

Access and Parking

Access to the site is gained from King Street, along Back King Street. There are a range of uses and small businesses on Back King Street which each have their own parking spaces. The unit is located on a courtyard area of units many of which are used for storage.

The site is within a highly accessible location, just a 30 second walk from the main high street through Whalley. The bus station is only a 2 minute walk with a wide range of bus services to the wider area and Whalley train station is located a short walk away off Station Road.

It is envisaged that the cafe bar will attract users from PLM Health & Fitness and those in the immediate area and the applicant will be working on marketing strategies following PLM's ethos which attract Whalley residents within walking distance.

There are a number of parking spaces adjacent to the unit in the courtyard and shared parking spaces for local business customers adjacent to The Salvage House and Sid Hill Gates & Fencing. It is envisaged that customers of the proposed application will arrive on foot.



Parking spaces



Site location

Flood Risk

The site is located within Flood zone 2, and is located in an area which suffered flood in December 2015, although the property subject to this application did not suffer actual flood damage.

The classification of the proposed use is classed as 'less vulnerable' as shown in the EA. Flood risk vulnerability classification, see extract below and bullet point two 'assembly and leisure'.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

The applicant invested a great deal in updating the building which also houses PLM Health & Fitness with state of the art gym equipment onsite. The applicant therefore wanted the building to be flood resistant. The applicant also increased the finished ground floor level by at least 300mm which is in line with the guidance in the EA standing advice. The cafe bar is located on the first floor mezzanine.

Heritage

Section 12 of the NPPF, in particular para 128, which states;

'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.'

The site is located within the Whalley Conservation Area and benefits from an Area Appraisal and Management Guidance. The site has no statutory listing but is within the immediate setting of a number of listed buildings [Church of St Mary and All Saints (Grade I), Sundial East of Church of St Mary and All Saints (Grade II), Whalley Abbey (Grade I) and 33 and 35 King Street (Grade II), Whalley Arms (Grade II)] and scheduled monuments (Whalley Abbey, Three high crosses in St Mary's churchyard).

The site falls within the character zone 'The Sands, Whalley Abbey and Church Lane' which is characterised by:

'This character area lies between King Street and the railway viaduct to the west of Whalley. It is in very mixed uses, with residential properties, a school, the Abbey and the parish church'

The site is mentioned in the 'negative features' of the Conservation Area:

'Industrial area between the churchyard and rear boundaries of the buildings facing King Street, with large modern sheds and poor quality roads'

The site is also mentioned in the Management Guidance as an opportunity:

The commercial sheds/workshops to the west of nos. 25- 53 King Street

With this in mind, the applicants' proposals are mainly one of re-use of an internal space, not visible externally. The general repair and maintenance of the building has already been sensitively carried out as part of an earlier planning application for PLM Health & Fitness using materials which are appropriate to the building and its immediate surroundings and enhance and make a positive contribution to the townscape.

The proposed change of use to mix use will still preserve and enhance the character and appearance of Whalley Conservation Area and will not have any significant impact on the surrounding listed buildings.

