



Kathryn Hughes
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

25th November 2024

Dear Kathryn Hughes

RE: Planning Application No: 3/2024/0454

Grid Ref: 373272 436112

Proposal: Regularisation of unauthorised addition of mezzanine floor and creation of bar/café upstairs.

Location: Unit 7 Abbey Works King Street Whalley BB7 9SP

Whalley Parish Council formally object to the above planning application for the regularisation of unauthorised addition of mezzanine floor and creation of bar/café upstairs

The Parish Council have a number of concerns which include;

1. Inaccurate Representation of the Application

The application refers to a "regularisation" of the change of use, implying that the current use was previously authorised and that this is simply a formality. In reality, no permission was ever granted for this change of use, making this a new and unauthorised activity. The initial planning permission (Ref: 3/2017/0164) restricted the use of the building solely as a gymnasium for PLM Fitness under Class D2, which excludes other uses without explicit permission in the interest of amenity of the area in accordance with Policy DMG1, of the Ribble Valley Core Strategy.

Had an application been submitted initially, the Parish Council would have objected based on established planning policies, change of use purpose, and particularly under the Cumulative Impact Assessment (CIA), which seeks to manage the impact of such venues on the surrounding area. This application suggests that the venue could exacerbate existing community issues.

2. Fire Regulations and Health & Safety Concerns

The building does not appear to meet necessary fire safety standards for a venue of this nature and confirmation is required that the building's exits, fire alarms, and safety provisions are up to required standards for a venue with bar/café facilities.

3. Access

In addition to the concerns raised, we would also like to highlight the issue of access to the building. The route between King Street and the unit provides no separate footways or adequate lighting for pedestrians, making it hazardous, particularly at night. The area is a mix of informal car parking and service areas used by various commercial businesses, which regularly attract goods vehicles along with cars dropping off and collecting patrons from the venue. This creates a significant risk to pedestrian safety, as there is no clear separation between pedestrians and vehicular traffic, increasing the risk of accidents due to poor planning and lack of clear pedestrian access.

4. Noise, Licensing, and Oversight

The building is unsuitable for this purpose in this location and poses potential issues for the surrounding residential community, including noise pollution, anti-social behaviour, and road safety hazards. The unauthorised addition should not be regularised for this use and the building should remain solely for the agreed purpose of a gymnasium as originally intended.

The Parish Council highlights that a license for the bar/café was granted even though the planning permission for the mezzanine addition and venue change had not been obtained, indicating poor coordination between licensing and planning authorities.

The Council urges the Planning Authority to reject the application, reinforcing the need for a transparent, fair, and policy-aligned planning process.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council