



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

20th September 2024

Dear Kathryn Hughes

Planning Application No: 3/2024/0667

Grid Ref: 373262 436114

Proposal: Regularisation of unauthorised change of use to bar and music venue.

Location: Ground floor Unit 5b Abbey Works King Street Whalley BB7 9SP

Re: Objection to Planning Application for Ground Floor Unit 5b, Abbey Works, King Street, Whalley, BB7 9SP (Regularisation of Unauthorised Change of Use to Bar and Music Venue)

Whalley Parish Council formally object to the above planning application for the regularisation of an unauthorised change of use to a bar and music venue at Ground Floor Unit 5b, Abbey Works, King Street, Whalley.

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. However, no permission for the change of use was ever sought in the first place. The operation of a bar and music venue is clearly a new use for this building, and any attempt to regularise this should be considered as a new application. Had a legitimate 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.

2. Inadequate Building Suitability

The building itself is unsuitable for use as a music venue due to the lack of soundproofing and inadequate structural adaptations. The corrugated roof and general lack of sound insulation make it entirely inappropriate for activities that generate significant noise, such as live music performances. This coupled with the large external doors being left open has led to excessive noise disturbances, as there is no effective barrier preventing sound from

escaping the venue. Additionally, the building is in close proximity to residential properties, which significantly impacts the quality of life for local residents.

3. Noise Pollution

It is widely believed that noise levels from the venue exceed approved thresholds, particularly late at night, causing significant disturbance to the local community. Despite any licensed restrictions, music continues to be played beyond permitted hours. This presents a serious concern for local residents, whose peace and comfort have been consistently disrupted.

4. Anti-Social Behaviour and Public Nuisance

The bar and music venue regularly attract large crowds, which has led to increased incidents of anti-social behaviour in the surrounding area. Large groups congregate around the venue, leading to excessive noise, and staff throw bottles into the large waste bins at inappropriate hours, causing further disturbances. These issues are exacerbated by the lack of effective management or enforcement of responsible behaviour by patrons.

5. 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 hosting music events.

6. Access

In addition to the concerns raised, we would also like to highlight the issue of access to the venue. The route between King Street and the venue 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, leading to potential accidents and heightened safety concerns for those accessing the venue.

The Council strongly urge the Planning Authority to reject this planning application. The building is unsuitable for its current use, and the operation of a bar and music venue in this location has caused numerous issues for the surrounding residential community, including noise pollution, anti-social behaviour, and road safety hazards. The unauthorised change of use should not be regularised but should instead be ceased immediately, with appropriate enforcement action taken.

A further concern is the appearance of discrepancies between the licensing application and the planning application, as the venue address on the licensing application is listed as Salvage House, Unit 6a Abbot Works, Back King Street, Whalley, Lancashire, BB7 9SP, while the planning application pertains to Ground Floor Unit 5b Abbey Works, King Street, Whalley, BB7 9SP. This inconsistency raises serious questions about the accuracy and legitimacy of the applications and whether the proper procedures have been followed. Additionally, it is troubling that the licensing was granted without the necessary permission for a change of use, further indicating a lack of proper oversight and coordination between

the licensing and planning processes. This failure to align licensing with planning approval only compounds the concerns about the venue's operation.

We trust the Council will give due regard to the serious concerns raised and will act in the best interests of local residents and the wider community.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council