

From: [REDACTED]
Sent: 27 May 2026 18:46
To: Planning
Subject: Objection to the Planning Application No 3/2026/0308

⚠ External Email

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Good Evening,

Thank you for notifying us of the planning application for Harrisons Engineering and Welding Supplies on Kendal Street, BB7 1PA, where the new owners seek permission for a change of use to storage and distribution.

I wish to formally object to this proposal on several grounds, which I outline below.

1. Traffic Impact & Highway Safety

The site has already been operating as a storage and distribution facility for approximately a year, despite not having permission. During this period, there has been a **substantial and noticeable increase in HGV and van movements** on a narrow residential street that is not designed to accommodate industrial traffic.

This raises several serious concerns:

- **Congestion and obstruction** on a small residential road, affecting residents' ability to travel safely and efficiently.
- **Increased risk of accidents**, particularly involving pedestrians, schoolchildren, and cyclists. There is a school nearby, and the size of the vehicles requires extensive manoeuvring at the end of the road before reversing down the street.
- **Emergency access concerns** - large container lorries frequently block the road, which could prevent emergency vehicles from reaching properties in a timely manner.
- **Damage to road surfaces** due to heavy vehicles, resulting in potholes, noise, and increased maintenance costs for the council.

Large container lorries now arrive monthly (sometimes multiple times in a single week). These vehicles dominate the street, obstruct visibility, and create hazardous conditions for anyone walking past.

In addition, due to limited parking, couriers often leave their vehicles in the road while loading, causing queues and blockages. The business also regularly parks multiple vans on the street to "reserve" space for incoming deliveries, further reducing already limited parking for residents.

This level of industrial traffic is **wholly inappropriate** for a residential street and represents a clear conflict with highway safety and residential amenity.

2. Safety & Security Concerns

The unloading of goods frequently blocks the pavement, forcing pedestrians (including children) to walk into the road to pass. This is a significant safety hazard.

Pallets of shrink-wrapped goods are often left **on the public highway for most of the day**, awaiting collection. This not only obstructs the street but also creates opportunities for theft, vandalism, and antisocial behaviour.

The public highway should not be used as an extension of a private storage yard.

3. Noise Pollution & Disturbance

Although the application states proposed operating hours of Monday–Saturday, 9am–6pm, this has **not reflected actual practice**. Over the past year, the business has operated:

- Late into the evening, often until midnight or **later**.
- On **Sundays**.
- On **bank holidays**.

This has resulted in persistent and unacceptable noise, including:

- HGV engines, braking, and reversing alarms.
- Frequent van movements and customer vehicles.
- Loud loading and unloading activities.
- Children assisting late at night, causing additional noise.
- A damaged door that emits a loud screech when opened, often at unsociable hours.

This is a quiet residential street, and the level of disturbance (particularly between 6pm and midnight) has had a **significant negative impact** on residents' sleep, wellbeing, and ability to enjoy their homes.

4. Inappropriate Use for the Area & Impact on Local Character

The proposed use represents a clear **industrialisation of a residential street**. While there are already some business premises nearby, the scale and nature of this operation are far more disruptive.

Key concerns include:

- **Incompatibility with the residential character** of the area.
- **Potential reduction in property values** due to noise, traffic, and parking pressures.
- **Visual impact** — the building is poorly maintained, untidy, and visually dominant.
- **Litter and debris** — cardboard, plastic, and packaging materials are often left scattered across the street after deliveries, with no effort made to clean up.

Allowing this change of use would set a **dangerous precedent**, encouraging further industrial expansion in an area that is not suitable for it.

For the reasons outlined, including unacceptable traffic impacts, safety hazards, noise pollution, obstruction of the public highway, and incompatibility with the residential character of the area, I respectfully request that the planning authority **refuse this application**.

The current operation has already demonstrated that the proposed use is unsuitable for this location and has a detrimental impact on the wellbeing and safety of local residents.

Kind Regards

[Redacted Signature]

Sent from my iPhone