

From: [REDACTED]

Sent: 07 May 2021 16:51

To: Planning <planning@ribblevalley.gov.uk>

Subject: Planning Ref: 3/2021/0239

Dear Mr Dowd,

I write with regard to planning application 3/2021/0239, the proposed conversion and re-use of a building for an ice cream parlour.

Below are two images taken only yesterday and again this afternoon simply showing an average day on the industrial estate to the rear of King Street. At present there are at least 8 businesses open to the general public, including a 24hr gym with parking for 5 cars to the rear of the estate, a car wash business of which also trades from the back of the estate, along with a motorbike repair business, picture framers, barbers, car garage to name a few. There are also other businesses that do not serve the public but that have multiple and sometimes sizable deliveries daily. The only access to the whole site is via the single road width from the main street in Whalley, King Street, and all vehicles would have to pass directly, and with only centimetres to spare, in front of the proposed development. Whilst the idea of an ice cream parlour within the village is appealing, unfortunately we are opposed to the proposed ice cream parlours location for the following very obvious reasons:

- **Safety to the public -** The front door of the parlour would open up directly into the very busy single access road; customers would be walking out directly into the flow of traffic from both directions blindly. There is the potential for groups of people and children congregating outside the entrance within the main flow of traffic. There is neither pavement, nor space for one, due to the configuration of the area and restricted access width.
- **Safety to the public –** There is no parking area for patrons...any more traffic is just not feasible. The single track entrance and exit is already grid locked throughout the day (as can be seen on the images below, cars often have to pull to the side and then reverse back to allow passage on the single road access.) Parking is already at a premium for the business', patrons may feel that they can park wherever they can see a space, which may be empty because a business user has had to go out only to find their allocated space taken when they get back. This happens all too often at the moment without increasing traffic flow and the area becomes a deadlock. The site is an access / parking / congested nightmare already!
- **Safety to the public -** There is no lighting to the area, again making it unsafe, either in the winter or in an evening for anyone entering/exiting the building directly onto the access road. From 4 in the afternoon onwards one of the food retailers staff begin to arrive along with their food delivery drivers to the rear of their business, they are consistently in and out of the area directly opposite the proposed entrance. Cars are also continuously passing the front of the proposed building, in and out of the estate from morning to late in the evening from the taxi business at the rear of the estate.

- Safety to the public - Large delivery wagons often reverse into Back King Street and have to unload directly in front of the proposed front door. This is the only way the larger vehicles can deliver.....on a daily basis. During these deliveries, the entire foot access in and out of the proposed ice cream parlour would be totally blocked.
- Hygiene - Where would the commercial waste be stored and collected from?
- Hygiene - Where would provision for litter be for customers, there is bound to be an element of increased litter to the area from customers with no space in the area for such provision? This is already a huge issue in the area from current food related business'.
- Safety and disruption - How would the works to the building be safely carried out in the proposed area without disruption to the existing business users? It would surely be impossible on such a site?

The above are only a few salient points which would only exacerbate an already congested site and bring potential harm to the public. For the above reasons, we do not feel the location of the proposed ice cream parlour is one that should be considered for approval.

Many thanks,



Kind Regards

