

334 Padiham Road, Burnley, BB12 6EB

NEW OPENING HOURS AND ELECTRICAL COOKING STATEMENT

Currently the application unit on the ground floor is unoccupied.

1. DESIGN & APPEARANCE

There are no alterations proposed on the front elevation or rear elevation other than to make use of the existing signage boards. The building is not altered in size externally.

2. ACCESS, PARKING AND REFUSE

Vehicular and pedestrian access to the site is off Padiham Road, Barry Street and Palace Street. The proposed take-away operation will not cause any impact on the local road network and traffic in the area as there would not be any delivery service to reduce impact on local residents and opening hours will be significantly reduced to 4pm – 9pm. Off-street parking would be available for public to visit takeaway. Refuse vehicles will be able to access the site from Barry street and Palace Street on collection days.

3. REMOVAL OF EXTRACTION FLUE

The planning application to which this statement is in relation to is 334 Padiham Road and we have tried to reduce the impact on neighbours by amending the key objections raised previously.

The statement looks to address the obvious concerns regarding the control of noise, odour and fumes from the premises and my client has now agreed to not have high smell and noise frying cooking on site and able to switch the cooking to electrical and not have an extraction flue as that would not be necessary and will not cause noise issues for the neighbouring house.

This is to alleviate the objections raised in conjunction with the extraction flue location and function.

4. OPENING HOURS AND DELIVERING FOOD

The client has also agreed to shorten the opening hours from previously advised 4pm – 11pm to now the new opening time of 4pm – 9pm to again reduce disturbance to the neighbours and traffic locally. Owner has also agreed to go one step further and remove delivery service from the premises so the customers would only be able to come and pick the food up and will further reduce the impact of the takeaway to the local area.

5. CONCLUSION

The proposed development would bring back the use of empty premises within a retail frontage of Padiham centre. It would have no significant impact on the amenities of the area with little or no visual impact on the main street frontage.

Internal circulation: The design will comply with the relevant requirements of the Building Regulations Approved Document M (Access to and Use of Buildings) Volume 2: Buildings other than dwellings.

It is considered that the proposal will ensure the long-term viability of this locally prominent building, through its sensitive and appropriate re-use in its location. Therefore, the proposal will not result in any harm main frontage.

We feel the submitted application will provide a sustainable and viable future for the building and its users and make a positive impact on the local area. The application is retaining an employment use with the change of use with minor amendments to the appearance of the building. We believe the proposals are well designed, protect local and neighbouring amenity and is amenable with current policy and should therefore be approved. We have tried to make sure objections for the extraction flue and traffic is helped by making positive changes towards the objections raised referring to policy TC7 and SP5.