

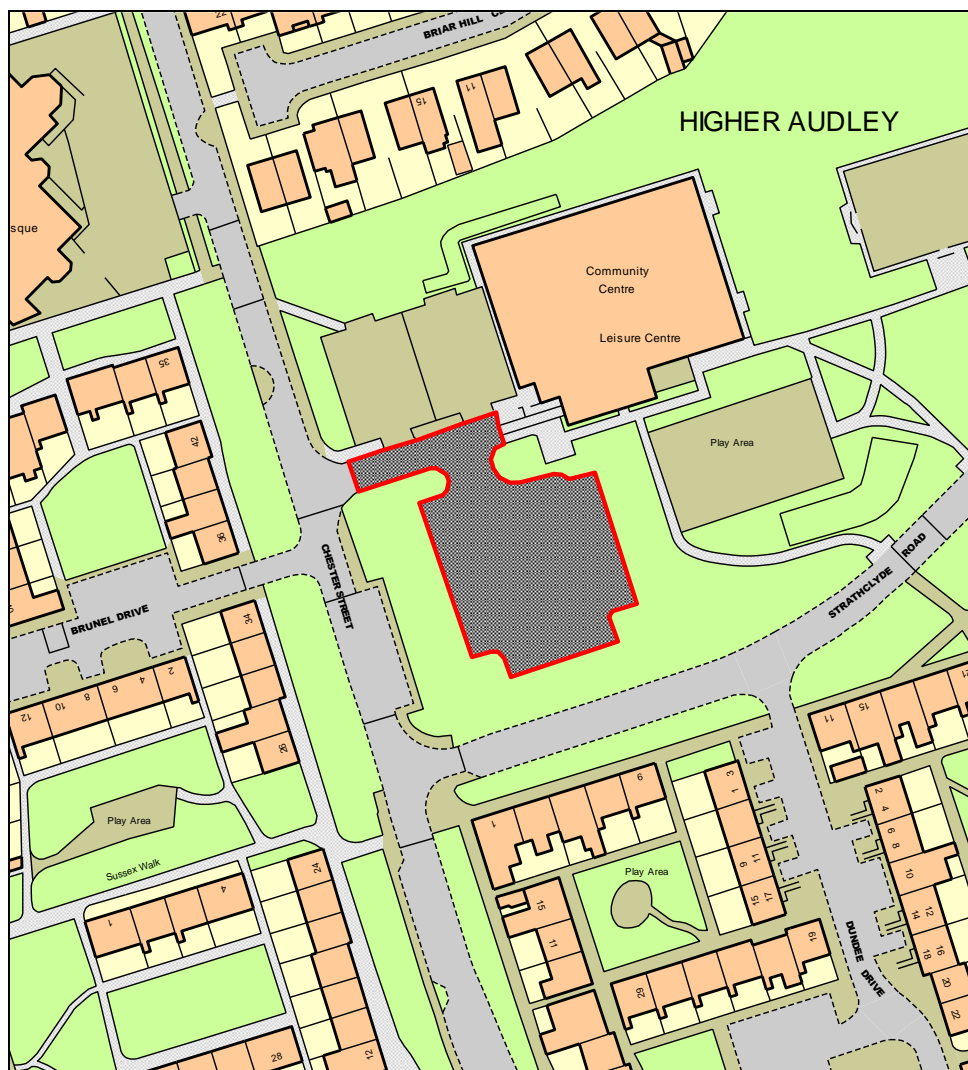
Proposed development: Full Planning Application for: Erection of single storey deli-bar takeaway cabin (Use Class A5).

Site address:
Audley Sports and Community Centre
Chester Street
Blackburn
BB1 1DW

Applicant: Mr Zahim Khan

Ward: Blackburn Central

Councillor: Zamir Khan
Councillor: Mahfooz Hussain
Councillor: Samim Desai



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions set out at paragraph 4.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 In the interests of an open and transparent decision-making process, the application is reported to the Committee as the applicant is related to an Elected Member.
- 2.2 Assessment of the application against the Development Plan, the National Planning Policy Framework and other relevant material considerations, finds the proposed development to be acceptable, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site sits within the south western corner of the car park associated with Audley Sports and Community Centre. The car park also serves the nearby Jamia Ghosia Mosque on Chester Street. Access to the car park is taken from Chester Street.
- 3.1.2 The surrounding area is predominantly residential in character. The nearest dwellings are located circa 32m to the south, along Strathclyde Road and circa 37m to the west, along Chester street.

3.2 Proposed Development

- 3.2.1 Planning permission is sought for the erection of a single storey 'deli-bar cabin' measuring 10m x 3.6m (36sqm) to be used as a takeaway food outlet (Use Class A5). The proposed building is a permanent, fixed construction comprising elevations of buff brick beneath Cedar cladding with Grey roof tiles. Openings on each side elevation of the building will serve as customer pick points. No indoor seating is proposed. For clarity, the proposal is not a 'drive-through' facility. Customer parking is offered on the car park. Positioning of the building will result in loss of 5 car parking spaces.
- 3.2.2 The proposal is submitted as a healthier option outlet, as an alternative to typical hot food takeaways.
- 3.2.3 A submitted Planning Statement and the proposed drawings shown below set out the proposal:



Submitted 'Proposed Drawings'

3.3 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal, the following are considered to be the most relevant policies:

3.3.3 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 – Locations for New Housing
- CS11 – Facilities and Services

- CS16 – Form and Design of New Development

3.3.4 Local Plan Part 2 (LLP2)

- Policy 1 – The Urban Boundary
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 29 – Assessing Applications for main Town Centre Uses
- Policy 33 – Health

3.4 **Other Material Planning Considerations**

3.4.1 BwD Planning for Health Supplementary Planning Document (2015) (SPD)

The purpose of this document is to provide supporting information and guidance on how our environment, and the planning decisions made, impacts upon the health of the population of Blackburn with Darwen. It is to assist in interpreting the policy requirements of the development plan within the context of Health and sets out good practice that developers/applicants should follow when submitting planning applications.

3.4.2 National Planning Policy Framework (The Framework) (2019)

Areas of The Framework especially relevant to the proposal are as follows:

- Section 2: Achieving Sustainable Development
- Section 6: Building a strong, competitive economy
- Section 7: Ensuring the vitality of town centres
- Section 8: Promoting healthy and safe communities
- Section 12: Achieving well-designed places

3.5 **Assessment**

3.5.1 In assessing this full application there are a number of important material considerations that need to be taken into account, as follows:

- Principle of the development;
- Amenity impact;
- Environmental impact;
- Highways and access; and
- Design and layout.

3.5.2 Principle

In considering the acceptability of the proposal in principle, due regard should be had to the requirements of Policy 29, as the proposed use is recognised as a *main town centre use*. The policy seeks to guard against the erosion of town and district centres in the borough, recognising that it is essential that our centres remain the focus for both convenience and comparison retail growth and for development of other main town centres uses. As the

application site is located outside of a defined 'Centre', a 'Sequential Test' (ST) is submitted with the application. The purpose of the ST is to demonstrate that no sequentially preferable site is available or likely to be available within a reasonable timescale to accommodate the development and that, in discounting any sequentially preferable site, the applicant has applied a sufficiently flexible approach to their requirement in respect of scale, format and car parking provision.

- 3.5.3 The ST sets out the site specific needs of the proposal, as a 'stop and go' concept. It is suggested that customers can order their food online, collect and park on the car park to consume or drive away. For these reasons, it is acknowledged that alternative sites may be unsuitable.
- 3.5.4 The ST fails to identify any vacant premises that may support the proposed use. Instead it identifies pre-existing food outlets in the locality that are untypical of the healthy food option outlet proposed. The submitted information is not, therefore, a Sequential Test serving the purpose of identifying available (or potentially available) alternative sites.
- 3.5.5 Notwithstanding this irregularity, following a Case Officer assessment of the locality, taking account of the aforementioned nature of the proposal, it is considered that no sequentially preferable sites are available or will likely become available that could reasonably accommodate the proposal.
- 3.5.6 Moreover, the proposal is consistent with the Council's strategic economic growth objectives set out in Policies CS1 and CS11 of the Core Strategy.
- 3.5.7 Accordingly, the principle of the proposal is found to be acceptable, in accordance with Policy 16, The Core Strategy and The Framework.
- 3.5.8 Amenity
Policy 8 requires a satisfactory level of amenity and safety is secured for surrounding uses and for occupants or users of the development itself; with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings.
- 3.5.9 No amenity concerns arise from the proposal with reference to the relationship between the proposed building and existing buildings, due to generous separation.
- 3.5.10 Noise and general nuisance arising from customers arriving, lingering and departing the car park is recognised as a genuine concern, considering proximity to noise sensitive residential uses. A Noise Management Plan is, therefore, to be secured via condition prior to operational use of the development. Control of noise and odour from any extraction requirements will also be secured via condition.
- 3.5.11 An hours of use restriction of between 10am and 9pm will also be secured via condition.

3.5.12 Accordingly, it is considered that residential amenity will be adequately safeguarded, in accordance with the requirements of Policy 8 and The Framework.

3.5.13 Environment

Policy 9 requires that development will not have an unacceptable impact on environmental assets or interests, including but not limited to drainage measures and flood risk.

3.5.14 No objection is offered from the Council's Drainage consultee (as Local Lead Flood Authority). A foul and surface water drainage scheme should, however, be secured via condition.

3.5.15 No other environmental issues of significance arise from the proposal.

3.5.15 Accordingly, the proposal is found to be in accordance with the requirements of Policy 9 and The Framework.

3.5.17 Highways

Policy 10 requires that road safety and the safe and efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for off street servicing and parking in accordance with the Council's adopted standards.

3.5.18 Existing access arrangement to the car park will be utilised. Although five parking spaces will be lost to accommodate the proposed building, this is not considered to be significant enough to displace vehicles onto the surrounding public highway so as to pose a severe threat to highway efficiency. It is considered that the car park is of sufficient capacity to support the additional use.

3.5.19 No objection is offered from the Council's Highways consultee.

3.5.20 Accordingly, the proposal is found to be in accordance with the requirements of Policy 10 and The Framework.

3.5.21 Design / Visual Amenity

Policy 11 requires a good standard of design and will be expected to enhance and reinforce the established character of the locality and demonstrate an understanding of the wider context towards making a positive contribution to the local area.

3.5.22 The proposed building is a modest single storey construction which will be read in isolation from the established surrounding built environment, appearing as an incidental car park feature. Mature trees along the car park perimeter to Chester Street will serve to soften its appearance.

3.5.23 In the interests of safeguarding visual amenity and avoiding nuisance arising from litter pollution, submission of a Waste Management Scheme will be secured via condition, to ensure appropriate management, storage and recycling of waste generated by the development, including that of customers.

3.5.24 A condition will also secure proposed external walling and roofing materials of buff brick beneath Cedar cladding with Grey roof tiles.

3.5.25 Accordingly, the proposal is found to be in accordance with the requirements of Policy 11 and The Framework.

3.5.26 Health

Policy 33, supported by Planning for Health SPD policies, requires development that has the potential to impact on public health, with particular reference to obesity and related disorders, to demonstrate how public health issues have been taken into account.

3.5.27 Key Consideration 3 of the SPD states that planning permission will not be granted for any new Use Class A5 (takeaway), where proposals are located within a 400 metre exclusion zone around any primary school; unless there are less than 5 existing takeaways within the 400m exclusion zone and the proposed hours of operation are outside the hours of the educational facility, in order to avoid influence.

3.5.28 The nearest educational facilities to the application site are the Jamia Ghosia Mosque Academy and St. Matthews Primary School. More than 5 hot food takeaways exist within a 400m radius of the Mosque / Academy. Accordingly, conflict with the SPD policy arises. However, as previously noted, the proposal is submitted as an alternative to typical hot food takeaways. It is stated that the applicant has a degree in Sports and Exercise Science and Nutrition and that the ethos of the proposal is driven by a desire to offer a healthy and nutritional menu. The applicant has, therefore, submitted a proposed menu which has been assessed by a nutritional expert and scored against the 'Dual Eating Fast Food Scoring System' Overall, the food and drink offer is accepted as having some health and nutritional benefits. It could, however, be improved, particularly through offer of no sugar drinks.

3.5.29 In recognition of the applicants background and desire to provide an alternative healthy offer, it is considered that the proposal has merit. It is, therefore, recommended that a personal permission be applied to the applicant, instead of a standard permission applied to the land. This would ensure that only the applicant can operate from the premises. In addition, adherence to an adequately healthy menu will also be required. Both requirements will be secured via appropriately worded conditions.

3.5.30 It should be acknowledged that the principle of a personal permission is accepted as lawfully sound. Locally, personal permissions, with specific regard to healthier takeaway outlets, are advocated by both the Local Planning Authority and Public Health professionals, where supported by sufficient evidence submitted with an application. Members should be advised that strict controls under such circumstances are to be applied, as demonstrated by the application of necessary conditions noted above and at paragraph 4.1.

3.5.31 Accordingly, the proposal is found to be in accordance with the requirements of Policy 33, the Health SPD and The Framework

3.5.32 Other Matters

An application to vary the lease agreement with the Council has been made by the Mosque (Jamia Ghosia Association), as lease holder. They seek to vary the pre-existing lease agreement which states the car park shall be used only for the purpose of parking vehicles, to allow provision of the building within the car park. Member's are advised that this process falls outside the scope of assessment of the planning merits of the proposed development.

3.5.33 Summary

This report assesses the full planning application for the erection of single storey deli-bar takeaway cabin (Use Class A5). In considering the proposal a wide range of material considerations have been taken into account.

3.5.34 The assessment demonstrates that the planning decision must be made in the context of assessing the merits of the proposal, balanced against any potential harm that may arise from its implementation. This report finds that the proposal, on balance, meets the policy requirements of the Blackburn with Darwen Core Strategy, Local Plan Part 2, adopted Supplementary Planning Document and the National Planning Policy Framework.

4.0 RECOMMENDATION

4.1 Approve subject to:

The following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal received 7th October 2020 and with the following drawings / plans / information: (to be added).

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The external walling and roofing materials to be used in the construction of the building hereby approved, shall be buff coloured brickwork, Western Red Cedar cladding and Marley Gey roof tiles, in accordance with those details specified on submitted drawing numbered: 003 / 08 / 20 / 001 @ A1.A

REASON: In order to ensure the external appearance of the building is satisfactory, in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2.

4. Notwithstanding the submitted details, prior to commencement of the development hereby approved, a foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details, prior to operational use of the approved development.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health in accordance with Policy 9 of the Blackburn With Darwen Borough Local Plan Part 2.

5. Prior to the commencement of development hereby approved a scheme for the control of cooking odours and fan noise from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter retained.

REASON: To prevent adverse amenity to occupiers of neighbouring premises from cooking odours and extraction system noise, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

6. Notwithstanding the submitted details, prior to operational use of the development hereby approved, a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail provisions for the management, storage and recycling of refuse generated by the development, including that of customers. The plan shall be implemented in strict accordance with the approved details throughout the operational life of the development.

REASON: In order to ensure adequate refuse provision and management, in the interests of pollution control and visual amenity, in accordance with Policies 8 and 11 of the Blackburn with Darwen Borough Local Plan Part 2.

7. The development hereby permitted shall be carried on / occupied only by the applicant, namely 'Mr Zahim Khan' and not by any other person.

REASON: In order to ensure that the approved development is operated aligned to the applicants stated healthy options ethos, in accordance with Policy 33 of the Blackburn with Darwen Borough Local Plan Part 2 and Planning for Health SPD.

8. Notwithstanding the submitted information, prior to occupation / implementation of the use hereby approved, a detailed menu shall be submitted to and approved in writing by the Local Planning Authority. The menu shall offer an appropriately healthy and nutritional range of food and

drinks. The approved menu shall be adhered to in perpetuity unless an alternative menu is otherwise approved in writing by the Local Planning Authority.

REASON: In order to ensure that the approved development offers a continued healthy range of food and drink, aligned to the applicants healthy options ethos, in accordance with Policy 33 of the Blackburn with Darwen Borough Local Plan Part 2 and Planning for Health SPD.

9. The use hereby permitted shall only take place between the hours of 10:00 and 21:00.

REASON: To safeguard residential amenity, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

5.0 PLANNING HISTORY

- 5.1 No relevant planning history exists for the application site.

6.0 CONSULTATIONS

6.1 Public Protection

Request pre-determination noise impact assessment. This requirement is recommended to be secured via condition.

6.2 Drainage (BwD – Lead Local Flood Authority)

No objection

6.3 BwD Highways

No objection.

6.4 BwD Public Health

No objection:

Overall....my feeling is that it is definitely by no means the worst and his consciousness of health should be acknowledged, but I think it is trying to come off healthier than it actually is in some areas. Particularly when it comes to the hot drinks – loads of them with have tonnes of sugar in, and just because they don't have your Coca Cola or Sprite it doesn't mean they are offering healthy drinks. The cold ones are random, too. The XL portions also let the menu down slightly, too.

But as the letter states, he is interested in promoting healthy choices and is passionate about healthy eating and physical activity and wants to benefit the community, and engage with the trailblazer. This is great and should be recognised (could potentially engage with him as an

ally of the trailblazer?), however there are a few more steps I feel he could make to live up to his name as a healthy eating advocate.

6.5 BwD Leisure Services

Concern expressed:

It is my understanding that the car-park on which the proposed building will be erected is within the lease between Jamia Ghosia Association and the Council. Notwithstanding the clause within the lease that you referred to in your email below – the application has not come from the lease holder nor have they requested any variation to the lease. Therefore, to protect the conditions of the existing lease and the use of the car park for centre customers, and in the knowledge and agreement of the Executive Member for Public Health & Wellbeing the Council, as landlord cannot grant permission for the planning application.

Additional comments:

- 1) The car park barrier was installed and locked after the centre closes to prevent anti-social behaviour, drug dealing and cars racing round next to residential housing. There will be an expectation that this catering outlet be open after the centre closes particularly at the weekend.
- 2) The car park was extended 15 years ago to cater for the large Mosque on Chester Street and for all the users of the Sports Centre that regularly hosts weddings with 2000 people. On many occasions the whole area is gridlocked with cars.
- 3) The proposed business will be within 100 yards of residential properties with families, noise and commotion will affect those residents.
- 4) No permission has been given or requested from Leisure the Department managing the site or the tenant of the Centre.
- 5) Litter is a problem in that area and this outlet will make that issue far worse.
- 6) No understanding of what will happen to the building if it was to be unsuccessful.
- 7) The council own the land, no lease has been requested or formalised.
- 8) Complaints will be never ending and someone will have to be responsible for this decision.

6.5 BwD Cleansing

No objection, subject to business and customer waste provision management.

6.6 BwD Property

No comment offered.

- 6.7 Public consultation has taken place, with 25 letters posted to the local community on 18th August 2020 and display of a site notice. In response, 4 objections and 3 representations of support were received (see Summary of Representations).

7.0 **CONTACT OFFICER: Nick Blackledge – [Senior Planner]**

8.0 **DATE PREPARED: 14^h May 2021**

9.0 SUMMARY OF REPRESENTATIONS

Objection – Omar Zaman, Audley Centre, Blackburn Received – 12/11/2020

Hi Nick,

Regarding application mentioned I have some reservations as to what is being planned and what was written in the test stress document.

We as Audley Centre are not part of this with Duel Eats or in anyway part of this project and not something that has been discussed with Audley Centre management.

My concerns are from looking at the planning application:

- Erecting a building that cannot be moved and would take up space of car parks that are used esp for our wedding and parties.
- There is no idea if this business will be viable and we will be left with a built-up cabin that does not match anything in relation to the community centre. If it was a cabin at least i can be taken away if the venture worked well or if issues with noise, residents.
- Discussion about viability of this application or contract terms has not been discussed or seen by Audley Centre management.
- Who would take up the responsibility and cost of getting this removed if it did not work?

Kind Regards,

Objection – Unknown Resident, Unknown address, Received- 09/09/2020

Dear Sir/Madam

I am writing to object to the above planning application for reasons listed below.

It would be a permanent structure not keeping in form of the area, but just placed in the middle of an existing car park.

Having lived across Audley Sports Centre for over 30 years and this has always been a car park, and to place a structure of any sort would cause a loss of view and does not fit in with the current appearance of the area.

It will also result in a loss of privacy as windows of the building will be facing towards the houses. There are trees and hedges, but the structure would be in the open space.

There would be an additional loss of privacy as the number of people using the car park will increase. Currently the number of people using the car park is minimal, but having this deli bar will mean a lot more people coming to the car park and hanging around, resulting in people see into our property and the loss of privacy.

Parking spaces will also be lost which will be an issue as more vehicles are accessing the Centre and sometimes the mosque users will park in other places and this is often dangerously. There has always been issues with people parking in the surrounding streets, causing obstruction due to not enough parking available at the centre.

There will be more traffic generation as more people will access what is a fairly busy road, causing additional noise and disturbance to the residents.

The cooking albeit will result in unwanted smells to the environment which will result in keeping windows closed. This will affect enjoyment in our home, especially on warmer days.

There will be a lot more rubbish created in the area which will result in an increase of already present rats which are a health hazard to neighbours and the children that play in the park on site.

Waste products such as food, oil and rubbish will attract flies and vermin too and the weekly collection would not be sufficient. In hot weather this would cause smells and attract vermin. The bins are sometimes full at the centre especially pre-covid with litter blown in the surrounding area. This was also highlighted in a recent article in the Lancashire Evening Telegraph.

The products offered in this deli are no different to other food outlets in the area and there is little evidence that it is healthy or will be healthier if you look at the menus.

There is also a similar burger joint in the car park of Aquamania and there is increase in rubbish there too.

Youths already loiter in the car park late into the night playing music, using drugs and leaving their litter already. This will just add to the problem and give these people a valid reason to loiter and nothing will be done about it. This will affect the residents even more, some of whom are elderly and people with families. I am also afraid it will lead to an increase in drugs being sold within the area.

The application states there are no trees and hedges and there clearly is.

The opening times will be an issue too as currently the Centre operates shorter times and these will be further increased causing nuisance to the residents of the area.

Previously people were hanging around the centre at the Rosehill end and this caused a lot of issues with anti-social behaviour, drugs, litter, noise, etc. and allowing permission would make this worse.

I also want my details removed before sharing as I have concerns due to the relationship with Councillor's of the applicant, and do not want any repercussion due to the objections raised.

Objection – Unknown Resident, Unknown address, Received- 08/09/2020

To whom it may concern:

I am writing to object to the planning application listed above.

Firstly, the Ghousia Mosque on Chester Street currently uses this car park as an overflow car park for prayers and other functions. Even though they have this car park, there is still a lack of parking in the area for people attending the mosque. As a resident of the area, this is already causing me a problem. More than that, my elderly and disabled father lives with me and the lack of parking leaves him housebound as he is unable to walk to and from a car if it is not parked directly outside the house. Having the deli-bar in the car park will lead to the loss of more parking spaces compounding the problem faced by people like my father who live in the area.

Secondly this car park is use after dark until the early hours of the morning by people buying, selling and taking drugs. If any police drive through Chester Street or Strathclyde Road it causes these people to scatter and gives us temporarily relief. Having a deli bar will give the people involved in drugs shelter and shield them from view of the police from the roads. This will increase the antisocial behaviour we already have a lot of nights on this car park.

Thirdly, there is already a rodent problem in the area due to the litter discarded in this car park by people using it. I regularly see mice in the field and around the trees when I park my car at night. Rodents in the field are one thing but when we have heavy rain they start entering our homes to seek shelter. We have had pest control out regularly and they have advised us that the rodents are coming from the field across the street and are breeding there due to the litter in the car park. Having this deli bar will increase the litter problem we have thereby increasing the rodent problem. Any similar types of food places have led to an increase in litter and the applicants have not given any indication of how they will be different.

Having the deli bar will increase the traffic problem in the area and the narrow roads are not built to handle the extra traffic. This is a residential area with young children who attend the school and mosque nearby. The extra traffic will cause a safety issue putting the lives of the young children at risk.

The smell created by the cooking at the deli bar will prevent myself and in particular my elderly parents from opening the window and enjoying fresh air. This could be very damaging to the mental health of my parents who will become prisoners in their own homes – prisoners deprived of the luxury of opening a window.

There are already similar deli bars across the town and this deli bar will bring nothing new to the area. Blackburn already has more than one takeaway per 1000 people – one of the highest in the

country. This is a statistic no council should be proud of. The menu of the deli bar is not particularly healthy. The deli bar will compound to the obesity problem we already face in the area and will have a negative impact on our health and the health of our children. Having this deli bar open will cost the borough money in the long run as we will have to tackle the health problems caused by this obesity crisis. At a time we should be promoting health and wellbeing, allowing this deli bar will send out the wrong message and would be extremely irresponsible of the council.

Please can you keep my personal details confidential. I am particularly concerned about the relationship one of the Councillors has with the applicant and potential harassment from them.

Kind regards,

To Whom It May Concern

28th September 2020

RE: Zahim Khan 15 Copperfield Street, Blackburn, Lancashire BB1 1RB

I arranged a meeting with Zahim when I heard he was thinking of opening a take away outside a sport centre. I was impressed with this young man, when I explained I was part of Childhood Obesity Trailblazer Programme and that we were looking to provide healthy eating options especially for children, and we had too as a community, look at ways to eat healthy and look after our health in the long term..

Zahim Explained to me that he had a degree in Sports & Exercise Science and Nutrition (BSC) and that his main aim was not to provide Burgers and Pizzas, but to provide Healthy Nutrition food and also educate his customers to the benefits of health eating, The reason he wanted to open outside the Sport Centre was due to the fact that he will be aiming to hit the right customer, people who are exercising and then want to eat healthy foods, people who don't want to eat fatty burgers and pizzas, this was the right opportunity and the right place to start a new trend of eating healthy.

Zahim is also happy to work with young children, schools as well as madrasah's to promote the benefits of looking after yourself with nutritious foods. The other main thing I was impressed with, was that he will close the same time as the Sport Centre, he does not want to follow the trend of the other takeaways of opening late. He wants people to eat at a reasonable time and not eat late.

As member of the Childhood Obesity Programme we are looking for game changers and we have to start somewhere, this young man seems to have a good idea what he wishes to achieve, I wish him good luck with his venture and I support this venture not as a councillor but as a member of the Obesity Programme.

Should you require any further information then please do not hesitate to contact me.

Support – Mrs N Pardesi, Al Islah Girls High School, Received 13/10/2020

To whom it may concern,

I am writing this letter of recommendation for Zahim Khan, who has provided support to our school many times over the recent years. He is a very proactive and energetic member of the community and it is very gratifying to hear that Zahim is venturing out and building on his entrepreneurial skills.

As an independent girls' school, we are always encouraging to get the students to eat more nourishing and wholesome foods. We educate the students and promote this fully in our curriculum.

With Zahim's background in Sports Science and Nutrition, he has provided much support to the school whereby coming in to talk about healthy living and the importance and benefits of having a well-balanced diet. I believe Zahim has vast amounts of knowledge in this field and his venture would greatly benefit the local community.

As the eatery will be situated on the forecourt of Audley Centre, not only is this beneficial to the local community but to also our students as well. The girls regularly visit and utilise the sports facilities at the centre and can also benefit from the healthy eating options available at Zahim's food outlet.

We look forward to working with Zahim in promoting health parities in our community and achieving health equity. We wish him all the best!

Yours sincerely,

Support, Cllr Mahfooz Hussain, 20 East Park Road, Blackburn, Received 13/10/2020

RE: Audley Centre Planning Application

To whom it may concern,

I am writing this letter in light of the recent interest of the new Cabin build at the Audley Centre forecourt, interest shown by young local resident Zahim Khan. Zahim has shown me a short presentation on his initial plans on educating the community through his healthy menu.

I, Mahfooz Hussain, can say I fully support his proposal as a local councillor and feel we should support healthy food businesses more particularly in the Audley, Queens Park & Central area. I really hope you consider this proposition and feel this is what the community needs.

If you need any more information then please contact me on my number or email me directly.