

Mahmood Hussain (Owner)
4 Snow Street
Blackburn
BB1 6EH
17th January 2022

Planning Service
Old Town Hall
Blackburn
BB1 7DY

RE: Planning permission for retail premises at 117 Whalley range

Reference Number: 10/21/1397

Dear Planning Office,

Firstly, we would like to thank BWD planning department for writing out to us in relation to the proposed planning permission at 117 Whalley Range. After having reviewed the application, holding discussions with many of the nearby residents, obtaining a general consensus with wider local community we would all like to put forward a joint objection or at least some points for consideration to the BWD council on the impact this application subject to approval will have. There are number of points addressed in this document ranging from the already increasing anti-social behaviour problems, issues around car parking, welfare of our children and vulnerable adults, increase in traffic and etc. Having read the planning application which makes reference to policies within BWD local plan part 2 - such as Policy 8, 10 & 32, we find ourselves with conflicting views.

Anti-social behaviour/transport

You may be aware that in recent years across Whalley Range there has been a sudden rise in cafe shops and dessert bars. Unfortunately for us we have one stone's throw from our house which has caused a nuisance from 8am until midnight daily. During the day its mostly people parking on double yellow lines to grab a hot drink and by evening there is no double yellow line in sight as each inch is covered by a parked car. Each car will be full of passengers having a drink of tea and catching up with friends. There is never any consideration from these drivers who are parked on double yellow lines causing a congestion for cars/people who are just trying to get home and stuck yards away from their homes. Through the evening until midnight, you find daily noise pollution through shouting and screaming, loud music and engines revving and frequently someone getting into a fight. Majority of the time this is through frustration of drivers trying to pass where cars on both sides are parked on double yellow lines.

This same scenario can be observed across the entire stretch of Whalley range and even in places where council has intervened by putting up no parking signs and bollards to prevent people parking. The steps taken proved inefficient as cars still use same lines to park.

What we have found is due to standstill traffic daily many drivers use other side streets such as ours as a shortcut to bypass traffic. This has led to increased traffic into the streets where most drivers would come in over 20mph putting our kids at risk.

We strongly feel against any further retail (in this case we believe it to be another cafe) premises being opened within our close vicinity as it will only cause further instances of traffic build up and attract more anti-social behaviour due to inconsiderate drivers parking on yellow line blocking the highway.

Car Parking

Unfortunately, we live in an oversubscribed area for car parking due to many households having more than one vehicle. The increased number of cars has meant that we daily have to roam around trying to find car parking and sometimes this proves very difficult leading to parking our cars few blocks away. Finding a parking space during the day especially on a weekend has now started to become an issue as shoppers will park their cars on side streets leaving the residents to find parking blocks away. There are some spaces on single yellow lines which can be utilised in the evenings by residents, but we often find these are taken by again people visiting local shops. We understand car parking is not our right especially when we are talking about public roads however some consideration needs to be made for residents who are vulnerable and families who have young children. Due to traffic build up we are now finding there isn't even an option to park in the middle of our streets for loading and unloading purposes due to impatient shop-goers or people trying to cut traffic from Whalley range by using the side streets.

Rear of the property in question

Having spoken to other residents across the stretch of Whalley range who live directly behind or in-front of a shop/cafe/takeaway. They have advised how pests cause an absolute mayhem in the back streets especially when businesses do not close bins, bins are too full or leave waste outside just in bags. We already have an issue with fly tipping at the side of our backstreet where frequently we find people doing driveby fly tipping (numerous times large items such as mattresses are left blocking access to main road). We have an on going issue with pests, we welcome data to be pulled from BWD pest control department where call-outs have been made potentially linked to fly tipping inviting more pests.

Our children play outdoors in the back streets as we feel they are in a safe environment from vehicles on the main street - having observed some of the other back streets on Whalley range I would not be comfortable with our children playing outside due to pests and substances left outdoors in bags. And not to mention the smell of the rotten food thrown out or substances poured in the back street for rain to wash it away and block the drains! I am sorry but that is a no!

The property in question already breaches our privacy (the rear windows are facing our rear windows) however this was permitted on the basis that it's a residential premises and we know who our neighbours are and to some extent felt safe. However, given the nature of this premises becoming a cafe we do not wish to see workers standing in the back street having a cigarette or having a chat whilst on a break. We have young children with school commitments who will be disturbed.

Other matters

There are several places within close proximity offering the same services, one of which is within yards from this property. Ultimately this proposal is for a cafe albeit this particular one being dressed as a Arabic themed. We do not see this offering anything unique to what already is not available from other shops close by.

Conclusion

Over recent years we have seen our area grow from a pleasant residential area to a commercial hub for fast food, clothing, cafes and etc. We strongly feel our kids are no longer safe to play outdoors and more importantly there is not enough recreational investment/initiatives in the area covering all ages. We feel there is a strong push to convert Whalley range into a high street type of setting but we strongly object. We feel our local council should be making every effort to reject such planning applications and focus on building/converting redundant buildings into retail premises in close proximity to town center i.e., on the other side of Barbara castle way. We would like our area to remain a predominant residential area and not become a hub for shoppers and cafe's. We see this application make way for other similar properties across the same block!

Also, prior to awarding permission on further such developments consideration needs to be sought on traffic management and appropriate enforcement. We welcome any surveys to be completed however these need to be done during peak hours which are from 7pm until 11am (not the traditional peak times).

We hope consideration could be given to the points raised above. We do NOT wish for any face to face consultations - we feel this will not be a forum we'd openly be able to express our concerns. This document has been signed by all willing parties who are directly impacted and whom have been contacted by the planning office. Some households share same views but do not wish to voice their concern/sign below, they feel confidentiality may potentially be compromised and are uncomfortable putting their details below. Please can I urge that our concerns be addressed in confidence/confidentially and our personal details are not shared with the other stakeholders.

Thank you for you time reading our response and look forward to hearing from you.

Regards

MAHMOOD HUSSAIN 4 Snow street
MAMMED SHABIR 6 SNOW ST
ABDUL IQBAL 2 SNOW STREET - B1 6TH

MOHAMMED MALIK 103 WHALLEY RANGE
MOHAMMED AGHAZ 105 WHALLEY RANGE
QURBAN HUSSAIN 115 Whalley Range

MARWAN 127 whalley Range

M. INTIZAR 123/ whalley Range
12W

Sajid Hussain 119/121
Whalley Range

MAGSOOD A. 14 SNOW ST
KHALID HUSSAIN 16 SNOW ST

FIZAN AKHTAR 18 SNOW ST

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