

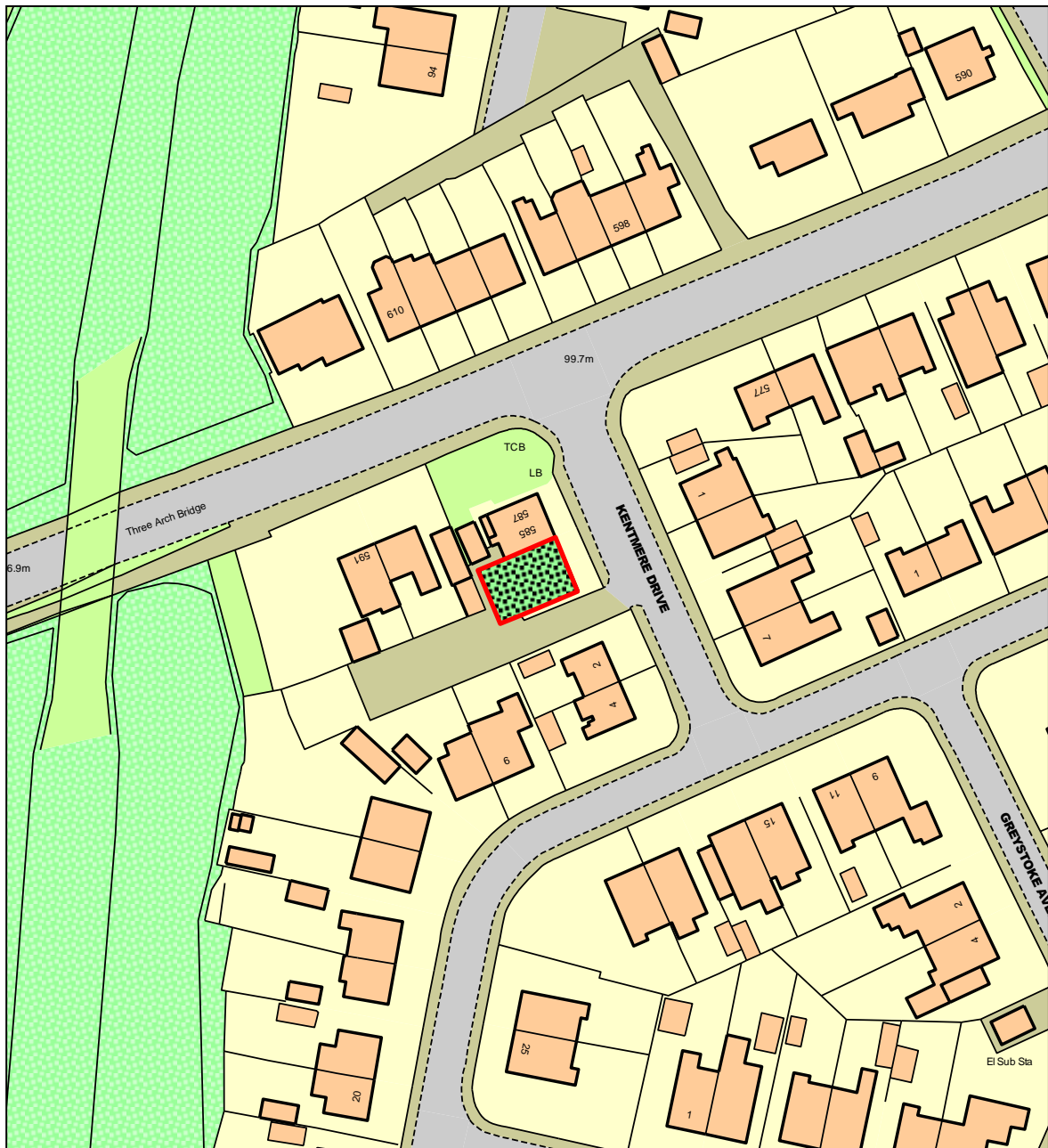
Proposed development: Discharge of planning conditions 4 and 5 pursuant to planning application 10/18/0417.

Site address:
The Arches
581-583 Preston Old Road
Blackburn
BB2 5HD

Applicant: Mr S Stuttard

Ward: Livesey With Pleasington

Councillor Derek Hardman
Councillor John Pearson
Councillor Paul Marrow



1.0 SUMMARY OF RECOMMENDATION

- 1.1 It is recommended that Conditions 4 and 5 pursuant to application 10/18/0417 relating to the necessary extraction system and parking management statement be discharged.

2.0 KEY ISSUES/ SUMMERY OF PLANNING BALANCE

- 2.1 This application is presented to Planning Committee for determination as part of the Chair Referral process due to the interest in this Discharge of Condition application from nearby residents and local Councillors.
- 2.2 Local residents, Ward Councillors and Livesey Parish Council raise concerns about the parking of customers being detrimental to highway safety; namely preventing two-way traffic in and out of the housing estate and parking on corners and generally inconsiderately. In addition, Livesey Parish Council has also requested that the extraction system be fit for purpose.
- 2.3 The details submitted in respect of the two conditions have been assessed by colleagues in Public Protection, Planning and Highways and are considered to satisfy the requirements of the two conditions pursuant to planning application 10/18/0417.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application relates to The Arches cafe occupying a double frontage situated within a short parade of shops which contains the Arches café and a Hairdressers located on the west side of Kentmere Drive, close to its junction with Preston Old Road.
- 3.1.2 Other than the two businesses at this point, the surrounding area is predominantly residential in nature with dwellings located to the north, east, south and west of the business premises.
- 3.1.3 The buildings in which the hairdressers 'Permutations' and The Arches café both occupy are located on the entrance/ exit road to and from the wider estate.
- 3.1.4 A parking layby exists in front of the premises which provide parking for approximately three vehicles. To the side of the property two cars are able to park off street with one car is able to park to the rear. Aside from the above spaces customer parking is on-street.

3.2 Proposed Development

- 3.2.1 Planning and Highways Committee granted permission in August 2018 for retrospective permission to regularise the use of two former retail units (A1 use) as a single café-restaurant use (A3 use) – application 10/18/0417.

- 3.2.2 Permission was granted by Members subject to the imposition of two conditions relating to the installation of an extraction system at the premises and the production of a Parking Management Plan.
- 3.2.3 Following refusal of Discharge of Condition application 10/18/1148, this application seeks to discharge two conditions pursuant to planning application 10/18/0417.
- 3.2.4 The conditions were as follows:

Condition no. 4:

“Within one month of the date of decision, either the provision of a system for the extraction and filtration of cooking odours or, a Certificate from the Environmental Protection/ Food Team confirming the odour levels are acceptable has been submitted to and approved in writing by the Local Planning Authority. If an extraction scheme is necessary, the scheme shall include:

(i) details of the siting, design and finish of any external plant and/or flue(s), including measures to ensure that any flue(s) extends not less than 1 metre beyond the eaves of the building and the terminal does not impede the upward flow of exhaust gases;

(ii) manufacturer's operating instructions; and,

(iii) a programme of equipment servicing/maintenance. The extraction system shall thereafter be installed in accordance with the duly approved scheme within three months of the approval and, at all times when food is being cooked on the premises, the extraction/ventilation equipment shall be operated, maintained and where necessary repaired in accordance with the manufacturer's instructions and programme of equipment servicing/maintenance.

REASON: In order to ensure the efficient dispersal of any odours emanating from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to the character and appearance of the host building and surrounding area in accordance with the requirements of Policies 8 and 11 of the Blackburn with Darwen Local Plan Part 2.”

- 3.2.5 Condition no.5:

“Within one month of the date of this decision, the applicant shall provide in writing to the Local Planning Authority a Parking Management Statement and details of the Coordinator. Such details shall be agreed in writing by the Local Planning Authority and implemented within one month of the date of this decision, and retained thereafter to the satisfaction of the Local Planning Authority.

REASON: To mitigate the parking impacts of their development and encourage more sustainable travel to and from the site in accordance with Policy 10 of the Blackburn with Darwen Local Plan Part 2.”

3.2.6 For condition no. 4, the application initially proposed a large extraction flue and the manufacturers details supplied indicated that it would be both excessively noisy and of detriment to the character and appearance of the host building and the surrounding area. The proposals have been amended during the course of the application and a smaller extraction flue and associated equipment has been erected.

3.2.7 For condition no.5, a Parking Management Statement has been submitted. This has been amended during the course of the application to include publicity on social media and a plan illustrating parking availability to the side and rear of the cafe.

3.3 Development Plan

3.3.1 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:

3.3.2 Core Strategy

Policy CS1: A Targeted Growth Strategy

3.3.3 Local Plan Part 2

Policy 1: The Urban Boundary

Policy 8: Development and People

Policy 9: Development and the Environment

Policy 10: Accessibility and Transport

Policy 11: Design

Policy 32: Local and Convenience Shops

Policy 33: Protection of Local Facilities

3.4 Other Material Planning Considerations

3.4.1 National Planning Policy Framework (NPPF) – 2018:

The National Planning Policy Framework (herein after referred to as The Framework) is a material consideration in planning decisions. The Framework

sets out a presumption in favour of sustainable development, which has three overarching objectives (social, economic and environmental) which are independent and in mutually supportive ways.

3.4.2 Paragraph 11 of the Framework explains that for decision taking, this means approving development proposals that accord with the development plan without delay.

3.4.3 Paragraph 109 of the National Planning Policy Framework clearly advises that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

3.5 Assessment

3.5.1 Planning permission was granted by Planning & Highways Committee at the meeting on the 16th August 2018 for: “Retrospective change of use from A1 convenience store to A3 cafe-restaurant”.

3.5.2 Two conditions were imposed requiring, firstly; details of any odour extraction system deemed necessary by the Environmental Protection and Food Teams, and secondly relating to submission of a Parking Management Statement. Each condition will be dealt with in turn.

3.5.3 Condition 4: Odour Control:

3.5.4 Following approval of the planning application, Officers from the Public Protection/ Food teams re-visited the café and determined that odour emanating from the café, and within the café, needed to be properly dealt with and thus advised the applicant that an extraction system was necessary at these premises.

3.5.5 The extraction flue system submitted with refused Discharge of Condition application 10/18/1148 was a substantial structure and had a large extraction fan. The proposed extraction scheme caused Officers of the Council concern over both its size and visual impact and with the noise that it would generate. Approval of the initial details would have been likely to have generated additional complaints from surrounding residents. Hence the reason the previous application to discharge the condition was refused.

3.5.6 For the above reason, in conjunction with the Council's Public Protection team, Officers have worked closely with the applicant prior to this latest application, in order to try and secure suitable, less visually harmful and less noisy extraction equipment for these premises. Working with the applicant has resulted in an extraction system being fitted at the premises which is considered by Officers to be fit for purpose and visually acceptable.

3.5.7 On the basis of the above, the extraction system installed and erected is considered to satisfactorily ensure the amenity of users of the café and surrounding neighbours is protected and be appropriate in its size, siting and appearance to the locality.

3.5.8 The revised details are considered to comply with the requirements of the condition and although the details were not submitted in one month of the date of the Committee decision, the details put forward, and which have been subsequently erected, go to the heart of the condition which was in order to ensure the efficient dispersal of any odours emanating from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting could be accommodated without detriment to the character and appearance of the host building and surrounding area, in accordance with the requirements of Policies 8 and 11 of the Blackburn with Darwen Local Plan Part 2. For these reasons it is recommended that Members discharge condition number 4 pursuant to planning application 10/18/0417.

3.5.9 Condition 5: Parking Management Statement

In respect of this condition, it is recognised one month has passed since the Committee decision, however, it is important to assess whether that the heart of the condition has been addressed satisfactorily.

3.5.10 On the 1st August 2019, Cllr Hardman wrote to Officers stating:

"I believe the residents have provided enough evidence to prove the traffic situation has not been resolved. Nobody wants the arches to close but this road is the only access and exit for the estate and has become a bottleneck and sometimes dangerous and irresponsible parking on both sides including the junction corners cannot continue this needs to be resolved before discharging the condition."

3.5.11 On the same date Cllr Pearson also wrote to Officers stating:

"I fully support Cllr Hardman and residents of the Kentmere Estate. Too much development of all types is being allowed to proceed across Livesey with Pleasington Ward without proper attention to traffic and road safety."

3.5.12 Members will see from Councillors Hardman and Pearson that resident objections primarily relate to the car parking of customers visiting the café taking place on Kentmere Drive and the nuisance this causes to residents of the Kentmere Drive estate. Members are asked to note that all of the objections received at the time of the retrospective planning application were taken in to account during consideration of the planning application and the proposals effect on highway safety were considered not to be severe.

3.5.13 In addition, at both the time of the planning application and since, the Highway Authority have considered the introduction of a Traffic Regulation Order (TRO) on Kentmere Drive. However they do not recommend one for two reasons;

- 1) Potential displacement of vehicles on to adjoining roads which are less suitable; and

2) Enforcement cannot happen on a daily basis, and this will inevitably mean that any restrictions all along Kentmere Drive are likely to be regularly flouted by short-term visitors.

3.5.14 The Highway Authority considers that there is not a prominent road safety issue caused by the parking on Kentmere Drive, an estate road and does not cause a harmful impact to the network, as required by Paragraph 109 of the National Planning Policy Framework. From a Network Management perspective they have recommend that parking restrictions are not considered for implementation at this location.

3.5.15 Turning back to the condition in question, the condition was imposed to explore other ways of managing customer parking.

3.5.16 The submitted Parking Management Statement has been reviewed with the Council's Highway Officers. The statement initially submitted lacked detail but the agent has sought to address the insufficiencies within an amended Parking Management Statement that was received on the 23.08.2019. This includes details of the Parking Management co-ordinator who is the proprietor of The Arches Café, Mr Simeon Stuttard and commitment to undertake the following actions:

1. Place signage in windows – these signs have been placed in both front windows and are to remain in place at all times.
2. Parking information on the menu board/mirror within the café – Evidence has been provided that the proprietors have written statements inside the café encouraging good parking and commitment has been given that these or similar statements will be retained at all times.
3. Staff are trained to engage with customers and encourage them to park on Preston Old Road. It is advised that staff are trained by Mr Stuttard when they start work about the importance of customer parking and they are made aware of parking leaflets and signage in the café.
4. Leaflets are available in the café highlighting good parking. These are to be instore at all times.
5. Wherever possible if a customer is seen to be parking inappropriately a member of staff tries to suggest an alternative place to park.
6. Use of social media - Information on the village Facebook page with posting each month about considerate parking.

3.5.17 The amended Parking Management Statement reflects the advice provided by the Highway Authority who advised if evidence was provided of points 1, 3 and 4, a plan was included illustrating the parking that is available to the rear and side of the premises, and the applicants committed to publicise on the business Facebook page that customers should park considerately, they are satisfied the condition had been addressed.

3.5.18 On this basis, Officers are in a position to formally recommend that Condition no.5 pursuant to the planning permission be discharged.

4.0 RECOMMENDATION

4.1 It is recommended that Condition nos. 4 and 5 pursuant to application 10/18/0417 be discharged.

5.0 RELEVANT PLANNING HISTORY

Application Number	Description	Decision	Date
10/18/1148	Discharge Condition Nos 4 and 5 pursuant to planning application 10/18/0417	Refused	16/04/2019
10/18/00417	Retrospective change of use from A1 convenience store to A3 cafe-restaurant	Approved with Conditions	20/08/2018

6.0 CONSULTATIONS

6.1 No public consultation of the details submitted for the discharge of details reserved by condition application has been undertaken due to the type of application. However, the local Ward Councillors were notified. This notification has led to 7 representations being received. These are summarised as follows:

- Odour from lack of extraction system due to rear door of premises being open is harmful to residential amenity
- Parking on, near and opposite the junctions at either end of Kentmere Drive.
- Parking on pavements – dangerous to pedestrian safety; prevents use by pedestrians including disabled people and mothers and prams and pushes pedestrians in to the road
- Gates and driveways blocked by parked cars
- Double parking
- Restricted access to the area for emergency vehicles due to parked vehicles
- Residents cars being damaged as a result of double parking and vehicles squeezing past
- Residents being verbally abused by frequenters of the café when residents approach them about their parking.

6.2 The objections received are included at the end of this report for Councillors information.

6.3 Livesey Parish Council

Livesey Parish Council wishes to object to the **Discharge of conditions 4 and 5 on planning application 10/18/0417.**

These conditions were part of the planning process and were of concern to the Parish Council and local residents in the area. Residents were very

concerned regarding parking in the area, and I believe that the conditioning unit to alleviate food smells was needed to conform with environmental standards. The Parish Council would wish to be assured that the Parking Management Plan had conditions attached so if it did not work then the plan could be revisited, and that the extractor fan installed was fit for purpose.

Can you please bring this objection to the attention of the Planning Committee before their next meeting.

6.4 Cllr Derek Hardman

"I believe the residents have provided enough evidence to prove the traffic situation has not been resolved. Nobody wants the arches to close but this road is the only access and exit for the estate and has become a bottleneck and sometimes dangerous and irresponsible parking on both sides including the junction corners cannot continue this needs to be resolved before discharging the condition."

6.5 Cllr John Pearson

"I fully support Cllr Hardman and residents of the Kentmere Estate. Too much development of all types is being allowed to proceed across Livesey with Pleasington Ward without proper attention to traffic and road safety."

6.6 Public/ Environmental Protection

With reference to the planning application I have the following comments relating to the discharge of condition 4.

Planning had advised me that action was required to reduce the impact of cooking odour from the café on neighbouring residents. However, particular emphasis was to be placed on visual amenity and the need to reduce any noise from a potentially noisy external fan. Alternative options were discussed with the applicant, but they went ahead and installed a system before it had been agreed with the authority.

The café now has an extraction system with a stack that discharges above eaves height. The extraction system doesn't satisfy the relevant guidance, but I have visited on three occasions post-installation whilst the café was open and there wasn't a significant odour at the boundary of neighbouring premises. There is no external fan, so fan noise isn't an issue.

In light of the circumstances, it is reasonable to take a pragmatic view and conclude that the condition can be discharged.

6.7 Representations received:

Obj – Keith & Wendy Shephard – Address Unknown - Rec 02.08.19

I write concerning the above mentioned application.

I wish to add to the growing number of concerns about the above mentioned business. We have lived on Kirkstone Avenue for 15+ years. There has always been a couple of shops on the entrance road (Kentmere Avenue) since before we moved here and the parking for these shops has never been a great problem. However since the above mentioned premises has become a cafe/restaurant the access onto the estate has become a huge problem because of visiting clients. They seem to think they can park wherever and however they like. This causes problems at the junctions either end of the entrance road because you cannot see past the cars parked on the corners of the junctions and up to the junction with Kentmere and Preston Old Road. It is a wonder there hasn't been a serious accident at this junction because you have to pull out to see if there is traffic coming.

The cars are sometimes parked badly in that they are a long way from the kerb making the road narrow, or parked at an angle sticking out into the road. We also have a caravan that we like to go away in and we have to check if we can get through between the cars before we can set off. It makes the journey difficult trying to squeeze past. We shouldn't have to time our holidays because of inconsiderate parking.

There is also a problem caused by heavier commercial and farm vehicles that narrow the road more than a normal car would.

Sometimes there is a further problem caused by double parking when some passing customers call in for takeaway food for breakfast or lunch.

We do not feel that we should have to struggle to use the road into where we live because of inconsiderate parking. The signs provided by the business owner are not very clear from the road and I would argue that nothing is ever done to make sure people are asked to move once they have seated themselves in the restaurant. Several times we have struggled to get through the parked cars. Nobody comes out to move and I don't see why I should have to go in and ask.

This is a nice quiet residential estate not a town centre site where you would expect this type of business. No consideration seems to have been taken for the people who live here and how it affects their lives. As for the suggested parking spaces by the owner he obviously doesn't care or think about the dangers that can be caused by parking so near to busy road junctions.

Do we need a serious accident before something is done to stop this sometimes dangerous and inconsiderate parking.

Obj – Mr R Pickthall – 7 Kentmere Drive - Rec 07.08.19

I am writing in response to your letter dated 02.08.19.

My reason for this letter is to once again, raise my concerns regarding the parking issue relating to the customers of the Arches establishment.

As you can see from the sketch below, my location is No7 Kentmere Drive.

Being located on the corner, I do suffer from inconsiderate and hazardous parking from Arches customers cars mounting the kerbs in the areas marked with the green arrows. The cars, vans and wagons are constantly parking up, and can dwell for long periods of time.

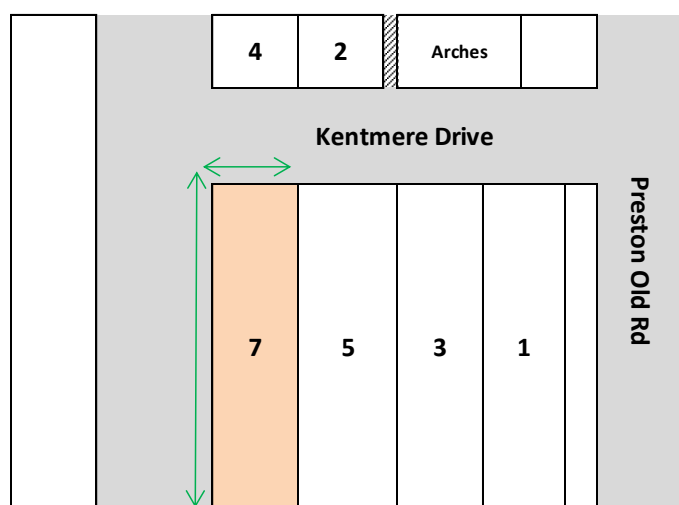
In summary, my main concerns are:

- Limited space / access to own property due to parked vehicles
- Front gate / drive regularly being blocked by parked vehicles
- Lack of respect to privacy of property from visiting Arches customers

- Unable to use pavement with pushchair due to vehicles mounting kerbs (Regularly causes pushchairs/prams to walk in road)
- Restricted access for emergency service vehicles to the area, due to parked vehicles
- Increased risk of own vehicle being damaged, due to hazardous / double parking
- Vehicles parking on the junction adjacent to No4 and No7
- Vehicles attempting to carry out 'U' turns at the junction adjacent to No7

In addition, there are growing frustrations within the affected local residents, which has led to numerous arguments with vehicle owners.

My suggestion would be to enforce parking restrictions of some kind, which would still allow residents to park in front of / at the side of their own homes.



Obj – Mr S Sharples – 15 Kentmere Drive – Rec 07.08.19

Ref: Response to memo dated 02 August 2019 to Councillor Derek Hardman, 12 Wythburn Close, Cherry Tree, Blackburn, BB2 5HQ.

Dear Clair Booth, I am sending this email to once again complain about the parking around The Arches, 581-583 Preston Old Road. Every day except Monday (when the Arches is closed) cars and various vans and wagons are parked on pavements, on corners of junctions, opposite junctions thus making crossing the road (i.e. Kentmere Drive) and squeezing past vehicles very difficult for able people, the old and disabled people alike, the blind and wheelchair users come to mind as well as mother's with babies in prams who have either to squeeze past or push the pram into the road itself to get around badly parked vehicles.. Be aware that some of these vehicles take up half or more of the pavement, The Arches just doesn't have the parking space for the number of customers it caters for from breakfast on so the customers park anywhere they think is convenient for them and do not take into consideration the needs and problems of others. Please do your utmost to sort out this problem before there is a serious crash or even worse than that someone gets seriously hurt.

Obj – M Facett – 10 Kentmere Drive – Rec 16.08.19

Unfortunately the link www.blackburn.gov.uk/view to view the application does not work I assume condition 4 is regarding the filtration system or lack of.

This summer has been spent with the windows shut to prevent odours inside the house.

Sitting in the in garden is unpleasant with all the cooking odours emitting from the ALWAYS open back door of the cafe.

Condition 5 Parking problems appear to be getting worse. The main concern is that Emergency vehicles cannot gain access to the estate and on several occasions patrons have had to leave their meals in order to move their cars to allow HGV and delivery vehicles to gain access to the estate. A better solution is needed.

Also Drivers are not obeying the Highway Code by parking less than 10 meters from junctions .Cars are also parked blocking pavements necessitating pedestrians to walk in the road also on more than one occasion whilst walking on the pavement I have had to get out of the way of vehicles mounting the kerb to park with 2 wheels on the pavement. The pavement should be for pedestrians not cars.

Regards

Obj - Chris Norse – 12 Kentmere Drive – Rec 16.08.19

For the attention of Claire Booth

Dear Sirs,

Re: Reserved Matters Application – Discharge of conditions 4 & 5 on planning application 10/18/0417 at The Arches, 581-583 Preston Old Road Blackburn BB2 5HD

I refer to the above application and would advise that I have been unable to open the Discharge of Conditions documents on line for this case.

I enclose a copy of an email I sent to Councillor Derek Hardman on the 23rd May, 2109 expressing my concerns regarding dangerous parking on Kentmere Drive. Since sending the email, two emergencies have occurred on Kentmere Drive, one involving a fire appliance and ambulance and the other an ambulance. Fortunately these incidents occurred on a Monday when The Arches Café is closed allowing the emergency vehicles to pass as normal.

I reiterate that I wish The Arches business all the best but if the parking situation does not improve and comply with the Road Traffic Act (vehicles should be parked a minimum of 10m/32ft from a junction) there will be a serious accident.

Please see attached plan (not to scale).

Yours sincerely,



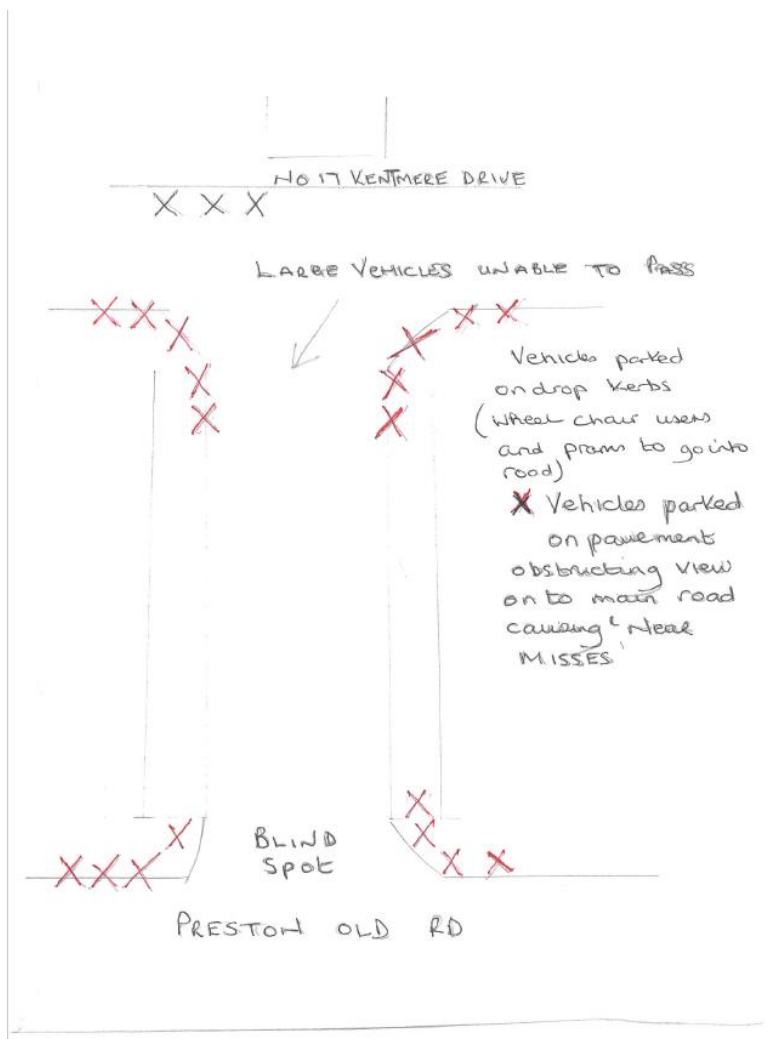
Dear Councillor Hardman

I am concerned regarding the indiscriminate parking of vehicles (cars, van and LGV's) at the following locations.

1. Junction of Kentmere Drive and Preston Old Road, Blackburn
The parking of vehicles using The Arches café is causing a blind spot (vehicles only parking 2 metres from junction and vehicles parked on the pavement). Several near misses have occurred and it is only a matter of time before a serious accident happens.
2. The T-junction of Kentmere Drive (opposite 17 Kentmere Drive)
This is the only entrance and exit to Kentmere Drive estate. On several occasions recently vehicles have been parked inconsiderately on all sides of the T-junction. This restricts the passage of large vehicles (see enclosed photographs). Wheelchair users and people pushing prams are having to move into the road to pass the obstructing vehicles.

As former Station Commander of Blackburn Fire Station I have dealt with many fatal accidents and I am writing to you to try and avert another one. The attached photographs taken recently show a vehicle that could not get through. People from the café had to come outside and move their vehicles. Had the vehicle been a fire appliance or ambulance attending a 999 call and someone had died, the delay of the emergency vehicle would be the subject of a coroners court. Something needs to be done before an accident happens with either double yellow lines or possibly residents only parking and visits by enforcement officers at busy times.

I have no problem with the café business as this has become a community meeting place and would like to wish them all the best but the parking by their customers must be addressed.



Obj – Mr Ashcroft – 4 Kentmere Drive – Rec 03.08.19

This is in regard to Planning Ref. 10/19/0748 Around discharge of conditions 4 & 5. Both of these were supposed to be completed within 6 months but it has been more like 18 months, & only the extraction done. The main problem was & still is the parking. At the planning hearing it was stated there was 6 parking spaces available, which was & still is incorrect 2 space are taken by the flat above the arches, 1 at the back, for the flat above the hairdressers, which leaves 3 in front of the 3 shops. Usually the 2 hairdressers take up 2 spaces leaving 1 space.

In this Application it does say there is no parking space which is correct. There are 2 notices in the window, 1 on a mirror & on facebook. I can only presume that the patrons of the Arches cannot read or have ever read the highway code. They constantly park on the junction on both sides of the road. I hope an ambulance or fire engine never have to get on the estate at these times. They also park on the junction sometimes sticking out onto Preston Old road, or on Preston Old Road so as to block whoever is trying to get off the estate. There have been 3 accidents at this junction while I have lived here at No. 4 Kentmere, due to vision being block by parked vehicles on this junction.

The couple nxt. door have only lived here 18 months & have had their car bumped twice, my son had his car bumped & the chap at No.17 has had his bumped. Next door have now extended their drive so they don't have to park on the road outside their own house. This doesn't help them much because the inconsiderate patrons often park halfway across their driveway. Should anyone say anything to some of these patrons, they are met with abuse & treats. Some of the residents have nearly come to blows because of this. As for the staff coming out & telling customers to move, I have never seen this. I have seen tables& chairs blocking the footpath, as do the advertising boards placed, not only blocking the foot path, but their vision when exiting onto Preston Old Road.

It was said in the original meeting that the Arches was the hub of the community, which it was, when it was a corner shop. People could walk to it from the estate, there are numerous convenience stores now, within walking distance.

The patrons who come to the Arches are not local & all come in cars. Some are women who don't come in one car, they all come individually in cars & stay for 3 hours sometimes. It is advertised as a Coffee shop/butty shop. This is also not true as it operates as a restaurant/cafe. People don't just get their bacon butty & go, they sit in & eat. It would appear to be very popular, however not with the local residents, who could walk there. The shops are not the problem, it is the lack of parking for the shops. There are numerous pubs that have shut, that if they had sited the Arches there would have had the parking for this business.

The council mentioned yellow lines, or residents parking only signs, but this has not happened. As for traffic wardens or police doing something about the parking. I've only ever seen the police using the Arches, not doing anything about the bad parking of the patrons. This not only affects the residents near the shop now, but those trying to get on 7 off the estate now, when the shop is busy.

Regards Mr Ashcroft (No.4 Kentmere Drive)

7.0 CONTACT OFFICER: Claire Booth MRTPI, Senior Planning Officer

8.0 DATE PREPARED: 06 September 2019