

Objection from: [REDACTED]

* Re-Alcohol licence 21-23 Market Street, Healey Deli. *

DEADLINE FOR OBJECTIONS TO ALCOHOL LICENCE MIDNIGHT 6TH OF JUNE (BY COUNCIL WEBSITE ON-LINE, EMAIL OR BY HAND TO FUTURES PARK, BACUP, REF HEALEY DELI)
DEADLINE FOR OBJECTIONS TO PLANNING PERMISSION CHANGE OF USE FOR REAR GARDEN/YARD (NEIGHBOUR CONSULTATION) 9TH OF JUNE REF 2022/0226 (HEALEY DELI)

21 -23 Market Street OL12 8RW development – Change of Use and Alcohol Licence Objection

I object very strongly to the application for planning permission change of use to 23 Market Street's garden/yard from residential use to use as an eating and drinking adjunct to the lean-to sandwich shop and bistro development at 21 Market Street. I also object to the application for an alcohol licence for alcohol consumption either in the garden/yard at 23 Market Street or on the public triangle of Dell land at the top of Dell Road next to the proposed development.

A - Parking problem and dangerous traffic situation

The proposed development is on the T junction of two busy A roads (Market Street and Shawclough Road) plus the Dell Road (public road access to Healey Dell) and Back Market Street (an unadopted, private access road that serves rear parking and deliveries to the same terrace as the proposed development) immediately off the Dell Road. Market Street, at Healey Corner, is a very strong blind corner with double white lines down the centre of the road. This means that the only parking for a lot of residents and visitors to houses and the Healey Dell Nature Reserve is on Shawclough Road. People parking to pick up food or sit-in the small lean-to shop wouldn't pose a big problem with suitably restricted hours but parking up to 10pm every night certainly would. Furthermore, the proposed outdoor rear garden eating and drinking area would generate many more customers and cars parked for extended periods late into the evening; this would undoubtedly make the already limited parking worse.

Some properties, including mine, on the same terrace as the proposed development have the access road, Back Market Street, in the deeds to their properties and park at the back of their houses. Having to navigate by car around members of the public coming and going from the garden/yard at 23, who have been drinking alcohol, to get in and out of our properties is not acceptable and is dangerous. Back Market Street and the Dell Road are already difficult single-track roads and the proposed development will exacerbate the situation.

The Dell Road is the main access to the very popular Healey Dell Nature Reserve which means that there are large numbers of pedestrians using the road at the narrow entrance from Shawclough Road: families with small children and prams, dog walkers, runners, walking groups and lone walkers. The combination of such pedestrians, residents driving in and out, and people who have been drinking alcohol milling about in the road between the shop, garden and public toilets is a recipe for chaos and risk to public safety. There are no pavements on Dell Road or Back Market Street for people walking from the lean-to shop at number 21 to the number 23 garden/yard access which is, in fact, off the private residents' road Back Market Street.

B - Noise pollution

This is a quiet residential area not least because of the Healey Dell Nature Reserve which is also a designated site of Special Scientific Interest. A very large amount of public funds was spent creating the Nature Reserve through the multi million pounds regeneration programme. It is a great privilege for Whitworth and Rochdale to have this nature and outdoor resource: it is a major family attraction; is very well used; and should be cherished and protected both in terms of environmental considerations and community well-being. It is obvious that the proposed development, with an

alcohol licence and extended hours, will generate very intrusive noise, nuisance and litter at the main entrance to Healey Dell. Furthermore, this extended proposal, that is beyond the lean-to shop idea, is effectively using public space including the public toilets and therefore creating problems for residents and the users of Healey Dell. Noise from people drinking alcohol in the garden/yard at 23 will be heard at the back of the whole terrace and in the Dell late into the evening seven days a week. Normally the Nature Reserve is very quiet in the evening benefitting both the creatures of Healey Dell, the residents and the evening Dell users.

C - Lean-to sandwich and deli shop versus extended garden and alcohol licence proposal

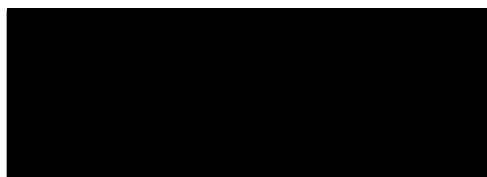
We were initially told that the old lean-to was to be re-opened as a sandwich/deli shop . I have no objections to such a proposal with appropriate restricted hours but object strongly to an alcohol licence and change of use allowing the back garden of 23 to be used as an outdoor area for the Healey Deli customers to sit and eat and drink alcohol. I also object to the extended hours which will give the residents no respite from noise.

D - What is this development adding to the neighbourhood

A sandwich/sit-in deli shop for passing trade and Healey Dell users could be an asset to the neighbourhood like the Healey Dell Tea Rooms at the bottom of the Dell Road. However, the extended proposal of change of use for the garden and alcohol licence are not only undesirable for the reasons given above but are also unnecessary. 200 yards away from the proposed development we have an off licence at Broadley and within easy walking distance The Healey Pub on Shawclough Road (over the border in Rochdale but very near), both of which are in suitable locations and premises.

E - Historical alcohol licence problems in this area

We have had historical problems with licenced premises on Healey Corner which makes it imperative that they are not repeated. The Healey Club on Market Street has not been fully operational for several years, however, in early 2000 (after the club changed hands, ceased to be the Conservative Party Club and after the new licensing laws came into force) the club generated problems with parking and traffic, anti-social behaviour and noise such that the Local Authority issued a Noise Abatement Order and sound proofing recommendations. Part of the problem was a direct result of the change in licensing law which enabled the club to be open at all hours 7 days a week in a residential area, so overnight the new licensing laws made the location of the club unsuitable. The premises are awkwardly sited on a busy main road with no parking and difficult access to the building. Furthermore, these problems have been made worse in recent years by new developments generating a lot more traffic on the main road. When we came to live here 40 years ago the main road was quiet but in the last 20 years has become progressively busier and is now extremely busy which makes parking and manoeuvring vehicles on Healey Corner especially difficult and dangerous.



Rossendale Borough
Council

30 MAY 2022

I certify that this is a true copy
of the original document
SIGNED