



Licensing Office
Rossendale Borough Council
Town Centre Offices
Lord Street
Rawtenstall
Lancashire
BB4 7LZ

28th June 2010

Dear Sir/Madam

Re. New Premises Licence in respect of Safe Self Storage, Carrs Industrial Estate, Flip Road, Rossendale.
Objection to Licence, Your Reference 005007, dated 11th June 2010.
Flexipol Packaging Ltd. Letter of objection, dated 28th June 2010.

Including:-

1. Various letters regarding Bentwood Road.
2. Map of the Carrs Industrial Estate.
3. Photos of cars parked attending Car Boot Sale.

I have included various letters because I feel they reinforce our concern regarding Bentwood Road. The letters go back to 2002 when there was a serious accident between a Fork Lift Truck and a speeding car on Bentwood Road.

Flexipol Packaging Limited operates from ten units on Bentwood Road on the Carrs Industrial Estate. The Company operates 24 hours a day, 7 days a week.

I have attached a number of letters written to Rossendale Borough Council, regarding the Car Boot Sale which operates from the Self Storage Site on a Sunday and our concern regarding vehicles blocking the main feeder road to the A56. I have expressed my concern that emergency vehicles may not be able to reach Flexipol when cars are parked on either side of Bentwood Road.

On a Sunday all side roads with access to Flexipol are blocked off with barriers set-up by Flexipol. This restricts illegal parking but stops Flexipol from going about its normal daily work. I envisage the same problem if a licence is issued. It is worth noting that vehicles parked on Bentwood Road restrict the vision for Fork Lift drivers.



Flexipol Packaging have re-organised the movement of fork lift trucks on a Sunday - because we are concerned there could easily be an incident/accident with the number of pedestrians attending the Car Boot Sale at the Self Storage Site on Bentwood Road.

Safe Self Storage does not organise or control any of the many vehicles that attend the Sunday Car Boot Sale (see pictures).

If the Licensing Authority is going to issue a licence, then Safe Self Storage should be responsible for ensuring there is adequate parking arrangements on their site, rather than on the industrial units on the Carrs Industrial Estate, or double parking on Bentwood Road; after all this is an Industrial Estate.

Yours sincerely



F. Dippnall
Works Manager

ENCLOSURES

Reference No 1

The Highways Department
Lancashire County Council
PO Box 9
Cross Street
Preston
TR1 8RD

23rd December 2003

Dear Sir

On the 13th November 2001, a fork lift truck belonging to Flexipol Packaging was involved in an accident on Bentwood Road. This could easily have been a fatal accident.

I am concerned about FLT's crossing Bentwood Road, where the vision of the drivers is impaired by trees and a high bank along this winding road. The road is busy and is used as a shortcut from the A56 to the Grain Road. A meeting was arranged in early 2002 with Rossendale Council, and subsequent meetings have been held to raise some recommendations for improving the safety on Bentwood Road.

It was agreed with Mr. D. Harrison, Rossendale Council, that the following changes would help alleviate the problems on Bentwood Road.

1. Double white lines in the centre of the road, along parts of the road - especially where FLT's are crossing.
2. Trees to be cut back - to improve the drivers vision.
3. The high bank which obscures the vision of FLT drivers looking along Bentwood Road - to be cut back.

Two years have passed since the accident, and several meetings have taken place - the last as a result of a telephone complaint I made to Lancashire County Council during the summer. Disappointingly, two years have passed without any improvements. I should be grateful if someone from the Highways Department could further these recommendations, and advise me of any progress which is being made.

Yours faithfully

F. Dippnall
Works Manager

Copy to:-
Mr. D. Harrison
Highways Department
Rossendale Council
Stubbylee Hall
Bacup

01706 238644

Brian Taylor



Lancashire Police
Parker Lane
Burnley BB 11

Unit 14, Bentwood Road,
Carrs Industrial Estate,
Haslingden,
Rossendale,
Lancashire BB4 5HH

Tel: +44 (0)1706 222 792 | Fax: +44 (0)1706 224 682 2nd December 2008

www.flexipol.co.uk
sales@flexipol.co.uk

Dear Sir,

Reference: Lancashire Police Incident Report No 246
dtd 23rd October 2008, Regarding the car boot sale on the Carrs Industrial
Estate, Haslingden.

Further to the above incident report, I would like to make the following
observations:

Flexipol Packaging operates from ten units across the Bentwood Road on
the Carrs Industrial Estate.

Flexipol Packaging operates a continuous twenty four hour, seven day a
week business.

Out of necessity, Fork Lift trucks cross Bentwood Road frequently as
they move material between units.

The Sunday car boot sale on the site next to Flexipol Packaging has by
definition, attracted a considerable amount of traffic. Access roads into,
and out of the estate are blocked by parked vehicles. The No stopping
road signs and double yellow lines on Bentwood Road are disregarded:
thus preventing Fork Lift truck movement and causing potential hazards
for pedestrians and motorist alike.

**If emergency access to Bentwood Road became necessary on a
Sunday then current circumstances would make it very difficult for
emergency services to attend.**

I should be grateful if you could advise me what action Lancashire Police
are taking regarding this incident report.

Yours faithfully

Fred Dippnall
Works Manager



Fred Dippnall

From: Catherine Taylor [catherinetaylor@rossendalebc.gov.uk]
Sent: 13 March 2009 16:09
To: fdippnall@flexipol.co.uk
Subject: rossendale car boot sale

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Hi

I write to update you regarding the above matter.

Our planning enforcement team are commencing action in respect of the above as the amount of days per year it is trading for requires planning permission.

I have passed your contact details to the planning enforcement team and if you require any further information please do not hesitate Brian Taylor of the planning dept.

Kind regards

*Catherine Taylor
Area Manager, Communities Team
Rossendale Borough Council
Stubbylee Hall
Bacup
OL13 0DE*

*Mob: 0781 541 9062
Direct Dial: 01706 252541*

Please note my new mobile number

A Good Council as rated by the Audit Commission in July 2007.

Nominated for the LGC Most Improved Council of the Year 2008.

Third overall on the Times Best Councils List 2007 and best for Training & Devel

This message and any attachments are confidential and should only be read by thos

Internet communications are not always secure and therefore Rossendale Borough Co

Rossendale Borough Council, Town Centre Office, Lord Street, Rawtenstall, BB4 7LZ

Telephone 01706 217777

Flexipol®

Packaging Ltd

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Rossendale,
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Borough of Rossendale
Stubblee Hall
Bacup
Lancashire
OL13 ODE

10th December 2008

Dear Sirs,

Reference: Sunday Car Boot Sale /Market Carrs Industrail Estaste Haslingden
Lancashire Police Incident Report 246 dated 23rd October 2008

Attached: Letter to Lancashire Police Burnley
Letter to Lancashire County Council

As I state in my letter to Lancashire Police the Sunday car boot sale/ market on the Carrs Industrial Estate next to Flexipol Packaging has by definition attracted a considerable amount of traffic. Access roads into, and out of the estate are blocked by parked vehicles. The No Stopping road signs and the double yellow lines are disregarded thus preventing Fork Lift Truck movement on a Sunday morning and causing potential hazards for pedestrians and motorist alike.

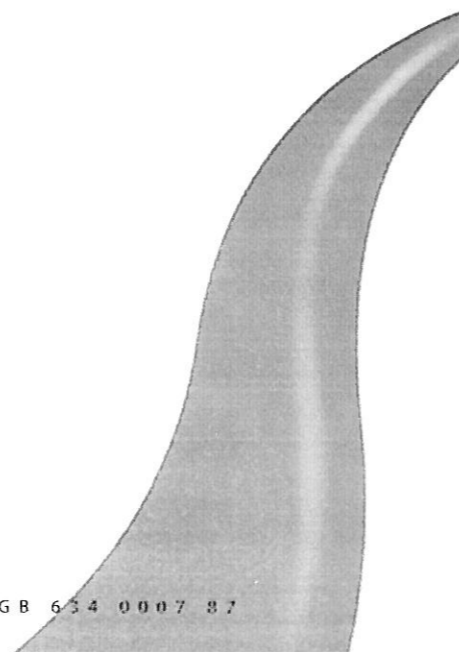
I should be grateful if you would confirm the following:

- a. A Car Boot Sale Licence has been issued for this market.
- b. Are the council responsible for enforcing the no parking?

My concern is if emergency access to Bentwood Road became necessary on a Sunday then current circumstances would make it very difficult for emergency services to attend

Yours faithfully

Fred Dippnall
Works Manager



tel (01772) 534450
fax (01772) 534530
e-mail jo.turton@lancashire.gov.uk

Fred Dippnall, Works Manager
Flexipol Packaging Limited
Unit 14, Bentwood Road
Carrs Industrial Estate
Haslingden
Rossendale
BB4 5HH

Your ref
Our ref ED/HEM/AE/T14/HAS/11633/DH (ED99/12)
Date 22 April 2009



Dear Mr Dippnall

PARKING ISSUES ALONG BENTWOOD ROAD, HASLINGDEN

Further to your recent enquiry about the re-marking of double yellow lines at the above location, I can confirm that an order for the work has now been placed.

Following the initial request there was some doubt about the legality of the Traffic Regulation Order and the lengths of the various restrictions at the junction, and consequently some time was taken to confirm these details. However, the Order has now been confirmed and our Maintenance Section will effect the work as soon as possible. This does mean that the lines will not be re-marked immediately but will be done when the lining team next works in Rossendale. Unfortunately none of the areas in Lancashire have sufficient work to employ a road marking team full time and so they move around as the work becomes available. We also prefer to issues larger orders as this keeps prices lower than when ordering individual items.

I apologise for the delay in replacing these markings and can confirm that the area officers will ensure they are in place in time to minimise any further problems. Should you wish to enquire about the progress of the order please contact either David Harrison (01706 242974) or Steve Bateson (01707 232165) at the Area Office in Rawtenstall, who will be able to advise on progress.

Yours sincerely

Jo Turton
Executive Director for the Environment

Jo Turton
Executive Director for the Environment
Room C18 • County Hall • Preston • PR1 0LD

Unit 14, Bentwood Road,
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Haslingden,
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FAO Ms. Catherine Taylor
Area Manager Communities Team
Borough of Rossendale
Stubbylee Hall
Bacup
Lancashire
OL13 ODE

9th October 2009

Dear Ms. Taylor

Ref. Sunday Car Boot Sale / Indoor Market, Carrs Industrial Estate, Haslingden.
Your email dated 13th March 2009 (copy attached).

I originally wrote to you in December 2008, regarding the Car Boot Sale / Indoor Market on the Carrs Industrial Estate (a copy of my letter is attached).

Having received your email on the 13th March 2009, I have on a number of occasions spoken with the Planning Enforcement Team and Mr. Brian Taylor of the Planning Department, regarding my concerns.

Whilst I accept the wheels of power in local government turn slowly; I would have thought that by now we would have seen some action regarding my complaint, i.e. either that an application for a Trading Licence has been applied for, or that no Car Boot Sale can be held.

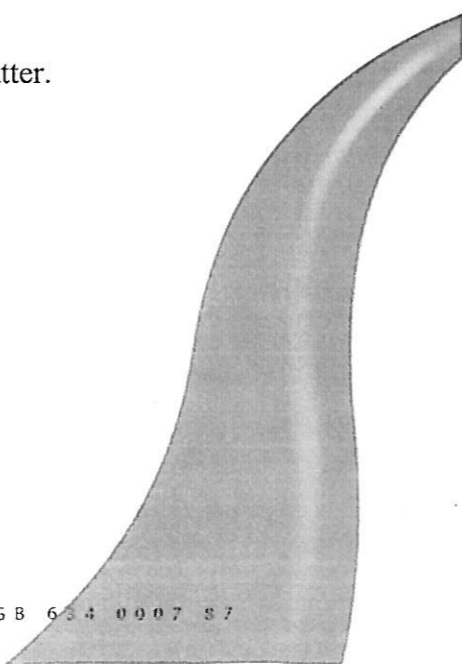
As I stated in my original letter, I consider that a Car Boot Sale on an Industrial Estate is a hazard.

In the meantime, I look forward to hearing from you regarding this matter.

Yours sincerely


Fred Dippnall
Works Manager

ATTACHMENTS



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Fred Dippnall
Works Manager
Flexipol
Unit 14 Bentwood Road
Carrs Industrial Estate
Haslingden
Rossendale
BB4 5HH

Place Directorate
Communities Team

Council Offices, Stubblelee Hall, Stubblelee Lane,
Bacup, OL13 0DE

This matter is being dealt with by:
Name: Catherine Taylor
Telephone: 01706 252541
Email: catherinetaylor@rossendalebc.gov.uk

Your reference:

Date: 1510/09



Dear Mr Dippnall

Re: Rossendale Car Boot Sale & Indoor Market

Thank you for your letter which I received on 12th October 2009. I am sorry that you have not been kept updated in this matter.

I have spoken to Brian Taylor, Planning Enforcement Officer who is carrying out the investigation and have supplied him with any relevant information that I have, plus ensuring that your concerns were noted.

I can confirm that the matter has been, and is still being investigated. The outcome so far is as follows:-

The indoor market stalls do not constitute a breach of planning regulation and therefore there is no further action which can be taken in respect of them.

The outdoor car boot sale is still being investigated as to whether planning regulations have been breached, and Brian or I will update you further as soon as we are able. If you have any queries in the meantime, Brian can be contacted on 01706 238644.

Yours sincerely,

Catherine Taylor
Area Manager



Reference No 3



Car Boot Sale -Parking

MOBOTIX M12 mx10-2-78-151-Camera4 Event Player



- Admin Menu
- Setup Menu
- Arm & Record
- Audio on
- MxPEG on
- MxPEG off
- Fast Mode (30fps)
- Quality Mode
- LEDs Blink
- Play Sound
- Play Last Event
- Event List
- Event Download
- Event Watcher
-
-
-
- Recording off
- Recording on
- Help



Car Boot Sale -Parking

Sunday 20th June

MOBOTIX M12 mx10-2-78-151-Camera4 Event Player



- Admin Menu
- Setup Menu
- Arm & Record
- Audio on
- MxPEG on
- MxPEG off
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-
-
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- Recording on
- Help



Sunday 20th June

MOBOTIX M12 mx10-2-78-151-Camera4 Event Player



Admin Menu
Setup Menu
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LEDs Blink
Play Sound
Play Last Event
Event List
Event Download
Event Watcher
Recording off
Recording on
Help

GoldeneveUK Remote Monitoring
Flexipol Camera 04
2010-06-20 CEST 10:45:00

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Sunday 20th June

FLEXIPOL
PACKAGING
UNITS



Location plan 1:1250

A56

FLEXIPOL PACKAGING Ltd