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Cllr J Hesketh, Chairman of the Planning Committee
South Ribble Borough Council
Civic Centre
Leyland
PR25 1DH

30th June 2017

RE: Planning Application No 07/2017/0772/FUL 248 Liverpool Road, Penwortham.

Dear Cllr Hesketh,

I am writing to you as Chair of SRBC Planning Committee regarding the above planning application, which I believe is on the agenda for the meeting on the 5th July. Unfortunately, I will be out of the country and, as an objector, would have liked to have been present. I have put my thoughts in writing which I'd like you to consider before coming to a decision.

When I moved here thirty-three years ago the site was quite a busy petrol station selling high profile brands of petrol. Whilst put to this use it fitted in with the local community; the only thing that could have been regarded as a nuisance was fuel deliveries when tankers had to reverse onto Liverpool Rd. It was a relatively quiet and well managed site. Sometime later cars sales was added to the operation and again this did not cause a nuisance, it seemed to be appropriate and appeared well managed. Eventually high-profile fuel brands shut down their operations at this site leading to the eventual closure of the filling station, car sales continued however and even expanded towards the rear gardens of Howick Park Close. I don't recall many problems with the car sales, it was a relatively quiet and unobtrusive operation that appeared to be well managed.

Later the car sales operation closed and the site was vacant for a number of years, this attracted the attention of developers wishing to either build houses or small supermarket, none of which seemed a major concern and obviously fitted in with the residential area.

More recently the site has been used as a car washing facility by a series of operators and this is when the problems started. Noise is the main cause of nuisance to me and I am extremely grateful that I don't live next door to it. The issues for immediate neighbours are much more than noise but they will speak for themselves no doubt.

The application submitted by Mr Byrne is nothing like anything that has gone before. The development is more like a small industrial estate than a filling station. The proposal to build an MOT garage and equipment hire store on an area of land that is surrounded by and in close proximity to fifteen houses and gardens seems wholly inappropriate. It is completely out of character with the area and unnecessary. As a motor engineer, I am well aware of how these places are used and I have no doubt that noise will have a significant impact, for the worse, on our community.

I am also concerned about the visual impact of this development. Portable signage, high fencing, and steel clad high buildings all seem out of place here. They are not attractive, they don't merge with the residential nature of the area and they contribute towards lowering the appeal of this area. It disappoints me that someone would want to develop this site in such a way, to me it shows that they have no regard for the area at all.

I ask you to see this development for what it is, not simply a filling station or car wash. What you have before you is a proposal to develop the site into an industrial estate, with all the noise and nuisance that goes with it, therefore it really isn't an appropriate location.

In terms of need, within a radius of 1.5 miles there are two car wash operators:

- Pristine, Leyland Road
- Mr Bubble Hot, Hutton roundabout.

There are also car washing facilities at Milbrook Way Service Station 1.4 miles away.

Within a five-mile radius there are six equipment and tool hire services that I know of, all with bigger facilities than are proposed here:

- Anvil Tool Hire, Leyland
- Smiths Equipment Hire, Preston
- Hydrasend, Preston
- Brandon Tool Hire, Preston
- HSS Hire, Preston
- Hirebase Ltd, Preston

There are at least nine MOT testing stations within five miles of this site:

- Anchor Service Station, Hutton
- Hardings Garage, Penwortham
- Bennetts, Penwortham
- The Mini Centre, Preston
- National Tyres, Preston
- Arnold Clark, Preston
- Kwik Fit, Preston
- Ashton MOT & Servicing Centre, Preston
- Longton MOT Centre.

If the argument for development of this site is that of a much-needed service for the community then I believe that to be untrue. Penwortham and surrounding areas are adequately serviced by operators running businesses in appropriate locations. There is no need for this development as well.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Thompson', with a long horizontal flourish extending to the right.