

PROPOSED CHANGE OF USE OLD GOSPEL HALL FRIZINGTON RD FRIZINGTON IN TO A LOCAL CONVENIENCE STORE

PLANNING STATEMENT

JUSTIFICATION

There is another convenience store in Frizington in the Main Street, but the proposed store would serve the southern side of the town and also my clients consider that competition in the retail sector is healthy and offers customers good value for products at the right price.

Frizington used to have more retail outlets but many have now closed. Convenience Stores offer a seven day /week with opening hours longer than supermarkets, and are a popular form of retail outlets.

NOISE CONTROL

Any noise from the new shop unit would be from compressors. From experience with this type of store, conditions can be imposed on nay future approval or during the planning process with regards to noise pollution and Sound/Acoustic Consultants can provide noise reports and sound panels can be introduced around the compressors to reduce noise.

The units would also be sited on the side wall facing the car wash facility away from neighbouring residential properties.

ANTI SOCIAL BEHAVIOUR

It is difficult to comment on this aspect as any anti social behaviour would take place outside the new shop. It would be controlled if it was within the shop premises or site boundaries. Security lights could light the adjoining land where car parking bays are planned, and we consider that the applicants cannot be held responsible for any anti social behaviour outside their boundaries.

BIN STORAGE

Bins are located in the rear compound behind the Old Hall. Collections of commercial bins would be made possible by access across the car wash facility land, owned by the applicant, and parking of refuse vehicles on the main highway could be avoided. If the Council refused to access the rear bin storage compound, the bins would be taken to the pavement in front of the shop, by the applicant for collection.

DELIVERY MANAGEMENT

All deliveries would be via the rear access door and rear yard area, Delivery vehicles would access this area via the car wash land. No delivery vehicle would need to park on Frizington Road, causing an obstruction.

PARKING FOR THE STORE

4 parking spaces plus one disabled space are provided on land adjacent to the store owned by the applicant.

Access will be from Frizington Road across an existing access with dropped kerbs already in place. Adequate turning space is provided to enable vehicles to move from the site on to the highway easily and safely.

CONCLUSION

We consider on behalf of the applicant that the above points which have been raised as possible areas of concern, show how the new retail facility will be run and operated properly, if granted approval, to the benefit of the community as a whole.

Richard J. Lindsay
Calva Design Studio
26/2/26