

JM

Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 770984
D3/10/0324

Dear Sir

**Planning Applications, Ribble Valley District
D3-10-0324 Freemasons Arms, 8 Vicarage Fold, Wiswell**

I refer to your letter of 5 May 2010 concerning the above application.

I have no objections to this proposal on highway safety grounds.

There is no existing dedicated off road parking provided at this location and none is proposed as part of this proposal. As a consequence, visitors to The Freemasons Arms have a significant impact on the demand for on street parking within Wiswell and this establishment that has seen a number of changes in layout, management and operation in recent years.

However, the proposed changes indicate a reduction in the number of covers being provided, falling from 102 to 82. The plans provided show this being achieved through a revision of the table layout to reduce the density of seating.

I am satisfied that a reduction of this magnitude in the number of covers being provided will have a positive impact on the demand for on street parking within the village.

In addition, I would also recommend that the removal of the two areas of living space within the building represents the maximum floor space achievable within these premises and that no further expansion of the building footprint or in the facilities provided would be appropriate, given the impact any such changes would have on the amenity of residents and the availability of parking. I would welcome a voluntary undertaking from the Applicant that it is acceptable that no further development at this location would be pursued.

Martin Nugent

01254 770984
Traffic and Development Engineer

DIRECTOR OF DEVELOPMENT	
11 MAY 2010	
FOR THE ATTENTION OF	