



14, Brooklands
Chipping
Lancashire

PR3 2 Q u

11th November 2011

Planning App. Ref Nos 3/2011/0821 & 3/2011/0822

Response from Chipping Parish Council

Chipping Parish Council welcomes the proposal to develop the Talbot Hotel site. This site is mentioned specifically in the Chipping Village Plan.

" The village plan supports the redevelopment of this prime site to restore it as an asset for the village. The site has potential to create jobs and encourage tourism. The need to preserve the heritage of this listed building must be balanced with the commercial needs that make it a viable business. Improvement of the site including the cobbled area at the front, is a priority to enhance this part of the village for both residents and visitors. The redevelopment plans should recognise the wide public support for a brook side walk from the former H.J. Berry works through the Talbot Hotel grounds to meet Talbot Street."

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The planning application submitted is ambitious and shows significant investment in the project. It presents some issues that need to be addressed.

Car Parking

It is felt that the fifty car parking spaces allowed for the project is insufficient.

The Transport statement acknowledges there will be times when there will not be enough on site parking.

There are no spaces planned for staff cars. The planned policy suggestion that employees would either walk or cycle to work is laudable but unrealistic.

The Chipping Village Plan highlights parking as a major issue in the village.

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Road Safety

Access on to Talbot Street from the proposed car park is highlighted as a safety issue, as there is limited visibility of on coming traffic. Appropriate measures should be taken to mitigate the risks which will be assessed by L.C.C. Highways Department.

Noise

It is imperative that steps are taken to minimize noise nuisance from the function room. i.e. ensuring doors are closed, a noise limiter system is fitted to sound amplification systems and the hours allowed for function are regulated.

Visual Impact

It is important that trees along the side of the brook are maintained to reduce the visual impact of the proposed function room to neighbours.

It is considered that any scheme devised to redevelop The Talbot Site as a pub/restaurant/Hotel may have an effect on similar businesses in the district, but the overall improvement to this prime Chipping site with the potential of much needed employment, outweighs any potential negative impact.

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Barbara Green

Clerk Chipping Parish Council