

From: Wiswell Parish Council <parish.council@wiswell.plus.com>
Sent: 25 May 2016 12:13
To: planning
Subject: FAO Adrian Dowd: Consultation on planning application 3/2016/0366 Freemasons Arms, Vicarage Fold, Wiswell BB7 9DF

Follow Up Flag: Follow up
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Dear Mr Dowd

Planning Application: 3/2016/0366

The Freemasons Arms, Vicarage Fold, Wiswell, BB7 9DF

Single storey extension to Freemasons kitchen and change of use of 4 and 6 Vicarage Fold from 2 dwellings to 4 letting bedrooms.

The above application was considered at the recent Parish Council meeting and there are serious concerns about the proposals, not all of which relate to planning matters. The Parish Council strongly objects to the application and wishes the following comments to be considered:

1. Any further expansion of the business in its current location will continue to cause conflict with nearby residents due to its very restricted site.
2. There are concerns that as residents move out of the immediate vicinity due to their loss of residential amenity, further properties may also be converted to hotel rooms.
3. The extension of commercial activity into hotel rooms is an over-intensification of the already restricted site. It will be harmful to the Conservation Area and setting of nearby listed properties.
4. The plans are not detailed enough to show the effect of the proposals on the rear of 4 Vicarage Fold, including the emergency fire exit.
5. The proposals will result in an increase in overlooking and noise disturbance for neighbours and a loss of their residential amenity. It is noted that residents of Chapel Fold have not been consulted on this application even though they face the rear of The Freemasons and are exposed to the noise and smell of the kitchen operation.
6. There are no details of the kitchen extraction system on the new extension. The current extraction system gives rise to nuisance noise and smells and the new extension has the potential to increase the nuisance to surrounding residents, if inadequate. If no new system is to be installed, the current system should be checked for its capability to deal with an increase in kitchen size.
7. There is inadequate provision for storage and waste removal for commercial premises which includes a public house, restaurant and hotel. The current capacity for waste disposal is 100% more than shown on the plans. Large bins are currently kept in the alcove at the side of the kitchen but they are too large to be placed in the narrow alleyway and still allow regular or emergency access for staff and deliveries.
8. The provision of hotel rooms, identified as class C1 on the application form, will lead to a 24 hour business, an increase in activity as the public house does not currently serve breakfasts. The extension of operating hours will be further detrimental to residential amenity where there is already conflict due to late night movements.
9. Lancashire County Council has acknowledged that, due to the substantial residential building work in nearby villages, traffic flow through Wiswell will increase by 6%. There has already been an

increase in on-street parking as the number of cars per household has generally increased. This is a material change in traffic conditions through Wiswell and LCC Highways must consider this as a new application and not use historical data.

10. It should be recognised that there is no car park for the hotel rooms nor the Freemasons. Staff will be displaced from the two cottages and will have to travel from new accommodation and this will lead to an increase in parking in the village. At the moment, staff and customers leave their vehicles on Pendleton Road and cars extend in both directions for considerable distances on those occasions when maximum covers are achieved. Often, the cars are parked inconsiderably and access through the village is restricted. The hotel rooms are likely to encourage additional customers and overnight guests.

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Mrs Victoria Wilson
Clerk to Wiswell Parish Council

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Email: parish.council@wiswell.plus.com

----- Original Message -----

Subject: Consultation on planning application 3/2016/0366 Freemasons Arms, Vicarage Fold, Wiswell BB7 9DF

Date: 04-05-2016 2:15 pm

From: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>

To: "parish.council@wiswell.plus.com" <parish.council@wiswell.plus.com>, "LCCHighways (lhscustomerservice@lancashire.gov.uk)" <lhscustomerservice@lancashire.gov.uk>, "Historic England (e-nwest@HistoricEngland.org.uk)" <e-nwest@HistoricEngland.org.uk>, Heather Coar <Heather.Coar@ribblevalley.gov.uk>

Please will you let Adrian Dowd have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Adrian Dowd).

The application is for a single storey extension to Freemasons kitchen and change of use of 4 and 6 Vicarage Fold from 2 dwellings to 4 letting bedrooms. This is a resubmission of refused application 3/2015/0604.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0366

Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA

T: 01200 425111

Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

Happiest residents in the UK – Ribble Valley has a 'happiness rating' of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)

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