


[REDACTED]

From: [REDACTED]
Sent: 13 June 2022 11:19
To: Planning
Subject: Fwd: Planning Application 3/2022/0432 Feildens Arms Public House Mellor Brook

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Copy of our e~mail of the 29th May

Forwarded as requested in our telephone conversation of this morning

[REDACTED]

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

From: [REDACTED]
To: [REDACTED]
Sent: Sunday, 29 May, 2022 At 16:07
Subject: Planning Application 3/2022/0432 Feildens Arms Public House Mellor Brook

For the attention of Kathryn Hughes Planning Officer Planning Application 3/2022/0432

Dear Kathryn

We wish to object to the proposed restructure of the Feildens Arms Public House

Initially we would mention that the proposed changes although they will effect many households in the Mellor Brook area

Very few letters regarding the proposals have been sent to local residents

Noise~ It is proposed to increase the number of covers INSIDE 96 to 127 OUTSIDE 30 to 92

A substantial increase OUTSIDE in an area surrounded by many residential properties

Recently an application presented by the Spread Eagle Hotel Mellor was refused by Ribble Valley Borough Council

Two reasons were given

One being "The proposal is considered contrary to Policy DMG1 of the Ribble Valley Core Strategy in that the increased outdoor seating provision will result in a significant increase in outdoor activities that will generate noise to a level and extent that will be of a detriment to the residential amenities of nearby and neighbouring residential occupiers"

The Feildens Arms public house restaurant/business has substantially more residential properties surrounding and in close proximity to the building and site of the building

This should be sufficient in itself to refuse the application in its present format

There is also the prospect of a substantial increase in noise from inside the property with the construction of glass open doorways

Again these doors open to a large number of residential properties

Increasing the potential noise levels from inside the building outdoors

The Spread Eagle Hotel mentioned above has specific conditions imposed to reduce the situation of noise emanating from the site

Conditions that had been imposed on the site even before the most recent planning application refusal

~No drinks are to be served to customers using the outside facilities after 10pm

~The outdoor area must be cleared and locked at 11pm

Conditions that are very relevant

The Feildens Arms Public House already has a specific condition that windows and doors must be closed at 11pm

This must be strictly observed

It is interesting that the applicant states when asked the question Are hours of opening relevant to this proposal? He answers NO

The present licenced hours for the site are

Monday~Thursday 7.30/00.30

Friday~Saturday 7.30/01.30

Sunday 7.30/00.00

The increase in outdoor covers is by over 300%(30 to 92)

A substantial increase in the number of people using outdoor facilities

The potential for noise levels from the site increasing

On licencing times that are later than all other sites in the area How is this not relevant?

A review must be undertaken to bring the licensing times into line with other public houses in the area which are in close proximity to residential properties

Local residents are not in agreement with the Licencing hours now sanctioned by Ribble Valley Borough Council

Being that the site is at the centre of a residential area

Especially as in the past(all will be on record) after numerous complaints regarding noise RVBC Enforcement and in fact the Local Police had to become involved

It must be stated that the content of the paperwork produced does not give a true reflection of the proposed working of the site with very important information relevant to any full review missing

Vehicle Parking~the applicants were asked the question will the proposed development remove any parking spaces?

An answer NO is given

You only need to review from the papers presented with the application the present plan of the site against the proposed plan of the site

Parking places will be reduced by four

By stating no

~The applicant on the application form is not required to state the number of parking spaces available now or indeed how this might change in view of the proposed workings

Not only that but the plans show the outside on which the extra seating is requested will further reduce the car parking area space not maybe parking spaces but how vehicles will be able to drive into and out off those spaces The plan submitted does not show the full site including the parking area therefore it is impossible for any planning authority or indeed highway authority to properly review this aspect

This proposed change will reduce the number of parking spaces on the site to 30(thirty)

The previous most recent application(3/2010/0742) for this site states this will be the number of parking spaces after renovation work under that planning agreement

Resulting under planning application 3/2010/0742 as stated in the related paperwork it was verbally confirmed after consultation with LCC Highways that they had no objections

Being 34 car parking spaces for a total of 126 covers

You can count the car parking spaces on the site if any visit is made

This proposed figure of 30 spaces

Against a stated total gross new internal floor space area alone of 656 square meters

On which site a total of over 219 covers are envisaged inside and out

Not including standing bar area customers~and also see comment below regarding room letting

Our question is Where are all the customer vehicles going to be parked?

It is obvious the site parking area is nowhere near large enough

Local residents are of the opinion this increase will raise the very important aspect of off~site parking

Unacceptable that the owners/proprietors are unconcerned that vehicles will need to be parked on very narrow roadways in Mellor Brook in front of residential properties

The driving entrance to the site is the same road that enters the small residential housing estate of Feildens Farm

Regarding this entrance roadway

When the Feildens Farm estate was built this roadway was subject to a Section 106 agreement

This restricted parking to only very specific reasons Not for use by clients of the public house

This agreement stated even after LCC adoption this restriction was to remain in force

There is a right of entry to the public house car park but there is a restriction on vehicles related using other parts of the estate

There is no copy of this agreement on the RVBC website We have requested and await receipt of a copy to confirm our observations

It must be stated that on the few occasions the Public House area is used to capacity(eg Funerals/Special occasions)

The site parking area cannot cope now with numerous vehicles parked off~site in front of residential properties

This aspect of the amenity of local residents must be protected

There is also the fact that none of the information produced by the applicant makes references to owner landlord parking staff car parking or "drink only" users of the public house

When asked the question Is there a hedge that might be important or part of the local landscape the answer has been given as NO

Yet to the rear of the site there is a hedge that is very important in both aspects

A further observation that requires consideration

At the present time the parking facilities are open 24 hours

It is open to unsociable activities

The matter of a parking entrance gate should be investigated to be closed when the site is not trading

It will be interesting to view the comments of LCC Highways especially when local residents have brought to their attention on numerous occasions that this area of Mellor Brook is becoming a dangerous road network in view of the numbers of vehicles that use these roads passing through

Further off~site parking on the Whalley Road cul~de~sac/Mellor Brow/Branch Road/Myerscough(Smithy)Road will make the situation considerably worse There is also the aspects relating to the entrance to Feildens Farm

The response from LCC Highways has now been posted It is unacceptable to local residents

But as stated above the information provided by the applicant is totally unsatisfactory with many important elements of the application not included by the agents acting

One final comment

On the Star Pubs and Bars website

There is an advert for individuals to make application to become landlord of this public house

In the content of that advert is stated there are on the site six newly refurbished en~suite letting rooms in the building

Where are these guests to be parked You would expect there to be specific guest parking areas This reduces the number of spaces available

Yet again the applicant choses not to make mention of this aspect

For the record there is ONE bus stop in easy walking distance from the public house

Please acknowledge receipt

Thank you for your time