Nicola Gunn

From:

Planning

Subject:

FW: Feildens Arms Mellor Brook Planning Application 3/2022/0432

From:

Sent: 20 June 2022 10:06

To: Kathryn Hughes

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External Email

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Kathryn

You are aware local residents asked Ribble Valley Borough Councillors to "call in" this planning application

The request to them was by e~mail dated the 29th May 2022

However we believe the request that was subsequently presented by them to Ribble Valley Borough Council was outside of the given time limits Therefore not accepted by yourselves

In view of this could we please bring to your attention a number of aspects local residents intended to include in our comments before the planning committee to support further our objections

"the quality of the application is to say the least very poor and people are making important judgements on wrong statements made by the applicant Added to this the applicants have omitted from the forms very important information relating to the request How can this be acceptable?

~ When planning application 3/2010/0742 was agreed it resulted in a reduction in three parking spaces this application will result in a further four parking spaces being lost No party has reviewed deliveries plus a further no parking sign has been introduced for deliveries/bin collection which reduces parking spaces by at least a further 2 spaces to 28

[~] No matter what LCC highways have stated

The number of covers is to be increased to over 200 (a nearly 100% increase) If the site is used NOW to full capacity with only 120 covers there is a necessity for off~site parking in front of residential properties in the village causing amenity and road safety issues

A number of years ago Ribble Valley Planning allowed a large area of the parking area connected to this public house to be sold off for residential properties

This reduces the capacity of the public house resulting in the parking on site area to be inadequate NOW never mind if the increase/changes are agreed

~LCC Highways state they have reviewed on a 5 square meter increase

The 2010 application states the site area to be 1695 square meters

The 2022 states a figure 651 square meters but this is internal only

The reason being that the applicant has not given any details whatsoever about the whole site size

Due to the forms not being completed in a truthful manner How can this be acceptable to Ribble Valley Borough Council?

"the outside plan is non existent on the application therefore obviously no measurements

What is needed is an of the site IMPRINT NOW together with an IMPRINT AFTER THE PROPOSED CHANGES HAVE TAKEN PLACE

"Tables and chairs are indeed already set up on the present car parking area

~Taxis/motor vehicles drop people off at the front door which is on a roundabout where there has previously been a fatality Entry to the building needs to be fully reviewed

~Lastly there is a VERY IMPORTANT ASPECT

We would like to draw your attention to the variations in the outdoor space as shown on the plan from 2010(3/2010/0742)More detailed

When comparing this plan from 2010 to the plan(under application 3/2022/0432)the outdoor seating area in front of the conservatory is projecting into the car park space No reference whatsoever is made in the application on this aspect

We have already mentioned

~the noise aspect especially outside remains a major concern the public house being at the centre of a residential area
~The matter regarding permitted parking on the entrance road towards the Feildens Farm Estate is still very much in question The residential house builder confirms there was to be parking restrictions for a number of reasons including the very important aspect of width of road and passage of police/fire/ambulance services Lancashire County Council as well as yourselves having been requested to review on behalf of local residents
Thank you