

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 August 2022 08:52
To: Planning
Subject: Planning Application Comments - 3/2022/0598 FS-Case-444351620

[REDACTED]

Planning Application Reference No.: 3/2022/0598

Address of Development: Unit 6 Union Mill Watt Street Sabden BB7 9ED

Comments: Dear Sir / Madam.

I wish to object the planning application for change of use from General Industry to Gin Distillery at Unit 6, Union Mill, Sabden [REDACTED] Union Mill & in my opinion the proposed development is not in keeping with the stylistic context of the area. The distillery will have a negative impact on the amenity of adjacent residential properties from the manufacturing process & through noise, odour & late night activity from patrons, particularly on Fridays & Saturdays at 22.00HRS.

[REDACTED] the proposed development [REDACTED] significant loss of privacy. I do not feel that the proposed use is compatible with the area immediately surrounding the mill, i.e. industrial & commercial use adjacent to a residential area.

The development will cause traffic problems including generation of increased vehicles, namely customers own cars, taxis, & delivery vehicles. Access & safety issues are a concern given the proximity to St. Mary's RC Primary School. At peak times, i.e. the 8.45PM - 9.00 AM & 15.15PM - 15.45PM school run the area where Watt Street becomes the unmade road directly outside Unit 6 Union Mill is a bottleneck with access issues for local residents already an issue which causes conflict.

The proposal reduces the amount of car parking available & the school provides insufficient parking space already for parents dropping off / collecting children. This creates access issues to the residential properties at [REDACTED] [REDACTED] Union Mill & constitutes a health & safety risk as emergency vehicles are blocked by inconsiderate parents parking. The road surface is currently severely degraded from deliveries made to the existing businesses in Union Mill & the proposed distillery will undoubtedly lead to further degradation of the unmade road surface.

Approval would create a precedent that would lead to further proposals from businesses that are not appropriate for the site & lead to difficulties in objecting to similar planning applications. The local infrastructure is not adequate to service the proposed development in what is considered to be greenbelt by Sabden residents. The distillery will likely have advertising & signage which creates visual clutter & will be incongruent.

In my opinion the cumulative impact of the proposed development when considered alongside other developments that have recently been completed in the village, namely Cobden Court & Victoria Fold, will have an adverse impact both on [REDACTED] & the local infrastructure.

Yours faithfully,
[REDACTED]