



25-08-22

Dear Sir / Madam.

Re.planning application No: 3/2022/0598.

I wish to object to this planning application for change of use from General Industry to Gin Distillery at Unit 6, Union Mill, Sabden.

& in my opinion the proposed development is not in keeping with the stylistic context of the area. I believe the distillery will have a negative impact on the amenity of the adjacent residential properties from the manufacturing process & through noise, odour & late-night activity from patrons, particularly on Fridays & Saturdays at 22.00HRS.

I acknowledge that there exist licencing conditions under the 2003 Licensing Act in relation to the prevention of public nuisance, however in practice I don't feel that notices requesting consideration of local residents when leaving premises whilst under the influence of alcohol would be adhered to, & antisocial behaviour will inevitably ensue whilst awaiting taxis, urinating in the road, fighting & revelry will become a feature directly adjacent to where

proposed development a significant loss of privacy. I do not feel that the proposed use is congruent

with the area immediately surrounding the mill, i.e. industrial & commercial use adjacent to a residential area & a primary school.

The development will cause significant 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 a problem which causes conflict with increasing regularity.

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 1 & 2 The Fields & Fairfields adjacent to 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.

[REDACTED]

There have been numerous announcements / posts from The Ribble Valley Gin Company with the intention of generating interest which is understandable, however suggestions from enthusiastic patrons for outside seating areas & extended opening hours are concerning [REDACTED]

[REDACTED] I feel that the proposal is [REDACTED] & that once established the premises will become a bar with increased consumption on the premises & extended opening hours. This lack of [REDACTED] [REDACTED] for a harmonious relationship with residents & [REDACTED] of the impact from their proposed business.

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 [REDACTED] the local infrastructure.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 August 2022 22:58
To: Planning
Subject: Planning application 3/2022/0598

 This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

To whom it may concern,

We have received a letter relating to the change of use application by Ribble Valley Gin Co and would like to express our overwhelming support for this venture.

We are located [REDACTED] and we are totally behind this 'change of use' application as we believe it will bring much needed publicity and custom to all the other Sabden businesses.

We sincerely hope that this permission will be granted and look forward to further diversification of this historic cotton mill and the new trade it will bring.

Please keep me updated as to the outcome of this application.

Thank you

Kind regards

[REDACTED]

From:

Sent:

[REDACTED]
02 September 2022 10:15

To:

Planning

Subject:

Change of use, unit 6, union mill,watt st, Sabden BB7 9ED



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

FAO Stephen Kilmartin

Dear Sir

My concerns are as listed below.

Concerned over opening hours.

As the plans were passed on the premises on restricted day time hours only between 8 and 6.

Concerns over noise as it is a very quiet area and the noise with carry.

I cannot understanding how the licensing has got passed before even the planning of change of use on the premises. Could you kindly explain that please?

Concerns over traffic as it's an unadopted road and this falls on [REDACTED] to upkeep at a cost.

Concerns with the primary school only 10 meters away.

Concerns over litter as it is [REDACTED] that pick up around this area.

Kind regards

[REDACTED]

30 AUG 2022

ATTN

Re the planning application No:3/2022/0598 for proposed change of use from General Industry to Gin Distillery Unit 6, Union Mill, Watt Street, Sabden, BB79ED.

Although stated in the application under vehicle parking the applicant has ticked no to adding or removing parking spaces, as we now know a licence has been granted to supply alcohol on and off the premises, as with all hospitality venues there are going to be nominated drivers, taxis dropping off and picking up, and possibly cars being left overnight. Unit 6, Union Mill is situated on Watt Street on a section of unadopted road which is already very busy with vehicles and parking, and to grant this application would only worsen the traffic situation. The entrance to the unit is practically opposite a primary school. Apart from normal school hours there are after school events, coaches to take pupils for swimming lessons. Extra traffic caused by more vehicles to the Unit and said area, could create safety problems for the children. Prior to Union Mill there are several residential properties and Watt Street itself has houses on both sides which would also be affected by an increase in traffic, not only in regard to residents safety but several use the area for parking themselves and may find themselves struggling to park. The unadopted road then leads onto a single track lane which serves two properties and farming land, there is no area to turn around or park, and if the traffic and car parking gets worse it could make it difficult for emergency vehicles to gain access. This section of unadopted road is not covered by street lighting and at night extra vehicles and people not used to the area are at risk of not seeing residents who use this road to walk their dogs or who are just out for a country walk. Even in daylight, delivery vehicles pull out without looking both ways not thinking that this is a road used by residents and walkers, it is an accident waiting to happen. This application does not take into account for the provision of sufficient parking; in fact it reduces the amount of car parking spaces available. Extra traffic will cause degradation to the unmade road surface.

Local infrastructure is not adequate enough to support this application.

Several years ago when planning application 3/2017/0966 was granted to change the use from A1 to B1, it was done on a condition that the opening hours were to be from 8am to 6pm, Monday to Friday. As we now know, RVBC Licensing Dept. has already approved a premises license for Unit 6, Union Mill to be open seven days a week, with three of those days far extending 6pm (10pm in the application)? This totally overrules previous planning consent and sets a worrying precedent. Indeed the café at Union Mill has now also applied for a premises license, to include sales of alcohol, late night opening, seven days a week and a license for unamplified music. This is a far cry from the original planning permission!

We find it difficult to accept that a license has been granted before planning permission has been given. With the increase in traffic and the number of people coming to Unit 6 there will be an increase in noise. At 10 O'clock at night after a visit to the Unit whether it be for a drink, a tour of the distillery or taking part in the Gin School those leaving will not consider the surrounding residents or properties. Noise and disturbance at that time of night is not acceptable. To make matters worse

staff would be leaving later after clearing away and locking up the premises, again causing noise and disturbance to residents.

We have always wished for Union Mill to be a success but strongly feel this application is not appropriate within a residential area, it is detrimental to the area but more importantly it is not suitable and could be harmful to the safety of school children and local residents.

