

[REDACTED]

From:

Sent:

[REDACTED]
24 August 2022 12:42

To:

Planning

Subject:

F.A.O. Mr.Stephen Kilmartin / Planning Application No: 3/2022/0598



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Dear Mr.Kilmartin,

Re. Planning Application No: 3/2022/0598 at Union Mill in Sabden & the proposed gin distillery. Could you please provide clarification on a couple of points regarding this proposal? At the granting of a premises licence hearing held on 10th August 2022 for the Ribble Valley Gin Company Limited's application, the operating schedule detailed that the supply of alcohol for consumption on the premises would be until 22.00HRS on Friday & Saturday evenings. The planning drawings that accompany the application on the RVBC website however state that the opening hours on Friday & Saturdays is until 21.00PM. As the proposed opening hours will likely be the main concern of local residents could you confirm whether it is 9PM or 10PM?

In 2018 DAC ltd.made a planning application (Planning Application No: 3/2017/0966) for change of use in Union Mill to B1 OFFICE BUSINESS CENTRE. The application was approved subject to restricted operating hours (8AM - 6PM) the reason given that ***'in the interests of nearby residents, the safe operation of the immediate highway network & the character of the locality as required by Key Statement EN5 & Policies DME4, DMG1 & DMG3 of the Ribble Valley Core Strategy***).

Could I ask whether the same interests / amenities of local residents who would be affected by the proposed gin distillery are taken into consideration when considering the application? Is the distillery development category / classification subject to the same policies & criteria (e.g. core strategy) as DAC's phone manufacturing business? I ask this out of [REDACTED] primarily.

Thank you,

Yours sincerely,
[REDACTED]



15.08.2022

Reference application: 3/2022/0598

With reference to the application by Ribble Valley Gin Company Ltd, whilst we do not have a problem with a business operating from there during normal working hours Monday to Friday, we do have concerns with this being a business wanting to open seven days a week and until late in the evening on some days. A business such as this would be more suited to a town rather than a village in a conservation area where it could potentially have a negative impact on nearby residential properties and by further increasing traffic on a road which has not been designed for this.

Previously, the site had only one business, Sabden Antiques Centre, and the surrounding residential area was not affected negatively from this due to only occasional visitors and very limited deliveries/collections, which were not daily. Since the site has been sold, there are several independent businesses which have now opened up, which has caused an increase in traffic on an unmade road which only has one way in. Vehicles going to the new businesses have occasionally

[REDACTED]
[REDACTED] We have also noticed on several occasions that people (who possibly work in the premises and are on breaks) [REDACTED]
[REDACTED]

1. Within the heritage statement section 'impact on the proposals and public benefits' this states that, **'the application has been left empty for a considerable length of time'** – this is not accurate as this section of the mill has been used as a workshop for a very lengthy period by someone who makes/sells high end summer houses and they have only recently moved out. This business used the premises as a workshop and did not impact negatively [REDACTED]
[REDACTED]
2. **'Granting planning permission would provide additional employment in the village'** – on the application form it states that 2 employees will be working and if they are currently already employed or jobs being advertised generally, this is not having any impact on employment within the village.
3. **'Significant parking owned and controlled by the landowner (Union Mill) is provided on the opposite side of Watt Street. The parking is available to visitors and workers at the mill.'**
 - Most days this section is currently full of cars from employees who work at the main company on the site and these currently take up the majority of the space down to the proposed site (even on Mondays when the café is not open) This does not leave much space for additional parking required at these premises and further congestion could occur on a terraced street which is already congested with residents needing to park.
 - The residential housing/school/cars that are usually parked in this location have not been shown on the photograph on the front of the heritage statement and the condition of the road in this picture does not reflect the current state with many potholes.

This development could cause further traffic problems – there is only one road into the site which is already congested at certain times of the day with employees leaving the businesses that are already there/traffic from the school. There is limited parking/little room to turn around and the road in front of the premises is unmade, which means increased traffic will lead to further degradation of the surface – what are plans to maintain this? The proposed opening hours would mean traffic until late in the evening and general noise from people arriving/leaving (even though in the license application it stipulates signs would be displayed to remind people of neighbouring properties and to leave quickly and quietly)

4. With reference to a previous planning application for this site (see below) working hours were limited to Monday to Friday 08:00am to 18.00pm however this application is for the business to remain open seven days per week and some days until 9pm (10pm in their licensing application) in the evenings. This would have a detrimental impact with noise and traffic in this residential area and we feel that the same hours of opening should apply ‘in the interests of the amenities of local residents.’

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVE

DATE: 12th April 2018
REF: SK
CHECKED BY:

APPLICATION REF: 3/2017/0966

GRID REF: SD 377707 437117

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF PART OF FORMER MILL FROM A1 ANTIQUES DISTRIBUTION CENTRE TO B1 OFFICE BUSINESS CENTRE, ERECTION OF EXTERNAL FIRE ESCAPE AND CREATION OF PARKING PROVISION. UNION MILL, WATT STREET, SABDEN BB7 9ED

4. The B1(a) use hereby approved shall only be operated from the premises between the following hours:

08:00am to 18.00pm Monday to Friday

There shall be no business operated from the premises or site outside the stated operating hours.

REASON: In the interests of the amenities of nearby residents, the safe operation of the immediate highway network and the character of the locality as required by Key Statement EN5 and Policies DME4, DMG1 and DMG3 of the Ribble Valley Core Strategy.

5. **The proposal will have no greater impact than general industrial operations that could be carried out on site currently**

- For reasons outlined above we feel that the proposal **will** have a greater and adverse impact [REDACTED] residential area. Additionally in the licensing application there is the request for a 24-hour license for online sales – these have to be delivered and will mean increased vehicles for collection / deliveries throughout the day.

- In the supporting statement it states that it is 'anticipated' that gin tours would only be a few times each month – As a growing business, we can only assume there will be a drive to increase this which would have more of an impact than only a couple of times a month.
- 'Sales of gin will be made from an area beside the main entrance' – this sounds like a shop which is not mentioned in the plans? If gin is to be sold to customers from tours/gin school we have concerns that people could start to take drinks outside/there could potentially be smoking/increased litter (all directly opposite a school and near to residential properties)
- 6. The premises are within a conservation area and having a gin distillery or gin school is not in keeping with the stylistic context or scale of the local area. Increased signage/advertising near the premises will also create visual clutter in a residential and conservation area.
- 7. The development is directly opposite a primary school, and this could impact negatively on the safety of children at the school with increased traffic on an unmade road where it is difficult for cars to turn around safely when it is congested.

We hope that the points raised will be taken into consideration with this planning application and the decisions made are appropriate for a residential area within a small village in a conservation area.

