Planning Application Reference No.: 3/2022/0942

Address of Development: Thorneyholme Hall
Newton Road
Dunsop Bridge
BB7 3BB

Comments: Dear Mr Waleczek

Thank you for the opportunity to comment on planning application 3/2022/0942.

In general, we have no objection to the application. It would be good to see Thorneyholme Hall in use and contributing to the local economy.

We would ask that the planning committee consider the possibility of noise disturbance that may arise for the change of use, both to the nearby dwellings and the local area. We're not experts in planning, but it would be reassuring if it were possible to apply conditions that put sensible limits on what would be acceptable, although we do not expect constant monastic levels!

We would also ask that the mains water supply infrastructure that lies beyond the control of United Utilities is reviewed (if this is within the remit of the planning committee) to ensure that it is adequate meet any increased demand.

Having reviewed the application there are also a few observations that we would like to make. These are not of particular concern to us and are likely to be simple oversights on the part of the applicant's agent:

1. The application states that the work or change of use has not already started. However, the annex building already exists, as does the car parking and associated access road. Reviewing previous planning applications, I can't see any approval for the annex (as built) or the road and car parking.
2. I'm not certain what the definition of vacant would be, and the house does get occasional use, but in practice it is not occupied.
3. Foul sewage – the application states that this will be disposed of via a mains sewer. Searches carried out during the purchase of our property in 2017 indicate that there is no mains sewer in this area.

Regards