

From: [REDACTED]
Sent: 01 December 2023 15:01
To: Planning
Subject: FAO MR Will Hopcroft



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With reference to planning application 3/2023/0707 and my Objection letter dated 31st October 2023, I have noticed that a Noise Assessment has been submitted on behalf of the applicant and made public subsequent to the closing date of the 1st November 2023 and the submission of my objection letter.

In light of this I wish to briefly comment on the Noise Assessment.

I am not qualified to comment on the technical aspects of the report but there are a number of areas that do not fully represent the situation as is, in real life.

I note that the Audio Assessment appears to have been redacted, due to its many inaccuracies (as noted in para 3.1 of the Noise Assessment) but my comments regarding the Audio Assessment and noise in general in my objection letter equally apply to the Noise Assessment.

I have highlighted my comments to particular paragraphs in red.

2. 1.4. Concerns have been raised over the potential impact from the activities at the site, particularly from occasion solo artists hence the request for this report (It is not always a single solo artist as has been pointed out by many objectors, sometimes two with an accompanist on keyboard etc. The Audio And Noise Assessment can measure the sound from a single speaker but it does not take into account 50/60 people under the influence of alcohol singing, dancing and chatting trying to make themselves heard. There are also drinkers and smokers regularly sitting and standing outside, with the door open (see Item 5.3 of my objection letter). Neither do the assessments take into account the outside noise when they all leave at the same time and get into cars/taxis/minibuses etc.

3. The Assessment

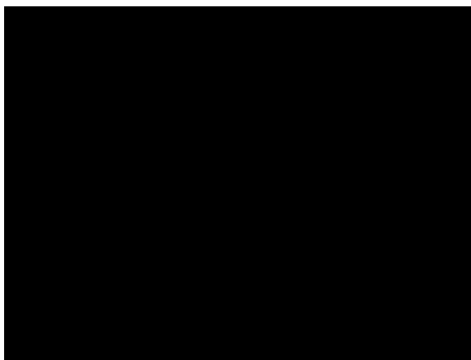
1. 3.1 A previous "audio Assessment" has been submitted as part of the application and this has been reviewed by Martin Environmental Solutions. Unfortunately, there are a number of issues with this report that have been identified.(Surely this report has so many inaccuracies it can't be taken seriously, hence the redactment and a new Noise Assessment) The previous report has however provided some background sound levels for the area indicating the background sound levels at the nearest residential properties ranged between 65-68dB(A) as a result of passing traffic.(We knew about passing traffic when we [REDACTED] and a heavy goods vehicle passing occasionally only lasts a few seconds, it is not like the incessant noise from the establishment that lasts for between 3-6 hours

The Proposed Development

3. 3.3 The proposed development consists of a single storey detached building constructed from a cavity block wall and slate roof. A mezzanine floor is located over half of the building to be used as an occupational living area (this has also been used as an extension to the bar area). Double glazed windows and the entrance door are located on the southern façade, none of the windows open.(But the door does open...refer my objection letter)
4. 3.4 The ground floor consists of a retail area selling interior design goods and a small drinks counter area.(This is not a small drinks counter, It's a bar area that's actually as big if not bigger than some bars in the town centre. Refer to my objection letter saying the whole ground floor is taken up by bar/event visitors)
5. 3.5 The commercial hours of use will be Monday-Saturday 08:00-20:00 and 08:00-17:00 on Sundays. Occasional solo artist performances are held in the evenings (These occasional artist performances are most weekends and are not only held in the evenings.They also include at times the noise from 40/60 attendees singing, dancing and talking and can last between 3 to 6 hours

I would like to also make one more point about the Audio and Noise Assessments. They appear to focus on the issue of noise being a single solo artist performing occasionally. Surely in a residential area these reports should also address the noise from a bar full of 50/60 people with or without entertainment, under the influence of alcohol coming and going along with the increased noise from their vehicles. Neither do they address the noise from smokers and drinkers sitting and standing outside the premises. They also say that the door is always closed, this is not the case but even when it is, the noise from the building is incessant.

Kind Regards



[REDACTED]

From:

Sent:

28 November 2023 14:04

To:

Planning

Subject:

Planning Application 3/2023/0707 - FAO Will Hopcroft



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.

Application Nos. 3/2023/0707 : 1 Lower Lane, Longridge PR3 3SL

Hello Will.

[REDACTED] have already submitted an objection letter with regards to the above Planning Application that I understand you are dealing with.

Yesterday I noticed some new information posted on the website which surprised me a little and I sent you an email covering this. Unfortunately I used the email key that was on the planning web page rather than your email address address. I will cover this off again so can you please delete the initial email as there is no need for it to be posted.

Basically I raised a question as regards a Noise Assessment which shows an incomplete date of Nov. 2023. It just seems to be well after the formal closing date of this application?

The report has been completed by [REDACTED] and shows it having been instructed by the Applicant. Is this correct or has it been requested by Environmental Health?

It seems really strange as it clearly criticises the accuracy of the earlier Audio Report which was also instructed by the Applicant i.e. it states that "Unfortunately, there are a number of issues with this report that have been identified".

It does not provide details of the "issues" but despite highlighting that the report does have them it still uses information which it then bases its "considerations" upon? How can a report be accurate if it uses another report that is acknowledged as being inaccurate?

There does seem to be a lot of focus on live music, which seems to be the reason why the Audio report was commissioned. If a live music report was requested by Environmental Health then should the scope of any test not have been agreed upfront rather than the applicant setting her own site conditions? I mean there just seems to be talk of 1 solo singer, no more than 1 speaker and the only access/exit door to the premises to remain closed at all times - how could something like that be monitored/enforced?

Obviously if the report relates to the Applicant only and no other parties then I can appreciate your position for any comments. However can you tell me if residents can still voice an objection as regards any new information that seems to have arrived post objections?

Sorry for any trouble I may have caused with this enquiry as I know that your time is limited but I know very little about the actual planning process.

regards

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 November 2023 19:11
To: Planning
Subject: Planning Application Comments - 3/2023/0707 FS-Case-565198171

Planning Application Reference No.: 3/2023/0707

Address of Development: 1 Lower Lane, Longridge PR3 3SL

Comments: I have already submitted an Objection in respect of this Application however I have just noticed a "new" Noise Assessment has been placed on the planning web site commissioned by the Applicant. There is no proper date on the report only November 2023 which is post the official closing period.

Can you confirm if this "new" report has been requested by RVBC Environmental Health or is it just another additional report instructed by the Applicant?

The reason I ask is I find it strange that this "new" report criticises the original Audio Despite, dated 23/10/2023, which was also commissioned by the Applicant. The "new" report confirms "a number of issues have been identified" but fails to mention what these "issues" are. However despite their criticism they still use the same figures for their own "considerations" which surely questions its own accuracy?

If Environmental Health has requested this then surely the scope of any test would usually be agreed upfront? Also would it not be best to use a suitable consultant that is a member of the Association of Noise Consultants?

Finally there does seem to be a remarkable amount of focus on LIVE MUSIC for an Application that is to regularise alcohol sales and ALL the music factors focus on 1 solo performer with 1 speaker and the only access/exit door to the premises being closed - How could such conditions be enforced/monitored?