



Stephen Kilmartin
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

21st February 2025

Dear Stephen Kilmartin,

Planning Application No: 3/2024/0834

Grid Ref: 373309 436239

Proposal: Proposed conversion of an existing retail unit with accommodation at first floor over into a boutique hotel with restaurant including three-storey extension to side, two and three storey extensions to rear, building up and extension of existing rear outriggers with addition of windows and rooflights, roof terraces, new flue above ridge level, new bin store to side, new boundary treatment to side and rear and use of land to front and side for outdoor dining.

Location: 69 King Street Whalley BB7 9SW

Whalley Parish Council formally objects to the above planning application, concerning the proposed conversion of 69 King Street, Whalley.

The objections are based on several concerns;

- **Overdevelopment:** The scale of the proposed extensions is considered excessive for a building of significant interest to the village.
- **Excessive Massing:** The scale and massing of the proposed extensions constitute overdevelopment that will create an overwhelming and overshadowing presence that is out of character with the area and would dominate the streetscape.
- **Incompatibility with Surroundings:** The design of the extension does not harmonise with the existing surroundings.
- **Conservation Area Impact:** The proposal does not adequately preserve the character, architectural and historical significance of this notable building located within this conservation area of the village.

- **Parking Issues:** There are insufficient parking provisions for both staff and guests, which could exacerbate existing parking pressures in the village.
- **Night-Time Economy Concerns:** Potential negative impacts on the local night-time economy have been raised by residents, particularly in relation to noise and disturbance for residents.

While we acknowledge the potential benefits of investment in the village, any redevelopment must be sensitive to its surroundings, appropriately scaled, and considerate of community needs. We therefore request that the current plans be reconsidered to better align with these principles.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council