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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 January 2025 10:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0834 FS-Case-678796850

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**Planning Application Reference No.:** 3/2024/0834

**Address of Development:** 69 King Street, Whalley BB7 9SW

**Comments:** Whilst nobody likes to see a building standing empty, in particular a building of townscape merit but I still have several concerns with the planning application

1) The planning permission request states that there is a critical shortage of hotel accommodation in the area, this is simply not true, there are many hotels within the immediate area surrounding Whalley and I am sure if the planning authority were to request information, not one of them would state they are running at capacity.

2) The design and access statement details that there will be 10 parking spaces reserved at the rear of the Spar shop for guests, surely this parking is already at capacity from the residents of George Street apartments and visitors to the George Street shops. It is very rare when trying to visit the Spar shop that a space is available.

Where are guests going to park to check in to the hotel, Whalley is already beyond parking capacity on the main roads and there simply isn't loading areas available outside any elevation of the building that aren't allocated to public parking. The only on site parking space is being taken over by an extension.

The application also states there are 16 spaces on the sidings nearby, which will be fenced in and covered by security cameras. I can only assume this is the current train station parking on the approach to the sidings which is owned by the applicant's family, this parking is currently allocated to the railway commuters and is full most days. Where are the rail users supposed to park once this area is fenced off, will this also limit access to the railway station as it is fenced off?

3) The current building is of significant local merit and one of the best we have in the village, the proposed extensions are excessive and the bulk and scale of them will ruin the townscape. This together with removing several trees and pushing the building very close to all the boundaries would create a building that looks awkward and stands out for all the wrong reasons. All the shops and bars along the King Street elevation do not have a stone wall between them and the pavement, the addition of this to the "Checkmate" building will look awkward to say the least

4) Whalley is well documented for having various problems with its night time economy and nuisance, why would we want to remove another property from the daytime economy and transfer it therefore increasing the problem.