

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 January 2025 17:08
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-681564481

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0834

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

Comments: I wish to object to the application.

There are already a significant number of hotels, bed and breakfast and holiday let premises within Whalley, Clitheroe and neighbouring areas. I do not see that there is a need for a further hotel.

The proposed venue is within a well known flood area and I consider that the proposed application will further increase flood risks to surrounding properties.

The proposal includes comments about private parking and valet parking. There is very limited parking within Whalley and the proposed application would further reduce available parking for residents and for people coming to the village to shop or attend local licensed premises. I can foresee the proposal would increase unlawful parking and therefore have an increased risk of road safety issues to pedestrians and motorists. People visiting Whalley at weekends to go to licensed premises already abandon their vehicles overnight on double yellow lines, blocking private driveways and causing obstructions. Vehicles have been left along George Street, King Street, The Sands, Cornmill Mews to name a few and adversely impact local residents.

The application does not specify how the venue would operate i.e. patrons booking into the venue and how arrivals would not contribute to additional noise issues for local residents.

The proposal would fundamentally change the appearance of a beautiful building. The proposed removal of trees would also negatively impact the visual aesthetics of the village.

I have concerns re the impact of building development on the quality of lives for residents. When recent building work was done on the flats on George Street, the area was left in a poor state by builders/contractors and their behaviour (excessive swearing, using back alleys to urinate etc) left a lot to be desired. The presence of contractor vehicles also contributed to a lack of parking and traffic management issues.

Finally, there is a cumulative impact assessment in place regarding licensed premises in Whalley. There have been well publicised issues with alcohol related anti social behaviour, noise nuisance

and litter/vomit littering the streets. An additional licensed premise would only add to the issues and arguably be in breach of RVBC's CIA for Whalley.

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 January 2025 19:23
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-681872091

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0834

Address of Development: 69 King Street, Whalley,

Comments: I am writing to formally object to the proposed conversion of the existing retail unit, with accommodation on the first floor, into a boutique hotel with a restaurant. Whilst I recognise the importance of supporting economic growth in our area and generally welcome new businesses, I believe this particular development raises several concerns that should be taken into account.

1. Impact on Local Night-Time Economy and Anti-Social Behaviour

In recent years, Whalley has seen a significant increase in its night-time economy. Unfortunately, this has led to a corresponding rise in anti-social behaviour, particularly at weekends. The addition of another bar/restaurant will likely exacerbate this issue, further contributing to the disturbance already experienced by local residents. There are already a sufficient number of establishments serving alcohol in the village, and the introduction of another could further imbalance the night-time economy, aggravating the current problems.

2. Parking Issues

Parking in Whalley, especially on George Street and Church Lane, is already a major concern for residents. The new apartments above the Spar will increase the demand for parking spaces, adding to the pressure on what is already a limited resource. Whilst the hotel proposes a valet service, it is unclear where this would operate, given the lack of available space in the village. The Spar car park is frequently full, and it is unrealistic to assume it can accommodate the additional vehicles associated with the hotel and restaurant, especially considering the existing demand from the apartments.

3. Strain on Local Infrastructure

The conversion into a boutique hotel will inevitably lead to an increase in visitors and traffic, which could place undue strain on the village's infrastructure. Whalley's narrow streets and limited parking facilities, combined with increased footfall, could lead to congestion and create safety concerns for both residents and visitors. Whilst I support the idea of attracting new businesses, it is essential that this be done in a way that maintains the village's character and ensures the infrastructure can support such developments.

Conclusion

Whilst I am not opposed to new businesses or the growth of Whalley's economy, I believe this

proposal is likely to worsen existing issues, particularly in terms of anti-social behaviour and parking. I urge the council to carefully consider these points before approving the development and to explore measures to mitigate the impact on the local community if it proceeds.

Thank you for considering my concerns.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 January 2025 00:06
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-682267734

[REDACTED]

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[REDACTED]

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Planning Application Reference No.: 3/2024/0834

Address of Development: 69 King Street Whalley BB7 9SW

Comments: Objection to Planning Application PP-13468601

Dear Planning Team,

I am writing to formally object to the proposed development at 69 King Street, Whalley (Planning Application PP-13468601) I have thoroughly reviewed the application and its associated documents. I have identified numerous critical issues that render the proposal inappropriate, both in principle and detail. My objections are outlined below:

1. **Heritage and Conservation Violations:** The site is within the Whalley Conservation Area, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, to preserve areas of architectural and historic interest. Section 72 of the Act mandates that any development within a conservation area must preserve or enhance its character or appearance. The proposed extensions are entirely out of scale and character with the existing building and its historic surroundings.

The introduction of contemporary elements such as frameless glass, excessive glazing, and an obtrusive roof terrace detracts from the historical integrity of the area. The Whalley Conservation Area Appraisal highlights this building as a "building of townscape merit," with key views identified along King Street and George Street. The proposal fundamentally alters these aspects, creating significant harm.

The National Planning Policy Framework (NPPF) Paragraphs 199-202 emphasise the need to conserve heritage assets, placing great weight on their preservation. The application lacks clear and convincing justification for the harm caused, directly contravening these guidelines.

2. **Design and Contextual Failures:** The Ribble Valley Core Strategy's Policy DME4 (Protecting Heritage Assets) requires that extensions and alterations respect the scale, form, and materials of the existing building. The proposed scheme introduces incongruous elements that disrupt the established architectural vernacular.

The excessive massing of the rear extension, combined with a flat-roofed design, is wholly

incompatible with the pitched roofscape characteristic of Whalley. This fails to meet the design principles outlined in BS 7913:2013, which advocate for extensions that remain subordinate and sympathetic to the host building.

3. Accessibility and Disability Compliance: The proposed development does not meet statutory obligations under the Equality Act 2010 or Part M of the Building Regulations. There is no provision for step-free access at entry points or to upper floors, excluding wheelchair users and individuals with mobility impairments. Furthermore, the omission of accessible sanitary facilities breaches the fundamental principles of inclusivity and equitable access.

4. Fire Safety and Emergency Egress: Approved Document B of the Building Regulations mandates robust fire safety provisions, which this proposal fails to demonstrate. The lack of protected escape routes, inadequate compartmentation, and insufficient access for emergency services present significant risks to occupants and the public. The inclusion of a roof terrace further exacerbates these concerns without adequate safety measures such as sprinklers or alternative egress routes.

5. Flood Risk and Environmental Concerns: The site's partial location within Flood Zones 2 and 3 raises serious concerns. The proposed increase in impermeable surfaces, combined with the absence of sustainable drainage systems (SuDS), fails to mitigate surface water runoff. This directly conflicts with NPPF Paragraph 159, which requires developments to avoid increasing flood risk elsewhere.

Additionally, the removal of mature trees, without sufficient justification or compensatory planting, contravenes BS 5837:2012 and diminishes the ecological and visual value of the area.

6. Licensing and Community Impact: The proposed development introduces yet another licensed premises into a small village already experiencing an over-saturation of bars and restaurants. This risks undermining the balance of Whalley's commercial offering, leading to increased noise, anti-social behavior, and late-night disturbances. The absence of a noise impact assessment is a glaring oversight.

Moreover, serious concerns exist about the suitability of the applicant to manage such a venue. The applicant's documented history of being [REDACTED] scheme raises significant questions about [REDACTED]. Allowing this development would jeopardise community safety and public confidence in the local authority's regulatory oversight.

I urge Ribble Valley Borough Council to consider these substantial and multifaceted issues when reviewing this application. This proposal prioritises commercial interests at the expense of Whalley's heritage, community wellbeing, and planning principles. I trust that the council will reject this application and uphold its statutory obligations to protect the character and integrity of the conservation area.

Thank you for your time and attention.

Yours sincerely,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 January 2025 14:07
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-683172560

[REDACTED]

[REDACTED]

[REDACTED]

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Planning Application Reference No.: 3/2024/0834

Address of Development: Former checkmate king st Whalley

Comments: I don't think this application for a hotel with a bar and restaurant,we have [REDACTED] [REDACTED] over the last few years it has lost it's niche shops and been replaced by bars and eating places ,parking is an issue plus weekends just attract lots of people at nights and in the mornings just broken glass sick and rubbish all over the streets ,this sort of application is over the top for Whalley ,the building could be put to better use maybe opening as a selection of small shop units or a food market ,not another bar !, ! For this reason planning should be refused