

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 January 2025 12:10
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-680473329

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0834

Address of Development: 69 King Street Whalley BB7 9SW

Comments: I object to Application 3/2024/0834 69 King Street, Whalley BB7 9SW

An objection invariably implies a negative, but this objection must be strongly viewed as a positive, if not an imperative attempt to avoid a potential decision by a few representatives of a local council to give an ill advised approval to an unsuitable developer. The aforementioned parties have recently failed to work together to manage an as approved completion of a large change of use building only a few metres from this latest application address, and this reality should now be given due consideration.

Whalley has huge potential to be improved by those with appropriate policy and sympathetically developed by those with suitable experience and ability. This approach has been ably and simply demonstrated on a small scale by the recent tasteful works to Bec & Co 39 King Street. The developer now making this application has already demonstrated that they are perhaps not best suited to completing sensitive and considered projects on one building of Townscape Merit, let alone another, as now applied for.

An additional concern to this application is that the local council have already also shown a worrying lack of action and willingness to protect the ongoing integrity of Whalley from insensitive architectural alterations and amendments by this developer.

This latest application is intending to cut down attractive trees and architecturally destroy and overdevelop a corner site of visual importance to the village.

Considering what is now being negotiated to apparently 'regularise' George Street apartments, I have little confidence that if this application is approved it will ever be completed as proposed and that a tree lined, spatially aware, aesthetically pleasing and architecturally appropriate building of designated Townscape Merit will be replaced with an out of scale and context overdevelopment with Zero Merit.

The character of Whalley is potentially in danger of being destroyed by the parties involved on both

sides of this application. The developer and local council should therefore be held jointly responsible for architectural vandalism should this application ever be deemed appropriate and acceptable.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 January 2025 17:00
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-679631920

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0834

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

Comments: Firstly i would like to say the development address is one of the most beautiful buildings in the village and having been empty for a number of years needs to be utilized . However, i don't. think this is the right development for this site. For the reasons i will highlight bellow.

Parking in Whalley has been an issue for a number of years and concerns are usually raised when any planning application in the centre of the village is submitted. The carpark at the end of George Street which is the property of the applicant will allocate 10 spaces a for the use hotel guests . On this carpark there are also some reserved spaces for residents of the adjacent apartments

In addition the car park is used by the customers and staff of the businesses on George Street,. parents of children attending the local primary school, which also has issues with parking, and customers of other businesses in the village

If it is the applicants intention to reduce the number of free designated parking spaces in the village as his right as the owner of the land. Loss of such a facility will have a wider impact on the village and this should be taken into account.

The building is in a Conservation Area and has been identified as being " a building of merit" I feel this development will change that significantly. The building of a wall at the front of the property is not in keeping with the area. The scale of the proposed extensions to the side and rear of the building have already raised concerns during the pre-planning stage and whilst it appears some adjustments have been made. I understand the Counsel still have reservations,

I also feel there is a lack of detail in some areas of the application that should be looked at before the final decision is made.

There is no mention of any provision for how guests will be checked in, will this happen directly outside the hotel where there is very limited parking for cars to unload. or to access the valet parking.

There is no information to say if the bar, restaurant and pool are solely for residents use or open to members of the public.

If is going to be available to the general public what will the bars opening hours, and how will this be managed as in my experience many hotels usually provide extended hours for guests..

When you look at these comments i hope you will take into account some of the points raised and seek further clarification before making your decision

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 January 2025 11:35
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-679746907

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0834

Address of Development: 69 King Street Whalley BB7 9SW

Comments: Being a [REDACTED], I am whole heartedly AGAINST this planning application as are my family.

The disruption caused by the works completed on George Street Apartments which have only recently finished meant [REDACTED], could not work from home due to the noise, were subject to workmen urinating in the access road, no consultation or warning as to when scaffolding was going up, foul language [REDACTED] and not to mention the rubbish which was left over, and coming home to find works vehicles parked [REDACTED]

As this is believed to be the same Business ([REDACTED]) who is planning the next part of their empire I have little faith anything will be different.

Whalley does not need another restaurant and bar which will add to the noise levels and antisocial behaviour we have experienced at weekends, there has been no consideration made to local residents of [REDACTED] to whom 69 King Street [REDACTED] about what the months or possible years of work will mean, let alone the disruption and disturbance of any peace we may currently have.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 January 2025 09:17
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-680020210

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0834

Address of Development: 69 King Street Whalley BB7 9SW

Comments: I object to the proposal and begin with contesting the view stated within the design statement which claims that the proposal will 'enhance' and 'preserve' the character and appearance of the building and conservation area.

The applicant appears to have largely ignored the advice provided through the pre-application enquiry carried out, where it seems that a 'significant reduction in bulk and scale' of the proposal was requested. This has clearly not been considered.

I raise a principle concern with regard to the scale/mass and overall design of the proposal as well as the spurious justifications stated in the design statement for the proposal which, without a doubt, a major commercial development proposal in a highly sensitive area.

The overall bulk of the extensions proposed is alarming given the location and it's setting within the conservation area. The appraisal of Whalley's conservation character highlights the importance of certain building which are either listed or have a townscape merit. The spaces between buildings and important views are also highlighted.

This proposal pays no regard to both the architectural elegance of the existing building and it's location in the overall context of the conservation area. The extensions are incongruous and demonstrate a clear over development of the building and site. I believe the loss of the trees is a significant material consideration as these certainly enhance this corner junction of George Street and King Street.

I firmly believe that an assessment of this proposal cannot be undertaken without consideration of the recent development of 7 apartments immediately behind the application site. This development is awaiting planning approval following the astonishing failure of the applicant to clear numerous important planning conditions during and after the 'completion' of the site works. The apartments are now occupied.

Note : This beautiful building has also been subjected to a crass engraving of a company title which is akin to architectural vandalism. This action, sadly, reveals the misguided priorities of a development company which seems intent on redeveloping and destroying the essential characteristics of

landmark buildings and their importance in the conservation area.

There is justifiable fear within the community that the applicant, with this proposal and potential development, will continue to arrogantly flout local planning policies, decisions and conditions.

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 January 2025 10:36
To: Planning
Subject: Planning Application Comments - 3/2024/0834 FS-Case-680078880

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0834

Address of Development: 69 King Street Whalley BB7 9SW

Comments: Although it is always preferable to see a building in use rather than standing empty, especially one with such townscape merit, I have several concerns regarding this planning application.

The application asserts a critical shortage of hotel accommodation in the area. However, this claim is simply not accurate. Whalley and its surrounding area are already home to many hotels. If the planning authority were to investigate further, I am confident they would find that none of these establishments are operating at full capacity.

The design and access statement proposes reserving 10 parking spaces at the rear of the Spar shop for hotel guests. However, these spaces are already heavily utilised by residents of the George Street apartments and visitors to the shops. It is already rare to find an available parking spot when trying to visit the Spar shop.

Where would hotel guests park upon arrival to check in? The main roads in Whalley are already overburdened, and there are no available loading areas near the building that aren't allocated to public parking.

The existing building is a significant local landmark, and one of the finest examples of architecture in the village. Unfortunately, the proposed extensions are overly large and excessive in scale. They would negatively impact the townscape, particularly with the removal of several trees and the building being pushed too close to its boundaries. The result would be a structure that feels out of place and awkward. Additionally, the proposal to add a stone wall between the building and the pavement, something not seen on any other shop or bar along the King Street elevation, would exacerbate this awkwardness.

Whalley's night time economy and associated nuisances are already well documented issues. Transforming this property from contributing to the daytime economy into one that feeds the night time economy would only worsen these problems.