

Sharon Craig

From: Planning
Sent: 08 September 2021 10:04
To: Rebecca Bowers
Cc: Planning
Subject: R&U Proposed development at the Lord Nelson Pub 3/2021/08/25

Categories: xRedact & Upload

From: [REDACTED]
Sent: 07 September 2021 17:23
To: [REDACTED]
Subject: Re: Proposed development at the Lord Nelson Pub 3/2021/08/25

External Email

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[REDACTED]

To: "planning@ribblevalley.gov.uk" <planning@ribblevalley.gov.uk>
Sent: Sunday, 5 Sep, 21 At 16:06
Subject: Proposed development at the Lord Nelson Pub 3/2021/08/25

Dear Rebecca,

We have been notified by Ribble Valley Borough Council of a planning application in respect of the Lord Nelson Pub. [REDACTED] We wish to object to the proposed development having reviewed the plans on your website; on these grounds.

1. The erection of a timber framed dining pod is not in character with the traditional stone pub building.
2. Green Belt policy. The pod is a disproportionate size in relation to the pub, and inappropriate in terms of green belt policy.
3. The garden at the pub is not licensed for alcohol consumption.
4. The site is at a higher elevation than surrounding house gardens. When events are held in the garden now, however infrequently, the noise is disturbing and can go on late into the night. This is during good weather when residents are more likely to be using their gardens. The application does not include a Noise Assessment. The noise impact is likely to be more frequent and impactful. There have already been complaints by local residents, about the noise, when customers have been using the patio area.
5. The NPPF regulations says that planning decisions should aim to avoid noise which may impact on health and quality of life, as does the Noise Policy Statement for England. The application does not meet these requirements.

6. We would also be concerned about any increase in light pollution. If the application were successful there would be a significant increase in light pollution, which, like noise, would have a significant effect on residents at inappropriate times.

7. Because of the size of the pod customers using the remaining lawned areas would be closer to residents' garden boundaries.

8. The development of the plan would effect amenities for residents, in terms of who is more important a consideration in planning decisions, temporary passing customers or permanent residents and their wellbeing? There would be an increase in traffic on Whalley Old Road at the front of the pub, and on York Lane at the side. There is no off road parking available; these roads are already used by residents for parking; and there are young children living in the dwellings near the pub. There are already traffic calming measures in place.

We believe that the planning committee should not approve the application for the reasons stated above. The impact on the amenity for residents would be significant. We urge the committee to refuse this application. If approved there should be restrictions on frequency of usage, levels of light and noise.

Yours faithfully,

A large black rectangular box redacting the signature of the person writing the letter.