

Nicola Gunn

From: Planning
Sent: 01 September 2021 13:19
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: 31 August 2021 09:18
To: Planning <planning@ribblevalley.gov.uk>
Subject: Proposed Development at the Lord Nelson Pub 3/2021/08/25

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Dear Rebecca,

We have been notified by Ribble Valley Borough Council of a planning application made in respect of the Lord Nelson Public House, Whalley Old Road, Langho.

The application reference is 3/2021/0825 and was registered on 18th August 2021.

We live at [REDACTED] We have reviewed the information currently available on the Council website and would like to object to the application on the grounds detailed below.

1. The Lord Nelson pub is a stone building with a traditional appearance. The erection of a timber framed dining pod would not reflect the host building's character. The Lord Nelson is a building of some historic merit by virtue of its historic, cultural and aesthetic significance and this proposal would significantly detract from its appearance.
2. With regard to Green Belt policy, the proposed dining pod is an addition to an existing building and results in disproportionate additions over and above the size of the original building. As such, I feel it is an inappropriate development in the Green Belt.
3. The garden at the rear of the Lord Nelson pub does not form part of the existing licensing agreement and, as such, based on the current license there is no outdoor consumption of alcohol permitted. As a result, the proposal of a dining pod cannot be an appropriate use of the garden.
4. The application site holds an elevated position above the nearby properties. [REDACTED]

However, the application does not include any Noise Assessment, which given the proposed use outlined in the application and the likely impact it would have on the immediate area, should be a pre-requisite for the determination of the application.

5. The application does not give any consideration to the noise issues that would be created by the proposal. Customer use of the existing patio area has previously resulted in a number of noise complaints by local residents and the proposal is likely to exacerbate these.
6. Paragraph 123 of the NPPF states that, “planning policies and decisions should aim to..... avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development”. We do not believe the application confirms with the details of the NPPF in relation to noise.
7. The Noise Policy Statement for England states that policy should seek to “avoid significant adverse effects on health and quality of life, mitigate and minimise adverse effects on health and quality of life and where possible, contribute to the improvement of health and quality of life”. It is our opinion that this application does not meet the requirements of the Noise Policy Statement.
8. Planning Practice Guidance – Noise provides additional guidance. It reinforces the requirements of the NPPF and NPSE, but also notes that “...the subjective nature of noise means that there is not a simple relationship between noise levels and the impact on those affected”. These factors can include:
 - The source of the noise level and the time of day that it occurs;
 - The frequency content and acoustic characteristics of the noise;

It is reasonable to expect that the noise levels from the application site will peak during evening and night times. Similarly, the type and content of the noise emanating from a public house at those times should also be considered, particularly given the receptor sites are family homes, many of which will have children present.

9. Whilst no detail has been submitted as part of the application, we would also raise concerns about potential for an increase in light pollution from the site. We would expect that, if the application were successful, the new area would be subsequently lit and this would have a significant effect on the nearby properties.

10. The proposed structure would impact on the overall lawned area to the rear of the Lord Nelson. This would result in customers using the garden at ground level being much closer to the boundaries with the residential properties than they are currently.

11. ‘Policy DMG1: General Considerations, Amenity’ of the Adopted Ribble Valley Core Strategy requires that development must, “not adversely affect the amenities of the surrounding area”. The proposed application does not address, yet has a significant and detrimental impact on, residential amenity.

The relationship between the application site and the nearby dwellings should be treated with particular caution as a consequence of the difference in ground levels, the interface of public house and back gardens (the most sensitive areas of a residential property) and the difference of user (i.e. pub customer v family residents).

Whilst we do not consider that sufficient information has been submitted to enable the determination of the application, nonetheless we believe that given the aforementioned reasons the application should be refused in any event, given the likely impact on residential amenity.

In the event that the application were to be considered favourable, we would strongly urge the Council to consider conditions restricting the opening times, preventing outdoor illumination/lighting and an appropriate form of noise mitigation [REDACTED]

Kind Regards

