From same address as another representation

[redacted]

Date: 23 August 2021

Rebecca Bowers

Local Planning Authority

Council Offices

Church Walk, Clitheroe

Lancashire BB7 2RA

Subject: Planning Application No. 3/2021/0825

Dear Ms. Bowers,

I write to you enclosing my comments and questions regarding Planning Application No. 3/2021/0825.

My issues are in three parts,

1. The submitted drawings
2. The Application for Planning Permission Form
3. Environmental issues

PART 1

EXISTING SITE PLAN

The drawing entitled EXISTING SITE PLAN is inaccurate as submitted by the Agent. My comments are as follows,

- Dwelling indicated as No. 9 is actually No. 11, the Guest House is No. 9
- The boundary fence line between No 11 and the Public House is shown in the wrong location. The submitted drawing indicates that the fence line runs from approximate the center of No. 11, it does not and this can be seen on the submitted Agents Design and Access Statement front page photograph.
- There is no existing building at the rear garden area of No. 7.

- The drawing omits to show that there is an existing 2 meter high masonry boundary wall that includes a 2 meter high pair of gates located at the entrance to the restricted car parking area.
- The quadrant wall at the end of No. 7 is shown in the wrong location.
- The description of the NW side elevation area is misleading. The area appears to be indicated as a car park for patrons of the public house. To be clear, the car park is restricted for the use of 3 designated parking spaces for occupants of the Guest House only, as described and detailed within a previous granted Planning Application. A copy of the conditions of the previous Planning Application are enclosed for your ease of reference. Please note item No. 4 of the Planning Conditions.
- Also enclosed is the Planning Application (part) drawing No. 320041012P. This shows the 3 car parking spaces that are designated for Guest House occupants only.
- There is an existing building shown within the rear garden area of No. 7. There is no existing building in the garden of No. 7.
- The end property is indicated as No. 9, this dwelling is actually No 11. No.9 is the Guest House.

PROPOSED SITE PLAN

The drawing PROPOSED SITE PLAN is inaccurate as it is submitted, I enclose a corrected drawing that is overlaid onto the original drawing. I have numbered the inaccuracies as follows,

1. The fence line is shown in the wrong position
2. The location of the Dining Pod is in the wrong position
3. The access footpath and patio are in the wrong position
4. The 2meter high with gates are shown
5. The quadrant wall on the end of No. 7
6. No existing building in the rear garden of No. 7
7. There are 2 meter high double access gates between the garden and the designated car park
8. Renumbering of dwellings Nos. 9 & 11

You will observe that due to the correct position shown of the existing boundary fence between No 11 and the garden the proposed Pod location clearly shows that the Dining Pod location will be sited nearer to the center of the garden.

APPLICATION FOR PLANNING PERMISSION FORM

Section 6: Existing Use. The correct description of use should be PUBLIC HOUSE AND RESTAURANT WITH LARGE BEER GARDEN.

Section 7: Roof. The description of RUBBER MEMBRANE does not state what material the rubber membrane will be laminated to e.g. timber sheeting or boarding, corrugated sheet metal, flat metal etc.

Section 7: Windows. The description only addresses the window frames. Is the glass double glazed, is the glass obscured or clear.

Section 7: Doors. The description only addresses the window frames. Is the glass double glazed, is the glass obscured or clear.

Section 7: Vehicle access and hard standing. There will be a hard standing footpath and patio to the Dining Pod. What are the proposed materials to be used?

Section 7: Lighting. The proposed use of the Dining Pod will be served from the existing kitchens situated on the ground floor of the public house via the external stairs. There is no lighting design shown on the Proposed Site Plan, or existing external lighting shown on the Existing Site Plan. The Dining Pod will be situated farther away from the existing patio and therefor I assume there must be further illumination for health and safety purposes. What lighting will be used e.g. flood lights, spot light, wall lights etc. There is no details of internal lighting of the Dining Pod. IO assume that there will be lighting internally to aid the diners to see.

Section 9: Vehicle Parking. There is an entry for 6 existing parking spaces, there is not 6 existing parking spaces. The existing area to the NW elevation is not permitted to be used for public house patrons parking, only Guest House Occupants. There are existing conditions of a previously granted Planning Application, APPLICATION No. 3/2004/1012, DECISION DATE 17 December 2004. It was reasoned by the RVBC that the exit of this area by vehicles was not safe due to the limited site line vision of vehicles traveling on Whalley Old Road. This access structure has not change since that decision was take in 2004. The total width of the double gates is 3.850 meters, there is an incline slope to exit making it impossible to see any oncoming traffic. Lancashire County Council also had input with that decision.

Sectiion 19: Hours of Opening. It has been indicated that Hours of Opening is not relevant to this proposal, I disagree. The location of the proposed Dining Pod is in direct sight and hear shot of my dwelling and other neighbor's dwellings. There should be a maximum time for closure of the Dining Pod. This public house is open past midnight on many occasions and especially at weekends. We can envisage diners wanting to retain the use of the Pod while they continue drinking after their meal has finished.

ENVIRONMENTAL ISSUES

- There are environmental issues that should be addressed regarding this Planning Application.
- There is absolutely no designated car parking facilities for patrons of the Public House and Restaurant. The only vehicle parking is on the village public highways. Due to the popularity of the Public house there is already congestion caused by patrons and this causes very much frustration with the local residents of the village. Any additional capacity for more patrons will only cause even more congestion and annoyance with local residents. The time has come to say enough is enough.
- Maximum cut off time in the evening should be made a condition of the Planning Application if it is granted.
- To prevent an artificial illuminated night time area in the rear garden of the proposed site there should be a lighting study of the maximum spread of proposed light LUX require so that it can be reduced to a minimum of LUX.

- The noise produced by the patrons using the Dining Pod will undoubtedly create increased noise levels omitting from the Dining Pod. I could be a Planning Consent Condition that acoustic materials be incorporated in the construction of the walls and roof.
- There is no detail for the provision of hand washing for patrons using the Dining Pod. This is a health and safety hazard.

I strongly oppose the Planning Application No. 3/2021/0825. I would request that a site visit be undertaken by the RVBC Planning Department to confirm my contradictions to the Existing and Proposed Site Layout Drawings. The Drawings and Planning Application Form should be revised and resubmitted by the Agent and then in due course RVBC should resend to the neighboring residents for further considerations.

Yours Faithfully

[redacted]

ENCLOSURES

Copy of Planning Permission No. 3/2004/1012

Copy of Drawing No. 320041012P detailing 3 No. Parking Spaces

Revised Existing Site Plan

Revised Proposed Site Plan

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 . Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2004/1012
DECISION DATE: 17 December 2004
DATE RECEIVED: 30/09/2004

APPLICANT:
S&N Pub Enterprises
Ewood House
Walker Office Park
Blackburn
Lancs BB1 2QE

AGENT:
Cassidy & Ashton
7 East Cliff
Preston
PR1 3JE

DEVELOPMENT PROPOSED: Internal alterations, conversion of existing attached cottage into 3no. letting bedrooms.

AT: Lord Nelson Inn Whalley Old Road York Langho Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

   Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan (drawing No 6447-LO5A) received on the 8 November 2004.

   REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such letters shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

   REASON: In order to comply with Policies G1, ENV3, ENV4, RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

4. The parking spaces indicated on the amended plan 6447-LO5A shall be available for customer use at all times and the access to this parking area shall be kept clear of any obstructions whatsoever at all times the Inn is open for trading.

   REASON: In the interests of highway safety and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

5. The forecourt area shall no longer be used for vehicle parking and measures to prevent vehicle use shall be put in place before the use hereby authorised commence. Thereafter, the forecourt shall be available for pedestrian use by all customers and a continuous 1.2m wide area along the whole frontage shall be kept clear of any obstructions whatsoever at all times.

   REASON: In the interests of highway safety and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.
Policy ENV3 - Development in Open Countryside.
Policy ENV4 - Green Belt.
Policy RT1 - General Recreation and Tourism Policy.

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

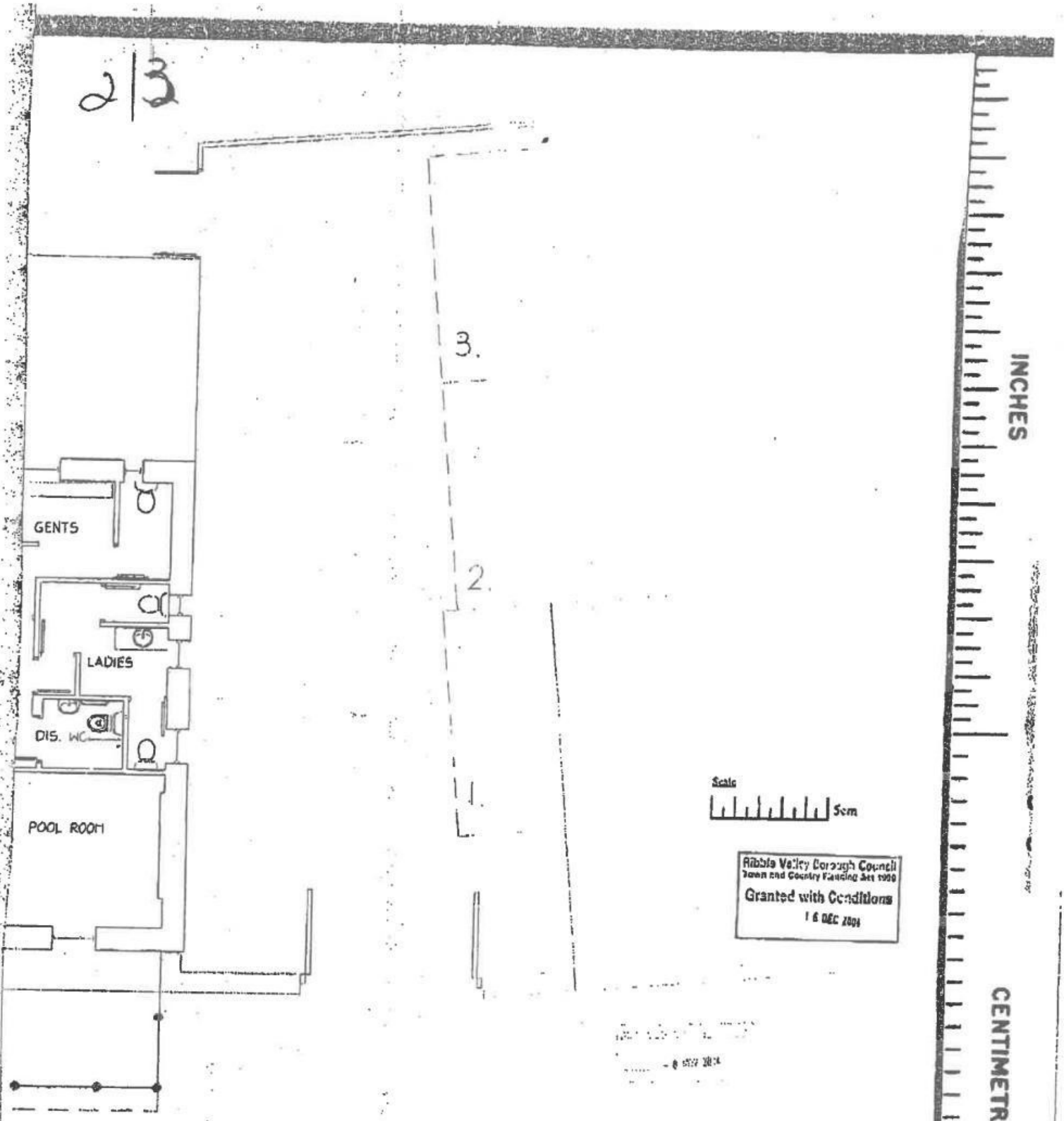
Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

2/3



Ribble Valley Borough Council
Town and Country Planning Act 1990
Granted with Conditions
16 DEC 2004

320041012?

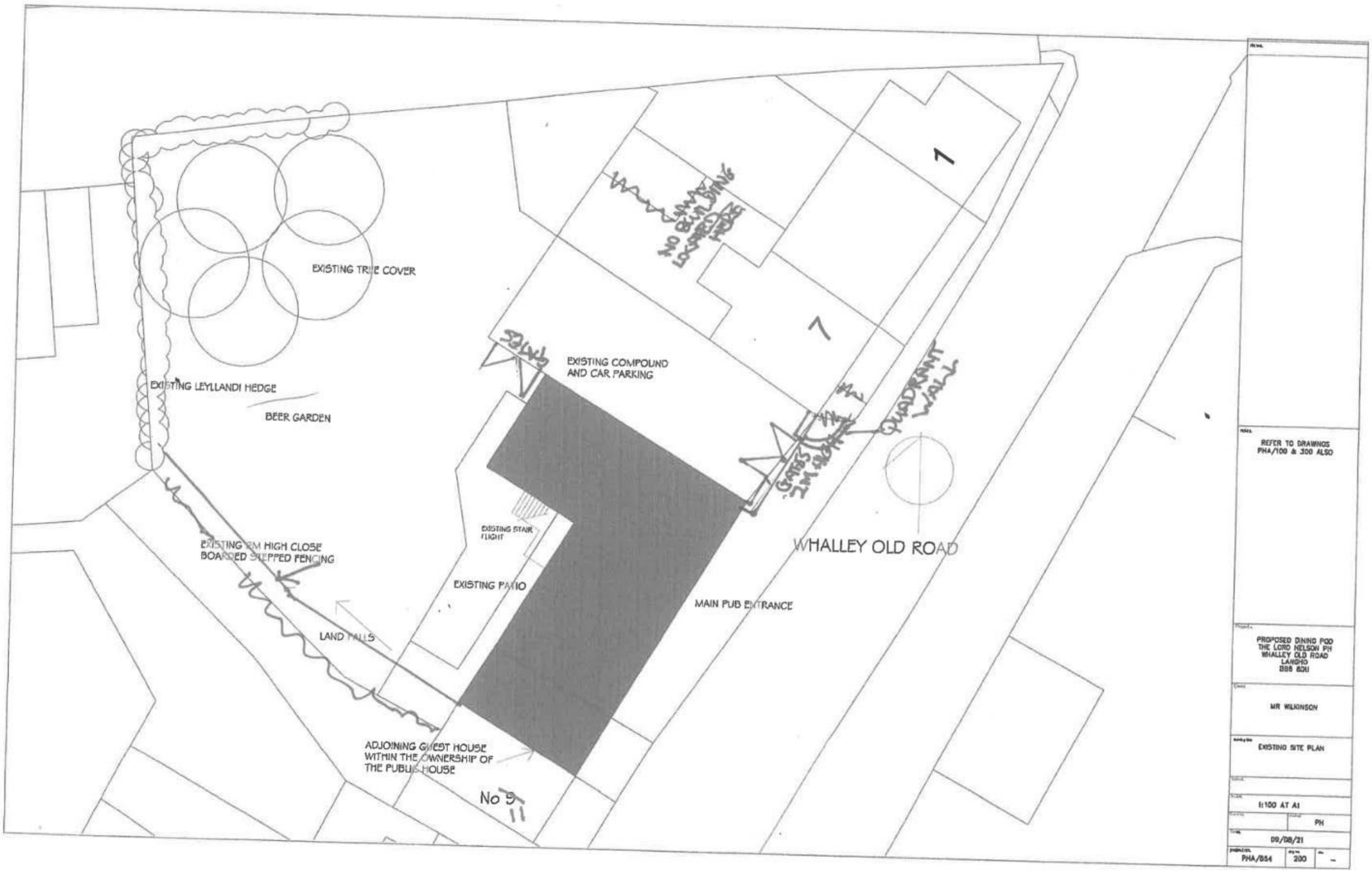
...ing is subject to copyright and is not to be ...ed in part or whole without approval.
...scale this drawing - check all dimensions on site.

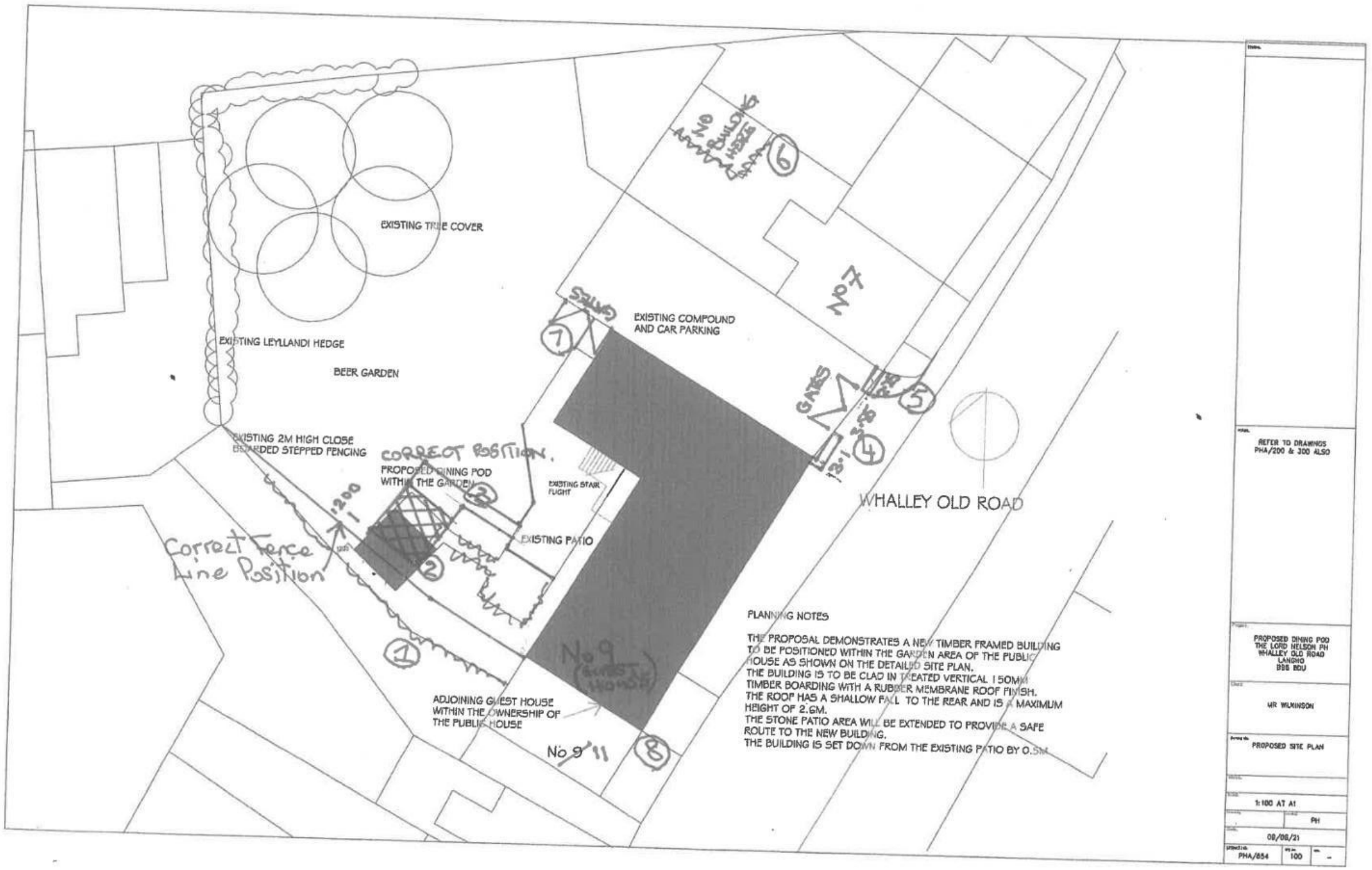
PRELIMINARY
INFORMATION ONLY
PLANNING
BUILDING REGS
FOR CONSTRUCTION
FINAL / AS BUILT
Checked by:

Project: THE LORD NELSON-YORK LANGHO
Drawing: PROPOSED GROUND FLOOR PLAN
SBNPE
Date: JUNE 04
Scale: 1/50
Job No: 6447
Drawing No: L05
Rev: A

CASSIDY ASHTON
Architects Building Surveyors Planners Designers

14-DEC-99 06:16 MOORE TJ 01254 249058 PAGE: 2


EXISTING TREE COVER
EXISTING LEYLLANDI HEDGE
BEER GARDEN
EXISTING COMPOUND AND CAR PARKING
EXISTING STAIR FLIGHT
EXISTING PATIO
EXISTING 2M HIGH CLOSE BOARDED STEPPED FENCING
LAND FALLS
ADJOINING GUEST HOUSE WITHIN THE OWNERSHIP OF THE PUBLIS HOUSE
No 9
MAIN PUB ENTRANCE
WHALLEY OLD ROAD
QUADRANT WALL
1
7
REFER TO DRAWINGS PHA/100 & 300 ALSO
PROPOSED DINING POD
THE LORD NELSON PH
WHALLEY OLD ROAD
LANGHO
BB6 8DU
MR WILKINSON
EXISTING SITE PLAN
1:100 AT A1
PH
09/08/21
PHA/854
200


EXISTING TREE COVER
EXISTING LEYLLANDI HEDGE
BEER GARDEN
EXISTING 2M HIGH CLOSE BOARDED STEPPED FENCING
CORRECT POSITION.
PROPOSED DINING POD WITHIN THE GARDEN
EXISTING STAIR FLIGHT
EXISTING PATIO
Correct Fence Line Position
EXISTING COMPOUND AND CAR PARKING
GATES
GATES
No 7
No 9 (GUEST HOUSE)
ADJOINING GUEST HOUSE WITHIN THE OWNERSHIP OF THE PUBLIC HOUSE
No 9 11
WHALLEY OLD ROAD
PLANNING NOTES
THE PROPOSAL DEMONSTRATES A NEW TIMBER FRAMED BUILDING TO BE POSITIONED WITHIN THE GARDEN AREA OF THE PUBLIC HOUSE AS SHOWN ON THE DETAILED SITE PLAN.
THE BUILDING IS TO BE CLAD IN TREATED VERTICAL 150MM TIMBER BOARDING WITH A RUBBER MEMBRANE ROOF FINISH.
THE ROOF HAS A SHALLOW FALL TO THE REAR AND IS A MAXIMUM HEIGHT OF 2.6M.
THE STONE PATIO AREA WILL BE EXTENDED TO PROVIDE A SAFE ROUTE TO THE NEW BUILDING.
THE BUILDING IS SET DOWN FROM THE EXISTING PATIO BY 0.5M
REFER TO DRAWINGS PHA/200 & 300 ALSO
PROPOSED DINING POD THE LORD NELSON PH WHALLEY OLD ROAD LANDHO BB6 8DU
MR WILKINSON
PROPOSED SITE PLAN
1:100 AT A1
PH
08/08/21
PHA/854
100

From same address as previous representation

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 September 2021 11:29
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0825

[redacted]

Is your address in Ribble Valley?: Yes

[redacted]

Locality:

County: Lancashire

uprn: 100012547134

usrn: 31800948

ward: E05005303

Planning Application Reference Number: 3/2021/0825

Address of Development: Lord Nelson Public House, Restaurant and Guest House, Whalley Old Road, York Village, Langho, BB6 8DU

Your Comments: The Application Form does not state if the proposed Dining Pod is for public use or private use.

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 September 2021 11:59
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0825

[redacted]

Is your address in Ribble Valley?: Yes

[redacted]

[redacted]

County: Lancashire

uprn: 100010580188

usrn: 31800192

ward: E05005303

Planning Application Reference Number: 3/2021/0825

Address of Development: Lord Nelson, LANGHO

Your Comments: Why were we not consulted on this application. We live closer to the Lord Nelson than several other homes that were consulted.

Sharon Craig

From: [redacted]
Sent: 16 September 2021 10:34
To: Planning
Subject: Application 3/2021/0825

Categories: xRedact & Upload

Dear sirs
I wish to object to the above application.

In my opinion the proposed development is out of keeping with the existing building and detracts from the amenity of the property.
The property does not have adequate parking facilities and the proposed development has potential to exacerbate the already unacceptable traffic congestion in the vicinity.
The use of the building would cause additional noise disturbance for the occupiers of the surrounding properties..

Regards

[redacted]