

Response to consultee comments made on planning application for food outlet at former Swan public house, Station Road, Marsden.

Conservation and Design.

The officer comments that the application lacks detail on the items listed below. These have addressed as follows:

- How the unit will be serviced – The unit will be serviced from the roadside, which is the same method as the public house did for all the years it was in operation. The 'yard' where the proposed unit sits was previously used as the beer garden so did not provide either access to the rear or any contribution towards servicing of the premises. Access to the rear of the building and bins will still be achieved once the new building is constructed.
- Ventilation – The food served will be light (i.e. sandwiches, paninis, cakes etc) and so commercial extract will not be required. A domestic type wall extract will suffice which will discharge onto the 'yard'.
- Storage – This will be within the new building.
- Disposal of refuse – A bin store will be provided as shown on the attached site plan.
- Means of lighting – There will be no external lighting.
- Signage – Signage will be very subtle by means of a carved stone within the building.
- Times of operation – Proposed opening times are 0800 to 2200 hours.
- Impact on adjacent units – There will be no impact on the existing units within the former Swan public house. These are small self contained units having pedestrian access off Station Road and still have access to the rear of the building. Deliveries are light, not bulky, and are made off Station Road. The converted ground floor has provided affordable commercial outlets within the previously redundant building. These currently comprise of hand made leather goods, hairdressers, pet supply shop, hand made chocolates and a private art studio, which provide a good mix of outlets for small independent operators within the village who previously worked outside of the village centre. The new proposal will provide a food outlet which will be affordable to the operator and complement the existing businesses within the main building.

Comment is made about the proposal obscuring the streetscape view of the existing stone gable of the adjacent property. Two options (traditional and modern) have been superimposed onto a photograph of the gable end which demonstrates that this will not actually be the case.

Also attached are sketches of the two aforementioned options on which we would welcome comments in terms of the preferred approach – modern or traditional.

The building is of quality design and will complement the adjacent terrace and have the appearance of an outbuilding to the former public house. It will also shield the adjacent doctors surgery which has no positive contribution to the conservation area, neither does Wessen Court directly opposite the site.

Environmental Health.

The officer has requested further information regarding the operation of the outlet, some of this is contained within the Design and Access Statement submitted with the application but is summarised below for the avoidance of doubt and in accordance with the request:

- Type of food to be served – Hot and cold drinks, light snacks such as sandwiches and paninis, cakes, ice creams etc.
- Risk assessment for odours – There will be very little odour produced from the above so we feel no risk assessment is necessary.
- Kitchen extract details – A domestic extract will be installed which will discharge onto the yard.
- Noise mitigation for the extract – This will be very minimal, and no worse than a domestic fan/extract.
- Maintenance of the extract system – This will be serviced annually.
- Hours of operation - Proposed opening times are 0800 to 2200 hours.

Policy and Flood.

Sequential tests will be provided for the above and forwarded on in due course.

 29/3/21

Clinic



ick wall

~~proposed unit~~

bin store on
concrete base

pcc shed

- stone flags

stone setts

MH

stone flags

stone flags

g

9

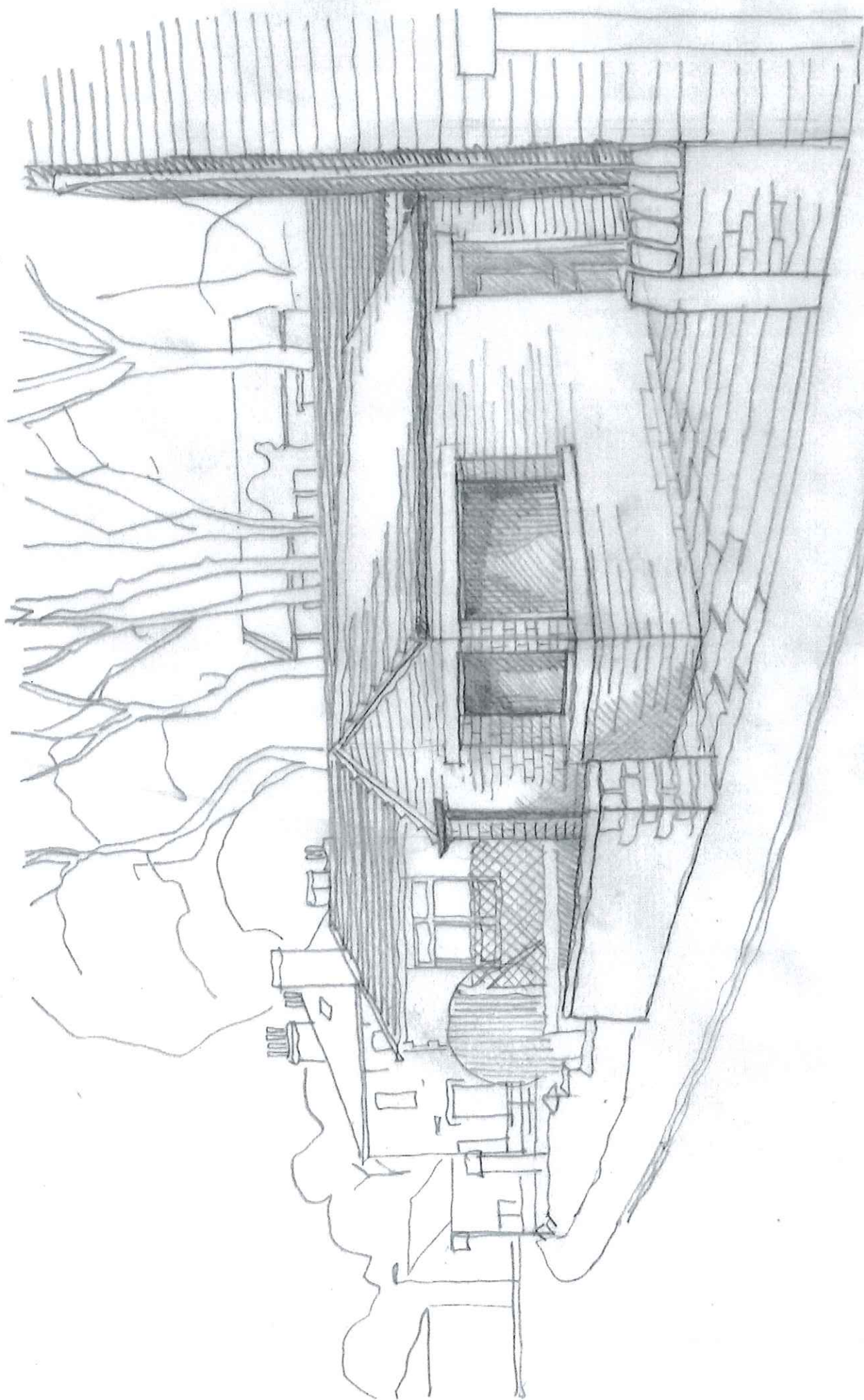
- BINS BROUGHT
HERE ON COLLECTION
DAY



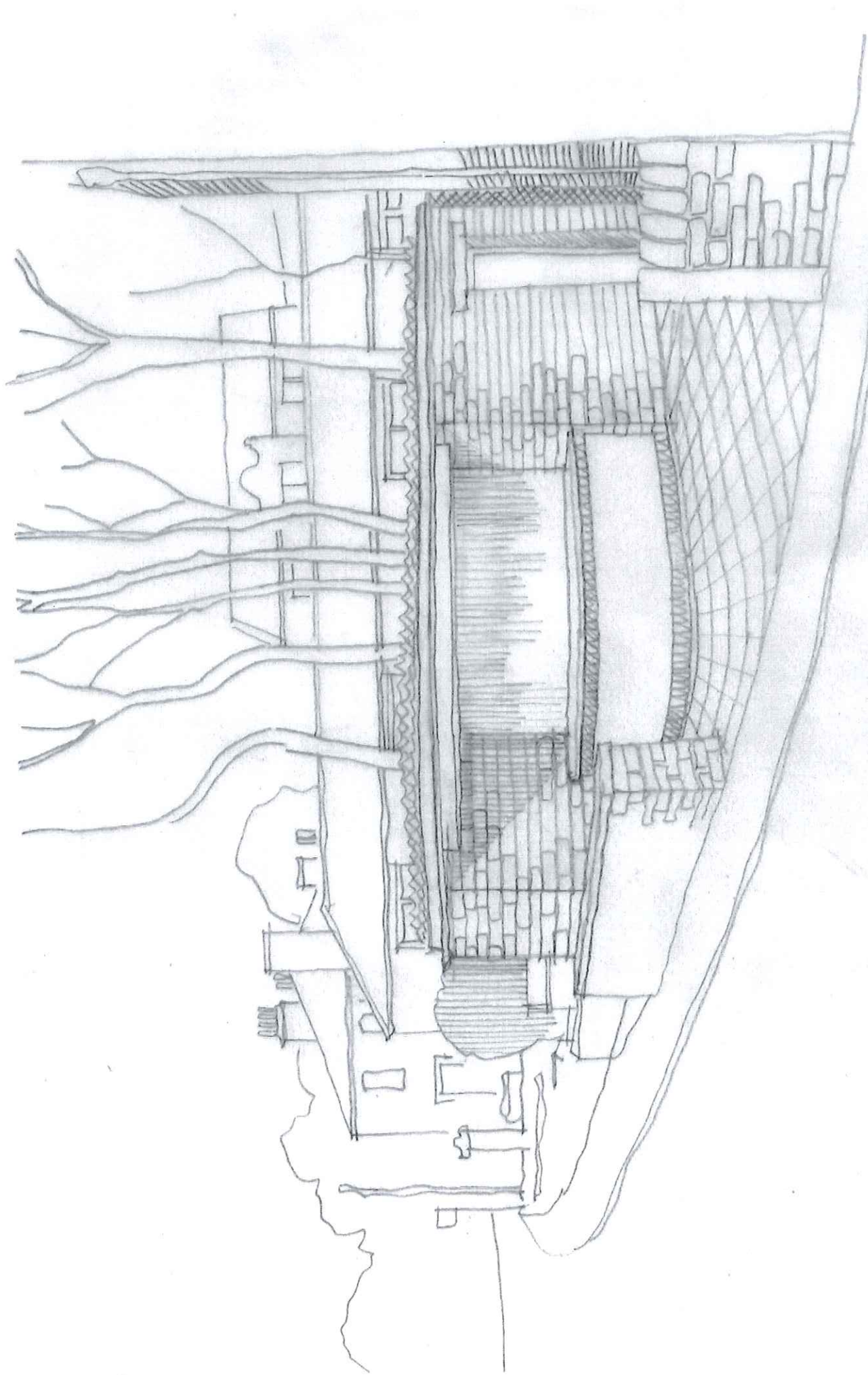
Proposed site plan (1:100)

SKO

MARCH 2021.

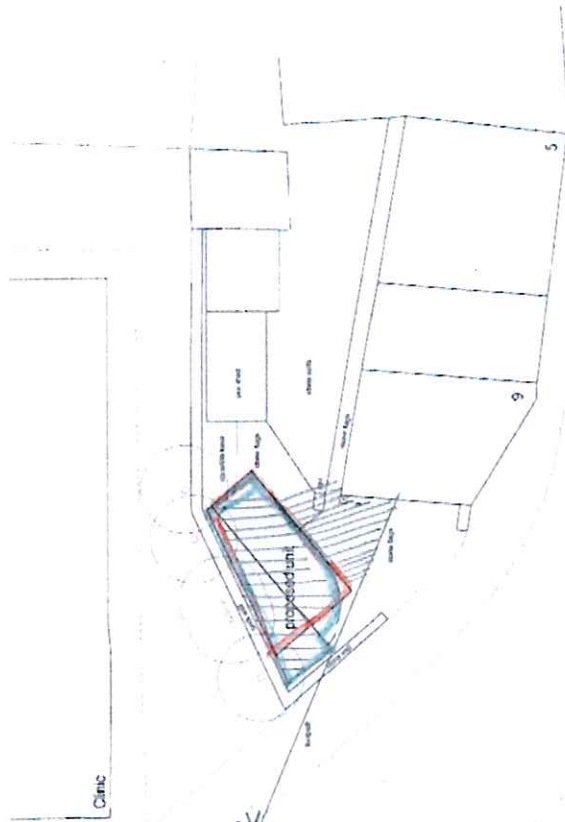
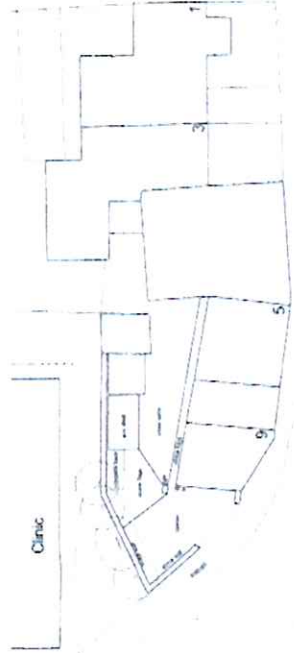
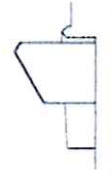
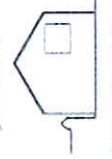
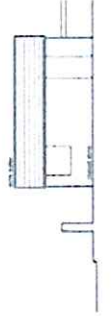


614-BKT
15/03/21

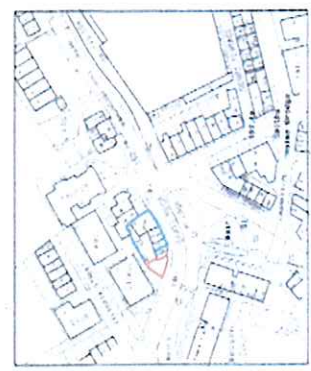


BILL BEST
15/03/21

Sheet 1 of 1	Scale 1:100	Scale 1:100	Scale 1:100	Scale 1:100
Sheet 2 of 1	Scale 1:100	Scale 1:100	Scale 1:100	Scale 1:100
Sheet 3 of 1	Scale 1:100	Scale 1:100	Scale 1:100	Scale 1:100
Sheet 4 of 1	Scale 1:100	Scale 1:100	Scale 1:100	Scale 1:100



provisional



Project	Proposed commercial unit
Address	Former Swan Public House 5 and 7 Station Road Marsden HD7 4BS
Title	Layout plans
Project code	A1
Revision	SW 02 A
Date	Nov 2020

RED: TRADITIONAL FORM

BLUE: MODERNIST WITH
FLAT ROOF

NOTE: THIS IS NOT AN
ACCURATE SET OUT
PERSPECTIVE AND
IS AN APPROXIMATE
COMPARISON

