Labour Councillors for Colne Valley Ward



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To Whom It May Concern

31 July 2024

Ref: CVW/003/VA

Dear Laura,

We are writing in support of application 2024/91684 from Oi Dumplings to vary a condition on a previous planning permission and extend opening hours until 23.00.

The current restrictions on opening times at this property are inconsistent with other premises on Peel Street and the wider Marsden Village Centre area. For example:

- Peel Street Social – permitted to open from 10:00 until 23:00 Sunday to Monday and 10:00 to 00:00 Friday and Saturday
- Riverhead – opens until 23:00/midnight each night
- Mozzarella's – permitted to open from 10.00 to 23.00 Monday to Sunday
- Marsden Mechanics – permitted to sell alcohol from 7.30 until well after midnight

The above is not an exhaustive list but all the above premises are in the immediate vicinity of this site. We are not aware of any other restaurant, bar or pub in the village centre which has such extreme restrictions on its times of doing business. In our view, policies such as these that are imposed upon one particular property and are inconsistent with other properties in the same village are potentially open to challenge at appeal.

Marsden has a reputation as a thriving village centre, but this does need nurturing and developing. We are aware of some local establishments closing recently, and restrictive planning policies like the one currently imposed at this property make it extremely hard for local businesses to grow and flourish as the peak times for restaurants are after 6pm.

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Local Plan Policy 13 identifies “food and drink” as a town centre use appropriate for a district centre such as Marsden and uses such as these help to enhance the experience of those visiting the village centre. The restriction on opening hours affects the viability of businesses in the village centre and the village centre’s existing market share.

Local Plan Policy 10 seeks to “support the rural economy” by “supporting the needs of small and medium sized enterprises”, “increasing local employment opportunities” and “supporting sustainable business clusters, business incubation, business start-up proposals and home working”. In our view, the current restriction of hours at this location is contrary to the local plan’s goal in supporting the rural economy.

The local community in conjunction with ward councillors has just completed a ‘place standard’ engagement, where over 600 conversations were held with local people about what their priorities are to improve the village. Place standard engagements are now recognised in the council’s Statement of Community Involvement. One of the suggestions that came out of the place standard engagement was that there should be “more local authority support for small to medium sized enterprises”.

Regarding potential issues with potential noise pollution, noise pollution from a restaurant of this nature is likely to be small and we are confident that the applicant will outline steps on how noise and other environmental health concerns at the site can be minimised. While it is often difficult to balance environmental health concerns with other considerations, we would gently point out that these premises are in the middle of a village centre and there is a pressing need to support local businesses in a village centre.

Yours sincerely

Cllr Harry McCarthy **Cllr Beverley Addy** **Cllr Matthew McLoughlin**

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