

Cholsey Parish Council

Ref: P19/S2005/FUL Morning Star Public House, Cholsey

Please accept the following as a submission from Cholsey Parish Council for the Planning Committee meeting on Wednesday 1st July.

Location and use

For many years this site was a small public house on the outskirts of our village, with nothing like the footfall of even the current Fair Mile Sports and Social Club.

We are concerned that this is not the correct location for the expansion of a busy social club, tightly surrounded as it is with residential development.

We are also of the opinion that the current application involves a material “change of use” from a public house to a social club/assembly rooms which is, in essence, the main function of the newly occupied and owned building.

A public house has a responsibility to its local community via the licensing authorities, a club has no such responsibility, its management is obliged and responsible only to its members.

Whilst a small area is retained as a public bar, probably for licensing reasons, this building is now being used as the sole home of the of the Fair Mile Sports and Social Club. The Parish Council is of the opinion that there appears to have been a material change from Use Class A4 to Use Class D2, a change for which express permission is needed.

Parking:

For many years parking along the east end of Papist Way has been an issue that can cause real issues for residents and visitors leaving Abbots Mead. Due to parked cars a driver is usually blind to traffic on Papist Way.

We are concerned that the major growth of the current building has the potential to massively overwhelm the existing car parking provision – approximately 30 spaces. The Fair

Mile Sports and Social Club has stated that it intends to attract larger and more profitable events, such as tribute bands and weddings, this number could be reached on a regular basis.

Whilst it can be accepted that a reasonable percentage of those attending a function, with the exception of weddings, may walk from within the village it is likely that a considerable number of people will drive, further exacerbating the congestion that is already experienced by those who live in the area.

Noise:

Cholsey Parish Council and local residents are concerned that the growth of this site will result in more noise, particularly late at night, that must accompany the greater intensification of activity that will follow the growth of the building.

The existing public house on the site generated a level of activity that was commensurate with its character as a small village pub, albeit one that also caused some disturbance.

You will be aware that the NPPF at para 180, provides that new development should be appropriate for its location taking into account ...the potential sensitivity of the site ...to impacts that could arise from the development. In doing so (planning decisions) should mitigate and reduce to a minimum potential adverse impacts resulting from the development arising from noise from the new development - and avoid noise giving rise to significant adverse impacts on health and quality of life. The Parish Council believes that the proposed over development of this site will have potentially huge impact on the health of the existing residents.

To help you assess the impact of the development on the adjoining residential area you asked the applicant to produce a "Noise Assessment". As a result the applicant produced a frankly risible Noise Management Plan containing no details of existing noise levels or likely future noise levels. Further, there is no attempt to detail acceptable noise levels to enable you to determine whether noise impacts could be reduced to a minimum to avoid adverse effects on the quality of life of existing residents, as required by the National Planning Policy Framework.

The club's Noise Management Plan relies on self-policing and subjective assessment by subjective and untrained employees of the FMS&SC. The offer that these "safeguards" will

be secured by condition means very little. In our view this condition cannot be enforced as it is solely the province of the club with no scope for independent or outside intervention.

It gives no certainty as to what is an acceptable noise level, the breach of which can be measured, it relies only on a subjective judgement by an untrained and not independent individual which could vary from person to person and gives no certainty to either the local authority, the owners or local residents as to what is acceptable.

The condition should be replaced by one which sets specific noise levels which can be measured and tested. For these reasons we believe the proposed conditions fail the tests which conditions should meet

In conclusion we ask that the committee goes against the recommendation of the planning officer and rejects this application for the good of the neighbours and the local environment

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