

Report to Planning and Licensing Committee



Date of Meeting	06 February 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Rachel Carney
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Application: 19/00406/FUL	Township: Pennines	Ward: Littleborough Lakeside
Appeal Reference: APP/P4225/W/19/3238882		Decision level: Committee
Site Address: 71 Smithy Bridge Road, Littleborough, OL15 0BQ		
Proposal: Change of use from a bakery/snack bar (A1) to a micropub (A4)		
Applicant: Mr & Mrs Davies		Agent:
Planning Inspectorate Decision: Appeal Dismissed – 8 th January 2020		
<ul style="list-style-type: none"> – The application was refused by the Members of the Planning and Licensing Committee in August 2019, in accordance with the Officer recommendation. The reason related to the external noise that would be generated by the micro-pub. Specifically, there were concerns over the noise that would be generated by the comings and goings of customers and external activities such as smoking. It was considered that this would create a harmful level of disturbance for neighbouring residents, particularly those at no. 71a Smithy Bridge Road. – In relation to external noise the Inspector considered that there would be increased noise and this would likely be directly audible from the windows of the immediately adjoining residential accommodation, representing a significant noise increase, particularly into the evening. The Inspector accepted that the existing nearby takeaways and off licence will have comings and goings but noted that these are further away from the properties adjoining the appeal site and did not considered that the nature of those uses are the same as the proposed micro pub, which would be a social gathering place. – The Inspector also raised concerns over the impact of internal noise generation and considers that the information provided with the appeal does not demonstrate that internally generated noise from the micro pub would not unacceptably disturb the occupiers of the adjoining residential properties. – The Inspector summarised by stating that the change of use would lead to unacceptable harm to the living conditions of the occupiers of neighbouring residential properties, by means of noise and disturbance. 		