

[REDACTED]

From: [REDACTED]
Sent: 21 October 2022 16:04
To: Planning
Subject: App 3/2022/0795

⚠ External Email

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Please accept this email as my formal objection to the application below:

App: 3/2022/0795.

To [REDACTED]

Once again I must object to the application for mixed use at 1 Lower Lane.

I hoped very much that the retail and interior design business that was proposed would prosper and accepted that the possibility of "customers" being offered a beverage whilst browsing might make the experience more enjoyable. However, I also hoped that the applicant would keep to her promises and not open the premises as a bar.

I have seen with my own eyes and seen photographs of 1 Lower Lane being used as a bar. The conditions set have been breached on numerous occasions and evidence of this has been sent to the Planning Office. Indeed on one occasion a pizza van was set up on the pavement in front of the electricity substation and those attending the event were clearly seen drinking in the street. Individuals stand in groups together on the ramp and at times the tables are on the pavement too.

Items, such as empty beer barrels are left outside the premises and in front of the electricity substation because there is no outside area to put bins etc.

On several occasions after licensing hours are over the blinds are drawn but there are clearly several customers still inside. As soon as they all leave, the blinds are opened.

To say that it is not set out as a bar is clearly a "misspeak", as it can be seen from the window when passing.

Private parties have been held at the premises which may be in accordance of a special licence but this cannot be the case every evening.

Many of the supporters of this business would not appreciate it being so close to their own homes and have no empathy for it's near neighbours.

Whilst I have no issues with cars parking [REDACTED] it does make it very difficult for drivers coming around the bend from [REDACTED] when there are only a few cars parked along Lower Lane and it could only get worse. The cars do not usually stay there all night, so [REDACTED]

I believe that it is policy in this area to encourage the growth of the town centre and this property is located outside that centre, amongst mainly residential properties.

RVBC Core Strategy, The Longridge Neighbourhood Plan, 2008/2028.

The applicant was warned by the owner and neighbours that there was little to no foot fall along Lower Lane; relocation to the main retail area may be the answer to the applicants problems.

The suggestion of candle making classes etc; which fits in with the retail/interior design aspect, could still take place without the introduction of alcohol. Similar classes have already been established in other Longridge premises since Covid restrictions have been lifted.

I do not wish this business to fail but I have very strong objections to "mix use" at the premises. I also believe that it is wrong to ignore these past breaches, [REDACTED]

[REDACTED]

If this application is granted we cannot rely on the applicants word not to breach the new conditions.
I would welcome the chance to attend a meeting to discuss this application further.

Yours sincerely,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 October 2022 18:53
To: Planning
Subject: Planning Application Comments - 3/2022/0795 FS-Case-460067774

[REDACTED]

Planning Application Reference No.: 3/2022/0795

Address of Development: DMD Design, 1 Lower Lane, Longridge PR3 3SL

Comments: [REDACTED] and am aware that there has been a licence in place for the last 2 years. During that time the premises has not caused any nuisance or disturbance [REDACTED] I believe that the business is an asset to both Longridge and Lower Lane in particular. Application fully supported.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 October 2022 10:38
To: Planning
Subject: Planning Application Comments - 3/2022/0795 FS-Case-460615673

[REDACTED]

Planning Application Reference No.: 3/2022/0795

Address of Development: DMD DESIGN
1 LOWER LANE
LONGRIDGE
PR3 3SL

Comments: [REDACTED] from DMD and there is never any problems at all [REDACTED]
[REDACTED] and it is always quiet, no car parking issues and no rowdy behaviour, infact no noise what so ever. DMD design is a lovely place that adds to our community, it is supported by local church goers and residents providing a place for people to meet, shop and relax, several of whom rely on this place for company. [REDACTED] is well repected in the community, she is respectful of her neighbours and follows the rules expected of her.

[REDACTED]

[REDACTED]

[REDACTED]

I am happy to be contacted about what I have written. Thank you

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 October 2022 14:56
To: Planning
Subject: Planning Application Comments - 3/2022/0795 FS-Case-460490643

[REDACTED]

Planning Application Reference No.: 3/2022/0795

Address of Development: DMD Designs
1 Lower Lane
Longridge
PR3 3SL

Comments: We have no objections to the planning application for DMD Designs
We have no problems with noise or parking at the present time.
We would only have objections if the opening hours were to change from the original planning application

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 October 2022 14:44
To: Planning
Subject: Planning Application Comments - 3/2022/0795 FS-Case-460488830

[REDACTED]

Planning Application Reference No.: 3/2022/0795

Address of Development: DMD Design
1 Lower Lane
Longridge
PR3 3SL

Comments: I would like to give my full support to this application. The Interior Design shop DMD is an asset to Longridge and the Lower Lane area and brings in much needed trade. [REDACTED] numerous items over the last 2 years. In addition the premises has traded in mixed use scenario and also provides a bar which [REDACTED] a venue for [REDACTED] We have never seen any disturbance or nuisance behaviour as the clientele are responsible and respectable people and pillars of the local community. Businesses like DMD should be encouraged to open in the area and I give this application my full support.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 October 2022 17:07
To: Planning
Subject: Planning Application Comments - 3/2022/0795 FS-Case-460379258

[REDACTED]

Planning Application Reference No.: 3/2022/0795

Address of Development: DMD Design, 1 Lower Lane, Longridge, PR3 3SL

Comments: For The Attention of [REDACTED]

I would like to make an representation on the above planning application.

I visit Lower Lane [REDACTED] to see [REDACTED] and have been increasingly concerned over the volume of traffic and double parking of private cars within the area of DMD Designs, 1 Lower Lane. These premises have no private parking facilities - not even for the applicates own [REDACTED]

St Lawrence with St Paul's Church, 2 Lower Lane, (active church for all ages - Services, Weddings, Funerals, not to forget the strong links with Longridge C.E. Primary school) ,again, unfortunately has no private parking facilities which inevitably leaves this part of Lower Lane heavily congested. Taking into account that the church is situated on a blind bend with the junction of Fell Brow - only leaves the conclusion of an accident waiting to happen. (Funeral Directors park immediately outside the church on the blind bend when attending Funerals).

Furthermore the premises of DMD Design is not on a bus route.

I feel that its fair to say that any Planning Application that increases multiple parking of private cars within this area should be refused.

Referring to the RVBC Core Strategy:

Policy DMG1 - Transport Consideration (1) Access: Consider the potential Traffic and Car Parking Implications; (11) Consider the protection and enhancement of public rights of way and access.

Policy DMG3 - Transport and Mobility - Proposals should be supported "at locations which are highly accessible by other means than private cars.

Key statement DM12 - Minimise the need to travel

I think it is reasonable to say that the applicate has failed to meet this Policy.

Furthermore it would also be naive of all of us not to consider the impact on Lower Lane that will soon be upon us, due to the outline planning permission for Commercial/Industrial units at Hothersall - Lower Lane will be the main route from the M6.

DMD Design is a small retail roadside property, being the only retail property in this area will be the main reason why the business is struggling, having unfortunately not build up enough clientele to support the business. The applicant is asking for the removal of Condition 4 which was put in place FOR THE AVOIDANCE OF DOUBT AND TO ENSURE THE DEVELOPMENT REMAINS COMPATIBLE WITH THE CHARACTER OF THE AREA.

Furthermore this application has no supporting evidence for condition 4 to be removed and lacks total detail and clarity.

Any retail business needs to be on Berry Lane to stand any chance of survival. The blueprint of the premises of DMD Design is very small with limited service facilities and the design of the property gives little scope to change anything.

The current floor plan consists of retail interior design goods and a prominently large heavy bar with stools with a large upright fridge containing alcohol.

The appicate states "that the sales of interior design goods will always remain the central core of the business" but fails to provide any evidence to support this.

This application states that the appicate is requesting to change to "Mixed Use" to be able to offer Meetings, Craft Courses, Funeral Celebrations etc., but no details on how this will be executed.

Does the retail sales continue when meetings etc. are taking place, if so, where does the retail goods go, taking into account the small floorplan? If the retail interior design goods are to remain the central core of the business, then its fair to say when Craft Classes/meetings are taking place it would not encourage outsiders to shop - being an open plan premises.

Furthermore we question "The Lack of Need", again no evidence to support that this is what the area needs. There are many facilities within Longridge that offer Meetings, Funeral Celebrations etc.

[REDACTED] premises of DMD Designs so it would be unfair to comment on the noise created by the private parties and singalongs etc., but I am aware that it does effect the residents living nearby.

[REDACTED]

I would be grateful if these comments and observations can be taken into consideration when determining the impact this proposed "Mixed Use" will have on the local residents including noise, and the impact on highway safety.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 October 2022 09:48
To: Planning
Subject: Planning Application Comments - 3/2022/0795 FS-Case-460356316

[REDACTED]

Planning Application Reference No.: 3/2022/0795

Address of Development: DMD DESIGN
1 LOWER LANE
LONGRIDGE
PR3 3SL

Comments: I fully support, this application! DMD is an asset to Lower Lane and the Chapel Hill area. [REDACTED]
[REDACTED] and have enjoyed this business as it has been for the past 2 years! In all the time I have been here the premises has operated in a professional manner and never have I seen or heard of any nuisance of any kind! I'll look forward to going back to DMD as always. Many thanks.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 October 2022 09:44
To: Planning
Subject: Planning Application Comments - 34634 FS-Case-460355833

[REDACTED]

Planning Application Reference No.: 34634

Address of Development: 1 Lower Lane, Longridge

Comments: This shop is such a wonderful addition to our road. [REDACTED] from DMD Design and for me, this road is all the better for having a shop like this. The patron of the shop is wonderful, friendly and welcoming and the beautiful pieces she sells are gorgeous. We have purchased many items from this shop and really would love to see it as a successful business in Longridge.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 October 2022 10:55
To: Planning
Subject: Planning Application Comments - 3/2022/0795 FS-Case-460623906

[REDACTED]

Planning Application Reference No.: 3/2022/0795

Address of Development: DMD DESIGN
1 LOWER LANE
LONGRIDGE
PR3 3SL

Comments: [REDACTED] and in the two years DMD has been operating as mixed use [REDACTED]
DMD [REDACTED] and there has never been any noise or disturbance of any kind and parking is never an issue. DMD is a great concept that adds to the local community creating a calm environment for people to meet and shop.