

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 October 2023 14:26
To: Planning
Subject: Planning Application Comments - 3/2023/0707 FS-Case-558454521

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0707

Address of Development: 1 Lower Lane
Longridge
PR3 3SL

Comments: I am in full support of this application. DMD is a beautiful business & unique concept. It is an asset to Lower Lane & Longridge, along with the owner who is a credit to the community.

I have never seen or heard of any trouble etc caused by DMD. I would like it noted that the only trouble I have known is the [REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

I would also question if complaints & photographs get sent in by [REDACTED] when there is a service/wedding/funeral etc or when the church is being used as a polling station for voting? Or even when there are events on at the showground? As a [REDACTED] I know that Lower Lane gets particularly congested with parking around these times.

So again I give this application my full support.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 October 2023 14:38
To: Planning
Subject: Planning Application Comments - 3/2023/0707 FS-Case-558455400

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0707

Address of Development: 1 Lower Lane
Longridge

Comments: i fully support this application

I live [REDACTED] & noted that no loud noise has been heard from my property even when people are leaving within the correct times of opening

My access has never been blocked & i'm unaware of any parking problems that have accrued

The shop is unique & having a mixed building use creates a relaxed atmosphere to browse whilst having a drink

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 October 2023 14:52
To: Planning
Subject: Planning Application Comments - 3/2023/0707 FS-Case-558464521

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0707

Address of Development: 1 Lower Lane
Longridge

Comments: I live [REDACTED] DMD Designs
I fully support the application for mixed building use
Ms Despard has put a lot of effort into making the premises a welcoming place to shop socialise & have a drink i think it's an asset to Lower Lane
People feel thel can visit on their own which is something you don't feel comfortable with in larger bars
The premises is always closed by 8.00 pm & 5.00 pm on Sunday
I've never been aware of loud music or people making a lot of noise when leaving
I don't have an issue with parking

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 October 2023 14:50
To: Planning
Subject: Planning Application Comments - 3/2023/0707 FS-Case-558465652

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

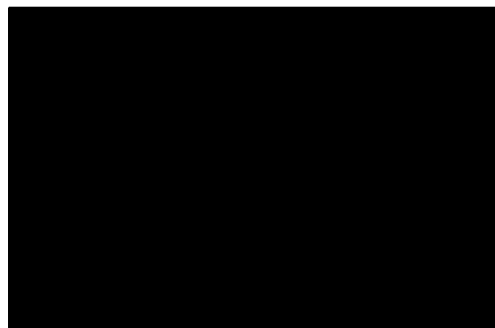
[REDACTED]

Planning Application Reference No.: 3/2023/0707

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

Comments: I am [REDACTED] and visit the area [REDACTED] Diane has been a credit to Longridge creating business's and employment. I am puzzled why the negatives about the shop/bar as there are and have been other amenities that required parking and people gathering such as the church, The Duke William, Garden Centre, Children's Nursery and Funeral Home.

I think it would be a loss to Longridge should the license not be granted.



31 October 2023

Mr Will Hopcroft
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir

Re: Planning Application 3/0203/0707

Proposal: Application to regularise mixed building use permitting retail with associated bar serving alcohol, and occupational dwelling (sui generis).

Location: DMD Design (Longridge) LTD 1 Lower Lane, Longridge, Preston, PR3 3SL

We wish to strongly object to the above application and we believe that [REDACTED] [REDACTED] in question we can give a true and honest reflection on the activities undertaken at the aforementioned premises and the impact they have on the neighbourhood.

Before we comment specifically on this planning application, we would like to bring to your attention several points regarding the issuing of Premises Licence no PRE(A)0468 issued 9/10/20 with a variation awarded on 16/7/21.

[REDACTED] the applicants initial Premises Licence application in 2019, which was rejected. We were very concerned about the extended opening hours applied for (08.00-23.00) and that it appeared from the application that the primary use of the premises would be for a bar/drinking establishment.

The Applicant then re applied for a Premises Licence in 2020. [REDACTED] [REDACTED] and the Planning Department who informed us that if the Premises Licence was granted and subsequently the premises was found to be operating out with the Current Permitted Planning permission the Council would take action.

In light of this information we had [REDACTED] [REDACTED] and decided not to object to the Premises Licence on that occasion. She explained her reasoning for

wanting the licence was to be able to offer her shoppers and interior design clients a drink to enhance their experience. She also said she wanted to have arts & crafts workshops. As we are very reasonable people, we did not want to get in the way of somebody trying to make a success of a new business so didn't object to the application.

The applicant stated during the application process “ I will not be applying to turn my beautiful interior design shop into a bar or drinking establishment” [REDACTED]
[REDACTED]

The Applicant and the owner of the premises gave us their word that [REDACTED]
[REDACTED]

used in any form as a drinking establishment/bar and that they would never apply for a change to the opening hours.

It wasn't long after being granted the Premises Licence in 2020 that we observed regular drinkers, not shoppers, attending the premises. The applicant also put a sign in the window “Bar Open”.

Twelve months after being granted the Premises Alcohol licence, The Applicant sought to amend the licence so that she could have further tables outside the premises. This was granted but we were concerned about this due to the way the premises were being used, namely as a destination drinking establishment.

We have observed that since the granting of the Premises Licence in 2020 the building has been used as a regular destination drinking establishment in its own right. The premises was regularly full of people drinking making it impossible for people to shop.

We are in no doubt and neither are RVBC Enforcement that both a breach of the Planning Permission 3/2019/1131 and at times the Premises Licence PRE(A)0468 have taken place since the Premises Licence was granted in 2020. Unfortunately, it took 3 years to put a stop notice on the Premises.

With regard to this Planning Application we would firstly like to comment on a number of inaccuracies within the **Planning Statement**.

Item 4.1 - From the granting of the Premises Licence in 2020 we observed regular clientele, not just from the Lower Lane community, visiting the bar purely for the purpose of drinking. It soon became a destination drinking establishment.

Item 4.2- There have been numerous complaints from residents regarding the use of the building not being in accordance with the relevant Planning permission along with breaches of the Premises Licence, resulting in formal warnings being issued by RVBC Enforcement. These have been covered by other objectors and RVBC are fully aware.

We fail to see the relevance of the statement regarding the suitability of the building and consultation process as we have been informed on many occasions by RBVC employees that Licencing and Planning are totally independent matters. The Premises Licence was issued on the understanding that it was required to be able to offer shoppers a drink if they so wished whilst shopping.

Item 4.3 – There is no question, and it can be demonstrated that the Primary and Core use of the business has been an unlawful Destination Drinking Establishment and Entertainment Venue. The odd shopper visits but we would suggest circa 90% of the visitors are for the purpose of drinking without shopping/browsing.

Item 4.6 - There is no doubt in our minds that the premises has been used primarily as a Destination Drinking Establishment and Entertainment Venue and if this application is granted it would certainly escalate. The drinking area is the whole of the ground floor and not integrated into the shop area and we would suggest that the shop is only open when the bar is open, not the other way round as suggested.

If this application was successful how would the Planning Enforcement Authority ensure that the premises does not revert to what it was before the Stop Notice was enforced ***“A Typical Destination Drinking Establishment.” This is a question that would need addressing.***

Regarding the bar being an informal meeting place for members of the local community, providing social benefits for the people that live nearby, we would comment that there are a handful of people who live on Lower Lane that visit for a drink, but the majority of people at the premises when the bar is full and/or there is entertainment on, are from other areas of Longridge and further afield. This can be demonstrated by the location/addresses of people providing letters of support to this application , the social media comments and also by the number of people who travel in cars, taxis and minibuses.

There are no social benefits for most people that live close to the premises, it has exactly the opposite effect in that the mental health of some residents has suffered.

On one entertainment event, we witnessed the Mezzanine floor being used by drinkers due to the number of people in the building.

Item 5.2 – We would suggest that the bar **regularly**, not occasionally, provides entertainment sometimes with more than one vocalist and an acoustic instrument.

We fail to see how the applicant’s agent can state that “It is not believed that entertainment of this type has or ever would give rise to noise disturbance”. I would suggest that the following be considered when assessing the impact of noise.

- It should be understood that the plan submitted with the application gives a false representation as to how the building is utilised. The plan shows the building split in to two distinct areas, bar and sales but in reality, it is both areas used by drinkers and when entertainment is on there are also customers singing and dancing, influenced by alcohol.
- When considering the impact of noise, it is not just the noise from the singer and his/her speaker but the noise from (at times) 50-60 people talking, singing and dancing influenced by alcohol.
- The associated sound from people regularly sat outside drinking or smoking adds to the inside noise, we would add that this is not always sat at the tables as per the requirement of the Premises Licence.
- The noise from between 50 - 60 people leaving the premises at the same time, especially after an event getting into cars, taxis & minibuses
- This noise is not like a heavy vehicle passing that lasts a few seconds, it is incessant for 3-4 hours.

Item 5.3 - This is just not true. The entrance door is not always closed. It is the only source of ventilation in the building and is regularly left open. Smokers and drinkers are regularly coming and going between inside and outside the building, occasionally standing in the open doorway.

Item 5.4 – Although this application does not seek an extension of hours, this does not stop the applicant applying for an extension in the future, something which she has mentioned in passing to her inner circle of friends.

Item 5.5 – This has not always been adhered to. There have been occasions when several drinkers have stayed behind after hours. This cannot be disputed.

Item 5.6 – This is another statement that is not true.

- ***What are acceptable limits of customers? This has not been addressed within the application.*** We regularly see approx. 50/60 people attending and on a few occasions we counted considerably more leaving the premises, approximately 90.
- Although there are a handful of customers from Lower Lane, the majority are from other areas of Longridge and out of town, they primarily travel by car, taxi or minibus.

- There are a few regular drinkers who live on Lower Lane and offshoots from Lower Lane. A number of these regular drinkers actually drive to the bar rather than take a 5 minute walk.
- The Planning Statement refers to “ In approving the use of the building as a shop , it would have been deemed by the Local Authority that there is adequate off street parking and that the operations would not impact the highway network” . **We would ask where is this off street parking? Once again in our opinion the Core Business is a Drinking Establishment/Entertainment Venue with a far greater number of visitors than a shop.**

With reference to sections 6 and 7 of the Planning Statement, we note that two objections have been submitted by Planning Consultants on behalf of our neighbours and we fully concur with their comments. Therefore, I will not comment specifically on Ribble Valley Core Strategy 2008-2028 or National Planning Policy Framework (July 2021) NPPF.

There are however a number of points within section 7 that I would comment upon.

Item 7.2-We would suggest that the bar is not a complimentary element, it is the **Core** of the business. We would also oppose the statement that the integrated bar is not an “intensive” recreational use forming a ‘main town centre use’. The Core business model is of a Drinking Establishment, Entertainment Venue and on one occasion a Sports Bar showing Football on TV. This can be demonstrated by the numbers of people attending the premises to drink, sing and dance. This far outweighs the numbers who shop and a business of this sort should be in the Main Town Centre. It is no different than many of the Town Centre bars.

Item 7.4 – The statement mentions that the development is providing a greater choice for residents that live near the shop and that it is a unique offering in Longridge.

The small number of local residents who visit the premises do not do so to shop, they visit due to the bar, however, the vast majority of people who attend the premises either to use as a Drinking Establishment or Entertainment Venue are not local. We would therefore suggest that it is not unique as there are other Drinking Establishments and Entertainment Venues in Longridge Main Town Centre.

Item 7.6 – The “social conditions” of the residents who object to this application have not been improved, its exactly the opposite. Once again whilst we accept that a small number of the Lower Lane community attend the premises for a drink, most customers using the premises as a drinking establishment and Entertainment Venue are not from the local community. Refer to our previous comments on Item 4.3

Item 7.8 – We would seriously question that there have been no adverse impacts identified with regards to noise. Please refer to our comments on Item 5.2 that demonstrate this.

With regard to the Application Form we would like to comment on the Waste Storage and Collection. It states that “Waste from the bar element of the business has been adequately managed” We would suggest that further information is required from the applicant in regard to this matter. From our observations this involves throwing the waste in the back of the applicants open top SUV which can be there for days. Considering that on occasions food has been offered at the premises, we find the method of removal unacceptable. There have been empty beer barrels left on the private land adjacent to the property, waiting for collection on numerous occasions.

We note that the only toilet in the building is the applicant’s downstairs bathroom. In view of the numbers of people attending the premises for drinking & entertainment with occasionally food involved, Is this suitable and adequate?

We note that a noise assessment has been submitted but would refer to our comments under Item 5.2 and add that we fail to see how this assessment truly reflects our “real world “experiences.

In conclusion we would summarise as follows.

1. This Planning Application is 100% based on the premise that the Bar is incidental to the shop and that the bar area is a quiet informal meeting place for the small Lower Lane Community to socially interact. There is more than sufficient evidence to demonstrate that this is most certainly not the case. The building is primarily used as a Destination Drinking Establishment and Entertainment Venue just like other premises in the main Town Centre and the Core business model is a Drinking Establishment/Entertainment Venue with associated shop. It has also been used for numerous large Private Parties with Entertainment in contravention of condition 3 of planning permission 3/2019/1131

The STOP notice issued on the 24th August confirms that it was issued because the premises had been used as a “**Drinking Establishment**” in contravention of condition 3 & 4 of Planning Permission 3/2019/1131

2. [REDACTED] and we most definitely did not witness people shopping and having a quiet drink or Lower Lane residents having a quiet drink and informal chat. What we witnessed was a building full of approximately 50/60 people drinking, including a handful of people from the Lower Lane Community. It was just like any other Town Centre bar and certainly not “Unique”. We have not visited since.

3. The applicant has a suitable premises with the relevant Planning Permission in the main town centre which is an ideal location for this business model of Drinking Establishment & Entertainment Venue with associated shop. She would more than likely have more success with the retail side of the business if she moved the business to these premises with the passing footfall.. She held an event there just after the STOP notice had been issued.
4. We have seen the letters of support and social media comments from the applicants many acquaintances and the majority comment on a beautiful shopping experience with a glass of prosecco etc. This was the premise on which the Premises Licence was applied for. If this had been how the business operated we would not be going through this process. Unfortunately, as has been demonstrated this is not how the business has operated. We have spoken to many people who go into the premises about the STOP notice and the majority did not realise that the applicant had been operating out with the relevant planning permission. Lots of people don't understand the relevance of Premises Licences and Planning Permission.
5. We like the applicant and get on with her. We also understand that some members of the Lower Lane Community enjoy visiting for a quiet drink with like-minded people, but in reality, that does not happen due to the vast numbers of people from other areas of the town and from further afield visiting the Drinking Establishment, especially on a Friday, Saturday and Sunday.
6. It's amazing how many people have told us that whilst they don't mind visiting the premises, [REDACTED] We were actually told this by one of the [REDACTED]
7. We would like to comment on the STOP notice issued on the 24th August 2023 that makes reference to planning application 3/2019/1131 Decision Notice 7/2/2020 conditions 3 & 4

Condition 4 of the decision notice states " Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General permitted development) (England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) 1 Lower lane shall only be used for the purposes of A1 (retail) and A2 (interior Design Services) and no other use within those classes.

REASON: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area.

Condition 3 of the decision notice states “The residential accommodation hereby approved shall remain incidental to the A1/A2 uses hereby approved and shall be restricted to occupation by one residential occupier at any one time”

REASON: To comply with the terms of the application and in the interests of the amenities of the area.

Our rationale for quoting conditions 3 & 4 is that the STOP notice was issued because there had been failure to comply with these conditions and the reason for the conditions is very clear.

How can this application now be approved when the reasons stated are still applicable to this Planning Application and it has not demonstrated that they are not relevant?

8. We note that the Application Form under **Ownership Certificates and Agricultural Land** states that the applicant is the Sole Owner of the Land. Is this a true statement of fact?

The above information is given as a true and honest reflection of facts, and we would be prepared to stand under oath to confirm this.

Yours faithfully

[Redacted Signature]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 October 2023 19:54
To: Planning
Subject: Planning Application Comments - 3/2023/0707 FS-Case-558543671

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0707

Address of Development: 1 Lower Lane Longridge PR3 3SL

Comments: I am a [REDACTED] and I have frequented this establishment on numerous occasions. I have found it to be a professionally run licensed premise. The people I have seen frequenting the premises are mostly middle aged locals business people. I have never witnessed any rowdy or intoxicated behaviour. The owner from my experience has been nothing but responsible towards her licensing conditions. She has over the years generated a great deal to the economy of Longridge. I would fully support this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 November 2023 06:40
To: Planning
Subject: Planning Application Comments - 230707 FS-Case-558593808

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 230707

Address of Development: 1 lower lane, longridge

Comments: DMD is a beautiful shop with bar that I love going to and [REDACTED] I am to the [REDACTED] shop
[REDACTED]
Diane's shop is beautiful and I look forward to being able to shop and have a glass of wine again and support my
Neighbourhood