

PLANNING

10.11
ATTENT

Dear Sirs,

Planning Application Ref. Nos. 3/2023/0707

Location: 1 Lower Lane, Longridge PR3 3SL

I wish to formally object to the planning application above.

My home is [REDACTED] to this business and I can only say that since the new owner took control of the premises the area has definitely changed and not for the better may I add.

I am totally confused as to what this business is actually about. I understood that the business would continue similar to that which was taken over. However since the very beginning there just seem to be this sort of focus on alcohol and loud music. It seems that the remedy for any trading problems this business has is to apply to sell more alcohol.

Over the last 12 months the trading times of the shop have reduced considerably with the shop only opening in the late afternoon, sometimes not until 4pm. How can a retail shop survive trading this way? The "evening trade" is never missed, may I add.

My objections are;

Amenity : Entertainment is now regularly held on the premises, live music, singing, dancing etc.. At the centre of all this is the focus on alcohol and loud music. Not only is the music loud but the singing/shouting along by those in attendance increases the levels higher. On a nice day all that I want is to sit/work in the peace and quiet [REDACTED] The music is far too loud and a nuisance.

Character of the Area : Lower Lane is a quiet area and has some lovely views and walks. It is especially known for the wonderful church of St. Lawrence and the grounds it is set in.

When you see people drinking in groups drinking/smoking, blocking the public footpath whilst waiting for their pick-up/taxi, arguing over who has ordered which taxi etc., it can become a little intimidating and is certainly not in keeping with the character of the area.

I totally accept that times change and there is a lot of change going on in Longridge but surely we can keep some areas the same, especially those that serve others like St Lawrence's Church conservation area.

The town centre is in easy reach and provides all that these premises offer.

Traffic/Parking : With all the increased housing in the area and the additional cars these houses bring with them, Lower Lane like all other roads has seen an increase in motor vehicle activity. That is just life I suppose. However the number of cars/taxis/minibuses

that are going to this location 5 times a week is just putting increased pressure on the area. Don't forget there are no bus facilities to the location and it hasn't any car parking facilities to offer either.

Parking is a problem and a nuisance that is increasing. This is mainly due to some unreasonable drivers that just want to get as close to the shop as possible. If that means obstructing your drive it doesn't matter. It does matter to residents though and can make entrance or exit to your property more difficult.

Also you do have to have your wits about you when crossing the road from these parked vehicles.

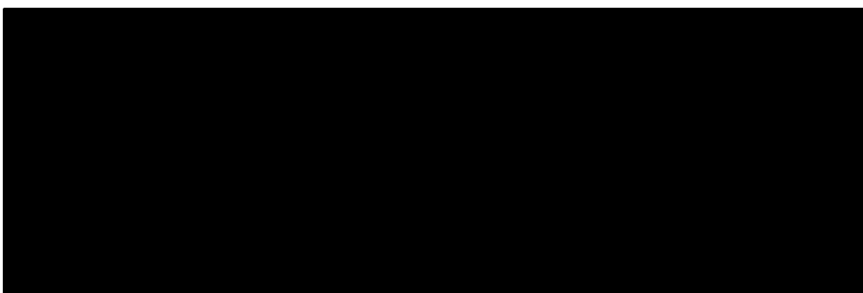
I would say that by virtue of a failure to provide off street parking and any suitable drop off / pick up area within a residential area severely impacts on the safe efficient and convenient movement of highway users. It causes a problem. It makes it unsafe for everyone, residents, highway users, cyclists and pedestrians alike.

Finally I read with interest just what Longridge Town Council are trying to do in the town centre i.e. pedestrianise certain areas, provide parking for visitors, have good access to public transport and so on. They are trying to make the centre an attraction for those that live in Longridge, visitors etc. They are trying to give as much choice as they possibly can.

If this is the long term view of our town centre then how can planning allow businesses to locate where they want. I feel that just because someone has been trading unlawfully it does not give them the right to decide that they remain in situ. Has not the owner of the business been advised of her actions repeatedly? Has the business owner not been told time and again what would happen if she continued to ignore her conditions or warnings.

As far as I can see this application does meet any of the required planning guidelines. The planning statement still does not clearly set out what the business trading activity is or will become. It just seems to be a bit of this and a bit of that with no substance behind it.

Yours sincerely



Dear Sirs

ATTENTION OF

DMD Design Ltd, 1 Lower Lane Longridge: Planning Application 3/2023/0707

Please accept this letter as my objection to the above application.

I find this whole matter quite disturbing really. Other [REDACTED] and Ribble Valley Council have been told time and time again that the shop [REDACTED] [REDACTED] is not a bar and never will be - according to the applicant's letter on her last application that is. Yet here we are again discussing another application that centres on alcohol but worryingly a "drinking establishment"?

The Planning Statement is too vague and does not provide any evidence to support the notes which have been raised therein. [REDACTED] we have a right to know exactly what the business activity of these premises is now, and what it will be, going forward. The residents of [REDACTED] have been misled too many times already.

The Planning statement implies that the premises will become a drinking establishment although it will not be a "typical" one, whatever that means! Just what type of "shop"/drinking establishment is it? No drinking Establishment can control who it serves, they all serve alcohol.

We just seem to be in the exact same position as when the Premises Licence was approved. At that time we were told alcohol was to support the retail trade and look what we have ended up with - a Bar. No matter how many times this has been denied, it is a Bar. A Bar that provides Live entertainment, dancing, and food etc.

Objection 1 : Not compatible with the Character of the area.

The reason given for attaching Planning Condition 4 to these premises on the last planning application just 3 years ago was to protect the Character of the Area. What a difference we have seen since the recent Temporary Stop Notice was served. The area is now back to what it was in early 2020.

It is a residential area set in the conservation area of St Lawrence's church and that alone should justify not agreeing to a bar with live entertainment being sited here.

Objection 2 : Amenity.

The noise that comes from the premises, especially when live entertainment is on [which is basically every week] is loud and a nuisance.

It is a fact, unfortunately, that noise levels rise when alcohol is consumed. This added with the singing and dancing is not acceptable and the residents should not have to put up with it. The numbers being attracted to the premises are significant and growing.

What about the health and well being of residents closest to this location? When I am sitting in the [REDACTED] I can clearly hear the noise. If I have friends round and we sit in the [REDACTED] it is even worse.

Objection 3 : Parking and Increased motor vehicle traffic.

Inconsiderate drivers regularly block residents' drives. They just don't care how or where they park. If you politely ask them to be a little more considerate then you soon wish you hadn't, something that [REDACTED]
Friday and Saturday nights and Sunday afternoons are the worst times when another 20 or 30 vehicles are attracted to the location.

Summary

This Drinking Establishment, by virtue of its position in a residential area and the St. Lawrence conservation area, would result in an unacceptable loss of Amenity in general and in particular for the residents of Lower Lane.

The Residential Character of the Area is already being eroded directly due to the significant increase in on street activity and within the application premises. If this is what it is like with unlawful trading then what will it be like IF this trading was made lawful.

There will be a huge push by the applicant for more customers with increased live "entertainment".

In my view the activity of this business in its current location fails to make a positive contribution to the area.

It does not meet the guidelines of the RVBC Core Strategy and certainly does not meet those of the Longridge Neighbourhood Plan.

Yours sincerely

[REDACTED]

[REDACTED]

~~CONFIDENTIAL~~



Dear Sirs,

Location: 1 Lower Lane, Longridge
Planning Application 3/2023/0707.

I wish you to accept this letter as my personal objection to the above application.

This is a lovely, peaceful and friendly area where I have lived for a good number of years. The views are exceptional and I know that it is used frequently by people within the area and also out the area for walks.

Does this area need a Bar/Entertainments business, no. How can such a business have any positive impact here? It brings noise to the area, it brings extra traffic to the area without any parking etc.

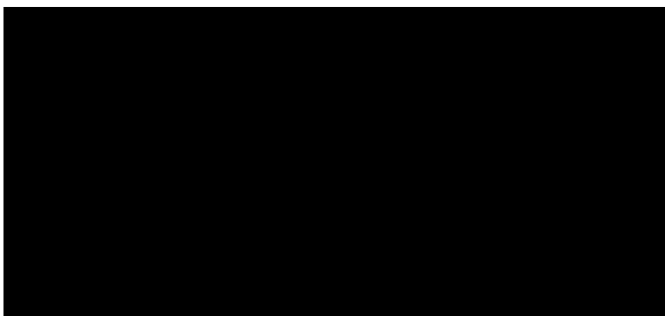
It is also quite intimidating walking past groups of people drinking and smoking on the footpath as well may I add.

When the previous owner conducted her business at these premises there was never any of the goings on that we see now. All these motor cars parked along the road certainly makes crossing the road more challenging.

The whole character of the area has changed and this is something that I object to.

There really is no need for it especially given how close the town centre is.

Yours sincerely,



PLANNING

Dear Sirs,

SECTION OF

Planning Application Ref: 3/2023/0707

Location Address: 1 Lower Lane, Longridge, PR3 3SL

I strongly object to the above application.

Is this business not supposed to be a retail shop? If so then why do we see so much activity around alcohol and loud music?.

If someone wishes to run a Bar, because that is what this shop is being used as, with live music/singing/dancing etc. then fine. However, its location within any residential area is not suitable. It is most certainly not suitable in a conservation area which this location is actually in. [St Lawrence conservation area]

I noticed a large sign was posted on the front door of the business premises in late August that read "BAR Closed until further Notice"? Which is strange really because the residents have been told time and time again by the business owner that it is NOT a Bar.

However what is noticeable, thankfully, is that since the Bar Closed sign was posted, the area is much quieter, there are no longer large numbers of cars parked all over the place which is really annoying. Basically the area went back to what it was before this business started in the area some 3 years ago.

The noise that the activities this business premises is generating is persistent and a nuisance.

The number of cars that this business activity is attracting to the area is persistent and a nuisance

This proposal of a drinking establishment is completely detrimental to the residential amenity and the character of Lower Lane and the conservation area of St. Lawrence's Church.

Planning guidelines are there to serve the very purpose of protecting the character of an area and the amenity of an area. This was the very reason given by RVBC when they attached planning conditions on these premises under planning application 3/2019/1131.

There is no reason whatsoever for RVBC Planning to change or reverse its decision from when Planning Application 3/2019/1131 was approved. Condition 4 clearly states that any business class outside of A1 and A2, and this proposal is outside those, would have a negative impact on the character of the area.

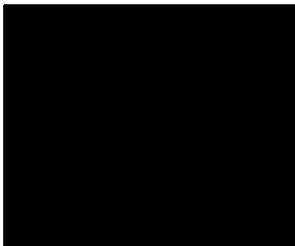
This application does not comply with the RVBC Core Strategy nor does it comply with the Longridge Neighbourhood Plan.

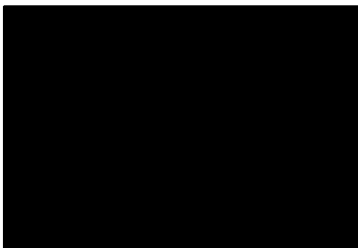
The most suitable location in this area for a business that is run as a bar and that provides live entertainment is in the town centre, Berry Lane.

The town centre provides everything that such a business needs e.g. parking, public transfer and similar types of businesses for those who want and enjoy this type of activity.

Finally you do have to ask the question as to why the blinds are drawn to the shop just before official closing time with people still on the premises. Then they are undrawn an hour or so later once the premises have been vacated?

Yours sincerely,





27th October 2023

Mr Will Hopcroft,
Development Management
Ribble Valley Borough Council
Council Offices
Clitheroe
Lancashire
BB7 2RA

Dear Sirs,

PLANNING APPLICATION 3/2023/0707 DMD DESIGN 1 LOWER LANE LONGRIDGE PR3 3SL

I would like to object to the proposed Regularised Mixed Building use at the above premises.

I drive through Lower Lane regularly to [REDACTED] particularly [REDACTED] who lives [REDACTED] and have been increasingly concerned over the volume of traffic and dangerous parking around the above premises. Traffic is more of an issue when the local church across the road from the above premises - St. Lawrence with St Paul's is active with regular Church Services, Weddings, Funerals etc., unfortunately there are no off-road parking/drop-off/pick-up facilities for the above business premises or St. Lawrence's church.

Taking into account that the church is situated on a blind bend at the junction with Chapel Hill, only leaves the conclusion of an incident waiting to happen.

There is no public transport on Lower Lane. Any Planning Application that increases multiple parking of any vehicles within this area should be refused.

I have written to RVBC several times with my concerns on this.

Is it not insensitive to be attending a funeral while over the road there's a party going on (with the probability being fuelled with alcohol)?

Referring to the RVBC Core Strategy:

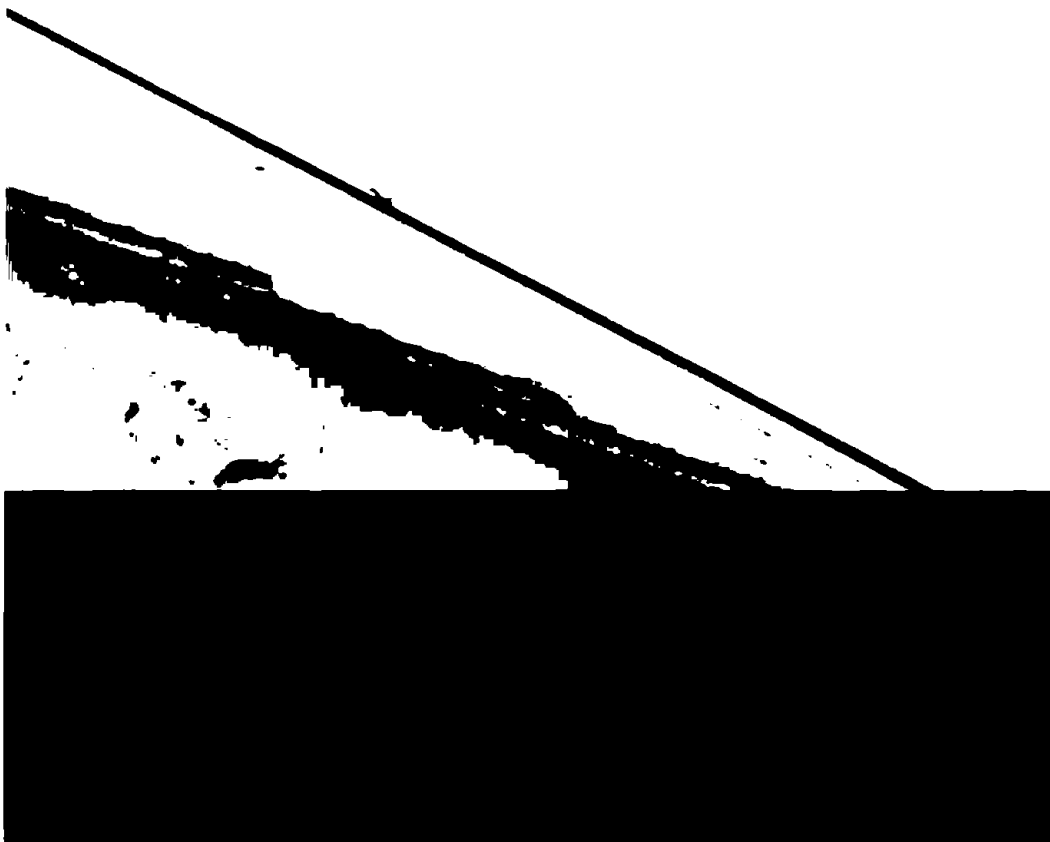
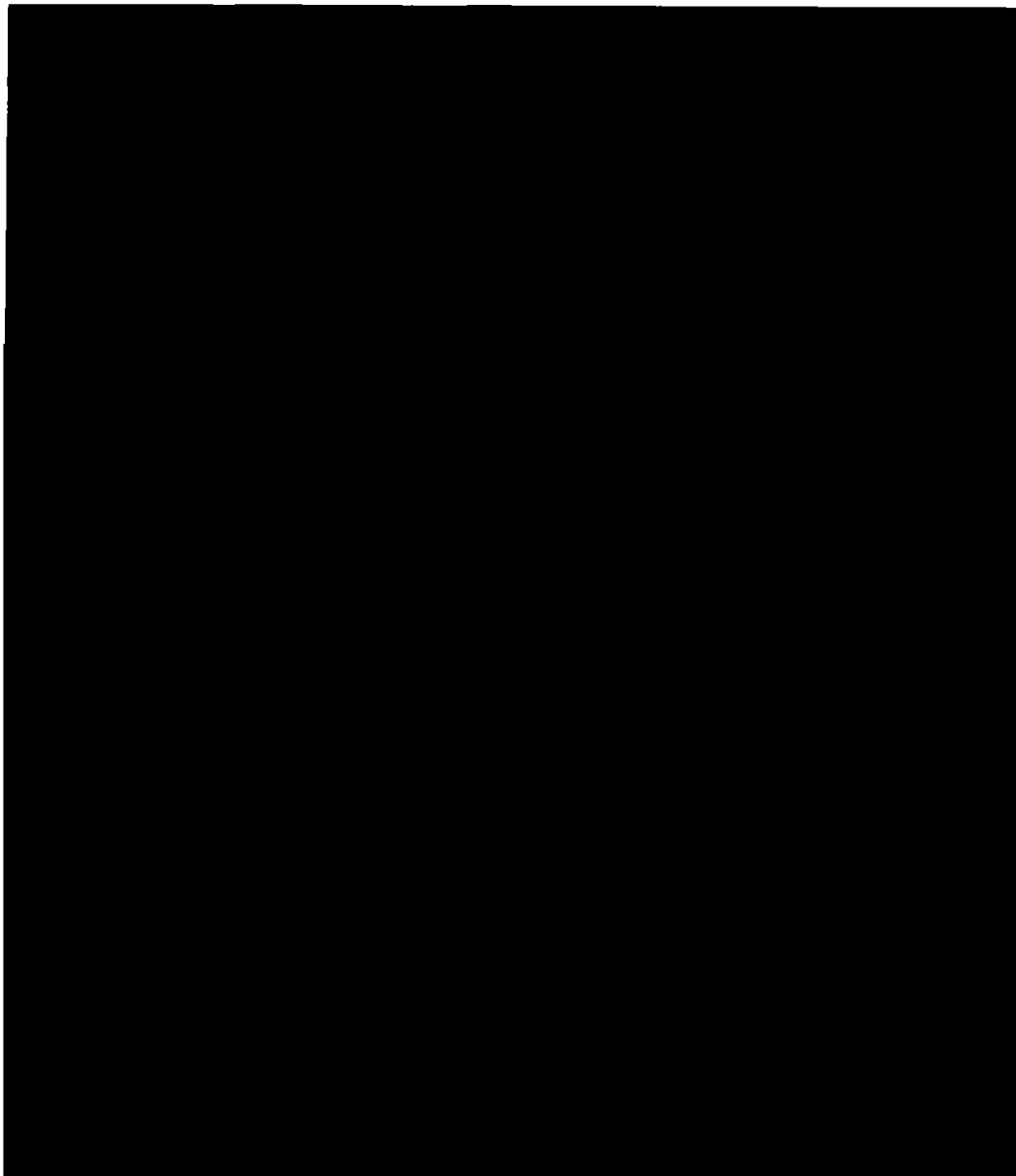
Policy DMG1 – Transport Consideration (1) Access: Consider the potential Traffic and Car Parking Implications; (11) Consider the protection and enhancement of public rights of way and access.

Policy DMG3 – Transport and Mobility – Proposals should be supported “at locations which are highly accessibly by other means than private cars.

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

24th October, 2023

Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA

FOR THE
ATTENTION

RE: PLANNING APPLICATION NO: 3/2023/0707
PROPOSAL: REGULARISE MIXED BUILDING USE
LOCATION: DMD DESIGN 1 LOWER LANE LONGRIDGE PR3 3SL

I am [REDACTED] and my property [REDACTED] and feel nervous and concerned with this latest planning application.

Being [REDACTED] since [REDACTED] I [REDACTED] and occasionally [REDACTED]. This has become worse since the bar opened up at DMD Designs, as at weekends there are gatherings and drinkers inside and outside the premises, looking [REDACTED]. On occasions when [REDACTED] is prevented from bringing me near to my front door due to the volume of parked vehicles from the church and DMD Designs. Whilst I am quite currently capable of using the steps at the [REDACTED] my property, I do worry when [REDACTED] and then become dependent on the [REDACTED] entrance.

When the church [REDACTED] is active, parking already becomes dangerous with vehicles parked on both sides of the road, sometimes on the pavements, leaving

.

this part of Lower Lane very narrow with one way access. Dangerous when someone doesn't give way. This is obviously worse when the bar is open at DMD Designs. There has been incidents on the blind bend by the church. It was such a shame when the public house "The Duke William" that was at the bottom of Chapel Hill, stopped the church was using their private carpark, not sure what the issues were but the Pub and carpark are now houses so parking is problematic.

If permission was granted, inevitably there would be larger vehicles associated with Mixed Use, as in Funerals, Weddings, Celebration Parties etc., that would be detrimental to this area.

When the original planning application 3/2019/1131 was submitted, I had [REDACTED] and was completed reassured that DMD Designs would be retail sales only with the option to purchase a glass of wine, should the client wish. Interesting to note, this was also as per the model presented to your sub-committee on the original application 3/2019/1131. This current application leaves me fearful for whatever interpretation of mixed use becomes, as i have sadly [REDACTED] and [REDACTED]

DMD Designs already has had a negative impact on the residential area, and to regularise the unlawful trading of mixed use has great potential to attract Anti Social Behaviour, Theft, Drugs, Drink Driving, Noise Disturbance etc., that is unacceptable, more so to a residential area as Lower Lane and I would urge you to refuse this planning application.

Regards

[REDACTED]

3.

ANNEXING

FOR
ATTENTION



Dear Sirs,

Planning Application 3/2023/0707: 1 Lower Lane Longridge PR3 3SL

This is our objection to the planning application referred to above. Our reasons for this are outlined but first of all we would like to comment on Note 4 of the Planning Statement.

Note 4.1: Bar Open signs were advertised on the first day of trading [Temporary Event Notice scheme]. Nothing to advertise the shop or new ownership. [photo 1]
On 24/08/23 when the Temporary Stop Notice was issued one sign was advertised - "Bar Closed Until Further Notice" [photo 2]

Note 4.2:...: "The applicant is not aware of any formal complaints to the Licensing Authority regarding activities to the licence."?

Numerous complaints have been made to RVBC Licencing, Enforcement, local Cllrs, Police etc.

The Premises Licence hours are aligned to the shop hours with 1 Condition attached [RVBC Notice of Determination 09/07/2021], this being:-

"Customers shall only be allowed to consume alcohol outdoors on the premises when seated at tables located at the front of the premises".

The following enclosed photos are examples of breaches, that contradict Note 4.2;

- Photo (3) large group of people standing/blocking the footpath all drinking alcohol - timed 16:57. Not seated therefore in Breach of Licence.
- Photo (4) group of people, including the applicant, standing around a pizza van on the public footpath drinking alcohol timed 16:26. Not seated, therefore Breach.
- Photo (5) customers sat outside drinking alcohol timed 17:13hrs Closing time 17:00.

All photos dated 02/05/22 and submitted to RVBC Enforcement/Licensing 05/05/22.

This is from RVBC Sol. [REDACTED] in response to residents complaints:-

"....a formal letter was sent to the premises licence holder on 17/05/22 drawing attention to the breach and emphasising that non-compliance with a licence is a criminal offence etc. The investigation process involved a meeting with the licence holder [on 11/05/22].... Lanc. Police were contacted and also informed of the formal letter and asked to pay a passing attention"

3] Copy text from [REDACTED] Enforcement Officer RVBC, email dated 14/08/2023:-

"The owner was advised in respect of the complaints received and the conditions within her licence and planning consent were reiterated. In addition, I have also spoken to the Neighbourhood Policing Team to keep them updated of the concerns by residents"

4] Due to failure to comply with advice given by RVBC and alcohol sales becoming the primary activity a Temporary Stop Notice and Breach of Condition Notice was served 24/08/23.

1.

/7

Objection 1: Adverse Impact on the Character of the Area:

Condition 4 attached to Planning Approval 3/2019/1131 dated 07/02/2020 states that "the business of the premises of 1 Lower Lane shall only be used for Retail (A1) and Interior Design Service (A2) and no other use within those use classes".

Reason: "for the avoidance of doubt and to ensure that the development remains compatible with the Character of the Area"

Para 54 NPPF Guidelines states: "use conditions where otherwise unacceptable development could be made acceptable through the use of conditions"

Para 56 NPPF Guidelines states: that planning conditions should be kept to a minimum, and only be used where they satisfy the 6 "tests" which are;

1 They are necessary, 2 relevant to planning, 3 relevant to the development to be permitted, 4 enforceable, 5 precise and 6 reasonable in all other respects.

This condition and in particular the reason given, are clear and unambiguous as regards protecting the Character of the Area.

The main issue is whether the proposal would preserve or enhance the Character or Appearance of the location? Given the recent Temporary Stop Notice was served to protect this then the answer here has to be NO.

There is nothing within this application that defines and/or demonstrates why this condition should now be replaced.

The operation of a Bar, regular live music, dancing, singing, large groups of people standing outside blocking the pavement [photo3], parked vehicles lining the road [photo 6 dated 17/03/23 timed 16:11], males using the cover of parked cars as toilets are just a few of numerous incidents that have a negative impact on the quiet residential area of Lower Lane, the St. Lawrence Church conservation area of Longridge and the area as a whole.

Due to the significant increase in on-street activity and also within the premises 1 Lower Lane itself it would erode the residential Character of the Area as so defined. It would fail to make a positive contribution to the area.

Planning Policy Guidelines:

NPPF Sec. 12 Note 130 [C] : Planning Policies / decisions should ensure that developments are sympathetic to local character and landscape settings

RVBC Core Strategy 2008 - 2028 : Policy DMG1 - General considerations

Note 3: "Particular emphasis will be placed on the visual appearance AND the relationship to surroundings including impact on Landscape Character..

RVBC Core Strategy 2008 - 2028 : Policy DMG2: Strategic Considerations

Note 10.5 (1) : "However the most important consideration in the assessment of ANY development proposals will be the Protection, observation and Enhancement of the Landscape and Character of the Area"

RVBC Core Strategy 2008 - 2028 : Policy DMB3 Recreation and Tourism Development.

Note 10.25: Planning Permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met;

3. The development should not undermine the Character, Quality or Visual amenities of the plan area by virtue of its scale, siting, materials or design.

RVBC Core Strategy 2008 - 2028 Key Statement EN5 : Heritage Assets

Any development proposals should respect and safeguard the Character, Appearance and significance of the area.

Longridge Neighbourhood Development Plan 2028

Objective 3- To protect local character, heritage and landscape.

5.15 It is essential that with such significant change proposed for the Longridge area that this change does not destroy the existing character.

5.16 The Neighbourhood Plan will therefore seek to protect those elements of the local area that give it its character and that are integral parts of its natural and build heritage.

Objection 2 : Retail Development : Town Use Business

The NPPF defines a Town Centre as the "Primary Shopping Area" and as "Predominantly occupied by main Town Centre users".

The Longridge Neighbourhood Plan defines the Berry Lane area as its "town centre"..

The definition of a drinking establishment is a business whose primary function is the serving of alcoholic beverages for consumption on the premises.

- The Application Statement Note 4.6 states "the proposal does not seek to establish a "typical" drinking establishment? What is a "typical" drinking establishment?
- The Application is for a Drinking Establishment! Alcohol is the primary sale - Fact.

This business is a Bar that provides live entertainment, dancing and catering..

This business is a venue that holds special events and provides catering for such events.

Under NPPF definition, Bars and Live Entertainment/Recreation are classed as Town Centre Use.

Longridge Town centre provides the needs for this business such as parking, public transport, pick-up/drop-off points, better service areas etc., plus other businesses of a similar type thereby being totally within the character of that area.

The current location is "out of town" and is therefore in contradiction of all that the NPPF, RVBC Core Strategy and Longridge Neighbourhood Plan strive to achieve.

Approval of this will have a negative impact on the town centre and also set a precedent for any future businesses seeking alternative locations.

Longridge Town Centre is key to providing a strong serve centre function. It can not be stressed enough how important and influential town centres are. There is already a huge commitment to strengthen the role of Longridge Town centre.

Planning Policy Guidelines:-

National Planning Policy Framework Guidelines [NPPF] Sec 7

Note 86 : Planning has to support the Role that Town Centres play

Note 87 : Retail and Leisure development is subject to the "sequential test" : Town Centre
1st : Edge of town 2nd and out of town as the final option.

RVBC Core Strategy 2008-2028: Key Statement DS1 : Development Strategy:

- New Retail and Leisure Development will be directed towards the centres of:
Clitheroe; Longridge; and Whalley

Longridge Neighbourhood 2010 - 2028

Policy LNDP8

- Retail development that serves the needs of the Neighbourhood Area; Drinking establishments, entertainment, etc.

Policy LNDP9

- 5.29 The neighbourhood plan seeks to support and facilitate appropriate retail development in the main centre of Longridge town.

Objection 3 : Amenity as per Planning Statement Note 5

5.2: The Bar "**occasionally provides entertainment**" : This statement is incorrect.

(a) There has been an average of 1 private party/event etc., during the period 14/01/2023 up until service of the Temporary Stop Notice [24/08/23] these include live music with singing and dancing etc. This can not be recognised as "occasional", this is regular.

(b) The note continues.. "usually in the form of one vocalist with an acoustic instrument"... it mentions noise would be limited for various reasons! This statement is incorrect.

See enclosed Photos 7a and 7b, both taken from the applicants social media page and which confirm.

- a. A true reflection of numbers in attendance at entertainment events and
- b. A true reflection of the equipment used at such events by the artists.

This is the noise that residents have complained about to RVBC! [latest email to RVBC Enforcement Officer dated 13/08/23 includes latest reference to unacceptable noise levels]

Perhaps we should see how the Applicant herself best decibels the noise levels at these events:-

"AND THEN HE BROUGHT THE FREAKIN HOUSE DOWN" -

Photo [8] Enclosed and taken from the business owners social media page.

- This noise is a nuisance and persistent.
- The significant increase of the on-street activity and also within the application building itself erodes the residential Character of the Area.

5.3 The front doors are never closed. The reason for this is that it helps to let fresh air in - as stated there are no windows that open in the building.

Planning Policy Guidelines:-

Planning Policy Guidelines:

RVBC Core Strategy : General Policy DMG1 : General Conditions

Sec 10.4 "...MUST.....Amenity 1. Not adversely affect the amenities of the surroundings

Objection 4: Transport - Planning Statement Note 5

5.6: Statement: There is no evidence to support this statement.

Photo 6 confirms the significant level of increased motor vehicles these premises already invite to the area.

Photo 8 confirms the significant levels of activity on-going in the building.

The only available parking is on the road outside residents homes. Unfortunately due to inconsiderate motorists this at times becomes challenging and annoying for other local residents.

The only service area for this business is the public highway. [photo 9]

The area is not linked to any public transport network.

The failure to provide off-street parking and any drop-off/pick-up area within a residential area severely impacts the safe, efficient and convenient movement of highway users

Planning Policy Guidelines:

RVBC Core Policy DMB3 - Recreation and Tourism Development.

Note 10.25 - Planning Permission subject to the following criteria being met;

- The proposal should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance.
- Where possible the proposals should be well related to the public transport network
- The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas and

Objection 5 - Waste Storage and Collection

There are no waste/storage bins at these premises and there never have been.

The practice has been to store empty keg barrels and any other rubbish on the public footpath adjacent to the shop they feel the need to remove it. [photo 10]

The current practice is to throw all rubbish into the back of her open truck until the owner decides to remove it. [photo 11]

Audio Assessment dated 23/10/23 - Comments

The findings of this assessment are based on "proposed site conditions" whilst our objection to the noise is based on what has been actually experienced over the past few years.

Therefore to be fair and ascertain how accurate this assessment is let us make a comparison between the "proposed site conditions" and the Applicants social media page which will reflect actual conditions?

1. Test : One speaker being used? :

Comment - Photo 14, [facebook] 2 speakers in use?

2. Test : Speaker placed "somewhere" within the shop?

Comment - usual practice is for live music hosted at the opposite end of the shop to the bar which is close to the door area.

3. Test : All audio recorded with doors closed? :

Comment - Why has no comparison tests been undertaken with the door open? It is not always closed as supported by photos 15, [12 & 13].

With drinkers allowed outside there will be comings and goings for drinks plus people going in/out for a smoke. With traffic the door is not going to be closed all the time. It is impossible.

4. Test : Recreation of background noise? :

Comment - photos 7 & 16 confirm actual type of background noise - numbers within the premises, singing/shouting, bar activities etc. How has this been replicated?

How do you recreate **"AND THEN HE BROUGHT THE FREAKIN HOUSE DOWN"** - ?

Applicants' own choice of words used to describe events.

5. Test : Activity levels will **"hopefully"** be a couple of times per month?

Comment - this is already at weekly levels AND whilst trading Unlawfully?

6. Test : DMD **strictly** adheres to operating hours?

Comment - Photo 17, shows, blinds closed? customer leaving at 21:29hrs [dated 11/8/23]

Photo 18, shows customers leaving at 20:19hrs [dated 18/11/22] Shop Open sign still on display?

Both dates were on a Friday.

Condition 5 [App. No. 3/2019/1131] weekdays... "restricted to the hours between 08:00hrs to 20:00hrs"

There is a contradiction here between the Applicants own description and her own social media page. This provides doubt as regards the accuracy of this assessment to be used in support of the application.

Why is there such a STRONG emphasis on the door being closed and also a STRONG recommendation that the door remains closed and is fitted with "Door Closures"?

Conclusion:

This Application is a direct result of a Temporary Stop Notice and Breach of Condition Notice being served on 24/08/23. A Notice that was served to "protect the Character of the Area" - described as per RVBC Enforcement Notice website.

No doubt the business owner would have been warned in advance by RVBC Enforcement as regards the consequences of unlawful trading and also the correct way to deal with the situation. It seems that all of this advice has been ignored. If the Notice had not been served the business owner would have just carried on trading unlawfully.

This application is to make lawful the unlawful trading that the applicant has repeatedly denied to all parties including RVBC Sub-Committee, RVBC Officials and not least of all local residents.

It is our opinion that:-

- The Planning Statement Notes 4 and 5, which support the Applicants claims of Amenity and Character of the Area being acceptable are a total contradiction to the Applicants own social media page and as a result inaccurate.
- The Planning Statement Notes 4 and 5, are also misleading.
- The Audio Assessment is based on "Proposed Site Conditions" ? and therefore does not reflect a true assessment of actual noise generated from the activities within the application building. It is misleading and inaccurate.

6.17

We still do not know definitively what the actual trading split or actual activity of this business will be going forward. The primary function will undoubtedly be the sale of alcohol, as it is now, and therefore this is a qualified Drinking Establishment/Pub!

We are informed that it will not be a "typical" Pub/Drinking Establishment? However It is our opinion that the only difference we can see from this and a " typical" pub is that the sendonary function at these premises is that of regular Live Music/Entertainment/Dancing.

This leads to yet another contradiction by the Applicant given that the she has ALWAYS denied, to ALL parties that her shop will ever be used as a Drinking Establishment, QUOTE:- "I will NOT be applying to turn my beautiful interior design into a bar or drinking establishment"

This statement taken from "The Applicant's Response" doc. within Planning Application 3/2022/0795 Registered 05/10/2022.

The shift in trading activity of DMD Design Ltd from when Planning Application 3/2019/1131 was first approved is huge. This application is a totally different business/proposition and as such it should be assessed under new business guidelines within RVBC Core Strategy.

Within the NPPF definition of Town Centre Use businesses are Bars and Live Entertainment. DMD Design Ltd., is a Town Use business. How can such a business not have a negative impact on the Character or the Appearance or the Amenity of Lower Lane.

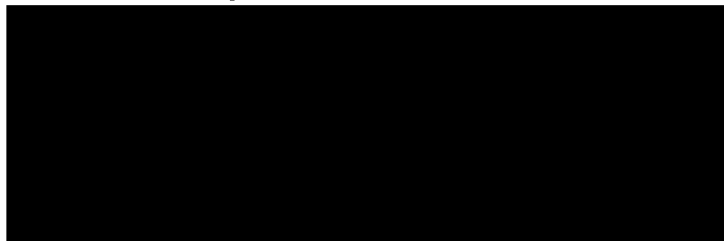
As such the business described within the Planning Statement should be directed to the town centre of Longridge in line with all planning guides, national, regional and local.

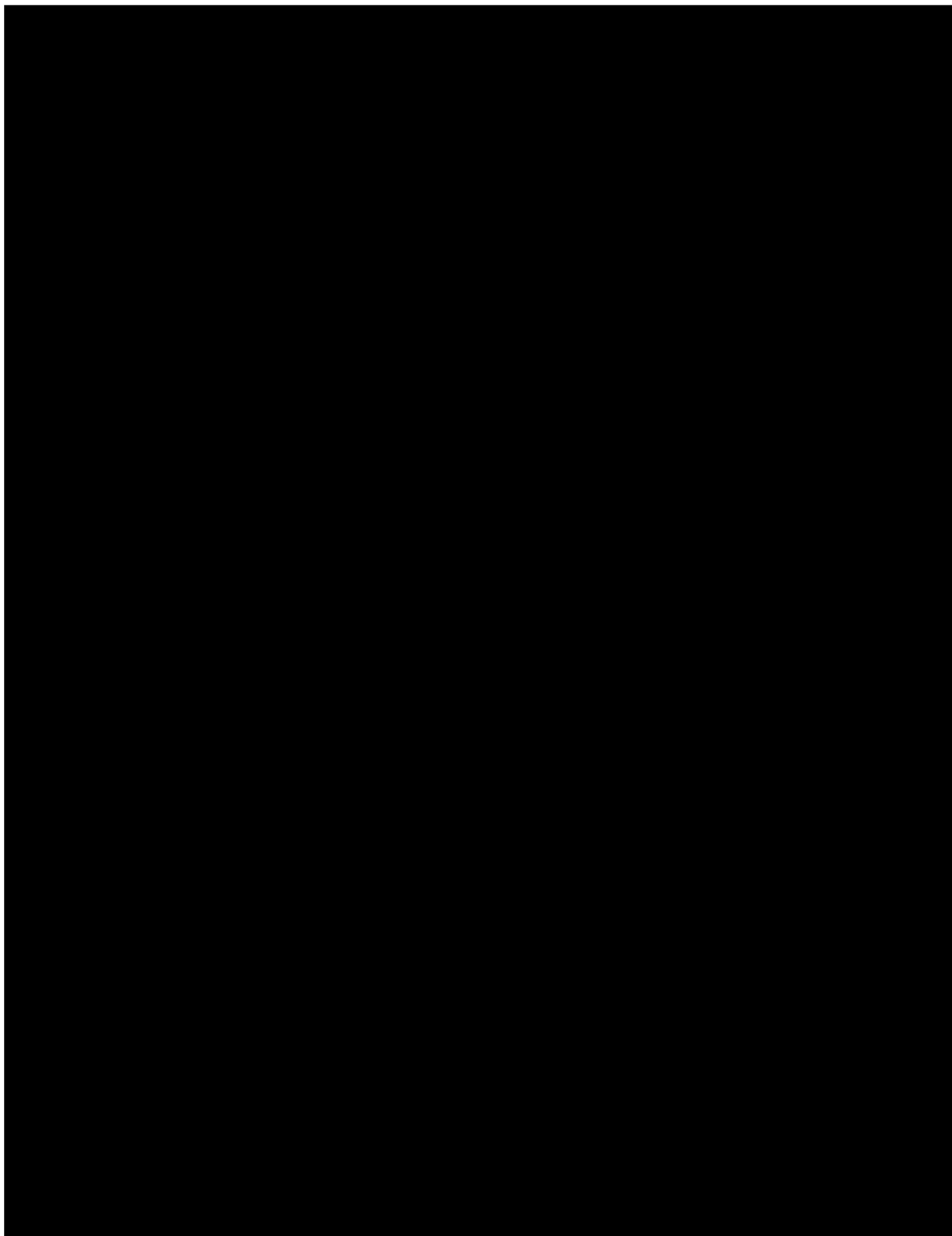
This proposed "new" business will appear prominent, incongruous and conspicuous and have a harmful impact upon the character of the streetscene and in particular the St. Lawrence Conservation area.

Under this planning application the business would be inappropriate for the area and there is no evidence to show that there are no reasonably available locations within the Longridge Town centre area. Longridge Town Centre is key to providing a strong serve centre function.

This application is not in accordance with NPPF, RVBC Core Policy and the Longridge Neighbourhood Plan guidelines.

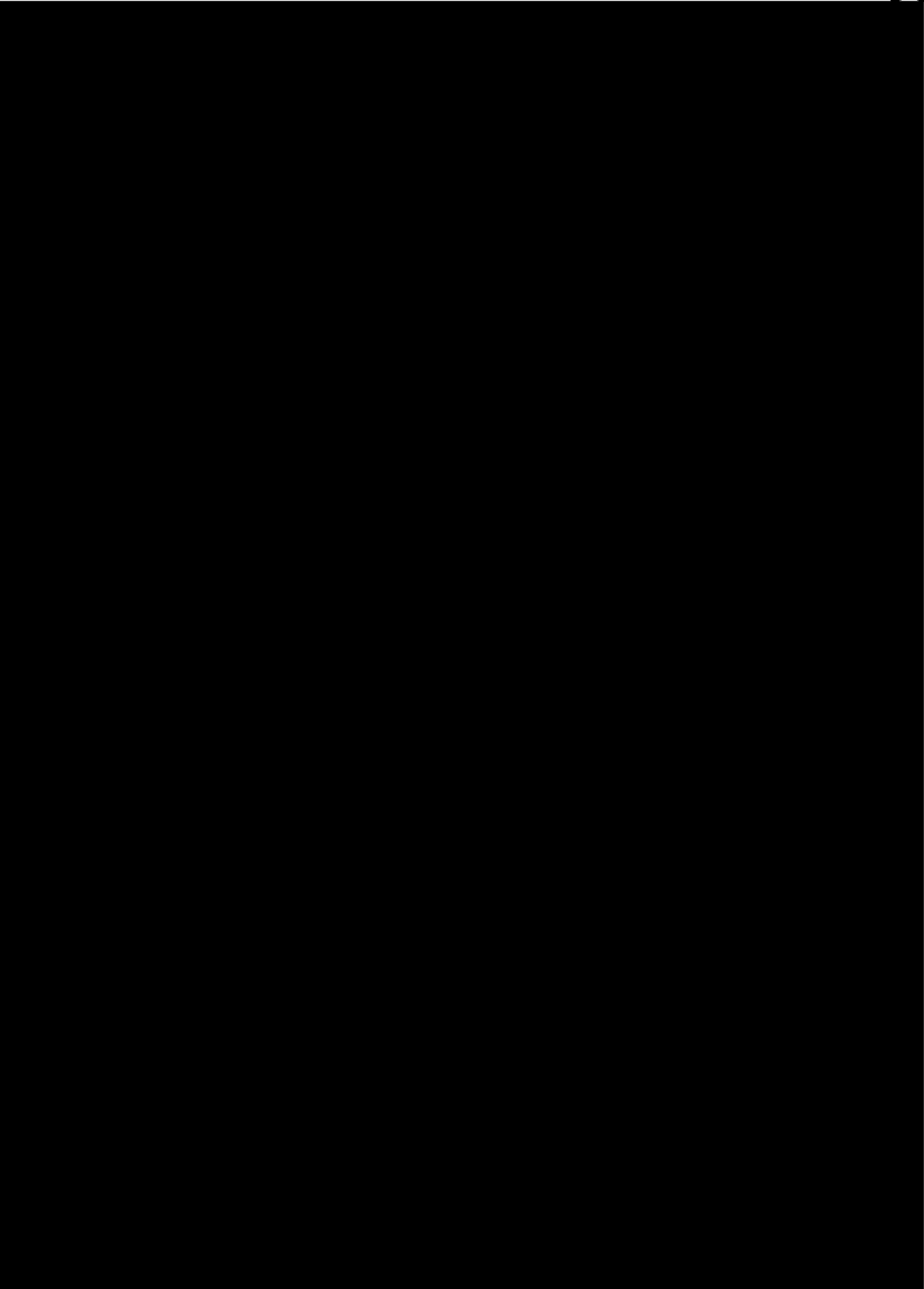
Yours sincerely





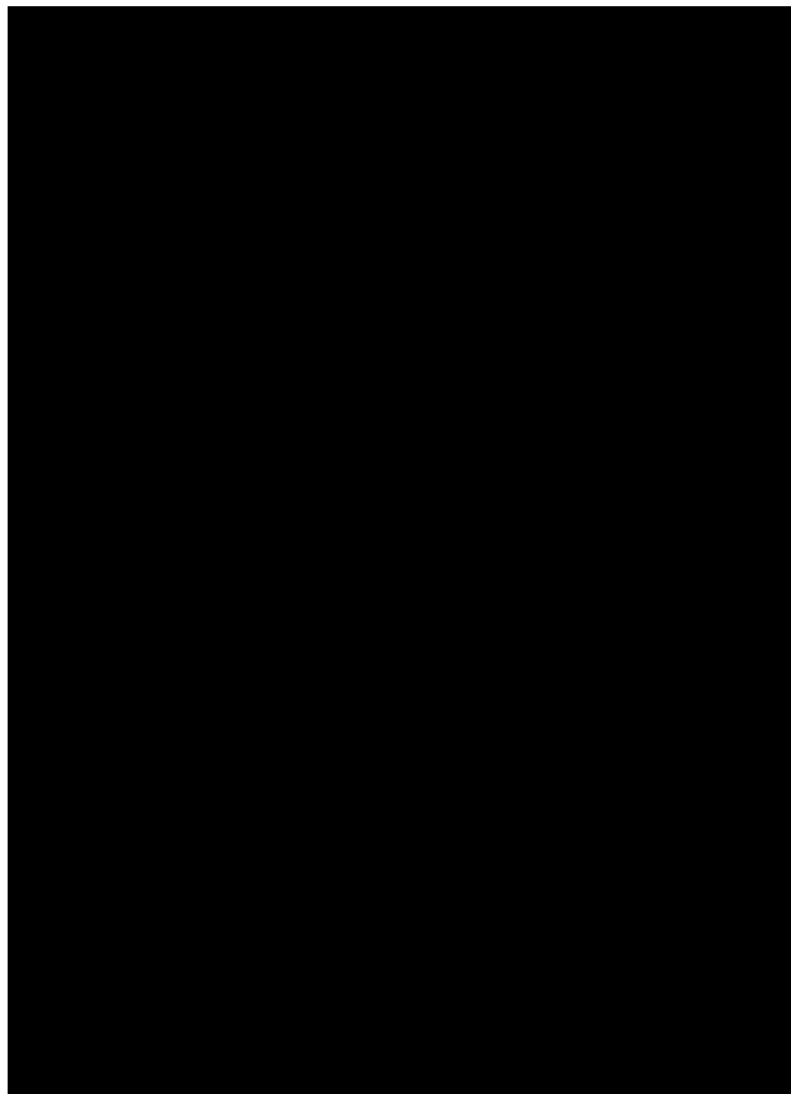


2





3



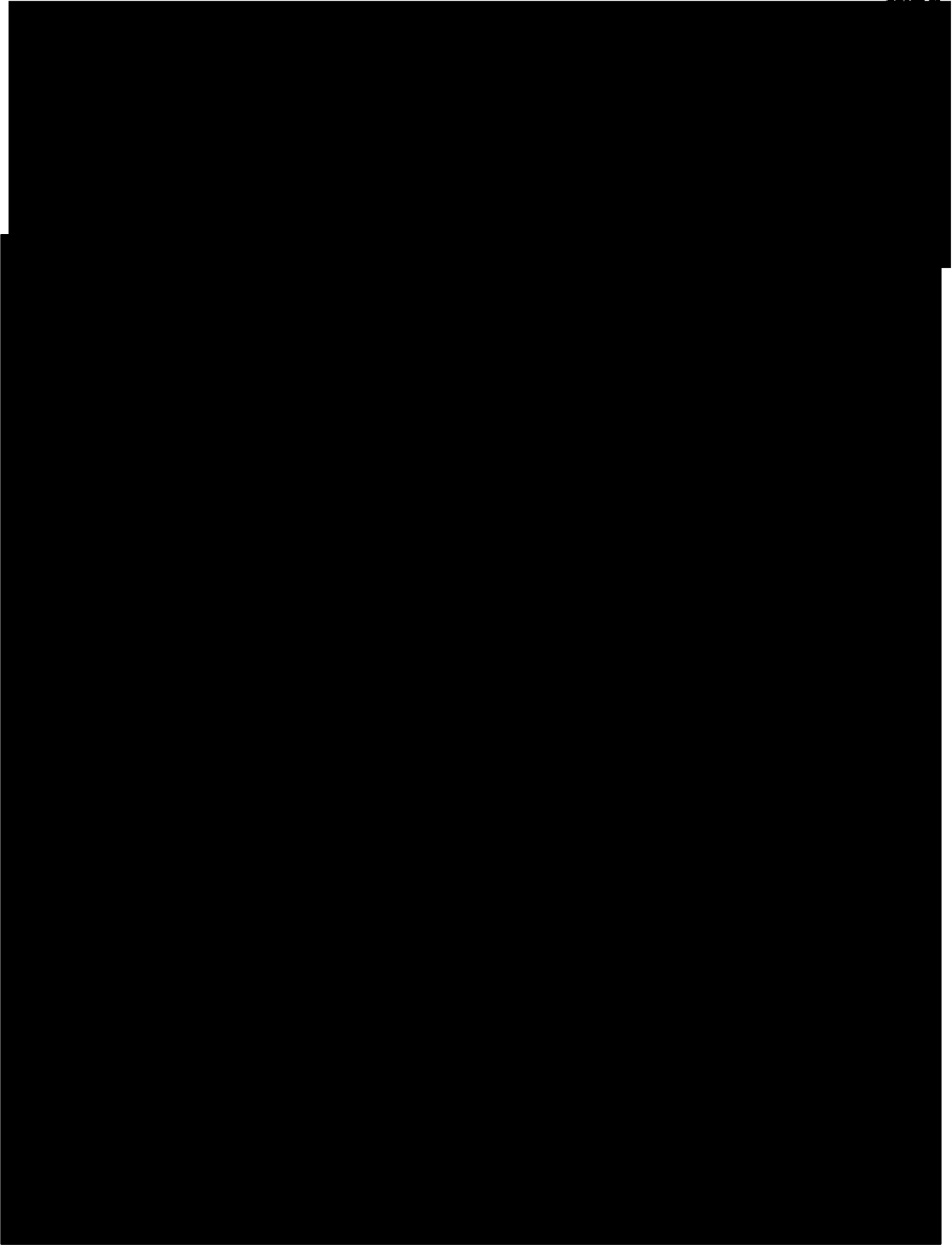
License Condition - no standing?



4

10/10/2023, 19:11

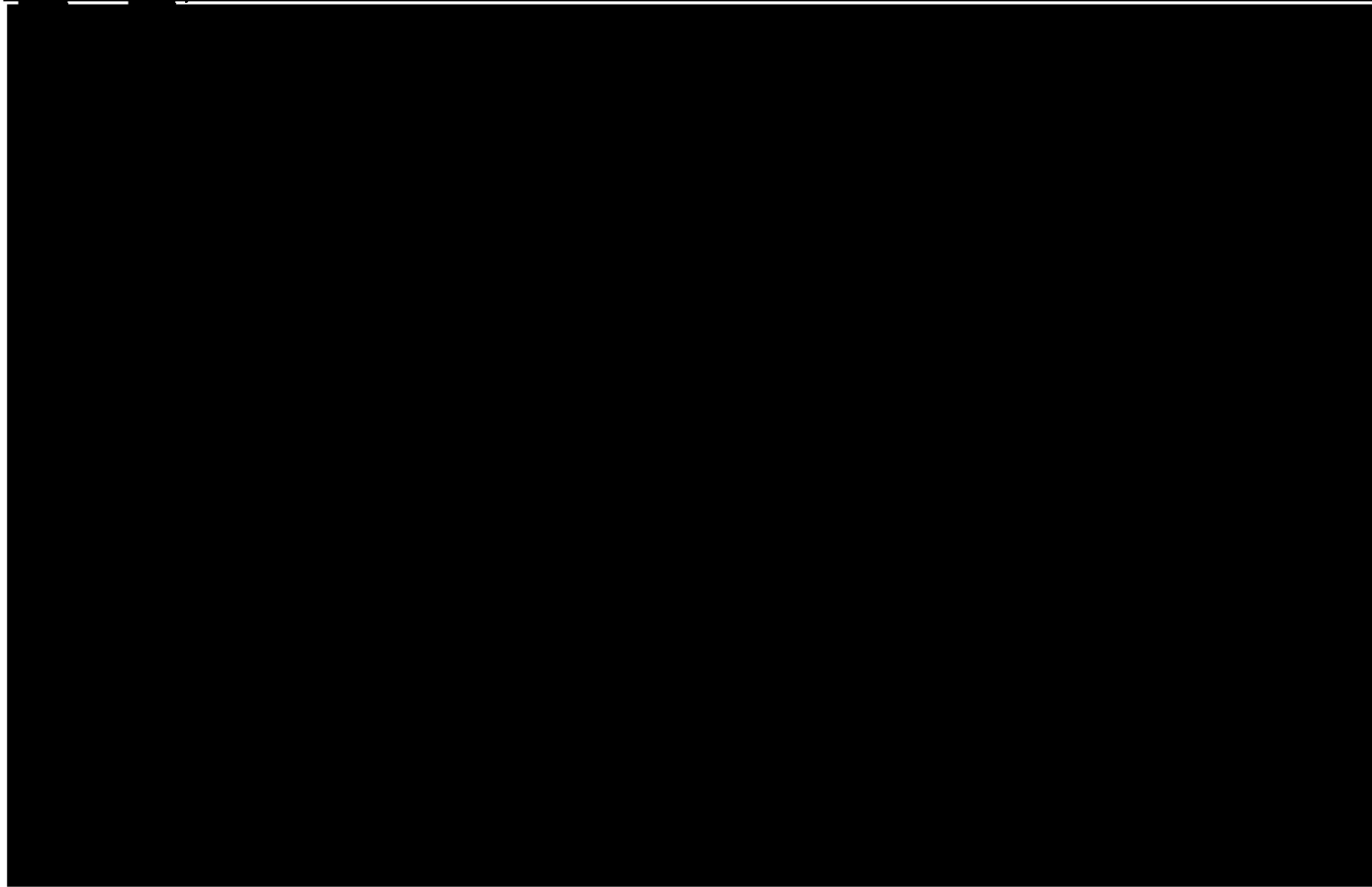
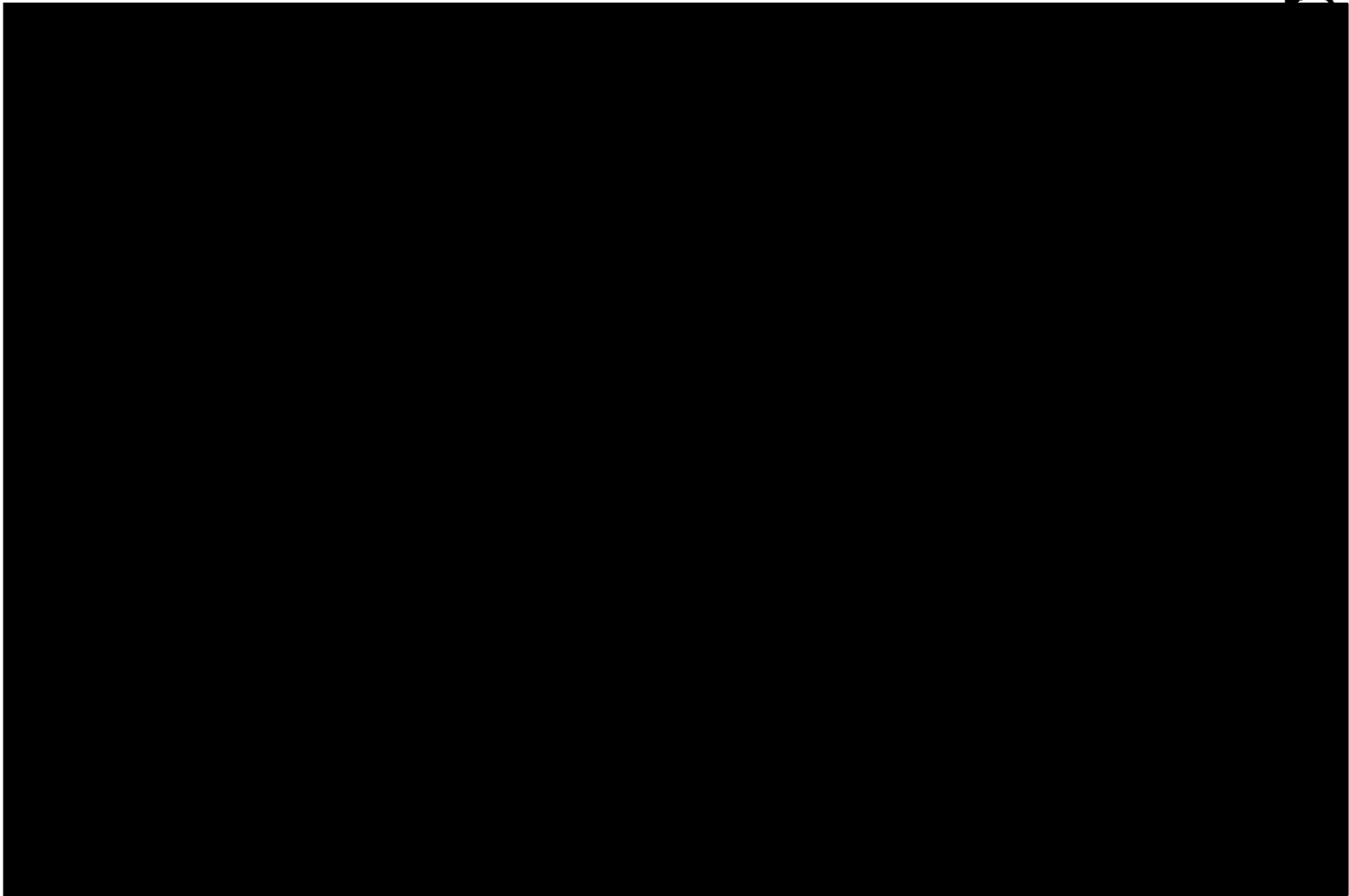
Drinking off the premises - breach!



After Shop Closing hrs



6.

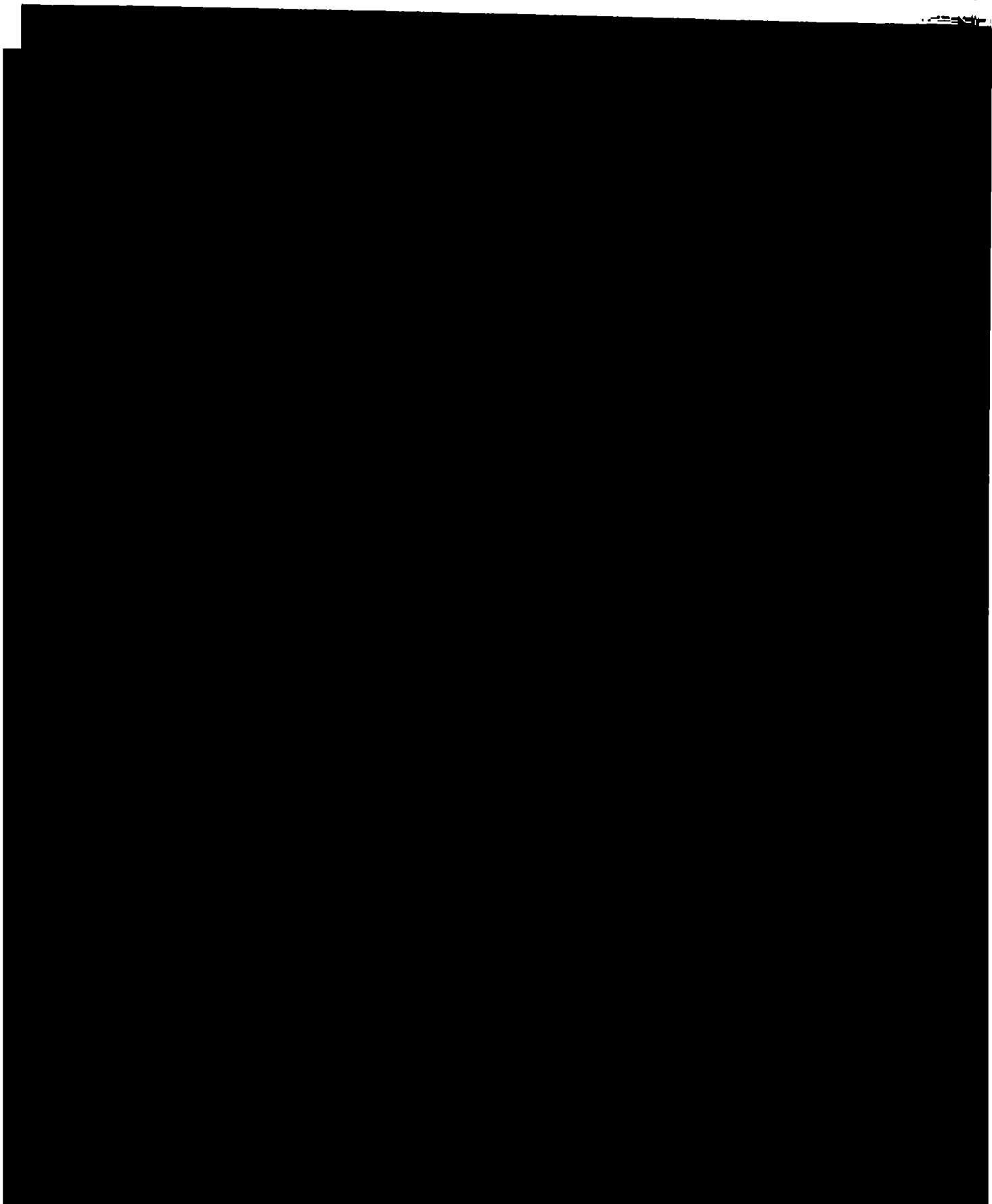


PARKING OUTSIDE OF SHOP /
RESIDENTS HOUSES.



7a.

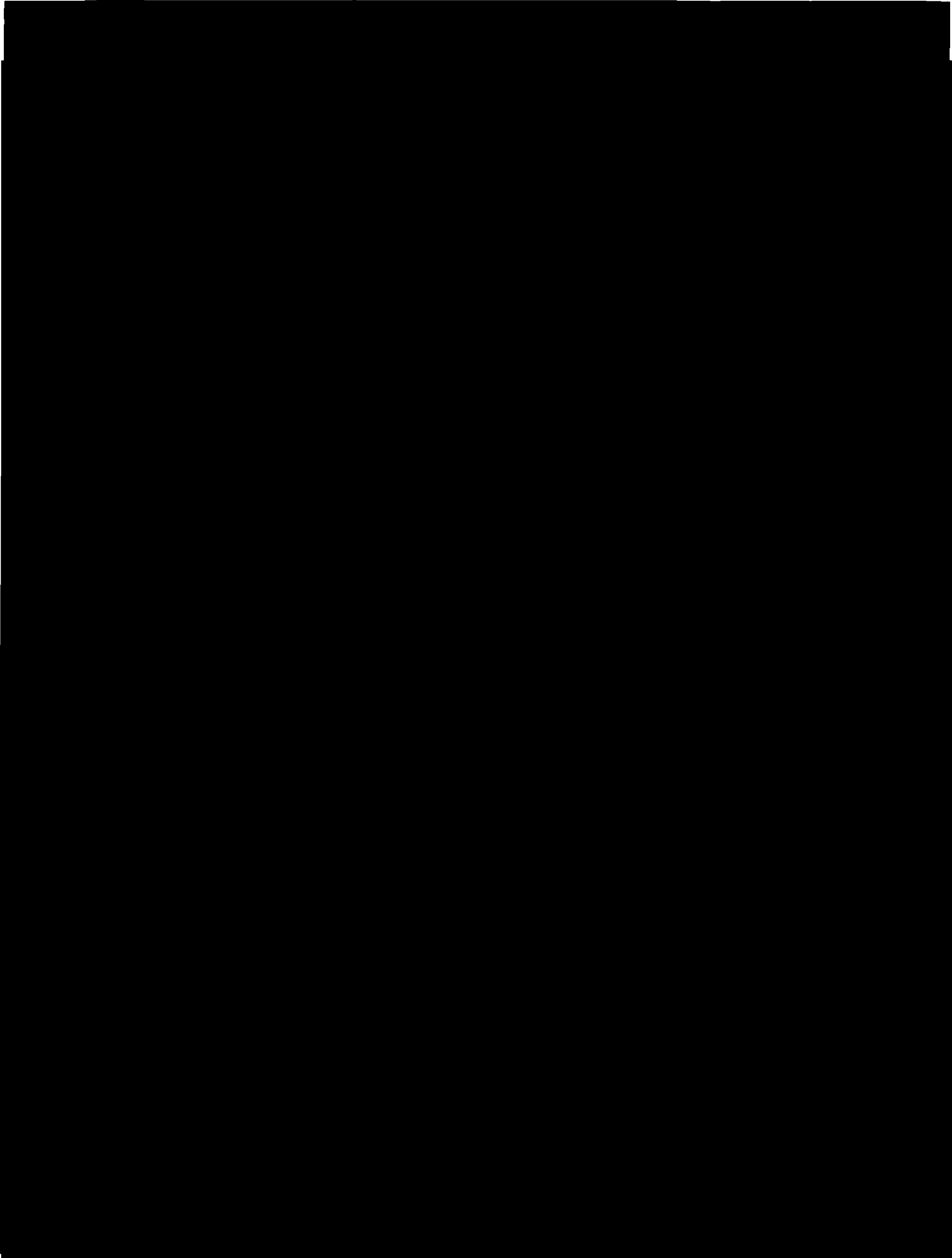
024940set=p



TAKEN OFF SOCIAL MEDIA PAGE



7b.?



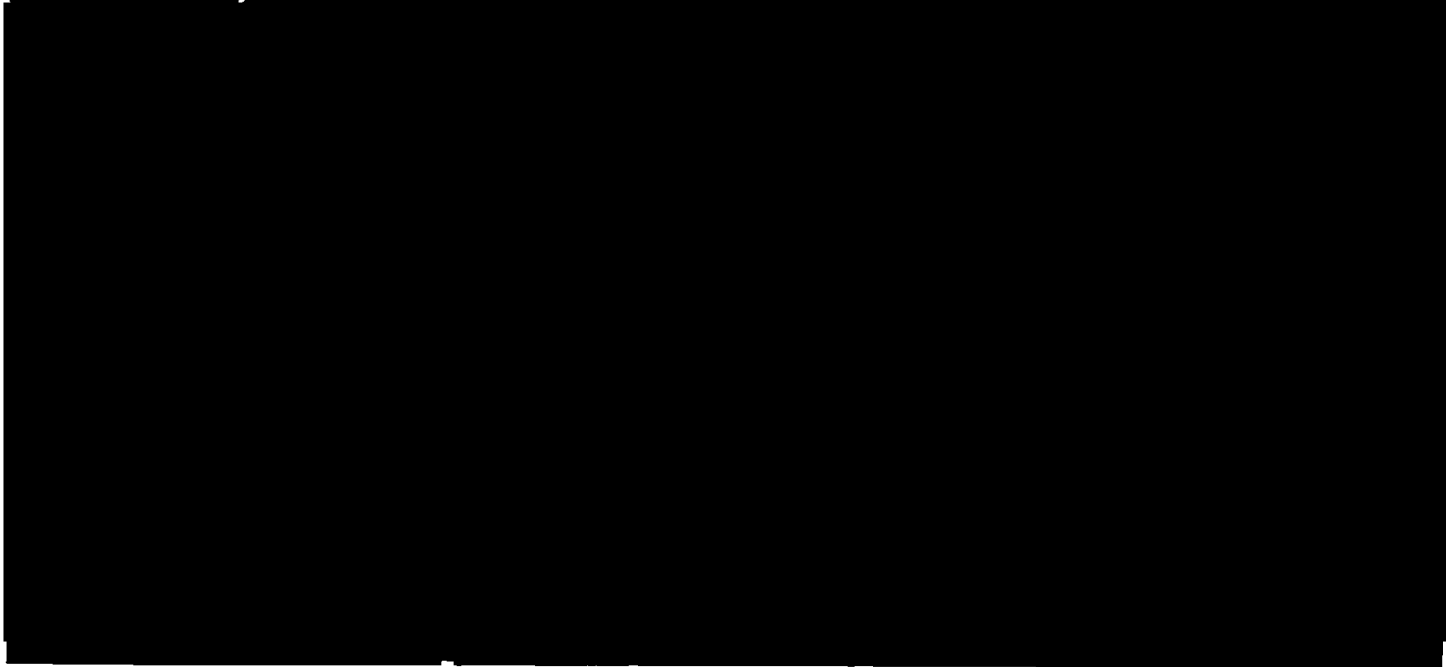
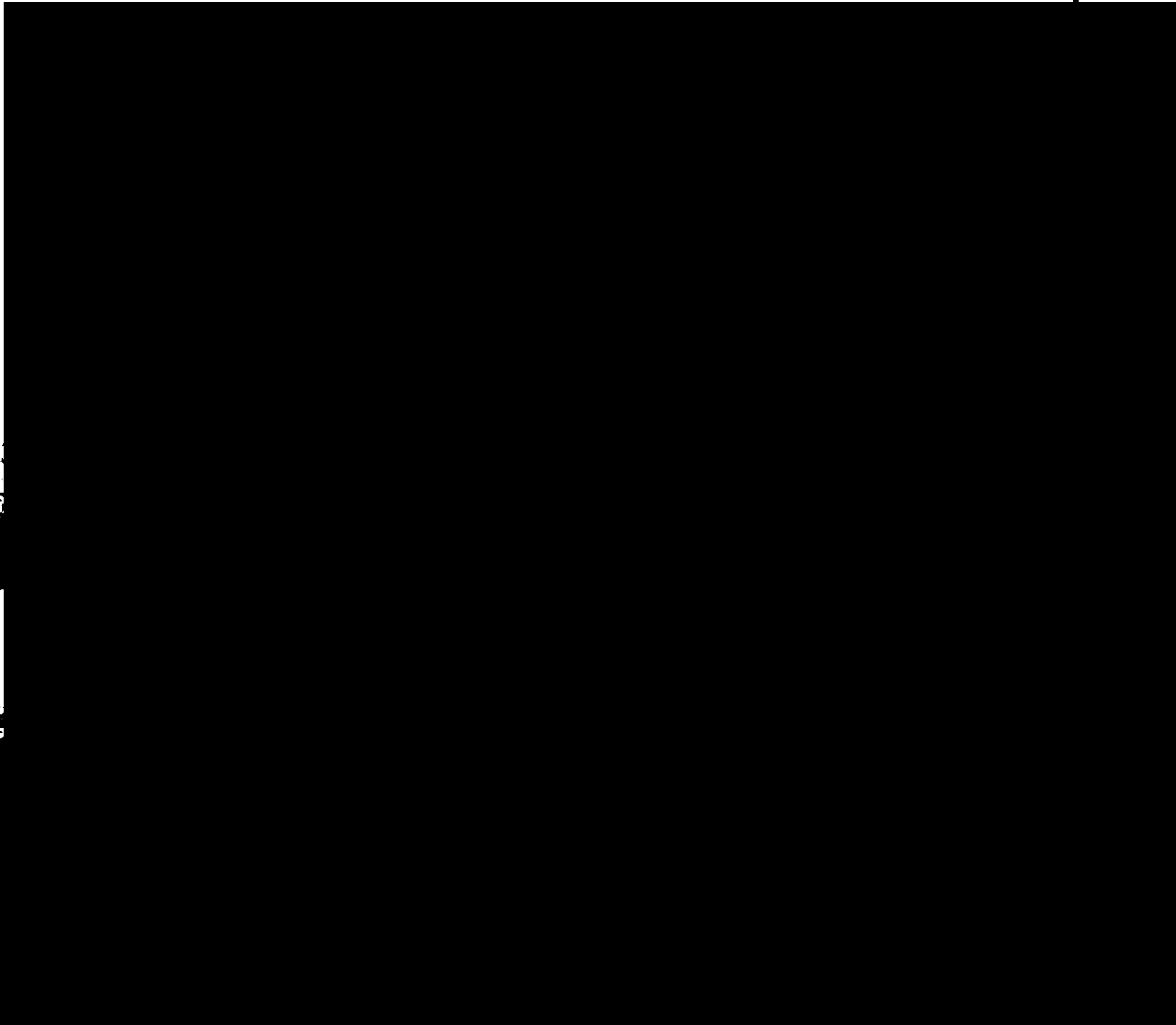


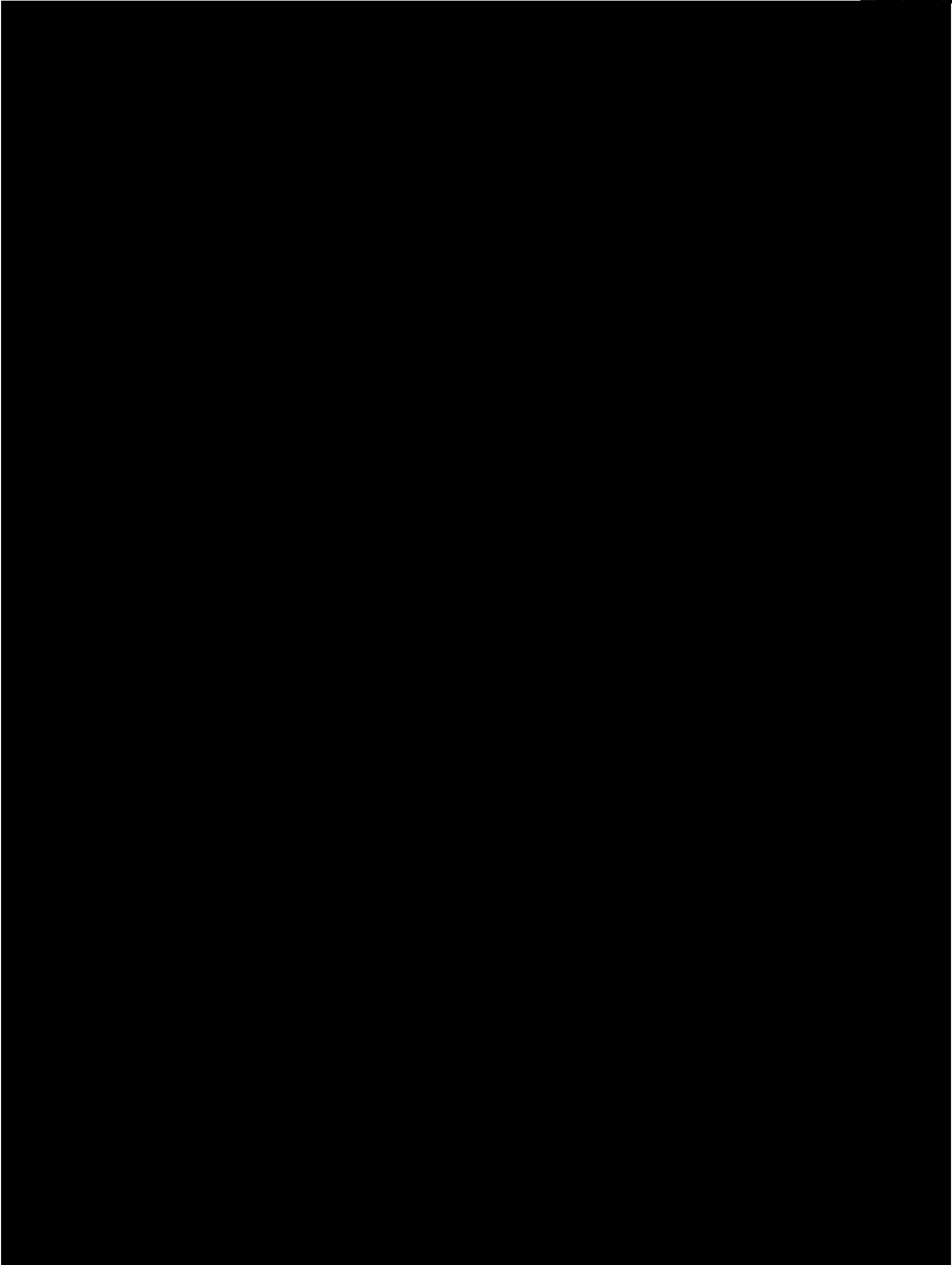
8.



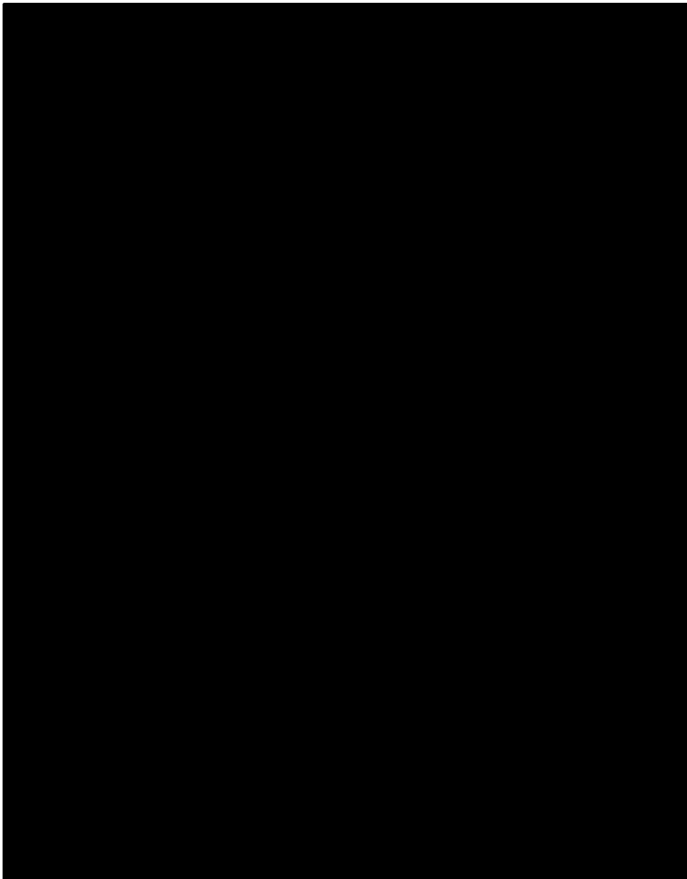
✱

WEEKLY FRIDAY
DELIVERY



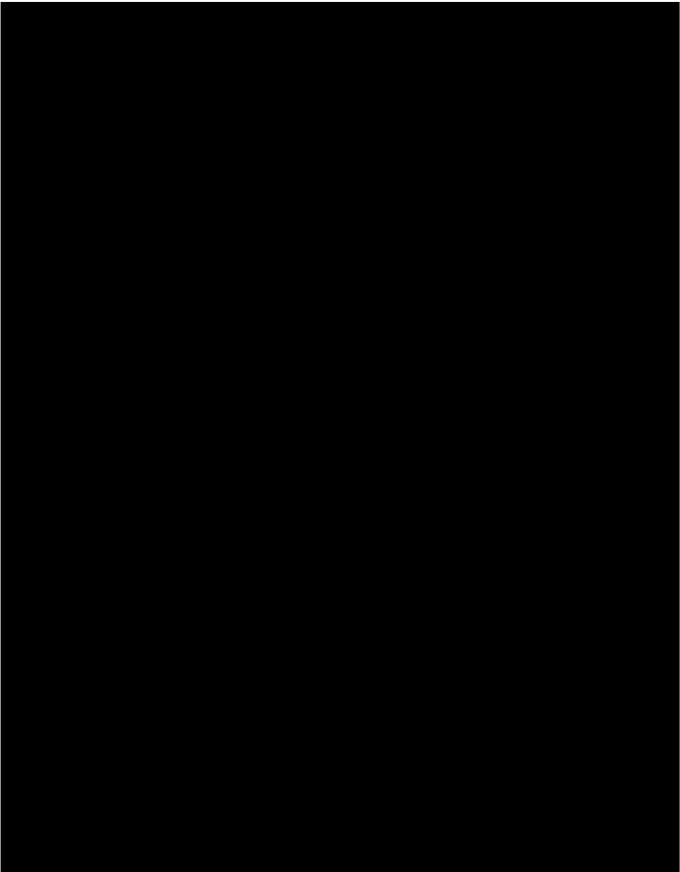


WASTE COLLECTION
IN BACK OF TRUCK



1.

Door wedged open.
(standing whilst drinking
outside / Breach of
license

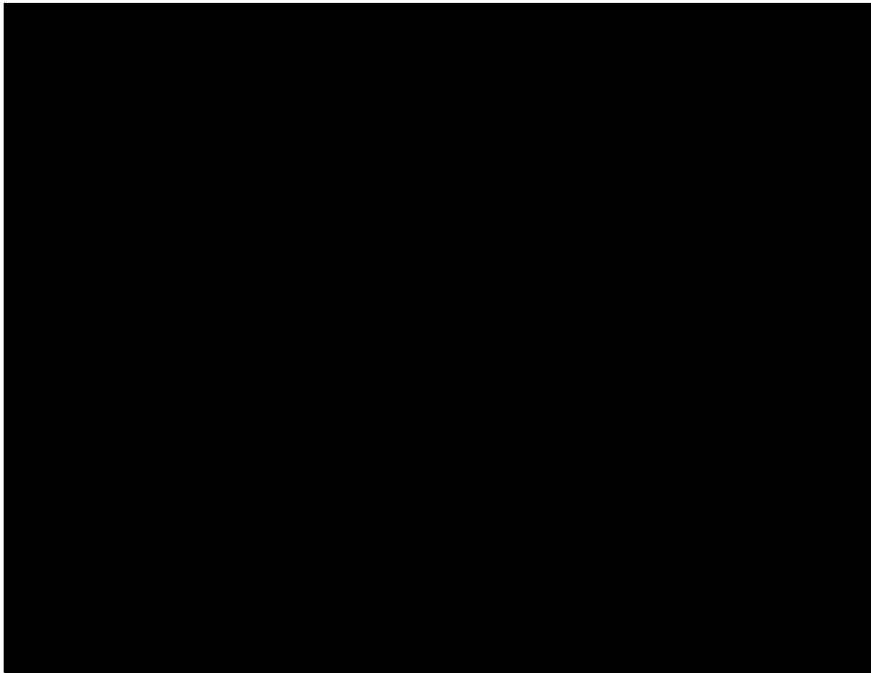


Door Wedged Open



14

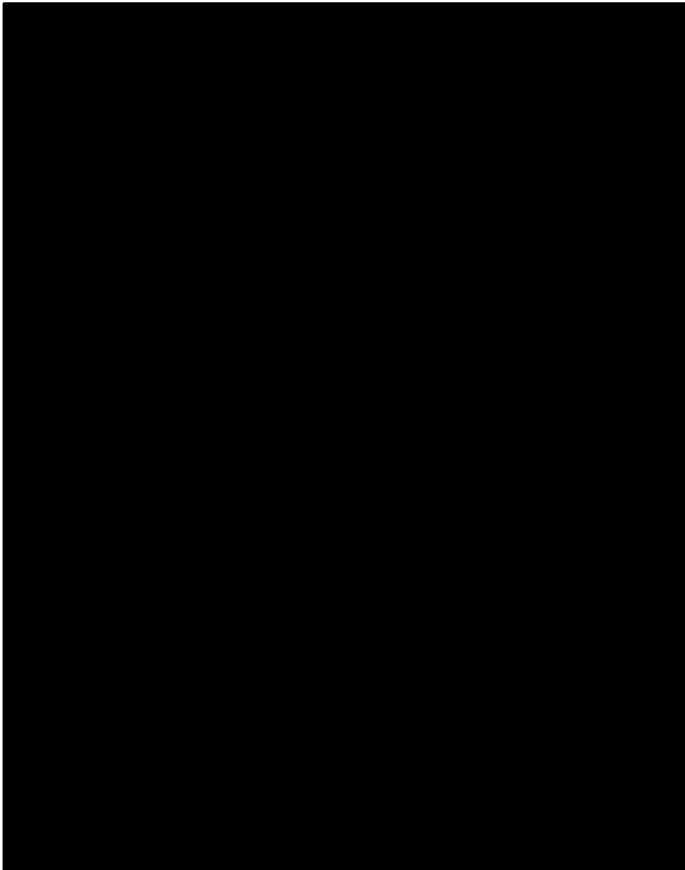
2 black speakers

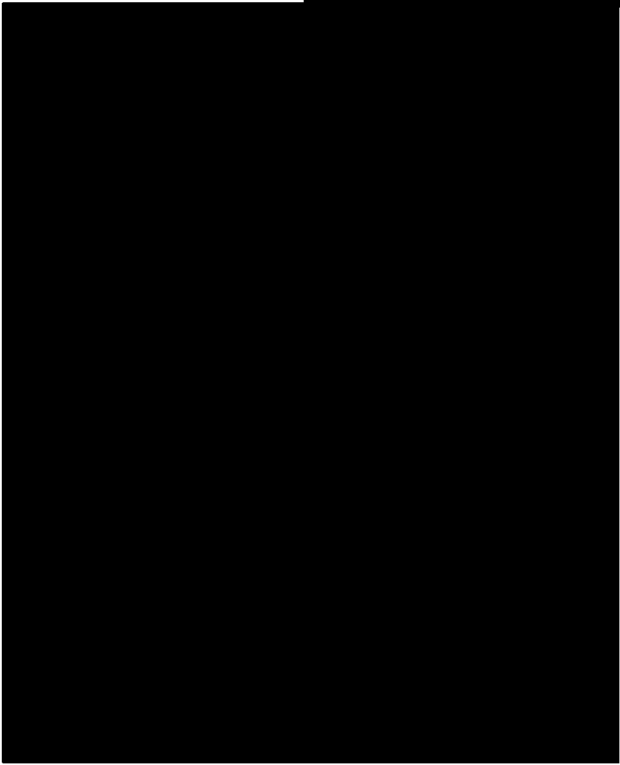
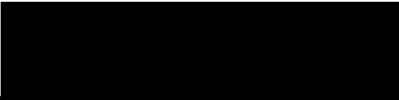




1

Door Wedged Open.





Page 1 of 1

#E

7

Blinds closed.

Drinkers leaving

Time 21:29 hrs

Closed 20:00 hrs.

18

Leaving Premises at 20:19

Closes 20:00

OPEN SIGN STILL SHOWING



OPEN SIGN.