

01/11/2023

Ribble Valley Borough Council
Planning and Development
Clitheroe



Re: Planning Application 3/2023/0707

I write to lodge my objection to this application to regularise mixed use of the business known as DMD, 1, Lower Lane, Longridge.

This business has become an odd mixture of single person residence, retail soft furnishings, and claimed Interior Design Service over the past three years or so but on occasion people stop in their vehicle to ask directions to 'the bar that is not a bar'. How strange! It seems fairly obvious that the primary activity of this establishment is a bar, drinking venue together with paid entertainers who appear as duos and/or single and supported by amplified music. All this in a part of Longridge which is definitely a fringe district outside the town centre and other than nearby undertakers and accountancy people is firmly residential.

Ribble Valley Borough Council, when approving or rejecting planning applications always qualify the decision by using words such as:- 'REASON. In the interest of protecting residential amenity from noise and disturbance in accordance with RVBC districtwide Local Plan' and similar phraseology'.

In this particular case it is well known locally that a closure notice has recently been issued, RVBC enforcement staff have visited the applicant, the Borough solicitor has written to the applicant and the police have become aware and involved. When the closure notice was issued the applicant displayed a notice on the door to the shop stating 'Bar closed until further notice'. All this activity was done with a blatant disregard and cavalier attitude that flies in the face of local authority regulation.

With this recent history and a record such as this it would be folly to even consider approving this most recent application.

I would now like to consider the acoustic report which is available on your website.

There are a number of flawed statements in the report which are worth highlighting.

1. One speaker was used in the test. In real life two speakers are employed and located towards the proximity of the door.
2. The report says there are plastic windows and door and are all double glazed. It is easily observed that the door is timber. Whether this is significant or not is not known but it does demonstrate flaws in this professionally produced report.
3. The report states that during the test the door was closed. In the summing up a door closing device is recommended.
4. In real life, with a shop full of people, singing and dancing to amplified acoustics the door is usually open, partly in order to allow passage of smokers who desire a 'puff' outside and to carry their drink, and also to enable some enhanced ventilation. It also allows sound breakout in a significant manner and that particular element has not been measured or quantified in any way.
5. The report suggests a sound level of 90 DBA be adopted as a maximum figure. I am puzzled how a singing/musician/audio controller/bar proprietor will ensure the suggested/stipulated maximum sound level is not exceeded. Perhaps our local planning authority would like to pose the question as appropriate and explain how that stipulation will be enforced.

6. The double glazing stated in the report has been installed for many years, it is thought. I suggest that the ratio of glass/space/glass is probably not to current expectations of double glazing as that will reduce the expected sound attenuation. There is no mention of the actual dimensions in the report.
7. The report states that the quietest time of the day is between 08.35 and 09.05. This is totally incorrect as anyone who lives locally would confirm. This is perhaps the noisiest time of day with similar sound levels about 16.00 till 18.00hrs. at 'going home time' due to traffic noise. This has the effect of confounding the sound assessment and falsifies the interpretation of the result.

The applicant's **Facebook** page is an interesting insight into the reality of this bar that is not a bar.

I have an extract from the applicant's site where the applicant's caption reads as follows, ' and then he brought the freaking house down'.

Perhaps this may require interpretation by some people but to me it is a clear vision of the applicant's need for noise whilst claiming that there is no problem with the neighbours. I wonder who set the acoustic test equipment at that time?

The site also announces up and coming artistes with dates and an open invitation for all and sundry to attend. There is never a mention of interior furnishings and design, interestingly enough.

Perusing the Applicant's submitted application form I notice that she informs RVBC that she is the sole owner of this property on Lower Lane and has been for c21 days min.

Looking at Land Registry I am informed that the premise was last sold many years ago for a sum of £57K. There is some anomaly here I suspect!

Closing times are another seemingly very flexible arrangement in spite of RVBC written word in the previous planning approval. Closed blinds are acknowledged locally as the sign of a 'lock in'. I think that the situation is complicated by the fact that the applicant lives here as her main residence and that brings it's own set of complicated but effective barriers against Local Authority investigation. However I am not sure about relevant police powers?

Looking at the list of objectors and supporters on RVBC website it is remarkable how many supporters are to be seen. Ranging far and wide, from Lytham St Annes to Bamber Bridge, the mind boggles at the wonderment that this interior design shop has for punter pulling power. Amazing!

The Applicant appears to remain the owner of the bar adjacent to Booths Shop car park in Longridge. I am aware that she transferred a 'function' to that location immediately following the closure notice for Lower Lane. As it is vacant and already has the necessary paperwork in place to operate as a bar it surely would be a good idea to do so under her own name again. Perhaps some persuasion might be adopted by the Planning Committee to this effect.

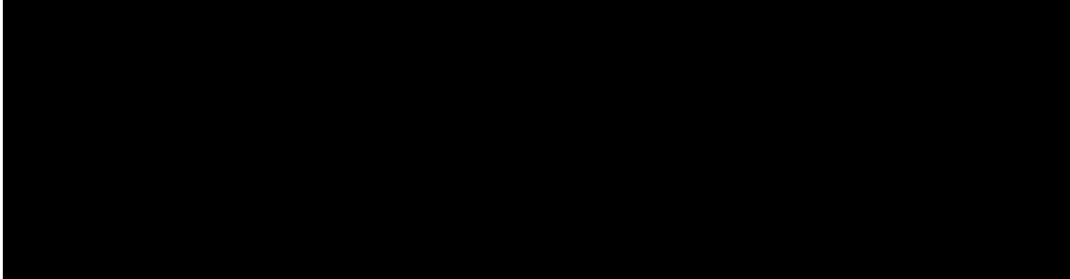
In closing this letter I think that it is important to say that the current RVBC policy of centralising 'town centre activities' such as fast food takeaways, retail stores and bars to the Town Centre is a laudable policy which helps maintain the quality of life and peaceful living environment that RVBC ratepayers expect from their Council and committee members.

Yours faithfully.

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 November 2023 19:11
To: Planning
Subject: Planning Application Comments - 3/2023/0707 FS-Case-559170867



Planning Application Reference No.: 3/2023/0707

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

Comments: This lady deserves a medal for her contribution to the community. I love this place. Private, discreet and extremely enjoyable. Closed for 8pm. Never any noise or trouble. Please please please get this to the planning committee on 16th November.
Lower Lane community is devastated.
It is a complete travesty this beautiful place is presently closed .
Application fully supported