From: Planning

Subject: FW: Re Consultation of Planning Application 3/2025/0322 at Post Office 1-3 Bridge

Road Chatburn IBB7 4AW

From:

Sent: 14 July 2025 13:46

To: Planning <planning@ribblevalley.gov.uk>

Subject: Re: Re Consultation of Planning Application 3/2025/0322 at Post Office 1-3 Bridge Road Chatburn IBB7 4AW

▲ External Email

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Can this also be uploaded to the planning application? It is a letter with comments from residents against the application.

Re: Objection to Planning Application - Post Office 1-3 Bridge Road Chatburn BB7 4AW - Application 3/2025/0332

Dear Mr Kilmartin

I write on behalf of a group of concerned residents of Chatburn village, in strong opposition to the above planning application proposing the opening of a takeaway business on Bridge Road.

A public meeting was held at the Village Hall on Monday evening, 30th June, attended by residents, where the implications of this proposal were discussed at length. The concerns raised were numerous and heartfelt, and the depth of local opposition was unanimous.

1. Traffic and Parking Concerns

There is significant concern that Lancashire Highways' assertion of "no concerns" shows a fundamental misunderstanding of the reality on the ground. Ribble Lane and Bridge Road are composed almost entirely of terraced houses, with just one property having off-road parking.

From approximately 5:00 pm to 7:30 am, every available parking space is used by residents. These hours directly coincide with the proposed operating hours of the takeaway. During daytime hours, these same spaces are heavily used by employees of local businesses and visitors from outlying areas and villages, which are now lacking retail services.

The forthcoming HARP project, scheduled to begin within six months, is expected to bring a considerable increase in traffic to the area. It is extremely troubling that no consideration appears to have been given to the compounded parking issues this will cause. To date, there is no known plan from either the applicant or Lancashire Highways to address the parking situation. This is, frankly, unacceptable and seems to suggest a wilful ignorance of existing infrastructure limitations.

2. Litter and Waste Management

Residents already face considerable issues with litter around this location. Although the current shop reportedly has an arrangement with RVBC to service two nearby bins, these are frequently observed overflowing. There is no clarity about where the full bin bags are stored prior to collection, raising health and hygiene concerns.

Several residents have reported sightings of rodents in the area. Additionally, some have observed their own private wheelie bins being used for waste from the business. The introduction of a takeaway will almost certainly exacerbate this problem.

3. Anti-Social Behaviour and Conservation Concerns

Incidents of minor anti-social behaviour have already been observed in the small "garden area" outside . Increasing footfall late into the evening, along with the accumulation of waste, will inevitably contribute to further disruption.

This area also falls within a **conservation zone** of Chatburn and includes a blue plaque commemorating those killed in the 1940 bombing. A fast-food takeaway is entirely out of character with the heritage and atmosphere of the village and would be an inappropriate and insensitive addition to such a significant location.

4. Impact on Property Values and Residential Amenity

Local residents expressed concern that property values in the immediate vicinity will fall as a result of this development. The anticipated noise, food odours from extraction systems, and increased traffic and parking pressure will all diminish the quality of life for current residents.

Worries were also raised that once planning permission is granted for a generic takeaway, it could easily transition into a curry/kebab outlet or a delivery-only model (Uber Eats/Deliveroo), further intensifying noise, litter, and parking concerns.

Conclusion

There is overwhelming opposition to this planning application within the community. Every attendee at our meeting strongly opposed the proposal, and we urge you to give their views the serious consideration they deserve.

We respectfully ask that this planning application be refused to protect the character, amenity, and infrastructure of this historic part of Chatburn.

Yours sincerely

Residents of Chatburn Parish Council