Contact Centre (CRM) <contact@ribblevalley.gov.uk> 20 June 2025 20:20 Planning Planning Application Comments - 3/2025/0332 FS-Case-724779495

Lancashire

Planning Application Reference No.: 3/2025/0332

Address of Development: Post Office Chatburn

Comments: Re: application 3/2025/0332 I object to the application for the following reasons: -

to the Post Office and am concerned about this application as it is directly within

Why have only close residents have been notified. There should have been a notice put in the post office for all the post office users to see. This application affects everyone in the village. I have lived in the village and I am sure most people would object if they knew of the proposals. I do not believe there is any need for a further hot food take-away in this village, we are perfectly content with what we have.

What will it look like from the outside? There is no illustration on the application to give any indication of that. It would need to be as inobtrusive as possible and fit with the village.

How much more traffic do we have to cope with at the busiest junction of the village? (i.e. the Junction of Ribble Lane, Bridge Road and Old Road) It is already far too busy. The opening times will coincide with when villagers are coming home from work and trying to find a place to park. What will happen when all the heavy traffic from HARP starts to go down Ribble Lane? What about all the new traffic from the 39 new houses in the village? Will there be delivery drivers picking up take-away food? Evening and late night traffic will cause a lot of disruption. My life will be considerably adversely affected by all the extra traffic outside my house.

If a material change of use is granted, will that mean it can only remain as a Fish and Chip venue as the application suggests? I use the Post Office all the time, it is an essential asset for me and I would be devastated if it were to close. Will granting this application potentially jeapordise the long-term viability of the post office?

I believe adding a hot food take-away will change the character of the village center.

The ventilation from the fans would cause excessive noise. Also, I am worried that it would attract young locals who would make a lot of noise. They already tend to congregate in the seating area

outside the Post office and if there was a take-away late at night they would sit in the seating and tables outside to eat their food and this would cause additional noise.

There is already a lot of rubbish created from the youngsters and children who congregate outside the post office and it is not cleared regularly. Not only that, when the bins get full the crows come and pick out all the rubbish and that is left on the floor. We are, after all, living on Crow Trees Brow where all the crows congregate. I am concerned this application would add to the rubbish problem.

There are already plenty of food outlets in the village offering hot food. :- the butchers on Bridge Road, the Chinese take-away, Hudson's Ice Cream Shop , the Brown Cow, Greendale Tea Rooms , the Pizza van at Shackletons and Shackletons. Some of these already offer fish and chips. Even the petrol station offers hot drinks. The Post Office already sells hot pies. We don't need any more.

, I see regular queues at the Post Office. It is obviously very well used. This probably is because outside Clitheroe it is the only one in the area apart from Whalley. It attracts traffic from everywhere. I use the Post office all the time and it is a vital part of the village. I don't want to see it changed and it would be a tragedy to the village and the area if it were ever lost.

Chatburn is a small, rural Lancashire village and I do not want to live in a village with any more takeaway venues.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 22 June 2025 10:06 Planning Planning Application Comments - 3/2025/0332 FS-Case-724959698

Lancashire

Planning Application Reference No.: 3/2025/0332

Address of Development: Chatburn Post Office

Comments: I am writing to formally object to the above planning application for the establishment of a fish and chip shop/fast food takeaway and the stable which lies within an area of outstanding natural beauty. My reasons for objection are as follows:

1. IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA.

The proposal is wholly inappropriate for this location given its protected and historical status. A fast food outlet, with its associated signage, waste, and commercial activity would significantly harm the visual amenity and rural character of the AONB, contrary to national and local planning policies which seek to preserve and enhance these valued landscapes.

The introduction of a hot food takeaway, particularly one involving deep fat frying and extended opening hours, is incompatible with the aims of preserving the natural and aesthetic value of this protected landscape.

NOISE, ODOUR, AND DISTURBANCE

The business is likely to attract considerable additional traffic to a location that is not designed to accommodate it. This will result in increased congestion, in an area which is already under considerable pressure, illegal or inappropriate parking, and greater risks to road safety, especially for local residents.

A fast food outlet will bring significant cooking odours and noise from ventilation systems, delivery vehicles, and waste disposal. These disturbances would occur i

r, severely affecting the enjoyment

The cooking of fried foods inevitably produces strong, persistent odours, which would detract from the enjoyment of nearby homes and gardens, particularly during warmer months. The likelihood of late night noise, littering, and anti-social behaviour cannot be understated.

WASTE AND VERMIN

Food outlets typically produce considerable amounts of waste, this can attract vermin and lead to an increase in littering. I can provide photographic evidence showing overflowing bins with litter strewn all over, which the strewn of the strewn all occuring.

For all of the above reasons, I respectfully urge the council to reject this application. Whilst I appreciate the need to support local businesses, any changes must be proportionate, sensitive, and truly reflective of the villages needs and environment. I do not believe that a fish and chip shop/kebab shop/curry house, whatever it may be, meets these needs.

Many thanks for considering my objections.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 22 June 2025 12:07 Planning Planning Application Comments - 3/2025/0332 FS-Case-724981635

Lancashire

Planning Application Reference No.: 3/2025/0332

Address of Development: Post Office, 1-3 Bridge Road, Chatburn, BB7 4AW

Comments: This is not needed or required in Chatburn. The post office come village store is already a thriving

concern, we have two pubs a Chinese take away and hot pies are available from the butchers and the post office its self. This would only create more rubbish (which is already a problem), congestion and inconvenience for local residents. Clitheroe has more than enough fast food outlets to meet demand for everyone, most offering delivery, this would only spoil the appeal of this beautiful Ribble valley village.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 22 June 2025 14:20 Planning Planning Application Comments - 3/2025/0332 FS-Case-725006004

Lancashire

Planning Application Reference No.: 3/2025/0332

Address of Development: Chatburn post office

Comments: I think this is a ridiculous idea.

Most days of the week the bin is over flowing, this will only make more litter, the parking situation around the post office is limited as it is, which is parking for the other businesses on the the street, ie Roy porters butchers and the flower shop.

And there's also already and a Chinese take away which provides chips across the road - this will take customers away from another buisness in the village.

23 June 2025 14:40 Planning planning application 3/2025/0332

A External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

- 1. I would like to comment on the above application., as follows
- 2. the corner where the shop is located is already congested with traffic and there is limited parking for the other shops i.e., butchers hair dressers flower shop and these will suffer with customers if they cannot park.
- 3. The outside of the shop/post office is already littered with paper etc., and another fast food outlet with just add to the problem.
- 4. My name is and and and and littered with empty trays from the fish and chip shop and crisp bags etc., from the current shop.
- 5. The village cannot cope with more cars parking outside the shops already there and if people want fast food there are plenty of shops in Clitheroe who will deliver.

Regards

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Proposed Planning Application 3/2025/0332

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Chatburn Post Office & Proposed Takeaway

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Dear Sir/Madam, operation operation operation operation operation operation operation.

I am writing to you about the proposed change of use to form a hot food takeaway in the Post Office Chatburn to which I object and here are the reasons why.

1. Traffic Congestion in the area.

One of my concerns which is a major one is that the traffic congestion around the junction of Bridge Road and Ribble Lane is horrendous and extremely dangerous. There is a large volume of traffic coming up and down Ribble Lane especially at the peak times and this is even more highlighted when delivery drivers are parked on the corner at the top of the lane and block off the road to cars coming from each direction on Ribble Lane. On most occasions cars have to wait to turn left onto Ribble Lane from the main road or wait at the top of the lane outside the Post Office to allow for traffic coming up the hill which is highly dangerous. This is a regular occurrence to which eventually there will be an accident in my opinion.

If approval was passed it would bring increased noise levels caused by extra traffic at all times depending on opening times in an area where the congestion is very concerning.

2. Right of Way / Thoroughfare

If I am not mistaken the entrance to the proposed takeaway is through the large arch on Ribble Lane. This archway is a private Right of Way/Thoroughfare to houses numbered 4 and should not be used as a public entrance to a shop. I admit the residents of those houses do not use it often as the owners of the shop arranges for the bins to be picked up and returned from the rear of those houses. Personally I think they do this for their own benefit and I would gladly

I would also think there could also be legal issues if the plans are passed by the council regarding the Right of Way and the entrance.

3... Food Outlets in the area.

There are two food outlets within 100 metres of the proposed development why do we need another. The arrival of another food outlet in such a small village is unnecessary. There is also a Chinese takeaway that operates very close by. This would create extra car traffic

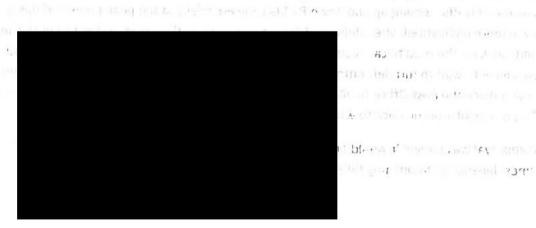
and noise in an area which already has major congestion problems which are only going to get worse.

Rubbish and Refuse. 4

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The area around the Post Office most days is strewn with rubbish from the two bins that belong to the owners. It is extremely unsightly and a health hazard. With the arrival of another food outlet this would create even more rubbish. For anyone visiting the area the sight of these overfull bins in front of the Post Office is not a good vision that the locals or " council want. Also the bins are probably not at all helpful to Porters butchers as sometimes the rubbish is blown down towards their shop.

Also the Post Office has an outdoor seating area for the customers which at times the youths congregate and cause problems. Another takeaway next door to this area and this may lead to unruly behaviour at all times of the day and night dependant on opening times as well as more litter in an area that already needs this problem rectifying.



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Contact Centre (CRM) <contact@ribblevalley.gov.uk> 24 June 2025 10:39 Planning Planning Application Comments - 3/2025/0332 FS-Case-725510758

Lancashire

Planning Application Reference No.: 3/2025/0332

Address of Development: Post Office, 1-3 Bridge Rd, Chatburn. BB7 4AW

Comments: I feel this application should be rejected.

I am concerned about the impact of this application for a takeaway . Parking is already difficult for residents of Ribble Lane & Bridge Rd. The litter bins outside the post office are overflowing and spilling onto the pavement and the areas around the post office generally looking scruffy. This will undoubtedly become a major problem with takeaway packaging and a very possible vermin infestation. Also the noise/smell pollution is a big concern. Chatburn is a lovely historical village and I just feel this will be a blight on our wonderful community.

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 24 June 2025 16:43 Planning Planning Application Comments - 361773 437279 FS-Case-725682571

Lancashire

Planning Application Reference No.: 361773 437279

Address of Development: Bridge road chatburn..post office

Comments: Parking is a huge issue here .also extra traffic too when the h.g.v. traffic for northwest water come in the mix too.noise pollution on a residential street nightly until 11pm for residents...awful!! Keeping the ares clean and tidy now is an issue for the shop now with bins and litter always over flowing.also the constant cooking smells we will have to bare.dreadful .this lovely village does not need this

Contact Centre (CRM) <contact@ribblevalley.gov.uk> 25 June 2025 09:02 Planning Planning Application Comments - 3/2025/0332 FS-Case-725813884

Lancashire

Planning Application Reference No.: 3/2025/0332

Address of Development: 1-3 Bridge Street, Chatburn

Comments: I wish to lodge my objections to the proposed development of the area to the side of the Post Office into a fast food outlet.

The proposal suggests that the outlet would be open until 11pm 6 nights a week and until 10.30pm on Sundays. This will mean noise disturbance to the residents of Ribble Lane and surrounding areas every night of the week.

The report from the Highways Department states that the proposed development will not have a significant impact on highway safety or capacity. This is patently incorrect. Parking for the residents of Ribble Lane is already extremely difficult and anything which draws additional traffic can only increase current congestion.

Alongside concerns regarding noise and congestion are concerns related to odours. The statement says the extraction system will not be visible from the street, but this does not prevent odours being very noticeable from the surrounding areas and in nearby homes.

In conclusion I strongly oppose this proposal for the reasons given above.