

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 June 2025 19:00
To: Planning
Subject: Planning Application Comments - 4/2025/3032 FS-Case-726691086

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 4/2025/3032

Address of Development: Post Office
Bridge Road
Chatburn

Comments: I strongly object to this planning application, on several grounds:

1. This is a small village which already has 1 takeaway facility.
2. parking in Chatburn is already at a premium. Having several businesses and no designated off street parking. People living in Chatburn in the Ribble Lane/Bridge Road area will be unable to park their own cars because of customers visiting the chip shop. I can visualise cars driving round and round seeking parking spots and subsequent road rage.
3. Litter is already something of a problem and as the opening hours are targeted at school finishing times, this will only get worse.
4. There are several chip shops in Clitheroe. A mere 5 minute drive away.
5. The site of this proposal is on a very narrow, busy road which already necessitates single lane traffic. Any increase in traffic movement would create even more congestion and dangerous situations. Particularly around school hours.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2025 14:31
To: Planning
Subject: Planning Application Comments - 3/2025/0332 FS-Case-727246492

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0332

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

Comments: I would like to object to the planning application for the establishment of a fish and chip shop based on the following reasons:

1. It will impact the character and appearance of the area. Chatburn is in a conservation area and an AONB. Introducing a fish and chip shop would significantly harm this and the proposed development is wholly inappropriate for the area.
2. The planning application hasn't supplied any illustrations on the application which is concerning because the site is based in a conservation area. Therefore, the proposal could fail to be sympathetic to local character and history of the conservation area.
3. Traffic is a huge problem at one of the busiest junctions in Chatburn village. The junction is already far too busy. This proposal will see more traffic entering Chatburn, when the current level of traffic is already a problem, increased parking issues, illegal parking issues and greater risk for road safety to cyclists and pedestrians. Not only would it bring more traffic into the village but there would be further vehicles coming in for deliveries and waste disposal which would disrupt Ribble Lane even further. The Highways department thinks that the proposed development will not have any significant impact on highway safety or capacity. Parking for local residents is already a huge issue on Ribble Lane and this will only increase congestion. I [REDACTED] location and people [REDACTED] [REDACTED] run to the corner shop preventing me from [REDACTED].
4. Noise. The ventilation from fans would cause a significant amount of noise for the local residents. I'm worried it would attract teenagers at night who again could be noisy and disruptive. They already congregate there in the day on the benches outside of the post office and building a fish and chip shop would only add to this problem and potentially cause anti social behaviour in our charming village. Further more opening until 11pm at night seems very late. The Costcutter sometimes closes early due to low passing trade in the evening so not sure why anyone would be needing fish and chips at 11pm at night? Opening this late will only disturb local residents of Ribble Lane and the surrounding areas.
5. Rubbish- this is already a problem in this section of Chatburn. The bins are often left overflowing and adding a chip shop will only further add to this problem.
6. The applicant states that Chatburn residents really want a fish and chip shop in their village. I completely disagree! I would hate for this to happen and I think most villagers agree. I don't want to be sat in my garden being able to smell fried food odours.

7. There are already a lot of food establishments already in Chatburn 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. Why do we need more? If I want anything else, I can go into Clitheroe which isn't far! If I want chips, I can go to the Chinese takeaway! Having this many food outlets in more than enough already for a village the size of Chatburn.

8. Introducing a fast food outlet, I believe would significantly reduce the market value of many houses on Ribble Lane. This would be very unfair for the residents already living there.

9. Children getting off the school buses could go and get fish and chips after school. These could be the prime customers for the fish and chip shop. Childhood obesity is on the rise in the UK and having a fast food outlet directly adjacent to a school bus stop will only add to this problem.

Chatburn is a rural, pretty village which we need to preserve. It is in a conservation area and an AONB - I like the look of the village as it is. Parking is already an issue which affects many residents local to the costcutter shop. The granting of this application would exasperate existing parking issues already in this area, causing even more congestion and increased safety risk for pedestrians and traffic collisions. It is vital that we conserve the natural character of the historic village, particularly around the iconic Old Road/ Ribble Lane intersection. I don't want to live in a village with any more takeaway outlets. But most predominately, I believe granting this application would be detrimental to the historical look and feel of the village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2025 21:52
To: Planning
Subject: Planning Application Comments - 3/2025/0332 FS-Case-727375010

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0332

Address of Development: Post office
Bridge road
Chatburn

Comments: I don't think a take away is needed in the village as we already have one. Also the parking would be a very big issue

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2025 22:02
To: Planning
Subject: Planning Application Comments - 3/2025/0332 FS-Case-727373276

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0332

Address of Development: 1-3 Bridge Road Chatburn

Comments: Dear Sir/Madam,

I am writing as a concerned resident of Chatburn to strongly object to the planning application for a “Hot Food” takeaway to be installed in our village post office.

1. Risk to Health & Obesity

Public health organisations have made clear links between fast food outlets and rising obesity rates, especially among children. In England, over 25% of 10–11-year-olds are now obese—up from 21% in 2019–20. Councils across the UK have rejected new takeaways on health grounds:

- Darfield, South Yorkshire, refused permission due to “high levels of obesity” and saturation of outlets
- South Shields denied a hot food takeaway where over 25% of Year 6 children were overweight or obese
- Sunderland rejected a Mexican takeaway near a youth centre citing public health and obesity concerns
- Elsewhere, Hemsworth’s fish-and-chip shop plan was withdrawn after public health teams flagged local obesity, with 41% of Year 6 children obese

These decisions reflect a growing recognition that limiting fast food in rural and semi-rural villages—especially where school-aged children are present—is essential to promote healthier diets and reduce obesity.

2. Proximity to Children Using the School Bus

The proposed opening hours coincide exactly with the return of the school bus to Chatburn, risking easy access by young children. Studies show takeaways near schools directly influence children’s eating habits; councils frequently reject applications within 400 m of schools or bus routes

3. Existing Saturation & Rural Needs

Chatburn already hosts a Chinese takeaway and lacks alternatives offering nutritious, fresh food. An additional fast-food takeaway would compound the village’s fast food concentration, undermining public health goals. As Darfield council noted, adding another takeaway where many already exist

does not bring diversity—only harm

4. Local Identity & Community Well-Being

We are a small, rural community bound by strong social ties. Introducing a fast-food outlet threatens to shift our local identity, increasing litter, noise, traffic, and potentially anti-social behavior—effects seen in similar proposals elsewhere ().

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Conclusion & Request

In light of the serious implications this proposal carries—on child health, community identity, and existing planning precedents—I urge the council to reject the application. Adopting the precaution of nearby councils would send a clear message: Chatburn prioritises its children’s health and rural character.

Should the applicants propose a healthier alternative—such as a café offering fresh, nutritious food, or a shop selling local produce—that aligns with community interests, I would welcome a constructive discussion. But a fast-food takeaway is not suitable for our village.

Yours faithfully,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2025 22:07
To: Planning
Subject: Planning Application Comments - 3/2025/0332 FS-Case-727377290

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0332

Address of Development: Post Office 1-3 Bridge Road Chatburn IBB7 4AW

Comments: Subject: Objection to Proposed Change of Use – Village Post Office to Hot Food Takeaway

Application number: 3/2025/0332

Site address of the planning application: Post Office 1-3 Bridge Road Chatburn IBB7 4AW

Date: 30/06/2025

Dear Ribble Valley Borough Council,

I am writing to formally object to the proposal to convert part of our village post office into a hot food takeaway.

This proposed development raises a number of serious concerns for the vast majority of local residents, including but not limited to:

- **Increased litter:** Takeaways often lead to an increase in food packaging waste, which is likely to be discarded in public areas, affecting the cleanliness and appearance of our village. This is not in keeping with the nature of the village, particularly as it is in a conservation zone. There are multiple research studies suggesting fast food takeaways increase litter in the surround areas, impacting aesthetic quality, cleanliness, mental wellbeing, and even investment potential.
- **Antisocial behaviour:** Late-night food establishments can attract loitering, noise disturbances, and antisocial conduct, particularly in a quiet residential area. There is already a problem at the post office/ corner shop with groups of young people gathering and causing disturbance. A take away would contribute to this and make the village undesirable.
- **Rodents and pests:** The presence of food waste will inevitably attract rats and other vermin, posing public health risks. There is already an issue with rats due to the corner shop not keeping on top of its bins and waste- food waste would significant contribute to this problem and would raise an issue of health and safety when working with food.
- **Improper waste disposal:** Concerns about how food waste and cooking oils will be handled raise

red flags for both hygiene and environmental safety. There is not significant waste disposal at present and often residents bins are used without consent for waste disposal.

- Odours and fumes: The smell of fried or cooked food is likely to be pervasive and unpleasant, especially for nearby homes. Particularly as the proposal includes a vent that will lead into the home next door. This could breach the Environmental Protection Act 1990, especially under statutory nuisance laws (Part III), which allow action against smells, noise, and pests.
- Noise pollution: There will be added noise from customers waiting outside, vehicles coming and going, as well as from extractor fans and kitchen machinery.
- Extended opening hours: Late-night operation is incompatible with the quiet, residential character of the village and will disrupt the peace of nearby residents.
- Legal complications: The proposal includes the use of a “thru way” which is partially owned by a private resident. Using this space for commercial access may lead to legal disputes and may violate private property rights. This ‘thru way’ also provides right of access for a number of residents as an emergency exit. There is a risk that this could be blocked due to the take away; which would be in breach of this agreement and cause potential risk.
- Fire hazards: The installation and operation of commercial kitchen equipment introduces a heightened fire risk, especially in a building not originally designed for this use.
- Inappropriate signage: Any commercial signage associated with a takeaway would be out of keeping with the character of our village, which is within a designated conservation area.

Installing modern signage or commercial facades that clash with the historic character of the area may breach Section 72 of the Conservation Area Regulations Act (1990) which requires developments to preserve or enhance the character of the conservation area. Further more, Under the Town and Country Planning (Control of Advertisements) Regulations 2007, signage in conservation areas is tightly controlled.

Unauthorized or inappropriate signage (e.g. illuminated signs or plastic facias) could be unlawful without express consent.

- Parking pressure: The village already suffers from limited parking availability. A takeaway would increase demand and lead to unsafe and illegal parking practices.
- Traffic increase: Additional traffic from delivery drivers and customers would put undue strain on our narrow roads and increase the risk of accidents. This is particularly important to the upcoming ‘harp project’ already adding traffic pressure to an already struggling village- with roads not built for purpose. Further pressure would be added on if the take away supplied a delivery service using companies such as ‘just eat’.
- Potential change of use: Once approved, there is no guarantee the business would remain a simple ‘fish and chip’ takeaway—it could evolve into something more disruptive or intensive.
- Visual impact: A takeaway would be an eyesore in the heart of the village, clashing with the aesthetic and historic value of our built environment. This would lower house prices and prevent any future investment.
- Lack of demand: There is no clear or demonstrated local demand for a hot food takeaway in our community. The village opposes the take away and there are fish and chip shops available within a few minutes drive. Additionally the local pub provides fish and chips are part of its menu. This depicts an unsustainable Business Model that could be financially unsustainable in a small village with low footfall, leading to: a short-lived or failed business, a vacant unit that becomes an eyesore and future applications for even more intensive or disruptive uses. This is evidenced as the village has had two fish and chip shops previously that have not succeeded.
- The health of the village: Takeaways often sell high-fat, high-salt foods, contributing to rising rates of obesity and poor diet, particularly in rural areas with fewer healthy options. This could be a concern as there is a school bus stop opposite the location, primary school down the road and nearby park. Some councils now restrict new takeaways near schools or residential zones as part of their public health strategies. The NHS and Public Health England support for policies limiting fast food near schools and playgrounds.

- Redundancy / Duplication of Services:

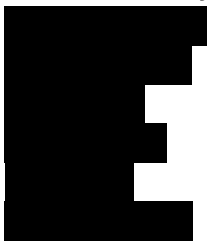
There is an existing Chinese takeaway nearby (less than a minute away) so there is no unmet need and no economic justification for another takeaway. This new establishment also increasing the risk of undermining existing small businesses.

- Poor Fit for the Building:

The building is not structurally suited to commercial kitchen use (including ventilation and fire regulations). Additionally the building is not designed for the volume of customer activity, as the building is already crowded by acting as a shop, post office and rented accommodation. Furthermore the building is not capable of safe waste storage or extraction installation without affecting its neighbours.

This proposal poses a real threat to the character, safety, and peace of our village. I strongly urge the planning committee to reject the application in order to protect the wellbeing of residents and preserve the unique identity of our community.

Yours faithfully,

A large black rectangular box redacting the signature of the person writing the letter.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 July 2025 11:41
To: Planning
Subject: Planning Application Comments - 3/2025/0332 FS-Case-727498045

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0332

Address of Development: 1-3 Bridge Road, Chatburn, BB7 4AWi

Comments: I write to register my strong objections to this application. First and foremost the property in question is within the boundary of a conservation area. Part of the definition of Conservation Area is defined as “a designated area area of special architectural or historical interest, where the character of the area are considered desirable to preserve or enhance” By any stretch of the imagination can a fast food outlet preserve or enhance the appearance of the area. I also note that the application states that the change of use is for 1-3 Bridge Road, but the access to the proposed new premises is at No 2, Ribble Lane. The applicant also suggests it would be a fish and chip shop yet the application is for a fast food outlet. Consideration should also be given to the problems that would arise should the application be granted.

1. There is no mention in the application in respect of signage which would assume that any such signage would be illuminated, in my opinion any such signage would be detrimental to the area.
2. Late night opening times would cause significant noise pollution which would affect the peace and quiet of nearby residents.
3. The premises in question already has litter bins which are on many occasions are overflowing and which attract vermin namely birds and rats, the Parish Council has in the past taken action in respect of particularly rats which come from the nearby brook. It is a fact that fast food outlets generate a lot of litter as such this application if successful would only exacerbate the existing problem.
4. The application would generate increased activity in the area both traffic and foot passengers. Parking in the Chatburn is a problem at the moment. I am aware that the Highways Authority raise no objections to the grant of the application, but if that decision is made by viewing maps of the area alone without a site visit they cannot understand the existing problems and make a balanced and reasonable decision. There are no Public Car Parks in Chatburn most of the properties in the vicinity of the application park their vehicles on street because there is no alternative. Therefore after 5p.m there is no parking available. Granting this application would only make matters worse.
5. Late night opening would cause incidents of antisocial behaviour..

Yours Sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 July 2025 14:34
To: Planning
Subject: Planning Application Comments - 3/2025/0332 FS-Case-727598389

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0332

Address of Development: No1 Ribble Lane Chatburn

Comments: I attended a meeting of the residents to discuss the proposed plans and it was clear there are a number of problems to this application. 1. Car parking (already a major problem) 2. Noise late at night. 3. Litter and waste food on packaging (already problems reported re Rats around their overflowing bins. We already have a Take a Way in the village, plus the Brown Cow. We do not need another. It seems the shop owners cannot control the existing facilities, so what would it be like if their plans were passed. Its also too near to residential properties.