**Sent:** 01 July 2025 22:09

To: Planning

Subject: Planning Application Comments - 3/2025/0332 FS-Case-727742550

Planning Application Reference No.: 3/2025/0332

Address of Development: Post office, 1-3 Bridge Road, Chatburn

**Comments:** Planning Department Ribble Valley Borough Council Clitheroe

1 July 2025

Re: Objection to Planning Application 3/2025/0332 – Proposed Hot Food Takeaway at Post Office, 1-3 Bridge Road, Chatburn, BB7 4AW

Dear Stephen,

As a **graduation**, I am writing to formally object to the above planning application for a hot food takeaway in Chatburn.

While I appreciate the need for local businesses, I have serious concerns about the suitability of this development in a predominantly residential area. My objections are based on the following material planning considerations:

#### Noise and Disturbance:

The proposed opening hours (7 days a week), particularly into the evening, are likely to result in increased noise from customers, delivery vehicles (including 'Uber Eats' delivery drivers) and latenight activity, which would be detrimental to the quiet character of the area.

Operating hours extending into the late evening would result in significant noise, with cars coming and going, engines idling, and people congregating outside (youths or those on their way home from a night out). This would be highly disruptive in a predominantly residential area.

Ventilation will also cause increased noise.

In addition, the takeaway would attract youths loitering around.

There are young children who live in the vicinity and this will be disruptive for their sleep patterns.

## Odour and Ventilation:

The cooking of fried food will generate strong odours. This will significantly affect the enjoyment of

nearby homes and gardens.

Whether it is fish and chips or another form of takeaway, the odours would be awful for local residents, of which I am one.

We did not buy our homes to be living next to a hot food takeaway

#### Access:

The location where the ventilation etc would be sited is actually a shared access with neighbouring properties 4, 6, 8 and 10 Ribble Lane.

In addition, this land is not owned by the shop owner.

There is also a flying freehold above the alleyway, which is not owned by the shop owner, and this would cause awful noise and odour disruption

## Traffic and Parking:

The site lacks adequate parking provision.

The narrow roads and limited parking in the village are already under pressure. A takeaway would generate additional traffic during peak evening hours, increasing the risk of congestion and road safety hazards for pedestrians—particularly children and the elderly. See photos attached. Furthermore, with the HARP water project this is already a huge hazard and a huge increase in traffic on an already busy road.

I would suggest that the highways agency should physically attend the site to see how busy the road is, even more so in the evening when people are returning from work.

## Waste Management:

Presumably there will be external storage of waste and used oil, which raises concerns about hygiene, vermin, and unpleasant smells, particularly in warmer months.

There are already rats in the vicinity and the bins are always overflowing outside of the post office – see photos attached.

#### Impact on Residential Amenity/Village Character:

The introduction of a hot food takeaway would alter the character of the area and may set a precedent for further commercial development in the residential area.

It is also a conservation area where the aim is to 'preserve and enhance the area' – a hot food takeaway would not fit this criteria.

Signage would also be unsightly and not in keeping with the area.

## Lack of Community Benefit:

There appears to be little demand or demonstrated need for this facility within the village. The proposal offers minimal value to residents and prioritises commercial interest over local wellbeing. In addition, there are tens of takeaways in the neighbouring town which residents of Chatburn and the surrounding villages utilise.

There is need for a shop and Post Office/banking facility which is a lifeline for many residents, whereas a hot food takeaway is not.

There is already a Chinese takeaway in the village which sells chips and other hot food.

There is also a pub which sells hot food

## Fire risk:

this would also pose a fire risk to the accommodation above the post office and the neighbouring flying freehold/properties.

For all of these reasons, I respectfully request that the Council refuse this planning application in order to preserve the integrity, peace and character of our local village.

From:

July 2025 22:12

To:

Planning

**Subject:** Objection to planning application 3/2025/0332 - Chatburn post office

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#### **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.

Planning Department
Ribble Valley Borough Council
Clitheroe

1 July 2025

Re: Objection to Planning Application 3/2025/0332 – Proposed Hot Food Takeaway at Post Office, 1-3 Bridge Road, Chatburn, BB7 4AW

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While I appreciate the need for local businesses, I have serious concerns about the suitability of this development in a predominantly residential area. My objections are based on the following material planning considerations:

## 1. Noise and Disturbance:

- The proposed opening hours (7 days a week), particularly into the evening, are likely to result in increased noise from customers, delivery vehicles (including 'Uber Eats' delivery drivers) and late-night activity, which would be detrimental to the quiet character of the area.
- Operating hours extending into the late evening would result in significant noise, with cars coming and going, engines idling, and people congregating outside (youths or those on their way home from a night out). This would be highly disruptive in a predominantly residential area.
- Ventilation will also cause increased noise.
- In addition, the takeaway would attract youths loitering around.
- There are young children who live in the vicinity and this will be disruptive for their sleep patterns.

#### 2. Odour and Ventilation:

- The cooking of fried food will generate strong odours. This will significantly affect the enjoyment of nearby homes and gardens.
- Whether it is fish and chips or another form of takeaway, the odours would be awful for local residents, of which I am one.
- We did not buy our homes to be living next to a hot food takeaway

#### 3. Access:

- The location where the ventilation etc would be sited is actually a shared access with neighbouring properties 4, 6, 8 and 10 Ribble Lane.
- In addition, this land is not owned by the shop owner.
- There is also a flying freehold above the alleyway, which is not owned by the shop owner, and this would cause awful noise and odour disruption

## 4. Traffic and Parking:

- The site lacks adequate parking provision.
- The narrow roads and limited parking in the village are already under pressure. A takeaway would generate additional traffic during peak evening hours, increasing the risk of congestion and road safety hazards for pedestrians—particularly children and the elderly. See photos attached.
- Furthermore, with the HARP water project this is already a huge hazard and a huge increase in traffic on an already busy road.
- I would suggest that the highways agency should physically attend the site to see how busy the road is, even more so in the evening when people are returning from work.

#### 5. Waste Management:

- Presumably there will be external storage of waste and used oil, which raises concerns about hygiene, vermin, and unpleasant smells, particularly in warmer months.
- There are already rats in the vicinity and the bins are always overflowing outside of the post office see photos attached.

## 6. Impact on Residential Amenity/Village Character:

- The introduction of a hot food takeaway would alter the character of the area and may set a precedent for further commercial development in the residential area.
- It is also a conservation area where the aim is to 'preserve and enhance the area' a hot food takeaway would not fit this criteria.
- Signage would also be unsightly and not in keeping with the area.

#### 7. Lack of Community Benefit:

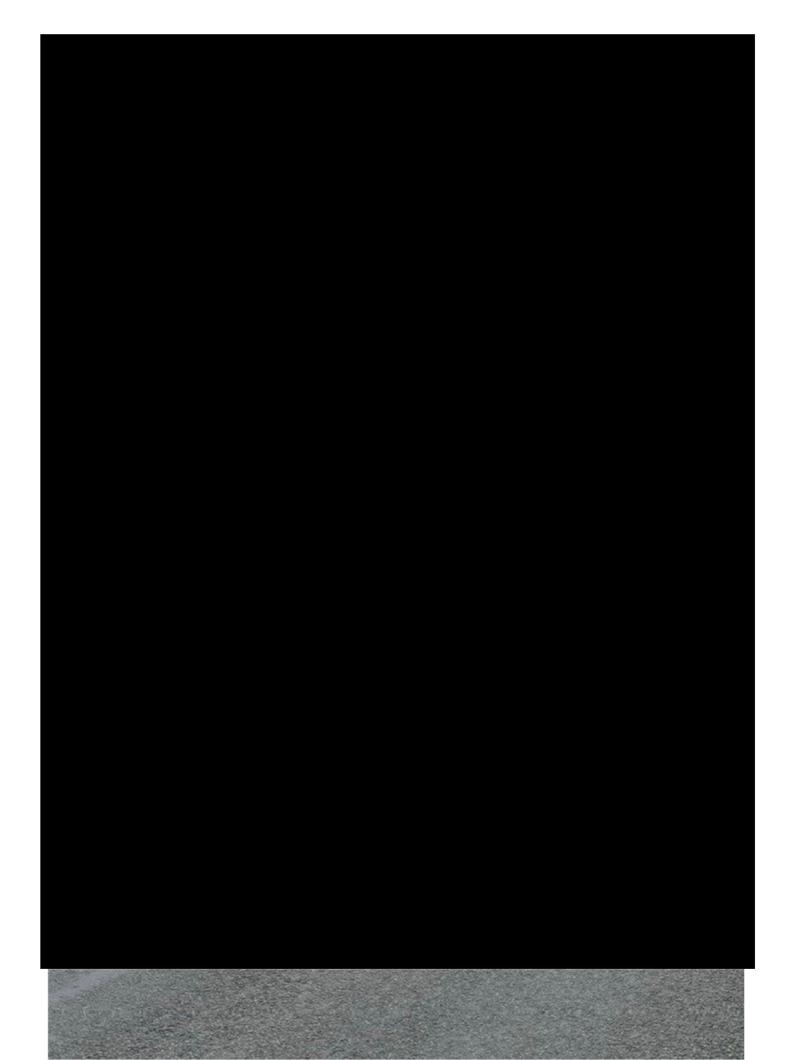
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- There is need for a shop and Post Office/banking facility which is a lifeline for many residents, whereas a hot food takeaway is not.
- There is already a Chinese takeaway in the village which sells chips and other hot food.
- There is also a pub which sells hot food

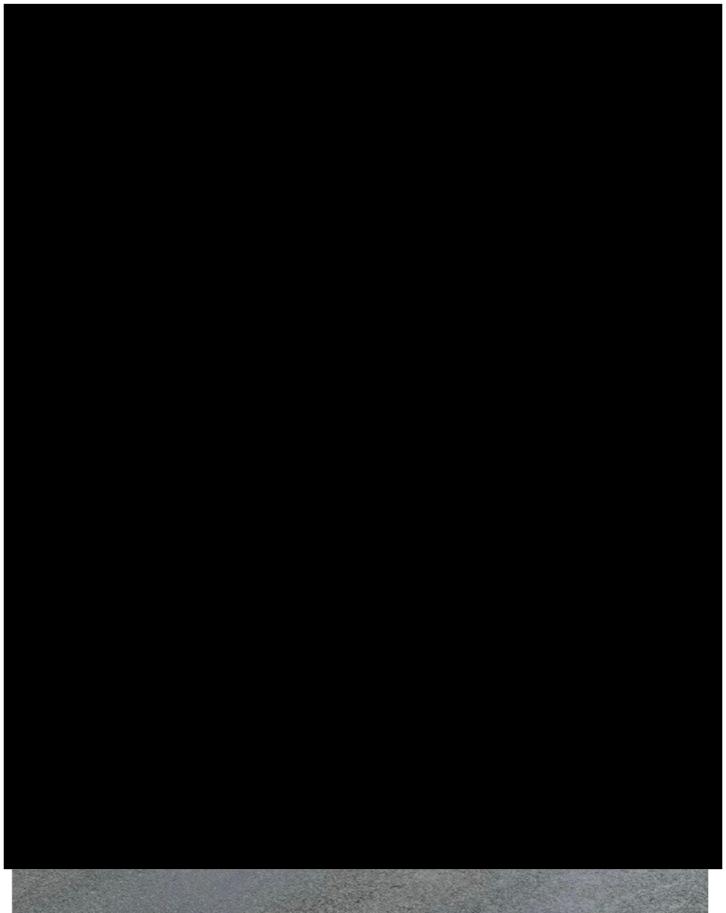
#### 8. Fire risk:

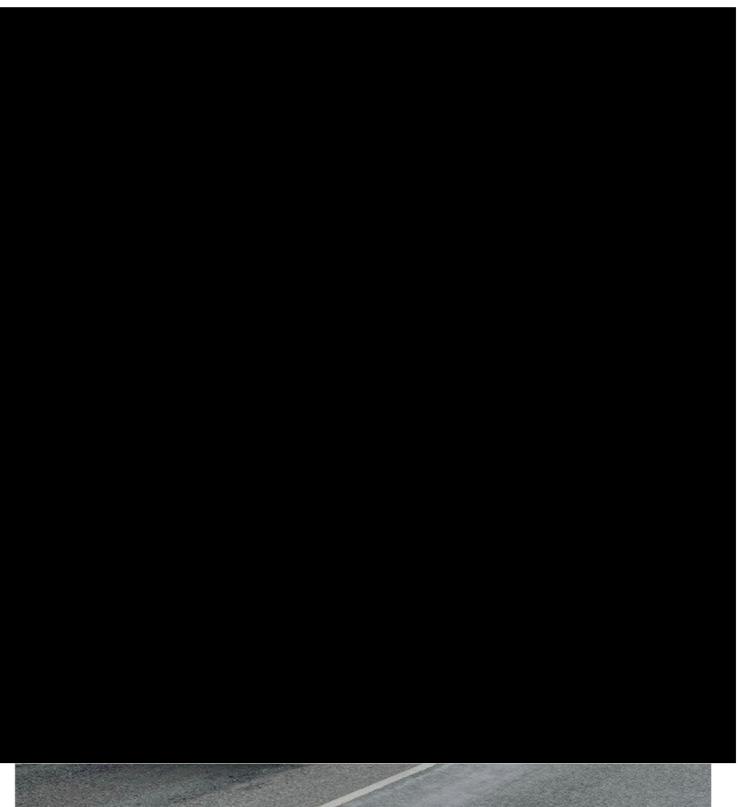
• this would also pose a fire risk to the accommodation above the post office and the neighbouring flying freehold/properties.

For all of these reasons, I respectfully request that the Council refuse this planning application in order to preserve the integrity, peace and character of our local village.

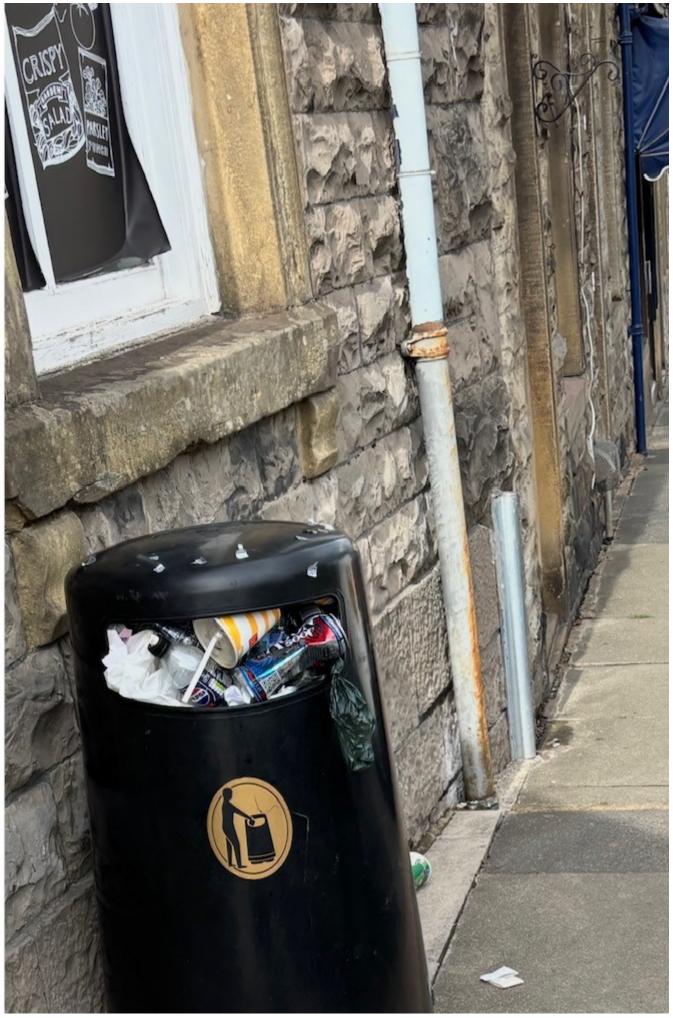
Yours sincerely,















**Sent:** 02 July 2025 13:04

To: Planning

**Subject:** Planning Application Comments - 3/2025/0332 FS-Case-727924302

**Reference No.:** 3/2025/0332

Address of Development: 1 Ribble lane Chatburn Post office

Comments: I object for the reson of the traffic situation and parking on Ribble Lane.

**Sent:** 02 July 2025 14:12

To: Planning

**Subject:** Planning Application Comments - 3/2025/0332 FS-Case-727943700

Planning Application Reference No.: 3/2025/0332

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

Comments: I wish to object to this application for the following reasons -

#### 1. Need

There is a Chinese takeaway across the road, the ice-cream shop offer hot food using Just Eat and the Brown Cow offer hot food. The butchers and the Post Office already offer hot pies, etc. There is no need for another in the village.

#### 2. Noise

People wanting a Chinese meal order it and the take it home to eat it. Fish and chips are often eaten from the paper or tray near to the shop. There are tables and seats right next to the proposed entrance which will encourage this. We already experience noise from young people sitting there, often drinking coffee bought from the Post Office. This proposal will only exacerbate this and will potentially increase the time period to well after 11pm when the chip shop closes. The proposed entrance is and when the limit of the proposed and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is and when the limit of the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis of the proposed entrance in the proposed entrance is an analysis o

#### 3. Smell

The production and selling of fish and chips will inevitably create a smell. This, depending on wind direction could affect the whole village.

#### 4. Traffic & parking

The current parking situation is dire. People visiting the shop already park inconsiderately in the restricted space available. Another reason to visit will cause even more disruption to both vehicular and foot traffic.

#### 5. Rubbish

There is already a problem with rubbish around the Post Office. The two bins by the shop quickly fill and overflow with no attempt made to empty them and keep the area tidy. Fish and chips packaging is intrinsically waste producing and, in conjunction with the encouragement to eat by the premises mentioned above, could be expected to produce more dropped rubbish.

## 6. General nuisance

The location is on a busy corner in the village and could be expected to create disruption. There are dwellings directly opposite the proposed entrance and immediately adjacent, many with young children whose sleep could be affected.

## Summary

This is a ridiculous proposal for a small village which already has sufficient similar provision and would almost certainly create numerous problems and nuisances to local residents. I object,

**Sent:** 02 July 2025 15:55

To: Planning

Subject: Planning Application Comments - 03/2025/0332 FS-Case-727979518

**Planning Application Reference No.:** 03/2025/0332

Address of Development: Post Office1-3 bridge road

Chatburn

**Comments:** The planning application for a take away at the Chatburn Post office has met with an overwhelming negative response from the village community. We are already experiencing problems with parking due to the high volume of traffic coming from local residence, neighbouring villages using the Post office and other shops near by. The proposed opening times of the said take away will increase the problem exponentially. Not only has our locality problems with parking currently, as the Council are aware; we have the HARP project on the horizon. We have been informed once HARP commences Ribble Lane will have an increase in the volume of heavy traffic for 9 -12 months, a major impact on a rural village.

I have photographed the delivery lorry at the post office junction unloading goods to the shop obstructing the flow of traffic, a safety issue to both cars and pedestrians. Obviously deliveries will increase if the planning application is granted. Coupled with buses, school and local services picking up and dropping off at the post office junction along with HARP we are already at capacity. There is also the current housing development at Crow Trees causing problems with flow of traffic.

There is already the matter of litter, the bins are regularly overflowing and ask the staff from the shop to empty as the rubbish is strewn on the pavement and road, the response to which was 'its the Council's responsibility'. The worry and concern is the volume of litter that a takeaway service will make. We have and and have and continue to a recurring problem with rats, one resident has stated he has seen rats around the rubbish bins outside the shop as

There is also an issue with the proposed opening times 7 days a week till 11pm, this is a rural village, known Heritage site; we do not want the noise, traffic and litter this proposal would bring.

Currently the outside of the shop is poorly maintained, weeds, litter, peeling paintwork is certainly is not in keeping with how the local residence wish. There are benches which would encourage people to eat their takeaway on site causing noise.

Odours which will not fully be eradicated as no ventilation system can, will be continuous from 4.30 onwards 7 days a week. The proposal states that this is not a concern!

We moved here and have embraced the rural community vibe and spirit, a take away is not wanted as clearly stated.

Yours Sincerely,

**Sent:** 02 July 2025 18:59

To: Planning

**Subject:** Planning Application Comments - 3/2025/0332 FS-Case-728058624

Address of Development: Post office 1-3Bridge road

**Comments:** This proposal will cause chaos at a very busy junction in Chatburn causing traffic congestion.

The village will not be advantaged by the addition of another takeaway.

The late night opening hours will disrupt the neighbourhood. There is already lots of litter around the post office with the benches outside. Extra food waste would attract vermin.

**Sent:** 02 July 2025 21:29

To: Planning

Subject: Planning Application Comments - 3/2025/0332 FS-Case-728084449

Planning Application Reference No.: 3/2025/0332

Address of Development: Post office 1 to 3 bridge Road Chatburn BB74aw

Comments: I am objecting to this planning application on the grounds of parking as there is already far too much congestion around the post office, bridge road and crow tree brow and Ribble lane. Visibility is poor and there is a lack of parking and people park on corners already. A new housing development is also going to have a detrimental impact on traffic, congestion and people's safety. The pavement is extremely narrow on Ribble Lane and pedestrians already struggle. The congestion causes potentially lethal consequences for road users, pedestrians, and cyclist and children. The area by the post office with benches is already frequented by youths and i feel antisocial behaviour will increase. I am concerned by the amount of rubbish there currently is and this shall only get worse. Chatburn already has a rat problem due to the brook running through not far from bridge road and i fear further infestations will occur creating a wider problem which will affect me and my property.

Also i think reducing the shop space inside will have an effect on the stock carried affecting the amenity and currently access for disabled people is poor. I dont feel there will be adequate storage for the chip shop and this again may lead to increase vermin. I think the storage and removal of waste is a key issue.

**Sent:** 03 July 2025 08:24

To: Planning

Subject: Planning Application Comments - 3/2025/0332 FS-Case-728136004

Planning Application Reference No.: 3/2025/0332

Address of Development: 1-3 Bridge Road, Chatburn, Clitheroe, Lancashire, BB7 4AW

**Comments:** I am writing to strongly object to the conversion of part of the existing village shop and post office into a fish and chip shop, as applied for by its owners. My objections are as follows:

- 1) Chatburn does not require another takeaway and the applicants assertion that villagers would like this amenity to be added is, as far as I can gather, absolutly incorrect. Indeed, I have been unable to find one person that supports this so far.
- 2) Rather than being aimed at villagers in general, it is in my opinion aimed primarily at school children who catch the bus from directly outside. I do not need to discuss the health risks that this poses as they are implicit.
- 3) Smells: the applicant's report states that odours would be an issue if not for the filtration and other mitigation they are planning to install to combat this. I know from personal experience that none of this works effectively. There is no stopping the smell from a bank of deep fat fryers working for hours on end every day and the village will be overwhelmed. I cannot overstate the impact this this will have on the quality of life of the residents and the value of their homes.
- 4) Parking and traffic: LCC's lack of objection on the grounds of traffic belies a lack of understanding of the issues that are already present in the village. That particular point on Ribble Lane is acually the epicentre. Coupled with the addition of 39 properties just metres away on Crow Trees Brow and the massive extra load that the refurbishment of the Haweswater pipeline will put on the village (neither of which have begun), then I think we will have a perfect storm. On street parking is already at capacity most of the time. The only way I can see people being able to park is by double parking on Crow Trees Brow which will take this main arterial route down to single file. It only takes one car for this to happen.
- 5) Existing takeaways: Clitheroe has multiple chip shops and I can't imagine anyone in Chatburn is so desparate that they can't travel a few minutes to get their meal. I do not believe that Chatburn could sustain a second takeaway without detriment to the exisiting Chinese takeaway (who also sell chips incidently). It it not fair to the hard working family who run this and have contributed to the village for some years not to take their needs into account. I should also point out that the Chinese takeaway does not have banks of deep fat fryers and the odour impact on the village is a fraction of what a fully fledged chip shop would be.

2

Contact Centre (CRM) <contact@ribblevalley.gov.uk> From: Sent: 04 July 2025 13:28 To: Planning Subject: Planning Application Comments - 3/2025/0332 FS-Case-728580228 Planning Application Reference No.: 3/2025/0332 Address of Development: Post Office 1-3 Bridge Road Chatburn IBB7 4AW Comments: As a resident of proposed plans and for the following reasons I wish to object against planning; 1) Odour- how can an odour report be done before the change of use is made? Does this take into account summer, when the doors may be open? The ventilation systems will filter out "X" amount from cooking, but what about the "X" amount they don't filter out? 2) Noise. I can see a noise report has been done. How do they know how noisy it will be? It's not just noise of the extractor, doors opening, cars pulling up, it's users of the establishment talking loudly up to 11pm... 3)Parking and increased traffic flow. Personally I struggle to park outside my home as it is on a Saturday due to people using the surrounding businesses and if I return after 5:30pm on a weekday due to other residents along with people who use the convenience store. Where are the people who wish to visit the "hot foot takeaway" expected to park- and where does this leave the residents? 4) Change of the facade of the building. Chatburn is in a conservation area. Is there plans to alter the aesthetic of the building? I do not wish a neon sign/ bright billboards. If they change the outside, it will be taking away the history of the buildings that have probably been there 200yr. 5) Impact on existing businesses. There is already a number of places, within our small village in which food can be purchased from. Clitheroe, a matter of 10 minutes drive, maximum hosts probably 40 "hot foot takeaways" many of which deliver to Chatburn. Is there a need for a further one? 6) Evidence this will not de-value surrounding property. Can this be proven?

7)Opening hours.

, 11pm is ridiculous.

As a

8) Litter.

Frequently litter from the shop as a state of a state

Cars/people/smell, 7 days a week until late.

## **Sharon Craig**

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

**Sent:** 04 July 2025 13:53

To: Planning

Subject: Planning Application Comments - 3/2025/0332 FS-Case-728588103

Name: Mr Matt Waller

Address: 6 Crow Trees Brow, Chatburn BB7 4AA, Lancashire

Lancashire

Email: rellawttam@gmail.com

Planning Application Reference No.: 3/2025/0332

#### **Address of Development:**

I object to this proposal on the grounds of noise pollution. The operation of the commercial kitchen, particularly the extractor fans and refrigeration units, will generate continuous noise that will be detrimental to the residential amenity of Chatburn, in a busy residential hub, especially during proposed evening and late-night hours. Furthermore, noise from customers arriving, waiting, and departing, particularly late at night, will cause significant disturbance. Deliveries and refuse collections at unsociable hours will exacerbate this issue, impacting the peaceful enjoyment of our homes.

The proposed chip shop will generate significant cooking odours that will be highly detrimental to the living conditions of nearby residents. While the application may propose a ventilation system, there is a substantial risk of these odours escaping and permeating residential properties, particularly given the proximity of the local neighbourhood, and is very dependant on the wind direction.. This will significantly impact the enjoyment of our homes and outdoor spaces.

I am concerned about the significant increase in traffic and parking demand that a new chip shop will generate. Ribble Lane already experiences limited on-street parking, and congestion at peak times due to its narrow road. The HARP project will further exacerbate that issue. Customers visiting the chip shop will increase these problems, leading to further parking pressure for residents, increased vehicle movements, and potential obstruction of access. This will create hazardous conditions for pedestrians and other road users.

The establishment of a hot food takeaway will inevitably lead to an increase in litter in the immediate vicinity and surrounding streets. Without robust and frequently managed litter bins and clear waste disposal strategies for customers, this will detract from the visual amenity of the village and contribute to environmental degradation. Furthermore, the storage and disposal of commercial waste, particularly food waste, must be meticulously managed to prevent pest infestation and unpleasant odours, which could impact public health and the local environment. We already see overflowing bins form the current shop, despite their agreement with the Council to empty these bins, showing a disregard for that agreement. Food waste on top of this waste will increase the likelihood of rats, which are already in existence due to the proximity of the brook nearby. These Rats will become out of control with free access to a food source.

The proposed development, by its nature as a hot food takeaway, is incongruous with the established character and visual amenity of Chatburn and the area under the blue plaque. This is a predominantly residential area, within a conservation area and has an historic village centre and the proposed development will have an adverse impact on the visual appeal and peaceful ambiance that residents

and visitors value.

The proposed opening hours, particularly until 11 pm on weekdays and weekends are unacceptable and will result in significant disturbance to nearby residents. This will lead to noise from customers and staff, increased vehicle movements, and general disruption during periods when residents expect peace and quiet in their homes.

This location is fundamentally unsuitable for a hot food takeaway due to its close proximity to residential properties/lack of adequate parking/existing traffic issues.

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From:

**Sent:** 04 July 2025 14:54

To: Planning

**Subject:** Fwd: Objection to planning application 3/2025/0332 - Chatburn post office

## $\Lambda$

## **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.

In addition, there is facility in Grindleton for fish and chips, where there is actually a car park too.

05:43



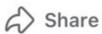


UUS 6.4K 2/8 comments 11 snares 139K views



) Comment







# Bolton by bowland

Grindleton Pavilion · 3d · 6



Fish Friday this week!

## Grindleton Pavilion

Friday 4th July & Every first Friday of the month

Serving 5pm -7pm

Fish & Chips

Fish

Scampi & chips

**Battered sausage** 

Chicken nuggets & chips

**Portion of chips** 

Group

£8.50

£5

£6.50

£2.50

£4.50

Lrg £4.50

Reg. £3.50

Pots of Curry sauce, Gravy & Mushy Peas

Steak & Kidney pudding, chips & peas £6.50

£1.50

All of our produce is from local suppliers and we only use the freshest of fish from the fish markets.

## Begin forwarded message:

From:

**Date:** 1 July 2025 at 22:12:13 BST **To:** planning@ribblevalley.gov.uk

Subject: Objection to planning application 3/2025/0332 - Chatburn post office

Planning Department
Ribble Valley Borough Council
Clitheroe

1 July 2025

Re: Objection to Planning Application 3/2025/0332 – Proposed Hot Food Takeaway at Post Office, 1-3 Bridge Road, Chatburn, BB7 4AW

Dear Stephen,

, I am writing to formally object to the above planning application for a hot food takeaway in Chatburn.

While I appreciate the need for local businesses, I have serious concerns about the suitability of this development in a predominantly residential area. My objections are based on the following material planning considerations:

#### 1. Noise and Disturbance:

- The proposed opening hours (7 days a week), particularly into the
  evening, are likely to result in increased noise from customers, delivery
  vehicles (including 'Uber Eats' delivery drivers) and late-night activity,
  which would be detrimental to the quiet character of the area.
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- Ventilation will also cause increased noise.
- In addition, the takeaway would attract youths loitering around.
- There are young children who live in the vicinity and this will be disruptive for their sleep patterns.

#### 2. Odour and Ventilation:

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- Whether it is fish and chips or another form of takeaway, the odours would be awful for local residents, of which I am one.
- We did not buy our homes to be living next to a hot food takeaway

#### 3. Access:

• The location where the ventilation etc would be sited is actually a shared access with neighbouring properties 4, 6, 8 and 10 Ribble Lane.

- In addition, this land is not owned by the shop owner.
- There is also a flying freehold above the alleyway, which is not owned by the shop owner, and this would cause awful noise and odour disruption

#### 4. Traffic and Parking:

- The site lacks adequate parking provision.
- The narrow roads and limited parking in the village are already under pressure. A takeaway would generate additional traffic during peak evening hours, increasing the risk of congestion and road safety hazards for pedestrians—particularly children and the elderly. See photos attached.
- Furthermore, with the HARP water project this is already a huge hazard and a huge increase in traffic on an already busy road.
- I would suggest that the highways agency should physically attend the site to see how busy the road is, even more so in the evening when people are returning from work.

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- There are already rats in the vicinity and the bins are always overflowing outside of the post office – see photos attached.

## 6. Impact on Residential Amenity/Village Character:

- The introduction of a hot food takeaway would alter the character of the area and may set a precedent for further commercial development in the residential area.
- It is also a conservation area where the aim is to 'preserve and enhance the area' a hot food takeaway would not fit this criteria.
- Signage would also be unsightly and not in keeping with the area.

#### 7. Lack of Community Benefit:

- There appears to be little demand or demonstrated need for this facility within the village. The proposal offers minimal value to residents and prioritises commercial interest over local wellbeing.
- In addition, there are tens of takeaways in the neighbouring town which residents of Chatburn and the surrounding villages utilise.
- There is need for a shop and Post Office/banking facility which is a lifeline for many residents, whereas a hot food takeaway is not.
- There is already a Chinese takeaway in the village which sells chips and other hot food.
- There is also a pub which sells hot food

#### 8. Fire risk:

• this would also pose a fire risk to the accommodation above the post office and the neighbouring flying freehold/properties.

For all of these reasons, I respectfully request that the Council refuse this planning application in order to preserve the integrity, peace and character of our local village.

