

3rd July 2025

Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

Application Number: 3/2025/0332

Objection to Planning Application for Proposed Change of Use of part of existing shop forming a hot food takeaway at Post Office, 1-3 Bridge Road, Chatburn, BB7 4AW, Mr Mohamed Mohamed-Ghouse

Dear Planning Officer,

I am writing as a local resident to object to the above planning application (3/2025/0332) for a propose change of the existing shop forming a hot food takeaway at the above address.

I am greatly concerned that the proposal, if it goes ahead, will have significant detrimental effects on the environment and the local community. As a local resident this is a matter of concern which affects me and other local residents and I am unable to see what value this brings to our community and area. I have concerns around the suitability of this development as it is proposed in mainly a residential area that is already served by several businesses offering a variety of services to the area.

Highway Safety and Traffic Congestion

The area around the current Post office and shop is already severely lacking inadequate parking and can be heavily congested during its current opening hours which already compounds to residents parking on Ribble Lane, Old Road and Clitheroe Road. With the proposal for later hours and more people coming to the area that this would pose more safety risks and potential hazards and congestion. There are already issues about traffic that is for the current business such as offloading and suitable access to

Residents in the area are already aware that at peak times of the day, especially at school times and school transport the village comes to a standstill and is often used as the route by Emergency services to come through the village, especially if the A59 is shut due to accidents or roadworks. Cars are already parked on both sides of the road, bus stops and yellow lines and dropped corners. The HARP project is also due to commence in the next few months and will also add even more stress and traffic to the current highways and area with no solutions given to the Parish council and residents.

Noise and Disturbance

The proposed hours opening hours, especially into the evening and 7 days a week are likely to result in increased noise from the business, customers, delivery vehicles. The noise and disturbance and anti-social behaviour that we already get from the business at times can affect the way you use your own property and this would likely encourage even more Anti –social behaviour considering the times they are looking at staying open. There is a noise concern that the ventilation and equipment

that will be required will be noisy until late at night and also is expected to be facing towards the residential part of Ribble Lane which over time will be unsustainable to resident's health and wellbeing.

Impact to Area and residents

The post office is in part of a conservation area of the village and also has historical significance to the community. Approving this application would alter the character of the building and the area and potentially set a precedent for other developments. The additional lighting and signage needed would change the aesthetic of the building while the loss of privacy, increased traffic and footfall will impact on residents.

The strong odours from the cooking of fried/hot food over the 7 day period and opening hours would significantly impact the enjoyment of nearby homes and gardens and could also detract visitors to the area.

Waste Management

Concerns have already been raised to the Parish council regarding Waste outside the shop by customers and the business. There is concern of the disposal of the food waste such as used oil and food waste such as how it is stored and whether it is disposed of correctly and the smells of the disposed food (particularly in warmer months) There is a major concern about vermin especially rats that are already seen in the village and them entering properties or being drawn to this area and the impact this will have on residential properties. Rubbish is currently disposed of outside the property on Ribble Lane in plastic bags, on some occasion this is up to 24 hours prior to collection and they are often ripped open by birds and other animals and the rubbish is spread over the public footpaths and is either entering the ecosystem (such as drains) or entering residents gardens/properties.

I urge the planning authority to consider these points and those given by the other residents of Chatburn and to refuse the planning permission.

Yours Faithfully,



[REDACTED]

From:

[REDACTED]
03 July 2025 21:01

To:

Planning

Subject:

Planning Application 3/2025/0332

PLANNING APPLICATION 3/2025/0332 AT POST OFFICE 1-3 BRIDGE ROAD CHATBURN.

Dear Sir

After looking at the proposed plans for a change of use at 1-3 Bridge Road Chatburn into a fast-food takeaway, I would like to make the following comments.

1. The takeaway is positioned within the Chatburn Conservation area and would be totally out of character with the surrounding area.
2. There would be a considerable increase in traffic movements into what is already the busiest part of the village. With residential parking already at breaking point I do not see how the application can be justified on highway grounds.
3. The impact on residents who live in adjoining properties would be immense. The noise from the extractor fans, the lingering smell that is associated with a fast-food outlet, litter that would be generated from the business, which in turn would cause an environmental health issue where pest control measures would have to be put in place. Late night noise from vehicles coming and going and public nuisance when customer's congregate outside of the shop.
4. There is no proven need for this type of business within Chatburn. The village already has a wide range of outlets that cater for residents needs and with Clitheroe nearby the choice of food is already plentiful.
5. In my view this planning application would have a very real negative impact on the village of Chatburn, which is after all a small rural village set in the beautiful Ribble Valley.

Kind regards

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 July 2025 21:45
To: Planning
Subject: Planning Application Comments - 3/2025/0332 FS-Case-728702784

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0332

Address of Development: Chatburn Post Office
2 Ribble Lane, Chatburn

Comments: I would like to object to the planning application for a Fish & Chip Shop at the above address for the following reasons - Parking is hard enough for Residents living nearby without even more traffic generated by a takeaway! The smell for neighbouring houses is not acceptable however well the ventilation system may be. How can anyone say that it will be ok. (Of course they wouldn't be living there would they?).

The area is already untidy with rubbish as no one thinks it's their duty to keep the area tidy and a takeaway will just generate even more rubbish in the village. We just don't need it!

Also for the next few years there will be heavy wagons using Ribble Lane as United Utilities are planning on using this route to get to Waddington.

There is a mobile Fish & Chip shop in Grindleton every week with Parking on site which is much more acceptable and there is also a mobile Pizza van at Shackleton's with ample parking.

All in all I just don't agree that it is the right place to have a takeaway ever!