

**Proposed development:** Alterations to front elevations including change of window frames. Internal alterations to fit out pub/restaurant, new door opening to accommodate entrance to the rear. Alterations to rear yard to form outdoor decking/lighting and seating along with a bin storage area.

**Site address:**  
**8 Church Street**  
**Darwen**  
**BB3 2RE**

**Applicant: Mr G Bird**

**Ward: Darwen East**

**Councillor: Paul Browne**  
**Councillor: Roy Davies**  
**Councillor: Jane Oates**

---



## **1.0 SUMMARY OF RECOMMENDATION**

### **1.1 APPROVE – Subject to conditions; as set out in paragraph 4.1.**

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.1.1 This application is before the Committee due to the public interest in the case, resulting in the receipt of 8 public objections, in accordance with the Chair Referral Scheme of the Scheme of delegation.
- 2.1.2 The development will deliver a quality scheme, which will significantly enhance the external fabric of the building as well as the wider Darwen Town Centre Conservation Area setting. As well as the visual benefits of the development, introduction of the new restaurants / cafes with associated outdoor terraced area will supplement the existing retail and leisure offers within the Darwen Town Centre area, thereby contributing towards the sustainability of the historic host building and Darwen Town Centre Conservation Area.
- 2.1.3 Accordingly, the proposal is consistent with the Borough's overarching growth strategy. It is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions.

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

- 3.1.1 The application site is located on Church Street in the centre of the Darwen Town Centre Conservation Area, which was originally designated in 1996 and extended in 2005. The character of the area is principally made-up of commercial properties; primarily retail and leisure with shops, pubs, bars and restaurants. Towards the eastern end of Church Street is St. Peter's Church and beyond that at the eastern and northern edge of the conservation area the character changes and becomes largely domestic with stone fronted terraced houses laid out in a recognisable grid pattern.
- 3.1.2 8 Church Street is a two-storey, stone fronted former bank dating from the late 19<sup>th</sup> century. It has had some minor external alterations over the years mainly to the ground floor windows where the cill level was raised and the fenestration replaced. The premises has an extant approval for a mixed use incorporating bar and restaurant use. The building forms part of a terrace that is neo-Georgian in style with the striking classical features of simplicity, symmetry and regularised features such as fenestration, ashlar stonework and grand proportions. The rear of the property has a simpler form, with limited fenestration and an open yard area covered with stone chippings. The rear of the property faces a private car park area, with a funeral directors and other commercial and residential uses adjacent.



Google Street view image of application site (July 2018).

3.1.3 Overall the host building is considered to be a building of note in the conservation area; it has group value being part of a terrace and adds a positive influence to the aesthetic value of Church Street as well as contributing in the town's urban development.

## 3.2 Proposed Development

3.2.1 Full planning permission is sought for alterations to the front and rear facades including the addition of new timber window frames and awning details to the front, with new glazed openings and glass doors to the rear. The proposal also seeks to provide a new external seating area within the existing rear yard. This element incorporates the use of raised decking, glass balustrade detail, timber cladding and timber bin storage area fronting Church Bank Street. The proposal are part-retrospective, with much of the internal fit out and external seating area having been completed.



### **3.3 Development Plan**

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

#### **3.3.3 Core Strategy**

- CS1 – A Targeted Growth Strategy
- CS16 – Form and Design of New Development
- CS17 – Built and Cultural Heritage

#### **3.3.4 Local Plan Part 2 (LPP2):**

- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 26 – Town Centres: A Framework for Development.
- Policy 39 – Heritage

### **3.4 Other Material Planning Considerations**

#### **3.4.1 National Planning Policy Framework (The Framework) 2019:**

- Section 2: Achieving sustainable development
- Section 6: Building a strong, competitive economy
- Section 7: Ensuring the vitality of town centres
- Section 12: Achieving well-designed places
- Section 16: Conserving and enhancing the historic environment

#### **3.4.2 Darwen Town Centre Conservation Area Appraisal**

### **3.5 Assessment**

3.5.1 In assessing this full application there are a number of important material considerations that need to be taken into account, as follows:

- Principle of the development
- Amenity impacts
- Design impacts
- Heritage impacts

### 3.5.2 Principle

As a site located within the Inner Urban Area of Darwen and Darwen Town Centre, designated as a Primary Shopping Area, the proposal is consistent with the Policies CS1 and CS16 of the Development Plan, which state that the urban area is the preferred location for new development.

3.5.3 Policy 26 of the LPP2 supports development involving main town centres uses within the town centres. Restaurants and cafes are defined as such in the Development Plan Glossary, which is consistent with the definitions offered for such uses in The Framework. Furthermore, Policy 26 supports protection and expansion of the leisure offer within town centres and development of an evening economy, including restaurants and cafes, including within the defined Northgate Quarter of Blackburn Town Centre. Notwithstanding that position, Members should note that the proposed change of use of the main building to a mixed use comprising restaurant and bar functions was agreed within planning approval 10/19/0912 under delegated powers in December 2019.

3.5.4 Accordingly, the principle of the development is supported, in accordance with policies CS1, 1 and 26 of the Development Plan. It is also consistent with The Framework's economic and environmental objectives of sustaining viable town centres.

### 3.5.5 Amenity

Policy 8 requires a satisfactory level of amenity and safety is secured for surrounding uses and for occupants or users of the development itself; with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings.

3.5.7 The proposal poses no concern with reference to privacy / overlooking or relationship between buildings.

3.5.8 The most significant element for Members to consider relates to the proposed alterations to the rear façade of the building, which introduces new openings at ground floor level; along with the formation of an external seating area, and the impact of those changes on the amenity of surrounding uses with regard to noise and/or nuisance.

3.5.9 Objections to the scheme are set out in full within section 9 of this report. They originate from both commercial and residential premises and principally raise concerns with noise/music emanating from the main building and disturbance arising from the users of the external seating area. Wider concerns with litter and nuisance from patrons accessing/egressing the site are also raised. Comments received from Ainsworth Funerals, who lay in close proximity to the south east of the site, identify concerns from music and other disturbance within the seating area conflicting with the nature of their own business which regularly involves bereaved families visiting their premises during the day, evenings and at weekends. Residential objections also raise the issue of late night noise.

3.5.10 The application has been supplemented by a noise report (Miller Goodall: report number 102351), which has been undertaken to predict the impact of the proposed development on the nearest noise sensitive receptors (NSR's). An unattended noise survey was completed over the period 09/07/2020-13/07/2020. This data was subsequently used to assess the predicted noise levels from the new development on the local environment.

3.5.11 The main noise sources identified were from patrons within the rear external area. As a result of this a noise management plan has been recommended to manage noise from these sources. Additional noise mitigation recommendations have been incorporated in to the building works that have been ongoing at the premises and most notably include the use of a recommended glazing specification and the provision of a two-door system to the rear opening to prevent noise leakage from the main building.

3.5.12 The noise report concludes that;

- Computer noise modelling was utilised in addition to noise measurements.
- The measured data along with the noise model (CadnaA) has been used to the impact of proposed noise sources on the existing NSR's.
- A recommended glazing specification has been provided to enable the recommended external noise levels on the facade of the NSR's to be achieved. Along with advice of keeping the doors closed and not propped open, especially when live music/DJ events on.
- A recommendation for the roof element for the ground floor's flat roof at the back of the property has been provided to enable the recommended external noise levels on the facade of the NSR's to be achieved.
- Recommended plant noise limits have been suggested to reduce the change of complaints after installation.
- With the implementation of these recommendations it is considered that a suitable and commensurate level of protection against noise will be provided to the occupants of the proposed accommodation.

3.5.13 The Council's Head of Public Protection has appraised the submitted noise report and application details and advises;

*"The proposed outdoor customer seating and decking area, at the rear of the premises, is likely to cause noise nuisance loss of amenity at noise sensitive premises in the immediate locality. Complaints have been received by the Council due to noisy customers using a similar outdoor seating area at the adjacent Cin Cin (café/bar) during the late evening/night-time period and local authority officers have witnessed customer noise likely to cause loss of amenity.*

*A significant factor in the level of disturbance caused is the number and noisiness of customers using the outdoor area; the latter being affected by the amount of alcohol consumed by customers into the late evening/night-time*

*period. Clearly, alcohol consumption increases during the evening/night-time period with a consequent increase in customer noise level with raised voices, loud laughter and occasional shouting becoming frequent. In addition, the assessment and control of customer noise is subject to significant uncertainty because the level of noise a group of customers will generate is unpredictable, highly variable and difficult to manage. This is why it is essential to apply a precautionary approach to ensure that an acceptable standard of residential amenity is maintained in the locality.*

*However, I am aware that Café Pavement Licences have been issued in the locality for pavement/street use up to 21:00hrs each evening that have not caused significant street noise disturbance or given rise to noise nuisance complaints. Additionally, the Environmental Protection Service has recently recommended a premises licence condition restricting outdoor hours of use to 22:00hrs each evening at the application premises.*

*I recommend approval of the application with a 10pm hours of use restriction for the external seating area, ensuring consistency with the above mentioned premises licence hours restriction, to minimise the likelihood of significant loss of amenity arising from the outdoor seating and decking areas”.*

*Additionally, “It is the experience of the Environmental Protection Service that the control of outdoor amplified music by business operators doesn’t work – the temptation to increase music to unacceptably loud levels is too hard to resist. I am also aware that the conditioned approval of applications based upon the implementation of ‘Noise Management Plans’ by business operators is not favoured by Development Management as enforcement is problematic. I, therefore, recommend that the playing of amplified music in the outdoor seating area is prohibited by condition.”*

Finally, all sound proofing measures detailed in the ‘Noise Assessment’ (reference report number 102351, dated 17<sup>th</sup> September 2020) 8.4 ‘Proposed Mitigation’ shall be implemented prior to commencement of the approved use and thereafter retained for the duration of this use”.

3.5.14 Further conditions relating to the need to agree a flood lighting scheme prior to its installation and standard hours of construction (8 am to 6pm Monday to Friday, 9am to 1pm Saturday, no site operations on Sundays and Bank Holidays) shall also be imposed.

3.5.15 Subject to the restrictions outlined above, compliance with Policy 8 is achieved.

3.5.16 Design / Heritage

Policy 11 requires a good standard of design that should enhance and reinforce the established character of the locality and demonstrate an understanding of the wider context towards making a positive contribution to the local area. Policy 39 requires development with the potential to affect designated or non-designated heritage assets to sustain or enhance the



significance of the asset. In this context, the proposal is supported by submission of a Heritage Statement.

3.5.17 The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. With reference to Conservation Areas, LPA's should pay special attention to the desirability of preserving or enhancing the character or appearance of that area and consider the impacts on character and appearance (which includes its setting) separately. Development proposals need to satisfy both aspects (to preserve or enhance) to be acceptable.

3.5.18 The Framework includes direction that LPA's should take account of;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

P.193 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

P.196 identifies that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3.5.19 *Policy CS16: Form and Design of New Development* requires new development to be of a high standard of design, and to respect and reinforce local character. Particular attention must be paid to all of the following:

- i. Character
- ii. Townscape
- iii. Public realm
- iv. Movement and legibility
- v. Sustainability
- vi. Diversity
- vii. Colour

Development in prominent locations, in areas of major change and on transport gateways will be required to demonstrate particularly high standards of design.

3.5.20 A Design & Access Statement incorporating heritage statement has been submitted in support of the application. The submissions detail the proposed alterations to the principal elevation including replacement windows, new signage & lighting and the alterations at the rear of the property to make the external space suitable for outdoor seating.

3.5.21 The submitted details have been reviewed by the Council's Heritage and Conservation consultee, who offered the following comments:

*"In some respects the development proposals are considered positive to the appearance of the building. Enlarging the ground floor openings will restore an important feature to this building. However, I would prefer to see existing ground and first floor timber window frames replaced in timber rather than metal frames as proposed. Whilst contemporary materials can work in heritage locations in some instances the replacement of historic timber sashes windows on a traditionally-constructed neo-Georgian property is not considered appropriate and would likely harm the integrity of the building.*

*I note that whilst the wider area has a mix of styles the adjoining properties along the terrace retain timber joinery and have well considered and sympathetically designed frontages. Any new development on this terrace should continue this precedent and promote high quality and characterful design. The replacement window frames on the principal frontage should ideally be carried out in a like-for-like manner. I have no objections to the introduction of new lighting or the works to the rear elevation which has been much altered and is of lower significance".*

3.5.22 The applicant has agreed to the conservation officer's request to alter the proposal to provide for the use of timber framed glazing to the front elevation rather than aluminium frames. Amended drawings detailing that change have been secured. Nonetheless, in order to fully satisfy the heritage requirements it is suggested that a condition requiring the use of timber frames, including provision of a cross section of the joinery details, be imposed on any approval.

3.5.23 Subject to the suggested condition, the proposals are considered to respond positively and would leave the Darwen Town Centre Conservation Area unharmed. Furthermore, the proposals serve to help secure a long term viable use for the otherwise vacant premises.

#### 3.5.24 Summary

This report assesses the full range of material issues affecting this planning application to inform a balanced recommendation that demonstrates compliance with the Development Plan and The Framework.

## 4 RECOMMENDATION

### 4.1 Approve subject to:

**Delegated authority is given to the Director for Growth and Development to approve planning permission, subject to conditions which relate to the following matters:**

- The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.  
REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- Prior to the commencement of development hereby approved, joinery details, including cross sections drawings, of the replacement windows within the front elevation of the building shall be submitted and agreed by the local planning authority. The agreed scheme shall be implemented and retained thereafter to the satisfaction of the local planning authority.

REASON: To ensure the external appearance of the building is acceptable within the conservation area in accordance with Policies 11 and 39 of the Blackburn With Darwen Borough Local Plan Part 2.
- The use of the outdoor seating area shall be restricted to 10am to 10pm daily.

REASON: To safeguard the amenities of the nearby commercial and residential properties in accordance with Policy 8 of the Blackburn With Darwen Borough Local Plan Part 2.
- There shall be no external amplified music within the outdoor seating area at all times.

REASON: To safeguard the amenities of the nearby commercial and residential properties in accordance with Policy 8 of the Blackburn With Darwen Borough Local Plan Part 2.
- The sound proofing mitigation measures, as detailed within report 102351, received 17<sup>th</sup> September 2020 shall be implemented prior to use of the premises and thereafter retained to the satisfaction of the local planning authority.

REASON: To safeguard the amenities of the nearby commercial and residential properties in accordance with Policy 8 of the Blackburn With Darwen Borough Local Plan Part 2.
- There shall be no floodlighting within the outdoor seating area unless a scheme is submitted to and approved in writing by the local planning authority. Such a scheme shall be implemented and retained thereafter.

REASON: To safeguard the amenities of the nearby commercial and residential properties in accordance with Policy 8 of the Blackburn With Darwen Borough Local Plan Part 2.
- Construction shall only take place between the hours of 08:00 and 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

REASON: To protect the amenity of residents in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.
- Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal received on 8<sup>th</sup> October 2020, titled "Noise Assessment", Report Number 102351; 4<sup>th</sup> August 2020 titled "Elevations and existing layouts"; 4<sup>th</sup> August 2020 titled "Layouts"; 4<sup>th</sup> May 2020 titled "Design and Access Statement"; 4<sup>th</sup> May 2020 titled "Location plan and site plan".

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

## **5 PLANNING HISTORY**

- 5.1 10/19/0912 - Change of use from bank to A3/A4 restaurant café / drinking establishment, approved December 2019.

## **6 CONSULTATIONS**

### **6.1 Heritage & Conservation**

Support offered, as per the response set out at paragraphs 3.5.21 to 3.5.23

### **6.2 Public Protection**

No objection subject to the following conditions:

- Use of outdoor seating area restricted to 10am to 10pm, daily.
- No external amplified music
- Sound mitigations measures in accordance with report 102351, received 17<sup>th</sup> September 2020
- No flood lighting within the outdoor seating area unless approved in writing by the LPA
- Construction hours restriction, 8am to 6pm Monday to Friday, 9am to 1pm Saturday, no site operations Sundays and Bank Holidays

### **6.2 Environmental Services**

No objection

### **6.3 Public Consultation**

The application has been advertised in accordance with the provisions of the Procedure Order. 28 neighbouring premises have been consulted by letter, site notices displayed and press notices issued. The consultation process has been repeated following the receipt of amended details. 8 letters of objection have been received and they are set out within section 9 of this report.

### **6.4 Highways:**

No objection

**7 CONTACT OFFICER: Martin Kenny, Principal Planning Officer – Development Management.**

**8 DATE PREPARED: 9<sup>th</sup> November 2020.**

## 9 SUMMARY OF REPRESENTATIONS

### Objection – Mr Arnold, 2 & 2A Bath Street, Darwen. Rec – 19/05/2020

I wish to raise concerns with regards to the proposed amendments to the above planning application, regarding the rear of the property whereby they want to change the use by having bi-fold doors at the back of the building and proposing an outdoor area. Currently the Bridge Water situated adjacent to this building doesn't have an outdoor area and this helps with having some level of noise control as they keep the doors closed at all times and this is used as a fire exit and doesn't cause an issue.

We have two residential flats (2 & 2A Bath St) across from the rear of 8 Church St and feel that the noise levels will be too obtrusive for our tenants.

We object to the amended plans as we feel this will generate more noise, which will have a detrimental affect on the residents and the surrounding area. Having experience of being in the area when the Bridge Water open their back doors(if only for a matter of a few seconds) its obvious straight away that the noise created is way too loud. We understand that this is why the Bridge water was refused a smoking area at the rear of the property.

Obviously the area is within the Conservation area and the selective licencing area which was brought in to have an affect on slum properties and all anti social behavior in the area. This is a license we have had to adhere to and feel that the allowance of the outside area would conflict with the councils main goal.

---

### Objection – Edwin Ainsworth Ltd, Church Bank Street, Darwen. Rec – 19/05/2020

Dear Mr M. Kelly,

We write with concerns over proposed plans for alterations at 8 Church Street, Darwen. BB3 2RE.

1. The outside area for seating and entertainment is our main issue because of music playing mainly during the day as we hold services in our Chapel of Rest and have people paying their respects to their loved ones and like quiet time for reflection.
2. If music is played during the evening/weekends, we also offer families to come to the Chapel of Rest during these times and therefore would not be able to offer this service any longer.
3. Parking is also an issue at the moment around our premises due to Darwen Academy staff parking, Mosque visitors and major issues with CinCin which is directly next door to us.
4. We have white T bars at our garage entrances, where we keep our funeral vehicles and have problems with people

ignoring them and this also includes the people who are working on the premises at the moment, which will not get better when the regular staff are working daily.

5. When Darwen Live is on we have to explain to our families that no viewing in our Chapel would be suitable, (which we accept, as it is only for a couple of days), but is not always received well by our families when they are at a time of grieving, so if music is playing most of the time this in our opinion is not acceptable.

Our company was established in 1856 and is the oldest business in Darwen and the premises we are in was purpose built in 1871. We have asked many of our families about the possibility of relocating, but all say they like our business where it is due to when they are leaving, they are not overlooked when they are upset and grieving and like the history of our firm.

We believe when the Bridgewater asked for outdoor seating and music a few years ago, this was refused and this is not as close to our premises as 8 Church Street, Darwen. We also feel that they will be in competition with CinCin with regards to the music and noise element, which is directly next door to us, which is very concerning for our business.

Please feel free to contact us on this issue and hope you understand our concerns.

---

Objection – Mr & Mrs C Rugg, Friar Rugg's Fish & Chip Shop, Bridge Street, Darwen. Rec – 02/06/2020

Dear sir

Whilst we agree that any new business can only be a bonus for our town, we strongly disagree with the alterations proposed to the rear of 8 Church s Street. As residents, living over 19/21 Bridge Street, our bedroom faces over this area, and the noise, which will obviously continue until the early hours of the morning, will be unacceptable and detrimental to our home and lifestyle. Please do not allow this to happen. There will also be staff coming and going, bottles being emptied into bins and cigarettes etc. littering the area.

Please do not let this happen, as our personal space is continually being eroded.

---

Objection - Gillian Fox - Bridge St Chiropody, 9 Bridge Street, Darwen. Rec – 17/06/2020

My name is Gillian Fox and I am the owner of Bridge st Chiropody and the co/owner of the premises at 9 Bridge st Darwen.

I am e-mailing after receiving a letter regarding the planning applications mentioned above.

The first one 10/20/0459 is for the use of the land on the corner of Bath St and Church Bank Street adjacent to Cin to be an outdoor drinking space, I have looked at the plans online and could not find how to comment on the actual planning portal, I hope this e mail counts as a comment/objection.

Firstly as a neighbour and property owner on Bridge Street why were details of the proposed sale of this plot not made available, I was unaware this land was for sale as were other residents of Bridge St, how was this land sold without anyone knowing it was for sale and having the opportunity to bid for it as it impacts on surrounding businesses who used the area for close access to their business, this seems a little clandestine and somewhat covert.

I would like to officially object to the proposal as I do not think that outdoor alcohol consumption is appropriate in a residential and retail setting and adjacent to two funeral parlours and a clinic and close to a secondary school, the area already has problems with anti social behaviour from youths including vandalism and drug use (the police have been involved on several occasions) and this structure will provide another target for such behaviour and will create an unseen space to it's rear for the congregation of youths to take drugs and take part in acts of vandalism.

,

I object to the plans somewhat creative attempt to say the plans will be in keeping with the Town Centre Heritage, a rusting metal box and place where people get drunk and intoxicated is definitely not going to enhance the local area. To have an outdoor 'Rave' every week for several nights is unacceptable, the plan drawings clearly show a DJ on a raised platform, a back alley next to a funeral parlour is not an appropriate setting for an Ibiza weekender, along with the associated litter and leary behaviour it will also attract rats and other such vermin, I have seen rats in the area many times already and fear this will increase the problem. Drinking on the streets is surely anti social and this is more or less that with loud music thrown in. This is definitely not in keeping with the townscape heritage project.

My Chiropody clinic is mainly used by elderly and infirm patients and there are two funeral parlours in the immediate vicinity.

Darwen Live is a yearly event with open air drinking and music, it always impacts on the town centre but as a once a year event is acceptable, this proposal wants the same kind of event every week.

It has also been brought to my attention that the manager of Cin Cin who's name is on the planning application has been canvassing other local business owners telling them the events planned in this space will only be limited to occasional Saturday afternoons and early evening but the plans clearly ask for opening hours from 10am to 2am Monday to Saturday and Sundays and Bank Holidays. This is misinformation intended to mislead other businesses into

believing that the site will not impact on them.

The other planning application 10/20/0415 is similarly requesting permission for outdoor drinking space and I would like to object to the folding doors next to the music DJ and dance floor which when the doors are open will create a similar problem to the cin cin proposal, imagine the two of them competing to get their music heard over each other.

I realise that I have missed the deadline for complaints for these plans but because of the Coronavirus lockdown did not get the letter about the plans till the deadline had passed, was this done intentionally knowing that many businesses would be closed and therefore unaware of these planning applications?

To sum up a smoking shelter and current cordoned off outdoor space already used to the front of Cin Cin is enough, if they need a bigger bar they should move premises, I have very strong and serious misgivings about what is proposed on these plans and the impact it will have on noise, access, the local environment and the encouragement of anti social behaviour, and a shipping container is definitely not acceptable. What will happen if it failed as a venture, (the original owner of Cin Cin had the receivers in,) if it falls into disrepair and a rusty metal container is left on the street, who will take it away?

---

Objection John N Jacklin – Gorse Barn, Rock Lane, Tockholes, Darwen. Rec – 23/06/2020

Dear Mr Kelly

**Reference 10/20/0415**  
**8, Church Street, Darwen, BB3 2RE**

I wish to object to the proposed external area for seating and entertainment included in this application.

On the following grounds:-

- 1) The playing of music will compete with the proposed area of outdoor development under application 10/20/1459 by the Cin Cin Bar at 1A, Church Bank Street, Darwen, BB3 3HA
  - 2) It backs onto a narrow street and will cause congestion
  - 3) Parking is already a problem in the area
  - 4) Blockage of working premises. The funeral chapel of rest is open all times and any blockage of their premises is unacceptable.
  - 5) Loud music would disturb those grieving their loved ones in the chapel of rest especially if there is a service.
  - 6) There are sufficient places of entertainment in the area to cater for those who need relaxation.
-



Dear Sir,

We wish to state that we object to the above planning application on the grounds that the site is simply not suited for a Beer Garden.

1. It is located very near to a Funeral Chapel of Rest and the noise created would infringe on any solemn occasion. Grieving people going in or out or attending a funeral where they use the premises to leave with the cortege for either the Church or Crematorium.
2. Traffic and parking in the narrow street is already a problem especially when deliveries are made to the Grocery Store nearby
3. Finally it is, in what is a back street, and would lend itself to becoming a place of ill repute, and can you imagine the litter?

Dear Sir

I wish to object to  
the Planning Ref- 10/20/0415  
for a Beer Garden - Entertainment  
this is too near to Edwin  
Ainsworth Funeral Premises  
? not in a suitable area.

---