

**One Stop, 35 Fore Street, Lower Darwen - Representations**

- Rep 1 - Annie Navesey
- Rep 2 - Olwyn Wilson
- Rep 3 - Councillor Denise Gee
- Rep 4 - B Catterall
- Rep 5 - June Jacques
- Rep 6 - Anne Farnworth
- Rep 7 - Lily Miller
- Rep 8 - Katie Arrandale
- Rep 9 - Samantha Cottam
- Rep 10 - Zoe Wood
- Rep 11 - Christina Barry
- Rep 12 - Eric Riley
- Rep 13 - Mr + Mrs Woods
- Rep 14 - Jake King
- Rep 15 - David Hocking
- Rep 16 - Rececca Lax
- Rep 17 - Terri Hacking
- Rep 18 - Pat Minshull
- Rep 19 - Robert A Hull
- Rep 20 - A M Morris
- Rep 21 - Mrs S A Cowburn
- Rep 22 - Mr + Mrs R Aspden
- Rep 23 - Barry + Jacqueline Riley
- Rep 24 - Matthew Gooden
- Rep 25 - Sarah McMonagle
- Rep 26 - Ross Appleby
- Rep 27 - Mr R Preshur
- Rep 28 - A Dickson
- Rep 29 - J Longdon-Waring
- Rep 30 - J M Longdon
- Rep 31 - Simon Dixon

Annie Navesey  
42 Fore Street  
Lower Darwen  
Lancashire  
BB3 0QD

27 Feb 2024

To who it may concern

Regarding the new off license application in Lower Darwen at - ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN

I would like to OBJECT to this application for the following reasons-

We live directly across the road in a private cul de sac that is already subject to parents basically abandoning their cars to “run in with the students”. The one and only car park is constantly full hence the overspill. This makes getting on and off our drive sometimes dangerous and at best challenging on these regular occasions. Where are shoppers supposed to then part to enter a new shop?

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes’ walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. Often we witness people crossing the road directly in front of the unit proposed almost getting hit by cars coming off and on the small carpark due to dangerous parking. As affore mentioned, the dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will also try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

I also have concerns of delivery vehicles attending the shop, again, I fear our one exit and entrance across the road will be blocked on a frequent basis

Lastly there are groups of teenagers that hang around the premier in Lower Darwen, these will migrate to the proposed new shop without a doubt. The area is generally dark around the carpark and the woodland area directly after it. Again, this is giving potential to increase in crimes, its dark, and there are children and young students in this area

Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - *Planning Ref No: 10/08/1142 APPEAL DISMISSED The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway.* Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and lot more traffic to deal with than a restaurant

Yours sincerely

Annie Navesey

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There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. Especially the delivery vehicles the car park is too small for these to manoeuvre safely.

I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road, pavements, chevrons, double yellow lines, in the private drive opposite or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

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Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and lot more traffic to deal with than a restaurant!

Olwyn Wilson

The Croft Fore Street Lower Darwen BB3 0QD



**From:** Denise Gee <Denise.Gee@blackburn.gov.uk>  
**Sent:** Tuesday, February 27, 2024 6:08 PM  
**To:** Licensing Team <LicensingTeam@blackburn.gov.uk>; Niky Barrett <Niky.Barrett@blackburn.gov.uk>  
**Cc:** John Slater <John.Slater@blackburn.gov.uk>; Jacqueline Slater <Jacqueline.Slater@blackburn.gov.uk>  
**Subject:** Objection  
**Importance:** High

Hi,

I have visited the premises to understand the position of the proposed. One Stop - Unit 1, Ground Floor Shop", 35 Fore Street, Lower Darwen, Darwen

It is my understanding that the late opening until 11pm is not suitable due to the residential position.

I would like to place an objection to this request and suggest a maximum of a 10pm closing time.

I have received objections from Cllr John Slater and Cllr Jacqueline Slater, fellow ward Cllrs who also outlined the same matter, due to residential position a 10pm closing time should not be exceeded.

Furthermore, residents have also approached me to express their concerns regarding traffic and associated noise increase related to the nature of business.

In conclusion of all comment please do not licence unless a reduced opening time is sought from the applicant.

Please can I have a notification email of this objection being logged and updates regarding the application process and evidence of the decision process.

Kind regards

Cllr Gee

**From:** b.catterall1 [REDACTED]  
**Sent:** Wednesday, February 28, 2024 10:55 AM  
**To:** Licensing Team <[LicensingTeam@blackburn.gov.uk](mailto:LicensingTeam@blackburn.gov.uk)>  
**Subject:** Onestop conv store

You don't often get email from [REDACTED] [Learn why this is important](#)

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to strongly object to the planning of opening a onestop conv store in Lower Darwen. We already have to well equiped stores that sell all needs required. The traffic and parking would be horrendous and add to more traffic we can't afford, the unsociable hrs of the shop would cause more crime ontop of the crime we have now. There is a supermarket at the end of branch rd as well. At the end of the day Lower Darwen is a SMALL VILLAGE and it caters for all our needs without the add of another store. I stringly object. D.Catterall  
Sent from my Galaxy

Rep 5

From: June Jacques [REDACTED]  
Sent: Saturday, March 2, 2024 9:43 AM  
To: Licensing Team <[LicensingTeam@blackburn.gov.uk](mailto:LicensingTeam@blackburn.gov.uk)>  
Subject: Premises licence One Stop - Unit 1, Ground Floor Shop, 35 Fore Street, Lower Darwen

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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As per the recent notice I would like to raise my objections to the proposed premises on the grounds of:

- traffic/parking
- anti-social behaviour
- litter
- noise

Regards

June Jacques

Rep 6

From: anne farnworth [REDACTED]  
Sent: Tuesday, March 5, 2024 8:51 PM  
To: Licensing Team <LicensingTeam@blackburn.gov.uk>  
Subject: One stop fore street

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening.

I would like to object regarding one stop on fore street.

Traffic is bad round there to begin with, without adding another shop, we don't need another shop in lower darwen.

I am very concerned about the anti social behaviour this will cause.

Please accept this email as my objection to this shop.

Regards  
Anne Farnworth  
Sent from my iPhone



**From:** lily miller [REDACTED]  
**Sent:** Tuesday, March 5, 2024 11:25 PM  
**To:** Licensing Team <[LicensingTeam@blackburn.gov.uk](mailto:LicensingTeam@blackburn.gov.uk)>  
**Subject:** Objection one stop lower Darwen

You don't often get email from [REDACTED]. [Learn why this is important](#)

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The first reason. Safeguarding young people. LDA above, full of young children. Parking and road will be even more dangerous.

We already have 2 perfectly stocked shops in the village.

Name Katie Arrandale

ADDRESS. 10 dahlia close, lower Darwen, Darwen, bb3 0qz

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SIGNED KatieArrandale.....

DATE 14/03/24.....

**From:** Samantha Cottam [REDACTED]  
**Sent:** Wednesday, March 13, 2024 9:47 AM  
**To:** Licensing Team <LicensingTeam@blackburn.gov.uk>  
**Subject:** Objection to one stop

You don't often get email from [samcottam76@gmail.com](mailto:samcottam76@gmail.com). [Learn why this is important](#)

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Licensingteam@blackburn.gov.uk](mailto:Licensingteam@blackburn.gov.uk)

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Samantha Cottam

Aintree Drive

Rep 10

**Regarding the new off license application in Lower  
Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST  
LOWER DARWEN**

**EMAIL TO**

[LicensingTeam@blackburn.gov.uk](mailto:LicensingTeam@blackburn.gov.uk)

**POST TO**

Niky Barret Principal Officer (Licensing)  
Blackburn with Darwen Borough Council  
King William Street,  
Town Hall,  
Blackburn  
BB1 7DY

**WEBSITE**

<https://blackburn.gov.uk/licences-and-permits/premise-licence-applications-consultation>

**FROM LOCAL RESIDENT**

Zoe Wood

**ADDRESS**

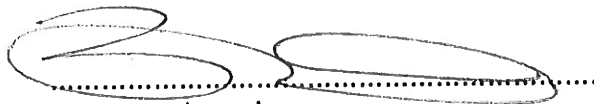
12 Kingston Place

Lower Darwen BB3 0PP

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

**SIGNED**



**DATE**

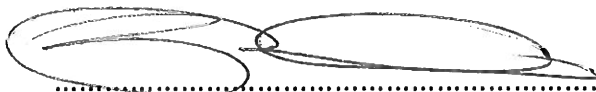
1/3/24

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SIGNED



DATE

1/3/24

Repl?

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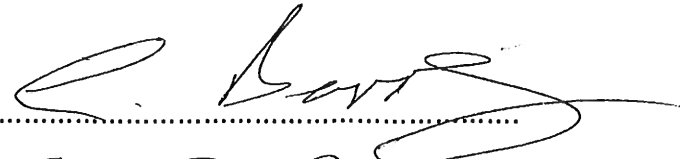
<https://blackburn.gov.uk/licences-and-permits/premise-licence-applications-consultation>

**FROM LOCAL RESIDENT**

Mrs CHRISTINA BARRY  
.....  
ADDRESS 49 MILKINS LANE  
.....  
BB3-0RB  
.....

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

SIGNED   
.....  
DATE 5-3-24  
.....


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SIGNED



DATE



Rep 12

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ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST  
LOWER DARWEN**

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BB1 7DY

**WEBSITE**

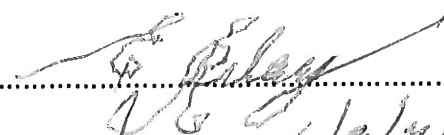
<https://blackburn.gov.uk/licences-and-permits/premise-licence-applications-consultation>

**FROM LOCAL RESIDENT**

ERIC RILEY  
ADDRESS 77 GreenBank

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

SIGNED   
DATE 9/19/24




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SIGNED

  
.....

DATE

2/6/24  
6/3/24  
.....

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ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN**

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BB1 7DY

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**FROM LOCAL RESIDENT**

.....  
MR + MRS WOODS

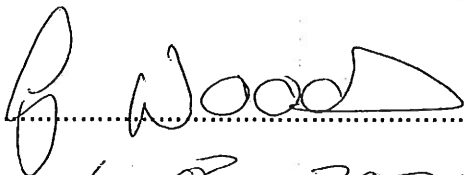
**ADDRESS**

.....  
99 GREENBANK TERR  
.....  
LOWER DARWEN BB30RN  
.....

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ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

**SIGNED**

.....  


**DATE**

.....  
6-03-2024  
.....

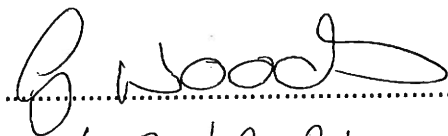
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SIGNED

  
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DATE

6/03/2024  
.....

Rep 14

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LOWER DARWEN**

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**FROM LOCAL RESIDENT**

..... Jake King .....

**ADDRESS**

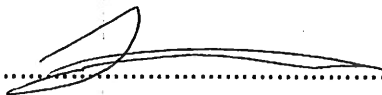
..... 12 Kingston place .....

..... BB3 0PP .....

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..... 6/3/24 .....

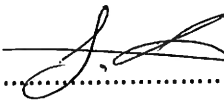
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SIGNED

  
.....

DATE

6/3/24  
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Rep 15

Name David Hocking

ADDRESS 21 Empress Street  
Lower Darwen

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Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED D Hocking

DATE 6 March 2024

Rep 16

Name ..... Rebecca Lax .....

ADDRESS ..... 6 Empress Street, Lower Darwen  
..... BB3 0QG .....

Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN

I would like to **OBJECT** to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - **Planning Ref No: 10/08/1142 APPEAL DISMISSED** *The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway.*

Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED ..... RLax .....

DATE ..... 6/3/24 .....

Name ..... Tere, Hackney .....

ADDRESS ..... 8 Swan farm close, Lower .....

..... Darwen BB3 0QU .....

Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN

I would like to OBJECT to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - **Planning Ref No: 10/08/1142 APPEAL DISMISSED** The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway. Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED ..... M.T. Hackney .....

DATE ..... 06/03/2024 .....



Rep 18

Name ..... PAT MINSHULL.....  
ADDRESS ..... 4 DOVER ST. .... LOWER DARWEN  
..... DARWEN ..... BB3 0QA.....

Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN

I would like to **OBJECT** to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - **Planning Ref No: 10/08/1142 APPEAL DISMISSED** *The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway.*  
Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED ..... P. Minshull.....

DATE ..... 6<sup>th</sup> March 2024.....

Rep 19

Name ROBERT A HULL

ADDRESS 2 DOVER ST LOWER DARWEN

DARWEN LANCS BB30QA

Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN

I would like to **OBJECT** to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

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Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED Robert A Hull

DATE 6/3/24

Rep 20

Name ..... A.M. MORRIS .....

ADDRESS ..... WATER CHASE .....

..... LOWER DARWEN .....

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

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Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED ..... A.M. Morris .....

DATE ..... 7/3/24 .....

Rep 21

Name Mrs S A Garsburn  
ADDRESS 25 Swan Farm Close Lower Darwen  
BB30QU

Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN

I would like to OBJECT to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

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SIGNED S A Garsburn

DATE 7-3-24

Rep 22

Name ..... MR & MRS R ASPDEN  
ADDRESS ..... 14, DUCHESS STREET  
..... LOWER DARWEN BB3 0QQ

Regarding the new off license application in Lower Darwen at –  
**ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

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Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - **Planning Ref No: 10/08/1142 APPEAL DISMISSED** *The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway.*  
Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED ..... *R Aspdon*

DATE ..... 07 MARCH 2024

Rep 23

Name ..... BARRY & JACQUELINE RILEY .....

ADDRESS ..... 5 MEADOWCROFT, LOWER DARWEN .....

..... BB3 0RU .....

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

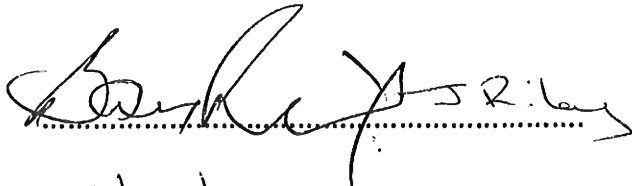
I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - **Planning Ref No: 10/08/1142 APPEAL DISMISSED** *The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway.*

Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED

 .....

DATE

..... 08/03/2024 .....

Rep 24

**Regarding the new off license application in Lower  
Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST  
LOWER DARWEN**

**EMAIL TO**

[LicensingTeam@blackburn.gov.uk](mailto:LicensingTeam@blackburn.gov.uk)

**POST TO**

Niky Barret Principal Officer (Licensing)  
Blackburn with Darwen Borough Council  
King William Street,  
Town Hall,  
Blackburn  
BB1 7DY

**WEBSITE**

<https://blackburn.gov.uk/licences-and-permits/premise-licence-applications-consultation>

**FROM LOCAL RESIDENT**

Matthew Gooden

**ADDRESS**

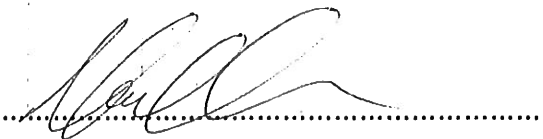
71 Aintree Drive

BB3 0QW

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

**SIGNED**



**DATE**

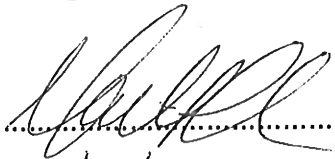
9/3/24

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly liaising with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - **Planning Ref No: 10/08/1142 APPEAL DISMISSED** *The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway.*

Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED ..... 

DATE ..... 9/3/24



Rep 25

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN**

**EMAIL TO**

LicensingTeam@blackburn.gov.uk

**POST TO**

Niky Barret Principal Officer (Licensing)  
Blackburn with Darwen Borough Council  
King William Street,  
Town Hall,  
Blackburn  
BB1 7DY

**WEBSITE**

<https://blackburn.gov.uk/licences-and-permits/premise-licence-applications-consultation>

**FROM LOCAL RESIDENT**

*Sarah McMonagle*  
.....

**ADDRESS**     *48 Anchor Avenue*  
.....

*Darwen BB3 0AZ*  
.....

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

**SIGNED**     *Sarah*  
.....

**DATE**         *11/3/24*  
.....

Rep 26

Regarding the new off license application in Lower Darwen at - ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN

I would like to **OBJECT** to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. Especially the delivery vehicles the car park is too small for these to manoeuvre safely. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road, pavements, chevrons, double yellow lines, in the private drive opposite or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - **Planning Ref No: 10/08/1142 APPEAL DISMISSED** *The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway.*

Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and lot more traffic to deal with than a restaurant!

Signature *R. L. Appleby*

Date *12.03.24*

Address *Ross Appleby*  
*4 Dahlia close*  
*Lower Darwen*

Rep 27

**Regarding the new off license application in Lower  
Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST  
LOWER DARWEN**

**EMAIL TO**

[LicensingTeam@blackburn.gov.uk](mailto:LicensingTeam@blackburn.gov.uk)

**POST TO**

Niky Barret Principal Officer (Licensing)  
Blackburn with Darwen Borough Council  
King William Street,  
Town Hall,  
Blackburn  
BB1 7DY

**WEBSITE**

<https://blackburn.gov.uk/licences-and-permits/premise-licence-applications-consultation>

**FROM LOCAL RESIDENT**

.....  
MR R. PRESHUR  
.....

**ADDRESS**

.....  
10 SWAN FARM CLOSE  
.....

.....  
LOWER DARWEN BB3 0QU  
.....

**Regarding the new off license application in Lower Darwen at –  
ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN**

I would like to **OBJECT** to this application for the following reasons-

**SIGNED**

.....  
  
.....

**DATE**

.....  
12 March 2024  
.....

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly liaising with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

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Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED

.....  
*RJR*

DATE

.....  
*12 MARCH 2024*

Rep 28

Name A DICKSON  
ADDRESS 1 MARQUIS CLOSE  
LOWER DARWEN

Regarding the new off license application in Lower Darwen at –  
**ONE STOP - UNIT 1 GROUND FLOOR SHOP, 35 FORE ST LOWER DARWEN**


I would like to **OBJECT** to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes' walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

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Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED 

DATE 12/3/2024

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

There was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and other local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm and Duchess Street causing accidents and issues for residents and motorists.

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Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED ..... *J. Magdon-Wany* .....  
DATE ..... *18.3.24* .....

Rep 30

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. The Premier and Londis stores are only within 2 minutes walk of the proposed site and have a good relationship with each other sharing local crime CCTV images and generally protecting the community by regularly leasing with the police. I am worried that this will not be as well managed and lead to an increase of crime in the area.

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Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and generate a lot more traffic than a restaurant!

SIGNED J M Longden  
DATE 18/3/24

Rep 31

I (insert name of person making representation whether as an individual or on behalf of a group or authorised to make a representation as a responsible authority)

SIMON DIXON

make representations in respect of a variation to a; (tick as appropriate)

Premises Licence	/
Club Premises Certificate	

**Section 1 – Premises or club premises details**

Name, address and postcode of premises or club premises in respect of which you are making representations:	
ONE STOP - UNIT 1 GROUND FLOOR SHOP , 35 FORE ST LOWER DARWEN	
Post town	Post code (if known)
LOWER DWRWEN	

Name of premises licence holder or club holding club premises certificate (if known)

.....

**Section 2 - Applicant details**

I am; (A)

Tick as appropriate

- (a) any interested person or business. /
- (b) a body representing persons (i.e a residents association)
- (c) a responsible authority



Please provide your details below. If you are an individual applicant complete Section A and continue to Section 3. If you are a body representing an interested party complete Section B and continue to Section 3. If you are a responsible authority complete Section C and continue to Section 3.

**Section A. DETAILS OF INDIVIDUAL APPLICANT** (tick as appropriate)

Mr.	/	Mrs.		Miss		Ms		Other	
-----	---	------	--	------	--	----	--	-------	--

Surname	DIXON	First Name	SIMON
---------	-------	------------	-------

I am 18 years old or older	/
----------------------------	---

**Current address**

Premier & No3 Espresso Bar 3-9 ALBERT PLACE LOWER DARWEN BB30QE  Postcode
--

Daytime contact telephone number	07785520678
E-mail address	SAXIE@SKY.COM

**Section B. DETAILS OF OTHER APPLICANT SUCH AS A BODY REPRESENTING RESIDENTS OR BUSINESSES IN THE VICINITY OF THE PREMISES**

Name of the Body	
------------------	--

Surname of person representing the body		First Name of person representing the body	
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**Address**

Postcode
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Daytime contact telephone number	
E-mail address	

**Section C. DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name of the responsible authority	Blackburn with Darwen Council
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Surname of representative of responsible authority		First Name of representative of responsible authority	
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**Address of responsible authority**

Postcode	Niky Barret Principal Officer (Licensing) Blackburn with Darwen Borough Council King William Street, Town Hall, Blackburn BB1 7DY
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Daytime contact telephone number	
E-mail address	LicensingTeam@blackburn.gov.uk

**Section 3 – DETAILS OF THE LICENSING OBJECTIVES WHICH WILL BE UNDERMINED BY THE APPLICATION/VARIATION**

This representation relates to the following licensing objective(s) (tick as appropriate)

the prevention of crime and disorder	/
public safety	/
the prevention of public nuisance	/
the protection of children from harm	/

## **Section 4 - Information and details of the representation.**

Please note that in the case of a variation to a Premises Licence your representations can only be relevant to the variation to the existing licence. You should note that any objections to the current licence held by the applicant should have been made when that licence was renewed by the Courts or Local Authority.

### **Please state the grounds for your representation**

I am the owner of a local business on Albert Place, across the road from the proposed application site.

I would like to OBJECT to this application for the following reasons-

I have concerns that there will be an increase of crime and disorder, public safety, public nuisance issues, noise, litter, and general antisocial behaviour around the site. My Premier and the Londis store around the corner (both licensed) are only within 2 minutes walk of the proposed site and we and most of our customers do not feel that there is a need for a third outlet. We also maintain a good relationship with each other and local police by sharing information regarding underage sales, theft, and nuisance customers. We also regularly report and share any incidents via CCTV to the police. I am worried that this will not be as well managed by another off license and lead to an increase of crime in the area, especially if they are allowed to sell alcohol after 10pm. Our Premier shop now closes at 10pm instead of 11pm as we attracted a lot of antisocial customers.

Another major concern is about the existing parking problems on Albert place, Fore Street and surrounding areas. Over the last year or so there has been a lot more businesses opening and unfortunately no one has taken in to consideration extra parking that is desperately needed. Vehicles are usually parked up for long periods of time taking up valuable room for customers and delivery vehicles. I am very worried as most days it is very dangerous especially on Albert Place with double parking and both my businesses are suffering badly. I now struggle to receive deliveries and I am also losing customers as they tell me its too dangerous trying to park outside. The One Stop, if licensed will only attract more vehicles and create more problems for Lower Darwen and existing businesses due to its insufficient small car park and busy main road outside with no parking.

I would like to point out that there was no notice or application for a change of use from a fireplace shop to a convenience store. I think that it will make a huge difference to myself and local residents due to increased customer flow and to the amount of traffic trying to enter and exit the small car park at the side of the proposed property. I fear it would be especially hazardous for anyone using the pedestrian crossing directly outside. There is also a dance studio upstairs and the car park already gets full with members cars so I am very concerned that traffic will try to park on the main road or on nearby residential streets like Swan Farm, Albert Place and Duchess Street causing accidents and issues for residents and motorists.

Previous planning history shows that the premises was refused an appeal for change of use to a restaurant in 2010 because of - Planning Ref No: 10/08/1142 APPEAL DISMISSED The scheme conflicts with Policies H11 and T9 of the Local Plan as there is insufficient parking space and it would be detrimental to the safe and efficient operation of the highway.

Another 3rd convenience store in Lower Darwen village would definitely have a bigger impact and lot more traffic to deal with than a restaurant!

**Please provide as much information as possible to support your representation. Please note that if you have not disclosed this information, you may not be able to introduce it at the hearing unless all the other parties consent.**

Please continue on a separate sheet if necessary. Please mark the sheet clearly as a continuation of your grounds for objection.

**Section 5**

Have you made any representations in respect of these premises before? (Please Tick)	Yes	No /
Date that you made representations		

I understand that the Licensing Authority is obliged to give notice of a hearing to all parties who will attend the hearing and this must include a copy of this representation. (You must tick this box)	Yes /
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IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE (£5,000), UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION OR REPRESENTATION.

**Section 6 - Signatures**

Signature of person making representation or a solicitor or other duly authorised agent. If signing on behalf of a body representing a person living or

carrying on a business in the vicinity of the premises or on behalf of a responsible authority please ensure that you have the right to sign a representation on their behalf and state the capacity in which you are signing.

Signature .....  .....

Date ..... 18.3.24 .....

Capacity ..... Resident and local business owner .....