



Nicola Hopkins
Director of Economic Development and Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

10
ATP

16th October 2023

Dear Ms Hopkins

Planning Application No: 3/2023/0652
Grid Ref: 373461 436460
Proposal: Regularisation of installation of new wooden boundary fence to front garden
Location: 5 Brookes Lane, Whalley, BB7 9RG

I write with regard to the retrospective planning permission application notification letter dated 09 October

The purpose of this letter is to express my objection to the application and to provide you with the following representations in support of my views.

1. The fence that has been erected is out of keeping with the street scene along Brookes Lane and is extremely noticeable - being inconsistent with the traditional more open, characterful view of this part of the Conservation Area. I am attaching photographs to support this point and I am certain that the more traditional boundary treatment of low stone walls, in many cases backed up by neat hedges, along the Lane, contributes considerably to the amenities enjoyed by residents and walkers along the public footpath.
2. The applicant has explained the reasons for requiring a more secure fence to protect privacy but each of the residents along the Lane would be in a position to make a similar request were the Council to approve application 3/2023/0652. In other words, if the fence, as constructed, was to be supported by the Council it would establish a clear precedent for other similar tall fences to be erected, which the Council would then find difficult to oppose. That would have

a major detrimental impact upon the character and appearance of this part of the Conservation Area.

- 3 The application confirms that at its highest point it is 1.8m high and at its lowest it is 1.53m. The highest point of 1.8m [REDACTED]

[REDACTED] Brookes Lane is a very popular footpath and is enjoyed by many. There now exists a significant accident and safety risk as a result [REDACTED]

- 4 It is of specific note that the letter from Lancashire County Council (Highways) dated 11 October 2023 confirms that there should be a 2m visibility splay in both directions when [REDACTED]. The erected fence prevents any visibility [REDACTED]. If and for this fundamental and overwhelming safety reason alone, I respectfully contend that the application should be refused, and the fence be removed. Moreover, if all the residents chose to erect 1.8 m fences along the front of their properties this would have a considerable cumulative impact upon traffic and pedestrian safety.

- 5 In addition to the area being within the boundary of the Conservation Area, properties within Brookes Lane [REDACTED] are designated as Buildings of Townscape Merit. Whilst not statutorily bound, there is a requirement upon planning authorities to adopt a careful approach to planning applications so as to prevent and avoid the erosion of the entire character and interest of an area by reason of the adverse impact of one building. I contend that the unsympathetic appearance of this fence is wholly inconsistent with the expected considerations of either a conservation area or a building with Townscape Merit. The photographs provided with the application clearly identify the point that the fence is completely out of character with the frontages of the other properties fronting Brookes Lane and has a strikingly noticeable adverse visual impact.

I again reiterate my strongest objections to the application and believe that such should be rejected for the reasons set out above.

Yours sincerely

[REDACTED]

Properties on Brookes Lane, Whalley





