

Stephen Kilmartin,
Planning Office,
Ribbles Valley Borough Council,
Council Offices Church Walk,
Clitheroe,
Lancashire
BB7 2RA

30 JUN 2025

28th June, 2025

Re PLANNING APPLICATION NO 3/2025/0450
PERMISSION FOR ONE DWELLING IN THE GARDEN
1, BRAMLEY VIEW, CLITHEROE ROAD, WHALLEY BB7 9AL

Dear Sir/Madam,

Regarding the above Planning Application I wish it to be known that I 'STRONGLY OBJECT' to it for a number of reasons which are expanded on further after the Summary as listed below.

Summary 1 Impact on my Home /Value/Enjoyment.
 2 Building Itsself shape and size and positioning/access road.
 3 Planning Statement

Objections 1. This building would totally OBSTRUCT any [REDACTED]
 have [REDACTED] - one of the reasons
 I bought this as my family home in the first place .
 The obstruction to the [REDACTED] such a
 a development is allowed will no doubtfully have an ADVERSE IMPACT on
 the VALUE of my home should I decide to sell.
 Over the many , many years that I have lived here as a [REDACTED] I have
 had much enjoyment from being in [REDACTED] and when
 times have been hard I have sought 'solace' in the surroundings, this will not
 be the case should this planning application succeed.

 2. The shape/size of the building greatly impacts on NOT ONE PROPERTY
 BUT MANY far better if the LONGEST SIDE went out into the field
 leaving NARROW GABLE END facing the terraced properties with far
 less of an impact in respect of views across the field and onwards for
 everyone affected by this proposal should it go ahead.
 Access to the site I assume would be through what is already a
 congested area of parked vehicles etc alongside no 1, Bramley View and
 onto an access road /drive that is already in use through the field and down
 to the [REDACTED] which in itself is like a LARGE
 DETACHED BUNGALOW with first floor window(s) which I have no doubt
 IN TIME [REDACTED] no resemblance
 to a stable extension as per the original application – its would appear to be

mainly used for storage of Vehicles with I think a GAMES ROOM/BAR on the first level with window – whats left of the old stable block for animal usage etc.

- 3. The proposal is to build a dwelling on what is AGRICULTURAL LAND although it is said that it is being built within a GARDEN AREA but this is in NAME ONLY it is a piece of agricultural land where some areas have been fenced off to create a garden/play area the rest of the land is used as a type of small holding animals hens etc etc. I am not an expert in planning law but thought planning would have to be sought for change of use from Agricultural to Residential use!!!**

1.1 states back street to Bramley View this is not a street but a RIGHT OF WAY for residents of 1-10 Bramley View to use for access to parking parking and private gardens. If you look at the image given on google maps you can clearly see THIS IS NOT A STREET.

1.2 states application on family owned land - YES AGRICLTURAL LAND used for small holding purposes. It also states that the property sits 23mtrs from the rear of properties on Bramley View – THIS IS NOT TRUE MY

**AND
TO THE**

In 2.5 of the planning statement it states represents a modest yet essential contribution to local housing supply – this property is for the SOLE USE of the [REDACTED] and certainly not local housing supply!!

In 2.6 it states purpose build building for an ELDERLY COUPLE to meet requirements in later years with family close on hand.

I have been a [REDACTED] the [REDACTED] and [REDACTED]
when I went to [REDACTED]
[REDACTED] -
and [REDACTED]

As I said I have been [REDACTED] and was [REDACTED] – all I wanted was to understand what was going on so I could go away and think about any response. [REDACTED]

When I [REDACTED] and [REDACTED]
[REDACTED]
[REDACTED]

4.1 states that the new property will be a self build by the owners of no 1, Bramley view and that it sits directly adjacent to them – this is not true – the new property will have no impact on no 1 whatsoever and sits further up the row [REDACTED] probably 3 properties lower down and one above.

9.2 again states being build for an elderly couple but AGAIN THIS IS


[REDACTED]

I trust you will in due course give my reasons for OBJECTING just consideration.

Yours faithfully,

[REDACTED]

[REDACTED]



Date: 27/6/25

FAO: Stephen Kilmartin

Planning Department

Ribble Valley Borough Council

planning@ribblevalley.gov.uk

RE: Objection to Planning Application 3/2025/0450

Location: 1 Bramley View, Clitheroe Road, Barrow

Dear Mr Kilmartin,

We are writing to formally object to Planning Application 3/2025/0450 for the proposed development at 1 Bramley View, Barrow. Our objections are outlined below under four key areas:

1. Misinformation in the Application

The planning application describes the proposed development site as a "domestic garden." This is misleading. [REDACTED] owns two agricultural fields located behind the private land and gardens of numbers 5, 3, 2, 4, 7 Bramley View. These fields are accessed via private land owned by [REDACTED], who resides [REDACTED]. This access land is not marked on the submitted planning map.

Historically, the land has been used for agricultural purposes including livestock and stabling. Recent changes—such as the addition of a decorative garden, a children's play area, and repurposing of the stable block into a garage and storage facility (Ref: 3/2022/0287)—do not constitute a formal change of use to residential/domestic land.

Furthermore, Section 2.6 of the application states the proposed dwelling is intended for an "elderly couple [REDACTED]". We understand this to be inaccurate. The property is intended for the sole use of [REDACTED] who already [REDACTED]. As such, any references to "elderly care needs" or "contributions to community benefit" are misleading and should not be considered a legitimate planning justification.

2. Impact on Neighbours' Properties and Lifestyle

The proposed development is located directly behind houses and gardens of 3–7 Bramley View, not simply "adjacent to 1 Bramley View" as stated. The new dwelling would significantly affect the outlook of these five properties, obstructing their current

views of open countryside. Conversely, the applicants' [REDACTED] [REDACTED] would remain unaffected.

This appears to be a self-serving choice of site location. Alternative locations within the applicant's landholding could accommodate a dwelling with far less visual and lifestyle impact on neighbours.

3. Environmental Concerns

The land in question is currently home to a large variety of wildlife, including birds, bats, squirrels, rabbits and foxes. Local residents regularly enjoy observing this natural environment from their gardens. The development would disturb and diminish this important local habitat, negatively impacting the character of the area and residents' enjoyment of their outdoor spaces.

4. Access and Construction Issues

The application inaccurately states that the area between Exton Terrace and Bramley View comprises a public street. In fact, this is a private, unadopted track jointly owned by the residents of properties at Exton Terrace and Bramley View. It is used for resident access, parking and emergency vehicle access only.

The track is narrow and frequently obstructed by parked vehicles (as evidenced by six vehicles parked there today). Visibility when exiting onto Clitheroe Road is often poor, creating a road safety risk. The only viable access point for large construction vehicles is beside 1 Bramley View, which is vital to all residents and unsuitable for heavy vehicle use.

To be clear, the exit at 10 Bramley View is narrow and difficult to manoeuvre so the access point next to 1 Bramley View is vital to all the residents.

Previous construction activity—specifically during the building of the stable block—highlighted serious issues with access for construction vehicles and damage to the loose gravel surface of the access track alongside disruption to residents. Similar or greater issues are likely to arise again should this application be approved.

Conclusion

In light of the above concerns—namely misinformation in the application, detrimental effects on neighbouring properties and the environment, and serious access issues—we respectfully urge the Council to reject this planning application.