

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 October 2025 17:21
To: Planning
Subject: Planning Application Comments - 3/2025/0845 FS-Case-761356762

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0845

Address of Development: The Village Hall, Franklin Hill, Brockhall Village

Comments: Nothing against the plans in essence, clearly though it appears to be a case of lets build a structure for office usage that is a quick and easy conversion to a large residential property without much hassle when it is deemed the office is not viable six months after completion.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 October 2025 23:02
To: Planning
Subject: Planning Application Comments - 3/2025/0845 FS-Case-761405105

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] **Reference No.:** 3/2025/0845

Address of Development: The Village Hall Franklin Hill Brockhall Village Old Langho BB6 8HY

Comments: Having reviewed the planning documents I would like to raise my objection to this application.

The plan as it stands, for a three storey building [REDACTED] would lead to a significant loss of privacy and also reduce the amount of light during the day. At the moment the repurposed village hall is a one storey building with all of the windows laid out in a way that occupants do not look out onto the residential housing, in the proposal 5.13 & 5.14 it lays out that the proposed new 3 storey building will not impact on the privacy and loss of light to surrounding houses but looking at the plans I would be concerned that it does impact my privacy and quality of light and that occupants of this planned office will be able to directly look [REDACTED]
[REDACTED]

As this is a business proposal and not a private build I would have hoped that they consulted the residents impacted by this redevelopment and asked for input or feedback prior to its submission, this does not seem to have occurred. For example, being a ground up build, could they have rotated the position of the building so it faced towards the main road and away from the residential buildings? This could be more practical and maybe would have alleviated a number of my concerns regarding my own privacy.

On reading the planning application it falsely states in figures 2,3&4 that they show the existing car-park, this is not the case and the photos are quite dated and deceptive, the photos in the proposal show the trees blocking [REDACTED] from the Village Hall, this is false. The applicant has made significant changes to his site area in the [REDACTED], adding a significant amount of shrubbery/trees to the boundary line and removing all of the large trees adjacent to the car park shown in the photos, this removal along with other trees on the site has taken with it a significant amount of the previous privacy between the Village Hall and the properties parallel at Dickens Court. Looking at the planning request history 3/2011/0930 it stated that there are trees at the east of the proposed site with a protection order and recommended a site-specific tree protection planning condition. I would like to question at this point are these the trees in Fig 2,3,4 & 8 which have since been cut down prior to this planning application being made? I'm hoping this is not the case, or if they are that they have been taken down with the appropriate planning agreements in place, bearing in

mind the Village supports a varied amount of wildlife local to the area it occupies.

I'd also like to state that Brockhall Village is a residential area and the impact of the proposed building works (which are opposite the Village Nursery), the ongoing issues of the impact/damage to the outlying road surfaces and the noise & air pollution caused during construction are also a concern. The area to the side of the Village Hall (now with planning agreed to be fenced off) had in the past been used as a safe play area by local children, now this access has been removed the majority of children play openly in the roads, again this issue around safety concerns me due to construction works potentially adding heavy traffic in the area, along with the conflict of an external business interest impacting on what is essentially a residential area and creating further issues with parking and general access as construction work takes place, for example I see no identification of any laydown areas for materials in the proposed plans.

Overall I do not believe that the development of this building is in the best interest of the local residents or needed within the area of this residential housing estate and I disagree with the statement in 5.3 that this proposed development has a local need, or that it provides any regeneration of the area that it occupies. I also disagree with 5.5, that the proposed Office Building is essential to the social well being of the area, taking into account the previous removal of an area which made the Village safer for children. Demolishing and then increasing the existing buildings footprint will only add traffic congestion and additional safety concerns to what initially was envisaged and planned to be purely a residential area of the Brockhall Village estate.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 October 2025 12:06
To: Planning
Subject: Planning Application Comments - 3/2025/0845 FS-Case-761532608

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0845

Address of Development: The Village Hall, Franklin Hill, Brockhall Village, Old Langho BB6 8HY

Comments: This development is in the middle of Brockhall Village residential housing. At present the car park is fully used on the small numbers working there, and if this goes ahead then there is certainly going to be an increase in traffic and therefore cars will spill over on the surrounding streets. The points about directors walking or cycling will not happen, car share is a fabrication. Additionally the location is adjacent to both a childrens playground and a nursery across the road, additional traffic up and down the roads will add to the danger of accidents as children play around the area on their bikes etc. We do not need additional industrial traffic on the village, nor do we need the prospect of 1/2 years of demolition/building again with the additional disruption, noise and pollution this will bring.

Brockhall is a desirable residential village and any additional business use is most unwelcome.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 October 2025 14:15
To: Planning
Subject: Planning Application Comments - 3/2025/0845 FS-Case-761279847

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] **Reference No.:** 3/2025/0845

Address of Development: The Village Hall, Franklin Hill, Brockhall Village, Old Langho, BB6 8HY

Comments: I believe this development of the current building will have significant impact on the local residents. In figure 2 and 3 of the planning application you state that all the adjacent (over the road) buildings are apartments, which is false, 4 to 10 Dickens Court are 3-storey residential homes. These homes will significantly be impacted by the new proposed 3-storey office block. Their privacy will be overlooked unlike the statement made in point 5.13 and 5.14, as the building will be of similar height to that of the houses, when looking out of the window you will be able to see directly into the houses and private gardens. Whereas currently the building is at ground level and therefore privacy and outlook is not a problem. Brockhall Village is a predominantly residential village where residents should not have to worry about being overlooked by an office block or the view from their homes being an office block. In point 5.11 the visual change of the property is discussed, but from the plan it is clear that the development will change the visual from a simple ground floor office to an overbearing, space dominant office block that becomes an eye sore to the residents who live within view, [REDACTED]. In point 5.15 the number of car parking spaces is mentioned, there will be more offices, which means more people and therefore more cars, despite some colleagues living on the village. The car park is currently at capacity most days and therefore the slight increase is not going to make a difference, which will mean that the off street parking mentioned in point 5.12.6 will become more frequent. This will have a direct impact on local residents as on street parking is very limited and often causes problems when driving around the village or leaving the nearby streets. Not only will the finished development cause problems for the local area but so will the demolition and construction of the new building, there will be noise issues, disruption to the local area and an impact on the roads, that will be used by the regular heavy vehicles causing damage and a significant amount of sediment that will be left on the road from the vehicles leaving the building site. Brockhall Village is not a public village it is a private residential village, where residents pay for the upkeep of the roads, therefore a building site would cause concerns for the residents.

Overall, this development is not in the best interest of the local residents of Brockhall Village, the need for a 3-storey office development in this area is not realistic, due to its residential location. A development of a house was denied on this site, therefore a development of an office block should not be granted either.