

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 05 November 2025 12:10  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0845 FS-Case-762885140

[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 is a residential estate. More traffic in village, the office will be next to a children's playground and across road from children's nursery. This site was objected for a family home, which would be much better than a 3 storey office block. This office block is not safe venture for the children around the estate contributing to more traffic.

,

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 05 November 2025 17:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0845 FS-Case-763018048

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0845

**Address of Development:** The Village Hall, Franklin Hill, Brockhall Village,  
Old Langho,  
BB68HY

**Comments:** We strongly oppose the planning application for the proposed office block in our small residential village. The local roads are far too narrow to safely accommodate the increased traffic and parking demands that such a development would bring. This village is primarily a family community and is not suited for expanding commercial enterprises of this scale. The building work itself would cause significant disruption to residents, particularly along my road, due to construction traffic, noise, and safety concerns to young children. There is also no pathway on this road for village residents. The current owners of the village Hall have also got unsightly builders gating up around this plot, which is also out of keeping of a private small village. Furthermore, the existing building was originally intended to serve as a village hall for the benefit of the local community, and repurposing it for business use would go against its original purpose and the character of the village. While I appreciate that this business is growing, expanding this building would be completely out of keeping with the character and charm of our village. Such a development could negatively impact local house prices and alter the peaceful, family-focused nature of the area. I believe it is time for the company to look elsewhere for suitable premises to support their expansion, rather than forcing a large-scale commercial project into a small residential community.

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 05 November 2025 20:50  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0845 FS-Case-763057539

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0845

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

**Comments:** I formally object to the proposed plan to expand the existing single-storey office building located within our private gated community into a three-storey office development.

While residents have tolerated the current single-storey office, the proposed expansion would drastically change the nature and scale of the site, introducing significant and unacceptable impacts on the residential character, safety, and privacy of those who live here.

Our community was established as a private, secure, and peaceful residential estate, maintained and funded by the residents themselves. Increasing the height and capacity of the existing office would fundamentally alter the environment we have paid to protect. It would bring in far more people, vehicles, and activity than the current infrastructure can safely or appropriately support.

My key concerns include:

- **Traffic and road safety:** The proposed expansion will inevitably increase traffic volumes as more employees and visitors access the site daily. The roads within our gated community are narrow and were designed for residential use, not commercial traffic which will be inevitable whilst extending the existing building. This raises serious safety concerns, particularly for the many children who play, walk, and cycle within the estate.
- **Noise and disturbance:** The increased scale of operations will lead to more noise, deliveries, and general disruption, especially during working hours.
- **Parking and congestion:** A larger office means a higher demand for parking, which could result in overflow onto residential areas and obstruction of driveways or access routes.
- **Loss of privacy and visual impact:** A three-storey structure will overlook nearby homes and gardens, significantly affecting residents' privacy and the visual character of the area.
- **Security and community integrity:** Our gated community was designed to limit public access for safety reasons. Allowing an expanded commercial presence undermines this, increasing footfall and vehicle movement that will make it harder to maintain the community's secure and private nature.
- **Property values:** The introduction of a prominent office building within a residential setting will likely have a negative impact on property values and the overall appeal of the estate.

For these reasons, I strongly urge the planning authority to reject this proposal. It is incompatible with

the residential character of our community and poses clear risks to the safety, security, and wellbeing of its residents.

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 05 November 2025 11:43  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0845 FS-Case-762877774

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2025/0845

**Address of Development:** [REDACTED]  
The Village Hall Franklin Hill Brockhall Village Old Langho BB6 8HY

**Comments:** Dear Sir/Madam,

As [REDACTED], Brockhall Village, we wish to make our views known regarding the recent planning application 3/2025/0845.

We wholly object to the proposed plans to build a commercial property within Brockhall Village. The village is a residential community that thrives on its neighbourhood character and sense of community. The proposal to extend an already out-of-character building into a larger commercial property is entirely unsuitable, particularly given the number of local commercial sites that would provide a far more appropriate location for such an expansion.

Furthermore, the scale of the proposed development is deeply concerning. A three-storey commercial building would dominate the surrounding houses and appear completely out of keeping with the residential nature of the area, despite any attempts to model it on the nearby apartments.

To confirm, we are strongly opposed to this planning application.

[REDACTED]

Brockhall Village