

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 12 November 2023 10:14  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0725 FS-Case-561400055

**Address:** [REDACTED]

**Planning Application Reference No.:** 3/2023/0725

**Address of Development:** Pewter House Farm

**Comments:** Dear Sirs

I am writing in support of the planning application for the conversion of the barn at Pewter House Farm.

I understand that this is the third application, I can see that within this application they are providing more information to try to resolve the reasons that it was refused previously.

[REDACTED] I would like to see a positive development of the farm and outbuildings as the houses along Carr Lane would be further impacted should a commercial farming operation re commence.

The farm has been run for several years as a hobby farm by the previous owner, which has been beneficial to us as residents, should a farming operation be started, to be sustainable, it would have to be on a large commercial basis. For farms to operate at these levels demands heavy machinery and large commercial vehicles

If the farm ran on its full potential, as a dairy or other farm type, we would a large upturn in traffic along Carr Lane. HGV's including articulated types, vans, trailers, tractors, 4x4 and cars on a daily basis. An example of the damage and danger this creates is evident within Balderstone, I refer to [REDACTED] commercial operation. There are around 20 HGV vehicles coming into and out of the village daily = 40 movements. The destructive affect this has had on

residents, walkers, cyclists, horse riders, buildings and the road condition is massive.

On some occasions these large HGV's use the access route past St Leonards Primary School, which is prohibited, due to the dangers that this causes.

I have huge concerns that if the farm is taken over by a full-scale commercial farmer the problems that this would bring on myself and all residents not only on Carr Lane but to Balderstone would be significant. The use could change over time and the farm diversify into other areas, such as animal feed production, which would increase the movement of large vehicles along Carr Lane and through the village.

I do not want any of these issues to become reality and would much prefer a small increase in the number of everyday cars and small vehicles passing along the Lane daily.

Myself and other [REDACTED] identify the road as the main concern. The Lane is a single track road with passing places along it, which is fine for cars and small vans. [REDACTED] that at one end is very close to the lane side, I am happy to make an adjustment to the roof and cut a part of the canopy back, this will remove a pinch point for any larger vehicle, such as the RVBC refuse wagon.

I also [REDACTED] pinch the Lane, although these trees do "pinch" the road i can state that any size of legal vehicle can drive through these "pinch" points currently, and in [REDACTED] have not witnessed any vehicle that hasnt.

Having read the planning application in detail, i believe that the information they have provided is accurate and the vehicular movement created by farming is very conservative, i would expect it to be much higher bringing with it danger and disruption.

My observation at oresent is that the farm looks and is a mess. It has not been maintained, areas are delapidated and there are a lot of vermin present.

The plans show that the barns could be made into high quality homes without impacting us, the landscape around the farm improved and through the conversion and developmebt of the farm, Carr Lane can become a better place to live, walk through and enjoy.

I would prefer to see a development of three houses, not the five applied for, but i am keen to see the residential development go ahead, converting the barns to houses. I am therefore writing in support of this planning application.

I do hope that you view the planning application positivly and approve the application, if it is not approved then we could end up with a large commercial operation running from the site which would be a disaster to us, the other Carr Lane residents and the whole community.

Yours faithfully