

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 November 2023 15:27
To: Planning
Subject: Planning Application Comments - 3/2023/0725 FS-Case-560563567

Planning Application Reference No.: 3/2023/0725

Address of Development: Pewter House Farm, Carr Lane, Balderstone

Comments: I would like to refute several sections of the Design and Access statement made by [REDACTED] architecture with regard to the above address.

The farmer has never had 140 cows at any one time. Consequently he has never had the need to have staff helping him to milk or deliver the milk. There was only [REDACTED] working on the farm. He does not have feed deliveries. He visits a neighbouring farm once a month with his tractor to collect feed for his cattle. The same goes for their bedding so no need for a HGV. He does not have customers coming to buy eggs as the eggs produced from the few hens he has are for his own use. He cuts his own grass and a fellow farmer comes once a year with his combined harvester to bale his hay. He does not export manure as he uses this on his own land. So again no need for a HGV.

The HGVs on the photos shown only started to appear after the farmer had moved out of the farm house (it having been bought by the applicant) and were bringing gravel and soil to prepare the farm yard in anticipation of the planning being granted. This is just a taste of what it would be like if permission were granted as the number of HGVs would increase dramatically whilst delivering building materials etc. Up until then the only vehicle that could possibly be perceived as a HGV was the weekly refuse collection wagon which services all the properties on the lane. The statement regarding [REDACTED] Pewter House Farm [REDACTED]

With regard to the safety on the lane. Previous applications were rejected by the Highways Dept. as the lane was considered unsafe due to visibility being inadequate and there was no room for 2 vehicles to pass on the single track road. Another factor was that on the whole of the 500 metre track there was only 1 designated passing place.

Has the road suddenly widened? No Are there now more passing places? No

It is impossible to see if there are other vehicles approaching until you reach Carr Lane Cottages due to the way number 1 juts out into the track. This then requires one of the vehicles to reverse. A section of the lane has a deep ditch on one side and a drop into a stream on the other so reversing is very hazardous. In fact the applicant himself reversed into the ditch and the farmer spent the best part of an hour towing him out with his tractor thus blocking the road for other residents.

If another 5 houses were built, and assuming that most households own 2 or more cars, this would mean at least another 10 cars would be using the lane on a regular basis.

I hope these factors will be taken into consideration when making a decision on this application.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 November 2023 14:29
To: Planning
Subject: Planning Application Comments - 3/2023/0725 FS-Case-560856518

Planning Application Reference No.: 3/2023/0725

Address of Development: Pewter House Farm

Comments: We refer to Application 3/2023/0725 relating to buildings at Pewter House Farm, Carr Lane, Balderstone. This is the third time that this application has been submitted. On both of the previous occasions planning was refused as recommended by the Highways Authority which determined that Carr Lane did not provide adequate or safe access to the proposed development.

This third application is exactly the same as the previous submissions and all of the supporting documentation remains unchanged, relying on data supposedly gathered in 2022. We would ask that the Council re-visits each and every comment submitted in relation to applications 3/2022/0909 and 3/2022/1072 and in particular the comments and information provided relating to traffic data which we believe to have been wholly inaccurate and misleading. This was the case in each prior Application, firstly with the data supposedly provided by the farmer and secondly with a supposed survey carried out on behalf of the Applicant by a company [REDACTED]. All of this data has been strongly disputed by residents and CCTV evidence has shown it to be false. Each and every comment made on the previous applications still stand and remain directly applicable to this further application.

The Design and Access statement now submitted on behalf of the Applicant confirms that the farming operations have now ceased and that the Applicant has no intention of using the property for farming. Farm generated traffic has been reduced to zero. There is nothing in that Statement which in any way supports the Applicant's contention that the farm previously generated large amounts of traffic which would far exceed that which would be generated by 5 additional dwellings. The Applicant seems to be suggesting that as there is no longer an operational farm, the Council should now consider retrospectively what a fully operational dairy farm "may" generate if it was to exist at the site. There is no plan to run such an operation and as confirmed by the Applicant's representative in the Design and Access statement, the farm was previously operating at low level. This has been the case for many years and the information provided by residents commenting on these repeated applications confirms that there was very little farm traffic at all on Carr Lane. The farm has not been a full capacity large scale dairy farm at any point that we have known it and will not be in the future. There is simply no need to consider a fictitious large scale farming operation.

The only change in circumstances of this application is the sale of Pewter House Farm to the Applicant and the subsequent total cessation of farming operations at that site. This means that any data regardless of accuracy is out of date in any event and is not representative of the traffic situation on Carr Lane at the time of this third application. The Council will be aware that there was very little use of the Lane by farm vehicles etc but the recent closure of the farm now means that at present there is zero farm generated traffic using Carr Lane. This means that traffic data submitted by the Applicant not only remains disputed but is also out of date. If the Council does wish to consider the traffic levels prior to the sale of the farm we would ask that it looks back at the comments made in relation to the accuracy of the data in both previous applications as stated above.

We do not understand the relevance of a photo in the Design and Access statement of the delivery of a shipping container which is to be used as storage. This is simply a single one off large delivery to a property. Similarly we do not understand the relevance of photos of the vehicles attending the farm sale at Pewter House Farm. The farm sale did bring a very large number of vehicles to the farm - without notice to residents - and it was absolute chaos. Carr Lane was gridlocked for periods as was Commons Lane, with traffic approaching from both directions unable to move. The farm sale took place because the farmer had sold the farm to the Applicant. It was a one-off sale causing unprecedented traffic levels wholly inappropriate for the access lane. The only way that traffic was able to move was by individuals marshalling traffic but this still led to gridlocked roads. Again - we do not see how this event is in any way helpful to the Applicant's argument that building 5 houses will reduce the amount of regular traffic on the lane.

The building of 5 additional dwellings will necessarily lead to a dramatic increase in the traffic using Carr Lane. A level of traffic for which the lane is totally unsuitable and unsafe as the Highways Agency has already determined. The dwellings would only be accessible by vehicle and so it is likely that there would be at least 2 cars per family. A total of 10 additional vehicles regularly using Carr Lane plus all the associated deliveries/visitors etc. We will not repeat the issues regarding the lane other than to remind the Council that it is a single track, high hedged, unlit lane with just one formal passing place and ditches along the sides of parts of the carriageway. A set of stables opens directly onto the carriageway and there are residential parking bays which require vehicles to reverse onto the lane at two separate points. There are already issues with vehicles coming head to head and having to negotiate reversing along stretches of the lane avoiding buildings directly abutting the lane, ditches and roaming chickens. It is wholly unsuitable for the large increase in traffic that would be inevitable as a result of the proposed dwellings. The note on the proposed site layout that, "Due to loss of farming at the site, Carr Lane will be used by vehicles of smaller size and reducing the number of trips on the road as identified in the attached transport assessment therefore road usage and safety is improved than that of the current situation" is simply untrue and seeks to rely on data that has already been shown to be false. The building of 5 additional dwellings and the associated increase in traffic would drastically increase the risk of accident or injury. Carr Lane is regularly used by horseriders and walkers/dogwalkers as well as children playing and an increase in vehicles would only pose further risk.

The Council has previously refused planning in relation to these proposals on 2 separate occasions. The Applicant has done nothing to amend or alter his application and indeed nothing can be altered regarding the access to the premises and therefore we would be at a loss to understand the basis of any other decision than a third refusal.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 November 2023 19:38
To: Planning
Subject: Planning Application Comments - 3/2023/0725 FS-Case-560937549

[REDACTED]

Planning Application Reference No.: 3/2023/0725

Address of Development: Pewter House Farm
Carr Lane, off Commons Lane
BALDERSTONE
BB2 7LN

Comments: This application to create 5 large, 4 bedroomed dwellings at Pewter House Farm, has the potential and probability of producing an additional 110 vehicle movements per day. If each dwelling has an average of 3 vehicles, 15 in total and they all do an average of 6 movements down Carr Lane each day, this will produce 90 movements. Add in visitors movements to the properties and additional delivery van movements and the total number of journeys along Carr Lane easily reaches 110 extra per day. The Lancashire County Council Highways Officer has highlighted the dangerous nature of Carr Lane with his comments and refusal recommendation on the previous applications.

Carr Lane has not been improved or upgraded and is incapable of allowing the safe movement of this additional volume of traffic. I hope the planning officer realizes the fabricated past farm traffic movements are untrue and misleading.