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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 February 2024 12:09
To: Planning
Subject: Planning Application Comments - 3/2023/0865 FS-Case-582852342

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Planning Application Reference No.: 3/2023/0865

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

Comments: We would ask that the Council refuses this application for the reasons set out in the Highways Agency response dated 1st February 2024. We would also refer the Council to the comments and decisions (refusals) in respect of the following Applications which proposed access by Carr Lane:

(3/2022/0909)
(2/2022/1072)
(3/2022/0725)
(3/2022/0842)

In each of these Applications, grounds for refusal included the unsuitability of Carr Lane as an access road to additional homes/holiday lets due to the problems that more traffic would cause on a stretch of single track unlit road with ditches and with one passing place and no lighting. There are dog walkers, pedestrians, horse riders and often chickens on the lane. Children sometimes play out. There is a set of stables opening directly onto the carriageway and parking bays where vehicles have to reverse onto the road. The council will be aware from previous applications that the use of the lane is already difficult with blind spots and buildings directly abutting the road meaning that vehicles often have to reverse for long stretches. As a result, on occasion, vehicles have become stuck or even ended up in one of the ditches that run along stretches of the carriageway. The Council will see from the comments on these previous applications that the unsuitability of Carr Lane as access to additional properties has been raised by numerous residents. This remains our concern and so we ask that the Council also refuses this application for the reasons stated in the Highways Agency response.