

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 April 2024 09:42
To: Planning
Subject: Planning Application Comments - 3/2024/0266 FS-Case-610269065

Lancashire

Planning Application Reference No.: 3/2024/0266

Address of Development: Pewter House Farm, Carr Lane, Balderstone, BB2 7LN

Comments: This is the 4th application submitted for the construction of five dwellings at the above address. The previous ones being 3/2022/0909, 3/2022/1072 and 3/2023/0725.

Nothing has changed since the last application was refused. The lane is still the same width and there is still only one designated passing place.

I note from the planning statement that a passing place will be added to the access track between the application site and Bowford Cottage. This will make no difference whatsoever to the current residents on the lane as access to their properties is before Bowford Cottage so they would have no need to use the passing place. Residents of the proposed properties would still be accessing their properties along Carr Lane so there would still be a problem. Also the stretch of road from Bowford Cottage to the site is naturally wider as there are no walls, hedges or trees to obstruct visibility.

I do not believe that conclusions can be made from the various surveys that have been undertaken this time or on previous applications as they have proved to be totally inaccurate. For instance, the last survey carried out on the junction of Carr Lane and Commons Lane. Was it taken into account that the busiest times were in the morning between 8am and 9am and 3pm and 4pm when parents were dropping off/collecting their children from school. At other times the traffic is considerably lighter.

I am intrigued to know where the 'several shops' are in Osbaldeston Village. There is a SPAR attached to the petrol station on the A59 which is approximately 1/1/2 miles away, a bakery in Mellor Brook again approx. 1/1/2 miles away, and a One Stop shop and a Butcher's in the next village of Mellor which is approx 4 miles away. Presumably these would need accessing by car due to the distance. There is no supermarket in the immediate vicinity the nearest one being at Whitebirk, Blackburn so presumably this would mean that there would be an increase in grocery delivery vans and car journeys.

I would also point out that the increase in HGVs using the lane only started when the applicant purchased the farmhouse presumably these were delivering building materials to the site in anticipation of a successful application. Prior to this there was hardly any movement of traffic to or from the farm.

There is still the issue with the stretch of road from just past Carr Lane Cottages to the patch of land

owned by Beacon Cottage. This stretch has an 8 foot drop into a stream on one side and a 1 foot ditch on the other. If 2 vehicles meet on the lane at this point, it would require one of them to reverse and risk veering off the road. I fact the applicant himself reversed into the ditch and had to be pulled out by the elderly farmer with his tractor which the the road to all other users for the best part of an hour. (photographic evidence of this available if required). Factor in that there are no street lights on the whole of the lane so if this were to happen in the hours of darkness, it would be like reversing into the abyss.

The statements also refers to 'a series of informal widenings which enable vehicles to pass'. These are residents private spaces so are used to park their vehicles and as such it cannot be assumed that these would be available if needed and nor should they be.

As there are no significant changes to the previous 3 applications, I hope that you will conclude that the application should be refused again thus, hopefully, bringing and end to this debacle.