

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 May 2024 09:23  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0266 FS-Case-613904842

**Name:** [REDACTED]

**Address:** [REDACTED]

Lancashire

**Email:** [REDACTED]

**Planning Application Reference No.:** 3/2024/0266

**Address of Development:** Pewter House Farm Balderstone

**Comments:** I object to this application on the grounds of traffic intensification, along the access track of Carr Lane. This is a single track narrow lane, with insufficient passing places.

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 May 2024 12:34  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0266 FS-Case-613997682

**Name:** [REDACTED]

**Address:** [REDACTED]

**Email:** [REDACTED]

**Planning Application Reference No.:** 3/2024/0266

**Address of Development:** Pewter House Farm

**Comments:** I write to object and make comment on the above planning application. This is the fourth planning application to convert three redundant portal framed buildings into 5 dwellings. The previous three applications were refused on issues relating to Carr Lane and commons Lane junction.

3/2022/0909 [REDACTED]

3/2022/1702 [REDACTED]

3/2023/0725 [REDACTED]

This application is submitted by Pewter House Farm Developments Ltd. These applications are all the same with very little change apart from the applicants name. This is maybe hopefully to gain a favourable outcome.

This application has used [REDACTED] to produce a transport statement to consider the transport and highways related issues. This statement relies totally on a third party, fabricated, unverified Technical note produced by [REDACTED] or the previous application, which supposedly recorded 60 Agricultural trips within a 12 hour period on the 9/11/2022.

The [REDACTED] transport Statement also tries to discredit the LCC Highways reasons for recommendation of refusal with regard to the junction of Carr Lane and Commons Lane.

This application proposes the addition of a passing place. This passing place is located on Pewter House Farm Track and NOT on Carr Lane. The applicant does not own Carr Lane or any land on either side of it. This passing place has no benefit to the existing users of Carr Lane.

The LPA has recently refused planning application number 3/2023/0865 for a single dwelling self built property on land adjacent to Pewter House Farm, on the grounds of traffic intensification along Carr Lane. If a single dwelling has been refused, then surely the LPA will refuse 5 Large dwellings using the same Carr Lane.

I also note that Balderstone Parish Council made comment and recommended refusal in accordance with the LCC recommendation on planning application 3/2023/0865.

The Parish council has made no representation on the previous three applications for 5 dwellings which will have a greater impact on the local area and highways. I wonder if the Parish Council are aware of this application.

To satisfy requirement of Class Q(a) and (b) listed schedule 2 part 3 Q2

A) transport and highways impact of the development.

I argue that this application if granted would cause intensification of an access track which lacks adequate visibility, width and passing places.

The LPA should also be aware that Pewter House Farm no longer has any Agricultural operations associated with the buildings and produces no Agricultural traffic movements.