

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 October 2024 08:26
To: Planning
Subject: Planning Application Comments - 3/2024/0753 FS-Case-652001701

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0753

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

Comments: Dear Sirs

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

I recognise 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 commence.

The farm has been run for several years as a hobby farm by the previous owner, which has been beneficial to [REDACTED], 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 [REDACTED] HGVs 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, cyclist, horse riders, buildings and the road condition is massive.

On some occasions these large HGVs use the access route past St Leonard's 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 [REDACTED] 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 [REDACTED] 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.

[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]

[REDACTED] " the road i can state that any size of legal vehicle can drive through these "pinch" points currently, and in [REDACTED].

To facilitate a further vehicular passing place on [REDACTED], locating towards Commons Lane, [REDACTED].

A passing place has been constructed very recently by the bend in the road close to 1 and 2 Carr Lane Cottages. This addition is a great benefit to all the residents and visiting vehicles to Carr Lane, providing a safe passing point and negating the need, previously, for vehicles to have to reverse a distance to enable another vehicle to pass in the opposite direction.

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 present is that the farm looks and is a mess. It has not been maintained, areas are dilapidated and there are a lot of vermin present.

The plans show that the barns could be made into high quality homes without impacting [REDACTED], the landscape around the farm improved and through the conversion and development of the Farm, [REDACTED] 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 positively 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 [REDACTED] and the whole community.

Yours faithfully

[REDACTED]