

Balderstone Parish Council

Ribble Valley Planning Department
Council Offices,
Church Walk,
Clitheroe.
BB7 2RA

14th October 2024

FAO: Ben Taylor

Re: Planning Application - **3/2024/0753**

- Pewter House Farm, Carr Lane, Balderstone. BB2 7LN
- Prior approval under Class Q (a) and (b) for the proposed change of use of three adjoining steel portal frame agricultural structures to five dwellings.
- Resubmission of applications 3/2022/0909, 3/2022/1072, 3/2023/0725 and 3/2024/0266

Balderstone Parish Council have objected to the proposed development previously and wish to raise a further **objection** primarily with regard to transportation/highway safety grounds which have been detailed within the existing LHA reports contained within the previously refused submissions.

Balderstone Parish Council also wish to ensure that consideration is given to details within the relevant Planning Application - 3/2024/0659, *Prior notification for construction of agricultural storage building 30.48m long, 15.24m wide, 3.66m high to eaves, 5.69m high to ridge on land adjacent to Pewter House Farm*, which was approved on 12/09/2024. This application outlines a clear intention for agricultural activities to continue and to further expand on the agricultural land which was formally associated with Pewter House Farm. This shows a clear contradiction with statements made within the Supporting Statement attached to 3/2024/0753 which state that all agricultural activities associated with Pewter House Farm would cease if the proposed residential development were to be approved. It would appear that the applicant is not in a position to be able to make such a statement or to enforce control over agricultural activities carried out on the land which was formally associated with Pewter House Farm.

Balderstone Parish Council are therefore concerned that if the proposed residential development were to be approved there would follow a substantial intensification of domestic vehicle movements **in addition** to agricultural vehicle movements on the access track (Carr Lane), footpath 3-4-FP34 and the junction with Commons Lane leading to increased potential of conflict.

We also wish to raise the question as to whether approval of the proposed development under Schedule 2, Part 3, Class Q would cause a conflict with the prior approved new agricultural building under Class A of Part 6 of Schedule 2 of the Town and Country Planning, specifically criteria (b) which refers to "No development under Class Q or S of part 3 has been carried out in the last 10 years." as quoted within the delegated report attached to 3/2024/0659.

Colin Everett
Chairman Balderstone Parish Council