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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 08 October 2024 16:13  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0753 FS-Case-653043536

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**Planning Application Reference No.:** 3/2024/0753

**Address of Development:** Pewter House Farm, Carr Lane, Balderstone

**Comments:** I write in response to the site notice placed on the field gate at the junction of Carr Lane and Commons Lane. Please note that this notice was removed within a very short period of time of it being put up, thereby reducing the period of notice given to residents.

I feel very strongly that this proposed development is not in the interests of the residents/community of Balderstone for the following reasons:

- Increased traffic on Carr Lane and also Commons Lane. I have read the Transport Statement submitted in support of the application and strongly contest the view that the development of five dwellings will decrease the amount of traffic travelling along Carr Lane. There has never at any point been as many as 36-38 vehicles passing up and down the lane in a day, let alone that amount of agricultural vehicles. The increase in large vehicles has been recent, with wagons delivering stone/aggregate etc presumably to the applicants property.
- Passing places – the lane is very narrow with virtually no passing places. The “newly” formed passing place is inadequate and as it is on land which is not owned by the applicant, this can not be guaranteed for the future, therefore I cannot see how it can be considered as acceptable.
- This is the 4th attempt to obtain planning to build 5 dwelling houses at this site (previous applications made in the name of the applicants partner, therefore essentially the same parties). All previous applications have been refused. Two other applications for planning on Carr Lane which would have generated far less traffic have also been refused in part because of the advice of the Highways Agency relating to the unsuitability of Carr Lane for increased vehicle access. In total 6 recent refusals. Nothing about Carr Lane has changed in the course of any of these applications. This most recent application should also be refused.