

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 January 2025 11:45  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0753 FS-Case-681440868

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**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 the application large efforts have been made to resolve the reasons why the development has been refused.

As a resident of Balderstone and local area, most of my life, it would be beneficial to local area, residents and community to have the, now, derelict buildings at Pewter House Farm developed. The proposal for the dwellings provides environmental benefits, health and safety improvements, enhances the aesthetics of the location, enables access to the countryside by opening existing public footpaths that are currently inaccessible and, by design, provide affordable housing to an area of the Ribble Valley that has none.

The farm has been run down for many years by the previous owner, which has resulted in the deterioration of the farm buildings. They have become very unsightly, derelict and most probably unsafe. No doubt there will be vermin living within the buildings which will have a negative effect on the health of the environment and neighbourhood. There are public footpaths that are not safe to navigate due to the condition of the yard and surrounds, this is preventing members of the public from accessing the local countryside and walks.

A real concern I have is that if the development continues to be refused a farming operation maybe started, and for this to be sustainable, it will 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, there would a large upturn in traffic along Carr Lane. HGV's including articulated types, vans, trailers, tractors, 4x4 and cars daily. There is already damage and danger within the village of Balderstone, relating to [REDACTED]. There are many HGV vehicles coming into and out of the village daily. The

destructive affect this has had on residents ,walkers ,cyclists ,horse riders, buildings and the road condition are massive. I have personal friends whose health was significantly affected.

The road(Carr Lane) has previously been a main concern of RVBC and some residents. I note that LCC Highways have no issues following specific actions that have taken place. There are now more passing places on the Lane, which are well received by residents and visitors to Carr Lane who use these on a regular basis, [REDACTED], and the benefit of having these is great. As each passing place is now visible to the next there is no longer a need for vehicles to reverse for 2 vehicles to pass each other.. [REDACTED]

[REDACTED] RVBC waste collection vehicle to pass safely, when [REDACTED]

My view is that the farm looks and is a mess. It has not been maintained; areas are dilapidated and there is a lot of vermin present. The Lane is more than adequate to safely support the traffic that will be generated by the additional residents. The Lane was adequate to support the traffic generated by the farm, when operating to potential and the residents. With the enhanced passing places is greatly improved and far safer.

The plans show that the barns can be made into high quality, efficient homes and improve the local environment, improving dramatically the landscape around the farm and enabling everyone to enjoy access to the countryside.

I do trust that you view the planning application positively and approve the application.

Yours faithfully

[REDACTED]