

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 January 2025 17:50
To: Planning
Subject: Planning Application Comments - 3/2024/1043 FS-Case-678298908

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/1043

Address of Development: Pewter House Farm

Comments: I write to express my concerns regarding the above planning application and have the following comments to make :-

This is the 6th prior approval planning application at Pewter House Farm, seeking to change 3 redundant agricultural steel portal framed buildings into 5 large residential dwellings.

3/2022/0909
3/2022/1072
3/2023/0725
3/2024/0266
3/2024/0753
3/2024/1043

[REDACTED]

Within this application PSA Design have submitted a Transport Statement which contains a letter to [REDACTED] at Highway Development Control, Highways and Transport, LCC. Within this letter it would appear that after a site visit with [REDACTED] on the 21st August 2024, all the concerns and reasons for recommended refusals by [REDACTED] in the previous 4 applications have suddenly gone away. I find this very hard to comprehend, as nothing has changed at the junction of Carr Lane with Commons Lane, Carr Lane is still a single track lane with poor visibility, pinch points and inadequate passing places.

With regard to passing places, the proposed passing place adjacent to Bowford Cottage, is not on Carr Lane but is on the side of Pewter House Farm track and serves no use to the existing dwellings and users of Carr Lane.

An attempt to create an additional passing place adjacent to 1 Carr Lane Cottage has taken place. This is not a Historical Passing Place and does not show up on any historic maps. It was a thick hedge on a steep embankment. The existing thick hedge has been smashed back and the raised banking and soil have been removed. Road scalplings have been used in an attempt to make a hard standing. During heavy rain these scalplings get washed on Carr Lane, causing additional hazards. PSA Design fig 1 shows this passing place outlined in red. The red outline is incorrect as it shows the passing place to be twice its actual size, running through a gate posted gateway into a field and up to the east wall of 2 Carr Lane Cottage's garage.

I note that no application for planning permission has been applied for or approved. The works associated with this passing place are unlawful development and cannot be associated with the prior notification application at Pewter House Farm as they have already taken place. The third passing place, nearer to the junction with Commons Lane has also been created on third party owned land, involved hedgerow removal and excavation works. None of these passing places have been tarmaced and seem to be a temporary construction.

All these passing places are on third party land, not owned by the applicant, so their upkeep, maintenance and existence are not guaranteed.

It would be wrong to grant approval for the 5 dwellings at Pewter House Farm using the creation of an unlawful passing place to resolve concerns raised by the Highways Officer in the previous applications.

Two speed signs of 10 miles an hour have been put up near to 1 Carr Lane Cottage, presumably by the residents of 1 Carr Lane Cottage, in an attempt to slow down the speed of the traffic. Carr Lane is an unadopted lane and this speed limit cannot be enforced, in fact Google Maps denotes the speed limit at 60 mph. The creation of 5 additional dwellings will increase the number of fast moving vehicles past 1 Carr Lane Cottage, the residents and their visiting [REDACTED]. I find it difficult to comprehend why these residents would support this application, knowing that traffic movements will definitely increase, when they are concerned with traffic speed.

The application implies that the conversion of the agricultural buildings into 5 dwellings would reduce the amount of agricultural traffic associated with the farm. The farmer of Pewter House Farm Land has been granted permission for an Agricultural Storage Building 3/2024/0659 and construction has commenced. It is clear that agricultural operations have not and will not stop due to the conversion of the old farm buildings into dwellings. The applicant has purchased the farm buildings and farm house, so they no longer form part of the farmstead or land associated with the farm. The development of 5 additional large houses and the continuation of agricultural operations at Pewter House Farm would increase traffic to a dangerous level of intensification.

I would say that very little has changed with this application and the previous 5 refused applications. Carr Lane still remains a 540m single track lane with poor sight, pinch points and inadequate passing places. This development if approved would lead to the intensification of traffic using the lane, resulting in reduced highway safety. For these reasons, I OBJECT to this application.