

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 January 2025 16:23
To: Planning
Subject: Planning Application Comments - 3/2024/1043 FS-Case-679318429

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Planning Application Reference No.: 3/2024/1043

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

Comments: This is the 6th application for this site in all it's different guises. I am sure that RVBC will be aware of the previous 5 which have been refused ref numbers being 3/2022/0909, 3/2022/1072,,3/2023/0725,3/2024/0266 and 3/2024/0753.

So what has changed since the last application?

Has the lane suddenly become wider? No

Has street lighting been installed? No

Is there still an eight foot drop on one side of the lane and a one foot ditch on the other? Yes

The only change as far as I can see is the creation of 2 makeshift 'passing places' further down the road. These have been formed by ripping out living hedges (on land that is not owned by the applicant) and laying down hardcore. One of these, by Number 1 Carr Lane Cottages has already started to show signs of deterioration due to the recent bad weather which has resulted in a substantial amount of the stone being washed onto the road thus creating a further hazard. This can hardly be described as a passing place anyway as it has neither the width nor the length to be deemed so. The one further down the road has been created in the same way again on land not owned by the applicant. As there is no proper structure to these spaces, it would appear that they were only created as a temporary measure to try and satisfy the Highways Department. Has planning permission even been requested?

Planning Application Reference number 3/2024/1043 states that the applicant does not require permission to erect a cattle and feed store on his land suggests that farming is already being carried out just across the farm yard from the site. If this is the case and permission was granted to build 5 houses, this would surely intensify the number of vehicles using the lane.

I hope that you will concur that there have not been any significant changes to the previous 5 applications and refuse the application again.