

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2025 09:10
To: Planning
Subject: Planning Application Comments - 03/2024/1043 FS-Case-677426956

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 03/2024/1043

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

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 this application they are providing more information to try to resolve the reasons that it was refused previously.

[REDACTED] i would like to see a positive development of the farm and outbuildings as the houses along Carr Lane would be further impacted should a commercial farming operation re commence.

The farm has been run for several years as a hobby farm by the previous owner, which has been beneficial [REDACTED], should a farming operation be started, to be sustainable, it would 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, we would a large upturn in traffic along Carr Lane. HGV s including articulated types, vans, trailers, tractors, 4x4 and cars daily. An example of the damage and danger this creates is evident within Balderstone, I refer to [REDACTED] commercial operation. There are around 20 HGV vehicles coming into and out of the village daily = 40 movements. The destructive affect this has had on residents, walkers, cyclist, horse riders, buildings and the road condition are massive.

On some occasions these large HGV s use the access route past St Leonard's Primary School, which is prohibited, due to the dangers that this causes.

I have huge concerns that if the farm is taken over by a full-scale commercial farmer the problems that this would bring on myself and all residents not only on Carr Lane but to Balderstone would be significant. The use could change over time and the farm diversify into other areas, such as animal feed production, which would increase the movement of large vehicles along Carr Lane and through the village.

I do not want any of these issues to become reality and would much prefer a small increase in the number of everyday cars and small vehicles passing along the Lane daily.

[REDACTED] identify the road as the main concern. The Lane is a single-track road with passing places along it, which is fine for cars and small vans. [REDACTED]

[REDACTED] Lane that at [REDACTED], I am happy to make an [REDACTED], this will remove a pinch point for any larger

vehicle, such as the RVBC refuse wagon.

[REDACTED]
that any size of legal vehicle can drive through these [REDACTED]
[REDACTED] any vehicle that hasn't.

A passing place has been constructed very recently by the bend in the road close to 1 and 2 Carr Lane Cottages. This addition is a great benefit to all the residents and visiting vehicles to Carr Lane, providing a safe passing point and negating the need, previously, for vehicles to have to reverse a distance to enable another vehicle to pass in the opposite direction.

An additional passing place has been constructed closer to the junction of Carr Lane with Commons Lane. [REDACTED] permanent structure with permanent access and use for all Lane users. This passing point provides a visible and safe place from the end of Carr Lane (Commons Lane) to the second passing place further along the Lane and has been used regularly by residents and visitors to properties on Carr Lane. This has been approved through RVBC Liam O'Donnell

Having read the planning application in detail, I believe that the information they have provided is accurate and the vehicular movement created by farming is very conservative, I would expect it to be much higher bringing with it danger and disruption.

My observation at present is that the farm looks and is a mess. It has not been maintained, areas are dilapidated and there are a lot of vermin present.

The plans show that the barns could be made into high quality homes without impacting [REDACTED] the landscape around the farm improved and through the conversion and development of the Farm, Carr Lane can become a [REDACTED]. The development, I believe, will improve the environment and be beneficial to the collective Ribble Valley.

I would prefer to see a development of three houses, not the five applied for, but I am keen to see the residential development go ahead, converting the barns to houses. I am therefore writing in support of this planning application.

I do hope that you view the planning application positively and approve the application, if it is not approved then we could end up with a large commercial operation running from the site which would be a disaster to [REDACTED] and the whole community.

Yours faithfully
[REDACTED]
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2025 10:09
To: Planning
Subject: Planning Application Comments - 3/2024/1043 FS-Case-677450229

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/1043

Address of Development: Pewter House Farm
Balderstone

Comments: I have watched this application with interest and have noted that the planning officer has insisted on various conditions which have all now been complied with. I therefore , feel that the time has come to grant the application and allow the owners of the farm to greatly improve the farm and the surrounding area.