

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 June 2023 13:28
To: Planning
Subject: Planning Application Comments - 3/2023/0247 FS-Case-521291785

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0247

Address of Development: Bowford Cottage
Carr Lane
Balderstone
BB27LN

Comments: Planning Application No 3/2010/0960, which was approved on 18 Feb 2011, clearly states the removal of condition No3 from Planning Consent 3/2004/0653 to allow the holiday cottage known as Beacon Cottage to be used as a permanent residential dwelling. It clearly states COTTAGE, in the singular and names Beacon Cottage specifically. It does not state COTTAGES, in the plural, or have any mention of Bowford Cottage. I would suggest that Bowford Cottage is, and always has been a holiday cottage. The Council should enforce the restriction associated with the original Planning Consent 3/2004/0653, in that the accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months etc etc. The original Planning Application 3/2010/0960 was used for the building as a whole. Once the holiday cottages were built, named separately, and owned by different persons, they became 2 separate planning developments. This is the case with large multiple dwelling house site applications. An application for say 100 houses on a development site would be applied for under a single Application No. The APPROVAL for those 100 houses would be granted under that ONE Application No. If in the future, the owner of one house on that development, applied for and was granted an extension to his house, it would not automatically mean the other 99 houses could also build an extension.

If approved, this certificate of Lawfulness for the residential occupation of Bowford Cottage would set a dangerous precedent for other planning application on Carr Lane. There are 2 other holiday cottages at the end of Carr Lane, namely East Cottage and Pewter Oaks Cottage which have applied for change of use to dwellings, Application No 3/2019/0561.

[REDACTED] has applied to convert Portal Framed Farm Buildings into 5 Large residential properties under applications 3/2022/0909 and 3/2022/1072.

Pewter House Farm, Farm House, attached Barn and lean to shippon/milking parlour has the potential to convert into 3 dwellings. There is the potential to create an additional 10 dwellings at the end of Carr Lane, from holiday cottages and Farm Buildings.

Twenty years ago Carr Lane was the access road for 2 dwellings half way along the lane, and Pewter Cottage and Pewter House Farm, 4 in total. With the conversion of Carr Meadow Barn and Beacon Cottage into dwellings, there are now 6 dwellings and 3 Holiday Cottages using Carr Lane. The creation of additional dwellings would cause greater traffic problems.

When Beacon Cottage and Bowford Cottage were built, a tilt tray filter bed septic tank system was put in to the service the waste water from the cottages. The calculations were based on 2 holiday cottage lets, occupied for 60% of the time at best. Bowford Cottage has [REDACTED] live there full time for nearly 2 years. The septic tank cannot cope with the volume of waste water, is not working properly, and is

causing the drain outlet to stink and produced a black slymy discharge, This is polluting the stream it runs into. I would suggest that the owner of Bowford Cottage installs their own waste package treatment plant to prvent further water coarse contamination, at their earliest convenient time.
So NO, I do not think the Council should be minded to grant approval for the above application.