

Waddington Parish Council

Clerk: Mrs Natalie Cox
3 Knunck Knowles Drive
Clitheroe
Lancashire BB7 2JF

Tel: 01200 424535
07904 846063

Email: natcox73@hotmail.com

Website email: info@waddingtonvillage.co.uk

Thursday, April 14th 2016

Mr R Major
RVBC
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Cc: Councillor D Parker, Chairman Waddington Parish Council
Waddington Parish Council Councillors

Dear Mr Major

Re: Planning application 3/2016/0243 Change of use from Class D1 to a mixed use within Class D1 and D2 to allow use as a wedding venue for up to 40 days per year; The Outbarn, Clough Bottom, Rabbit Lane, Bashall Eaves, BB7 3NA

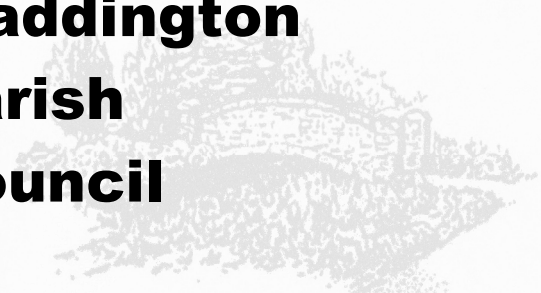
At its meeting in April, Waddington Parish Council considered a new planning application for The Outbarn. However, they do not feel that their position has changed regarding this particular location. Previously members of Waddington Parish Council have objected to plans to use The Outbarn as a wedding venue. As this application is again seeking permission for a change of use to allow the premises to be used as a wedding venue for up to 40 days per year, the Parish Council once again objects to the planning application. Members of Waddington Parish Council object on the grounds that this would cause an increase in the volume of traffic on roads which are not suitable to deal with such an increase.

They are also concerned about why, according to the application, visitors to the venue are being asked to use an access route of some 1.7 miles along Cross Lane passing through farm yards and passed a number of houses towards Waddington, when there is a much shorter route in the opposite direction. The distance from The Outbarn towards the main carriageway at Bashall Eaves is just 0.7 miles.

In May last year when considering a different application for The Outbarn, councillors heard from members of the public who, although they expressed concerns about additional noise late at night, were primarily concerned about the increase in the volume of traffic on a single track lane which is unsuitable to handle larger volumes of traffic. Concerns were also expressed by members of the public about the lack of passing places on this road.

At the time representatives from Waddington Parish Council inspected the road and concurred with the comments made by the members of the public. There are very few designated passing places along Cross Lane which was evident from the poor state of the road's edgings and grass verges where vehicles have been forced to move off the road. There are also

Waddington Parish Council



Clerk: **Mrs Natalie Cox**
3 Knunck Knowles Drive
Clitheroe
Lancashire BB7 2JF

Tel: 01200 424535
07904 846063

Email: natcox73@hotmail.com

Website email: info@waddingtonvillage.co.uk

concerns that property owners' personal driveways would be used for this purpose thus causing damage and additional expense to themselves.

Waddington Parish Council is sympathetic to the need for agricultural businesses to diversify in difficult times; respects new business ideas and welcomes business and employment opportunities for both local business and residents alike. However, councillors do not feel the current application would address any of the concerns raised previously by members of the public due to the poor access from both Waddington and Bashall Eaves to The Outbarn when compared with other local wedding venues.

As a result of the above concerns Waddington Parish Council strongly objects to this application.

Yours sincerely

Natalie Cox
Clerk to Waddington Parish Council