

BASHALL EAVES & MITTON PARISH COUNCIL COMMENTS ON

REF: BAC-06

ERECTION OF NEW BUILDING FOR USE AS HOLIDAY ACCOMMODATION IN ASSOCIATION WITH EXISTING WEDDING VENUE BUSINESS

THE OUTBARN, CLOUGH BOTTOM, RABBIT LANE, BASHALL EAVES.

Introduction

1. The Parish Council wishes to express ongoing support for the development, growth and expansion of local businesses that will benefit the local residents and economy in terms of employment, facilities and trade. It is disappointing to see that this application gives no evidence whatsoever as to how this expansion and development will achieve this.

Specific Points

2. The Parish Council makes the following specific comment and observations in respect of the application to erect a new two story, eight bedroom building for use as accommodation in association with the existing wedding and corporate training business at The Outbarn, Clough Bottom, Rabbit Lane, Bashall Eaves:
 - a. The planning application is ambiguous. The application is for accommodation in association with the existing wedding and corporate training business yet throughout the document the accommodation is referred to as "Holiday Accommodation". The implication is that the accommodation is for more than just in support of the existing business. If this is the case then the application is incorrect and should be re submitted.
 - b. The Clough Bottom complex has already been subject to "planning creep" where consent granted for one use has changed to a very different use. EG Training classrooms and overnight accommodation that are now long-term rental cottages. The parish Council recognises that the regulations were followed in this case but also highlights this as an example where the original application has evolved to something very different. The Parish Council is concerned that this accommodation will turn into holiday accommodation "to serve the tourism trade" as stated in the Planning Statement para 3.1, or even permanent residential accommodation which is in addition to and does not support the application to "expand the overnight accommodation offer at Clough Bottom for guests of weddings and events held there" (Planning Statement para 3.1). The application cannot be supported without very clear and precise clarification on these points.
 - c. The application is for a single building with eight ensuite bathrooms that "to expand the overnight accommodation offer at Clough Bottom for guests of weddings and events held there" (Planning Statement para 3.1). The Outbarn is permitted to operate up to 40 weddings per year as well as for corporate training events. (Planning Statement para 2.1). The volume of corporate events are not stated but based on the number of permitted wedding events (40 per year) the accommodation will be used for 80 days per year, the night before the wedding and the night of the wedding. This is a 22% occupation rate. As previously stated the volume of corporate training events is not stated. Even if corporate training events increase the occupation rate to 50% the Parish Council questions the financial

viability of the proposed development and the subsequent impact on the local area should it fail.

- d. Sustainability of the Location (Planning Statement para 5.7) states that “users of the holiday bedrooms will primarily be to existing guests at the site that result from the wedding events already held there”. As already stated in para 2c above a 22% occupation rate does not suggest a “primary” business justification. This need clarification. The Parish Council cannot support the application without clarification of what is the primary business justification.
- e. The Parish Council questions the suitability of a large single building to expand the overnight accommodation offer at Clough Bottom for guests of weddings and events held there (Planning Statement para 3.1). A more suitable solution would be for the erection of Pods or shepherds’ huts. Reference Browsholme Hall pods erected to support the accommodation at The Tithe Barn wedding venue. These concerns are in addition to those outlined in para 2b & 2c above.
- f. Employment – Planning Statement para 5.5 states “At subsection 6 of NPPF entitled ‘Supporting a Prosperous Rural Economy’ it is stated that planning policies should support economic growth in rural areas in order to create jobs.” No evidence at all is provided in the application on employment benefits for the local area and community. Detail is required. EG the number of FTE or part time posts that will be created.
- g. Highway considerations – Planning Statement para 6 states “it is not envisaged that there will be additional car trips generated as a result of the development.” The Parish Council question this. The accommodation will need servicing; breakfast for guests, laundry and housekeeping services, manning reception etc. All of which will involve additional vehicular traffic, not all of which will be private cars. Further information on how these services will be provided and the associated vehicular impact should be provided.
- h. Health & Safety – has a Health & Safety assessment been carried out in respect to access for emergency vehicles? If so what was the outcome, if not this needs to be done. Planning Statement para 6 goes on to state “there is no need for further access alterations.” The Parish Council questions the suitability of the Rabbit Lane entrance for emergency vehicles.

Conclusion

3. This application is to provide accommodation for 40 weddings per year and an unspecified number of additional training events yet also suggests a strong tourist and holiday element that is not explained. In conclusion, the Parish Council cannot support this application because it is vague, ambiguous and lacks any evidence to show that it is in the interest of the local community.