

Bowland with Leagram Parish Council

Dear Sirs

Re Application 3/2024/0687

Applicant Mr N. McDonald

Bowland Wild Boar Park

Wardesley Road

Chipping

PR3 2HB

On behalf of Bowland with Leagram Parish Council we would invite that the following observations be considered regarding the above Application. May we indicate at the outset, however, that no explanation is given as to why this application is made retrospectively, the relevance being that many of the measures outlined in the Ecology Advice Report, dated 5/4/2024 compiled therefore after the date given for completion of the work (1/4/2024) were unable to be complied with. The development is in an AONB and adjacent to a Biological Heritage Site a significant number of the actions proposed (see pages 12-21) were required to be observed both prior to and during development and designed for the protection of the environment.

Anecdotal evidence is that the sign advertising the opportunity to hold a wedding reception has been on display at the entrance to the Wild Boar Park for a number of months. The Planning Process is an important part of local democracy allowing those impacted to have a voice and adherence to the same ought to be strictly observed.

The Application unlike previous permissions sought for holiday lodges and camping pods anticipates a very different development in the form of 5 tipis and hardstanding together with a toilet block. It would comprise a wedding venue accommodating up to 150 day guests and 200 evening guests. It would be erected between April and October and at other times of the year for particular events including the festive season and also in association with the Wild Boar Park. As such it is not proposing any form of tourism or recreational activity

Unlike the holiday lodges of natural timber construction the tipis would not blend into their surroundings, quite the contrary. They would significantly affect the visual amenity of the area and the ANOB. The peace and tranquility of the area referred to in the planning application for the lodges would be lost.

In view of these factors the proposal conflicts with a number of Core Strategy policies

It conflicts with **Policy DMG1** in that it would affect the amenity of the surrounding area. It would inevitably increase noise levels, particularly at night well above the current noise levels in the ANOB. If the Noise Assessment report is considered in detail in particular Appendix A headed Full Monitoring Report it would appear that the levels deemed unacceptable are exceeded on a number of occasions.

It conflicts with **Policy DMB3 (Recreation and Tourism)** as it relates to the Forest of Bowland AONB.

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It would not represent a high standard of design appropriate to the area;

it would introduce a built development into an area largely devoid of structure;

It would be of a large scale; it would not contribute in any way to the protection, conservation and enhancement of the natural beauty of the landscape area;

and would not in any way reflect the local vernacular, scale, features, and building materials.

It conflicts with the general considerations as set out in **Policy DMG1** relating to traffic in that it would bring to the area large volumes of traffic over a concentrated period of time onto unsuitable roads both in their condition and width. It cannot go without comment that the Transport Statement includes only one road measurement that being at the point where it is perhaps at its widest and fails to recognise that for most of their length all access roads are unsuitable for the volume of traffic anticipated.

Whilst not wishing to discourage businesses which may bring employment, in this particular instance the Application records that no additional employment will be created

Should the observations not be persuasive then without wishing to detract from the objections raised we would ask that for the safety of road users, the peaceful enjoyment of the area particularly on the part of near neighbours and the safety of the environment that the following conditions be attached :

- 1) A restriction on the time events finish, a suggestion of 11.30 pm is mentioned in the noise report.
- 2) A requirement that sound equipment is used that restricts the decibel output to one which would fall within the limits recommended as safe by the World Health Organisation. Having listened to parishioners likely to be affected by the application, and who have experienced events that have already taken place, consideration to be given to 'silent discos'.
- 3) A restriction on numbers to 150, the additional 50 guests that it is proposed might attend in the evening would serve to increase considerably the volume of traffic at the cessation of the event and add another peak in traffic at the commencement of the night time function.
- 4) That the tipis only be allowed to be erected between April and October and that the venue only operate between and including those months thus at least containing the additional traffic. Any wedding events, including public viewings of the facilities could be held within that period and there is already a surfeit of "Christmas Fairs" without their being a need for additional ones at this location. What is hoped to be avoided is the tipis becoming permanent features by "the backdoor".
- 5) That there be a complete prohibition on parking on the approach roads and on the road adjacent to the entrance to the Wild Boar Park. It is noted that only 25 car park spaces are being created. If 150 persons attend at a wedding then potentially there might be as many as 75 cars. With the insufficiency of parking spaces, the temptation would be to park on the road. The suggestion that large numbers will be accommodated as per the traffic report is disputed given the lack of available space and the suggestion that guests would car share or use taxis bearing in mind the location is arguably unlikely.
- 6) That the management as required by the Ecology Advice and the proposals set out in the Landscape Management and Maintenance Plan be a condition of any grant. It is noted that there is no provision in the application for the separation and collection of recyclable waste or indeed for the disposal of "foul waste" A scheme is essential given

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the nature of the immediate environment being an AONB and its proximity to a Biological Heritage Site.

- 7) That the lighting be designed operated and managed to limit impact on the immediate environment having particular regard to the wildlife in that and adjoining areas.

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7th November 2024.















