

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe

27 November 2024

Your ref: Kathryn Hughes

Dear Ms.Hughes,

Re: 3/2024/0758 - The Out Barn, Bashall Eaves

I refer to the above-named application.

I wish to make the following representations in respect of the same, namely:

1. It is fundamental that the background to this application is documented. This application has been made following an investigation by Waddington Parish Council into the number of events, including weddings, that are being held at the Out Barn. The planning approval currently in place is for events to be held on 40 days of the year. Investigations by the Parish Council discovered that such number was being exceeded beyond all expectations.
2. The Applicant has indicated in the documents filed in support of his application that there has been a substantial breach of the planning conditions since at least 2019. In 2019, there were 130 days for training events and 57 weddings. By 2022, there were more than 120 weddings.
3. The Applicant has been more than happy to ignore the conditions placed upon the use of the venue by RVBC.
4. The Applicant has financially benefited from the persistent breach of the said conditions. The accounts filed at Companies House for

The Out Barn Limited show that for the year ending 30.9.2020 that the net assets totalled £[REDACTED]. By 2023, the net assets had increased to [REDACTED]. The Applicant has financially benefitted from the said breaches to a significant degree.

5. Traffic: The Applicant sets out in his application that there is space at the venue for 60 cars. The matter of traffic to the venue is a significant one. Cross Lane is a single tracked winding and narrow lane. It serves a several farms and a few residences. The Lane is single tracked and winding as it was designed only to serve such farms and homes. It was never designed to accommodate wedding traffic. The lane has a handful of narrow passing points and has drainage ditches running along the whole length of it. Since planning permission was granted to the Out Barn it has been crystal clear that there has been a significant increase in the amount of traffic on the lane; this is attributed to the events at the Out Barn. I have witnessed numerous and at time, ugly, confrontations on the lane between local farmers in large tractors attempting to exit Cross Lane onto Slaidburn Road and wedding guests trying to get down the lane to the Out Barn. Further, as wedding guests have no knowledge of the lane, I have seen cars manoeuvring into the verges to let local traffic exit Cross Lane. This has caused damage to the verges which have collapsed into the drainage ditches.
6. Wedding traffic does not only consist of cars. On wedding days, supplier traffic is clearly identifiable. These include Articulated trucks supplying drinks, Flower Supplies, Cake Makers, Linen Supplies, Outside Catering Supplies both for the 'day' event and later in the day for the 'evening'. It is important to note that large 40 and 50 seater coaches also go down the lane together with minibuses. Also, numerous taxis can be seen going at speed down the lane. And, of course, all the traffic that goes down to the Out Barn has to come back at the end of the event.
7. There is no traffic management in place and the traffic is far too excessive.
8. The Planning Committee should also be aware that wedding traffic to Browsholme Hall is also using Cross Lane. This has become apparent by the number of wedding cars that have stopped [REDACTED] [REDACTED] directions to Browsholme.
9. It should also be noted that the Out Barn also hosts other events such as birthday parties and christening parties.

10. Noise: On warm nights when we have the windows open, we can hear music and we either have to turn up the television or close the windows. This constitutes noise pollution.
11. Time constraints: The permissions set out in 3/2016/0243 show that the venue shall only operate between 8am and 10pm Sunday to Thursday inclusive and between 8am and 12.30am, the following morning, on Friday and Saturday. I am not aware that this condition has been varied. It is quite clear that wedding traffic is leaving the venue much beyond the time restraints particularly between Sunday and Thursday. Cross Lane is ordinarily a quiet lane. There is no farm traffic late at night. The wedding traffic is significant and tidal and wakes up our household on a regular basis. This is exhausting when we must go to work the next morning. This traffic is easily differentiated from the Browsholme traffic as it correlates with the 'wedding signs' placed by the bride and groom at the end of Cross Lane.

In conclusion, I ask that the above representations be considered and that the said application be refused. If the application is granted, then the traffic and noise pollution will go on unabated ad infinitum. This is an application submitted in consequence of wilful and repeated breaches of carefully considered planning permissions.

Yours truly,

