

Ribble Valley Borough Council Council Offices
Church Walk
Clitheroe

1th December 2024

Your ref: Kathryn Hughes

Dear Ms.Hughes,

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

We ask that the below 3 points be considered on the above application.

1. Noise - We note that the noise survey was carried out in October. This has not therefore, measured the impact during the spring and summer months, when the doors are open, and music is played outside during the day and late into the evening. This currently can be heard some distance from the venue, impacting the peace and tranquillity for local residence. A sound level monitor already installed to cut off the music above a certain level is either ignored, over ridden or faulty. We would ask for some reassurance as to what is being done to contain the sound of music or DJ's to reduce the impact on the lives of local residents, when the Out Barn is hosting Weddings.
2. Traffic - Cross Lane and Rabbit Lane are both single track roads which were built to accommodate local farms and dwellings. There are very few passing places. Apart from a couple of wide bends, the remaining passing places are in the farmers' fields, gateways or private driveways which has resulted in significant damage to road surfaces, verges, and driveways. The latter two are not repaired at public expense. Unfortunately, most people accessing The Out Barn are not used to single track country lanes which has resulted on occasions in heated arguments with other road users be it pedestrian or vehicular. And on occasion complete blockage of the road. This increase volume of traffic is not only during the day but goes on until the early hours of the morning. Inclusive of the wedding fayres which are held and not counted within the current 40 limit on weddings. Please also consider the impact on displaced traffic that will avoid the fell road during the 7-year HARP project due to start in 2025.
3. Compliance - 10 lodges have recently been granted planning permission without our objection. We need reassurance that these will only be used as per planning permission to support the weddings. Given the substantial breach of previous planning permissions how will this and the number of weddings be monitored moving forward? Putting forward a suggestion is for The Out Barn to publish and maintain a 12-month wedding event calendar that could show transparency for both Ribble Valley Council and residents.

We understand that jobs and livelihoods depend on the continued success of The Out Barn. Diversification of what in the past was a working farm to a successful wedding venue in The Ribble Valley is to be supported. However, due to its rural location, within an AONB and current impact on both residents and highways, we feel The Out Barn has reached its maximum potential. Any further expansion in either events or buildings cannot be supported without the above considerations.

Yours Sincerely



Yours Sincerely



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 December 2024 12:42
To: Planning
Subject: Planning Application Comments - 3/2024/0758 FS-Case-668311884

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0758

Address of Development: The Outbarn, Clough Bottom, Rabbit Lane, Talbot Bridge, Bashall Eaves, BB7 3DB

Comments: Bashall Eaves is a beautiful hamlet that really needs to be preserved as such for the benefit of residents, walkers, cyclists. Expansion of this a business is not compatible with the nature and infrastructure of the village.

The effects of frequent and multiple weddings at the Outbarn are very much apparent in terms of :-

- Noise / music issuing from the venue, clearly audible from [REDACTED] for significant periods of time.
- Behaviour of guests at the weddings, Too often we experience wedding attendees on the roads [REDACTED], clearly under the influence of alcohol in terms language and demeanour.
- Traffic, the roads adjacent to the venue are difficult and the unexpected is always just around the corner. I fear that wedding attendees may be caught out by this and ('the spirit') of the occasion.

Bashall area feels to be becoming wedding capital of Ribble Valley, other venues both already exist and continue to be approved. We really want this beautiful area to be preserved in its current state for the benefit of everyone. Enough enough.