

**From:** [REDACTED]  
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We are writing to provide our observations and to comment on the planning application for The Out-barn Bashall Eaves - reference 3/2024/0758.

Located within the Forest of Bowland National Landscape, the Out barn has seen a notable increase in popularity over recent years and has seen the number of wedding events consistently grow on a year on year basis. This rise in popularity has directly correlated with a negative impact on the surrounding residents; both from a noise pollution and local access perspective.

By their own admission, within their Business statement, The Out barn held 57 weddings in 2019, a further 120+ in 2022 before “stabilising” at 90 per year. This is in direct contravention of their current permission of 40 per year. The planning application is to change from a mix use venue of weddings/corporate events to a solely wedding venue, yet their business statement outlines their plans to offer corporate events ‘as they always have’ which suggests they will seek to host events 7 days a week. This attitude demonstrates the owners total disregard for their existing approvals, RVBC, local neighbours and environment.

Traffic volume is a great worry to the Bashall Eaves community. The surrounding infrastructure was not designed to accommodate the amount of traffic that go hand in hand with weddings, or other large events, on a regular basis. The primary access point to the venue is a narrow, single track, winding lane with only a couple of single car passing places. This year, the volume of traffic has continued to increase with the volume of weddings exceeding the permitted 40, causing significant disruption, including difficulties for residents and businesses accessing their properties. Examples of this are:

- A coach going to the event ended up on its side attempting to pass a car, blocking the road for quite some time.
- A suspected drunk driver leaving the venue, running off the road and being very abusive when confronted by a resident, which was at the time reported to the police.

Given the owner’s previous disregard for the permitted 40 weddings per year and the associated impact on the local roads, we are concerned a formal increase to this number threatens not only the areas charm and tranquillity, but the safety of residents and visitors alike.

Many residents have also expressed their concerns about the loud music and noise levels during events. The afternoon and evening entertainment is extremely noisy at the majority of events. Many residents believe effective sound monitoring is not in place at the Out barn, as the music stopping and restarting can often be heard. We ask that this is investigated to ensure the Out barn are adhering to required legislation for noise during night hours, before considering any further planning applications.

Furthermore, many of the weddings have outside entertainment, meaning live music is not contained to the inside of the venue. This even further exacerbates the noise problem as outside music is not subject to any sound monitoring. Additionally wedding guests can be heard shouting until the very early hours. [REDACTED] because of noise from the Out barn and also vehicles leaving the venue as late as 1.30-2am. This regularly [REDACTED] is exhausting when [REDACTED] following day.

It is clear from conversations within the village that many residents feel that this proposal can only have a detrimental impact to our community. Residents are fed up with the lack of consideration the venue displays towards them in the pursuit of profit. Ironically the owners of the Out barn have gone to significant lengths to maintain the privacy of their personal property by erecting signs, as shown in the attached photograph. They actively discourage the use of public footpaths around their property and use 'Private Road' signs to ensure visitors to the area do not use their property to turn around vehicles when they are lost. However the owners of the Out barn deem this an acceptable issue for other residents of Bashall Eaves to deal with and show no respect for [REDACTED] property or privacy. As you can understand this makes Planning applications such as this one, all the more upsetting to residents and families who have been part of this community for generations.

Finally, we need to make the planning committee aware that previous objections to numerous planning applications have resulted the [REDACTED] [REDACTED] [REDACTED], in order to minimise the risk of a similar occurrences to Bashall Eaves residents going forwards.

In conclusion, while we acknowledge the importance of supporting local venues, we are concerned that the owners brazen lack of regard for their existing planning rules will see them continually push to further increase their revenues, with wilful disregard of the impact to the local communities. We would like the existing planning to stay at the number as corporate training events do not have as big an impact or negative, detrimental impact on our day to day lives because they do not attract the same amount of noise and traffic pollution as do the wedding events. However for this to be effective the planning authority will have to insist The Out barn adhere to their 40 weddings per year limit.

It is crucial to consider the cumulative impact of noise pollution and maintenance of the roads on the residential community, particularly in such a serene environment. As such, we ask our points be considered and that the application be refused.

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Kind Regards,

[REDACTED]

[REDACTED]

[Redacted]

[Redacted]

[Redacted]