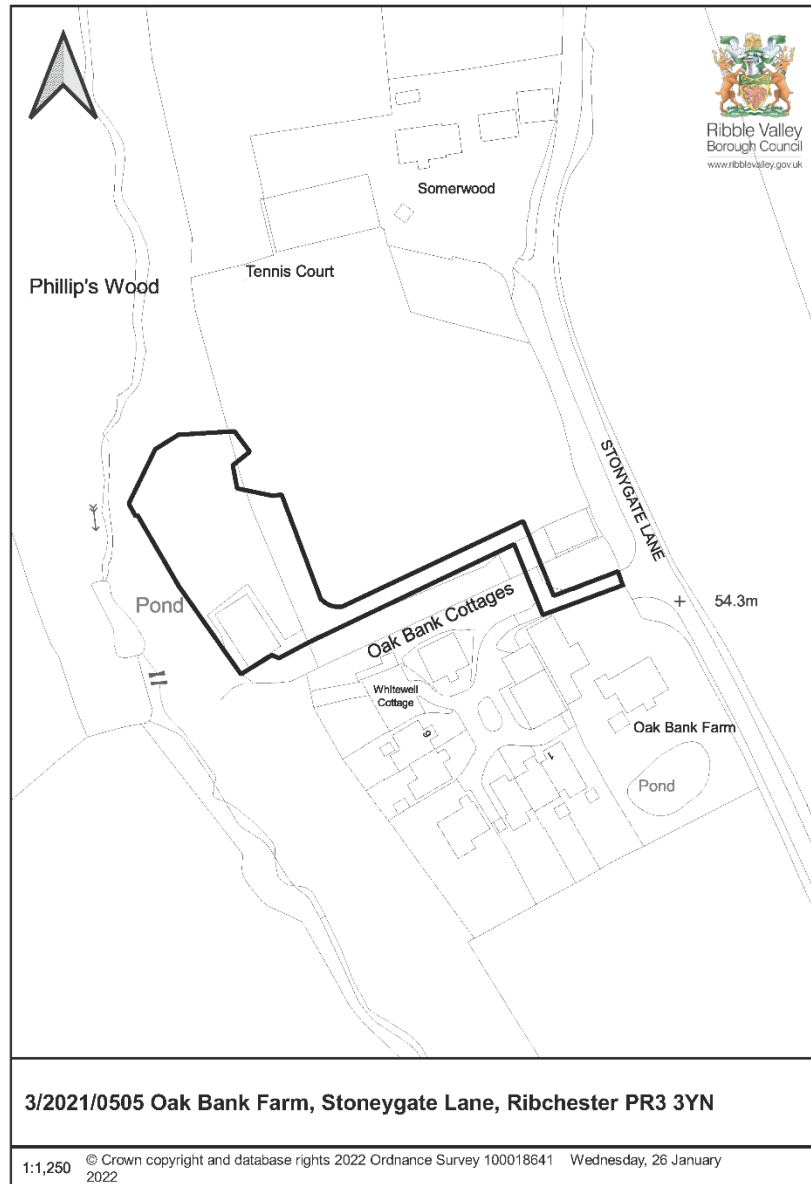


**APPLICATION REF: 3/2021/0505**

GRID REF: SD 365082 436314

**DEVELOPMENT DESCRIPTION:**

DEMOLITION OF AGRICULTURAL BUILDING AND CONSTRUCTION OF BUILDING TO PROVIDE A WEDDING AND EVENTS VENUE, THE SITING OF THREE TIMBER HOLIDAY LODGES AND THE CREATION OF THIRTY-TWO PARKING SPACES.



**CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

**PARISH COUNCIL:**

Ribchester Parish Council wishes to object to the above application in the strongest possible terms. In addition to forming its own views of the application it has received comments from residents who live in close proximity to the existing complex and has taken these comments into

consideration; knowing also that there have been complaints for a considerable length of time about the noise and disturbance emanating from the property when Stag/Hen and similar parties are in residence. These include all-night parties outdoors. Such complaints do not appear to have been addressed to the satisfaction of the near neighbours.

The key areas against which the Parish Council wishes to register its particular objections are as follows:

1. The proposed development will exacerbate the already increasing traffic problems on Stonegate Lane. In recent times the traffic flow on the Lane has increased, and vehicles are traveling at ever increasing speeds on a narrow and winding road. Local users are becoming cautious about using the lane and drive with greater care, being aware that they may encounter a vehicle on the 'wrong' side of the road. Visitors will not necessarily be aware and there are no advisory or cautionary signs along the Lane to assist them.
2. The proposed development is not in keeping with the stylistic context of the local area. Further, it does nothing to 'conserve or enhance the historical character of the area'; nor does it make a 'positive contribution to conserve or enhance the character, appearance or significance of the area (Core Strategy Policy DME4.10.5).
3. The proposed development will have a negative impact on other properties through noise, light pollution, loss of privacy and late-night activities.
4. Finally, it is submitted that approval for the further development of this site would create a precedent, meaning that Ribchester Parish Council (and the residents of the village) would find it difficult to object to similar proposals for extended development in future.

#### **ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

The Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to technical conditions being stated on any approval.

#### **LANCASHIRE FIRE AND RESCUE:**

It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'. Oak Bank Farm, Stonegate Lane, Ribchester, PR3 3YN

If Document B, Part B5 cannot be fully complied with then, in certain circumstances, the installation of a residential sprinkler system may be used as a compensatory feature, but professional advice should be sought in such cases.

#### **ADDITIONAL REPRESENTATIONS:**

A total of 19 objection letters have been received and raise the following concerns:

- Late night noise from existing holiday lets including music and fireworks;
- Increase of traffic on already busy country roads;
- No public transport options for guests contrary to policy DMI2;
- Should support existing hospitality businesses rather than developing new ones;
- Area is a wildlife haven and the development would have a negative impact;
- Concerns regarding flooding;

- Setting off fireworks close to livestock;
- List of consultee addresses are all owned by the applicant;
- Concerns regarding external lighting;
- The existing agricultural building at this site was only completed in 2018;
- Already wedding facilities in the area;
- The replacement building is double the size of the existing agricultural building;
- Over development of the site.

## 1. **Site Description and Surrounding Area**

- 1.1 This application relates to an agricultural building and surrounding land associated with Oak Bank Farm which is located within the open countryside approximately 0.5 miles north of the settlement of Ribchester. The site historically contained a group of agricultural buildings alongside Oak Bank Farmhouse. Permission was granted in 2012 for these buildings to be demolished and for the erection of six holiday cottages which were subsequently implemented. A further holiday cottage was granted approval in 2017.
- 1.2 The building and land which is the subject of this planning application is located to the north-west of the group of holiday cottages. The agricultural building was erected following approval under the agricultural prior approval procedure in 2018. There is a minor watercourse which runs into a pond to the west of the building. To the north of the building is Phillips Wood.
- 1.3 The immediate area is reasonably well-settled with individual residences and farmsteads and small clusters of residential properties and rural commercial enterprises including Stydd Gardens which is located further south along Stoneygate Lane.

## 2. **Proposed Development for which consent is sought**

- 2.1 The application seeks permission for a new wedding venue to be created. Originally it was proposed to convert and extend an existing steel portal framed building however the design was considered unacceptable, and a revised scheme has since been submitted which proposes a single storey pitched roof building with wider and higher central section and two lower sections at each end.
- 2.2 The proposal also includes the construction of 3 timber holiday lodges to the North of the wedding building.
- 2.2 It is proposed to create a 32-space car park adjoining the northern end of the building. Access would be provided along the existing track to the building which extends from the main entrance from Stoneygate Lane and also serves the existing holiday cottage development site. The site will provide 44 spaces in total.
- 2.3 The applicant has stated that the existing holiday cottages are used regularly by wedding guests for other functions in the locality and it is considered beneficial to develop a new wedding venue at the site.
- 2.4 The application also states that the building will be used as a wedding and events venue. It is not specific, but this could potentially be a variety of functions from celebrations to more corporate gatherings.

### 3. **Relevant Planning History**

3/2018/0134 – Prior notification of a steel portal frame agricultural building length 17.6 metres x breadth 9.0 metres. Height to eaves 3.0 metres. Height to ridge 4.0 metres. Approved.

3/2017/0786 – Erection of one additional single-storey holiday cottage designed to cater for disabled guests. Approved.

3/2011/0107 - Proposed demolition of a range of modern agricultural buildings and the creation of six holiday cottages and gardens and the change of use of an existing building to a recreation room together with internal access roads. Approved.

### 4. **Relevant Policies**

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EC1 – Business and Employment Development

Key Statement EC3 – Visitor Economy

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees and Woodland

Policy DME2 – Landscape and Townscape Protection

Policy DME3 -- Site and Species Protection and Conservation

Policy DMB1 – Supporting Business Growth and the Local Economy

Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)

### 5. **Assessment of Proposed Development**

#### 5.1 **Principle of Development:**

5.1.1 In relation to the principle of the development, Core Strategy Key Statement EC1 directs employment development towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor. It also supports developments that contribute to farm diversification, strengthening of the wider rural and village economies.

5.1.2 Key Statement EC3: Visitor Economy states that “proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions; and that significant new attractions will be supported in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities”.

5.1.3 Policy DMG2 states that outside the defined settlement areas development must meet at least one of six considerations. This includes development for small-scale

tourism or recreational development appropriate to a rural area. Policy DMG2 also requires development to be in keeping with the character of the landscape by virtue of its size, design, materials, landscaping and siting.

- 5.1.4 Policy DMB3 relates specifically to recreation and tourism development. Tourism and visitor attractions are generally supported subject to meeting six criteria.
  - 5.1.5 Policy DMB3 requires new recreation/tourism facilities to be physically well-related to an existing settlement or village or to an existing group of buildings. Oak Bank Farm is physically detached from a settlement or village, however, the proposed development site is closely related to the other buildings at Oak Barn Farm which are in non-agricultural use.
  - 5.1.6 Policy DMB3 requires development to be well related to the existing highway network, not generating additional traffic movements of a scale and type likely to cause undue problems or disturbance. It is also important that development is not of a large scale. The term 'large scale' is not defined in the Core Strategy however it has been considered elsewhere in the borough that wedding venues with a similar guest capacity do not contravene this policy requirement. The venue is expected to cater for 120 guests. This would equate to 12 banquet tables of 10 people which relative to other wedding venues would be considered small scale. The building is also proposed to be used for events and it is considered that a condition should be imposed to restrict the number of people at weddings and events to ensure that the scale remains appropriate to a rural area. Whilst each application must be dealt with on its own merits taking into account the character of the site and surroundings, it is not considered that the size of the building and associated facilities proposed would be of an inappropriate scale in this location subject to controls over the scale of the use.
  - 5.1.7 Given the site location, the majority of guests/ attendees will arrive by car due to the lack of alternative travel options. This would generate an increase in localised traffic on the day of a wedding/ event although, as the site is accessible from Ribchester Road, a classified road, this is unlikely to lead to any significant traffic problems. Further consideration must be given to the visual impact of not only the proposed building but also the car park and any potential adverse impacts on trees and biodiversity.
  - 5.1.8 The venue in theory could be used for a range of social and corporate events which is likely to benefit other local businesses through the requirement for catering, entertainment, and a range of other enterprises. The proposed lodges would also accommodate guests who would be likely to make use of local services and businesses during their stay.
- 5.2 Impact upon Residential Amenity:
- 5.2.1 There is potential for the proposed development to generate noise, odours and general disturbance and as such the impact on any residential properties or other noise sensitive uses in the vicinity must be considered.
  - 5.2.2 The nearest residential property is Oak Bank Farm which is owned by the applicant. Around 150 metres to the north-east of the application site is Somerwood, a residential property. To the south, the nearest property is Cherry Yate at approximately 300 metres. The Council's Environmental Health Officer has been consulted on the application and has raised no concerns subject to the

imposition of planning conditions. These would impose specific limits for noise experienced by noise sensitive properties in the area and the requirement to provide a Events Management Plan for the control of noise from all potential sources in relation to the proposed wedding events, especially in relation to the following, to include any relevant noise mitigation measures relating to: excessive noise from amplified/non-amplified music; control of patrons when leaving, especially late at night; use of any outside areas by patrons.

- 5.2.3 Consideration has also been given to additional restrictions including restricted operating hours and time limits on live and/or amplified music and it is considered that, subject to such restrictions, levels of noise and disturbance arising from the proposed development could be adequately contained and controlled to ensure that there is no adverse impact on the amenity of the area.

### 5.3 Visual Amenity / Landscape:

- 5.3.1 Core Strategy Policy DMG1 requires that development be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. It places particular emphasis on the visual appearance of development and impact on landscape character. Key Statement EN2 reiterates the requirement for development to be in keeping with the character of the landscape and Policy DMB3 states that recreation and tourism development should not undermine the character quality or visual amenities of an area by virtue of its scale, siting, materials or design.
- 5.3.2 The existing agricultural building is set back from Stoneygate Lane by over 100 metres and is not seen as a prominent feature in the landscape. The site is also screened from Stoneygate Lane by roadside hedges and trees. There are no public footpaths in the immediate vicinity of the site, the closest being around 220m to the south with intervening woodland. Visually the site is therefore considered to be relatively well-contained.
- 5.3.3 It is noted that the application building was approved for agricultural storage purposes in 2018. A site inspection was carried out and there was evidence that the building has been used for livestock housing. Notwithstanding the use of the existing building, the proposal to establish a new tourism enterprise in this location does not hinge on it being for conversion of an existing building – Policy DMB3 also supports new built form subject to it being of appropriate scale, siting, materials, or design.
- 5.3.4 There remains the requirement however for development to be of a good standard of design. The proposed wedding venue was originally proposed to be provided through extension of the existing portal framed building which has a rectangular plan form measuring 17.6m x 11.5m and eaves and ridge height of 5.5m and 6.5m respectively. This scheme was considered to lack any coherent design approach and as such it was recommended that the applicant explored the option of demolition and rebuild of a bespoke building fit for the purpose required.
- 5.3.5 Revised plans were submitted to the Council on 2<sup>nd</sup> November 2021. It is now proposed to construct a 3-section single storey building with a pitched roofs measuring 26.5m in length overall with the widest section measuring 17.5m. It has an eaves height of 2.5 m and ridge height of just under 6.2 m at the highest point. The larger central section will contain a dining room, kitchen, WCs, plant and storage. The room to the rear will be the ceremony room and there will be a partially

open sided foyer to the front. Although the new building will occupy a footprint of almost twice the size of the existing building the eaves will be much lower and the stepped design will further reduce its visual presence.

- 5.3.6 It is proposed to construct the building using a mixture of natural stone and timber cladding for the elevations, which combined with the varying roof heights will break up the expanse of walling and give a more pleasing aesthetic. The roof will be covered in blue slate. There will be a series of equidistant bi fold doors along one long side and smaller windows on the other. The front foyer will contain an open covered area and the ceremony room includes feature glazing on the end elevation. The building will have a meet the requirements of Policy DMG1 which insists on a high standard of design and Policy DMB3 which considers the scale, siting, materials and design of recreation and tourism development.
- 5.3.7 Lodges are proposed to the north of the venue, these have been reduced in number from 4 to 3 larger ones measuring 7mx 5m with height of 2.1m to eaves and 3.8m to ridge. They contain one bedroom, living room and shower / wc. Whilst they do not contain adequate facilities to be occupied as self contained living accommodation a standard condition restricting them to short term holiday use will be imposed. The lodges are simple pitched roof structures of timber construction and grouped closely with other buildings. It is considered that their visual impact will be acceptable and there will be no unacceptable encroachment into countryside. The boundary will be marked with a post and rail fence and the wooded copse to the north will provide a visual buffer to the open land beyond.
- 5.3.8 Whilst the car park is generously sized it would not be highly visible in the landscape. The revised site plan does not specify the surfacing for the car park or location of any lighting. It is recommended that the use of sympathetic surfacing materials and lighting would aid to reduce any adverse visual impacts of this element. The plan does however show that there will be a "Lancashire Hedgerow Mix" to the West of the new car park, a copse of trees retained to the north and bark paths to the lodges.

#### 5.4 Highway Safety and Accessibility:

- 5.4.1 The County Highways Officer has raised no objection to the proposals and has not required any access improvements to be made. The proposed car park is deemed to provide sufficient parking for the venue and would be required to be completed prior to first use of the building although it is considered that use of dark coloured gravel or 'grasscrete' surfacing would be more visually acceptable in this countryside location, with parking spaces undefined or marked out with simple timber dividers that are more in keeping with the rural area than formal markings. The submission of such details will be secured by a suitably worded condition

#### 5.5 Ecology / Trees:

- 5.5.1 Key Statement EN4 sets out that the Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and that negative impacts on biodiversity should be avoided.
- 5.5.2 The countryside officer has reviewed the submitted information and verbally advised that the loss of lower category trees is acceptable. Single trees that are lost close to the backdrop of woodland will have less of an impact visually as in long distance views the tree cover will be maintained. Significant tree cover will

also be maintained around the site which will conserve biodiversity. Root protection areas for those retained trees are marked on the plan and there are no objections raised providing the development is carried out in accordance with the arboricultural assessment and in accordance with BS5837.

- 5.5.3 A preliminary bat roost report has been submitted with the building surveyed on 23 March 2021. There was no evidence to suggest use of the building by bats. However, the report considers the surrounding area to have moderate to high foraging potential. It recommends the installation of two bat boxes on trees within the site.

## 6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 Taking account of the above matters and all material considerations it is considered that the proposal is in accordance with the requirements of the adopted development plan.
- 6.2 It is further considered that subject to details of the surfacing and lighting for the car parking areas the submitted amended details overcome previous concerns and demonstrate that the location of the development is such that there will be visual encroachment into the defined open countryside
- 6.3 It is considered that it has been demonstrated that the development can be accessed without detriment to highway safety or highway structures
- 6.4 Subject to suitably worded conditions it is considered that there will be no detriment to residential amenity in the locality.
- 6.5 Subject to compliance with the submitted ecology and tree reports and implementation of landscaping it is considered that there will be no harmful impact on tree cover or biodiversity.
- 6.6 For the reasons outlined above the proposed development is considered to be in accordance with the main aims and objectives of the adopted development plan and do not consider that there are any significant material reasons that would warrant the refusal to grant consent.

**RECOMMENDATION:** That the application be APPROVED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed plans and elevations (wedding venue) 133/2945/02 Rev C  
Proposed plans and elevations (lodges) 133/2945/03 Rev C  
Location and Site Plan 133/2945/04 Rev A



REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent hereby approved.

3. The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. The car parking areas hereby approved shall be surfaced in a permeable material using grasscrete, gravel or other similar surface and be undivided or demarcated with timber dividers. Details of the proposed surfacing materials should be submitted to the local planning authority for approval prior to their use in the development. The development shall be implemented in accordance with the approved details and thereafter retained as such.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

5. Each holiday unit hereby approved shall not be let to or occupied by the owner, any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

The owner shall maintain a register of all guests of each unit of accommodation hereby approved at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain:

- the name and address of the owner's permanent residence (where they pay Council tax and/ or are registered to vote and keep the majority of their possessions);
- the name and address (permanent residence) of main guest who made the booking together with dates of occupation.

For the avoidance of doubt permanent residence is where the owner/ guest pay Council tax and/or are registered to vote and keep the majority of their possessions.

REASON: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.

6. The landscaping proposals hereby approved (Drawing: 133/2945/04 Rev A) shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped; that trees/hedgerow of landscape/visual amenity value are retained as part of the development and to provide biodiversity net gain.

7. The development shall be carried out in strict accordance with the recommendations of the Preliminary Bat Roost Assessment Report dated 23.3.2021. Prior to development commencing full details and location of the proposed wildlife enhancements recommended the report shall have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with these details. On completion of the approved works a verification report shall be submitted to the Local Planning Authority and the enhancements maintained in perpetuity.

REASON: In order to provide biodiversity net gain and offset any impacts as a result of the development.

8. All tree works/tree protection shall be carried out in strict accordance with the submitted tree survey dated November 2021.

The specified tree protection measures to BS5837 shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

9. Prior to the first use of the wedding/ event venue hereby permitted a scheme showing dedicated electric vehicle charging points throughout the application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the electric vehicle charging points shall be provided in accordance with the approved scheme prior to the first use of the caravans hereby permitted.

REASON: To promote options for sustainable modes of transport within the site.

10. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials; • Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;

- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

11. No part of the development hereby permitted shall be occupied until such time as the access arrangements and offsite highway works (hedge offset 1m behind the highway boundary) shown on drawing number 33/2945/04 Rev A have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

12. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 133/2945/04 Rev A have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

13. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

14. No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the Local Planning Authority.. Thereafter the land shall be landscaped and maintained in accordance with the approved details.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

15. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 10 metres of the highway boundary, nor shall any be erected within a distance of 10 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

16. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with GHA drawing number Wade/133/2945/04 Amendment A. Thereafter the onsite parking provision shall be maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

17. Noise levels, at the façade of the bedrooms of the outside of noise sensitive premises, shall not exceed the levels set by the World Health Organisation of:

50dB LAeq during operational hours between daytime and evening hours of 07.00-23.00, and  
45dB LAeq / 60dB LAm<sub>ax</sub> fast during operational hours of Night-time 23.00 – 07.00

REASON: To ensure that the noise levels from the operation and use of the building, including the playing of live/pre-recorded music, shall not cause nuisance to nearby noise sensitive premises in the interests of residential amenity,

18. The development should be designed so that the rating levels for cumulative noise from external plant and equipment shall not exceed the existing background noise level (LA<sub>90</sub>) at the external façade of any noise sensitive premises, as assessed in accordance with British Standard 4142(2014) or any subsequent replacement national standards.

REASON: To negate the risk of any potential statutory nuisance to any nearby noise sensitive premises once the venue is operational, in the interests of residential amenity

19. Prior to the first use of the wedding and events building hereby approved , an Events Management Plan, which specifically details the proposals for the control of noise at the site, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not limited to, details of the following:

- Mitigation measures to control the noise from amplified/non-amplified music at the site
- Measures to ensure a reduction of potential nuisance from guests/ patrons exiting and entering the site;
- Measures to control the use of any outside areas by patrons

The use of the building for weddings/ events thereafter shall accord with the mitigation measures contained within the approved plan.

REASON: To negate the risk of any potential statutory nuisance to any nearby noise sensitive premises once the venue is operational, in the interests of residential amenity.

20. The capacity of the wedding/ events venue hereby approved shall not exceed 120 attendees/ guests at any one time.

REASON: In the interests of the general amenities of the area and to safeguard, where appropriate, neighbouring residential amenity.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no external lighting/floodlighting or building mounted lighting shall be erected or placed anywhere within the site to which this consent relates without express planning permission first being obtained.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area.

#### INFORMATIVES:

- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway and verge.

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2021%2F0505](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0505)