ITEM: 3PL/2019/0610/F
REF NO: 3PL/2019/0610/F
RECOMMENDATION: APPROVAL
CASE OFFICER: Chris Hobson

LOCATION: GARVESTONE
Reymerston Hall Reymerston Road Reymerston
Garvestone

APPNTYPE: Full

LOCATION: GARVESTONE
Reymerston Hall Reymerston Road Reymerston
Garvestone

POLICY: Out Settlemnt Bndry

APPLICANT: Mr & Mrs Holbrook Jones
Reymerston Hall, Reymerston Road Reymerston

ALLOCATION: N

AGENT: PHD Associates
Braemar House Water Lane

CONS AREA: N

PROPOSAL: Change of Use of Hall from residential to residential wedding venue reception, Bed & Breakfast accommodation; extensions and alterations to buildings to form new Ceremonial Hall, bar and single storey link to The Stables; Conversion of stables to dining and reception area with first floor area and toilets. Extend stables to form plant room and stores; construction of new kitchens, stores, staff rooms and storage areas; Construction of 10 Bedroom Bed and Breakfast Accommodation; landscaping, carpark and improvements to access

TPO: N

REASON FOR COMMITTEE CONSIDERATION
The application is considered to be locally sensitive and therefore requires determination at Planning Committee.

KEY ISSUES
Principle of Use;
Amenity Implications;
Highways and Transport Considerations;
Design and Character Considerations;
Heritage Considerations;
Landscape and Tree Implications;
Ecology Considerations

DESCRIPTION OF DEVELOPMENT
The application proposes the change of use of Reymerston Hall from residential to residential and the provision of a wedding ceremony and reception venue; and including the provision of Bed and Breakfast accommodation. The proposals include extensions and alterations to the hall to provide a single storey link extension to accommodate a ceremony room and bar. As part of the proposals the existing stable building is proposed to be converted to a dining and reception area, with first floor toilets with a single storey extension
providing kitchen and storage space. The proposals also include the erection of a detached 'U' shaped building to the north of the hall.

The proposals include the provision of 46 car parking spaces alongside the existing access drive and 5 no. disabled spaces. The proposed scheme also includes substantial landscaping works, including the provision of new tree and hedgerow planting around the car parking areas, detached bed and breakfast building, new landscaped kitchen garden. The existing trees and woodland along the northern and eastern boundaries and along the access drive would be supplemented with new tree planting and deadwood removed.

SITE AND LOCATION

The site comprises the Grade II Listed Reymerston Hall and stable block and surrounding extensive landscaped grounds that sits in open countryside between the villages of Reymerston to the south and Garvestone to the north. The hall is set towards the south west corner of the grounds and is accessed via a long private drive off The Street. The site borders open fields to the south, northwest and west. Hall Farm borders the site to the north which includes a collection of residential properties within converted barns. A further collection of residential properties site due north east of the site on the opposite side of Holl Lane and North Green.

The hall dates from circa 1800 and is two storey Georgian house of brick and black pantile roof. The stable block and adjoining brick wall also listed in their own right similarly date from circa 1800 and sit just to the north of the hall. The site and hall itself are the subject of ongoing refurbishment works recently granted listed building consent in 2018 and 2019.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2019/0079/LB - Internal Alterations to form new bathrooms, including construction of new stud partition walls and installation of services. Works to fireplaces at ground anf first floor to restore original character or close up redundant fireplaces. Forming new doorways at ground floor to link family rooms and at first floor to access new bathrooms. - Approved - 07/03/19.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.04 Infrastructure
CP.10 Natural Environment
GARDESTONE P C

Comments on amended application and additional information:

Having considered the amendments, the Parish Council’s main concern is that the number of events at Reymerston Hall be restricted to minimise the effect on local residents. The Parish Council would like a condition that the number of events is restricted to 10 in the first year of operation, 20 in the second year and 30 in the third year and thereafter. If this condition is not imposed, two of the six councillors object to the application, four do not object.

If this condition is imposed, six councillors do not object to the application.

The Parish Council would also like a condition that building works be done only within normal working hours (8 am to 5 pm), and that the screening be put in place before any other work starts.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions.

TREE AND COUNTRYSIDE CONSULTANT

No objections subject to following matters being resolved:

1. Car Parking: I would like to see adjustments made to ensure that there is not parking within the RPA of T19 and T25. Currently the parking is very close to the base of T25, there is a high probability that damage would occur to tree roots and it would be necessary to remove lower branches which are on of the important
characteristics of this tree. I would consider the area east of the current parking site to be more appropriate.

2. T5 is a landmark tree at the site entrance. Given that there is visibility behind this tree it should be possible to retain.

3. T26 â†’ There should be no alterations to the ground within the RPA of this tree unless accompanied by an arboricultural method statement. Any roadways within the RPA of this tree would have to be no-dig.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

A European Protected Species (EPS) licence will be required to undertake work to these buildings. If you are minded to approve this application, we recommend that you provide the below informative and condition the following:

- The proposed development must proceed in accordance with the mitigation measures outlined in section 7 of the Ecological Survey Report (Wild Frontier Ecology; June 2019).

- Prior to the commencement of development, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan should include numbers and locations of bat boxes, log piles and habitat enhancements. The measures shall be carried out strictly in accordance of the approved scheme.

An updated ecology report will be required to address the relocation of the accommodation building.

Officer Note: Report has been submitted and comments are awaited from the County Ecologist.

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to conditions.

FLOOD & WATER MANAGEMENT TEAM

No comments to make on the application given the scale and location.

CONTAMINATED LAND OFFICER

No objections subject to conditions.

ENVIRONMENT AGENCY

No objections subject to conditions.

HISTORIC ENGLAND

No comments to make on the application.

ECONOMIC DEVELOPMENT

No Comments Received

HISTORIC BUILDINGS CONSULTANT

No Comments Received

Historic Building Consultant - Following the amendments to the proposed scheme the fundamental aspects of the scheme are acceptable. Discussions are ongoing with respect to the fenestration/joinery design used on the facade of the link between the hall and stable block.

REPRESENTATIONS

The application has been publicised in the local press, by site notice and letters to surrounding residents. The
Council has received objections from 42 number of properties raising the following matters:

- The detrimental impact on highway safety from additional traffic in addition to existing traffic which includes HGV's and large agricultural traffic.
- Inadequate quality and widths of roads in the surrounding area to deal with traffic.
- Harm to safety of pedestrians, children and horse riders using the surrounding lanes.
- Increase in noise and disturbance throughout the day, evening and late into the night from the event itself.
- Noise and disturbance from guests, staff and employees during the day and leaving late at night.
- Detrimental impact on quality of life and amenity of surrounding residents.
- Detrimental impact on the quiet and rural character of Reymerston and surrounding area.
- Detrimental impact from light pollution.
- Lack of supporting bed and breakfast and hotel accommodation in the area.
- Increased air pollution from traffic; creation odours from kitchen and events.
- No social or economic benefits from the proposals.
- Unsuitable rural location and reliance on the private motorcar.
- Design, scale and mass inappropriate.
- Detrimental impact on the nearby grade II* listed buildings at Gunton House and Reymerston Old Hall Farmhouse.
- Inaccuracies within the supporting ecology reports.
- Lack of regard to local residents and environment.
- Harm caused to ecology and local wildlife.
- Inadequate number of parking spaces to be provided on site.
- The area is already well served by such venues.
- Potential impact from fireworks on tranquil nature of the area; and on local animals and livestock.
- Inappropriate location for such a use.
- Increased demand placed on the police and Council services from noise complaints being made.
- Proposed campsite in the grounds is inappropriate.
- Inadequate drainage for such events.
- Considerable waste created by such events, including balloons, chinese lanterns well beyond the site itself.
- Considerable loss of trees on site already.

The Council has received representations from 2 individuals supporting the application and raising the following matters:
- support for the restoration of the hall.
- The site and surrounding area is subject to existing levels of traffic and noise from previous occupants and also current agricultural businesses.

Representations following amendments:
The Council has received 25 representations following the amendments to the proposed scheme raising the following matters:
- amendments do not fully over come earlier objections.
- all earlier objections still remain.
- the proposals will forever change the noise levels in the surrounding area.
- the submitted information prepared by UNV includes discrepancies and cannot be relied upon.
- the site maybe run by a different operator and management company.
- noise management plan will only be useful if implemented.
- The number of events should be restricted.
- the wedding use, the hours of use, and noise levels should be restricted.
- the method of raising funds to renovate the hall and stable should not be at the detriment of surrounding residents
Officer note:
With respect to the information prepared by UNV this sets out a case study to show how similar events run by the same management company as currently proposed operate. The recommended conditions including compliance with the Noise Management Plan would continue to bind irrespective of owner and management company.

Campaign to Protect Rural England (CPRE):
Object - The change of use is likely to cause unacceptable effects on the amenities of the area, and on the residential amenity of neighbouring occupants. This is due to the increased noise, light pollution and a reduction in the rural tranquillity of the area leading to a harm to the characteristics of the area, resulting from the proposed change of use. This would all be contrary to Policy DC 1, the Protection of Amenity, in the current Local Plan.

If permission is granted despite these concerns, we would urge that conditions are placed to ensure no harmful effects from light pollution could result from the development. If any external lights are to be approved then they should be:
1) Fully shielded (enclosed in full cut-off flat glass fitments)
2) Directed downwards (mounted horizontally to the ground and not tilted upwards)
3) Switched on only when needed (no dusk to dawn lamps)
4) LED full spectrum white lights, which are energy-efficient and require little maintenance, and not orange or pink sodium sources
5) Kept to a minimum.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The site is located within the countryside outside of any settlement boundary and within a rural area characterised by sporadic farmsteads and cottages between the village cores of Reymerston and Garvestone. The proposals seek to use the existing Reymerston Hall and adjacent stable building as a wedding venue together with extensions to form ceremony room and kitchens and the creation of a new building to provide bed and breakfast accommodation. This use would be combined with the retention of the halls residential use as a dwelling.

1.2 Policy DC 20 'Conversion of Buildings in the Countryside' sets out that the sustainable re-use of appropriately located and constructed buildings in the countryside for economic purposes will be supported. In respect to Policy DC 20 criteria (a), the development would be set within extensive mature grounds and the design, scale and footprint of dwellings would not give rise to unacceptable impact on the surrounding landscape. The proposals include significant landscaping across the site to supplement the existing mature trees along the north, east boundaries and the access drive. Additional tree and hedgerow planting is also proposed to screen the car park. On this basis, criteria a is satisfied.

1.3 It is acknowledged that the site is not sustainably located, being located away from services and facilities including a bus service. However, the proposal is for a wedding venue, and its principal draw as with other similar such venues will be its' countryside location and the character of the listed Reymerston Hall and its grounds. The proposal is therefore considered acceptable in regards to criteria (b).
1.4 With respect to criteria (c), the Highways Authority have not raised objections in principle, and it is noted that the existing highway network accommodates existing levels of traffic including HGV and agricultural related traffic. It is noted that the times of traffic associated with the use of the site for weddings are likely to avoid those peak hours of traffic currently experienced during the working week. Therefore, subject to a condition restricting the number of events to be carried out at the venue it is considered that the highway network would accommodate the levels of traffic associated with the proposed use.

1.5 Being grade II Listed the hall and stable are nationally important heritage assets, and therefore Policy DC 17 'Historic Environment' is also applicable. This policy allows for the conversion of buildings of particular architectural or historic merit for economic purposes in locations that would otherwise be unacceptable where this would ensure the retention of the building, and they meet other relevant policy requirements and guidance with respect to converting heritage assets. The development will create a viable use to ensure the longer term retention and maintenance of this nationally important designated heritage asset. The proposal therefore is considered acceptable under policy DC17.

1.6 Policy DC8 of the Core Strategy concerns tourism facilities and accommodation and is also of relevance. The proposals being a complete wedding venue have been designed to accommodate weddings of up to 130 people and part of this includes the provision of bed and breakfast accommodation. The nature of the proposed high end wedding venue market requires such rural estates and houses such as the grade II Reymerston Hall. Accordingly the proposals would re-use an existing substantial rural building and grounds. Therefore, the proposals would assist the event tourism economy in Breckland.

1.7 The proposed bed and breakfast accommodation to be provided in the new building would support the use of the site as a wedding venue and would assist in providing an ongoing income to maintain the listed hall and stables. The bed and breakfast accommodation would be part and parcel of the diversification of the residential use to provide both a home and a complete wedding venue on site. Whilst not well related to an existing settlement, the proposed uses specific character, private grounds and rural setting are intrinsic to the proposed use as a high quality wedding venue. As with all proposed holiday accommodation, the use of the bed and breakfast accommodation would be restricted to such by condition.

1.8 Furthermore, it is considered that the proposals would accord with paragraph 83 of the NPPF states that "planning decision should, enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings; and sustainable rural tourism which respect the character of the countryside. Having regard to the above, the principal of development is considered to accord with Policies DC 17 and DC 20 and proposals accord with the guidance contained within the NPPF.

2.0 Residential Amenity

2.1 The site is located within a rural area where there are residential properties in the vicinity. There have been a significant number of objections received relating to the impacts of noise on the amenity of the surrounding area and residents. It is acknowledged that the use of the property as a wedding venue will give rise to noise from the events themselves and associated traffic.

2.2 The application has been amended to address objections raised by the surrounding residents and is now supported by a Noise Impact Assessment which has been reviewed by the Council's Environmental Health Officer. The Council's Environmental Protection Team have subsequently raised no objections to the proposals subject to conditions including construction in accordance with the proposed details and the implementation of the Noise Management Plan at the site and compliance with the noise report. It is considered necessary to update the submitted noise management plan to set a noise limit of 90 dB at all
times and to remove the prohibition of certain access routes to the site; and include details of the management company. Subject to conditions securing the implementation of the measures set out in the report and approval of an updated Noise Management Plan it is considered that the proposals would not give rise to unacceptable effects on the amenity of neighbouring residents.

2.3 In order to ensure the amenity of nearby residents is safe guarded conditions have also been recommended relating to the following:
- limits on the Hours of use of the wedding venue for such purposes;
- a scheme be submitted detailing the noise limiter to be erected at the site;
- prevention of the use of speakers and amplification equipment outside;

2.4 With respect to the impacts on the amenity of the area and residential properties in the wider area it is noted that the development will introduce additional car movements along the surrounding highway network. Whilst the development will cause some disturbance on days when a wedding is held, this will be limited due to the imposition of a condition limiting weddings to 30 per year, together with the controlled hours of operation and the size of venue proposed. It is also noted that each of the residential units in the wider area is set back from the road and has some private garden space again away from the road. The disturbance to these residents is therefore not at a level which would be unacceptable.

2.4 Having regard to the above, the development therefore accords with the requirements of Policy DC 1.

3.0 Highways and Parking

3.1 The site is located in a rural location between the main parts of the villages of Garevstone and Reymerston and as a result would be reliant on the motor vehicle for access. Similarly a significant number of objections have been received with respect to the implications of additional traffic on the surrounding highway network. The site will be accessed via Holl Lane and Garvestone to the north; North Green to the east and Mile Road from the west and The Street leading through Reymerston to the south. It is envisaged that traffic will be spread between these routes and it is noted that the peak traffic movements generated by the proposed use would avoid the existing periods of peak traffic movements on the surrounding highway network.

3.2 NCC Highways have raised no objections subject to conditions, including that the use be limited by way of a restriction on the total number of wedding events a year (20) and a temporary permission being granted. It is noted that the applicants are proposing up to 30 weddings a year by the third year of operation and have submitted supporting viability information to demonstrate that this number of weddings would be viable and is necessary to fund the investment in the new facilities and conversion of the listed stable building, in addition to funding the ongoing maintenance of the building. In light of the character of the surrounding area and the capacity of the highway network and comments of the highways authority, it is considered necessary to include a condition to restrict the number of weddings taking place at the site. Noting the viability implications of preventing 20 weddings a year an additional 10 weddings per year are not considered to have an unacceptable impact on highway safety.

3.3 Policy DC 19 requires wedding venues (use class D2) to have a maximum of 1 space per 22sqm, equivalent to 32 spaces. For holiday accommodation (use class C1) a maximum of 1 space per bedroom is permitted, equivalent to 10 spaces. The proposals provide for 46 parking spaces and 5 disabled parking spaces, together with open flat lawn area to the south of the access road to provide for overflow parking if necessary. There are also three further spaces for family/registrar and separate area providing 6 spaces adjacent to the proposed kitchen extension for event staff parking. Whilst, the proposals slightly exceed these standards, the site is in a rural location away from any meaningful public transport. The Design and Access
Statement advises the venue has been designed to hold a maximum of 130 guests, but that average wedding sizes operated by the proposed management company (UNV) would be 80 guests. Further information submitted in support of the application by UNV based on existing events held elsewhere in Norfolk identifies an average total requirement of 55 spaces for an event of 120 people. In light of the above the proposed parking levels are considered appropriate for the size of venue and use proposed.

3.4 Having regard to the above and relevant tests, the proposals are not considered to result in severe adverse impacts on the operation of the highway network and unacceptable impact on highway safety. Accordingly the proposals accord with policy CP4 of the Core Strategy and paragraph of the NPPF.

4.0 Trees and Landscape Features

4.1 The proposals include the removal of a group of trees at the site access to provide for necessary visibility due north of the access. These include category C and U trees with the exception of one Scots Pine (category B). The Highways Authority have subsequently agreed that the Scots Pine can be retained with all other vegetation cleared within the visibility splay. As such the arboricultural impacts are considered acceptable. The proposed car parking arrangement south of the access drive have been amended to avoid the root protection areas and canopies of T19 and T25 (Sycamore). Subject to conditions to secure an updated Arboricultural Impact Assessment (AIA) there is not considered to be significant harm to this group of trees alongside the access drive.

4.2 The proposal includes the removal of a category B Ash tree adjacent to the proposed new accommodation block. Noting the proximity to the wider group of mature trees to the north west of this tree, and the proposals to supplement the existing woodland areas with new tree planting it is not considered that the loss of this tree would cause over-riding harm to the landscape features and arboricultural value of the site.

4.3 The Tree Officer has raised no objections to the proposals subject to conditions to secure no dig construction and the approval of tree protection measures set out in the submitted AIA along with further tree protection measures for T26. It is also noted that the proposals include the provision of new tree planting along the northeast and northwest boundaries of the site to supplement the existing mature trees and woodland. Subject to an updated AIA to reflect the above and the amended car parking layout, and the approval of a tree planting and landscaping scheme to cover replacement and new planting, the proposals are considered acceptable and to accord with policy DC12 of the Core Strategy.

5.0 Ecology Considerations

5.1 The site and grounds comprise of a significant number of mature trees, a collection of buildings one of which have been found to provide bat roost, with ponds also found on site. The application has accordingly been accompanied by Ecology Reports and surveys of the site and buildings. The ecology appraisal reported a small maternity roost of common pipistrelle bat, and day roosts of soprano pipistrelle and brown long eared bats in the stable building and adjoining buildings to the north of the hall. A European Protected Species (EPS) Licence will therefore be required. The County Ecologist has not objected to the proposals to convert the stable building subject to the mitigation and the enhancement measures outlined in the submitted ecology report.

5.2 The applicant has also prepared an updated report to assess the impacts of the amendments to the scheme which involve the removal of an ash tree adjacent to the re-sited accommodation building and alterations to the location of the car park. Comments are awaited from the Councils Ecologist and these will be reported to committee accordingly. It is also noted that Natural England have not made any comments on
the application. Subject to no objections being raised by the County Ecologist the proposals are considered to accord with Policy CP 10 of the Core Strategy.

6.0 Design and Heritage Considerations

6.1 Section 66(1) of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) states that the Local Planning Authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

6.2 Paragraph 192 of the NPPF states that when determining applications LPA's should take account of, "a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness."

6.3 Paragraph 193 of the NPPF also states that when considering the impact on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

6.4 Both Reymerston Hall and adjacent stable building are listed in their own right and are nationally important heritage assets. It is also noted that Gunton Farmhouse which is a grade II* listed building is located on the opposite side of Holl Lane and North Green and approximately 250 metres from the Hall itself. With respect to the impact on the setting of Gunton House, given the location of the proposed extensions and new buildings, the significant distance to the grade ii* listed house, that the proposals would retain the mature landscape grounds and also propose additional tree planting it is considered that the proposals preserve the setting of this nationally important heritage asset.

6.5 With respect to Reymerston Hall itself, works are ongoing to refurbish the hall granted under previous consents. The proposed link extension is considered to be subservient in scale, height and design to the hall and adjacent stable building. Following amendments to the design of the ceremony hall element it is considered that the proposals are of appropriate and a sympathetic design that preserves the character and appearance of the listed hall. The proposed use would retain the open and large scale internal space enabling its previous use to be appreciated by future visitors. Given the severity of the state of the building it is also noted that the proposals have the potential to make a positive contribution to the economic vitality of the surrounding rural area through introducing new visitors and guests to the area and associated business; and provides for its ongoing conservation through introducing a viable ongoing use, in accordance with section 16 of the NPPF.

6.6 The applicants highlight that the existing grade ii listed stable is in a poor state of condition and will require substantial work to avoid its further deterioration and ultimate loss. These include the rebuilding of the roof, repairing of the roof trusses; stabilisation of the west wall, repairs to the brickwork on all other elevations, and repairs to the ground and first floors. The proposed alterations and extension to the stable building are considered to preserve the character of the designated heritage asset.

6.7 The proposed new accommodation building has been designed to reflect a 'model farm' and subordinate ancillary building. Its overall siting, scale and more subtle design is considered to complement the character and appearance of the grander hall itself, and simple rural stable building. The new building would also not disrupt the most important views of each of these buildings, which are from the access drive, and to the south and west of the hall and stable building.
6.8 The Historic Building Officer has not objected to the proposed works and conversion, subject to conditions with respect to approving the detailed fenestration of the extensions and alterations to the buildings, materials used and detailed schedule of works to the stable building. It is also noted that Historic England have not made any comments on the proposals and NCC Historic Environment Services have not objected these proposals.

6.9 Overall, the proposal will preserve the character and appearance of the hall and stable buildings and the proposals will provide for a viable long term use for the listed hall and stable building enabling their ongoing conservation and maintenance. The design therefore accords with Policies DC 16 and DC 17 and the requirements of Planning (Listed Building and Conservation Areas) Act 1990 in particular sections 16, 66 and 72 as well as satisfying the relevant policies within the NPPF 2019.

7.0 Contaminated Land

7.1 The Contaminated Land Officer has not objected to the proposal subject to a condition for unexpected contamination and informatives.

8.0 Conclusion/ Planning Balance

8.1 The proposed development will retain and convert Reymerston Hall and stable which are both nationally important designated heritage assets for economic purposes and thereby provide for their long term viable use. The rural location, the character of the site and its grounds are intrinsic to the proposed wedding venue use and its associated bed and breakfast accommodation. Based on the foregoing, the development accords with Policies DC 20 and DC 17, together with paragraphs 83(a) and 148 of the NPPF 2019.

8.2 The works to create the wedding venue building are considered appropriate and whilst there would be extensions as well as new build development in the grounds, these are considered to preserve the significance of the heritage assets. Any adverse impacts are outweighed by the economic benefit of the proposal together with securing a viable long term use for a grade II listed building which requires significant remedial works to enable its retention. The proposal therefore meets the requirements of Policy DC 17 and paragraph 197 of the NPPF 2019.

8.3 The Highways Authority have not objected to the application subject to conditions, and in this regard it is considered necessary to limit the number of wedding events at the site to that which is proposed. As set out above a limit of 30 weddings a year is considered both viable and to not result in severe impacts on the road network as required by the NPPF.

8.4 Subject to mitigation measures in the submitted (noise) Technical Report, and the recommended conditions below, the development will not result in unacceptable impacts on the amenity of residents in the surrounding area and the broader local and rural environment. The proposals also provide for significant landscape improvements to the grounds which would not only improve the character and appearance of the site but also enhance the biodiversity and ecological value of the site which weigh in favour of the proposals.

8.5 Having regard to the above assessment, the application is recommended for approval subject to conditions.

**RECOMMENDATION**

The application is recommended for approval subject to the following conditions and the County Ecologist
raising no objections.

**CONDITIONS**

1. **Full Permission Time Limit (3 years)**
   The development must be begun not later that the expiration of THREE YEARS beginning with the date of this permission.

   **Reason for Condition:**
   As required by section 91 of the Town and Country Planning Act 1990.

2. **In accordance with submitted plans NEW 2017**
   The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

   **Reason for condition:-**
   To ensure the satisfactory development of the site.

3. **Use restriction**
   The use hereby permitted shall be restricted to provide no more than 30 wedding events per calendar year and of no more than 130 guests.

   **Reason for condition:** In the interests of highway safety in accordance with the principles of the NPPF and policy CP4 of the Breckland Core Strategy and Development Control Policies DPD.

4. **Highways condition**
   Prior to the development hereby permitted being first brought into use, the existing vehicular access shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority and in accordance with the highways specification TRAD 5 where the access lies within the highway and thereafter retained at the position shown on the approved plan. The access shall achieve a minimum width of 4.8m for its first 10m as measured from the nearside carriageway edge and arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

   **Reason for condition:** To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with the principles of the NPPF.

5. **Highways condition**
   Prior to the development hereby permitted being first brought into use, visibility splays shall be provided in full accordance with the details shown on the approved plan ref: Site Block Plan as proposed, no. 1812/LB/WV/SBP/210 B. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

   **Reason for condition:** In the interests of highway safety in accordance with the principles of the NPPF.

6. **Highways condition**
   Prior to the first occupation of the development hereby permitted the proposed access parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

   **Reason for condition:** To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with
the principles of the NPPF.

7 **Noise Management Plan**

Prior to the commencement of development above slab level an updated Noise Management Plan shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be constructed in full accordance with the recommendations of the Noise Impact Assessment reference BD/CS/P19-1812/01 and noise management plan approved pursuant to this condition. No events shall take place until all noise mitigation measures set out in the approved Noise Impact Assessment and Noise Management Plan have been completed in full. The development shall thereafter operate in strict accordance with the submitted noise management plan (file ref P19-1212/NMP).

Reason for condition: In order to prevent adverse impacts on the amenity of nearby residents in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

8 **Scheme for Noise Limiter**

Prior to the use hereby permitted being brought into use, a noise limiter with spectral frequency control shall be installed in accordance with a scheme that has first been submitted to and been approved in writing by the Local Planning Authority. The equipment shall be designed and installed to ensure that the limits at the nearest sensitive receptor (as set out in the Noise Impact Assessment) are not exceeded, and that noise levels do not exceed 90 dB at any time. The equipment shall be designed to ensure that all amplified music played in any part of the development passes through the noise limiting system. Installation and commissioning of the system shall be carried out by a competent acoustician.

Reason for condition: In order to prevent adverse impacts on the amenity of nearby residents in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

9 **No outside sound amplification**

No loud speakers or amplification equipment shall be used outside the buildings at any time and at all times that amplified music and sound is being played all external windows and doors in the celebration hall and stable building shall remain closed.

Reason for condition: In order to prevent adverse impacts on the amenity of nearby residents in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

10 **Hours of use**

The wedding event use hereby approved shall not operate between the hours of 00:00 (Midnight) and 09:00 on Monday to Sundays, including Bank Holidays and Public Holidays.

No guests or visitors except those staying in bed and breakfast accommodation on site shall be on the site between the hours 00:00 (Midnight) and 09:00.

No members of staff with the exception of those staying in accommodation on site shall be on the site between the hours 01:00 and 09:00.

Deliveries and waste collection shall ONLY be taken between the hours of 09:00 - 15:00, between Monday - Saturday, and between 10:00 - 14:00 on Sundays.

Reason for condition:- In the interests of the amenities of adjoining residents in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document
11 Refrigeration unit vehicles
Stationery delivery vehicles with refrigeration units shall be powered by mains electricity supply only, and shall not use engine powered generators during times of delivery or when parked outside hours of delivery.
Reason for condition:-
In the interests of the amenities of adjoining residents in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

12 Lighting
No external lighting shall be installed at the site unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Any external lighting installed shall thereafter be completed in accordance with the approved details.
Reason for condition: In order to protect the character and appearance of the site and surrounding rural area, and in accordance with policies DC1, DC12, and DC13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

13 External materials and samples to be approved
Prior to the commencement of any works above slab level details and samples of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application. Only such agreed materials shall be used in connection with this approval.
Reason for condition:-
To ensure the satisfactory appearance of the development, in accordance with Policy DC 16 and DC17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

14 Landscaping - details and implementation
Prior to the occupation of the development hereby permitted a scheme of landscaping which shall take account of any existing trees or hedges on the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out during the planting season November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing with the Local Planning Authority. The details shall take account of the Council’s leaflet "Tree pack" (Landscaping advice for applicants). Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.
Reason for condition:-
To ensure the satisfactory appearance of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged
15 Surfacing of parking etc, scheme to be submitted & implement

Prior to the commencement of any works above slab level precise details of the construction, surfacing and drainage of the parking and servicing areas shall be submitted to and approved in writing by the Local Planning Authority. Such work shall be completed to the satisfaction of the Local Planning Authority before the final completion of the development and thereafter retained.

Reason for condition:-
In the interests of the satisfactory appearance of the development in accordance Policy DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

16 Retention of trees and hedges

No trees or hedges shall be cut down, uprooted destroyed, lopped or topped, other than in accordance with the approved plans and particulars, without the previous written approval of the Local Planning Authority.

Any trees or hedges removed lost or without consent shall be replaced during the next planting season November/March with trees of such size and species as agreed in writing with the Local Planning Authority.

Reason for condition:-
To ensure that the trees and hedges are retained in the interests of the visual amenities of the area and the satisfactory appearance of the development in accordance with policy DC12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

17 In accordance with Arboricultural report

Prior to the commencement of development with exception of works to the existing buildings, an updated Arboricultural Impact Assessment and set of Tree Protection Plan shall be submitted to and be approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the recommendations specified in the submitted Arboricultural report.

Reason for condition:-
To protect the longevity of the trees in accordance with policy DC12 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

18 Holiday Accommodation

Notwithstanding Classes C2, C2A, C3 and C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), the new holiday accommodation building hereby approved shall be restricted as follows:
(a) The use shall be to provide holiday accommodation only and shall not be used as permanent unrestricted accommodation or as a sole or primary place of residence.
(b) No individual(s) Families or Groups shall occupy the holiday accommodation for more than one calendar month consecutively and shall not return within the following calendar month, unless otherwise agreed in writing with the local planning authority.
(c) A register of lettings, occupation and advertising shall be maintained at all times and shall be made available for inspection by the local planning authority upon request at any time.

Reason for condition:-
To enable the Local Planning Authority to retain control over the development which has been permitted, in accordance with policy DC 8 in respect of a specific use and where the occupation of the development as full-time residential accommodation would be contrary to CP 14 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

19 Brickwork and bond to be agreed

Before the commencement of any works above slab level, details of the type and colour of the external brickwork and bond shall be agreed in writing with the Local Planning Authority. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-
To ensure the satisfactory appearance of the development, in accordance with Policy DC 16 and DC17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

20 Mortar to be agreed

Prior to the commencement of any works above slab level details of the colour, texture and mix of mortar to be used shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed details shall be used in connection with this approval.

Reason for condition:-
To ensure the satisfactory appearance of the development, in accordance with Policy DC 16 and DC17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

21 Window details to be agreed

No works to the existing windows or proposed openings shall take place on the site until the following details have been submitted to and approved in writing by the Local Planning Authority: detailed drawings of the proposed windows at a scale of no less than 1:10 and timber profiles of a scale no less than 1:2. The development shall be carried out in accordance with the details as approved.

Reason for condition:-
The details are required prior to any works to the windows or openings to enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policy DC 17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

22 Full schedule of works

No development shall take place until an appropriate full schedule of works has been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-
The details are required prior to the commencement of development to ensure the special architectural and historic interest of the building as required by Policy DC 17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

23 Non standard details condition

Prior to the car park hereby permitted being first brought into use, a noise attenuation barrier
around the northernmost car park adjacent to the access drive shall have been erected in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority. The barrier shall thereafter be retained for the lifetime of the development.

In the interests of the amenities of adjoining residents in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**24 Precise details of foul water disposal**

Prior to the commencement of any works above slab level precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority.

**Reason for condition:**

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**This condition will require to be discharged**

**25 Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

**Reason for condition:**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP 9 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and Planning Policy Statement No 23.

**28 Discharge of conditions**

If the formal discharge of any condition is required, it will be necessary for you to submit to the Council all relevant details, together with a completed application for the "Discharge of Conditions" and the fee as appropriate.

**30 Criterion E - Planning Apps Where Approved**

Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to attach any particular condition/s to this permission, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning
authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.co.uk

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.