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| ITEM: | | RECOMMENDATION: | APPROVAL |
| REF NO: | 3PL/2021/0344/F | CASE OFFICER | Chris Hobson |
| LOCATION: | GARVESTONE Reymerston Hall, Reymerston Road, Reymerston, Garvestone | APPNTYPE: | Full |
| APPLICANT: | Mrs L Holbrook Reymerston Hall, Reymerston Road Reymerston | POLICY: | Out Settlemnt Bndry |
| AGENT: | PHD Associates Braemar House Water Lane | CONS AREA: | N |
| PROPOSAL: | Use of site & buildings for residential (Reymerston Hall), bed & breakfast accommodation, and events (Use Class F.1) comprising of celebratory events including weddings, wakes, and courses held over one day or longer, and catering events comprising of afternoon teas and lunches. | | |
| | | LB GRADE: | Grade II |
| | | TPO: | N |

REASON FOR COMMITTEE CONSIDERATION

The application is a major application, is a locally sensitive and relates to proposals previously considered at Planning Committee.

KEY ISSUES

Principle of Proposed Use;
Amenity Implications;
Character Considerations;
Highways and Transport Considerations;
Heritage Considerations;
Other Material Considerations

DESCRIPTION OF DEVELOPMENT

The application proposes the use of Reymerston Hall for residential (Reymerston Hall), bed & breakfast accommodation, and events (Use Class F.1) including for weddings, wakes, or other similar celebratory events, for day courses and retreats, and catering events comprising of afternoon teas. This current application therefore seeks to utilise the application site for a wider range of type of events than that previously granted under permission 3PL/2019/0610/F which were specifically restricted to wedding and wedding ceremonies only.

The proposed use now being considered would include the same number and size of large scale event (30 per year and of no more than 130 guests) but allow for wakes, or other similar celebratory events to take place or indeed weddings as already permitted. Permission is also sought for small group day courses and

those over longer periods which would include overnight stays/ retreats in the permitted bed and breakfast rooms on site, in relation to creative, arts and crafts, education, and well-being courses (of which there would be up to 20 per year and of no more than 12 guests). Permission is also sought to hold catering type events comprising of afternoon teas, of up to 10 in a calendar year and for no more than 25 guests at a time. The proposed events outlined above would not be undertaken simultaneously.

The residential use of the hall and the bed and breakfast use in the hall and new 10 bedroom building remain part of the mixed use of the site. This application proposes to use the buildings, both those existing buildings and those to be built out under permissions 3PL/2019/0610/F & 3PL/2019/0611/LB for the amended mixed use now proposed.

The existing permission (3PL/2019/0610/F) included for extensions and alterations to Reymerston Hall to provide a single storey link extension to accommodate a ceremony room and bar. As part of the implemented permission the existing stable building is to be converted to a dining and reception area, with first floor toilets with a single storey extension providing kitchen and storage space. The permitted development includes the erection of a detached 'U' shaped bedroom building to the north of the hall, and the provision of 46 car parking spaces alongside the existing access drive and 5 no. disabled spaces. The permitted 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.

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/2018/0499/LB - Replace existing aluminium gutters and downpipes with new using Marley Alutec Evolve Ogee with Traditional Square down pipes - Approved - 27/06/18.

3PL/2018/0940/LB - Replace and repair damage external windows with internal renovations - Approved - 13/09/18.

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 and 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.

3PL/2019/0610/F - 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 - Approved.

3PL/2019/0611/LB - Listed Building Consent for extensions and alterations to form 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;- Approved.

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

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| COM01 | Design |
| COM03 | Protection of Amenity |
| EC04 | Employment Development Outside General Employment Areas |
| EC07 | Tourism Related Development |
| ENV07 | Designated Heritage Assets |
| GEN01 | Sustainable Development in Breckland |
| GEN05 | Settlement Boundaries |
| LBC | Planning(Listed Building & Conservation Areas) Act 1990 |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |
| TR01 | Sustainable Transport Network |
| TR02 | Transport Requirements |

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

GARVESTONE P C

The Parish Council notes the most recent amendments to the applications but continues to object very strongly and believes the application to extend the use of Reymerston Hall should be rejected until the Hall has operated under the existing permissions for enough time for the effects on the locality to be determined.

There has been a strong and overwhelmingly negative response to the proposals from local residents, many

of whom are very concerned about the effects on the quality of life of those who live in the vicinity of the Hall. Parish Councillors share these concerns.

The proposed expansion of events at the Hall would have a severely detrimental effect on the local area and residents. It is inappropriate to allow an expansion of the events at this stage before the venue has started running and the effect on local residents can be determined.

The Parish Council hope that this application will be refused and the applicants asked to resubmit an application for extending the number and type of events once the venue is in operation and can be seen to be complying with the current planning permissions, and once the effects on local residents of this large venue operating in a small village can be assessed.

NORFOLK COUNTY COUNCIL HIGHWAYS

It has been confirmed that the element of the proposal relating to the introduction of up to 30 wakes per year will not be in addition to the 30 weddings which currently have approval. I had originally thought that was the case, from the description, and thus why I requested a Transport Statement. On the basis that there will be a total number of 30 wakes/ weddings the traffic generation would not be significantly different to that associated with the current approval.

We have received more detailed information from the applicant (16 July 2021) concerning the remaining elements of the proposal including the number of events and the number of participants.

We are advised that the Creative Courses (rather than corporate training) will be for groups of up to 12 participants who will stay at the hall if the course is run over more than one day. There will be a maximum number of 20 such events per year. In addition, the applicant has requested that Afternoon Tea/lunches for up to 25 participants be held for a maximum number of 10 events per year.

They have also confirmed that no events will take place simultaneously. On the basis of this further clarification, and taking into account the number of participants together with the number of events to be held, I consider it would be difficult to substantiate a highway objection in particular given that there is more than one route from the wider highway network to the site and that vehicular generation could be spread across the network rather than being concentrated along a specific route.

No objections subject to conditions and those attached to permission 3PL/2019/0610/F:

- Limit wakes/weddings for up to 130 participants to a maximum of 30 events in total
- Limit Creative Courses to a maximum number of 12 participants and limit the number of such events to a maximum of 20 per year
- Limit afternoon teas/lunches to a maximum of 20 events per year in total and restrict the number of participants to a maximum of 25.
- Restrict the total number of events held on site at any one time to a single event .

HISTORIC BUILDINGS CONSULTANT

No objections.

TREE AND COUNTRYSIDE CONSULTANT

No objections.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objections to the proposals subject to the works proceeding in accordance with the ecology reports (the conditions on 3PL/2019/0610/F were sufficient) and the informative in relation to the requirement to obtain an

EPSM licence prior to works commencing.

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to the following conditions to alleviate environmental concerns:

1. No additional external lighting shall be installed at the site unless in accordance with details that have been first submitted to and been 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:- To prevent adverse amenity to nearby residents
2. As recommended within the accompanying Noise Impact Assessment a 2 metre high acoustic fence constructed from close boarded fence panels with a minimum weight of 10kg/m² and a panel overlap of at least 25mm shall be erected around the perimeter of the car park. Reason for condition:- In the interest of the amenities of nearby residents
3. The development shall operate in compliance with all of the recommendations contained within the Noise Management Plan detailed in Appendix E of the Noise Impact Assessment dated July 2019, revision B dated 06/05/2020 undertaken by Create Consulting Engineers Ltd. Reason for condition:- In the interest of the amenities of nearby residents
4. The development hereby permitted shall not generate a noise level measured at the boundary with the nearest affected residential property, greater than the background level in each octave band between 40Hz and 200Hz. The noise level to be measured or calculated as a 60 minute Laeq during day time hours (07.00 23.00) or as a 15 minute Laeq during nighttime hours (23.00 07.00)) The background level to be measured as a 15 minute L90 between the hours of 23.00 07.00 or measured or calculated as a 60 minute LA90 between the hours of 23.00 07.00. All measurements to be taken using the methodology of BS 4142:2014+A1:2019. All measurements to be taken with a sound level meter of IEC 651 Type 1, or BS EN 61672 Class 1, standard (or the equivalent relevant UK adopted standard in force at the time of the measurements) set to measure using a fast time weighted response. This should be calibrated in accordance with the procedure specified in BS 4142: 2014 (or the equivalent relevant UK adopted standard in force at the time of the measurements). Reason for condition:- In the interest of the amenities of nearby residents

FLOOD & WATER MANAGEMENT TEAM

No comments.

CONTAMINATED LAND OFFICER

I have looked at the application submitted and, based on both the accuracy of the information provided and the current records of contaminated land issues we hold to date, I recommend approval providing the development proceeds in line with the application details and subject to conditions to alleviate environmental concerns.

HISTORIC ENGLAND

Historic England do not wish to offer any comments. We would suggest that you seek the views of your specialist conservation adviser, and other consultees, as relevant.

ENVIRONMENT AGENCY

No Comments Received

ECONOMIC DEVELOPMENT

No Comments Received

REPRESENTATIONS

The application was publicised by way of letters sent to surrounding properties, notice displayed on site and in the local press.

The Council has received 32 separate representations raising objections to the application for the following reasons.

- The proposals are not sympathetic with the character and nature of the surrounding area.
- The area and site is not suitable for events 7 days a week and for party's.
- The increased traffic would cause serious disruption to the narrow local road network, and harm highway safety.
- The additional events taking place during the week (Monday-Friday) would make the existing traffic even worse.
- The increased noise and general disturbance caused from the proposals would be very significant.
- The hangar on site has burned down and provided visual and acoustic screening, and as a result impacts would be worse unless acoustic screening is provided.
- The proposed uses are loosely defined and proposed use could allow unrestricted number of smaller events to occur 7 days a week throughout the year.
- No applications to discharge the requisite conditions have been submitted or approved.
- Proposals seek to use other areas of the site (stables, court yard) for loud activities, party's etc which would not be subject to the necessary acoustic attenuation provided in the celebration hall.
- Unclear how the proposals would interact with existing permission and the conditions attached.
- The submission including statement, plans and drawings submitted are incorrect and confusing. Further clarity is needed.
- The proposals for a full commercial enterprise are not appropriate to the rural road network.
- The use of issues from COVID pandemic shouldn't be taken into account as the business was not ready prior to, or during the pandemic.
- The proposals are not conducive to the well-being of the surrounding community.
- Proposals are in breach of the limits and conditions on the earlier permission.
- The Noise Impact Assessment needs to be updated to reflect loss of hangar and proposals.
- Difficult to regulate such large scale social events.
- All conditions on previous permission should be included and adhered to.
- Conditions/obligations should be used to control traffic routes to the site.
- Detrimental impact on wildlife in the area as a result of activity and traffic.
- Impact of lighting on character of the rural area.

The Council has received 2 representations in support of the application, highlighting the following matters:

- The proposals would bring investment and employment to the area.
- The surrounding area is already subject to traffic including agricultural vehicles and HGV's which has increased over the last 50 years.
- Efforts have been made to address the concerns raised by the surrounding community.
- The surrounding area is not a conservation area and has changed and will continue to change.

ASSESSMENT NOTES

1.0 Principle of Proposed Use

1.1 The application site comprises of Reymerston Hall, its associated buildings and grounds which are 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 application site was previously granted permission for use as a wedding venue alongside residential use of the hall and bed and breakfast accommodation (3PL/2019/0610/F). The principle of the use at the site for a mixed use including residential, bed and breakfast accommodation and events comprising of weddings has therefore been accepted. This application now seeks to widen the type of events that could take place at Reymerston

Hall to allow for a broader type of celebratory events to include wakes and also allow for small scale events to take place.

1.2 As noted above the site is located within the open countryside and as such is in a location where development is restricted to recognise the intrinsic character and beauty of the countryside as set out by policy GEN05 of the Breckland Local Plan (adopted). Development in these locations would only be acceptable where it would meet the requirements of other policies in the Local Plan which include policy EC07 (Tourism Related Development).

1.3 Policy EC07 of the Breckland Local Plan (adopted) sets out that the enhancement of tourism attractions and infrastructure will be supported in accordance with the development strategy where this would benefit the local economy; the environment and infrastructure can accommodate the visitor impact and proposals would be of suitable scale, and type for their location.

1.4 In this regard the proposals to allow more flexibility in the type of events that take place at Reymerston Hall, will bring some additional visitor spend to the local economy from those visiting the area for day courses and overnight retreats. Overall because the number and size of large scale events at the site would remain at 30 per year and up to 130 guests, and that the majority of those guest for afternoon teas would already be residing or staying in the area, it is not considered that the economic multiplier benefits to the local economy would be substantial. The other benefits include providing a more viable use of the Reymerston Hall site and greater support to the event and leisure tourism economy in Breckland.

1.5 With respect to the impacts on the surrounding infrastructure, following the submission of further information regarding the type and scale of proposed events to take place at the site, the Highways Authority have not raised objections in principle, subject to conditions restricting the size and number of events to take place at the site. It is also noted that the existing highway network accommodates existing levels of traffic including HGV and agricultural related traffic. Therefore, subject to conditions 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.

1.6 With regards to the impacts on the surrounding environment, it is noted that the site is set within extensive mature grounds and the proposed more flexible use to allow for wakes and other celebratory type events as an alternative to weddings would not increase the number of large scale events taking place at the site, and given the scale and nature of the small scale and nature of the additional events being day courses and retreats and afternoon teas, the proposals would not give rise to unacceptable impact on the surrounding landscape and environment.

1.7 Policy EC07 sets out a series of four criteria that all applications should be assessed against. In respect to the first bullet point, the site comprises of a Grade II Listed hall and stable. As such these are nationally important heritage assets. Whilst Reymerston Hall has now been refurbished, the adjacent also listed stable building remains in need of repair and refurbishment. The proposed more flexible use would provide for a more viable use of the heritage asset, and which would help secure the longer term retention and maintenance of this nationally important designated heritage asset.

1.8 With regards to the second and fourth bullet points in policy EC07, concerning the location and accessibility of the site by sustainable modes of transport, it is acknowledged that the site is not sustainably located, being located away from services and facilities including a bus service. However, the principle of large scale events has been established and the principal draw for such celebratory events such as wakes and weddings, is the countryside location and the special character of the listed Reymerston Hall and its grounds.

1.9 With regards to the the third bullet point of policy EC07, the proposals within this application do not provide any opportunities to improve access to green infrastructure and rights of way. It is recognised that as part of the extant permission for the site, it does provide for and requires the provision of planting and landscaping improvements to the grounds of Reymerston Hall. Through providing for a more viable long term use of the site, the proposals would support ongoing investment into the site and its grounds.

1.10 It is also considered that the proposals in principle would accord with paragraph 85 of the NPPF, which states that "Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable". In this regard further consideration of the matters relating to the local road network and the character of the surrounding environment is set out below.

1.11 Having regard to the above, the principal of development is considered to accord with policy EC07 of the Breckland Local Plan (adopted) and objectives within the adopted Local Plan and with the policy guidance contained within the NPPF.

2.0 Residential Amenity

2.1 The application site is located within a quiet rural area where there are residential properties in the vicinity. This application as in the case of earlier applications 3PL/2019/0610/F & 3PL/2019/0611/LB has received a significant number of objections, many of which relate to the impacts of noise and disturbance on the amenity and character of the surrounding area and on nearby residents and the enjoyment of their homes.

2.2 The proposals within this application seek to allow for a wider form of large events to take place at the site in comparison to the permitted use which restricted the use to to the holding of weddings and wedding ceremonies only. It is noted that the use of the property as a venue for weddings, wakes and other similar celebratory events will give rise to noise from the events themselves, associated traffic and comings and goings, over that of the previous use of the site. However, the proposals have been amended within the life of the application and now no longer propose any additional numbers of large scale events with such celebratory events being limited to 30 per year. Such events would also be limited to the same number of guest allowed within the existing permission (130). As a result the extent and intensity of such a use is not considered to give rise to any significant adverse impacts over the permitted use.

2.3 With respect to the additional small scale events which include courses over one day or those taking place over more than one day, these as indicated by the applicants focus on creative courses. It is proposed that these would be for up to 12 guests and that there would be no more than 20 such events a year. The proposed 10 afternoon teas a year for up to 25 guests could be accommodated within the buildings on site. Given the small number of guests involved, and associated levels of staff, and comings and goings, it is not considered that the number and scale of such events would cause any significant impact on the amenity of surrounding residents over the permitted use of the site.

2.4 In order to ensure the amenity of nearby residents is safe guarded as in the extant permission conditions have been recommended relating to the following:

- limits on the hours of use of the site for large scale celebratory events (weddings, wakes);
- a scheme be submitted detailing the noise limiter to be erected at the site;
- prevention of the use of speakers and amplification equipment outside;

- implementation of measures in the noise impact assessment and compliance with the noise management plan;
- limits on the number of events a year and the numbers of guests.

2.5 Due to the additional types of events being proposed over the permitted use for weddings, in addition to the above, conditions have been recommended to ensure appropriate management and mitigation is in place to avoid noise and disturbance from the event and use of the grounds, including;

- restrictions on use of marquees or other temporary structures for such use;
- restrictions on location, scale and timing of outdoor non-amplified music;
- use of the grounds be restricted for such events between the hours of 21:00 and 07:00.

2.6 With respect to the impacts on the amenity of the area and residential properties in the wider area it is noted that the proposed use will introduce additional car movements along the surrounding highway network over the permitted use. As the day courses would be limited to 12 guests and afternoon teas to 25 guests and cumulative total of 30 in a calendar year it is not considered that the additional events proposed would give rise to demonstrable harm to the amenity of the surrounding area and residents. Whilst some additional coming and goings will be experienced when an afternoon tea or day course is held, the imposition of conditions limiting the amount of each such event, the size, together with the controlled hours of operation and management measures proposed in the Noise Management Plan would mitigate any significant harm caused. It is also noted that many of the residential dwellings in the wider area are set back from the road and most have some private garden space again away from the road.

2.7 The application has been supported by an amended 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. Subject to conditions securing the implementation of the measures set out in the report and Noise Management Plan it is considered that the proposals would not give rise to unacceptable effects on the amenity of neighbouring residents.

2.8 Therefore, having regard to the above, the proposals would accord with the requirements of Policy COM03 of the Breckland Local Plan (adopted 2019).

3.0 Character of Surrounding Area and Rural Landscape

3.1 Policy ENV05 of the Breckland Local Plan (adopted) states that "Development proposals will be expected to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape".

3.2 A number of the objections raised also raise concerns regarding the impact on the rural and quiet character of the surrounding area from additional events and a more intensive use of the application site. The site sits in a rural landscape it is acknowledged that the unrestricted use of the site for large scale events such as weddings wakes and other similar celebratory events could have an unacceptable impact on the quiet character and amenity of the surrounding rural area. Accordingly the permitted use of the site was restricted in terms of the number, size and type of events being only 30 weddings a year and of up to 130 guests at a time.

3.3 The proposed use whilst providing greater flexibility of the type of the larger scale events would not increase the permissible number of those events, or indeed the size of such events or capacity of the site.

The smaller day courses and those run over more than one day would be limited to only 12 persons with 20 such events running through the year, and similarly up to 10 afternoon teas in a calendar year for up to 25 guests are considered to be of a level of scale and frequency that are sympathetic with the character of the surrounding area and when taken cumulatively with the other uses would be to a level not detract significantly from the surrounding environment and character of the rural area.

3.4 Therefore, the proposals are considered to comply with policies EC07 and ENV05 of the Breckland Local Plan (adopted 2019).

4.1 Highways Matters and Parking

4.1 The application site is located in a rural location between the main parts of the villages of Garvestone and Reymerston and as a result would be reliant on the motor vehicle for access. A significant number of objections received raise the implications of additional traffic on the safety of 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 large scale events would avoid the existing periods of peak traffic movements on the surrounding highway network. The day courses and retreats may well generate vehicular movements during the existing peak hours of movements on the surrounding road network. However, due to the small scale of courses over one day or longer of up to 12 guests and that afternoon tea events would be for up to 25 guests and only 10 across a calendar year, and that none of the events would operate simultaneously, it is not considered that the use of the site for the greater number and broader type of events envisaged would generate sufficient levels of traffic to cause significant harm to the highway network.

4.2 Following the submission of revisions to the proposals and additional information the Highways Authority have raised no objections subject to conditions, including that the use be limited by way of a restriction on the total number of wedding, wake type events a year (30), and restricting the number and size of the small creative day courses and overnight retreat events and the number and size of afternoon teas allowed. Subject to such conditions and the inclusion of a condition that prevents those uses taking place simultaneously, it is considered that there would be no severe impacts on the safety and operation of the highway network.

4.3 With regards to parking provision, Policy TR02 requires such uses to have a maximum of 1 space per 22sqm, equivalent to 32 spaces. The proposals remain as previously granted (permission reference 3PL/2019/0610/F) and would 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. In light of the above the proposed parking levels are considered appropriate for the size of venue and types of uses being proposed.

4.4 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 policies TR02 and EC07 of the Breckland Local Plan and paragraph 111 of the NPPF.

5.0 Heritage Considerations

5.1 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."

5.2 Paragraph 197 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."

5.3 Paragraph 199 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.

5.4 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 significant distance to the Grade II* Listed house, the presence of mature landscape grounds the additional uses proposed are not considered to impact on the setting and character of the site and area and as a result the proposals preserve the setting of this nationally important heritage asset.

5.5 Reymerston Hall itself has now been refurbished, the works being granted under previous consents. The proposed use would utilise the hall, proposed extensions and the stable as permitted within earlier applications. The permitted link extension, conversion of the stables and kitchen extension remain to be built. The applicants highlight that the existing Grade II Listed stable is in a poor state of condition and requires significant work at substantial cost to avoid its further deterioration and ultimate loss. Given the severity of the state of the building it is noted that the proposals have the potential to make a positive contribution to the economic vitality of the business at Reymerston Hall and provides for its ongoing conservation through introducing a viable ongoing use, in accordance with section 16 of the NPPF. As noted above, whilst limited, the proposed uses would also assist surrounding rural area through introducing new visitors and guests to the area and associated businesses.

5.6 The Historic Building Officer has not objected to the proposals and it is noted that Historic England have not made any comments on the proposals. Overall, the proposals are considered to preserve the character and appearance of the hall and stable buildings and provide for a viable long term use for the Listed hall and stable building enabling their ongoing conservation and maintenance. The proposed development therefore accords with Policies ENV07 and COM01 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.

6.0 Other Material Considerations

6.1 Ecology Considerations

6.2 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 County Ecologist has not objected to the proposals subject to the mitigation and the enhancement measures outlined in the previously submitted ecology report. 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 from Natural England and informative is included to highlight this. The proposals are considered to accord with policy ENV02 of the Breckland Local Plan (adopted).

6.3 Ground Conditions/Contamination

The Contaminated Land Officer has not objected to the proposals subject to a conditions securing further site investigation and addressing any unexpected contamination. The works would be undertaken under permission 3PL/2019/0610/F and therefore an informative has been included to highlight the comments and conditions on the extant permission.

7.0 Conclusion/ Planning Balance

7.1 The proposals which seek to widen the type of uses permitted at Reymerston Hall beyond the current permission which is restricted to weddings only, would provide an existing business with a more flexible and viable business whilst not significantly intensifying the permitted use further. The additional small scale events comprising of day courses and weekend courses (retreats) and afternoon teas would supplement the business and whilst generating further activity and use of the site are considered to be of type, scale and number that is sympathetic to the site and its context and that would avoid any adverse impacts on the character and amenity of the surrounding area and community. In providing for a more robust business, the proposals would assist the long term use and maintenance of two nationally important heritage assets, Reymerston Hall and the adjacent stables.

7.2 Both the Environmental Health Team and Highways Authority have not objected to the application subject to conditions being attached to a permission. In this regard as set out above it is considered necessary to include the conditions to control the number, size, type of events, the use of the grounds and implementation of appropriate management measures during events, to safe guard the amenity of the nearby residents, the surrounding rural area and the safe operation of the rural road network.

7.3 Subject to mitigation measures in the submitted Noise Impact Assessment and Noise Management Plan, 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 would also not result in severe impacts on the safety and operation of the highway network and would preserve the setting and significance of the nationally important heritage assets at the site. Based on the foregoing, the development accords with Policies EC07, ENV07, COM03, TR02 together with the policy guidance contained within the NPPF 2021.

7.4 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.

CONDITIONS

- 1 Full Permission Time Limit (3 years)**
The development must be begun not later than 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

Notwithstanding the provisions under Class F.1 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the application site shall be used for the following purposes only and for no other uses within use Class F.1 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (As Amended):
a) Weddings ceremonies and receptions, or wakes, or other similar celebratory type event of which there shall be no more than 30 events per calendar year, and of no more than 130 guests.

b) Courses and events for creative, arts, crafts, health and well-being related activities and learning, operating across a single day or longer period; of which there shall be no more than 20 such events per calendar year and of no more than 12 guests.

c) Catering events comprising of afternoon teas and lunches, of which there shall be no more than 10 such events per calendar year for no more than 25 guests at a time.

No more than one of any of the events identified in a, b or c above, shall occur at anyone time.

Reason for condition:-

In the interests of the amenities of surrounding residents and in the interests of highway safety, in accordance with policies COM01, COM03 and TR02 of the Breckland Local Plan (adopted) and policy guidance within the NPPF.

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 policy TR02 of the Breckland Local Plan (adopted) and the guidance contained in 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 policy TR02 of the Breckland Local Plan (adopted) and the guidance contained in the NPPF.

6 Highways condition

Prior to the development hereby permitted being first brought into use 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 policy TR02 of the Breckland Local Plan (adopted) and the guidance contained in the NPPF.

7 Noise Management Plan

The use hereby permitted shall at all times be carried out in full accordance with the recommendations of the Noise Impact Assessment reference BD/CS/P19-1812/01 Rev C and Noise Management Plan in Appendix E of this report. 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 noise management plan approved pursuant to this condition.

Reason for condition:-

In the interests of the amenities of surrounding residents and in the interests of highway safety, in accordance with policies COM03, and TR02 of the Breckland Local Plan (adopted)

8 Scheme for Noise Limiter

Prior to the development 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 sound 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, and shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

Reason for condition:-

In the interests of the amenities of surrounding residents and environment in accordance with policies COM01, and COM03 of the Breckland Local Plan (adopted).

9 No outside sound amplification

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

Reason for condition:-

In the interests of the amenities of surrounding residents and environment in accordance with policies COM01, and COM03 of the Breckland Local Plan (adopted).

10 Hours of use

The event uses hereby approved and identified in condition 3 of this permission, 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 - 18:00, between Monday - Saturday, and between 10:00 - 16:00 on Sundays.

Reason for condition:-

In the interests of the amenities of surrounding residents and environment in accordance with policies COM01, and COM03 of the Breckland Local Plan (adopted).

11 No marquees etc

No marquees or other temporary facility or structure shall be erected within the grounds edged red on the Site Block Plan drwg no. 1812/LB/WV/SBP/210 E.

Reason for condition:-

In the interests of the amenities of surrounding residents and environment in accordance with policies COM01, and COM03 of the Breckland Local Plan (adopted).

12 Use of grounds

The grounds shall not be used for any wedding, wake or other similar celebratory event between the hours of 21:00 and 07:00 the following day, with the exception of the use of the west terrace, and the purposes of accessing the car park, the stables and celebration hall and bedroom block as shown on the Circulation Plan drwg no. 1812/LB/WV/SP/205 D.

Reason for condition:-

In the interests of the amenities of surrounding residents and environment in accordance with policies COM01, and COM03 of the Breckland Local Plan (adopted).

13 Music on west terrace only, hours

Non-amplified music may only be played outside the hall, stables, and celebration hall on the west terrace as shown on the Circulation Plan drwg no. 1812/LB/WV/SP/205 D, and for no more than 90 minutes duration at any wedding, wake or other celebratory event.

Reason for condition:-

In the interests of the amenities of surrounding residents and environment in accordance with policies COM01, and COM03 of the Breckland Local Plan (adopted).

14 All wedding wake bookings available on website

All confirmed bookings for weddings, wakes or other similar celebratory event including the date and start and end time shall be published on <https://www.reymerstonhall.co.uk/> or such other website as notified in advance to the Local Planning Authority.

Reason for condition:-

In the interests of the amenities of surrounding residents and in the interests of highway safety, in accordance with policies COM01, and TR02 of the Breckland Local Plan (adopted)

15 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 surrounding residents and environment in accordance with policies COM01, and COM03 of the Breckland Local Plan (adopted).

16 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 EC07 in respect of a specific use and where the occupation of the development as full-time residential accommodation would be contrary to policies GEN01, GEN03, GEN05 of the Breckland Local Plan (adopted).

17 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.

18 No extraction/ventilation system without consent

No extraction or ventilation system or any associated flues, ducts or vents shall be installed at the premises, unless in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The system shall be installed and thereafter maintained in full accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason for condition:-

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

This condition will require to be discharged

21 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.

25 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.