

AGENDA ITEM 11: SCHEDULE OF PLANNING APPLICATIONS

Item. 11c: pages 60-76

Location: GARVESTONE, Reymerston Hall, Reymerston Road

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.

REFERENCE: 3PL/2021/0344/F

Applicant: Mrs L Holbrook

Author: Chris Hobson

LOCAL REPRESENTATIONS

Three further letters of objection have been received raising the following matters:

- It is not clear if the ceremonial hall now being constructed accords with the submitted noise assessment and acoustic attenuation requirements and its subsequent impacts on amenity of surrounding residents and area.
- The objections and impact on environment and local community have not been taken account of.
- Applicants have not waited for permission and appear to be holding events.
- Increase in traffic will have an unacceptable impact on the surrounding road network which is narrow and busy.
- Detrimental impact on existing users of the road network which include pedestrians, cyclists, horse riders using the roads.
- An increase in the general disturbance caused to neighbours from increased number of guests, contractors and support staff.
- Conditions on the existing permission have not been adhered to.
- Employment and economic benefits to the District are difficult to quantify.
- The application submission is of low presentation standard and frequently confusing and contradictory material.
- The emotive appeals by the applicants citing financial stress and effects of the pandemic are irrelevant.
- The business seeks to radically to expand the number and nature of its permitted activities before establishing any track record of operating resulting in a negative impact on this small, tranquil settlement, its residents and its wildlife could be catastrophic with no benefits at all to compensate the community.
- Highways and traffic impacts have been underestimated and a traffic survey should have been undertaken.
- All conditions need to be rigorously enforced.

- The various protocols, amenity and environmental protection measures may not be in place prior to the first wedding in April 2022 causing intolerable noise and light pollution and disruption on the surrounding residents and environment.
- Amplified music should only ever be played in the ceremonial hall which is the only place with the necessary acoustic attenuation.
- Impact of light pollution has been underestimated following loss of buildings and trees.

Officer Response

In terms of whether the Ceremonial Hall currently under construction accords with the latest Noise Impact Assessment the applicants agents have confirmed that the latest Noise Impact Assessment (Rev C, 4th August 2021) does reflect the updated form of construction. The reference to brick and block form of construction in the report is incorrect and an updated report has been requested. The Architects have provided further information on the detailed specification of the Ceremonial Hall which is as follows;

“I can confirm that the inner leaf of the building is indeed timber frame. This change was assessed by Create Consulting prior to going ahead, only once we had satisfied ourselves that the proposed form of construction was equal to the original proposal in terms of acoustics did we proceed. The construction working from inside to outside is: 15mm Acoustic board on 40mm Hush Bars (Acoustic isolation bars) on 2 x 15mm Acoustic Plasterboard (Soundbloc) mounted on 16mm Isolation bars fixed to 200mm C24 studs at 400mm c/c fully filled with 200mm Rockwool Sound Insulation batts, faced with 10mm Cembrit Windstopper Board, faced with 50mm Rockwool Sound Insulation Boards, 50mm Clear Cavity and finished with the outer leaf of Stock Bricks laid frog up and frogs fully filled. Each layer of acoustic board will be sealed all round with Acoustic sealant and in the two layer construction the boards will be sealed at the joints and boards will be fully lapped so no joint is continuous through the boards.

All other provisions such as external sensors, cut outs, volume controls, noise limiters etc. remain as previously specified.”

The other objections raised reflect those already received during the course of the application and the Committee Report provides the officers assessment of the proposals in terms of those impacts with respect to the surrounding residents, environment, and highway safety and consideration of any associated economic and employment benefits.

A series of conditions are recommended to mitigate for impacts in terms of noise and disturbance from the proposed use, and these include additional conditions to those attached to the existing permission. These include requirements for the necessary measures to be in place prior to the first use of the development. In addition, conditions include limits on the playing of amplified music within the Ceremonial Hall only and prevention of siting such temporary buildings/structures like marquees on the site. In terms of light pollution further new tree planting is proposed between the ceremonial hall and barn and the nearest residential properties which is secured by way of condition on the implemented permission.

RECOMMENDATION

The application remains recommended for approval subject to the recommended conditions.