

Application for Determination

Parish	Oulton Broad		
Reference	BA/2013/0410/FUL	Target date	27/02/2014
Location	Ivy House Farm Hotel, Ivy Lane, Oulton Broad		
Proposal	Erection of a Marquee and installation of toilet block within existing store building		
Applicant	Ivy House Country Hotel Ltd		
Recommendation	Approve subject to conditions		
Reason referred to Committee	Third Party Objection		

1 Description of Site and Proposals

- 1.1 The application site contains a hotel and restaurant, known as Ivy House Farm Hotel, on the south bank of Oulton Broad. The site is accessed along a minor track, Ivy Lane, which heads north from the A146. A number of buildings exist on site which contain a reception area, dining facilities, hotel bedrooms, function rooms, a manager's apartment and other ancillary buildings. The age of the buildings on site range from the 16th Century Barn, which forms the main restaurant, to more modern structures, which contain the hotel rooms. The site is well screened by soft and mature landscaping.
- 1.2 Following the site being under new ownership, all of the buildings have undergone updating and renovation. Planning permission was granted under delegated powers in 2013 for an extension to the existing dining area which has now been erected.
- 1.3 Neighbouring properties sit to the south of the site approximately 310m away and to the north of the site, on the opposite bank of Oulton Broad, approximately 400m away. A caravan park sits to the east and agricultural land stretches out to the west.
- 1.4 The application is for the erection of a marquee to hold functions such as weddings and the installation of a toilet block within an existing brick store. The marquee is proposed to be approximately 30m long, 12m wide and 5m to the ridge and is proposed to be on site for approximately 10 months of the year. The marquee is proposed to sit within a formal enclosed area

of the landscaped garden, which sits to the east of the existing buildings on site and approximately 150m to the south of the Broad. The marquee is proposed to be white pvc coated polyester with pvc windows and doors. The marquee is proposed to be temporary in form, to be secured with supports and pegs, no foundations or hard standing is required. A link is proposed to run from the toilet block to the marquee. The toilet block is proposed to be erected within an existing red brick and pan tile store which is approximately 9m by 6.6m and 5m to the ridge. The existing car park, which holds approximately 110 cars (4 disability spaces) and 17 cycle spaces, is proposed to be re-gravelled as part of the proposals.

2 Site History

In 2013 planning permission was granted for the extension to dining room, extension and relocation of manager's accommodation, re-location of reception - BA/2013/0256/FUL.

3 Consultation

Broads Society - We have no objections provided that adequate screening is maintained or, preferably, improved to minimise any visual impact.

Parish Council - No response.

District Member - Providing there is no visual impact from the broads then this application can be determined by the Head of Development Management (delegated decision) .

Environment Agency - No objection to the proposal subject to a Flood Response Notice and Plan.

Highway Authority – No observations.

Environmental Services at Waveney District Council:

Contaminated land – No concern

Noise – No objection subject to the following condition being imposed:

“The applicant will ensure that the proposed noise pollution control system (Adastra Npc30a), or a similar system if it has previously been approved in writing by the LPA, is competently installed as part of the sound amplification system within the marquee. In order to ensure that the noise limiter maintains adequate and effective control over noise emissions from the marquee:

i. an acoustic assessment to determine the appropriate limit for the noise limiter must be submitted to and approved by the LPA; ii. The results from the acoustic assessment at i, including the proposed noise limit, must be submitted to and approved by the LPA; iii. The noise limiter must be set, and maintained, at the noise limit approved by the LPA at ii; iv. The noise limiter must be maintained and operated so as to effectively limit noise emissions from any live or recorded music and any other amplified noise sources (e.g

PA systems) from within the marquee to the level agreed at ii; and v. all live or recorded music and any other amplified sounds (such as PA systems) within the marquee must be processed through the approved noise limiter.

Reasons: To prevent noise emissions from amplified sources (including live and recorded music as well as PA systems) from causing a statutory noise nuisance or a reduction in amenity to nearby existing residential properties.”

4 Representation

- 4.1 1x letter of neighbour objection regarding:
- Visual Impact
 - Noise Pollution- Carrying of sound across the broad
 - Ivy House hotel have a history of antagonising residents- already reduced visual amenity due to the colourful caravans

5 Policies

- 5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application:

Development Management Plan DPD (2011)

[DMP DPD – Adoption version.pdf](#)

DP2- Landscape and Trees

DP4- Design

DP11- Access on Land

DP27- Visitor and Community Facilities and Services

DP29- Development on Sites with a High Probability of Flooding

- 5.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application:

Development Management Plan DPD (2011)

DP28- Amenity

- 5.3 Material Planning Consideration
National Planning Policy Framework (2012)
[NPPF](#)
- 5.4 Material Planning Consideration- National Planning Policy Framework (NPPF) (2012)

6 Assessment

- 6.1 The main issues to consider in the determination of this application are the principle of the development, visual impact, highway safety, trees, flood risk and neighbouring amenity.
- 6.2 In terms of the principle, both National and Local Planning Policy are supportive of schemes that seek to improve existing visitor and community facilities and services acknowledging the importance of the contribution that such facilities make to supporting a prosperous rural economy. It is considered that these proposals would help improve an existing community and visitor facility and that the proposed use is complementary in scale and kind to the existing use of the site and the proposals are therefore supported in principle.
- 6.3 The marquee is temporary in design, no formal hard standings or foundations are proposed, and the marquee is proposed to be removed for two months of the year. There would therefore be no permanent interruption to the existing built environment. Given the intended use, its situation is considered complementary in scale and kind to the existing use and would not be considered to look out of place here. The design is therefore considered appropriate given the intended purpose. Whilst there would be no permanent interruption of the built form, the standing of the structure for 10 months per year will, it is acknowledged, represent a long-term (if readily reversible) impact on the local area. Although large, the marquee is proposed to sit within a well-established enclosed part of the grounds. Given the distance to the Broads and situation within a well-established landscaped garden, only minimal external views will be apparent, particularly in the warmer months when the trees are well leafed. Additional native landscaping is proposed to fill up gaps in the boundary, which will have additional biodiversity benefits also. It is therefore considered that there will be no adverse visual impact as a result of the proposals.
- 6.4 There is an existing established formal driveway and car parking area and additional overflow car park. The car parks together hold approximately 110 parking spaces, 5 disabled spaces and 17 cycles. It is therefore considered that there is enough parking provision existing. The Highways Authority has no objection and it is considered that there will be no adverse impact on highways safety.
- 6.5 The link from the toilets to the marquee is proposed to run through mature trees. However, no foundations or hard standings are required and it is therefore considered that there would be no adverse impact on trees.
- 6.6 In terms of flood risk, the marquee is proposed to be situated within an area which is partially within Flood Risk Zone 3. Given the building is temporary and can be removed its use is considered water compatible, and an appropriate use for the zone. In addition, the applicants have submitted a Flood Response Plan, will be linked up with the Environment

Agency's Flood Warning, and will cancel any functions and remove the structure in the event of receiving a flood warning. It should be noted that in the recent flood events, the marsh which sits to the north of the site, by the Broad, was not breached and the area in which the marquee is proposed to sit remained dry. The Environment Agency do not object to the application and it is therefore considered that there will be no adverse impact on flood risk.

- 6.7 An objection has been received on the grounds of impact on neighbouring amenity and it is acknowledged that the main external view of the marquee will be from the upper floors of the properties which sit to the north of the Broad. However, as expressed above the use is considered complementary in scale and kind to the existing use, is situated over 400m away across the open water of the Broad, and will be well screened. The development will also be seen in the context of the existing buildings on site and neighbouring caravan park. The marquee's existence is therefore not considered to be inappropriate or adversely impact on neighbouring visual amenity.
- 6.8 An additional concern of the neighbour was the impact of noise from functions held within the marquee. Environmental Services at Waveney District Council outlined that they had no objection to the principle, given the distance of the marquee from neighbouring properties and position within a well-established landscaped garden (which will help absorb noise), as long as any audio equipment was restricted to an appropriate level. They recommended that an audio report be submitted via condition to agree the method of restriction and an appropriate noise level. This report has been submitted and discussions regarding the restriction are currently being undertaken. Members will be updated regarding this verbally. Subject to the method and level being agreed and covered by a specific condition, it is considered that audio levels can be appropriately controlled and that there will be no adverse impact on neighbouring amenity.
- 6.9 In terms of the neighbour's comments regarding the owner of Ivy House Farm having a history of antagonising neighbours of the Broads, with particular reference to the colourful caravans, the Ivy House Farm site is under new ownership and in any case this is not a material planning consideration.

7 Conclusion

- 7.1 The development is considered to be an appropriate type of development, it is considered that the development will be well screened and complement the existing use of the site, and that there would be no adverse impact on highway safety, trees, flood risk, or neighbouring amenity.

8 Recommendation

8.1 Approve subject to the following conditions:

- (i) Time Limit;
- (ii) In accordance with plans and reports submitted;
- (iii) Marquee to be removed for two consecutive months in any one year;
- (iv) In accordance with the audio restrictions imposed by Environmental Services at Waveney District Council, in line with the audio report submitted.

9 Reasons for Recommendation

9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP2, DP4, DP11, DP27, DP28 and DP29 of the Development Management Policies DPD (2011).

Background papers: BA/2013/0410/FUL

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Date of Report: 10 February 2014

List of Appendices: Appendix 1: Site Location Plan

APPENDIX 1

**BA/2013/0410/FUL – Ivy House Farm Hotel, Ivy Lane, Lowestoft
Erection of a marquee and toilet accommodation within existing building**

