

Planning Committee

14 October 2022

Agenda item number 7.1

BA/2022/0258/FUL and BA/2022/0257/LBC.

Numbers 1, 2 & 3 Barn Mead Cottages, Coltishall

Report by Senior Planning Officer

Proposal

Alterations & extensions to 1, 2 & 3 Barn Mead Cottages to create a new Spa Treatment Centre.

Applicant

Mr James Holiday

Recommendation

Approve subject to conditions.

Reason for referral to committee

The application has been called in by a member of the Authority. In addition, material considerations of significant weight have been raised in representations.

Application target date

20 September 2022

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1. Description of site and proposals

- 1.1. The application site is within the grounds of the Norfolk Mead Hotel, which is situated between the River Bure to the south and the village of Coltishall to the north. The Norfolk Mead site comprises the Norfolk Mead Hotel, a Grade II listed building originally constructed in 1740, within grounds which extend to approximately eight acres including a manager's cottage, a terrace of cottages and a function room constructed within the walled garden. As well as offering accommodation, the hotel has a restaurant and bar open to the public and 2 treatment rooms which are located in buildings to the south of the main complex.
- 1.2. The Norfolk Mead Hotel is accessed via Church Loke, which is a private road off Church Street, Coltishall and which gives access only to the hotel, a barn used for storage (B8) use, 2 residential properties and land to the rear of the church.
- 1.3. The site is within the Coltishall Conservation Area. Whilst the main hotel and a number of the outbuildings are covered by the listing, the buildings which are the subject of this application are not. Due to their appearance, construction and relationship with the listed building, however, they are considered to be a non-designated heritage asset.
- 1.4. The subject of these applications is the terrace of cottages known as 1, 2 & 3 Barn Mead. There is a further cottage as part of the terrace – number 4 – but this does not form part of the application site. These cottages form a large barn style building with a thatched roof adjacent to the manager's cottage to the north-east of the main hotel building. There are some modern additions including a conservatory at number 1.
- 1.5. The proposal seeks to change the use of and extend these cottages to expand the existing spa facilities at the hotel. The spa facilities, like the restaurant and bar, would be used by both staying guests and day visitors. A Listed Building Consent (LBC) application runs alongside the planning application.

1.6. The proposal seeks the removal of an existing conservatory and other relatively minor domestic additions to the property, and proposes a single-storey south-facing extension (approx. 4.5m by 9m), in line with the main southern elevation of the existing two-storey barn structure, and a larger single-storey extension to the north-facing elevation of the property (approx. 15m by 4m). The materials proposed are red brick, larch cladding, aluminium windows and flat roofs. The new facilities proposed include a 6m by 8m hydrotherapy pool jacuzzi, sauna, four treatment rooms, relaxation room, office, beer spa and reception and eating area. One residential unit (used in association with the hotel) will be retained.

2. Site history

- BA/2005/3781/HISTAP - Detached cabin for staff accommodation (retrospective). Granted with conditions, December 2005.
- BA/2013/0096/FUL - Proposed New Function Room & Service Block within walled garden and new openings to provide access from existing car park. Granted with conditions, July 2013.
- BA/2013/0109/LBC - Erection of a function room and service block within walled garden with formation of new openings with East wall of garden to provide access to car park. Granted with conditions, July 2013.
- BA/2013/0273/NONMAT - Non material amendment on pp BA/2013/0096/FUL to reduce the footprint of the building. Approved, October 2013.
- BA/2013/0295/LBC - Proposed erection of a function room and service block within walled garden with formation of new openings within East wall of garden to provide access to car park. Granted with conditions, October 2013.
- BA/2014/0043/NONMAT - Non-material amendment to PP BA/2013/0096/FUL - additional window added to the office within service block. Granted with conditions, March 2014.
- BA/2014/0068/FUL - Proposed single storey extension off existing kitchen. Granted with conditions, April 2014.
- BA/2014/0096/LBC - Proposed single storey extension off existing kitchen. Granted with conditions, April 2014.
- BA/2015/0198/FUL - Single storey extension and erection of 2 No. chalet style guest bedroom suites. Granted with conditions, August 2015.
- BA/2015/0199/LBC - Single storey extension and erection of 2 No. chalet style guest bedroom suites. Granted with conditions, August 2015.
- BA/2015/0278/FUL - Replacement chalet and sheds. Granted with conditions, November 2015.

- BA/2015/0334/LBC - Replacement chalet and sheds. Granted with conditions, November 2015.
- BA/2015/0394/LBC - Alterations to windows and replace boundary wall with fence (amendments to BA/2015/0199/LBC - Single storey extension and erection of 2 No. chalet style guest bedroom suites). Granted with conditions, February 2016.
- BA/2015/0396/NONMAT - Alterations to window and glazed screen material and replace existing wall between the new chalets. Non material amendment to pp BA/2015/0198/FUL. Approved, February 2016.
- BA/2016/0056/NONMAT - Alterations to door positions, non-material amendment to previous permission BA/2015/0278/FUL. Approved, April 2016.
- BA/2016/0057/LBC - Alterations to door position from west to south elevation. Granted with conditions, April 2016.
- BA/2016/0204/FUL - Installation of wastewater treatment system. Granted with conditions, July 2016.
- BA/2017/0032/CU - Change of use to class C1. Alterations to north and south elevations. Granted with conditions, March 2017.
- BA/2020/0007/FUL Erection of laundry building. Granted with conditions, March 2020.

3. Consultations received

Parish Council

- 3.1. Coltishall Parish Council strongly objects to the proposal to alter & extend 1, 2 & 3 Barn Mead Cottages to create a new Spa for the following reasons:

1. The new Spa will attract many more visitors and offer a 7 day a week facility. This will impact on Highways issues as the site is accessed via a single track from a busy main road through Coltishall Village. More traffic will be generated, the vehicular access will be more strained and this will impact on Highway safety.
2. The spa is likely to attract groups for celebratory events such as hen parties. The proposals suggest there will be a garden with jacuzzi for guests which will be near residents' gardens. This is likely to increase the noise disturbance to those residents, which is already an existing issue due to wedding parties that go on till at least midnight.
3. The site is on a flood plain. Therefore, this impacts on the physical infrastructure of the site and biodiversity opportunities. We are also concerned about the amount of waste a spa will produce and the impact this will have on the environment.

Norfolk County Council (NCC) Highways

- 3.2. Further to the Local Highways Authority (LHA)'s earlier response and further information provided by the applicant, I have now given due consideration to this application and my representation is as follows.

The Highway Authority have commented (on previous applications) with regard to the restrictions at the junction of Church Loke with Church Street/Wroxham Road but have not raised a formal objection on the basis of the level of traffic movements resulting from the proposed developments. However, clearly any further development, whether or not giving rise to a material increase in vehicle movements, does result in an overall cumulative effect, which I consider is now a material consideration in respect of this application and development of the application site.

The existing permitted uses of the site are a matter of fact and whilst I have noted the information in respect of the projected vehicular movements, in the absence of any empirical data, I have no reason to dispute the figures given, although clearly the use of the spa by non-residents could be higher than indicated, but some allowance has been given in that respect. However, notwithstanding that I am, of the opinion that the development, if approved, will give rise to an increase in vehicle movements, and given the location and nature of the development the site is highly reliant on access by motor vehicles.

In acknowledging, that the increase in vehicle movements, may not be significant, as previously stated the cumulative effect of those additional traffic movements is a consideration and I am minded that Paragraph 110 (b) of the National Planning Policy Framework outlines that *“safe and suitable access to the site can be achieved for all users”*.

The Highway Authority can only comment in relation to matters relating to the public highway, and whilst acknowledging Church Loke is of restricted width, it is a private access road/track outside of the jurisdiction of the Highway Authority, and private rights of access are a matter for the landowner. However, in terms of the immediate access of Church Loke with Church Street/Wroxham Road, which is public highway, I am minded of the Highway Authority's previous comments in that respect. It is noted that there has been recent cutting back of the vegetation to the west of the access which has provided an improvement to the visibility. However, the maintenance of the boundary hedge is outside of the control of the applicant, but the landowner should maintain the hedge to prevent it overgrowing the public highway and the Highway Authority do have powers to serve notice in that respect.

I am also minded vehicles speeds are constrained by the local speed limit and road environment, in that respect I do not consider I could sustain an objection on visibility grounds, in respect of the application at hand. The existing Church boundary wall and other boundary features do preclude vehicles approaching the junction from seeing vehicles approaching the access and the width of the access is restricted (around 3.8m in width). It is therefore likely that if two vehicles meet at the access one vehicle is may to have to reverse to allow the other to pass. This could result in vehicles reversing from the access onto the main carriageway – indeed I have noted there is comment in that respect from local residents. Given the proposals, if approved are likely to give rise

to an increase in vehicle movements and thereby the frequency at which vehicles may meet at the access, I consider that the access should be widened to mitigate in this respect. I accept that there are restrictions as to what can be accommodated, but there is scope to widen to the eastern side of the access to provide a minimum width of 4.3m, which would be sufficient for two cars to pass. Whilst this may reduce the footway area fronting the church, I do not consider it would have a material effect on pedestrian safety or access to the Church; the Church having sufficient curtilage for the congregation to meet, etc.

Accordingly, should your Authority be minded to approve this application I would recommend the following conditions and informative note be appended to any grant of permission.

SHC 33A Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works (widening to the junction of Church Loke with Church Street/Wroxham Road have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 33B Prior to the first use of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

BDC Environmental Health Officer

- 3.3. Whilst there has been some historical action taken (5+years ago) we have no current ongoing issues with this premises.

BA Tree Officer

- 3.4. Given the fact that the site is not visible to general public I would suggest that the proposed works and associated tree/hedge removal are acceptable. That being with the proviso that a suitable landscape scheme is submitted, for approval by the BA, providing sufficient and suitable tree planting to compensate for the loss of these tree/hedges. If approved please condition full compliance with the submitted Arboricultural Impact Assessment, Protection Plan and Method Statement dated June 2022.

BA Historic Environment Manager

- 3.5. The main hotel building is grade II listed and there are a number of curtilage listed structures, including historic boundary walls and two former barns, both currently used as either hotel or residential accommodation. The site also sits within the Coltishall Conservation Area and contributes to its character.

The curtilage listed barn to the south is in good condition and has recently been re-thatched. However, the northern-most barn is in need of some repair and has been sub-divided in the 1980s into 4 residential units which are currently vacant or under-used. Internally, the only visible remnants of the historic building are some of the roof timbers and what would have been a large open space has been thoroughly sub-divided. It also has a modern extension at its eastern end, attached to which is a conservatory. The significance of this building primarily lies in its aesthetic value and the group value of the collection of historic buildings and structures on the site. As a group (and individually) they contribute to the character and appearance of the conservation area. The barn also has some evidential and historic value, as a remnant of the former industrial use of the site and in this respect, it continues to reflect this aspect of the village's history.

The proposal is to convert this barn into a spa with a relatively large single storey extension. The design of the extension would be consistent with the successful design of the recently built wedding venue within the walled garden and other recent development at the site. This is recognised as being of a high-quality design and a continuation of this design approach is to be welcomed.

In principle, I have no objection to the proposal. It could see the historic barn brought back into full use and should ensure the ongoing repair and maintenance of this building. The proposal also provides the opportunity for improvements to more recent and less successful alterations to the building (e.g. the removal of the conservatory and alterations to the single storey lean-to along the northern elevation). The proposal will mean that the barn is once again read as a single unit, albeit still sub-divided, and this will be an improvement.

The contemporary design of the extension should work well and is simple, low-level and recessive, making use of traditional red brick, flint and timber-cladding along with more contemporary design elements, such as large glazed areas. There will be only glimpsed views of the most contemporary element from the northern approach along the drive, due to the proposed brick and flint wall, willow fencing and planting, with views from the main car park to the east of the hotel further limited by the single storey extension directly to the east of the barn, which will be 'read' as a brick boundary wall.

The historic wall which runs north of the barn (also a curtilage listed structure) will be retained, albeit with an opening made in it. It is clear from historic maps and evidence on site that historically there was a lean-to structure built up against its west side and so this will partially re-instate that arrangement. The historic wall finish will be retained in all areas except the changing rooms and this should contribute to the internal character of the spaces and allow the historic form of the site to be understood.

However, there are a couple of areas where more detail will be required or where I have some concern:

- The historic buildings on the site all have white joinery contrasting with red brickwork and this is characteristic of the buildings (although it is noted that some of the windows – primarily on the north elevation of Barn Mead are modern stained timber windows). It is proposed that the windows on the barn be replaced with grey aluminium windows. To ensure that the group value of the historic buildings is not eroded I would suggest that the colour of the window frames in any new windows in

the barn should be white. I appreciate that an argument could be made for consistency across the new and historic elements of the 'spa building' but given that the contemporary extensions are clearly separate modern elements, I don't think that a change in finish will be detrimental to the overall design.

- It is noted that on the proposed plans the principal trusses of the existing roof structure will be retained with modifications to ensure suitable head height. Details of these modifications will need to be provided.
- As stated above, it is proposed that the extension will be built against both sides of the historic brick and flint wall that runs north-south from the barn. Given the curtilage listed status of this wall, please can details of exactly which areas will be left exposed and any repairs required to the wall be provided. It is noted that it is proposed to increase the height of the wall and provide a new stone coping. At present it has a very simple coping which should be retained / re-used or replicated. Details of the coping and the new bricks will need to be conditioned.
- New brick or brick and flint walls are proposed at the north and south of the extensions. Details of the materials, including a sample panel of the flint work, mortar mix, brick bond and brick type should be conditioned. It may be that a brick-on edge coping is more appropriate here than a stone coping.
- Further details of the structure containing the sauna and hot tub are required.
- The eastern gable end of the barn is of flint construction and again, where possible, this should be left exposed internally within the extension/ barn.
- A small extract is shown for the cooker hood in the new kitchen. Will this be adequate? A commercial kitchen extract could obviously have a much greater impact on the appearance of the building.
- On the flat roof of the proposed swimming pool extension PV panels are proposed. Please could exact details be provided/conditioned, in particular the exact number, details of the support structure and the maximum height that they will protrude above roof level.
- Likewise, a raised area of housing for the extract system is proposed. This is set well back from the front elevation of the extension and so is unlikely to be particularly visible from ground level. However, please can details of the cladding for this be provided please.
- It is noted that on drawing P104a, the cross-section of the lean-to on the west elevation of the north running wall shows the lean-to being clad in non-slip oak-effect composite decking. I think this is an error and that it should be larch cladding as shown on the other drawings?

4. Representations

4.1. Broads Authority Member (Cllr Nigel Brennan) – I request that the above application/s be 'called in' for consideration by Planning Committee for the following reasons, as provided to me by local residents:

- No apparent restrictions on hours of operation of possible expanded business leading to ever increasing nuisance to neighbouring properties
- No apparent request for 'change of use' of domestic dwellings to commercial use

- Usage already of what is supposed to be only a very occasional 'over-flow' car-park for the provision of EV charging-points on a daily basis immediately adjacent to neighbouring property
- Removal of 'housing stock'. Retention of local 'housing stock' is potentially more important than conversion to commercial premises (some of which would be in direct competition with existing local business)
- Considerably increased daily and 'late night'/'early hours' noise pollution for neighbouring properties
- Unsuitable ingress/egress on a 'single track' private road serving two additional properties for potential increased traffic movements to accommodate any future potential development
- No apparent 'Highways' report on visibility splay, and complimentary safety concerns, exiting Church Loke
- No reference to adequately 'signing' the public foot-path which crosses Church Loke into the church-yard with pedestrian traffic on East/West and/or West/East compass points, with or without children, and with or without dogs being walked both with reference to pedestrians, and more importantly motorised traffic
- Increased noise pollution to neighbouring properties from proposed pump to lift water from application site to Wroxham Road drainage connection point to mitigate 'nutrient neutrality'
- Severe damage would be caused to numerous mature trees' roots alongside Church Loke to facilitate trenching for the proposed drain along Church Loke which is a private road not wholly owned by 'The Mead' (no arboriculture report has been presented)
- No attempt has been made by the applicant to the other two 'owners' of Church Loke to agree the trenching of Church Loke

4.2. Representations of objection totalling six have been received from neighbouring properties. Summary of representations:

- Highway access concerns due to increased traffic.
- Additional noise and disturbance for neighbours.
- Parking concerns.
- Loss of dwellings.
- Water table concerns.
- Not enough information on the projected client group.

- Inappropriate development for the location.
 - Over development of the site.
 - Intensification of the use will degrade the Conservation Area.
- 4.3. Representations of support totalling 52 have been received. Summary of representations:
- A great asset to the area.
 - Will improve existing facilities.
 - Job creation.
 - Boost tourism.
 - Benefit the local community.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM5 – Development and Flood Risk
 - DM11 – Heritage Assets
 - DM12 – Reuse of historic buildings
 - DM13 - Natural Environment
 - DM16 – Development & Landscape
 - DM21 - Amenity
 - DM22 - Light pollution and dark skies
 - DM23 - Transport, highways and access
 - DM29 - Sustainable Tourism and Recreation Development
 - DM43 - Design
 - DM44 – Visitor and community facilities and services

6. Assessment

- 6.1. The key considerations in determining this application are the principle of development, impact on the listed building and Conservation Area, neighbouring amenity and highway implications.

Principle of development

- 6.2. In terms of the principle of the development, the proposal seeks permission to change the use of an existing building (currently divided into dwellings) and extend it to create a dedicated spa facility for the existing hotel in order to improve the offer for visitors. Whilst a spa is not typically thought of as a visitor or tourist facility, a good quality operation will attract customers and they will contribute to the visitor economy while

staying in the area. It is therefore considered that the tourism policies in the Local Plan for the Broads are relevant. These recognise the important role tourism plays in the economy of the Broads and seek to protect and promote appropriately located tourism development. As the spa facility would not necessarily only be for tourists, it is important to consider the expansion of the facilities at the hotel as an extension of existing employment use too.

- 6.3. Policy DM29 of the Local Plan for the Broads seeks to ensure that new tourism and recreational development is located where it is closely associated with an existing facility. As the site is already an operational hotel, the proposal complies with this element of the policy.
- 6.4. Policy DM29 goes on to require that development proposals can only be positively supported where there is sufficient capacity of the highway network, sufficient parking on site, where they do not adversely affect dark skies, the historic environment or protected species, where proposals are of a high-quality design and are of a scale compatible with their location and setting. All of these issues will be discussed in further details in the coming paragraphs but in summary, the proposal is considered to be in compliance with these criteria and the principle of the development in accordance with Policy DM29 is therefore acceptable.
- 6.5. Policy DM25 relates to the extension of existing premises used for employment uses. Although the spa facility proposed is not a separate Class E use as it would be linked to the hotel, the proposal does seek to create additional employment of approximately 11 FTE positions and the considerations of Policy DM25 are considered to be relevant. Similar to Policy DM29, it requires the site to be located within an existing employment site and requires that proposals do not have an adverse impact on landscape character, the historic environment or biodiversity. The policy also requires that the use does not affect amenity in terms of noise and disturbance and pollution and that there is suitable parking available. Again, the highway network is required to be capable of accommodating the proposal and the site should be accessed by a variety of transport modes. All of these issues will be discussed in further details in the coming paragraphs but in summary, the proposal is considered to be in compliance with these criteria and the principle of the development in accordance with Policy DM25 is therefore acceptable.

Design and the impact upon the listed building and Conservation Area.

- 6.6. The site sits within the Coltishall Conservation Area and contributes to its overall character. The application site also lies within the curtilage of a Grade II Listed Building and, consequently, in addition to meeting the high standard of design required of all applications within Conservation Areas in the Broads, the proposal must have regards to the potential impacts on the setting of the Listed Building.
- 6.7. Planning policies and guidance at both national and local level recognise the importance of protecting designated heritage assets such as Listed Buildings. Policy

DM11 of the Local Plan for the Broads requires development to protect, preserve or enhance the significance and setting of heritage assets. The policy also requires developments affecting Conservation Areas to ensure that the area is preserved or enhanced. Policy DM12 of the Local Plan for the Broads only permits the re-use, conversion or change of use of a building which is a heritage asset – either designated or non-designated - subject to certain criteria. Criterion (a) requires that the building is capable of the changes without substantial harm or loss to the asset's significance. Criterion (b) requires a high level of design, retaining features that contribute positively to the character of the building. Criterion (c) requires the proposal to be achieved in a way that preserves the architectural features and character. Criterion (d) requires that the nature, scale and intensity of the proposed use are compatible with the surrounding uses of the locality. Criterion (e) requires that the proposal will not have an adverse impact on protected species.

- 6.8. The main hotel building is grade II listed and there are a number of curtilage listed structures to the north, including historic boundary walls and two former barns, both currently used as either hotel or residential accommodation. The curtilage listed barn to the south is in good condition and has recently been re-thatched. The barn, the subject of this application was subdivided in the 1980s into four residential units (these are currently vacant) and this building does require some repair. As a non-designated heritage asset, it is important to retain the building in a beneficial use and the applicant has identified an alternative use which will preserve the historic character of the building and support the hotel business. Internally, the only visible remnants of the historic building are some of the roof timbers and what would have been a large open space. The alterations to this space are considered acceptable in that the existing barn has already been subdivided and the original trusses altered. The proposals are considered to comply with criterion (a) and (c) of Policy DM12.
- 6.9. The existing building also has a modern extension at its eastern end, attached to which is a conservatory. The proposal to remove these modern elements is considered to enhance the character and appearance of the barns and is considered acceptable and in compliance with criterion (a), (b) and (c) of Policy DM12.
- 6.10. The contemporary design of the proposed new extension is simple, low-level and recessive, making use of traditional red brick, flint and timber-cladding along with more contemporary design elements, such as large glazed areas. Original elements of the flint wall will be retained and made into features. The use of the building as a spa facility and the inclusion of a relaxation room, treatment rooms and changing rooms is not considered to be incompatible with the existing use of the hotel and function room. This therefore complies with criterion (b), (c) and (d) of Policy DM12.
- 6.11. There will only be glimpsed views of the most contemporary element from the northern approach along the driveway, due to the proposed brick and flint wall, willow fencing and planting, with views from the main car park to the east of the hotel further limited by the single storey extension directly to the east of the barn, which will be

'read' as a brick boundary wall. The site is well screened by mature trees and so there will be no views from the wider vicinity. The proposals are therefore not considered to result in an adverse visual impact on the Coltishall Conservation Area and there is no conflict with Policy DM11 or DM12. In addition, the proposed materials and design are considered to be in accordance Policy DM43 of the Local Plan for the Broads 2019.

Amenity

- 6.12. The nearest residential properties are Meadside and Holly Lodge, located approximately 40m and 80m respectively to the east of Church Loke and the properties of Church Close located approximately 150m to the north-west. Given that the hotel is existing (and long established), and has been operating with rooms and a restaurant for many years, and with spa facilities in the main house and as a wedding venue in the function room in more recent years, it is difficult to conclude that the new spa facilities proposed will result in an adverse impact on the amenity of nearby residents, despite the increase in numbers. It is noted that there have been no noise issues raised in at least the last five years (see response from BDC Environmental Health Officer in section 3) and it is not considered that the spa guests, some of whom will be hotel residents, are likely to generate significant additional noise or disturbance.
- 6.13. The Environmental Health Officer at Broadland District Council has advised that there are no current noise related issues ongoing at the premises. The proposed spa facilities are proposed for use during daytime hours but if required, hours of use could be conditioned. The proposal is therefore considered to comply with Policy DM21 of the Broads Local Plan.

Highways and public rights of way

- 6.14. The Highways Authority initially asked for some additional information from the applicant with regards to numbers and their final comments were based on this information.
- 6.15. It is acknowledged that the access to Church Loke from Church Street is restricted and so it has been required by the LHA that some off-site highway improvement works are carried out by the applicant to create a wider access point at the junction. The Highways Authority have confirmed that the area in question does not appear to be registered and so where highway rights exist, the surface is vested to the Highway Authority and those rights take precedent over ownership. This would mean that the Highways Authority would carry out the works at the expense of the applicant and this would be secured via a planning condition. The applicant has confirmed he is content to agree to these works and so on this basis, the proposal is not considered to result in an adverse impact on highway safety and is in accordance with Policy DM23 of the Local Plan for the Broads 2019.
- 6.16. The site has existing parking and overflow parking areas and these are not proposed to be altered as part of this application.

Other issues

- 6.17. The part of the site covered by the proposal is within Flood Zone 1 and so there are no concerns with regards to flood risk. With regards to drainage, in 2016 planning permission was granted for the installation of a sewage treatment plant at the site. Any further works in regards to permission from all owners of The Loke is not a planning consideration. There is therefore no conflict with Policy DM5 of the Local Plan for the Broads 2019.
- 6.18. The proposal raises no concerns with regards to an adverse impact on biodiversity as the extensions to be lost are modern additions. There is no conflict with Policy DM13 of the Local Plan for the Broads 2019.
- 6.19. The site is located outside of Dark Skies Zone 1 and 2 where Policy DM22 requires good lighting management and design. It is considered appropriate to restrict external lighting by condition. The proposal is therefore in accordance with Policy DM22 of the Local Plan for the Broads 2019.

7. Conclusion

- 7.1 Based on the information submitted to support this application for the proposed extensions and change of use of Barn Cottages to a spa facility, the principle of development is in accordance with all relevant planning policy, in particular DM5, DM11, DM12, DM21, DM23, DM25 & DM43. This is an existing tourism and recreation destination that has existing spa facilities within the main house but proposes to move them to a dedicated facility immediately adjacent to the main building so that it is able to expand the facilities to increase its attraction to visitors to the Broads Area. The design of the proposals is considered to be acceptable and it is not considered that the proposal will result in an adverse impact on highway safety or neighbour amenity given the current levels of usage. Therefore, it is recommended that planning permission and Listed Building Consent are approved subject to conditions.

8. Recommendation

- 8.1. Approve the planning application subject to the following conditions:
- Time Limit
 - In accordance with submitted plans and documents.
 - Highways conditions regarding off site improvement works.
 - Material details required prior to their installation including flint work, mortar mix, brick bond and brick type, cladding details, coping details, truss modification details and window colour.
 - Prior to their installation details of the sauna and jacuzzi structure shall be submitted and agreed.

- Landscaping plan to show new planting.
- Hours of opening for the spa only.
- No external lighting.
- Spa use in association with the hotel only and not as an independent business.
- Removal of PD rights for the spa facility.

8.2 Approve the LBC application in accordance with the following conditions:

- Time Limit
- In accordance with submitted plans and documents.
- Material details required prior to their installation including flint work, mortar mix, brick bond and brick type, cladding details, coping details, truss modification details and window colour.

9. Reason for recommendation

9.1 Subject to the conditions outlined above, the application is considered to be in accordance with Policies DM11, DM12, DM21, DM22, DM23, DM25, DM29 and DM43 of the Local Plan for the Broads 2019.

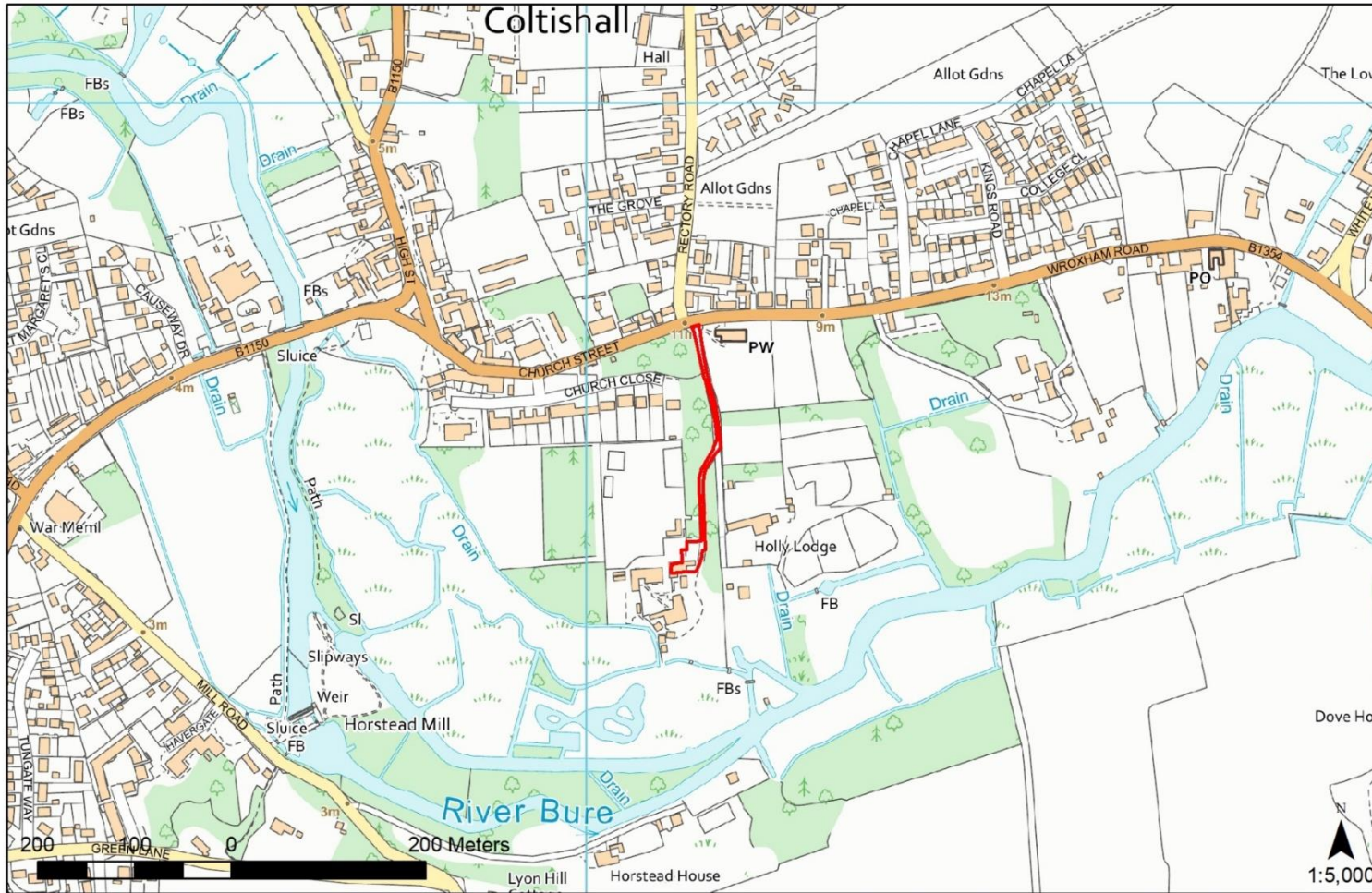
Author: Cheryl Peel

Date of report: 03 October 2022

Appendix 1 – Location map

Appendix 1 – Location map

BA/2022/0258/FUL



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