

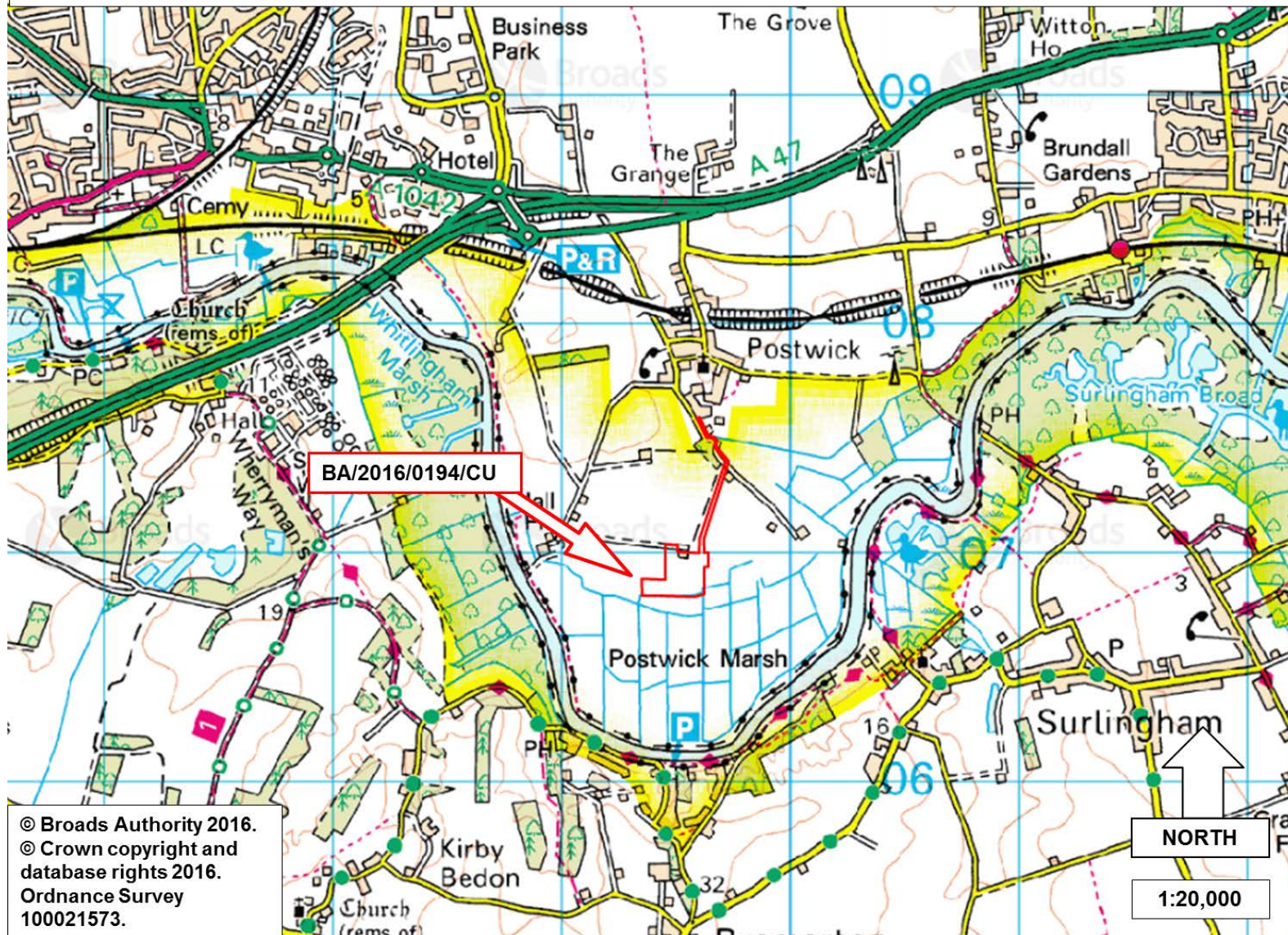
Reference:

BA/2016/0194/CU

Location

Hall Farm, Hall Lane, Postwick, Norwich

BA/2016/0194/CU - Hall Farm, Hall Lane, Postwick, NR13 5HQ



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Ordnance Survey
100021573.

Application for Determination

Parish	Postwick with Witton Parish Council
Reference	BA/2016/0194/CU Target date 23.9. 2016
Location	Hall Farm, Hall Lane, Postwick, Norwich
Proposal	Change of use to outdoor venue for weddings and celebrations, to include retention of existing outdoor timber seating and wood shack, introduction of new service track and extension to existing turning area, creation of new passing places on public and private roadways and associated parking, access and landscaping.
Applicant	Mr and Mrs C & E Langridge and Fairbank
Recommendation	Approve subject to conditions for a temporary period of 24 months
Reason for referral to Committee	Objections Received

1 Background

1.1 A report was prepared for the 19 August 2016 meeting of the Planning Committee, recommending approval subject to conditions for a temporary period of 24 months. The full report is attached as Appendix A to this report.

1.2 Members resolved to defer determining the application until a site visit has been undertaken. The site visit is scheduled for 10.00am on Friday 9 September 2016.

1.3 The draft Minutes record the reason for the site visit as follows:

“Members acknowledged the concerns raised by the Parish Council. They expressed concern about the proposed parking facilities and potential highway issues as well as potential noise. It was considered that a site visit would be beneficial to examine the concerns and it would be helpful for the EHO and a representative from the Highways Authority to be present.”

1.4 The notes of the site visit will be reported verbally at the Planning Committee on 16 September 2016.

2 Update

- 2.1 Since the 19 August meeting of the Planning Committee the applicants have been asked to provide robust evidence to justify how and why this proposal should be considered as a farm diversification scheme in accordance with Policy DP19 of the Development Management Policies DPD and the NPPF, following the splitting up of the farm holding. They have also been asked to provide facts and figures to explain why there would be such a large financial outlay incurred in changing the business from one that currently operates under the 28 day rule to a permanent business that would make the business unsustainable if permission was only granted for 24 months. Finally they have been asked to look at any improvements that can be made to the Noise Management Report and also provide confirmation as to how its recommendations and requirements would be practically implemented on site to effectively mitigate any noise. This additional information will be forwarded to Members for consideration prior to the Planning Committee on 16 September 2016.
- 2.2 Further representations have been received from local residents, one in support of the proposal and one in opposition to the proposal. The representation in support states that whilst they live close to the wedding venue, they are not disturbed in any way by the music being played at the weddings. The representation received in opposition to the scheme clarifies various matters following comments made at the previous Planning Committee and also points out that both a caravan and a campervan had stayed overnight on the site.

3 Conclusion and Recommendation

- 3.1 There has been no change in circumstances since the previous report was prepared, nor has the further information submitted at the time of writing materially affected the officer recommendation for approval.
- 3.2 Approve subject to the following conditions:
- (i) Permission is granted for a period of 24 months from the date of the decision
 - (ii) Definition of nature of permitted events
 - (iii) Development to be in accordance with submitted plans and documentation.
 - (iv) Business is to operate strictly in accordance with the Noise Management Plan at all times.
 - (v) Music to finish by 11pm
 - (vi) Maximum number of guests limited to 200
 - (vii) Submission of plans detailing the design of the passing bay on Oaks Lane
 - (viii) Creation of passing bay at eastern of Oaks Lane prior to commencement of use
 - (ix) Creation of passing bays on Marsh Lane and car park prior to commencement of use

- (x) Preparation of a Flood Response Plan
- (xi) Any work to be carried out to the vegetation in the area to avoid the bird nesting season
- (xii) Low level lighting plan to be submitted to LPA for approval
- (xiii) Native hedgerow species to be used
- (xiv) A bird disturbance survey (wintering and breeding) to be completed during the lifetime of this permission and the results forwarded to the LPA
- (xv) Creation of a medium-large sized wildlife pond on the agricultural holding
- (xvi) Planting carried out in next planting season following this decision
- (xvii) If plants die within 2 years of this consent they must be replaced

4 Reason for Recommendation

- 4.1 The principle of the development is considered to be acceptable and in accordance with Policy DP19 of the Development Management Policies and the NPPF. The proposal is also considered to be in accordance with Policy DP11 of the Development Management Policies DPD and the NPPF. A temporary consent is recommended to ensure that the scheme will comply with the other relevant Development Plan Policies, in particular Policy DP28, before a permanent planning permission is granted.

Background papers: Planning file BA/2016/0194/CU

Author: Alison Cornish
Date of Report: 26 August 2016

List of Appendices: APPENDIX A – Report to Planning Committee on 19 August 2016
APPENDIX B – Note of site visit held on Friday 9 September 2016

**Broads Authority
Planning Committee
19 August 2016**

Application for Determination

Parish	Postwick with Witton Parish Council		
Reference	BA/2016/0194/CU	Target date	23 August 2016
Location	Hall Farm, Hall Lane, Postwick, Norwich		
Proposal	Change of use to outdoor venue for weddings and celebrations, to include retention of existing outdoor timber seating and wood shack, introduction of new service track and extension to existing turning area, creation of new passing places on public and private roadways and associated parking, access and landscaping.		
Applicant	Mr and Mrs C & E Langridge and Fairbank		
Recommendation	Approve subject to conditions for a temporary period of 24 months		
Reason for referral to Committee	Objections Received		

1 Description of Site and Proposals

- 1.1 The site, subject of this application, is situated in the parish of Postwick, approximately 650m south of the village centre. The site itself covers an area of 4.7ha and comprises a mixture of arable farm land and wooded copse. The northern, eastern and southern boundaries of the site are defined by mature hedgerows with the western boundary of the site open to arable fields.
- 1.2 The site is situated on the northern valley side of the River Yare and the land to the south of the site comprises flat grazing marsh which extends to the bank of the river. On the opposite riverbank (approximately 680m from the site) are a scattering of houses and the public house called The Waters Edge, comprising the hamlet of Woods End. To the northeast of the site is the Colts Lodge Bed and Breakfast business and associated dwelling (approximately 150m from the site), and approximately 560m to the west of the site is Hall Farmhouse – the applicant's home, which is accessed via Hall Lane. Approximately 560m to the north east there is a small cluster of dwellings, accessed off Oaks Lane and Marsh Lane.

- 1.3 Access to the site is via the A47 and Oaks Lane, a cul-de-sac road which extends onto a private road, Marsh Lane, and a series of agricultural tracks which serve both the application sites, the surrounding arable land and Colts Lodge.
- 1.4 The application is seeking consent for the permanent establishment of a wedding/associated celebrations and reception venue, which currently operates under the 28 day rule permitted by Schedule 2, Part 4 Class B The Town and Country Planning (General Permitted Development)(England) Order 2015. The wedding venue would typically accommodate 80-120 guests, although permission is being sought for up to 200 guests maximum. At present the venue operates during a season based from mid-May through to mid-September although consent is sought on the basis that the business could operate all year round, depending on demand.
- 1.5 There is currently a small rustic wooden building, with associated wooden benches, within the wooded area of the site, which would continue to be used as the focal point for the actual wedding ceremony. A marquee would be erected within the lawned glade set into the mature woodland copse, for the duration of the wedding booking, which would typically be three days. There is a potable water supply and electricity to the site but no foul drainage to the site. Portable toilet/washroom would be hired for guests use for the duration of the wedding booking. Catering and similar services would be brought in on an ad hoc basis, with different suppliers used according to the requirements of the hirer. Typically the wedding celebrations would include some form of musical entertainment either in the form of a live band or a DJ accommodated within the marquee. An area for guests to camp overnight on the night of the wedding would be established in an area immediately to the south of the existing agricultural access track.
- 1.6 Vehicular access for deliveries to the venue would be created via Oaks Lane leading onto Marsh Lane and then via a newly created access track running from the western boundary of Colt Lodge down to a slightly enlarged area of permeable hardstanding close to the copse area. Vehicular access for wedding guests would be via Oaks Lane and Marsh Lane into a newly created car park area on the eastern edge of the site. The car park area would comprise a grassed area, sufficient to accommodate 40 cars, enclosed with new hedgerow and tree planting, with individual non-demarcated bays. New passing bays would be created along the length of Marsh Lane and one new passing bay would be created at the eastern end of Oaks Lane. Pedestrian paths would be created from the carpark through the rough grazing pasture land and areas of wildflower meadow to the ceremony area. The existing unfinished agricultural track running across the site would be ploughed in and incorporated into the proposed grass meadow.

2 Site History

BA/1993/4646/HISTAP Agricultural building – Observations to District.

BA/2010/0029/FUL Proposed steel transport container for storage and shelter use with portable self-contained W/C for workers. Approved subject to conditions.

BA/2010/0058/FUL Single and two storey extension to dwelling and erection of detached stables. Withdrawn

3 Consultation

Broadland Environmental Health Officer – I have looked at the submitted noise report and noise management plan and have no objections to the application as long as the noise criteria within the amended management plan are legally binding and that the events are managed in accordance with the amended Noise Management Plan dated 28 June 2016.

Key to not causing noise problems with outdoor music venues is good management as client-run events can be unpredictable. If the Authority decides to approve the application it may want to do so for a temporary period to see how workable the proposal is.

Broads Society - No objection.

Postwick with Witton Parish Council – The Parish Council considered the above planning application. A number of objections had been received and would be sent also to the Broads Authority from parishioners. The Parish Council considered that the application should be refused for the following reasons:

1. Additional heavy traffic for 3 to 4 days every week on unsuitable roads affecting all houses situated along the route.
2. The Parish Council felt that noise levels are unable to be controlled and would seriously affect the tranquillity of the whole village and particularly the nearby houses. Unanimously refused.

The amended documents submitted to the Parish Council on 13 July 2016 do not properly deal with the issue of traffic on Oaks Lane. Particularly the traffic generated both prior and after the wedding. Which includes caterers and marquee providers which use large vehicles plus long trailers. Also the proposal that the number of guests should be limited to 200 will still probably result in 50 cars accessing the site. Oaks Lane is very narrow and this additional traffic will add to the already dangerous conditions on this road and will clearly result in further noise.

The Parish Council have considered the proposals which have set out maximum noise levels with a suggested management system. However, it is unclear how in practice noise levels can be reduced to satisfactory levels during the period of the event. The proposed systems suggested that noise can be reduced subject to the “Responsible Person” taking action, but is

unlikely to be satisfactory for the whole event and would appear to be retro-active.

A Petition against the Wedding Venue Traffic from parishioners of Postwick Parish is attached.

Highway Authority – In relation to the type of events the agent states, the application seeks consent for change of use of a small wooded copse and adjacent field for the holding of wedding ceremonies and associated celebrations.

I am satisfied with the agent's explanation of what functions are proposed to be held at the venue, following my concerns that the previous supporting information implied events other than weddings and similar-type celebrations. Accordingly this clarification now correlates with the pre-application discussions with the Highway Authority.

As you will be aware the NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of the development are severe. Taking into account the fact that events have already been occurring and the traffic information supplied I do not consider that the residual cumulative impacts are severe.

Likewise, my earlier response suggested mitigation for the development by formalising existing informal passing bays, however, based on the additional information supplied together with the provision of one new passing bay at the southern end of Oaks Lane, I do not consider that such an obligation would fully meet the criteria set out in para. 204 of the NPPF.

However, notwithstanding the above, by the very location of the site and the highway network leading thereto, there are sensitivities with the network I need to ensure are not unduly compromised by the development, and therefore whilst not objecting to the development I would recommend that the following conditions and informative note be appended to any grant of permission your Authority is minded to make.

A condition define the nature of permitted events which can be held at the site i.e. limiting it to being a wedding and similar-type celebration venue - for the avoidance of doubt - wording to be agreed.

A condition to restrict the maximum number of guests on site per event to a maximum of 200 in order to protect the environment of the local highway corridor together with the following highway related condition.

Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works -provision of a passing bay on Oaks Lane -as indicated on drawing number P391-201 Rev D have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway 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.

Prior to the commencement of the use 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 in consultation with the Highway Authority.

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

Environment Agency – No objection. The Environment Agency Maps show the site lies in both tidal and fluvial Flood Zone 3a, the high probability zone. The important points are:

- Ground levels rise in a northerly direction providing dry access/egress routes
- A Flood Response Plan has been proposed for the site.

Detailed climate change modelling has not been completed by the applicant. It is their responsibility to provide details of flood risk at the site. At some locations we have modelled flood level data to provide to applicants. Unfortunately these models were completed prior to the update in climate change allowances. We are working to provide some basic allowances that may be appropriate for use against the recent climate change thresholds, to aid applicants. These require significant time and resources to complete and precautionary allowances for potential climate change impacts have not yet been formally signed off.

As the allowances we have in draft format are precautionary for this site we have agreed they can be used to aid you in making a decision. These levels have not yet been approved for use and if further more detailed information comes to light before any planning permission is granted we reserve the right to use the best available data at the time.

4 Representations

- 4.1 A total of 14 representations on this application have been received from residents living in the vicinity of the site. A number of residents have written in more than once. Whilst all the comments made in each of the letters have been taken into consideration in the recommendation made in this report, where multiple letters have been received from the same person this has been counted as one representation. A petition of 50 names has also been received, objecting to the permanent establishment of the wedding venue on the basis of the traffic for the proposed wedding venue using the southern part of Oaks Lane, which is single track with a blind bend.

- 4.2 All 14 representations received object to the proposed change of use of this land to the wedding venue on the basis of the additional traffic generated by the business and the level of noise produced during the wedding receptions.
- 4.3 Residents are concerned that whilst the wedding might take place on a particular Saturday, additional traffic is generated from Thursday through to Monday with traffic delivering equipment and supplies leading up to the wedding and immediately after it. They are also concerned that the proposed access route to the venue, along Oaks Lane and onto Marsh Lane is inadequate, in terms of width, to safely accommodate the additional traffic that would be generated, particularly on the day of the wedding itself. The letters received suggest that a route which utilises Oaks Lane and Hall Lane would be preferable, as it would avoid the narrower, eastern end of Oaks Lane.
- 4.4 The other principle reason for the objections to this proposal is centred around the noise that would be generated by bands and DJ's during the receptions held in the marquees following the actual wedding ceremonies. Residents are concerned, given the open nature of the landscape, the rural character of the area and the fact that the receptions would be held in marquees, that there would be an unacceptable level of noise generated by the music that would have an adverse effect not only on their residential amenity but also on the wildlife in the vicinity of the site and the tranquillity of the area in general.
- 4.5 One representation received has requested that Members carry out a site visit, particularly to look at Oaks Lane.

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.

Core Strategy

[Core Strategy Adopted September 2007 pdf](#)

CS1 – Landscape Protection and Enhancement

CS4 – Creation of New Resources

Development Management Policies DPD

[DEVELOPMENTPLANDOCUMENT](#)

DP1 – Natural Environment

DP2 – Landscape and Trees

DP4 – Design

DP11 – Access on Land

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.

Core Strategy

CS18 – Rural Sustainability

CS20 – Development within Flood Risk Zones

Development Management Policies DPD

DP19 – Employment Diversification

DP28 – Amenity

6 Material Consideration

6.1 National Planning Policy Framework (NPPF).

7 Assessment

- 7.1 In terms of the assessment of this application the main issues to be considered are: the principle of the development, impact on highway safety, noise impact, landscape impact, floodrisk, impact on ecology; impact on residential amenity.
- 7.2 The site of the wedding venue forms part of a working farm. The formal change of use of this site to accommodate the wedding venue business is seen as a diversification of the farming business which would complement the existing agricultural activity on the site whilst retaining and improving the landscape character of the area. The need to strengthen and support the rural economy is highlighted in Paragraph 28 of the NPPF. The NPPF places an emphasis on developing a strong rural economy and specifically requires local planning authorities to support the sustainable growth and expansion of all types of business and enterprise in rural areas and to promote the development and diversification of agricultural and other land-based rural businesses.
- 7.3 Policy DP19 of the Development Management Policies DPD reflects this requirement to support the rural economy by permitting farm diversification providing a number of criteria are complied with. Development should be complementary in scale and kind to the main farm operation and site area and must not prejudice the agricultural operations. The application states that the site of the wedding venue is an underutilised part of the landholding and therefore taking it out of agricultural use would not prejudice the efficient functioning of the farm. The wedding venue business would generate revenue from an area of land which currently does not contribute to the economy of the farmholding. The formal establishment of the wedding venue in this location would also support other diversification projects on the farm, namely Colt Lodge Bed and Breakfast business. The scale of the wedding venue is small, comprising the small wooden rustic shed and associated seating and the temporary erection of a marquee,

associated catering and facility accommodation and camping area. Given the small scale nature of the use it would not dominate the functioning of the agricultural holding.

- 7.4 On the basis of the above reasoning the principle of formalising the operation of the wedding venue business on the application site is accepted as being in accordance with both the NPPF and criteria (a) and (b) of Policy DP19. However Policy DP19 does also require any proposal for farm diversification to ensure that it does not have an unacceptable impact on the local transport network and that it complies with the other relevant Development Plan Policies, which in this case relate to noise, landscape, ecology, flooding and residential amenity.
- 7.5 Access to the venue is proposed to be achieved via the A47 onto Oaks Lane leading onto Marsh Lane. The application states that commonly 80 to 120 guests attend the weddings held here although consent is being sought for a maximum of 200 guests. There are also a number of vehicle movements leading up to and following the weddings with the delivery and collection of the marquee and catering and toilet/washroom facilities. The application proposes to create a number of new passing places along Marsh Lane, which is a private road, and also the creation of one new passing bay at the eastern of Oaks Lane. The information submitted with the application states that if weddings were held on consecutive weekends with between 80 and 120 guests attending each wedding, 154 car or Light Goods Vehicle (LGV) movements per week and 16 Other Goods Vehicle (OGV) movements over the two events would be generated. If these figures are extrapolated over the principle wedding season running from late May to early September the projected annual traffic flows on Oaks Lane would be 2,669 cars and LGVs and 277 OGV movements. This would equate to an increase in car and light goods movements of around 3.7% and an increase in OGV movements of approximately 5.2% along Oaks Lane.
- 7.6 All the representations received on this application cite the effect the additional traffic generated by this business would have on the capacity and safety of Oaks Lane as a reason for objecting to the scheme.
- 7.7 The Highway Authority has acknowledged that the wedding venue could continue to operate under the '28 day rule' and that this level of activity would generate its own traffic flow. Therefore any assessment of traffic impact on the road network arising from this proposal would be an assessment over and above the traffic that would be generated under the 28 day rule. The Highway Authority states that the residential area of Oaks Lane leading up to Hall Lane has sufficient width for two way traffic in accordance with Manual for Streets. However the remainder of Oaks Lane to the southeast does vary in width and informal passing bays have been created due to current vehicle movements. Whilst the anticipated additional vehicle traffic movements on this road arising from the permanent establishment of the wedding venue business are perceived by residents along Oaks Lane as being significant, it is the Highway

Authority's view that the applicant has clearly demonstrated that in terms of Highway Authority guidance that there would not be a material increase in traffic flows, with a maximum number of guests set at 200. The NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of the development would be severe. Taking into account the fact that events have already been occurring and the traffic information supplied in support of the application the Highway Authority does not consider that the residual cumulative impacts would be severe. Whilst the Highway Authority does not therefore object to the application they do require the creation of a passing bay at the eastern end of Oaks Lane to ensure that the highway network is adequate to cater for the development proposed.

- 7.8 Most of the objections received query why Hall Lane cannot be used to access the venue rather than Marsh Lane, as this would avoid the narrow stretch of Oaks Lane and the use of Marsh Lane. The applicant has confirmed that due to changing ownership arrangements Hall Lane will no longer remain in his ownership however Marsh Lane will. Marsh Lane is currently used as an integral part of the agricultural holding providing access for farm machinery and to the Colt Lodge Bed and Breakfast business. It is considered, with the addition of the various passing bays proposed by the applicant, that Marsh Lane would provide a satisfactory access route to the venue for cars and LGV as well as for OGVs.
- 7.9 Whilst the concern expressed by residents that use Oaks Lane that the additional traffic generated by the proposal would have an adverse effect on the safety of the existing users of Oaks Lane is acknowledged and understood, it is concluded that based on the advice provided by the NPPF and the Highway Authority that this proposal is not unacceptable in terms of network capacity and highway safety. The proposal is therefore considered to be in accordance with criteria (c) of Policy DP19 and Policy DP11 of the Development Management Policies DPD and the NPPF.
- 7.10 Criterion (d) of Policy DP19 requires any proposal for farm diversification to comply with other Policies of the Development Plan. One such relevant Policy is Policy DP 28 which deals with amenity and ensuring that any proposal does not have an unacceptable impact on neighbouring properties or landuses. The majority of the objections received on this application cite the detrimental impact that the volume of noise generated by the music played at the wedding receptions would have on their residential amenity and on the tranquillity of the area generally as a reason for objecting to this planning application. Residents state that they are already being affected by the volume of music played at the receptions of the weddings currently held under the 28 day provision.
- 7.11 Noise generated by this proposed activity is of particular concern when assessing the acceptability of this application. The site is situated in a rural, relatively tranquil area with no natural sound buffers surrounding it and any music played would be played in a marquee which has no sound proofing qualities. The application was initially supported by a Technical

Report on Music Noise Assessment. This assessment measured background noise levels at dwellings close to the wedding venue. Based on these results they identified the highest permissible noise levels at the boundary of the nearby dwellings to meet the proposed noise criteria. The key to controlling noise from the venue would rely on monitoring and manual adjustment of levels. As a guide to assist with monitoring noise levels the Technical Report has calculated the highest permissible levels at 50m from the marquee. The Technical Report recommended that a Noise Management Plan is drafted to provide a robust set of methodologies and procedures for noise control.

- 7.12 The Technical Report has been reviewed by Broadland District Council's Environmental Health Officer. Having looked at the Acoustic Report he had concerns regarding the potential amplified music noise from the site. Whilst the criteria set out in the Report seemed satisfactory he stated that it was clear that noise limits could be easily exceeded without adequate controls. On this basis the applicant was asked to provide a Noise Management Plan. The Environmental Health Officer has reviewed the Noise Management Plan and concluded that he has no objections to the application as long as the noise criteria within the Management Plan are legally binding and that the events are managed in accordance with the Noise Management Plan. He stated that the key to successful noise control is effective management and that until the system is implemented it is not possible to know how effective this will be. Therefore he is recommending that a temporary approval is granted at this stage so monitoring of the noise generated and the effect it has on nearby residents and the area in general can be carried out. He also mentioned that discernible bass between 11pm and midnight across an open window could not be ruled out.
- 7.13 The applicant has stated that they are unhappy with the suggestion of a temporary consent given the financial outlay that would be incurred in the permanent establishment of the business. They state that a trial period has already been completed with the holding of weddings on this site under the 28 day rule. However the noise generated by the weddings held previously under this temporary activity provision was not subject to the controls imposed by the newly written Noise Management Plan. Residents have stated that they were disturbed on a regular basis by the volume of noise generated by these wedding receptions. It is therefore crucial for the effectiveness of the Noise Management Plan and the management of it to be monitored over a period of time to ensure that there is no adverse effect on the residential amenity of any of the residential properties before consideration can be given to granting a permanent planning consent.
- 7.14 It is therefore recommended that planning permission is granted for a temporary period of 24 months to assess the effectiveness of the Noise Management Plan and its management. It is also recommended that a condition be imposed on any planning permission that may be granted requiring any music to cease playing at 11pm.

- 7.15 In terms of the impact on ecology of the proposed wedding venue business, it is again the noise generated by the amplified music during the wedding receptions that is causing concern. Postwick Marshes to the south of the site support breeding and wintering wader birds. Mid Yare Broads and Marshes SSSI, SPA is approximately 800m east of the venue. It is acknowledged that the Noise Management Plan has been submitted, however it will not be possible to assess disturbance to breeding and wintering birds on the marshes without further surveys. The Broads Authority's Ecologist would support the granting of a temporary consent as this would provide the applicant with the opportunity to commission bird disturbance surveys to be carried out during the 24 months to provide evidence as to whether or not this activity was having a detrimental effect on the birds adjacent to the site. In addition conditions are recommended to be imposed on any planning permission that might be granted protecting bats and birds and enhancing the hedgerow planting with native hedgerow species.
- 7.16 The proposal is considered to be in accordance with Policy DP2 of the Development Plan Policies DPD as there are no concerns about the effects on landscape character. The area is elevated above the marshland environment and the retention of a grass sward over the area provides a good buffer strip to the marshland. The application was supported by a detailed Landscape Assessment which stated that there would be new woodland planting surrounding the extended service area and double row field hedging with tree planting would be carried out surrounding the north, east and southern car park boundaries with the gaps in the existing hedgerow along the western boundary of the car park being filled in with planting.
- 7.17 The wedding venue business includes provision for a small camping area to be used solely by wedding guests on the Saturday night. Whilst parts of the application site are located within Flood Risk Zone 3 the camping area has been identified as being situated within Flood Risk Zone 2. Camping is categorised as being 'more vulnerable' in the Technical Guidance to the NPPF. The application is supported by a Flood Risk Assessment which confirms that a safe access to and from the site can be maintained throughout a modelled flood event. It is also pointed out that due to the flat topography of the area any flood event would have a slow onset time and it is anticipated not only that people and cars could be safely removed to within Flood Zone 1, but also that sufficient warning could be given to dismantle any temporary structures erected within the site. The Environment Agency has confirmed that it has no objection to the proposal based on the information currently available. It is recommended that a condition be imposed on any planning permission that may be granted requiring the submission of a Flood Response Plan for the venue.

8 Conclusion

- 8.1 Planning permission is being sought to formalise the wedding venue business that currently operates from the application site under the 28 day rule

permitted by Schedule 2, Part 4 Class B The Town and Country Planning (General Permitted Development) (England) Order 2015. The business constitutes diversification of part of an agricultural holding and as such is supported by both Policy DP19 of the Development Management Plan DPD and paragraph 28 of the NPPF.

- 8.2 Whilst the principle of the proposal is accepted it is acknowledged that there is a considerable amount of objection to the scheme from local residents, concerned about the effects of additional traffic generated by the business on the local road network and also about the effect of noise levels from music played at the wedding receptions on their residential amenity and on the tranquillity and ecology of the area.
- 8.3 The ability of Oaks Lane to safely accommodate the additional traffic generated by this proposal has been carefully assessed by the Highway Authority which has concluded that with the maximum number of guests permitted at the wedding limited to 200, and with the creation of the passing bay at the eastern end of Oaks Lane, this road does have the capacity to safely accommodate the anticipated extra traffic. There is therefore no highway objection to the proposal and the scheme has to be considered in accordance with Policy DP11 of the Development Management Policies DPD and the NPPF.
- 8.4 Given the open landscape and rural character of the area in which the venue is situated and the fact that the noise from the music is to be generated within a marquee, the concerns that have been voiced regarding the possible detrimental effect of noise on the area are considered to have significant weight. In an attempt to allay these concerns both a Noise Assessment Report and a Noise Management Plan have been submitted in support of the application. Broadland District Council's Environmental Health Officer has accepted both these documents as being fit for purpose but states that they will only achieve their purpose of limiting the noise levels to acceptable limits if the wedding venue is satisfactorily managed. Therefore to be able to assess whether this will realistically happen he has recommended that a temporary permission is granted to enable the situation to be monitored. This approach is considered to be justified and reasonable and therefore it is recommended that a temporary permission for a period of 24 months is granted subject to conditions.

9 Recommendation

- 9.1 Approve subject to the following conditions:
- (i) Permission is granted for a period of 24 months from the date of the decision
 - (ii) Definition of nature of permitted events
 - (iii) Development to be in accordance with submitted plans and documentation.
 - (iv) Business is to operate strictly in accordance with the Noise Management Plan at all times.

- (v) Music to finish by 11pm
- (vi) Maximum number of guests limited to 200
- (vii) Submission of plans detailing the design of the passing bay on Oaks Lane.
- (viii) Creation of passing bay at eastern of Oaks Lane prior to commencement of use.
- (ix) Creation of passing bays on Marsh Lane and car park prior to commencement of use
- (x) Preparation of a Flood Response Plan.
- (xi) Any work to be carried out to the vegetation in the area to avoid the bird nesting season.
- (xii) Low level lighting plan to be submitted to LPA for approval
- (xiii) Native hedgerow species to be used
- (xiv) A bird disturbance survey (wintering and breeding) to be completed during the lifetime of this permission and the results forwarded to the LPA.
- (xv) Creation of a medium-large sized wildlife pond on the agricultural holding.
- (xvi) Planting carried out in next planting season following this decision
- (xvii) If plants die within 2 years of this consent they must be replaced.

10 Reason for Recommendation

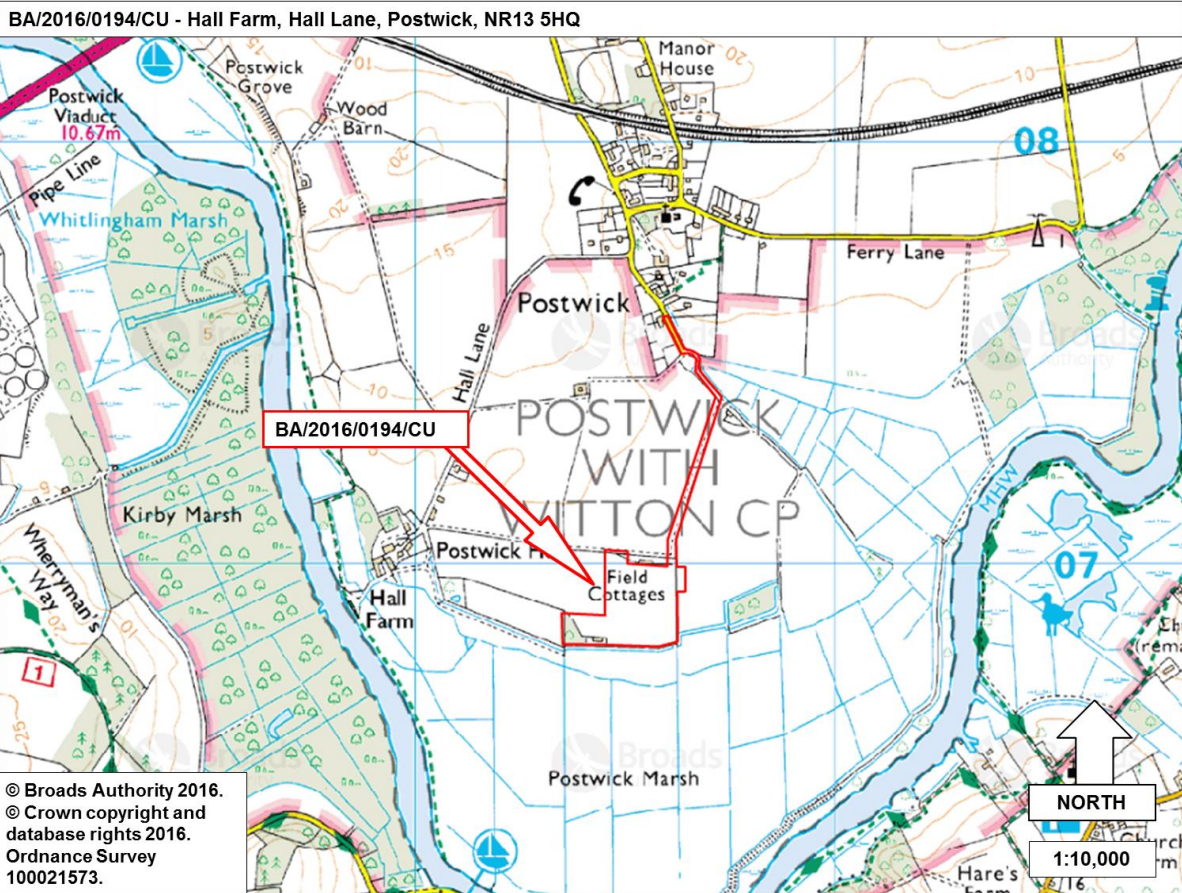
- 10.1 The principle of the development is considered to be acceptable and in accordance with Policy DP19 of the Development Management Policies and the NPPF. The proposal is also considered to be in accordance with Policy DP11 of the Development Management Policies DPD and the NPPF. A temporary consent is recommended to ensure that the scheme will comply with the other relevant Development Plan Policies, in particular Policy DP28, before a permanent planning permission is granted.

Background papers: Planning File BA/2016/0194/CU

Author: Alison Cornish

Date of Report: 8 August 2016

List of Appendices: APPENDIX 1 – Location Plan



PLANNING COMMITTEE

16 September 2016

Note of site visit held on Friday 9 September 2016

BA/2016/010194/CU Hall Farm, Hall Lane, Postwick

Proposed Development : Change of Use of Outdoor venue for weddings and celebrations, to include retention of existing outdoor timber seating and wood shack, introduction of new service track and extension to existing turning area, creation of new passing places on public and private roadways and associated parking, access and landscaping.

Applicant: Mr and Mrs C & E Langridge and Fairbank

Present:

Mr Paul Rice – in the Chair

Prof J Burgess
Ms Gail Harris

Mr John Timewell

In attendance:

Mrs Sandra A Beckett – Administrative Officer (BA)
Ms Cally Smith – Head of Planning (BA)
Ms Alison Cornish – Planning Officer (BA)
Mr Stuart French – Highways Officer
Mr Geoffrey Duke – Environmental Health Officer

Mr Fergus Bootman - Agent on behalf of Applicant
Mr and Mrs Langridge – Landowner/ Applicants

Mr Alan Woods – Chairman Postwick with Witton Parish Council
Ms Annie Bennet – Postwick resident (Marsh Cottages)

Apologies for absence were received from: Mr Mike Barnard, Sir Peter Dixon, Mr Bill Dickson, Mr Haydn Thirtle, and Mr V Thomson.

Introduction

The Vice-Chairman of the Planning Committee as acting chairman welcomed everyone and invited them to introduce themselves.

He reminded members of the procedures for the site visit emphasising that it was purely fact finding and no decisions would be made at this visit but the matter would be considered in detail at the next meeting of the Planning Committee on 16 September. Members were on the visit to examine the context of the application, the impact on the surrounding area and to make sure that all the relevant factors of the site had been pointed out. The Committee was not on the visit to hear representations or enter into any debate. A representative from the Highways

Authority and the Environmental Health Officer were available to answer members' questions. If those invited had any specific views they wished to impart, these would need to be put in writing for the appropriate discussion at the Committee meeting and in plenty of time.

Members met on the edge of the application site off an agricultural track, on rough grass, which was currently used for car parking. Following an explanation of the application, Members were given the opportunity to view the site from various vantage points.

The Proposal

The Plans

The Planning Officer introduced the application for the permanent establishment of a wedding/associated celebrations and reception venue, which currently operated under the 28 day rule (permitted by Schedule 2, Part 4, Class B The Town and Country Planning (General Permitted Development (England) Order 2015). Members had received a copy of the report with details for the site visit and at the visit were provided with an Annotated Proposed Site Layout Plan.

Site context

The Planning Officer pointed out the direction of the River Yare to both the west and east and the location of the SSSI on the other side of the Yare, to the east of the application site, the site being within the zone of influence of the SSSI. From this point, Members were also able to see Marsh Cottages, where an objector, Mr Cranness lived.

Members then walked up the farm track towards Marsh Cottages, stopping to view the site of the proposed new car parking area adjacent to a tree. The proposed area would be landscaped and laid to compacted grass with a hedge. The car park was intended to provide for 40 spaces purely for visitors to the wedding venue. It was proposed to provide a pedestrian pathway to be mown through the grass to the wedding venue. The existing car park, where those visiting the site had parked, would no longer be used. Members were able to view the site of the wedding venue within trees from this point.

Members then walked to Marsh Cottages and looked back towards the application site before walking up to the public adopted road. Members viewed the area used naturally as a passing bay, next to the sign for Colts Lodge before the publicly adopted road. No new surfacing would be required at this point. This provided visibility up to the cottages and to the narrower part of the road. The Highways Officer explained that as the area was in a 30mph restriction, there was no issue in relation to the overall alignment. Most of the traffic was "tidal" – "all in" and then "all out" at specific times when an event was taking place. Traffic surveys provided by the applicants on wedding days and over the course of weeks when they were taking place within the 28 day rule were examined. Although an all year round proposal, it was potentially seasonal. Assessment was made on the basis of an all year round use and whether there would be a significant or a material increase in traffic

movements. Based on the maximum number of guests being applied for (200 - although the applicant's considered that this number would be maximum and in practice there would probably be less), the movements were not considered to reach a significant 10% increase – ie volume of traffic annually. The Highways Officer considered that the use would be no greater than if there was an agricultural use. It was acknowledged that part of the route did narrow in places but there was no evidence to suggest that there would be any detrimental effect to the overall status of the Highway. Under the NPPF, proposals needed to be reasonable and appropriate and in this case in his view there were no highway grounds for refusal.

In answer to a member's question, the assessments assumed that most of the traffic would be car based or on the basis of agricultural use. The applicant explained that most of the delivery vehicles were cars or transit vans or pick-ups with trailers. The greatest size would be a 7.5 tonne lorry. Larger lorries would not be able to turn into the venue and the protocol adopted by the landowner/applicant was that vehicles were not permitted to be larger than this.

Members viewed the site of the more formal passing bay, which if planning permission was granted with a condition for this to be installed, the work would be undertaken by Highways Authority as it was within the adopted highway and therefore would be developed to an adopted standard with a more permanent surface.(asphalt). The private track was not within the remit of the Highways Authority and passing bays might be provided but did not need to be of the "adopted" standard.

Members then walked back to the lane adjacent to Colt Lodge. It was clarified that this was within the ownership of the applicant and part of the business, often where the bride would stay.

Members walked part of the track leading towards Hall Farm and from the entrance into the field viewed the location of the wedding venue amongst the trees. From here Members walked down the agricultural track currently used as the delivery track for service vehicles down to the service area in amongst the trees. (The different routes were designed to separate the pedestrian guest access from the delivery access).

Members were able to view the service area, the area of proposed new tree planting and the existing marquee area – currently delineated by wood chips – in a grass mown clearing within the trees. Here Members were able to experience the sound system recently purchased by the applicants, which had been playing from when Members had been viewing the site from the road track. It was noted that the sound system would be within the marquee. In response to a member's question, it was noted that the noise level within a marquee would be reduced marginally. The volume of noise heard by members would be the maximum of that which would be allowed under the Noise Management Plan. As part of the NMP for the application, and the new protocol adopted by the applicants, clients would only be able to use the system provided by them. The Planning Officer clarified that there had been some additions to the Noise Management Plan since first submitted as part of the application, which the Environmental Health Officer, Geoff Duke, would be examining and assessing before the Committee meeting.

Members walked through the woodland paths to view the existing Woodshed building with slightly raised platform within it and the timber bench seating under the tree canopy where the wedding ceremonies took place. It was noted that the ceremonies took place in the open air. The applicants commented that they were looking into the possibility of some kind of temporary canopy for when it rained but this was the subject of discussion for the future.

Members walked to the proposed wedding guest camping area which would be delineated through a long/short mowing regime. It was not intended as a formal campsite or for public use, but only for wedding guests for one night. This would be a matter to be conditioned. A member raised the question of the potential need for a site licence for camping. This matter would be brought to the attention of members at the meeting and Officers would be able to provide further information.

Finally the Planning Officer pointed out the sites of the proposed new access tracks to the various elements of the application within the site.

Conclusion and Procedures

The Chairman confirmed that the application would be considered by the Committee at the next scheduled meeting on 16 September 2016. If anyone had any further points of information they required, please could they let officers have these before the meeting. Those present were able to attend the meeting when the usual public speaking procedures would be in place and operated.

The Chairman thanked everyone for attending the site inspection.

The Chairman declared the meeting closed at 11.20 am