

- a) **DOV/22/00353 – Change of use of land for hosting of weddings (Sui Generis) with the stationing of a temporary marquee and associated parking - Ripple Court, Wingleton Lane, Ripple**

Reason for report – Number of contrary views (45).

- b) **Summary of Recommendation**

Approve planning permission subject to conditions

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010): DM1, DM3, DM11, DM13, DM15, DM16,

National Planning Policy Framework (NPPF) (2021)

Paragraphs: 7, 8, 11, 12, 38, 47, 81, 82, 84, 85, 110, 111, 112, 113, 119, 120, 126, 130, 174, 180, 181, 185, 194, 195, 197, 199, 202, 206

National Planning Policy Guidance

Draft Dover District Local Plan (LP)

The Consultation Draft Dover District Local Plan is a material planning consideration in the determination of this planning application. At this stage in the plan making process (Regulation 19) the policies of the draft can be afforded some weight, but this depends on the nature of objections and consistency with the NPPF.

Draft policies SP1, SP14, SP15, CC1, PM1, E1, E3, TI1, TI2, NE2, and HE1 are considered most relevant to this application.

The Kent Design Guide (KDG)

The Guide provides criteria and advice on providing well designed development that considers context as part of the evolution of the design.

Other

Supplementary Planning Guidance SPG 4 Kent Vehicle Parking Standards July 2006

Listed building – Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

- d) **Relevant Planning History**

21/00735 (Full Application) and 21/00736 (Listed Building Consent) - Installation of external door, steps and balustrade to northwest, southeast elevation, staircase to first floor annexe, insertion of a roof lantern to existing rear extension, alterations to windows and doors, garage conversion to include replacement roof with 3no. rooflights and insertion of 2no. sliding doors. Formation of new vehicular access and driveway with the erection of pillars and gate, alterations to existing access and driveway (existing steps and balustrade to be demolished) – Approved and Listed Building Consent Granted

e) **Consultee and Third-Party Representations**

KCC Highways – No objection

Final Response

No objection, subject to the following condition: Visibility splays, Travel Plan, Retention of parking spaces.

Initial Response

Requested visibility splays due to increase in vehicle movements. Requested clarification regarding the parking provision for minibuses the location of 17 staff parking and waste collection (*Information requested by KCC submitted in a Highway Technical Note and also addressed in the initial Transport Statement*).

KCC PROW – No comment

Historic England – No objection – Leaves the Council to consider paragraph 202 of the NPPF.

Environmental Health –the submitted information is considered to be to be robust and does not consider that the predicted noise levels will cause loss of residential amenity. Recommends a suitable condition so that the development is in accordance with the recommendation identified in section 6.1 of the submitted Noise Management Plan.

Ripple Parish Council – No comments or objections raised.

Third Party Representations:

51 supporting comments and 45 objections have been received. Material considerations are summarised below. Matters such as impact on an individuals' property value and financial intentions of the applicant are not material planning considerations and are not included below.

Objections

- Increased noise and disturbance in the countryside.
- Proposed sound proofing will not stop the associated noise of guests using the facilities.
- Whilst various noise mitigation measures are outlined within the application, wedding parties are notoriously difficult to control.
- Increased traffic.
- Highways safety impact from increase traffic / deliveries.
- The rural lanes have insufficient width for two vehicles to pass.
- Impact on wildlife from noise and disturbance.
- Light pollution.
- Impact on local horticulture and livestock from noise.
- Commercial use is at odds with the listed building.
- Fails to preserve the listed building.
- Contrary to the Core Strategy – not within or next to an urban area or village.
- There is no evidence the proposal would benefit the rural economy.
- Some supporters are not local to the area.

- Already enough wedding venues in the area to accommodate business. There are five venues within 2 miles and 25 within 10 miles.
- Limited employment opportunities would not outweigh the negatives.
- Unsustainable location.
- Public transport over one mile away.
- The proposal does not constitute a proper enabling development to maintain the heritage asset in line with planning practice.

Support

- As a business owner in Deal it will have a positive impact on the economy.
- Weekend timeframes will not impact school run or rush hour traffic.
- Rehabilitation of a large garden which will be shared with visitors, creating a biodiverse habitat for wildlife and insects, contributing to the local ecosystem.
- It is essential to support new business ventures such as this one
- Temporary event notices would allow a significant number of weddings without any special usage change, not too far off the 30 being sought and would be possible regardless of the outcome of this application.
- These types of enterprises are critical to the diversification of the economy of the local area.
- There is a lack of prestigious wedding venues in the area.
- Ripple Court used to be a popular hotel, so it would be nice for the place to come back to life.

1. The Site and the Proposal

The Site

- 1.1 The application site comprises the grounds of a substantial grade II* listed residential property located in the rural area to the south of Ripple and west of Ringwoud and approximately 3 miles to the west of Deal. The property is set within 8.6 acres which contains the main house and outhouses and a number of outbuildings, including a grade II listed timber frame barn and the grade II listed former farmhouse. The southern part of the site contains the former walled gardens which is the proposed location of the marquee and wedding venue. There are large residential gardens to the west of the house and the north, south and west boundaries contain a mature woodland buffer.
- 1.2 The surrounding area is characterised by arable farmland with small pockets of development between the nearby settlements.
- 1.3 The closest neighbouring residential property is located adjacent the southeast boundary of Ripple Court. This property is known as New Farmhouse and is located approx. 55m from the proposed site of the wedding venue / marquee. Ripple Court Cottage is a semi-detached pair of dwellings located to the southwest boundary of Ripple Court approx. 130m from the proposed site of the wedding venue. There are also residential properties fronting onto Wingleton Lane to the east of the site, the closest of which is approximately 230m distance from the proposed site of the wedding venue / marquee.
- 1.4 The site is located within a ground water vulnerability zone and area of archaeological potential.

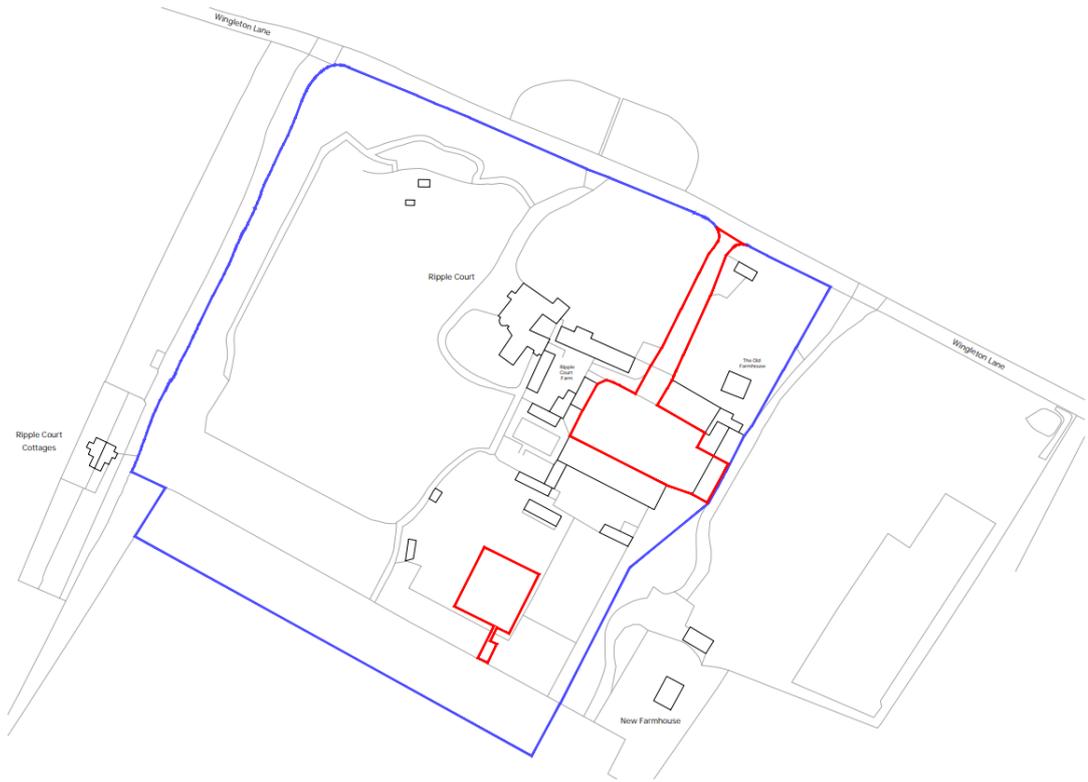


Figure 1: Site Location Plan

Proposal

- 1.5 Change of use of land for hosting of weddings (Sui Generis) with the stationing of a temporary marquee and associated parking.

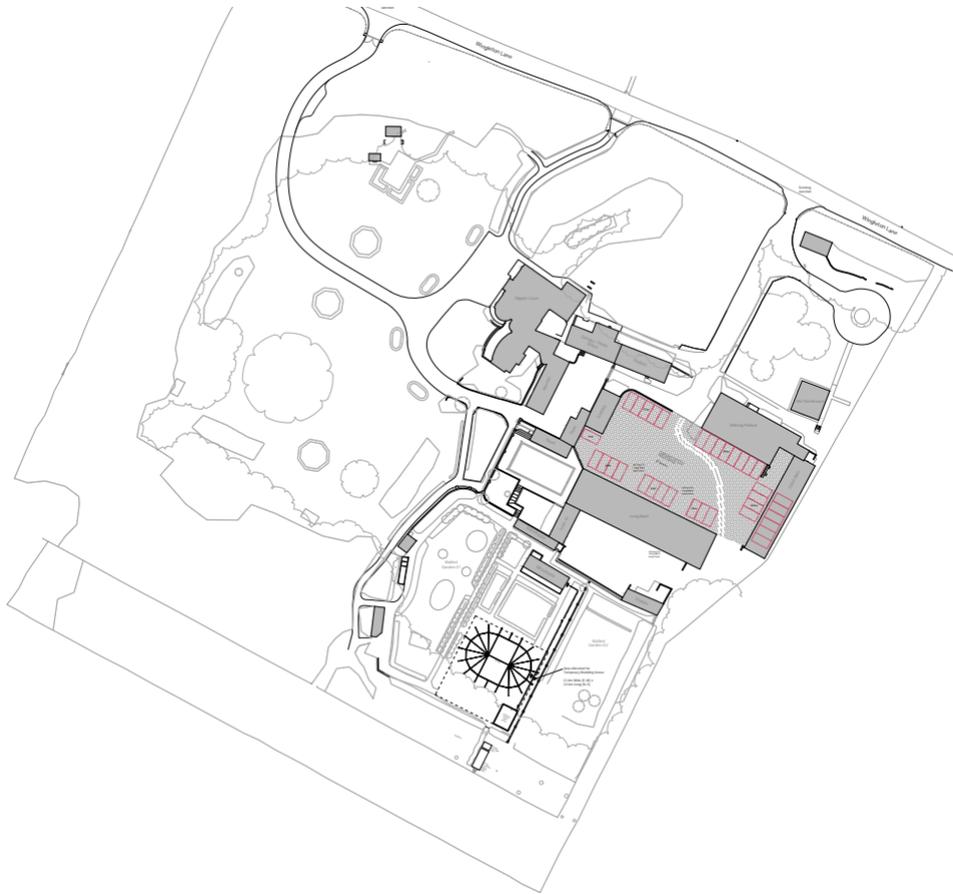


Figure 2: Proposed Block Plan

- 1.6 The wedding venue and marquee would be located in one of the former walled gardens within the grounds of Ripple Court to the south of the main house. The proposed marquee would be present between May and September each year and would host a maximum of 30 events per year with no more than 120 guests at each event. The marquee would be approx. 18m long by 12m wide and 6.5m high. The southern part of the walled garden would house a smaller temporary marquee for the caterer's kitchen. A portable toilet block would be located to the south of the walled garden with access through a pedestrian gate. Weddings would take place between midday and 11:30pm and amplified music will only be played in the acoustic enclosure within the marquee and will cease at 10:30pm.
- 1.7 Vehicle access would be via the existing access onto Wingleton Lane with a new access approved under planning permission 21/00735 reserved for the main residential house. Parking is proposed within the semi-enclosed former farmyard adjacent to the grade II long barn and former milking parlour with spaces included under the open barn. The proposed site layout makes provision for 35 unmarked parking spaces for wedding guests and staff, a single minibuss parking space. Six additional provisional spaces are also identified adjacent to the access drive.

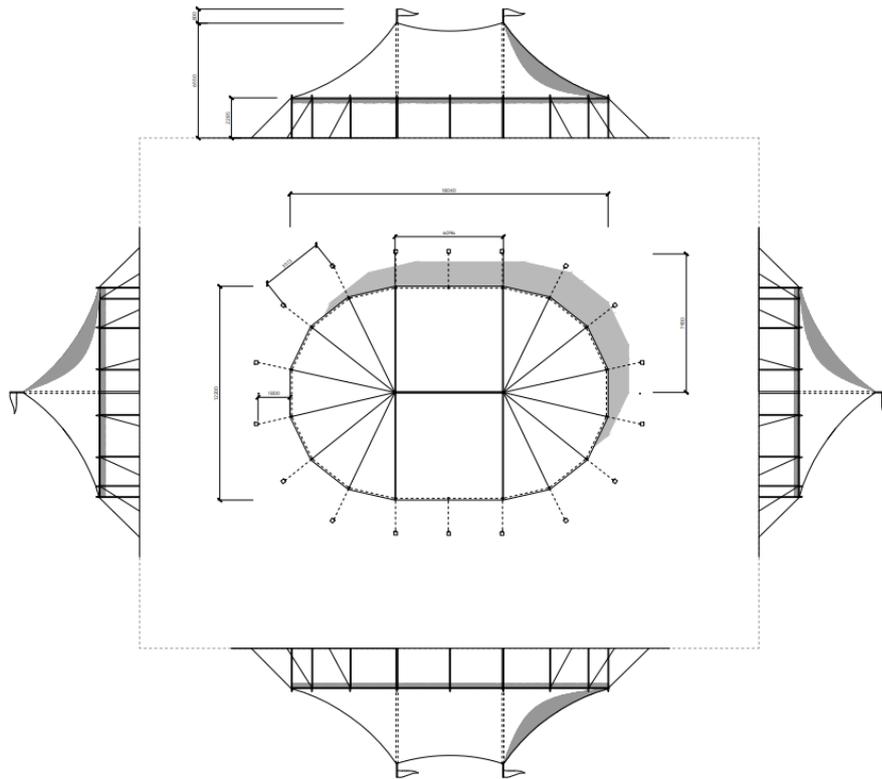


Figure 3: Proposed Marquee Elevations

2. Main Issues

2.1 The main issues are:

1. Principle
2. Heritage impact
3. Rural / visual impact
4. Residential amenity
5. Highway safety and parking
6. Ecology

Assessment

Principle

2.2 The application falls outside of the settlement confines and policy DM1 states that development will not be permitted on land outside settlements unless specifically justified by other development plan policies or it functionally requires such a location. The proposal does not meet any of the relevant criteria and does not inherently require a rural location and would therefore be contrary to policy DM1. CS Policy DM3 does allow for new commercial development in the rural area, but also states that this should be within the settlement confines unless it can be demonstrated that no suitable site exists, in which case it should be sited adjacent to the settlement unless there is a functional requirement for it to be located elsewhere. Policy DM11 seeks to manage

travel and states that development that would generate travel will not be permitted outside the urban boundaries and rural settlement confines unless justified by development plan policies. However, policy DM1, DM3 and to a lesser extent policy DM11 are considered out of date as they apply a blanket restriction on development outside the built-up area which is in tension with the NPPF.

- 2.3 Notwithstanding the primacy of the development plan, paragraph 11 of the NPPF states that where the policies which are most important for determining the application are out of date permission should be granted unless there are any clear heritage reasons for refusal or unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole or where specific policies in the NPPF indicate that development should be restricted. As a whole, it is considered that the main policies for determining the application are not up-to-date and as such the paragraph 11 is engaged and the proposal needs to be assessed against the NPPF.
- 2.4 The NPPF takes a less restrictive approach and is generally supportive of economic rural development that is sustainably located and respects the character of the countryside. In particular Paragraph 84 of the NPPF supports:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- 2.5 In addition, paragraph 85 recognises that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).
- 2.6 Draft policy E1 carries material weight. The draft policy sets out a number of circumstances when employment development in the countryside will be allowed. This proposal would not meet any of the requirements set out within the policy.
- 2.7 Draft policy E3 carries limited weight and sets out the proposals for the establishment of a business operating from a residential property will be permitted, provided that it can be demonstrated that the proposed use would not be of a scale that would result in a change in the lawful residential use of the property and would not result in:
- a An adverse impact on the living conditions of existing adjoining residents; and
 - b Additional traffic flows or vehicle parking in the vicinity, at a level that would be harmful to residential amenity or highway safety; and
 - c The erosion of the residential character of the area.

- 2.8 The proposal would likely generate local employment and help facilitate the increased use of existing commercial facilities in the surrounding area and nearby villages, which would benefit local businesses. It is expected that many of the wedding guests may opt to stay locally at nearby hotels, holiday cottages and B&Bs as well as use local taxis and mini-bus firms. The proposal would also enhance the viability and vitality of nearby village pubs such as The Plough Inn at Ripple and The Five Bells at Ringwould, both of which are located only a short drive from the site. It is also considered that the proposals would contribute wider economic benefits to the Dover District. Whilst the precise economic contribution would be variable, it would be reasonable to assume that the provision of a wedding facility in the area would generate income for local businesses that would have goods and services specifically of interest for such a use.
- 2.9 The proposal would constitute a new rural business, the principle of which is generally supported under paragraph 84 and 85 of the NPPF. It is therefore necessary to assess the specific details including the heritage and visual impact, neighbouring amenity impacts and highway impacts, to establish whether there would be a clear heritage reason for refusing the proposed development and whether there would be any adverse impacts that would significantly and demonstrably outweigh the benefits.

Heritage Impact

- 2.10 The proposed marquee would be located within the grounds of a grade II* heritage asset. The marquee and wedding venue would be contained within one of the former walled gardens located approximately 66m to the south of the grade II* Ripple Court. Ripple Court also contains several grade II outbuildings within the grounds.
- 2.11 Clearly the site is located within a sensitive historic setting and the Planning (Listed Buildings and Conservation Areas) Act 1990 states special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This stance is reiterated in Section 16 of the NPPF, including paragraph 199 which states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
- 2.12 Draft Local Plan policy HE1 (Designated and Non-Designated Heritage assets) carries moderate weight. The draft policy sets out that proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. This policy mirrors the aspirations of the NPPF and statute.
- 2.13 The proposal would require the stationing of a marquee within the historic grounds of the grade II* listed building. The marquee would be visible above the garden walls and would constitute a non-historic (alien) feature within a historic rural setting. Given the height, size and appearance it is considered that the proposal would have some visual impact on the historic setting of the grade II* listed building and other grade II listed buildings.
- 2.14 Historic England have been consulted and have provided two formal consultation responses to the proposal. As a result of the additional information and evidence being provided in the form of a covenant as to why the existing buildings could not be used for the proposed wedding venue. However, it should be noted that the covenant is not a material planning consideration and cannot be given any weight in the decision and the proposed impact of the marquee and location of the wedding venue have therefore been assessed on their individual merit.

- 2.15 As a result of the additional information and layout changes, Historic England have advised that the previously identified less than substantial harm accruing from the erection of a seasonal marquee and associated car parking has been minimised, as required by paragraph 195 of the NPPF. They have raised no objection to the application but have acknowledged that the proposals would lead to some degree of less than substantial harm and paragraph 202 of the NPPF requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.16 National Planning Policy Guidance at paragraph 020 states public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework paragraph 8. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.
- 2.17 There would be some public economic benefits relevant to paragraph 8 in connection with the proposed wedding venue and these would weigh in favour of the proposal. In addition, the supporting Planning Statement advises that the proposal would provide an income which would contribute to the running costs of the wider estate for improvements to the grade II* listed building. However, it is noted that the proposal does not constitute enabling development in relation to the grade II* building and the proposal does not therefore constitute an optimum viable use in terms of the requirements at paragraph 202 of the NPPF. The main benefit is therefore considered to be the economic public benefit in terms of the local economy and this needs to be weighed against the less than substantial harm caused by the introduction of the marquee and the impact on the setting of the heritage assets, as well as any other planning benefits or harm outlined in this report.
- 2.18 It is noted that the marquee would not be a permanent structure and would be removed from the site between October and April each year when the mature boundary vegetation would diminish. The removal of the marquee can be secured by a planning condition as mitigation to minimise the harm. In addition, the marquee is proposed in the most appropriate location at the rear of the site, away from the grade II* listed building and would be partially screened and contained within the former walled gardens. The marquee would be a muted sandy colour which is considered appropriate for the intended use and would not appear overly striking within the historic setting. The colour of the marquee can also be secured by condition. The proposed wedding venue parking area would not be formally marked out and would therefore only have an impact on a temporary basis whilst the venue was operational.
- 2.19 In summary, the less than substantial harm resulting from the erection of a seasonal marquee and associated car parking has been minimised and would not be permanent and the proposed use would provide some public economic benefits which needs to be considered in the overall balancing assessment at the end of this report.

Rural Visual Impact

- 2.20 Policies DM15 and DM16 generally seek to resist development that would result in the loss of, or adversely affect the character or appearance of the countryside or would cause harm to the character of the landscape. These policies are broadly consistent with the aims of the NPPF including the need to recognise the intrinsic character and beauty of the countryside. The blanket approach of refusing development which results in the loss of the countryside within DM15 however is at odds with the NPPF. DM15 refers to the importance of “character and appearance” of the countryside, whereas

the NPPF seeks to protect “character and beauty”. While policy DM15 is otherwise consistent with the NPPF, parts of it are inconsistent and not up to date. It is considered that DM15 should therefore be afforded less than full weight.

- 2.21 Draft Local Plan policy PM1 (Achieving High Quality Design and Place Making) attracts moderate weight. The policy sets out detailed principles and criteria which development must adhere to, to deliver high quality of design that promotes sustainability, and a positive sense of place.
- 2.22 Draft Local Plan policy NE2 (Landscape Character and the Kent Downs AONB) carries moderate weight. The draft policy requires development to demonstrate regard for the Landscape Character Area as defined by the Dover District Landscape Character Assessment 2020
- 2.23 Paragraph 130 of the NPPF requires new development to be visually attractive and add to the overall quality of the area and there is also a requirement to be sympathetic to local character. Section 15 of the NPPF states planning decisions should contribute to and enhance the natural and local environment and recognises the intrinsic character and beauty of the countryside.
- 2.24 The temporary marquee would constitute an alien feature in the rural area which could cause visual harm if significantly visible or prominent from public vantage points. The main public vantage points in proximity to the site are Wingleton Lane to the north, Winklands Oaks Lane Lane located some 430m to the west and PROW EE451 located some 560m to the south of the site.
- 2.25 The marquee and wedding venue would be located within the large grounds of Ripple Court and considering the amount of buffer tree screening along the site boundaries and separation distances involved to the nearest public vantage points, it is considered that the proposal would not be significantly visible from outside the site whilst it is in use between May and September when vegetation is in full leaf. In addition, the bulk of the marquee would be screened by the existing walled garden and there would be no encroachment into the open countryside. Further, the marquee would be a temporary structure and would be removed from site during the winter months when the mature landscape boundary screening would reduce. In addition, the parking area would be contained within the farmyard and parked cars would largely be screened by the surrounding buildings whilst the wedding venue is operational.
- 2.26 As a result, it is considered that there would be no significant adverse visual impact to the rural locality from the proposal.



Photo: Existing Condition



Visual: Proposed Temporary Wedding Venue

Figure 4: Proposed Visual

Residential Amenity

- 2.27 The application site is located in the rural area and as a result there are very few close neighbouring residential properties. However, the proposal would introduce a new commercial use in the in proximity to three nearby residential properties. The closet neighbouring property is located adjacent the southeast boundary of Ripple Court. This property is known as New Farmhouse and is located approximately 55m from the proposed site of the wedding venue / marquee. Ripple Court Cottage is a semi-detached pair of dwellings located to the southwest boundary of Ripple Court approx. 130m from the proposed site of the wedding venue. There are also residential properties fronting onto Wingleton Lane located to the east of the site, the closest of which is approx. 230m distance from the proposed site of the wedding venue / marquee.
- 2.28 Draft Local Plan policy E3 requires under criterion a, that proposals demonstrate that they will not have an adverse impact on the living conditions of existing adjoining residents.
- 2.29 To safeguard residential amenity paragraph 185 of the NPPF advises that new development should be appropriate for its location taking into account the likely effects of (inter alia) living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so development should mitigate and reduce to a minimum the potential adverse impact resulting from noise and avoid noise giving rise to significant adverse impacts on health and the quality of life.

- 2.30 The application is supported by an acoustic report which assesses the impact of the proposal on the nearest residential properties and proposes a number of mitigation measures to reduce noise levels as set out below:
- Amplified music finishing at 22:30 with a Zone Array PA system and associated PA system to be used to control / limit the noise of amplified music within the marquee. The Zone Array system is hung from the ceiling of the marquee and aimed downwards to minimise the propagation of sound in the horizontal plane.
 - An acoustically lined marquee.
 - A permanent acoustic enclosure (with roof) inside the marquee covering the dance floor area.
 - The submission of a noise management plan for events at the venue to address operational noise sources.
- 2.31 The Environmental Health Officer has confirmed that the applicant's acoustic report is robust and that the predicted noise levels will not cause loss of residential amenity. The Environmental Health Officer has advised that the predicted noise levels at the closest residential property nearby (Receptor A – 55m) during music performances are considered acceptable subject to the details provided within the applicant's acoustic report, including an acoustic lined marquee and the provision of an acoustic dancefloor enclosure, coupled with the use of a broadband sound system (Zone Array – Sustainable Acoustics). These elements of the proposal can be secured by appropriately worded conditions, as well as an event noise management plan condition to control and reduce the operational use associated with the proposed wedding venue.
- 2.32 In light of the Environmental Health Officer's comments and assessment of the noise impact the proposed wedding venue is not considered to result in an adverse amenity impacts on nearby residents. The application proposes sufficient mitigation to reduce to a minimum potential adverse impact from noise on neighbouring residents in accordance with paragraph 185 of the NPPF and draft policy E3.

Highway Safety

- 2.33 Draft policy T11 (Sustainable Transport and Travel) carries moderate weight and requires that development, in so far as its size, characteristic and location is concerned should make provision for and be capable of being accessed by sustainable transport modes, including walking. Draft policy T12 requires the submission of a Transport Statement where developments would generate significant traffic movements.
- 2.34 The application is support by a Transport Statement, draft Travel Plan and a Highways Technical Note to address comments made by KCC during the consultation process.
- 2.35 The wedding venue proposes to use the existing eastern access into the site which is separate from the main house. An Automatic Traffic Count (ATC) has been completed by the applicants transport consultant which demonstrates that the required visibility splays are achievable within the applicant's land / highway land and can therefore be secured by condition. The use of the established access for the proposed wedding venue is therefore considered to be safe and acceptable. In addition, there are adequate turning areas within the site to allow vehicles to enter and leave the site safely in forward gear.
- 2.36 35 parking spaces and a minibus space are proposed for the use of staff and wedding guests in the semi-enclosed farmyard located to the east of the main house. If required,

a further six provisional parking spaces could be provided adjacent the access driveway as indicated on the submitted drawings. The Transport Statement advises that it is envisaged that a maximum of 30 cars would be parked on site at any one time therefore the 35 unallocated spaces, plus the additional six provisional spaces, are considered to be sufficient to accommodate the proposed use. The proposed parking arrangement has been agreed by KCC Highways.

- 2.37 The applicant has confirmed that refuse would be collected by a private company, and they will use a smaller vehicle which can suitably access the site. The site access and on-site turning areas are also considered to be acceptable for delivery vehicles and the application is supported by a swept path analysis plan demonstrating the site can be accessed by an 8m box van and fire tender.
- 2.38 30 wedding events a year are proposed, and these are likely to be on Fridays and Saturdays, with a maximum of 120 guests per wedding. The proposal would introduce additional vehicle traffic on the rural road network; however, the vehicle movements would not have a significant impact on peak travel movements due to the timings and nature of the proposed use. In addition, the site is located approximately 3 miles from Deal which would provide the opportunity for taxi and minibus trips, as set out in the Transport Statement and draft Travel Plan, which would help reduce the number of vehicle trips during each event. The use of minibus and taxis trips could be actively encouraged through information on the venue's website and booking information provided to potential customers and can also be encouraged by a venue specific Travel Plan which can be secured by condition.
- 2.39 Having regard to the comments received from KCC Highways, it is considered that the highway impacts arising as a result of the traffic generated by the proposed change of use could be managed by attaching suitably worded conditions. Therefore, it is considered that the proposed change of use would not cause unacceptable harm to highway safety or free flow of traffic.
- 2.40 The proposal would not result in any significant highway impacts that would warrant refusal and the proposal would not conflict with the NPPF paragraph 111, or draft policies T11 and T12.

Ecology

- 2.41 The application site comprises an area of managed formal walled gardens and the erection of the marquee would not have any significant negative ecology impacts.

3. Conclusion

- 3.1 The proposal would be contrary to Core Strategy policies DM1, DM3 and DM11, however these policies have been found to be out of date as they apply a blanket restriction on development outside the built-up area which is in tension with the NPPF. As a whole, it is considered that the main policies for determining the application are not up-to-date and as such the paragraph 11 of the NPPF is engaged and the proposals need to be assessed against the NPPF which states permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or in this instance, if there is a clear heritage reason for refusal.
- 3.2 In support of the proposal are the wider economic benefits associated with the wedding venue. This gains support from paragraph 84 of the NPPF which seeks to enable the sustainable growth and expansion of all types of business in rural areas and sustainable rural tourism and leisure developments which respect the character of the

countryside. As evidenced above the proposals would not result in any significant demonstrable harm to the character of the countryside and the proposed use is therefore considered to be acceptable under paragraph 84 of the NPPF and also paragraph 85 which recognises that rural businesses may have to be found beyond existing settlements.

- 3.3 Historic England have not objected to the application following the submission of additional information. However, weighing against the proposal is the harm identified in relation to the visual impact of the marquee, and to a lesser extent the parking area, on the setting of the heritage assets, which is considered to be at the lower end of less than substantial harm due to the siting, appearance and temporary nature of the marquee. In my view, the less than substantial harm caused to the heritage asset would be marginally outweighed by the public economic benefits to the local and wider community and the tests at paragraph 202 of the NPPF would be met. In coming to this conclusion, I have had regard to the temporary nature of the marquee and the fact the wedding venue would not operate in the winter months when the natural screening around the site would diminish.
- 3.4 As set out above there would be no significant adverse residential amenity impacts or highways safety impacts subject to securing appropriate conditions.
- 3.5 Applying paragraph 11 of the NPPF, on balance it is considered that the minor adverse heritage impacts that have been identified would not provide a clear reason for refusing the proposal. In addition, the public economic benefits are considered to outweigh the heritage harm that has been identified and it is therefore considered that the proposal would meet the requirements of paragraph 202 of the NPPF. I therefore recommend that planning permission should be granted subject to conditions.

f) **Recommendation**

- I. Approve planning permission, subject to the following conditions:
1. Time limit
 2. Approved Plans
 3. Restrict use to wedding venue
 4. No more than 30 wedding events per year and max 120 people
 5. Removal of marquee October to April
 6. Event Noise Management Plan
 7. No amplified music outside the designated marquee dancefloor enclosure
 8. No amplified music after 10:30 / venue finish time 11:30pm
 9. Provision of visibility splays
 10. Submission of travel plan
 11. Retention of parking for wedding venue when operational
 12. Electric charging
 13. External lighting details
- II. Powers to be delegated to the Head of Planning and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Adam Reynolds