

Parish:	West Acre	
Proposal:	Change of Use from B2 to F1 with associated alterations at The Pickling Shed and Change of use from Agricultural to B2 to The Forestry Building	
Location:	Abbey Farm River Road West Acre KINGS LYNN PE32 1UA	
Applicant:	Westacre Estate Management	
Case No:	20/00615/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 30 June 2020 Extension of Time Expiry Date: 27 July 2022

Reason for Referral to Planning Committee – Referred by the Assistant Director

Neighbourhood Plan: No

Case Summary

The application site comprises part of the listed barn complex at Abbey Farm, situated on the eastern side of River Road, West Acre.

A series of historic agricultural outbuildings are sited to the rear of Abbey Barn (now Duration Brewery), which is Grade II* listed and is within a Schedule Ancient Monument (SAM). The barns to the rear are listed by virtue of being sited within the complex of the main barn and form part of the SAM.

This application relates to two of the outbuildings; The Pickling Shed located to the north-west of the complex and The Forestry Building located to the east of that, to the northern end of the site.

The Forestry Building is curtilage listed, whereas the Pickling Shed is not listed as a curtilage building as it postdates 1948.

Retrospective change of use is sought for the Pickling Shed from B2 Paving Slab Workshop to F1 Cookery School / Workshop; and The Forestry Building from Agricultural Use to B2, a printing and framing workshop.

The printing and framing workshop within the Forestry Building is currently operational but there have been no external alterations to the building.

External alterations have taken place to the Pickling Shed building in connection with the Cookery School and form part of this application. However, the use is not yet operational.

West Acre is classified as a 'Smaller Village / Hamlet' within the Core Strategy Settlement Hierarchy.

Key Issues

Principle of Development;
Visual Impact;
Heritage Assets;
Highway safety;
Neighbour Amenity;
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

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The Pickling Shed was approved as a Paving Slab Workshop under application 19/00370/F, which comprised the retrospective change of use of the 7 ancillary barns to the rear courtyard of Abbey Farm Barn to various business uses (B1 and D1 as they were classed at that time).

The Forestry Building was not included within the abovementioned change of use application, hence its inclusion to regularise the use under the current application.

SUPPORTING CASE

A Planning Statement accompanies the application and offers the following case: -

'The building known as the Pickling Shed was refurbished in 2020 after the Estate was approached by a local resident looking for premises to run a cookery school. Prior to this it was used for several years as an office and workshop by a paving contractor and before that it formed part of the Estate wood yard at Abbey Farm and was where timber posts were soaked in creosote before being used in fencing, hence the name 'Pickling Shed'.

The 2020 refurbishment resulted in a significant improvement to the building's appearance with the common brick façades to north, east and west being clad in black-stained featheredge boards to match nearby buildings and the disintegrating fibre cement roof replaced with corrugated steel, again to correspond with existing roofs elsewhere on the site. UPVC fenestration and deteriorating timber doors on the south elevation were replaced with a low profile glazed façade and the interior was similarly upgraded with the walls insulated and dry-lined and the installation low energy air source heat pump heating.

The fit-out of the main kitchen space was carried out by the tenant to a high standard but the resulting extraction system was larger and more noisy than expected. After liaising with the CSNN officer, in November 2021 we commissioned a Noise Impact Assessment in order to establish the extent to which the extractor contributed to the exceedance of permitted noise levels at the site. The resulting report allowed us to approach a specialist consultant who designed bespoke attenuators to be fitted over the extraction vents to dampen the sound by the required amount. The design of the attenuators and method for measuring their effectiveness was subsequently approved by the Environmental Health Manager at BCKLWN.

The kitchen drains have been fitted with a grease trap and the connection to the existing treatment plant which was installed as part of the works to convert nearby Abbey Barn into a brewery was approved by the manufacturer Kingspan Klargester. The treatment plant ultimately discharges into the River Nar under an Environment Agency permit, which we were advised required amending to reflect the new arrangement. The application to vary the permit has been submitted but not yet validated. The discharge calculations however show that the maximum combined discharge to the treatment plant from both the brewery and the Pickling Shed is expected to be no more than 600 litres per day which is well within the limit allowed for by the permit of 5000 litres per day.

The main kitchen space measures 64 square metres and contains 6 workstations. With the expectation that students will attend courses either singly or in pairs this means that the maximum number of attendees at any course will be limited to 12. The intention is to hold no more than three courses a week with an additional 'chef's demonstration' taking place once a month to which a maximum of twenty people will attend. Two of the weekly cookery courses will be held between the hours of 10:00 and 16:00 which is within the existing B1 operating hours elsewhere on the site. The third weekly cookery course and the monthly chef's demonstration event will both be held between 18:00 and 21:00 which would mean on these occasions the Pickling Shed would be operating an hour later than the 20:00 cut-off in place for the D1 unit (the Bar Barn).

The attached spreadsheet entitled 'Pickling Shed Vehicle Movements June 2022' details the expected vehicle movements associated with these attendances. As the figures demonstrate, the cookery school is a relatively low intensity operation with the number of attendees limited not only by the size of the building and the way that it's been fitted out but also by the fact that the intention is to offer a high-quality bespoke experience with close

contact with the chef rather than a conventional 'school' set-up with larger numbers and a higher frequency of classes.

Notwithstanding the noise of the extraction system which we hope we now have the means of resolving, we feel that this is a low impact development which strikes the right balance between the needs of a local business, the desire of the Estate to repurpose disused agricultural/industrial buildings and the necessity to cap visitor traffic at a certain level to ensure that those living nearby are not unduly disturbed'.

PLANNING HISTORY

22/00948/F: PENDING DECISION - Temporary offices in adjacent yard. - Joinery Shop, 4 Abbey Farm, River Road, West Acre

21/01779/LB: Application Permitted: 24/01/22 DELEGATED - Single storey extension and new gas tank on east side of Abbey Barn - Abbey Farm, Abbey Barn, River Road, West Acre

21/01778/F: Application Permitted: 24/01/22 – DELEGATED - Single storey extension and new gas tank on east side of Abbey Barn - Abbey Farm, Abbey Barn, River Road, West Acre

21/01739/F: PENDING DECISION: - Variation of Condition 4 attached to Planning Permission 21/01197/F: to allow its use on any Sunday between 8.30am - 8pm - Abbey Farm (7 - Bar Barn), River Road, West Acre

21/01197/F: Application Permitted: 03/08/21 – DELEGATED - Variation/Removal of condition 5 of planning permission 19/00370/F (bar barn only) to allow its use on one Sunday a month between 8.30am - 8pm - Abbey Farm (7 - Bar Barn)

21/00141/LB: Application Permitted: 16/04/21 - Listed building application to remove non-original over-height doors and polycarbonate roofing over. Replace with new framed, ledged and braced doors and restore original roof shape using reclaimed pantiles. Remove glass pantile rooflights and install 6 no. new conservation rooflights - Tractor Workshop, 3 Abbey Farm

20/00264/LB: Application Permitted: 26/06/20 - Listed Building: Installation of external doors and skylights (retrospective) - Green Room, 5 Abbey Farm

19/02019/LB: Application Withdrawn: 20/02/20 - Installation of replacement external doors and skylights. Alterations made to accommodate permitted change of use (retrospective) - Abbey Farm

20/00263/F: Application Permitted: 17/11/20 – DELEGATED - Installation of external doors and skylights (retrospective) - Joinery Shop And Bar Barn, 5 Abbey Farm

19/00405/F: Application Refused: 05/12/19 – COMMITTEE - Retrospective application for the siting of containers - Abbey Farm

19/00370/F: Application Permitted: 10/09/19 – COMMITTEE - Retrospective Change of Use of Outbuilding at Abbey Farm Building 1 Agricultural to B1(c) Paving Slab Workshop. Building 2 Agricultural to B1(c) Fencing Workshop. Building 3 Agricultural to B1(c) Clothing Company (not retail). Building 4 D2 Theatre Dressing Rooms to B1(a) Art Studio. Building 5 D2 Theatre Prop Store to B1(a) Framing Workshop. Building 6 Agricultural to B1(c) Wood Workshop. Building 7 D2 Theatre Bar to D1 Art Gallery, Abbey Farm

RESPONSE TO CONSULTATION

Parish Council: **NO OBJECTION IN PRINCIPLE** subject to consideration of the following: -

- Hours of use;
- Defined operating hours which prevent Sunday, Bank Holiday and early morning and late evening activity;
- Prevent nuisance impacts on residential properties;
- Ensure noise and odour do not become a nuisance;
- New lighting should have limited impact on the immediate vicinity, including adjacent residents;
- Further change or evolution of the use is prevented;
- Increase vehicular traffic.

Highways Authority: NO OBJECTION

Historic England: **DO NOT WISH TO OFFER ANY DETAILED COMMENTS** - We do not consider that the proposed externally mounted silencers would result in any harm to the significance of the designated heritage assets at the site.

Conservation Team: NO OBJECTION – The barn was post 1948 and therefore did not require LBC. The proposed works would not have any negative or harmful impact upon the listed buildings or SAM as the proposed use is in keeping with the Brewery already up and running on the site.

No objection to the proposed attenuation silencers on the extraction equipment for the cookery school, providing they are sprayed to match the existing wall.

Natural England: **NO OBJECTION** - This application has triggered one or more Impact Risk Zones, relating to The River Nar Site of Special Scientific Interest (SSSI). Therefore the Standing Advice applies.

Environmental Health & Housing – CSNN: **NO OBJECTION** to the proposal from a noise control point of view following Noise Assessments relating to the extraction / ventilation equipment and the Air Conditioning / ASHP units.

CSNN confirms they no longer have concerns regarding the foul drainage layout and capacity, as a grease trap has been fitted to protect the Klargest treatment plant.

Recommend conditions relating to external lighting; and hours of use in the interests of residential amenity.

REPRESENTATIONS

THREE REPRESENTATIONS received from a local resident (each from the same person) raising the following concerns: -

- Home is adversely affected by the recent developments at Abbey Farm;
- Odour;
- Noise;
- Increased traffic;
- Light pollution;

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- Further developments will increase the nuisance;
- Foul and surface water drainage;
- Parked cars on the site;
- Operating hours;
- Contamination issues;
- Initially there was no intention for the site becoming a 'tourist attraction';
- Consideration of the NPPF;
- Negative impact on residents and the village environment;
- Disappointing that development is being carried out without permission;
- The cookery school appears to be open – people outside eating and drinking;
- Vehicles leaving at 10pm.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
 Planning Practice Guidance (PPG)
 National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are as follows: -

- Principle of Development;
- Visual Impact;
- Heritage Assets;
- Highway safety;
- Neighbour Amenity;
- Other Material Considerations

Principle of Development:

The application site lies within the settlement of West Acre which is classified as a 'Smaller Village / Hamlet' within the Core Strategy Settlement Hierarchy. These are villages with little or no services and as such they have no development boundary. Countryside protection policies therefore apply.

Locally, Policy CS06 (Development in Rural Areas) seeks to protect the countryside for its intrinsic character and beauty. However, it is supportive of farm diversification and conversion of existing buildings for business purposes in accordance with Policy CS10.

Policy CS10 (The Economy) supports the rural economy through a criteria based approach to retaining employment land and premises. Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need, subject to the following: -

- It should be appropriate in size and scale to the local area;
- It should be adjacent to the settlement;
- The proposed development and use will not be detrimental to the local environment or local residents.

The overarching NPPF (section 6) clearly encourages a prosperous rural economy, through:

- sustainable growth and expansion of all types of businesses in rural area;
- the development and diversification of agricultural and other land-based rural businesses; and
- sustainable rural tourism and leisure developments which respect the character of the countryside.

Given that the development involves the change of use of existing historic agricultural barns, which have more recently been used for business purposes (B2 (was B1)) to other small-scale business units, the principle complies with the aforementioned Policies.

Visual Impact:

There have been no alterations to the external appearance of The Forestry building.

However, there have been some external alterations to the Pickling Shed building associated with the proposed Cookery School. The changes include:

- Restoration of the south facing side of the building;
- Personnel door and window on north side;
- Change to fenestration on south elevation;
- Small-scale ventilation system with an external extraction duct;
- Replacement roof;
- New timber cladding.

It is considered that the external alterations were necessary to enable the proposed change of use of the building, and have been carried out in a sympathetic manner which reflects the character and context of the site and its surroundings.

The development therefore accords with the aims and provisions of the NPPF, in particular section 12 (Design); Core Strategy Policy CS08 (Sustainable Development); and SADMP Policy DM15 (Environment, Design and Amenity).

Heritage Assets:

The Forestry Building and Pickling Shed are within the boundaries of The Priory of St Mary and All Saints, West Acre, a Scheduled Monument and the Grade II* Listed Building Abbey Barn.

As such consideration is given to any impact on the significance of the designated heritage assets through the development within their setting. Paragraph 199 of the NPPF states that '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'.

Paragraph 202 continues to explain that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

In light of this, a Heritage Statement was submitted as part of the application and concludes that the proposal is a continuation of the enhancement having already taken place at Abbey Yard. Without intervention, the site and its buildings having lost purpose and identity with the relocation of farm operations, risked sliding into complete dereliction. To repurpose the Pickling Shed building for the use by local residents and businesses inevitably requires some modifications, but efforts have been proposed to avoid any negative impact on the historical significance of the site and the building, in accordance with local and national policy.

The Council's Conservation Team and Historic England raise no objection to the retrospective changes of use or to the external alterations to the Pickling Shed.

As stated above, the renovation of the building was necessary to bring the unit up to standard to enable the successful change of use to the Cookery School. In turn, it ensures the viability of preserving and enhancing the heritage asset.

Plant equipment is necessary for a use of this nature (Cookery School), and as such ventilation / extraction equipment, including noise attenuators, and a flue, have been installed on the western elevation of The Pickling Shed. There are no conservation objections to the installation of such plant, in terms of visual appearance and impact on the setting of the heritage assets.

A condition is recommended to ensure that they are painted matt black to reduce their visual appearance and blend in with the colour of the building.

There are also 3 x Air Source Heat Pumps, two of which are located on the northern elevation and one is on the eastern elevation of the Pickling Shed. They are relatively small units and a suitable condition is recommended which requires them to be painted to match the building, to ensure that there is minimal visual impact within the setting of the heritage assets.

Notwithstanding this, the Pickling Shed is located at the northernmost part of the site and as such is not closely related to the listed barn or overly prominent within the site. Furthermore, neither buildings are directly listed, the Forestry Building is listed by virtue of being in the curtilage of a listed building, and the Pickling Shed does not form part of the curtilage listing due to its age.

Taking the above into account, it is considered that the change of use of the buildings, including the necessary alterations to the Pickling Shed to facilitate such, have resulted in

less than substantial harm to the assets and further provides a public benefit to the local, and wider community which benefits the rural economy. The development enables a viable use and long-term conservation of the heritage assets, and therefore accords with the provisions of section 16 of the NPPF and Core Strategy Policy CS12 which aims to conserve and enhance the historic environment.

Highway Safety:

The Local Highway Authority raises no objection to the application on the basis that the change in use class is unlikely to result in a significant alteration in current traffic levels to and from the site, particularly given the previous approved scheme.

The development will therefore cause no adverse impact on highway safety grounds, in accordance with section 9 of the NPPF and Core Strategy Policy CS11.

Neighbour Amenity:

Residential properties are located to the west of the application site fronting onto River Road and Sandy Lane. Sandy Lane is a single track road which runs between the back of the dwellings on River Road and the application site.

The Forestry Building is used by a small-scale printing and framing business and is located centrally towards the northern end of the site, thus is not within close proximity of local residents to the west. It has only 1 employee, utilising 1 car parking space outside the building. The small footprint of the building means that the scale of the business is self-limiting, and as such it is not considered that any activity associated with the Forestry Building would cause any material harm to the amenities of nearby residents.

The Pickling Shed however, involves more human activity associated with its use and is located slightly closer to nearby dwellings within the north-western part of the barn complex. The Pickling Shed will operate plant equipment in terms of extraction system and air condenser units, all of which produce a level of noise and disturbance which needs to be taken into account when considering the impact on neighbour amenity.

That said, the scale of the use of the proposed Cookery School is relatively small, in terms of the number of people that can attend any one class and the number of days it proposes to operate. The Cookery School comprises 6 work stations.

The Applicant has set out a business plan which forecasts how the Cookery School will progress year by year. The longer-term plan (year 2 and thereafter) proposes a maximum of three 6 hour classes per week, each with 6-12 people. Two of these will be held during the daytime between the hours of 10am-4pm; and one will be held in the evening between the hours of 6pm-9pm.

In addition, it is proposed to hold one special 'chef's table' demonstration event per month attended by up to 20 people between the hours of 11a.-9pm.

Although it is anticipated that most classes will be held between Friday and Monday, there are no specified days within the application as the Applicant wishes for flexibility on days of operation.

A condition is recommended to control the hours of use and limit the number of classes per week, but also provides a degree of flexibility for the business owner. The times and number of classes set out within the restrictive condition were suggested by the owner. This will

enable control over the activity at the site and limit any potential impact on the amenity of neighbouring residents.

In terms of the number of people attending each class, this is self-limiting due to the size of the building and number of cooking stations (being 6 work stations), plus the fact it will be on a booking basis only so numbers will be controlled.

There is a seating area outside of the Pickling Shed building associated with the Cookery School, which includes 3 x 4-seat picnic tables. This is proposed to give the patrons the option of utilising the outside space when the weather is fine and is not intended to increase the number of people attending the classes at each sitting.

There is available parking across the wider application site but the submitted plans shows parking provision to the east and north of the Pickling Shed, which allows for adequate separation distance from neighbouring residents to the west.

It is anticipated that, on average there will be approximately 16 return vehicular movements for each of the three classes per week (2 x daytime classes and 1 x evening class) and 24 vehicular movements one per month for the Chefs demonstration class. These figures include 2 x members of staff. This is not considered to be an unreasonable amount of traffic generation or vehicular movements associated with the business / commercial use of the site within proximity to a residential area.

Overall, it is not considered that the level of use associated with both the Forestry Building (Printing and Framing Workshop), and the Pickling Shed (The Cookery School) and the associated vehicle movements to and from the site, would cause significant harm to the amenities of the nearby residents, in terms of noise and disturbance. The site as a whole is a historic agricultural unit and is now operating under small business uses, therefore the proposed development fits within the limitations of the nature of the site.

In assessing the impact of the plant equipment at The Pickling Shed, it is acknowledged that the building is located approximately 65m East (from the centre point of the pickling shed) to the boundary of the nearest unscreened noise sensitive receptors.

Paragraph 185 of the NPPF states that Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, 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 they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.....'

In light of this, a Noise Impact Assessment was required to fully assess the noise impact, which includes a background sound survey at the boundary of nearby sensitive receptors; the measurement of operational noise impact from fixed plant equipment; the calculation/prediction of alternate fixed plant equipment not measured on site and an assessment of the noise impact in accordance with the Council's adopted acoustic criteria.

The noise report acknowledges that complaints raised in regard to noise from nearby residents attributed to a waste water treatment plant (specifically the 'Enereau' Plant) within the 'Cundey Shed' at 'Duration Brewing', already operating from the 'Abbey Farm' site, which are being investigated by the Council's CSNN Team. This issue is not connected to the current application.

The Noise Impact Assessment concludes that, in terms of planning permission, by silencing/attenuating noise from the proposed 'Pickling Shed' extraction systems, noise should be controlled to a level which complies with the Local Authority acoustic criteria. The Air Conditioning units are not audible at the site boundary. A specification for silencers and attenuators has been included within report.

A condition is therefore recommended in accordance with the noise report.

The Council's CSNN Team have assessed the noise report and raise no objection to the proposal from a noise control point of view.

The hours of use and restriction on the number of classes over the course of the week will, in turn, also help to control the general noise and disturbance from the activity within the building and the outside seating area, and will ensure that people have left the premises by a reasonable time.

A further condition has been recommended relating to the external lighting at the Pickling Shed to ensure that it is not on overnight, in order to limit the impact on neighbouring residents.

It is also important to note that if any noise and disturbance is caused by the development, which is outside of the parameters of Planning Control, the Council's CSNN Team will investigate any such formal complaints as a potential Statutory Nuisance, under the Environmental Protection Act 1990.

On the basis of the above, it is considered that the proposed development complies with paragraph 185 of the NPPF and SADMP Policy DM15.

Other Material Considerations:

Drainage:

The cookery school has connected its waste drainage to an existing Klargester treatment plant, with grease traps fitted. Given the small scale and nature of the use, it will produce a level of waste similar to domestic waste and is by no means a commercial kitchen. The Klargester only treats the toilet waste (one toilet only) and shower within the brewery and has adequate capacity to treat the cookery school waste.

The EA have granted an Environmental Permit which authorises the brewery to discharge its treated trade effluent from the brewery, and the discharge of secondary treated sewage effluent, into the River Nar. However, the effluent permit needs to be varied to include the discharge of the cookery school waste. The applicant is in the process of doing so. This is separate to the planning control process.

The EA raises no objection in principle, from a planning point of view, to the cookery school connecting to the existing Klargester treatment plant.

There are pollution issues at the site relating to Duration Brewing, which are currently being dealt with the EA. However, those issues are associated with a separate drainage system (the Enereau treatment plant within the Cundey Shed) which treats the brewery waste and as such, have no impact on the Cookery School drainage plan.

Given that there is adequate capacity for the existing Klargester to treat the cookery school waste, and the EA and CSNN are happy with such, together with the fact that the

Environmental Permit is being varied to increase the discharge, it is considered that the development subject of this application has a suitable drainage solution in place, in accordance with the provisions of the NPPF.

Furthermore, it is considered that, if treated and discharged in the correct way in accordance with the EA's Environmental Permit, there is no reason to believe that there would be any likely significant harmful effects on the River Nar, which is a designated SSSI. The proposal therefore accords with the objectives set out in section 15 of the NPPF.

It is advised through paragraph 188 of the NPPF that 'the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities'.

The drainage scheme will be secured through the approved plans condition.

Light Pollution:

Swan Neck lights have been fitted externally to the southern elevation of the Pickling Shed (cookery school). They are directed downwards and are shielded from the nearby residents by the structure to the western end of the building. Some are also partially shielded by evergreen plants to the western boundary hedge. Given that the cookery classes will be finished by 9:00pm, it would be reasonable to condition all external lighting to be extinguished by 9:30pm as not to remain on overnight. This will ensure that the development does not cause a nuisance to neighbouring residents or result in light pollution to the dark landscape and nature conservation, in accordance with paragraph 185 of the NPPF.

Additionally, an Informative will be attached to the decision advising the applicant of the Statutory Nuisance offence under the Environmental Protection Act 1990.

Contamination:

Whilst the historic use of the buildings were related to agriculture, there is no reason to believe that the previous uses of the Forestry Building and the Pickling Shed would have resulted in any contamination. Furthermore, the works have already been carried out in regards to the Pickling Shed, and if the ground occurred any disturbance, it is within the confines of the building itself and has been remediated by relaying the concrete floor.

It is considered unlikely that there would have been any risks arising from ground conditions and contamination during the development of the Pickling Shed, in accordance with paragraph 183 of the NPPF.

Third Party Representations:

Third Party concerns and Parish Council comments have been taken into full consideration in reaching a recommendation for this application, and have been above in the report.

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

CONCLUSION

All applications must be determined in accordance with the Development Plan unless other material considerations indicate otherwise. It is your officer's opinion that the change of use and associated development complies with Core Strategy Policies CS06, CS10, CS11 and CS12; SADMP Policy DM15; and the aims and provisions of the NPPF by virtue of it relating to the change of use of existing agricultural buildings in connection with the growth of businesses in a rural area. The development therefore offers a public benefit which conserves the historic environment and will be controlled so as to limit any potential impact on residential amenity.

In light of the above, it is recommended that the application is approved subject to conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans, Drawing Nos: -
 - * Location Plan (6-Jul-22) Rev: B;
 - * Forestry Bldg_CHANGE OF USE (17-Apr-20);
 - * Pickling Shed_PROPOSED_DWG A (Proposed Elevations)
 - * Pickling Shed_PROPOSED_DWG B (Proposed Floor Plan and Sections);
 - * Pickling Shed_PROPOSED_DWG F (Drainage Plan);
 - * A70-02 A (Pickling Shed Alterations – Proposed);
 - * A70-03 A (Pickling Shed Attenuation Details);
 - * R10142.SE (Vent Attenuation)
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The Cookery School hereby approved shall operate a maximum of three classes per week and one Chef's demonstration event per month, under the scheduled hours of use laid out in condition 4, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Reason: In the interests of neighbour amenity, in accordance with the provisions of the NPPF.

- 4 Condition: The Cookery classes hereby approved shall only operate between the hours of 10am and 9pm Monday to Saturday and 10am and 4pm on Sundays and Bank Holidays. All patrons and staff shall leave the premises, and the site outlined in red on the approved plan, by 10pm Monday – Saturday and by 5pm on Sundays and Bank Holidays.
- 4 Reason: In order for the Local Authority to retain control over the development in the interests of neighbour amenity, in accordance with the provisions of the NPPF.
- 5 Condition: The owners / operators of the Cookery School shall maintain an up-to-date register of classes / bookings and shall make this available at all reasonable times to the Local Planning Authority.
- 5 Reason: In order for the Local Planning Authority to retain control of the development in the interests of local amenity, in accordance with the provisions of the NPPF.
- 6 Condition: The Printing and Framing Workshop hereby approved within 'The Forestry Building' shall only be used between the hours of 08:30 and 18:00 Monday to Saturday; and 10:00 and 16:00 on Sundays and Bank Holidays.
- 6 Reason: In order for the Local Authority to retain control over the development in the interests of neighbour amenity, in accordance with the provisions of the NPPF.
- 7 Condition: All external lighting associated with the Forestry Building and Cookery School hereby approved shall be extinguished by 21:30 hours each night.
- 7 Reason: In the interests of neighbour amenity, dark skies and nature conservation, in accordance with the provisions of the NPPF.
- 8 Condition: Within two months of the date of this decision, the silencers and attenuators relating to the Cookery School extraction systems shall be installed in full accordance with the recommended specifications within the accompanying Noise Impact Assessment, prepared by Dynamic Response and dated February 2022. The sound attenuation equipment shall be retained thereafter in perpetuity.
- 8 Reason: In the interests of neighbour amenity, in accordance with the provisions of the NPPF.
- 9 Condition: Within two months of the date of this decision, the ventilation and extraction equipment installed on the Cookery School, including the flue and the silencers / attenuators, shall be painted matt black and maintained thereafter as such.
- 9 Reason: In the interests of conserving and enhancing the setting of the Grade II* Listed Building and Schedule Monuments within the site, in accordance with the provisions of the NPPF.
- 10 Condition: Within two months of the date of this decision, the Air Conditioning Units / ASHP, associated with the Cookery School, shall be painted matt black to match the building on which they are installed, and maintained thereafter as such.
- 10 Reason: In the interests of conserving and enhancing the setting of the Grade II* Listed Building and Schedule Monuments within the site, in accordance with the provisions of the NPPF.

11 Condition: The premises listed below shall be used for the specified uses and no other purpose, including any other use which is usually permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

- * The Pickling Shed Building – Cookery School; and
- * The Forestry Building – Printing and Framing Workshop

11 Reason: In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality.