

**Item No:** 4

**Reference:** B/09/00728/FUL

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**Parish:** WHERSTEAD

**Location:** Wherstead Park

**Proposal:** Part change of use of Office campus (Class B1) for mixed use to include training, conference and meeting venue to include wedding ceremonies and functions (within classes D1 and D2).

**Applicant:** East of England Co-Operative Society

**Case Officer:** Lynda Bacon

**Date for Determination:** 5/01/10

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### **THE SITE**

1. The Wherstead Office Park is a substantial employment site of 7.1 hectares on the southern edge of the Ipswich Fringe. The A14 is adjacent to the northern boundary of the site and residential properties located within The Street are situated to the south west. To the south, east and west is open countryside and to the east also lies St. Mary's Church, which is a Grade II\* Listed Building. The site is within the Employment Allocation as identified in the Babergh Local Plan Alteration No.2 (2006) and Policy EM05 refers. There is the opportunity to expand the employment use of the site onto the adjacent 3.3 hectares of land, which is allocated for employment purposes by Policy EM05.
2. The site accommodates a Grade II Listed Building, The Mansion, which dates from 1792, together with modern buildings within its 'parkland' grounds. The stable block to the west of The Mansion is also Grade II listed in its own right.
3. In previous years the site has been occupied by E.ON UK plc and is currently occupied by the East of England Co-Operative Society and also offers office suites for lease to businesses within Norfolk, Suffolk and Essex.
4. The site is located in the countryside, outside the built up area boundary for the Ipswich Fringe and is within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty.
5. Access to the site is via The Street, which is an unclassified road off the A137.

### **THE PROPOSAL**

6. The application seeks full planning permission for the additional use of the existing office campus as a conference, training and meeting venue and to also include wedding ceremonies and functions. The Mansion building comprises accommodation over three floors and it is proposed to be used as the venue for weddings, conferences and meetings. The glazed atrium is large void at lower ground floor level and will be made available for exhibitions, conferences and functions such as dinner dances. The application proposes the re-use of existing floor space only and no new buildings or extensions are proposed. The on-site car parking provision will remain at existing levels. The application as originally submitted proposed operating the proposal from 0800 – 0100 hours from Monday to Sunday throughout the year.

7. The original application is supported by a Planning Statement, a Transport Statement and a Noise Appraisal, the salient points arising from which are as follows;

Planning Statement

8. *The "Listed" Mansion has previously been used for office purposes linked to previous occupation but the outstanding quality of both the interior and exterior of the building lends itself to a wider range of uses to include an opportunity for some public access. It is considered that the use for wedding ceremonies and functions is a particularly suitable and valuable use of the building. Such events will complement the use of The Mansion as a venue for conferences, training and meetings. The fuller use of The Mansion for these purposes will generally increase the awareness of the quality of the building as a facility to serve the local community and local business.*
9. *The policy objectives for the Wherstead Park site seek the retention of the site for employment purposes. The additional uses for the site proposed by this application will assist policy objectives. All the additional uses proposed are intended to provide opportunities for local enterprise through the provision of facilities that will encourage training and networking. The introduction of uses relating to weddings and functions will add to the vitality of the site and will make a positive contribution to the overall perception of the site as a focus for business and the local community.*
10. *In addition to the use of The Mansion, it is also proposed to make a more efficient use of the Atrium which lies centrally within the modern office building on the site. The intended use is for events that can promote local business and offer a facility for private and social events.*
11. *The Co-op would seek to use this space for exhibitions and events linked to local businesses or organisations. The Atrium provides an ideal all-weather facility in an attractive location. However, bearing in mind that the Atrium space is enclosed entirely by office accommodation the size and frequency of such events will be self regulating since there is a requirement to ensure minimal impact on office occupiers.*
12. *The level of the additional uses remains comparatively small compared with the full occupation of the premises as Class B1 offices. The accompanying reports in respect of transport and noise matters indicate that such uses will have no material impact on local residential amenity.*

Transport Statement

13. *The site is located within walking distance of the village, close to a cycle route that runs along The Street and is accessible by public transport, with bus stops located within walking distance, which provide links to the town centre, railway station and other local towns.*
14. *The site contains buildings some 67,411 sq ft (6,262m<sup>2</sup>) in area of which 63,106 sq ft (5,863m<sup>2</sup>) is in office (B1) use. Of this, only 31,970 sq ft (2,970m<sup>2</sup>) is currently let and occupied. The Co-op has submitted a planning application for the additional use of B1 office space for D1/D2 uses. The application relates to 12,332 sq ft (1,146m<sup>2</sup>) of floor space, of which, some 8,027 sq ft (746m<sup>2</sup>) is currently in B1 use with the remainder being comprised of an atrium.*

15. *Surveys were undertaken at the site access between 07:00 and 19:00 to determine the existing traffic attraction associated with the current B1 use. We have used the TRICS database to estimate the predicted level of traffic associated with the D1/D2 proposals including 746m<sup>2</sup> of converted B1 use plus the 400m<sup>2</sup> Atrium. The proposed D1/D2 uses are expected to result in a net decrease in two-way vehicle trips during both weekday peak periods compared to the existing situation. Therefore, it is concluded that the D1/D2 proposals would have no impact on the capacity of the local highway network.*

*Noise Appraisal*

16. *The use of The Mansion House for conferences would likely be limited to normal business hours and early evening periods. No noise of significance is expected to arise from the building through this use.*
17. *Exhibition and Trade/Public Fairs are events that are not inherently noise generating and would be conducted mostly during daytime hours. Again, no noise of significance is expected to result from these activities.*
18. *Dinner/Dance and Wedding Events are proposed to take place in the atrium, The Mansion house or a marquee. Regular dinner/dance and/or wedding reception music would be expected to generate 55 dBA at dwellings. It is not known how regularly such events may take place but it would seem potentially more than occasional corporate gatherings. It is proposed that atrium roof openings would remain closed during music entertainment periods. This alone would improve the roof sound insulation by 16 dBA or more and would result in a new combined sound level at New Lodge and other nearby dwellings of (39 dBA from roof and 36 dBA from facade) of 41 dBA/dB. Comparison of a 41 dBA/dB L music sound level with the existing noise climate, shows it to compare favourably with a measured background sound level ranging broadly from 35 to 45 dBL at 2400 hours. It would also be at the lower (quieter) end of the range of average sound levels recorded up until that time. A music sound level of around 41 dBA (dB L) would be controlled by limiting the sound level in the atrium to a volume of around 95 dBA (dB L) subject to an on-site test. Electronic limiting devices are not uncommon in venues used regularly for music. If music were to be played in a marquee in the grounds of Wherstead Park, the sound level at dwellings could reach 55 dBA. Occasional events like this are not uncommon around the country and people are usually tolerant of special events in the summer months. A marquee would likely be used far less than the atrium.*
19. *It is therefore proposed that all roof openings of the atrium remain closed when music is played in the evening and early night time period and that the volume of the music is controlled by electronic means. The application seeks to control the level of breakout sound to a level of around 41 dBA/dB L at residential property in the area. It is concluded that sound levels can be controlled to values comparable with the existing noise climate and less than could occasionally arise from permitted corporate events. Control is entirely appropriate and reasonable for a proposed increase in music-inclusive entertainment and ceremonies.*
20. *During the processing of the application and in response to comments received, further supporting information has been submitted by and on behalf of the applicants comprising a Green Travel Plan and a summary of planned business activity prepared by the Co-op. The Green Travel Plan includes provision for a mini bus service that will operate when large conferences (i.e. more than 25 attendees) are held at the site to provide a relevant and focussed means of transport for attendees.*

21. The business summary confirms the proposed uses for both The Mansion and The Atrium. The Mansion could accommodate conferences and meetings (2 – 120 delegates), dinners and dances (private dining 10 – 60 guests, cocktail party 10 – 100 guests), weddings (ceremonies and formal breakfast for up to 60 guests, and informal for 100), exhibitions, and trade and public fairs. The Atrium is intended to be used outside normal office hours and could cater for dinners and weddings (up to 300 guests or 250 with dancing) and exhibitions and trade/public fairs (up to 80 stands with 300 – 400 visitors throughout the day).
22. The business summary goes on to confirm that the gardens can be accessed via its own road leading to the front elevation and from doors opening out into the grounds and across the lawns to Wherstead Parish Church, meaning wedding parties can get married at the church and walk up through the gardens to The Mansion.
23. As a standard for social occasions such as weddings or dinner dances it is intended to only take a single booking per day so as to provide a quality service. For conference and meeting business we would anticipate a maximum of three to four clients occupying rooms on any one day, resulting in no more than an estimated 100 delegates in residence at any one time. Conference and meeting activity will take place in most cases during weekdays with business predominantly falling within Tuesday to Thursday, similarly for trade exhibitions and business dinners. The leisure and private market is likely to occupy Friday evenings, Saturdays and occasionally Sundays and will be predominantly weddings, an occasional anniversary or christening with special occasions such as Mothers Day and Fathers Day being celebrated over lunch or afternoon tea from The Mansion.
24. In all instances there will be a dedicated Manager supervising all events during the planning process and on the day of the event, in addition the site is controlled by 24 hour CCTV surveillance and security guard coverage.
25. Further additional information received confirms that the applicants are willing to accept conditions limiting the proposed use as follows;
  - No amplified music to be played outside the building and additional safeguards as recommended by Environmental Health.
  - The number of events that take place at weekends (Saturday – Sunday) be limited to 25 events per year.
  - Hours of operation; Monday to Thursdays - 10.00 pm, Fridays - 12.30 am, Saturdays - 12.30 am, Sundays and Bank Holidays - 10.00 pm, New Years Eve - no restriction.
  - Additionally, the events that may take place Monday to Thursday, shall include 20 events per annum which will be allowed to continue until 12.30 am

## **RELEVANT HISTORY**

26. 2009 – Listed building Consent granted for internal alterations (B/09/00351)
27. 1950's onwards – numerous applications for planning permission and listed building consent in connection with the development of the site for business purposes and in relation to the telecommunications mast within the grounds.

## **NATIONAL GUIDANCE**

28. **PPS1** - (Delivering Sustainable Development) - relates to achieving sustainable development and high quality layout and design.
29. **PPS7** - (Sustainable Development in Rural Areas) – sets out the Government’s policies for rural areas.
30. **PPS9** – (Biodiversity and Geological Conservation) relates to planning decisions affecting biodiversity and geological conservation issues.
31. **PPG13** - (Transport) – includes national planning policies and guidance for transport issues.
32. **PPG15** - (Planning and the Historic Environment) – includes guidance relating to new development affecting the setting of listed buildings.
33. **PPG16** (Archaeology and Planning) – sets out Government policies for archaeology.

## **PLANNING POLICIES**

34. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

### **East of England Plan, 2008**

- **SS1** Achieving sustainable development
- **SS4** Towns other than Key Centres and rural areas.
- **T1** Regional Transport Strategy Objectives and Outcomes
- **T2** Changing Travel Behaviour
- **T7** Transport in Rural Areas
- **T8** Local Roads
- **ENV7** Quality in the Built Environment

### **Babergh Local Plan (Alteration No.2)**

- **EN03** Protected species
- **CR01** Landscape quality
- **CR02** Areas of Outstanding Natural Beauty
- **CR07** Landscaping of development in the countryside
- **CN01** Maintaining local distinctiveness
- **CN06** Development of, or within the setting of, listed buildings
- **CN17 & CN18** Archaeology
- **CR18** Buildings in the Countryside
- **EM05** Wherstead Office Park Allocation and Planning Position Statement
- **TP15** Parking standards.

**The relevant documents can be viewed via the internet. Please see Page 4 for details.**

## CONSULTATIONS

35. PC – In response to the initial consultation letter, the Parish Council asked BDC to note that local residents are against the proposal on grounds of traffic increase at weekends (normally their only traffic free period) and the worry of noise and antisocial behaviour, which can sometimes be attributed to drink related gatherings. The PC also offer the following recommendations;
- If approved, the License should make all music finish by 10.30 p.m. at the latest,
  - The site evacuation should be supervised and all clients should have vacated by 11.30 p.m. at the latest,
  - All music etc. should be kept to a mandatory level as ascertained by BDC using sound monitoring equipment,
  - No large scale public music festivals to be allowed as suggested by the owners to Wherstead PC,
  - Due diligence by the owners to enforce no anti social behaviour by clients leaving the site.
36. A further response to a subsequent consultation letter has not been received from the Parish Council.
37. LHA - In response to the initial consultation letter, the LHA commented that given the loss of 746m<sup>2</sup> of B1 usage there is likely to be a decrease in weekday peak traffic periods as the vehicles associated with the D1/D2 usage are unlikely to visit the site during these periods. There will however be a significant increase in vehicle movements at other times, in particular during the evenings and at weekends when conflict is likely to occur with pedestrians, residents and other road users.
38. Following the receipt of additional information from the applicant and the submission of a Green Travel Plan, the LHA has been re-consulted and recommends that any planning permission granted should include two standard conditions requiring; the submission and approval of a Green Travel Plan that includes monitoring provisions and a condition limiting the number of weekend events to no more than 25 per year.
39. EA – not received.
40. AWS – not received.
41. SCC (Footpaths) – Public Footpaths No. 40 and No.14 are in the vicinity of the development site but do not appear to be directly affected by it. Attention is drawn to 8 standard informatives.
42. SCC (Archaeology) – There would be no significant impact on known archaeological sites or areas with archaeological potential. No objection to the development and archaeological mitigation is not required.
43. SCC (Fire & Rescue) - In response to the initial consultation letter, comments have been received in respect of their requirements for access, fire fighting facilities and water supplies, it is also recommended that an automatic sprinkler system be installed and maintained.

44. Ramblers Association – confirmation received that the RA have no comment to make.
45. Environmental Health – In response to the initial consultation letter, an Environmental Health Officer undertook a site visit and confirms that there is no objection in principle to the D1 element (conferences, exhibitions, trade and public pairs) of the proposal. In respect of the D2 element (weddings and dinner dances) a new significant noise source (amplified music) will be introduced within the building during evenings and weekends and it is therefore necessary to carefully consider the likely impact that this noise may have on adjacent sensitive residential occupiers to protect residential amenity. Having considered the acoustic report and information submitted with the application that showed that the glazed roof structure to The Atrium provided significantly better sound insulation than predicted, Environmental Health are satisfied that noise arising from music events within The Atrium, when measured outside the nearest residential property will be slightly lower than the average background noise levels present at night in the area. It is predicted that the music from the venue (Atrium) would be virtually inaudible at any of the neighbouring residential properties and will not therefore cause disturbance or loss of amenity to neighbouring properties.
46. There are however, serious concerns regarding the proposal to use marquees as temporary venues for music events as virtually no structural soundproofing is provided by the lightweight fabric construction and noise break-out characteristics is equivalent to open air music events. It is therefore concluded that noise arising from amplified music played within marquees is likely to cause significant disturbance to neighbours and which may be sufficiently loud to constitute a statutory nuisance.
47. In addition, noise associated with traffic movements has been assessed and it has been concluded that a capacity event (300 people) is likely to equate to 100 vehicle movements between midnight and 1am on most Saturdays during the summer months and noise from these additional vehicle movements late at night would cause some loss of amenity for residential neighbours. It is not suggested however, that this issue is sufficient in isolation to warrant refusal of planning permission but it is a negative factor that needs to be considered on balance.
48. Four conditions are recommended to ensure that amplified music is only played in The Atrium, that during music events the noise is controlled to prescribed levels, all external doors and windows are kept shut whilst amplified music is being played and a suitable noise limiter shall be fitted within The Atrium.

## **REPRESENTATIONS**

49. To date and in response to the initial consultation letter, three letters of objection have been received from residents nearby. The issues raised are summarised as follows;
  - The long standing business use of Wherstead Park is accepted however, other conversions to offices in Redgate Lane has increased the traffic in The Street, which is a poorly lit narrow country lane, barely wide enough in places for to vehicles to pass, with no public footpaths. The Street is inadequate to serve the size and nature of the current development at Wherstead Park as well as local needs.

- Object to the change of use for weddings, large functions and loud music festivals, which would impact on traffic and pedestrian safety at all times of the evening and night, especially at the weekends when there is more casual public movement and when there is presently some relief from the dangers that Wherstead Park generates.
- Any development at Wherstead Park that involves increased traffic movements particularly at weekends and evenings should be refused until a new access road is constructed to the site which avoids the use of The Street.
- Concerned that anti social behaviour is likely when people leave functions unsupervised, there is no public transport and there will be a long wait for taxis.
- This small community lives close to Wherstead Park and this peaceful scenic area could be unalterably devastated by the proposal which would also set a precedent for further disturbances.
- Rubbish and particularly noise pollution would affect property value.
- Constant noise from the A14 is heard at a low level in the background and is ignored over time. Unwanted background noise from music would however be more varied in frequency and intensity and therefore an annoyance.
- The hours proposed could result in music noise occurring until midnight, then followed by noise and disturbance as people leave the site for a further hour.
- Noise contained within the building will escape as windows and doors are opened for ventilation and/or people spill outside to smoke. The use of marquees would offer no sound insulation and would encourage people outside.
- Wedding functions tend to be held at the weekend and/or at night and usually during the summer months when local residents are likely to spend more time outdoors/have windows open.
- Existing properties are a target for crime
- Should gradual sprawl be allowed to continue or held back to preserve ancient places?
- To ensure that the site and local village continue to co-exist harmoniously the proposal should be limited so that; the functions should finish by 23:00 hours and the site cleared by 23:15 to minimise late night disturbances; the maximum level of noise pollution should be controlled by condition; the range of uses should be restricted to those applied for and the uses should be contained within the building; the number of attendees and number of events should be limited by condition and any permission is subject to periodic review in consultation with local residents.

50. Local residents have been re-consulted following the receipt of additional information and the submission of The Green Travel Plan and to date further letters of objection have not been received.

## **PLANNING CONSIDERATIONS**

51. The issues central to the determination of these applications are;
- i) Whether the proposal represents 'sustainable development'
  - ii) Impact upon highway safety
  - iii) Impact upon residential amenity
  - iv) Impact upon the character and setting of the listed building

## **Whether the proposal is 'sustainable development'**

52. Government planning policies relating to sustainable development are reported within Planning Policy Guidance Notes (PPG's) and Statements (PPS's). PPS1 sets out the Government's general objectives and strategies for achieving sustainable development through the planning system. It states sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.
53. PPS6 outlines Government policy relating to town centres and specifically nominates leisure and conference facilities as 'town centre uses'. These types of use are nominated as 'town centre uses' because i) they are generally trip generating uses and ii) to ensure the overall policy objectives to promote social inclusion and sustainable development are met. The document prescribes a specific 'sequential' approach to preparing and considering planning applications proposing 'town centre uses' which are not proposed to be located at town centre locations.
54. The application is proposing the additional use of the existing office complex for conference, training and meeting facilities, which is considered to compliment and support the existing use and its occupiers. It is considered that the wedding venue use is appropriate because the location and characteristics of the listed building lend itself to such a use or occasion and the ambience offered by the site cannot easily be repeated in a town centre location, it is also likely that any identifiable harm to a centre as large as Ipswich would be difficult to demonstrate. It is not considered that the sequential approach in terms of PPS6 will need to be demonstrated.
55. The site is allocated in Policy EM05 as an employment site for B1 uses. The requirements of Policy EM05 (for both the existing and allocated site) are as follows:
  - Protection of the setting of the listed buildings;
  - Protection of the playing field;
  - Retention of the mature landscaping belts;
  - No adverse impacts on the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty;
  - Provision of a new access from the A137 (designed and constructed to adoptable standards) to serve both the existing and new employment site, and closure of existing access from The Street to all but cyclists, pedestrians and emergency vehicles;
  - No adverse impact on neighbouring residential amenity;
  - Production of a green travel plan; and
  - Contribution(s) to provision of local bus services.

56. The planning application is proposing to extend the existing B1 uses on part of the site to include D1 and D2 (conference, training and meeting venues) uses. The site will remain in B1 use with some additional D1 and D2 uses on part of the site. It is not considered that the uses proposed would impact on the site as a mainstream employment site, but that it would complement existing B1 uses and increase the viability of the employment site. The provision of a new access from the A137 is primarily aimed at new development on the allocated site adjacent to exiting buildings and is not considered applicable to the additional uses proposed within the existing buildings.
57. Local Plan policy CR18 is the lead policy for, and sets out criteria against which, proposals for the conversion/re-use of redundant or under-used buildings in the countryside for business, recreational or community uses are considered. It states that these will be considered favourably providing certain criteria are not adversely affected. One of the criteria listed relates to the location of the building relative to public transport infrastructure, urban centres and whether the use represents sustainable development. The East of England plan also contains policies which seek to achieve sustainable travel patterns and promote accessibility.
58. The proposed additional use of the office complex is a substantial trip generating use which should ideally (and in accordance with PPS6) be located at an urban location. The application site is situated at an accessible location albeit within the countryside with access nearby to the A137 and the A12/A14 beyond. The site is served by an infrequent public transport service and whilst the site is located within walking distance of the village and is close to a cycle route it is expected that access to the site will be by private motor vehicle (for employees, visitors, and deliveries). Accordingly, the proposed development would not meet the Government objective to minimise the number and length of motorised journeys and is therefore clearly contrary to the underlying principles of the planning system to achieve sustainable development.
59. In practical terms however, it must be recognised that Wherstead Park is an unrestricted office complex that is currently used and occupied below its potential capacity and maybe used more intensively for 24 hours a day, 7 days a week. Furthermore, the proposed additional uses represent some 20% of the space available for offices and will not therefore result in a significant change of use within the site as a whole. The buildings are existing, grade II listed and under used and it is therefore considered reasonable that an appropriate use for the buildings should be found, whilst accepting that the majority of visitors to the site will arrive by motorized means.
60. A Green Travel Plan that focuses on what is achievable in this location and having regard to the proposal for conferences and meetings has been submitted and which identifies the provision of a mini bus service for larger meetings and conferences (i.e. more than 25 attendees). The feasibility of a financial contribution towards public transport services has been considered by the applicants who have concluded that because of the irregularity and adhoc nature of the proposed events it would be extremely difficult to identify and provide specific additional bus services that would be of benefit to those attending and it is not possible to provide a subsidy to enhance bus services that directly relate to times at which the conferences are held.

### **Impact upon highway safety**

61. The comments received from the occupiers of neighbouring property are noted however the Local Highway Authority has not objected to the application on highway safety grounds if conditions are imposed upon any planning permission to ensure i) the weekend events are restricted to no more than 25 per year and ii) the submission and approval of a Travel Plan that includes a provision for monitoring and review. A refusal of the proposal on highway safety grounds is not therefore warranted.

### **Impact upon the character and setting of the listed building**

62. A positive aspect of this application is that the proposal would introduce additional uses into a listed building thereby contributing to the long term future of those buildings. Furthermore, no internal alterations are required to facilitate the proposed uses and as such the historic interest of the buildings is not harmed.

### **Impact upon residential amenity**

63. There are nine noise sensitive residential properties within 250 metres of The Atrium, being the principle music venue. Of these properties five are within 100 metres and the closest, New Lodge, is approximately 60 metres distant. The proposal has been fully assessed by Environmental Health Officers and it is concluded that subject to the imposition of recommended conditions, noise from music events within The Atrium will not result in a loss of amenity to neighbouring property. A significant loss of residential amenity would however occur if amplified music events were hosted in marquees. In recognition of this issue, the applicants are willing to accept a condition preventing amplified music being played outside the existing buildings.
64. In response to concerns expressed regarding noise and disturbance associated with vehicles and guests leaving events and functions, the applicants have advised that whilst The Atrium can accommodate 250 – 300 people attending a formal dinner/dinner and dance, in reality events of this size are likely to be few in number and in most cases will be business dinners that take the form of an awards ceremony where the company hosting the event will hire mini buses to transport attendees. The applicants also report that in respect of wedding parties the current trend is to have fewer guests with some 60 – 80 guests at the formal wedding breakfast with a maximum of 120 – 150 guests during the evening and that it is also quiet usual that a large percentage of guests leave between one and two hours earlier than the scheduled finishing time, resulting in a staggered departure from the venue.
65. Whilst this maybe the case, the residential amenity of neighbouring properties must be adequately safeguarded and it would therefore be appropriate to restrict the proposal by the imposition of conditions to limit the hours of operation to those suggested by the applicant, which are considered reasonable, and to limit the number of weekend and later weekday events held throughout the year. Subject to compliance with such conditions, it is considered that planning permission maybe granted.

## **REASONS FOR APPROVAL**

66. Having regard to the character and setting of this building of architectural or historic interest, the pattern of existing development in the area and the relevant provision of the Development Plan, it is considered that subject to compliance with the conditions imposed, the proposed development would be in accordance with the development plan, would not be harmful to the character and/or appearance of the area or the living conditions of the occupiers of neighbouring properties and would be acceptable in terms of traffic safety and convenience.

## **RECOMMENDATION**

Grant planning permission subject to the following conditions:

- As recommended by LHA
- As recommended by Environmental Health.
- The number of events that take place at weekends (Saturday – Sunday) be limited to 25 events per year.
- Hours of operation; Monday to Thursdays - 10.00 pm, Fridays - 12.30 am, Saturdays - 12.30 am, Sundays and Bank Holidays - 10.00 pm, New Years Eve - no restriction.
- Additionally, the events that may take place Monday to Thursday, shall include 20 events per annum which will be allowed to continue until 12.30 am
- Limit uses within classes D1 and D2 to those applied for.