
F/YR24/0040/F

Applicant: Mr & Mrs Anker

**Agent: Mr Chris Walford
Peter Humphrey Associates Ltd**

**The Manor House, 102 Eldernell Lane, Coates, Peterborough Cambridgeshire
PE7 2DD**

**Change of use of existing garage/store and associated land to a venue for
ceremonies, including the formation of a car park (part retrospective)**

Officer recommendation: Grant

**Reason for Committee: Number of representations contrary to Officer
recommendation.**

Government Planning Guarantee

Statutory Target Date For Determination: 18 April 2024

EOT in Place: Yes

EOT Expiry: 30 August 2024

Application Fee: £586

Risk Statement:

**This application must be determined by 30 August 2024 otherwise it will be out
of time and therefore negatively affect the performance figures and may attract
a risk of appeal against non-determination.**

1 EXECUTIVE SUMMARY

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| <p>1.1. The application seeks part-retrospective planning permission for the change of use of an existing outbuilding and associated land to a venue for ceremonies, including the formation of a car park at The Manor House, 102 Eldernell Lane, Coates.</p> <p>1.2. There are no matters pertaining to highway safety, residential amenity, character, safety, flooding or ecology that are considered to result in significant harm, sufficient enough to warrant refusal of the scheme. Furthermore, no technical objections on these matters have been received. Notwithstanding, where appropriate, to mitigate any limited residual impacts, conditions have been recommended.</p> <p>1.3. The application is therefore recommended for approval, subject to compliance with appropriate conditions.</p> |
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2 SITE DESCRIPTION

- 2.1. The application site refers to an outbuilding, previously in use as a garage/store building with an existing part-domestic/ part-agricultural use. The wider site includes the host dwelling at No.102 Eldernell Lane, with an expansive driveway and parking/turning areas. Additionally, within land owned by the applicant is an agricultural building, set to the north, along with another dwelling No.88 with gardens and agricultural buildings set to the south west.
- 2.2. The site is accessed via a shared private single-track roadway (approximately 800m long) that links to Eldernell Lane to the southwest of the site.

3 PROPOSAL

- 3.1. The application seeks planning permission for the existing outbuilding to be used as a venue for ceremonies. Wider land surrounding the outbuilding is also intended to be used as ceremonial space (during scheduled events only). To facilitate the change of use, an existing area of grassland to the front of the building is intended to be resurfaced with compacted stone and repurposed as parking. No external changes are proposed to the outbuilding to facilitate the change of use.
- 3.2. The application is part retrospective in nature, as the site has already been used as a venue for a number of ceremonies.
- 3.3. Full plans and associated documents for this application can be found at: [F/YR24/0040/F | Change of use of existing garage/store and associated land to a venue for ceremonies, including the formation of a car park \(part retrospective\) | The Manor House 102 Eldernell Lane Coates Peterborough Cambridgeshire PE7 2DD \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/YR17/0162/F	Retention of a stable block with storage and 1.2 metre high post and rail fence Land North West Of 110 Eldernell Lane	Granted 20.04.2017
F/YR14/0506/F	Erection of a 3-storey 3-bed dwelling with detached agricultural outbuilding and change of use of land to extend domestic curtilage (part retrospective)	Granted 01.09.2014
F/YR13/0199/F	Erection of a 2-storey 3-bed dwelling	Granted 21.05.2013
F/YR12/3112/COND	Details reserved by condition 3 of planning permission F/YR12/0755/F (Erection of a 2-storey 4-bed dwelling with photovoltaic cells to roof, and detached double garage)	Approved 29.04.2013
F/YR12/0755/F	Erection of a 2-storey 4-bed dwelling with photovoltaic cells to roof, and detached double garage	Granted 22.11.2012

F/YR10/0349/F	Formation of pitched roof over enclosed patio/store area 88 Eldernell Lane Coates	Granted 02.07.2010
F/YR08/0318/F	Erection of a 4-bed detached house and detached double garage involving demolition of existing dwelling	Granted 12.05.2008

5 CONSULTATIONS

5.1 Whittlesey Town Council

The Town Council recommend refusal on the following grounds. The application is not in keeping with the quiet, rural setting and will adversely affect the setting of two Listed Buildings on Eldernell Lane.

*In addition, the application is in contravention of the following policies:
Fenland Local Plan policies LP2, LP3, LP6, LP12, LP14, LP15, LP16 and LP19
National Planning Policy Framework (December 2023) paragraphs 89, 114, 117, 180 & 191.*

In addition there is serious risk of disruption to local residents due to late night traffic, noise and light disturbance. The section of Eldernell Lane that branches off from the north/south section to run easterly towards the property is 800m long, single track with no passing places. As such it is totally unsuitable for the amount of two-way traffic that can be expected from a venue such as the applicant proposes. proposed refusal unanimous.

5.2. CCC (Lead Local Flood Authority)

Initially, the LLFA objected to the development on the grounds of insufficient information being submitted regarding existing and proposed surface water drainage. Further to revisions by the applicant and additional information being provided, the following comments were received:

We have reviewed the following documents:

Surface Water Drainage Strategy, Peter Humphrey Associates, Ref: 6772/SWS/A, Dated: March 2024

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The above documents demonstrate that the site is not at risk of surface water flooding and betterment is provided with regard to reductions in traffic movements of agricultural machinery as the proposals include a change of use to include a gravel carpark. The applicant has outlined maintenance activities to avoid compaction.

5.3. Environment Agency

Thank you for your consultation dated 05 February 2024. We have reviewed the documents submitted and we have no objections to the proposed development but have some concerns over the quality of the FRA.

5.4. **Anglian Water Services Ltd**

Thank you for your consultation. Having reviewed the development, there is no connection to the Anglian Water sewers, we therefore have no comments.

5.5. **Cambridgeshire County Council Highways Authority**

Initial concerns by the Highway Authority in respect of insufficient information regarding trip generation and intensification of the use of the access were discussed at length with the applicant. Further to additional information and evidence submitted by the applicant to address these concerns, the following comments were received:

Recommendation - On the basis of the information submitted, from the perspective of the Local Highway Authority, I consider the proposed development is acceptable.

Comments - I have reviewed the supplementary transport information provided by the applicant and in consideration of the site history, and other conditions that the case officer is minded to append relating to restricted hours of use, I consider that the impact of the proposed development will be no greater than that associated with other consented uses of the site.

Conditions - Non-standard condition: Prior to the commencement of use of the development hereby approved, the use of coaches or buses greater in length than 9m shall be prohibited for use during ceremonies.

Reason: In the interest of highway safety.

5.6. **Environment & Health Services (FDC)**

Whilst initially the Environmental Health team did not object to the development in principle, they raised concerns that given the relative proximity of residential properties in a quiet rural location there was a potential for noise and light nuisance from activities associated with the change of use, recommending conditions to mitigate.

Artificial Lighting (external)

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 Rural areas contained within Table 1 of the Institute of Light Engineers Guidance Note for the Reduction of Obtrusive Light, 2021

Reason: In order to safeguard the amenities of adjoining residential occupiers

In response to concerns over noise, the applicant undertook an independent noise impact assessment, which was ultimately reviewed by the EH team, and the following comments received:

I've reviewed the Peak Acoustics Noise Impact Assessment (Ref: 2002245NR) dated 24th April 2024 drafted in response to the potential for

noise nuisance associated with the above COU and accept the findings of the report.

In order to control the risk of complaints arising from noise associated with events planned at this location I support the use of the full set of recommendations (see below) as set out in part 15 of the report, to condition this application:

- 1 Noisy activities during a wedding event should not continue after 23:00. Where the event is to end at 23:30, the final 30 minutes should be used to reduce music levels.*
- 2 No noise generating activities should take place in areas other than those considered within this report.*
- 3 Ensure that noise levels do not exceed the sound level assumptions as described in this assessment by utilising a Class 2 sound level meter. Measurements of the steady noise levels within the venue should be recorded along with the person performing, the date/time and the measurement locations used. The steady noise level should not exceed 90dBA at any time within the Venue. A level of 66dBA should not be exceeded within the external area.*
- 4 Records should be stored so as to allow them to be made available to the Local Authority upon request. This should apply for events featuring live bands or amplified music that may risk breaching the recommended limit.*
- 5 It is advisable to provide a contact number for neighbouring dwellings to contact should noise levels reach an unacceptable level.*
- 6 The controls of any sound system shall be out of view of attendees to minimise the risk of changes to systems settings.*
- 7 Where complaints are received, noise levels within the venue should be reduced*

5.7. Designing Out Crime Officers

I have searched the Constabulary crime and incident systems covering Benwick, Coates and Eastrea Ward for the last 2 years, I would consider this to be an area of low/medium risk to the vulnerability to crime at present. [...]

Having read the documents and taking into consideration the changes being made please see the below for consideration.

External Lighting

Our recommendation is that access roads, footpaths, car parking, and loading areas/service yards should be lit by columns designed to BS5489?1:2020 or BS EN 12464?2:2014 (there are now back shields that can reduce light spill these are ecologically friendly). There should be LED dusk to dawn wall mounted lights above each entrance/exit doors and around the building line (these can be on an increased illumination when activated).

Please note: Bollard lighting should be used as wayfinding only and not as a main source of lighting.

All roads and footpaths must comply with BS 5489- 1:2020. However, if this requirement conflicts with local conditions such as in a conservation area or where there is a dark sky policy, the implications should be discussed with the

DOCO and the local lighting authority. A variable lighting system, which increases and decreases lighting levels in accordance with local circumstances, is preferred to any total switch off policy employed to reduce CO2 emissions. The Institution of Lighting Professionals does not encourage switch off unless a full risk assessment has been carried out and, in any case, it should never be implemented purely on the grounds of cost savings. Doors and windows standards and certification.

Entrance Doors

All door-sets allowing direct access, e.g., front, and rear entrance door sets, server rooms, plant rooms and fire doors will be certificated to [appropriate] standards [...]

Landscaping

Any landscaping within the boundary of the development should ensure the following,

- hedges and low planting should be kept down to 1m - 1.2m and*
- tree crowns and tree span raised to minimum 2m to ensure surveillance across the site.*

A landscape management plan should be in place to ensure that this is followed. Care should be taken to ensure that there is no conflict between lighting, trees/landscaping, and or CCTV.

5.8. The Wildlife Trust

The Wildlife Trust has been alerted to the above application. Following a brief review of the submitted documentation, I am concerned regarding some of the answers in the Biodiversity Checklist. The buildings may have potential for bats to be present and the application site is also within a few hundred metres of the Nene Washes SPA / SSSI. However, no ecological assessment has been undertaken, not even a Preliminary Ecological Appraisal. It is essential that a Preliminary Ecological Appraisal is undertaken to identify any potential impacts on protected sites or species. If this finds potential for ecological impacts on nature sites, habitats and species, any further surveys recommended must be carried out at the appropriate time of year and a full ecological impact assessment undertaken.

5.9. Royal Society For Protection Of Birds

The RSPB does not have a strong opinion on the merits of this application. However, it is c400m from the boundary of the Nene Washes RSPB Reserve and Site of Special Scientific Interest, Special Protection Area and Ramsar site, designated for its internationally important breeding wader and wintering wildfowl populations.

If Fenland District Council were minded to grant consent, we request that the following issues are dealt with via conditions to ensure no risk of significant effect on the designated site:-

- 1 Any outside lighting is appropriately cowled. This is to ensure that car park lighting etc.. does not increase light pollution near to the designated site, which could cause disturbance to the designated features (roosting breeding & wintering birds).*

- 2 *Any music associated with events is confined to the venue buildings, as outlined in the applicant's design statement. This is to ensure there is no risk of significant effect from noise disturbance to the designated features of the site (roosting breeding & wintering birds).*

5.10. Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers.

5.11. Senior Archaeologist (CCC)

Thank you for the consultation with regards to the archaeological implications of the above referenced planning application. The proposed development is located in an area of archaeological potential to the northeast of Coates which is itself on top of a 'fen island'. To the north east lidar images show the complex network of Roddons; ancient silted river channels that form areas of slightly raised firm ground in the fen that are known to have been heavily exploited in the prehistoric and Roman periods. There are a number of findspots in the area including a Bronze age axe and axe hammer just to the northeast (CHER 07732, 03752). Significant numbers of field walking finds from just to the north west indicate a Roman site (CHER 01728).

Despite this the level of development proposed here will have minimal sub surface impact and therefore we make no objections or recommendations. We would however like to be consulted regarding further applications at this site due to the high archaeological potential of the area.

5.12. Local Residents/Interested Parties

The scheme garnered 16 letters of objection from 12 address points including, London, Stoke-on-Trent, Spalding, and Glinton; with three letters from addresses in Whittlesey, including Viking Way, Gracious Street and Eastrea Road, and seven letters received from four addresses on Eldernell Lane.

The reasons for objection can be summarised as:

- Increased traffic concerns, narrow private roadway with no passing places, lighting or footpath;
- Concerns over increased noise;
- Light pollution;
- Wildlife impact;
- Residential amenity impacts;
- Security and anti-social behaviour concerns;

The LPA also received 58 letters of support for the proposal from 49 address points including: La Villedieu, France; Peterborough; Holbeach St Marks; Eye; Yaxley; Ashwell; Cambourne; March; Turves; Cambridge; Kings Lynn; Pondersbridge; Barking; Twickenham; Byfleet; Thorney; London; and Doddington. Locally, 11 letters were received from 10 addresses within

Whittlesey, including Lapwing Drive, Daisy Drive, Godwit Close, Station Road, Snoots Road, Bens Close, Stonald Road, and Eastrea Road with 4 letters received from 4 addresses on Eldernell Lane.

The reasons for support can be summarised as:

- Will generate much needed jobs;
- Previous and existing activities and businesses at the site offer no issue of noise, traffic or disturbance;
- Will help a local business grow and thrive;
- Little environmental impact will be felt;
- Proprietors live on site, so will be able to manage operations and control activities;
- The lane is used by many types of traffic and vehicles, with no issue;
- Will improve the local economy; local services can contribute to the change of use through offering complementary services;
- Proposed change will see an overall decrease in the number of vehicle movements, traffic, and disruption;
- Venue separated from local residents, so limited noise or light impacts;
- Use of the venue for varied events will bring a sense of inclusion and community to the local area;
- Will encourage visitors to the area helping local businesses;
- No adverse impacts from noise, pollution or disturbance to local residents;
- Ample space on site for parking;
- Management are very particular and professional at ensuring no outside disturbance to residents from noise or traffic;
- No concerns regarding noise;
- Safety and security if of paramount concern to operatives;

6 STATUTORY DUTY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014) and the Whittlesey Neighbourhood Plan 2021-2040.

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF)

Para 2: NPPF is a material consideration in planning decisions.

Para. 11: presumption in favour of sustainable development

Para 85: Significant weight should be placed on the need to support economic growth and productivity.

Para 87: Recognise and address specific locational requirements of different sectors.

Para 88(a): Enable sustainable growth and expansion of rural businesses through conversion of existing buildings,

Para 115: Development should only be refused on highways grounds if there would an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.

Para 123: Promote effective use of land
Para 124: Opportunities and benefits of the reuse of land
Para 135: Well-designed development
Chapter 14: Meeting the challenge of climate change, flooding and coastal change
Para 180: Conserving and enhancing the natural environment;

National Planning Practice Guidance (NPPG)

7.2. Determining a Planning Application

7.3. **National Design Guide 2021**

7.4. **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
LP6 – Employment, Tourism, Community Facilities and Retail
LP12 – Rural Areas Development Policy
LP14 – Responding to Climate Change and Managing the Risk of Flooding
LP15 – Facilitating the Creation of a More Sustainable Transport Network
LP16 – Delivering and Protecting High Quality Environments
LP17 – Community Safety
LP19 – The Natural Environment

7.5. **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy
LP3: Spatial Strategy for Employment Development
LP5: Health and Wellbeing
LP7: Design
LP11: Community Safety
LP12: Meeting Housing Needs
LP15: Employment
LP17: Culture, Leisure, Tourism and Community Facilities
LP18: Development in the Countryside
LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP32: Flood and Water Management

7.6. **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM3 – Making a Positive Contribution to Local Distinctiveness and character

7.7. **Cambridgeshire Flood and Water SPD 2016**

7.8. **Whittlesey Neighbourhood Plan 2021-2040**

Policy 1 – Spatial Planning

Policy 7 – Design Quality

8 **BACKGROUND**

- 8.1. The applicant held pre-application meetings with officers which followed an enforcement complaint regarding the unauthorised use. This planning application therefore seeks to regularise the use.

9 **KEY ISSUES**

- **Principle of Development**
- **Economic Growth**
- **Highways, Access and Parking**
- **Residential Amenity**
- **Character and Visual Amenity**
- **Community Safety**
- **Flood Risk and Drainage**
- **Ecology**

10 **ASSESSMENT**

Principle of Development

- 10.1. The application site is located outside the built framework of Coates, within the open countryside. Accordingly, LP3 limits development in Elsewhere locations to be demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, etc. As such, the proposed change of use to a venue for ceremonies would not be strictly in accordance with this policy. However, LP6 seeks to support a rural economy, providing proposals meet the criteria as set out in Policy LP12. LP12 seeks to ensure development proposals do not harm the wide open character of the countryside, and contributes to the sustainability of the settlement.
- 10.2. The application seeks to formalise use of the site as a venue for ceremonies. In addition, there are no substantive changes proposed to the site to facilitate this change of use. Accordingly, it is considered that the proposal complies with the general principles of supporting a rural economy in accordance with Policies LP6 and LP12. Thus, the proposal is considered acceptable in principle, subject to the scheme's compliance with the remaining relevant policies of the Fenland Local Plan 2014.

Economic Growth

- 10.3. Policy LP6 broadly supports the growth of businesses within the district and it is noted that the proposed change of use may offer employment opportunities for staff and/or complementary local services in conjunction with the undertaking of events in accordance with the growth aims of this policy.

Highways, Access and Parking

- 10.4. A significant concern raised in representations received related to the potential for undue traffic and highway safety issues owing to the access being via a long, single track private roadway.

- 10.5. Throughout the course of the application, evidence was provided by the applicant to clarify the likely traffic generation and vehicle movements that may result from the proposed change of use, including details of the numbers of vehicles attending previously held events and the historic uses of the site to address officer queries and concerns.
- 10.6. Noting the existing use of the access track, the Highways Authority has reviewed this information and concluded that providing appropriate control conditions are imposed, the proposed change of use will result in a neutral impact to the highway. This aligns with the paragraph 115 of the NPPF (Dec 2023), which states that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. Accordingly, there is no justifiable reason to refuse the scheme on highway safety grounds in accordance with Policy LP15.
- 10.7. Policy LP15 Appendix A sets out that uses such as the proposed should supply 1 parking space per 5m² of public floor space, equating to a requirement for 57 spaces for the proposed venue. The proposed site plan depicts in excess of 57 spaces to be provided on the site, with overflow car parking available in other areas of the site where necessary, and as such accords with the parking provision requirement.
- 10.8. As such, given the above, the scheme is considered acceptable in respect of Policy LP15, subject to conditions.

Residential Amenity

- 10.9. Policy LP2 seeks to ensure that development does not result in harm to the amenity of the area or the environment in general. Policy LP16 supports development subject to the significance of, and the likely impact on, the amenity of neighbouring properties and users.
- 10.10. Concerns were raised regarding the impact of the proposed change of use to residential amenity in respect of noise and disturbance as a result of loud music and/or the traffic resulting from the proposed use.
- 10.11. With respect to traffic disturbance, it is considered that, in the main, vehicle movements will likely be 'tidal'; in that the bulk of traffic movements will be limited to the periods just before or after the start and end times of the events being held. In this respect, it is noted that there may be a limited window of disturbance to neighbouring residents owing to the cumulative impact of numerous vehicles accessing and egressing the site "en masse" around scheduled events, notwithstanding any outlier access or egress that may occur (which, when considered individually, is unlikely to cause unacceptable amenity impacts significant enough to warrant refusal of the scheme).
- 10.12. Notwithstanding, it is considered that through the imposition of appropriate conditions limiting the frequency and start and finish times that events can be scheduled, and limitations to the size of vehicles able to access the site, impacts with respect to the majority of vehicle movements associated with scheduled events can be minimised.

- 10.13. Noise generation from the eminence of high-volume music or other broadcast was highlighted as a potential residential amenity impact. It should be noted that the nearest residential dwelling (not in ownership by the applicant) is located at No.94, approximately 250m southwest of the proposed venue.
- 10.14. Evidence was provided by the applicant, by way of a Noise Impact Assessment that noise levels from events would either be below criteria limit noise levels or could be mitigated through appropriate noise control measures. The Environmental Health team reviewed the impact assessment and agreed with its findings and recommendations, subject to appropriate conditions.
- 10.15. Conditions in respect of residential amenity concerns were discussed with the applicant and agreed, balancing the need for safeguarding amenity and effective operation of the business to ensure the proposal complies with Policies LP2 and LP16 of the Fenland Local Plan. Notwithstanding, it should be noted that any grant of planning consent does not indemnify against statutory nuisance action being taken under the Environmental Protection Act 1990 in the event that the Environmental Health Team receive substantiated environmental health complaints.

Character and Visual Amenity

- 10.16. The scheme proposes no external changes to the building. With the only notable change to the overall site being that of an area of grass to the front of the venue building being repurposed as hardstanding parking for patrons to the venue. In the context of the wider site, this surface change is considered immaterial to the overall character and amenity of the area and as such the scheme accords with Policies LP12 and LP16 given its negligible impact on character.

Community Safety

- 10.17. Matters of community safety and site security were noted in representations received. Consultation with Cambridgeshire Constabulary outlined that the ward is an area of low/medium risk to the vulnerability to crime.
- 10.18. It is noted that the proposal does not include the provision of any additional external lighting, noting the balance to be struck with the rural nature of the site and the impact of artificial lighting on ecology. However, Cambridgeshire Constabulary offered no objection to the scheme as proposed, instead providing recommendations regarding external lighting, doors and windows and landscaping where appropriate to minimise the risk of crime.
- 10.19. As such, whilst matters of anti-social behaviour as highlighted within some received representations are noted, there is no evidence to justify a refusal of the scheme on community safety grounds.

Flood Risk and Drainage

- 10.20. The site is located in Flood Zone 3. The application seeks a change of use to an existing building, accordingly, the sequential test does not need to be applied. The Environment Agency offered no objection to the scheme in principle but noted that the proposed change of use from a garage/store to a

venue for ceremonies would increase the flood risk vulnerability to patrons of the site, categorised as a 'more vulnerable' development.

- 10.21. Mitigation measures such as the raising of finished floor levels are unable to realistically be imposed given this is a change of use application. In addition, it is noted that the proposal does not seek to include any sleeping accommodation and that events at the site will be limited in duration, thus limiting overall risk. Notwithstanding, it is considered pertinent to safeguard staff and patrons attending events that, as a minimum, a flood evacuation plan be submitted to ensure occupants can remain safe in the unlikely event of a flood occurring during an event, noting the presence of flood zone 1 land to the west of the intended venue that is within the applicant's ownership.
- 10.22. Surface water drainage for the site was considered by the LLFA, in respect of the increased hardstanding proposed by virtue of the new car parking area. The applicant submitted an appropriate surface water drainage strategy, that demonstrated that the site is not at risk of surface water flooding. Accordingly, the LLFA offered no objection to the scheme.
- 10.23. As such, subject to appropriate conditions with respect to flood evacuation, it is considered that the proposed change of use will not be at unacceptable flood risk, nor increase flood risk elsewhere, in accordance with Policy LP14.

Ecology

- 10.24. The scheme proposes no external changes to the building, gardens, or surrounding woodland as a result of the intended change of use. It is noted that the existing building, as denoted on the submitted biodiversity checklist with the application, is proposed to be modified to accommodate the change of use, and as such has been indicated as potentially impacting bats.
- 10.25. However, in early pre-application discussions, and following the details submitted with this application, it is noted that works proposed are entirely internal; no substantive changes to the roof, openings, or external landscaping proposed that may result in detrimental impacts and/or loss of habitat for protected species. Accordingly, it was considered that the need for additional surveys on the basis of the submitted biodiversity checklist were unreasonable given the limited, if any, impacts that may result. Limits to any additional external lighting that may disturb amenity or wildlife in the area can be controlled by planning condition. In addition, the proposed change from grass to gravel car parking to the front of the site would be unlikely to result in any detrimental impacts to habitats or species that may be found at the site. As such, there are no issues to reconcile with respect to Policy LP19.
- 10.26. Notwithstanding, wildlife in this country is afforded protection under the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 and it is a matter for the applicant to ensure that any operations that may cause disturbance on site are subject to advice from an ecologist to ensure an offence is not committed.

11 CONCLUSIONS

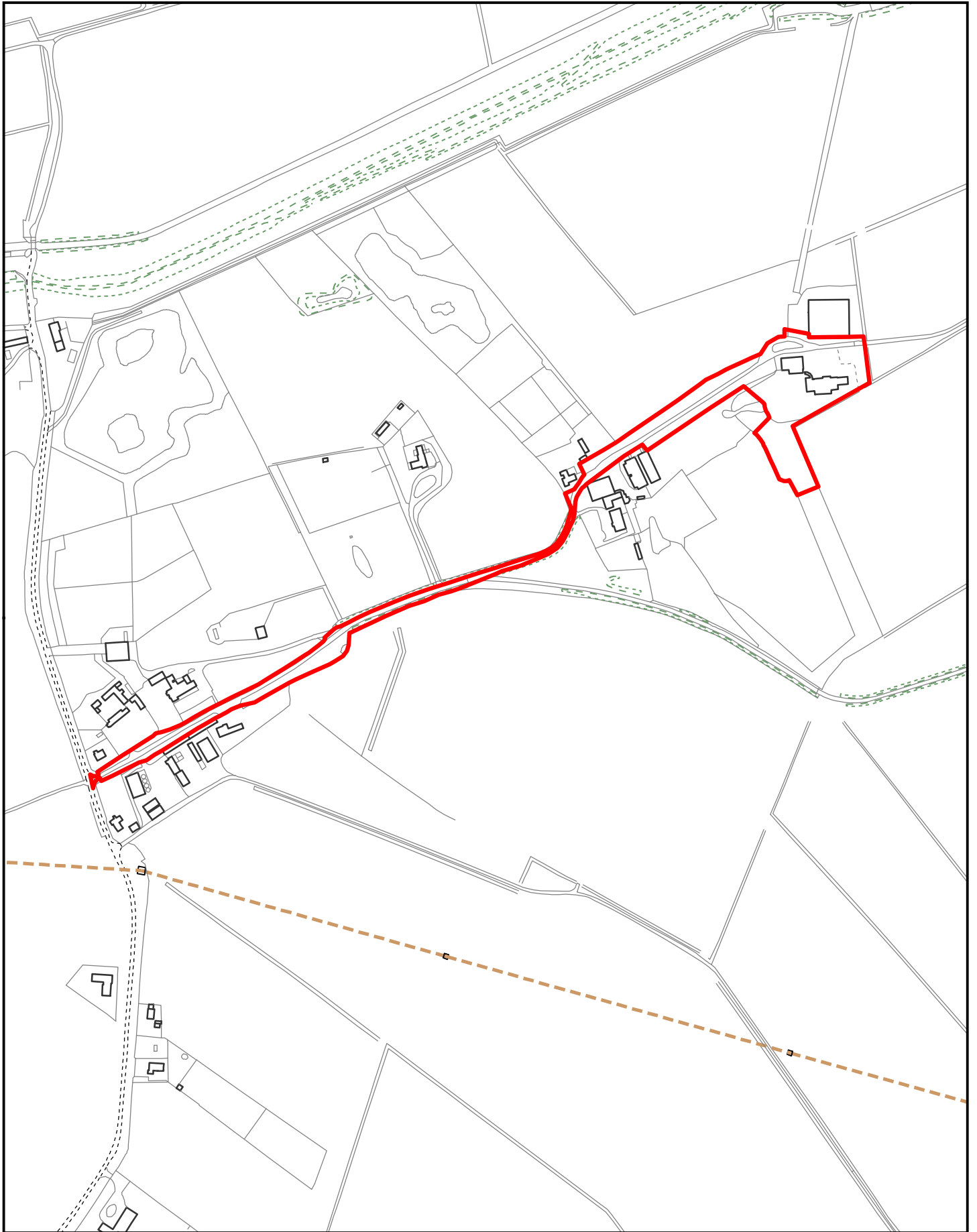
11.1. The proposal is considered acceptable and accords with Local and National Planning Policies, as it represents no adverse harm in terms of the material planning considerations discussed above. Amenity concerns in respect of traffic disturbance and noise generation can be mitigated through the use of appropriate planning conditions, as can matters relating to the safe egress from the site during flood events. Accordingly, a favourable recommendation is forthcoming.

12 RECOMMENDATION

Grant, subject to the following conditions;

1	<p>Operational Hours The use hereby permitted shall only operate between the hours of:</p> <p>12:00 – 23:00 Wednesday and Thursday; 12:00 – 23:30 Friday and Saturday; and 12:00 – 22:00 Sunday</p> <p>and not at all on Sundays or Public Holidays. Events shall be strictly timed to start and end within the above periods.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of nearby dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
2	<p>Number of events The use hereby permitted shall only accommodate a maximum of 52 events per calendar year, with no more than two events scheduled in any one week.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of nearby dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
3	<p>Vehicle limits The use of coaches or buses greater than 9m in length for the carriage of passengers shall be prohibited from use during any events. Vehicles accessing the site for deliveries or servicing shall be limited to 7.5 Tonnes.</p> <p>Reason: To minimise interference with the free flow and safety of traffic and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>

4	<p>Register</p> <p>The operators of the site shall maintain an up to date register of the event dates, start and finish times, along with internal and external sound meter readings for each event held at the site (following the method set out in condition 5), and shall make this register available at all reasonable times to officers of the Local Planning Authority.</p> <p>Reason: The site is in an area where the frequency of events and noise generated by events should be strictly controlled in the interests of safeguarding the amenities currently enjoyed by the occupants of nearby dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
5	<p>Noise</p> <p>Measurements of the steady noise levels emitted during events, measured within the venue and at external points along the site boundary, shall be recorded by utilising a Class 2 sound level meter. Records should include details of the person performing, the date/time of the measurements and the measurement locations used. The level of noise emitted from the site shall not exceed 90dBA within the venue building, or 66dBA as measured at any external point on the site boundary, between the operational hours indicated in Condition 1.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
6	<p>External Lighting</p> <p>No additional external lights shall be erected within the site (either freestanding or building-mounted) without prior written approval by the Local Planning Authority.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of nearby dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014 and to protect the visual amenity and biodiversity value of the surrounding landscape in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
7	<p>Flood Evacuation Plan</p> <p>Within 3 months of the date of this decision, the applicant shall submit details of flood evacuation plan for safe access and egress, including for wheel chair access which shall be approved in writing by the LPA. The agreed details will be implemented in all respects in accordance with the agreed details and maintained as such thereafter.</p> <p>Reason: In the interest of safety and to accord with Local Plan Policy LP14 and Paragraph 173 (e) of the National Planning Policy Framework.</p>
8	Approved Plans



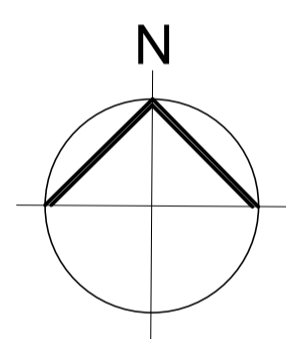
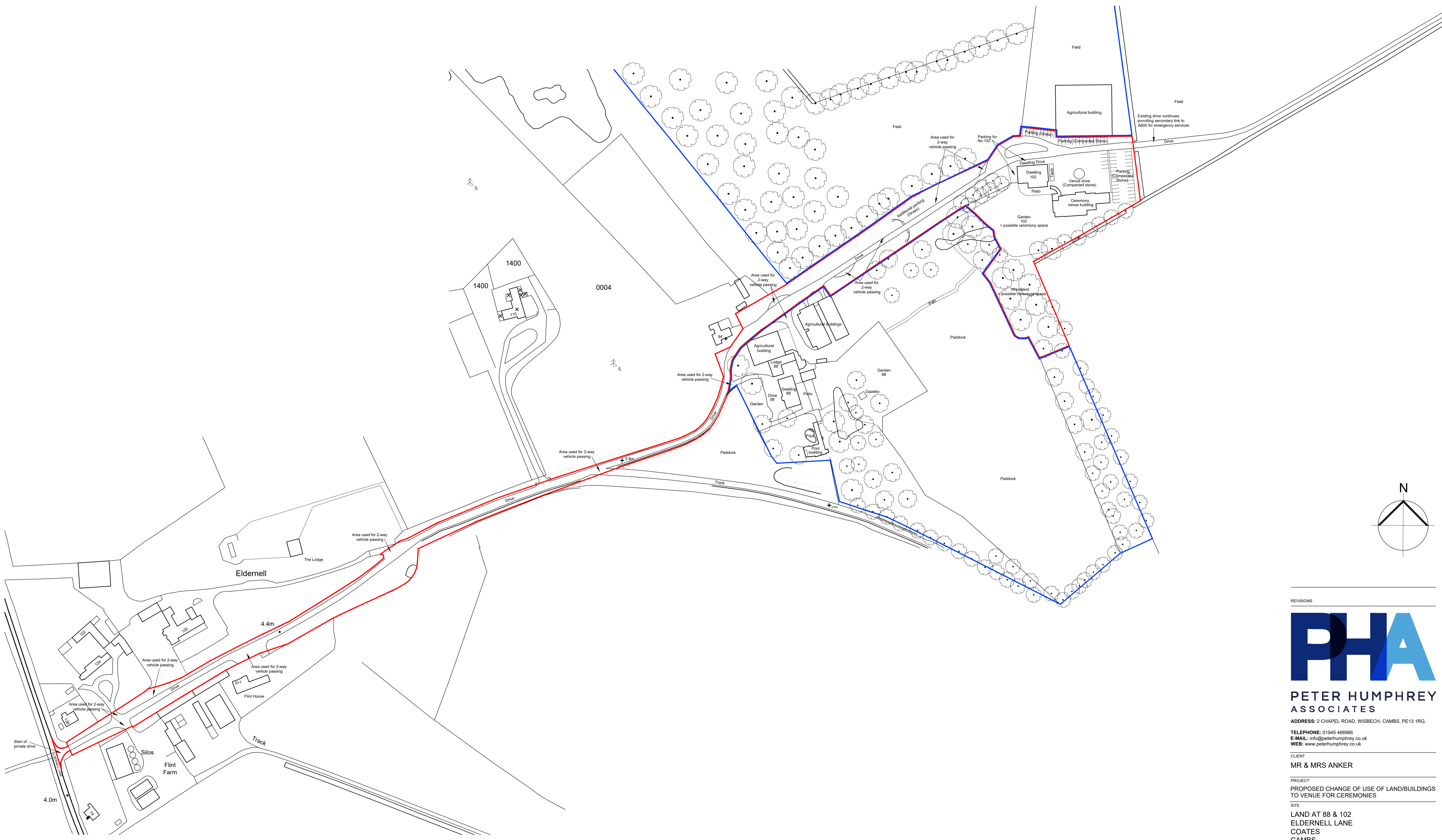
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CLIENT
MR & MRS ANKER

PROJECT
PROPOSED CHANGE OF USE OF LAND/BUILDINGS TO VENUE FOR CEREMONIES

SITE
LAND AT 88 & 102 ELDERNELL LANE COATES CAMBS PE7 2DD

DRAWING
PROPOSED SITE PLAN

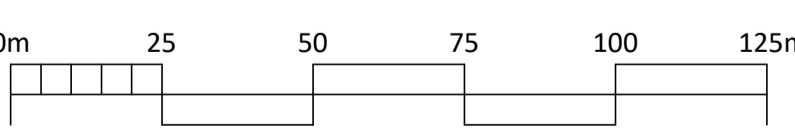
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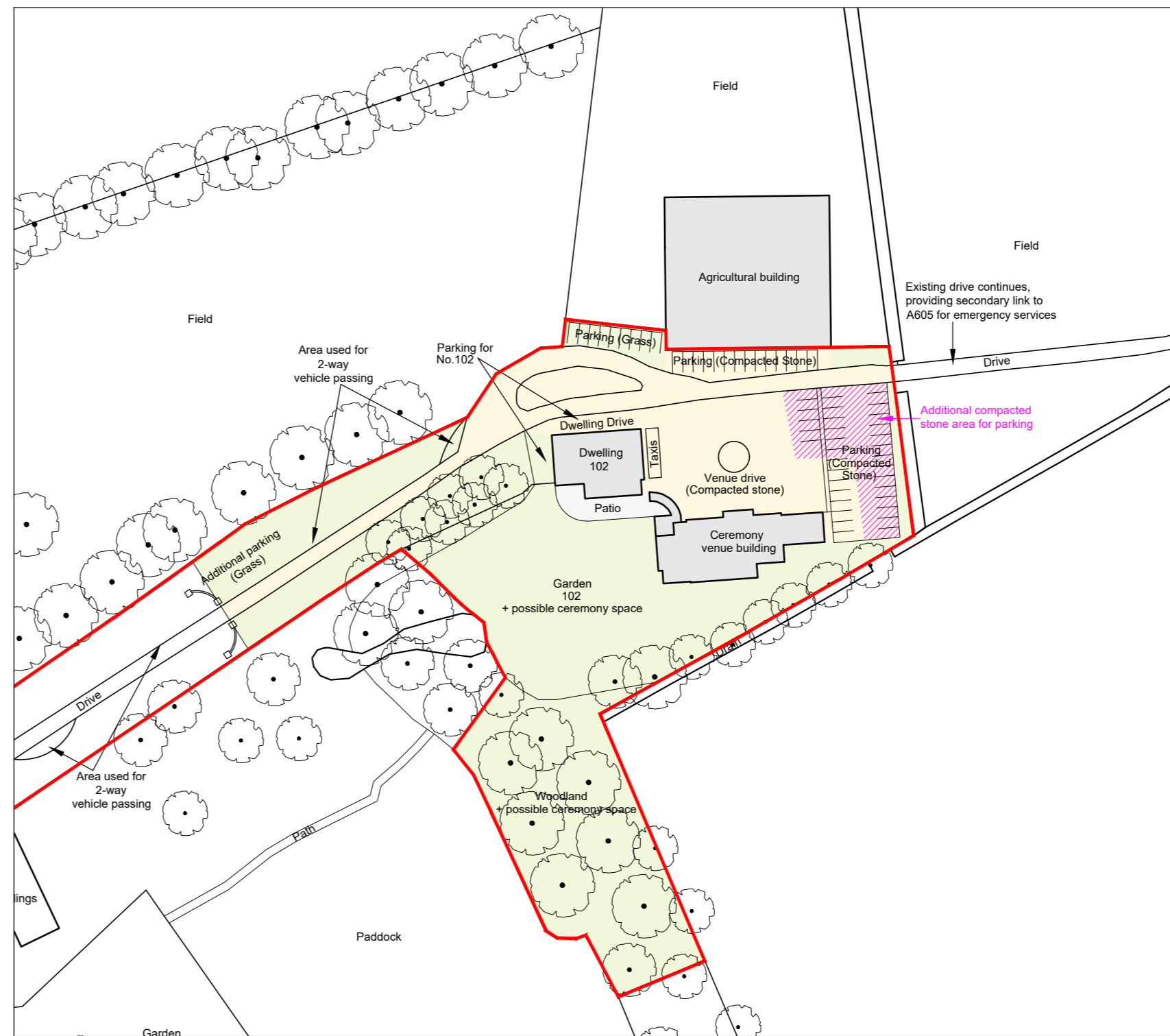
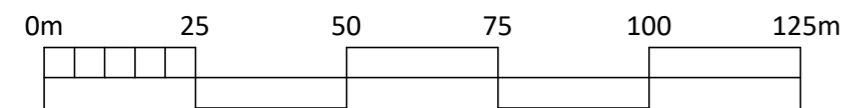
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PROPOSED SITE PLAN 1:1250

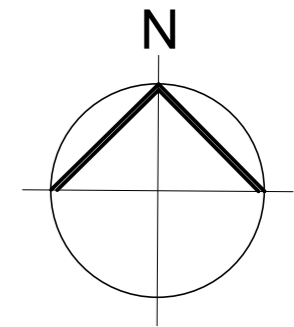
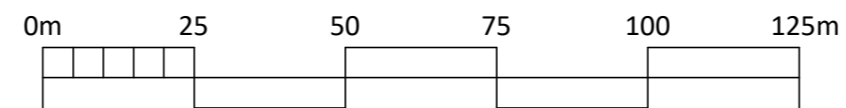




EXISTING SITE PLAN (SHOWING SITE SURFACES) 1:1250



PROPOSED SITE PLAN (SHOWING SITE SURFACES) 1:1250



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SITE

LAND AT 88 & 102
 ELDERNELL LANE
 COATES
 CAMBS
 PE7 2DD

DRAWING

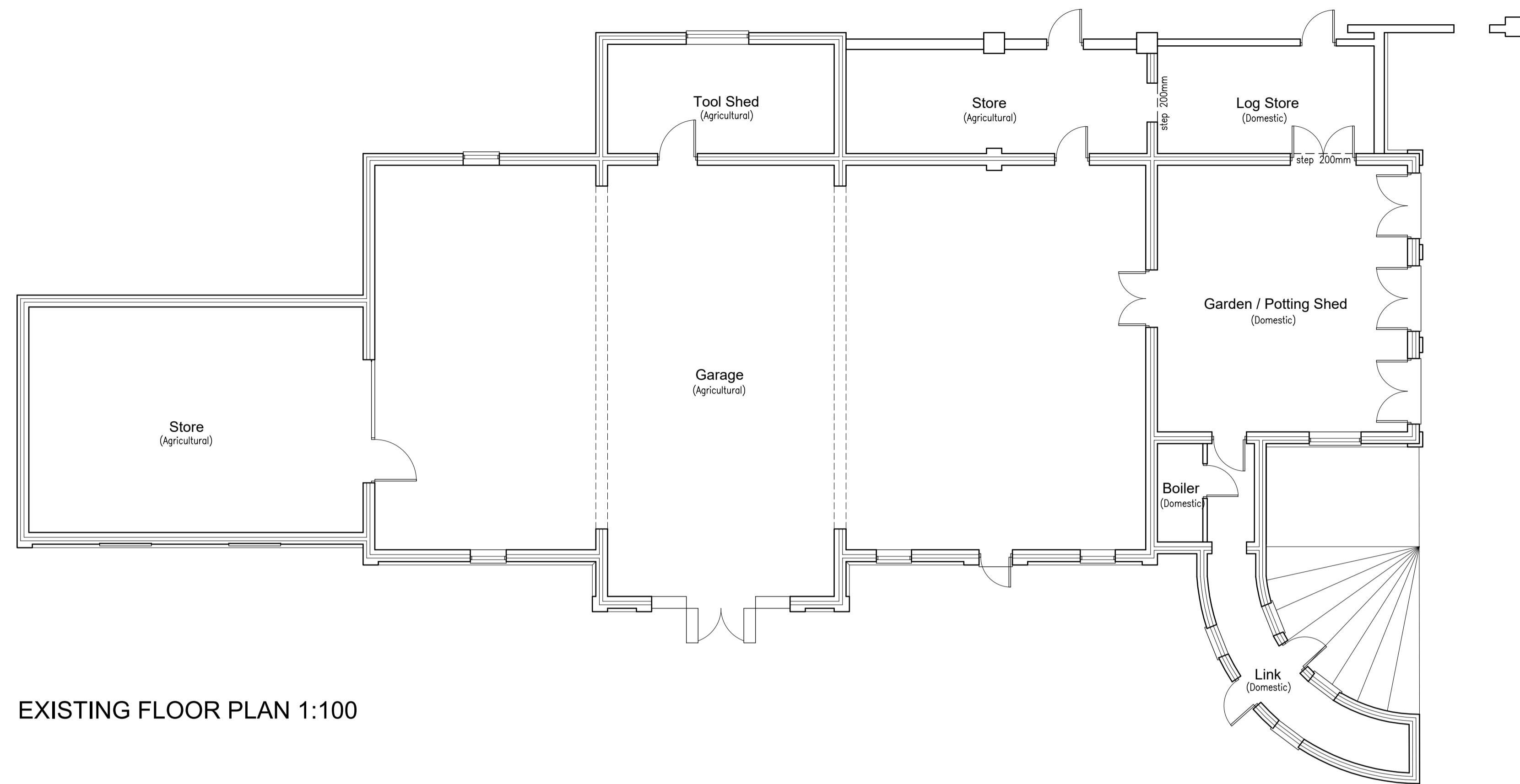
SITE SURFACES PLAN

JOB NO.	PAPER SIZE	DATE
6772/05	A2	MARCH 2024

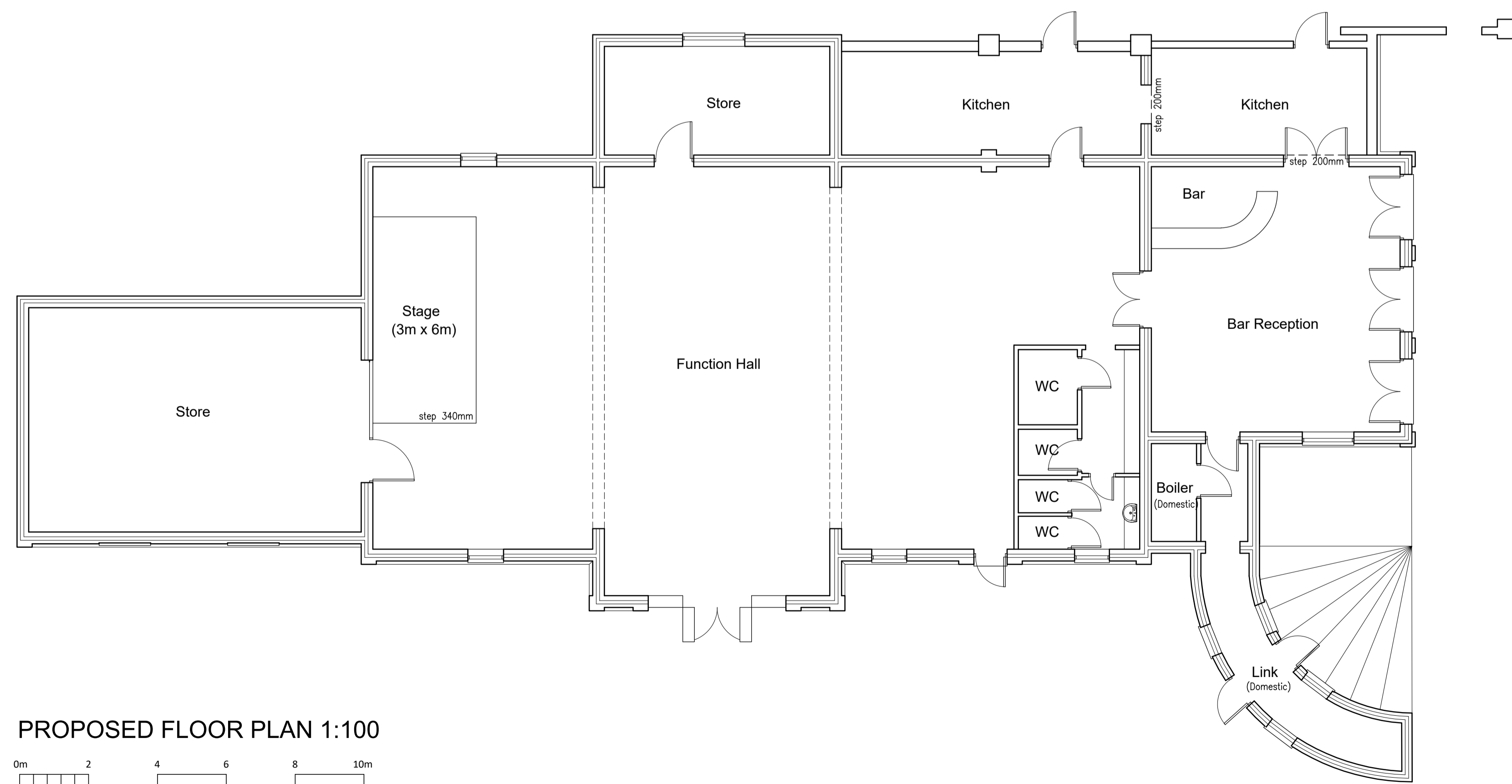
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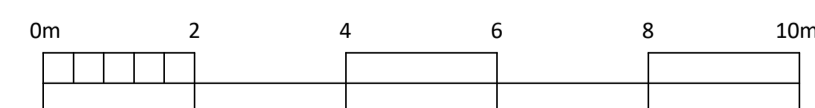
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EXISTING FLOOR PLAN 1:100



PROPOSED FLOOR PLAN 1:100



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DRAWING
 EXISTING / PROPOSED FLOOR PLAN

JOB NO.	PAPER SIZE	DATE
6772/03A	A1	JULY 2023

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