

PLANNING COMMITTEE DATE: 21 August 2024

Agenda No: 6

REFERENCE NO F/YR24/0040/F

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

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

UPDATE:

1. Further Comments

1.1 One further objection has been received from a resident at Eldernell Lane raising the following concerns;

- Advises that gates can be erected on a private road and locked, with one key provided to each household. Anyone at No.102 refusing a key would exacerbate problems with access or egress.
- No.102 was historically a farm workers cottage derelict for years and divorced from the working and social activities referred to at the adjacent No.88. It would be totally inconsiderate to transpose historic traffic movements from one address to another exiting late at night.
- There are hardworking younger families in Eldernell with children whose rest and relaxation are more important than providing social activities for people from e.g., Camborne and Barking.

1.2 Officer Response: The matter of access gates and sharing of would be a civil matter. The County Council's highway team has considered traffic movements of the site on a like-for-like basis with the agricultural operations. Such operations are not restricted and therefore evening agricultural operations would be possible. Having regard to the Council's Environmental Health team's comments, the proposal would not lead to severe amenity harm, notwithstanding that operations are proposed to be moderated via planning condition.

2. Proposed amendments to Planning Conditions

2.1 Further to a review of the draft conditions by the applicant, queries were to Officers raised with respect of the following:

Condition 1

2.2 The applicant sought a relaxation in the exclusion of operation on public holidays given that a number of events are often requested to be scheduled on public holidays. Given the operational hours exclude Mondays, it was considered that given only a limited number of the remaining public holidays (such as Good Friday, or Easter Sunday, or during the Christmas period) fall on days other than a Monday, the exclusion of public holidays was unnecessary in this case. As such, Condition 1 is

proposed to be altered to read:

1. Operational Hours

The use hereby permitted shall only operate between the hours of:

12:00 - 23:00 Wednesday and Thursday;

12:00 - 23:30 Friday and Saturday; and

12:00 - 22:00 Sunday

Events shall be strictly timed to start and end within the above periods.

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.

Condition 3

- 2.3 The applicant was, in the main, accepting of this condition. However, they requested that it explicitly stipulate that vehicle weight limits were restricted with respect to vehicles accessing the site for events only. Officers considered that a given the nature of this application specific to a change of use, the restriction on vehicle weight limits for events only was appropriate. Accordingly, Condition 3 is proposed to be altered to read (emphasis added):

3. 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 **for any events** shall be limited to 7.5T.*

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.

Recommendation:

GRANT – The above update does not alter the original recommendation as set out on page 82 of the agenda, however the relevant conditions are recommended to be altered as detailed above. The remainder of the conditions are to remain unchanged.