

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 03 July 2012

Miss Amy Richardson,
Taylor Vinters
Merlin Place
Milton Road
Cambridge
Cambridgeshire
CB4 0DP

The Council hereby grants permission for Variation of Condition 4 of planning permission S/0249/09/F to allow events to take place on Sundays and Bank Holidays

At: Barrington Hall, Haslingfield Road, Barrington, Cambridge, Cambridgeshire, CB22 7RG
For: Lozi Limited

In accordance with your application dated 21 February 2012 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. Live and recorded music shall not be played between the hours of 23:30 hours and 09:00 hours at any event associated with the use, hereby permitted, unless agreed in writing by the Local Planning Authority.
(Reason - To safeguard the amenity of the occupiers of the neighbouring properties in the area in accordance with Policies DP/3 and NE/15 of the Local Development Framework Development Control Policies adopted 2007).
2. No live and recorded music shall be played in the marquee until an appropriate electronic noise-limiting device has been fitted to control levels of noise from regulated entertainment. The limiter shall be set and documented in agreement with the Local Planning Authority, with its activation level not exceeding 85dB(A).
(Reason - To safeguard the amenity of the occupiers of the neighbouring properties in the area in accordance with Policies DP/3 and NE/15 of the Local Development Framework Development Control Policies adopted 2007).
3. The function facility use of the site, hereby permitted, shall not exceed 24 events per year and the conference use hereby permitted, shall not exceed 70 events per year.
(Reason - To ensure the intensity remains consistent and to safeguard the amenity of neighbouring properties in the area in accordance with Policies DP/3 and NE/15 of the Local Development Framework Development Control Policies adopted 2007).
4. The function facility use may be carried out on a Sunday or Bank Holiday (excluding Good Friday) provided the functions do not occur on any two consecutive days and any live or amplified music used in conjunction with a function held at the premises on a Sunday or Bank Holiday must cease at 22:00 hours.
(Reason - To safeguard the amenity of the occupiers of the neighbouring properties in the area in accordance with Policies DP/3 and NE/15 of the Local Development Framework Development Control Policies adopted 2007).
5. No firework displays shall take place on the site.
(Reason - To safeguard the amenity of neighbouring properties in accordance with Policies DP/3 and NE/15 of the Local Development Framework Development Control Policies adopted 2007).

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6. The vehicular access shall be 5 metres wide for a distance back into the site from the existing gate piers for 18 metres and shall thereafter be retained.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the Local Development Framework Development Control Policies adopted 2007).
 7. No marquees shall be erected on the site other than in the approved specified area to the north of Barrington Hall as defined under drawing number 811/10A reference planning permission S/0764/07/F.
Reason - To ensure the marquees are located in the best location to help reduce potential noise pollution to protect the occupiers of neighbouring properties in the area in accordance with DP/3 and NE/15 of the Local Development Framework Development Control Policies 2007).

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
DP/1 - Sustainable Development
DP/7 - Development Frameworks
DP/3 - Development Criteria
CH/3 - Listed Buildings
NE/15 - Noise Pollution
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
Noise and Highway Safety
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Informatives

1. In regard to condition 2, the monitoring of noise at 40m south of the marquee which should not exceed 44dB (A) as highlighted in the conclusion of the acoustic report 'Barrington Hall Noise Breakout from Marquee' by Tim Lewers BSc MSc MIOA dated February 2009 should therefore be achievable.

General

1. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).
2. The fee is £85 per request or £25 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

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3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
5. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
6. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.
7. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scamb.gov.uk or via the website www.scamb.gov.uk.
8. A delegation report, setting out the basis of this decision, is available on the Council's website.



Nigel Blazeby, Development Control Manager - Planning and New Communities

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF

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NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.