

Lamyatt Lodge: Proposed holiday accommodation
Mr George Hallam
November 2023



LAMYATT LODGE PROPOSED HOLIDAY ACCOMODATION

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Quality Assurance

Site name: Lamyatt Lodge: Proposed holiday accommodation
Client name: Mr George Hallam
Type of report: Planning Statement

Prepared by: Ben Pridgeon
Date: 04 December 2023

Reviewed by: Jonathan Phillips
Date: 04 December 2023



1.0 Introduction

1.1 This application

This Planning Statement is submitted by Bidwells on behalf of the applicant to support a planning application and application for listed building consent (LBC) on land at Lamyatt Lodge. The proposed development is split across two applications and the description of each application is shown below:

- Application 1: Use of existing dwelling (Lamyatt Cottage) for holiday accommodation, change of use of former stables to provide holiday accommodation and erection of plant structure. To include internal and external reconfiguration, alterations and building operations and associated development
- Application 2: Change of use of former barn to provide leisure and amenity facility for proposed holiday accommodation at the site to include extensions, internal and external reconfiguration and alterations and associated development.

Whilst two separate applications have been submitted, they are intrinsically linked and compatible and should be assessed together.

In line with Section 55 of the Town and County Planning Act, planning permission is not required for alterations which affect the interior of the building. Such internal alterations (in addition to the external alterations and changes) would be informed by the application for LBC.

1.2 Site context

The buildings subject to this application are outbuildings to Lamyatt Lodge which is the host dwelling. They have had various uses over the years, but they are surplus to requirements for purposes of the main dwelling and a productive new use is sought for them. Access to Lamyatt Lodge and the outbuildings is taken to the north of the buildings, off Portway Lane. There is sufficient space within the vicinity of the outbuildings to accommodate parking and servicing.

The proposed development is within the curtilage of Lamyatt Lodge which is Grade II Listed (1274169). The railings to the frontage of Lamyatt lodge are also separately Listed (1059185). The buildings subject to the applications are not listed in themselves but are considered to be 'curtilage listed'.

For the purposes of determining this planning application, the proposed development site is in the countryside.

1.3 Site vision

The proposed development comprises the conversion of existing buildings which form part of the curtilage of Lamyatt Lodge. The subject buildings are as follows:

- Lamyatt Cottage (Application 1): Use of existing dwelling to provide self-contained holiday accommodation. To include associated internal alterations and reconfiguration. There are no external alterations to the building itself.
- Stables (Application 1): Change of use of former stables to provide two self-contained dwellings to be used as holiday accommodation. To include associated internal and external alterations and reconfiguration.
- Standalone plant structure (Application 1): Erection of structure to provide plant at existing borehole, to provide water to the leisure facility.

- Barn (Application 2): Change of use of former barn to provide leisure facility for use by proposed holiday accommodation to include associated internal and external extension, alterations and reconfiguration.

Lamyatt Cottage is an existing dwelling and is already in C3 (Dwellinghouses) use. Therefore the Cottage is not subject to a change of use. Conversion of the former stables will require a change of use from *sui generis* (equestrian use) to C3 use. Whilst the proposed accommodation is intended for use by holidaymakers, there is no defined use class for this type of development and therefore the proposed use would be C3.

The proposed leisure facility is intended for use by occupants of the holiday accommodation and Lamyatt Lodge. It is not intended to provide a commercial facility which would be available to a wider audience. This use can be controlled by planning condition, if appropriate.

Whilst the proposed development is made across two applications, the proposed development, taken as a whole will provide high-quality holiday accommodation and associated facilities for visitors to the area and will make effective use of redundant outbuildings at the site.

The proposed development would not comprise an events venue, but there may be occasions where family and friends of holidaymakers are invited to site and larger gatherings take place. These would be limited in frequency and duration because of the limited size of the accommodation and leisure facility. In order to safeguard amenity of occupants at the site, we have prepared a Noise Management Plan which would be implemented at the site and which could be secured by planning condition.

The leisure facility would be accessible to occupants of the holiday accommodation and Lamyatt Lodge 24 hours a day, seven days a week.

1.4 Pre-application enquiry

The proposed development has been informed by a formal pre-application enquiry of Somerset Council. We have discussed the proposed development in detail with a planning officer and conservation officer and they have lent support to the scheme. The proposed development has evolved in response to their comments and has informed the scope of the application.

1.5 Scope of application

This application is supported by the by the following drawings and documents.

DRAWING/DOCUMENT	REFERENCE/AUTHOR
Drawings (Concept Eight Architects)	
<i>Application 1</i>	
Site location plan	2217.LAM.3.LP01
Block plan (Existing and proposed)	2217.LAM.3.LP02
Site masterplan (Existing) (showing application 1 and 2)	2217.LAM.3.SP01
Site masterplan (Proposed) (showing applications 1 and 2)	2217.LAM.3.SP02
Lamyatt Cottage and stables (Proposed) (Ground floor plan)	2217.LAM.3.000
Lamyatt Cottage and stables (Existing) (First floor plan)	2217.LAM.3.001
Lamyatt Cottage and stables (Existing) (Roof plan)	2217.LAM.3.002
Lamyatt Cottage and stables (Existing) (Front and rear elevations)	2217.LAM.3.010

DRAWING/DOCUMENT	REFERENCE/AUTHOR
Lamyatt Cottage and stables (Existing) (Side elevations)	2217.LAM.3.011
Lamyatt Cottage and stables (Proposed) (Ground floor plan)	2217.LAM.3.100
Lamyatt Cottage and stables (Proposed) (First floor plan)	2217.LAM.3.101
Lamyatt Cottage and stables (Proposed) (Roof plan)	2217.LAM.3.102
Lamyatt Cottage and stables (Proposed) (Front and rear elevations)	2217.LAM.3.110
Lamyatt Cottage and stables (Proposed) (Side elevations)	2217.LAM.3.111
Water treatment plant building (Proposed)	022217.LAM.4.100
<i>Application 2</i>	
Site location plan	2217.LAM.2.LP01
Block plan (Existing and proposed)	2217.LAM.2.LP02
Site masterplan (Existing) (showing application 1 and 2)	2217.LAM.2.SP01
Site masterplan (Proposed) (showing applications 1 and 2)	2217.LAM.2.SP02
Former barn (Existing) (Ground floor plan)	2217.LAM.2.000
Former barn (Existing) (First floor plan)	2217.LAM.2.001
Former barn (Existing) (Roof plan)	2217.LAM.2.001
Former barn (Existing) (Front and rear elevations)	2217.LAM.2.010
Former barn (Existing) (Side elevations)	2217.LAM.2.011
Former barn (Proposed) (Ground floor plan)	2217.LAM.2.100
Former barn (Proposed) (First floor plan)	2217.LAM.2.101
Former barn (Proposed) (Roof plan)	2217.LAM.2.102
Former barn (Proposed) (Front and rear elevations)	2217.LAM.2.110
Former barn (Proposed) (Side elevations)	2217.LAM.2.111
Former barn (Proposed) (Isometric drawings)	2217.LAM.2.SK100
Documents	
Bat Survey Report (Application 1)	Arbtech
Design and Access Statement (including sustainability questionnaire) (Applications 1 and 2)	Concept Eight Architects
Heritage Statement (Applications 1 and 2)	Bidwells
Planning Statement (Applications 1 and 2)	Bidwells
Preliminary Bat Roost Assessment (Applications 1 and 2)	Arbtech
Structural methodology (Applications 1 and 2)	JGS Design
Tree survey and report (Application 2)	Arbtech

2.0 Planning Policy

2.1 Background

We have identified relevant national and local planning policies below.

2.2 National Planning Policy Framework

Paragraph 84 (Supporting a prosperous rural economy) of the National Planning Policy framework (NPPF) states that planning policies and decisions should enable, *inter alia*:

- The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings
- Sustainable rural tourism and leisure developments which respect the character of the countryside

Paragraph 85 states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Paragraph 130 (Achieving well-designed places) requires that planning policies and decisions should ensure that developments, *inter alia*:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change
- Establish or maintain a strong sense of place
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users or community cohesion and resilience.

Paragraph 132 requires that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 197 (Conserving and enhancing the historic environment) states that, in determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 202 states 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 securing its optimum viable use.

2.3 Local Plan

In April 2023 the Somerset districts were replaced by a new unitary authority known as Somerset Council. The applications will be determined by Somerset Council rather than Mendip District Council, which no longer exists. The Mendip Local Plan will remain in force for the time being and this is the Plan against which these applications will be assessed and determined. We have identified relevant local policies from the Local Plan, below.

Core Policy 1 (Mendip Spatial Strategy) states that development in the open countryside will be strictly controlled but may exceptionally be permitted in line with the provisions set out in Core Policy 4 (Sustaining rural communities).

Core Policy 3 (Supporting business development and growth) states that proposals for economic development will be supported where they:

- Accord with the Spatial Strategy defined in Core Policy 1 and, in rural areas, the principles set out in Core Policy 4
- Encourage a diverse, robust, thriving and resilient local economy
- Enhance the image of the area as a business location
- Limit the growth in demand for private transport and are accessible by sustainable transport modes
- Offer higher quality job opportunities to local people or improve the skills of the resident work force
- Consider options for the use of local contractors and supply chains in the construction and subsequent running of the enterprise

Core Policy 4 (Sustaining rural communities) states that rural settlements and the wider rural area will be sustained by supporting proposals for development of the rural economy as set out in Core Policy 3 which, *inter alia*:

- Enable the establishment, expansion and diversification of business in a manner and of a scale which is appropriate to the location and constraints upon it
- Involve the conversion of existing buildings for an economic use as considered under Policy 22

Policy DP1 (Local identity and distinctiveness) states that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district. Proposals should be formulated with an appreciation of the built and natural context of their locality recognising that distinctive street scenes, townscapes, views, scenery, boundary walls or hedges, trees, rights of way and other features collectively generate a distinct sense of place and local identity. Such features may not always be designated or otherwise formally recognised.

Policy DP3 (Heritage conservation) states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district's Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip. Proposals affecting a Heritage Asset will be required to:

- Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance
- Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.

Policy DP4 (Mendip's Landscapes) states that proposals for development that would, individually or cumulatively, significantly degrade the quality of the local landscape will not be supported. Any decision-making will take into account efforts made by applicants to avoid, minimise and/or mitigate negative impacts and the need for the proposal to take place in that location. The following criteria will be applied in relation to particular landscape designations present in the district. Proposals for development which lie within or which would affect the setting of Special Landscape Features (as defined on the Policies Map) will be determined with regard to their impacts upon their specific qualities as described in the 2012 "Assessment of Special Landscape Features."

Policy DP5 (Biodiversity and ecological networks) states that the Council will use the local planning process to protect, enhance and restore Somerset's Ecological Network within Mendip. All development proposals must ensure the protection, conservation and, where possible, enhancement of internationally, nationally or locally designated natural habitat areas and species. Proposals with the potential to cause adverse impacts on protected and/or priority sites, species or habitats are unlikely to be sustainable and will be resisted.

Policy DP7 (Design and amenity of new development) states that the Local Planning Authority will support high quality design which results in usable, durable, adaptable, sustainable and attractive places. Proposals for new development should demonstrate that they:

- Are of a scale, mass, form and layout appropriate to the local context
- Protect the amenity of users of neighbouring buildings and land uses and provide a satisfactory environment for current and future occupants
- Optimise the potential of the site in a manner consistent with other requirements of this policy
- Incorporate all practical measures to achieve energy efficiency through siting, layout and design

Policy DP8 (Environmental protection) states that all development proposals should minimise, and where possible reduce, all emissions and other forms of pollution. Development (either cumulatively or individually) will be required to demonstrate that it does not give rise to unacceptable adverse environmental impacts on the quality of water resources, whether surface river or groundwater.

Policy DP10 (Parking standards) states that new development will be supported where vehicle parking is proposed which is appropriate to the operational needs of the development. When assessing what is an appropriate level of parking provision in relation to a development proposal, regard will be had to:

- The objectives of reducing growth in the use of private vehicles and promoting alternative means of travel

- The need for on-site provision to prevent problems of highway safety, congestion or visual intrusion in the vicinity of the site

Policy DP22 (Reuse and conversion of rural buildings) states that reuse or conversion of a building in the countryside (outside of defined development limits) for non-residential uses will be supported where:

- The proposed use would not prejudice the use of adjacent land and premises, particularly where such use entails agricultural or other land-based operations.
- The design of the building, and associated development required to facilitate its reuse, respects its surroundings and does not harm the wider landscape character of the area or have an adverse impact on the transport network.
- In the case of a traditional building, the proposal is sensitive to its fabric and character.
- The building is of permanent and substantially sound construction and is proposed for re-use and adaption in a manner which would not require major or complete reconstruction.
- Any bat roost present is incorporated or replaced, and the external vegetative structure supporting is maintained or replaced within the scheme.

The re-use and conversion of redundant or disused rural buildings in the countryside (outside of defined development limits) for residential use will be given favourable consideration where it would lead to an enhancement to the immediate setting and where the above criteria above are satisfied.

2.4 Neighbourhood Plan

There is no emerging or 'Made' Neighbourhood Plan for Lamyatt.

3.0 Planning Assessment

3.1 Principle of development

Policy DP22 supports the reuse and conversion of rural buildings in the countryside for residential and non-residential uses. Whilst there is a new plant room to service the proposed leisure facility, this is limited in height and massing and is an 'enabling' feature. As such, it is considered that the principle of the proposed development is acceptable.

Lamyatt Cottage will be used for holiday accommodation and will remain in a C3 use. As there are no external changes or change of use, planning permission is not required for this component and is considered to be acceptable in principle.

The former barn will be reused and will be subject to a number of extensions. The extensions are required to facilitate the proposed reuse of the building as a leisure facility and are considered to comprise a proportionate addition to the building. This matter is discussed further below, but the change of use and extension of this building is considered to be acceptable in principle.

3.2 Reuse of rural buildings

Policy DP22 outlines five criteria which should be fulfilled for reuse and conversion of rural buildings to be deemed acceptable. These are addressed below.

Criterion 1: Existing and adjacent land use

The immediate land use is residential and it is not considered that the proposed development would prejudice that use. We have assessed potential noise for residents at the site, in this Planning Statement.

Criterion 2: Design and wider landscape

The proposed development reuses existing buildings at the site to facilitate the proposed use. Appropriate materials have been used which are sympathetic to the site and wider area. The proposed leisure facility and plant structure have been designed to be in keeping with the site and wider area and whilst they form additional structures at the site, they are not out of place or comprise a disproportionate extension to the existing buildings.

Criterion 3: Fabric and character of buildings

The proposed development reuses existing traditional buildings at the site and retains their fabric and character.

Criterion 4: Suitability for reuse and conversion

The subject buildings are of permanent and substantially sound construction and can be re-used and adapted in a manner which would not require major or complete reconstruction.

Criterion 5: Bats

A Preliminary Bat Roost Assessment and bat survey have been undertaken for Lamyatt Cottage and the former stables. The bat survey recorded two roosts in Lamyatt Cottage. As limited internal and external works are proposed for Lamyatt Cottage it is considered that the roosts can be retained and works undertaken in strict accordance with identified mitigation measures. These would include the following:

- Development works that represent the highest risk to the roosts to be supervised by a licensed bat ecologist acting as an Ecological Clerk of Works. The works that pose the

highest risk of impact include installation of scaffolding for works and installation of the northern most doorway and roof light

- No scaffolding or any other temporary access structure will be positioned within three metres of roosts
- Timing of the works will be constrained to the winter months (November to March)
- Artificial light spill over all roost locations must be avoided. All works must be undertaken during daylight hours, reducing artificial lighting requirements. If external lighting is required for short durations during works, lighting must be implemented in accordance with current guidance (Bat Conservation Trust and the Institute of Lighting Professionals 2018)
- Avoiding excessive noise and vibration disturbance during works
- In the unlikely event that a bat or recent evidence of bats is discovered within areas impacted not currently known to support a bat roost, all work must stop and a bat licensed ecologist contacted for further advice. Requirements for the project to progress under an EPSL will be reviewed. It is possible works may not be able to continue until an EPSL has been obtained

For foraging and commuting bats a low impact lighting strategy would be adopted for the site which should include the following measures:

- Use of narrow spectrum light sources to lower the range of species affected by lighting
- Use of light sources that emit minimal ultra-violet light
- Avoidance of white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm/neutral colour temperature

A Preliminary Bat Roost Assessment has been undertaken for the proposed leisure facility. This included an assessment of nesting birds.

The Assessment concluded that the former barn provided negligible value to roosting bats and that the site provided limited opportunities to foraging and commuting bats, due to its managed nature. As such, no additional surveys are considered to be required. The Assessment makes the following recommendation for biodiversity enhancements at the site which should be incorporated into the proposed development:

- 2F Schwegler Bat Box
- 1FF Schwegler Bat Box
- 2FN Schwegler Bat Box
- Beaumaris Bat Box
- Vivara Pro Woodstone Bat Box
- Schwegler 1FR Bat Tubes

There was no evidence of nesting birds at the site. The Assessment recommends the installation of the bird/bricks and boxes into the proposed development.

3.3 Ecology and biodiversity

Ecology and biodiversity is assessed at Section 3.2 of this Statement.

3.4 Heritage and design

A Heritage Statement accompanies this planning application which assesses the impact on the character and setting of the heritage assets at the site. This is summarised below.

Lamyatt Cottage

Lamyatt Cottage is considered to have a moderate level of significance in heritage terms. Under the proposals the quality of the Cottage would be improved through the refurbishment of the space. The existing windows and doors will all be restored, with secondary glazing installed. This will ensure that the scheme will maintain its character whilst improving the external quality of the building.

The proposed internal alterations include a reconfiguration of the layout of the ground floor and insertion of a new bathroom on the first floor. The fabric to be removed would be lightweight, modern partitions and the historic floorplan of the Cottage will remain legible as part of the scheme. Where new walls are installed at first floor level, these would be lightweight and easily removable.

The historic floorplan and flow of the Cottage will still be legible with the proposed alterations being wholly reversible. The scheme would improve the overall quality of the Cottage and ensure it can remain as ancillary accommodation for Lamyatt Lodge. As such, it is considered that the proposals will have a negligible impact on the significance of Lamyatt Cottage.

Former stables

The former stables are considered to have a low level of significance in heritage terms. Internally they have been altered with the historic stalls removed and modern breezeblock partitions added to divide the space. The proposed scheme would ensure that the fabric of the stables is repaired and will provide the stables with a long-term use.

The scheme would remove the modern and poor-quality eastern elevation, rebuilding it in brick, timber and glass. The elevation would be a high-quality addition to the building and will improve its appearance and the proposed material palette ensures that the elevation is readably modern and differs from the stone of the original building, thus allowing the original form of the stables to be appreciable. The use of glazing will emulate the historic open sided character of the stables, as demonstrated by the remaining timber lintels within the building.

The proposed development would repair and insulate the existing roof with any new tiles chosen to match existing and maintain the aesthetic of the building. The proposed rooflights have also been carefully positioned on the rear of the structure minimising the impact on the stable character of the building when appreciated from the yard of Lamyatt Lodge.

The proposed new doors on the rear of the Stables would result in a small loss of fabric. However, this would be on the rear, ancillary elevation of the stable block and the form of the Stables would remain clear.

Overall, the scheme will provide the Stables with a long term use and will refurbish the building's fabric, improving its overall quality whilst also retaining its form and character. As such, it is considered that the proposals will have a minor beneficial impact on the significance of The Stables.

Former barn

The former barn is considered to have a low level of significance in heritage terms. Its proposed use provides an optimal use for the building whilst maintaining its relationship as an ancillary structure associated with the Lodge. The external landscaping and new exterior staircase and

stair lift will provide a new, high-quality, external seating space which would not be visually intrusive but would improve the space's appearance.

Internally the scheme will maintain the open character of the former barn, removing modern fabric to allow for the reuse of the building. Where new partitions are proposed these would be lightweight.

The proposals would improve the appearance of its western elevation through the removal of the poor-quality brickwork. However, the proposed use of glazing and timber cladding allows the elevation to be a readably later addition to the building. The proposed louvered screen on the elevation at ground floor level also ensures that the garage door character remains at ground floor level.

The proposed extensions have been carefully designed to minimise the visual impact. The extension to the north will be lightweight and perceptibly modern. There will be a small loss of fabric. However this loss would be minimal and the retained nibs as well as the change in materiality with the extension will ensure an understanding of the building's original form will be maintained. The proposed extension to the east of the barn has also been designed to use the steep topography of the wider site in order to minimise the perceived massing of the extension and minimise its visual impact.

The proposed development will result in changes to its form which have been carefully designed to minimise their impact. The scheme will also provide the building with a long-term use and improve the quality of the building fabric. As such the works are considered to have a negligible/minor beneficial effect on the significance of the Barn.

Overall conclusion

Individually and cumulatively, the proposed development is considered to result in less than substantial harm to the buildings, site and wider setting of the buildings. In line with paragraph 202 of the NPPF, there are significant public benefits of the proposal. These include securing its optimum viable use as well as an enhancement to the character and setting of the site and wider area. Significant weight should also be afforded to the positive economic impacts of the proposed development in providing additional holiday accommodation in the area and resultant jobs and opportunities.

3.5 Transport and access

Access to/from the proposed development would continue to be taken off Portway Lane, via the existing access. There is sufficient room within the site for parking, turning and servicing the site. Parking provision is made for two parking spaces per dwelling, giving a total of six parking spaces plus visitor parking.

4.0 Noise Management Plan

4.1 Introduction

Given the proximity of Lamyatt Lodge to the proposed accommodation and associated leisure complex, we have considered potential noise impact to neighbours. We do not consider that a Noise Impact Assessment would be required but the proposed development would be subject to a Noise Management Plan which would be implemented across the site. This would be agreed with the Council and imposed as a compliance condition, if appropriate.

4.2 Scope

The proposed development would not comprise an events venue but there may be occasions when occupiers of the accommodation would invite friends and family to gatherings at the site. Such gatherings would not include day-to-day use of the leisure facility by friends and family but gatherings which include use of the external areas and such functions would be subject to a Noise Management Plan. This would be monitored and managed by the designated site manager. The key management principles are outlined below.

- Gatherings to be approved in writing by designated site manager
- Gatherings to be restricted to friends and family of holidaymakers residing at the site
- No more than one gathering per week
- Log of gatherings to be maintained by designated site manager, including frequency, duration, any noise complaints received and action taken to address any questions or complaints
- Log to be retained for a minimum of six months
- Deliveries to site associated with external gatherings to be restricted to 07.30-18.00 Monday to Friday and 08.00-13.00 on Saturdays. No deliveries to be made on Sundays or public holidays
- Designated site manager to act as point of contact for any questions, complaints or dispute pertaining to noise or amenity matters

5.0 Conclusion

The proposed development comprises the reuse of existing buildings at the site and is considered to be acceptable in principle and in accordance with Policy DP22 of the adopted Local Plan.

The application considers the environmental impacts of the proposed development including ecology, design, heritage and amenity. The relevant assessments identify that the proposed development would not have an adverse impact on the character and setting of the buildings and site. Whilst Lamyatt Cottage contains a number of identified bat roosts, it is considered that these can be safeguarded during construction and operation.

The proposed development will promote the economic and environmental strands of sustainable development and will create a viable reuse of existing buildings which will promote economic activity in the area. This should be afforded weight in determining this application.

We consider that the proposed development is in accordance with relevant national and local planning policies. We commend this application to the Council with a view to granting planning permission and Listed Building Consent.



BIDWELLS