

# CHEFFINS

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## Supporting Letter

The Granary Barns  
Parsonage Farm Lane  
Woodditton  
Suffolk  
CB8 9RZ

Section 73 application to vary Conditions 7 (Noise Management Plan) and  
10 (External Music) of planning permission reference: 22/00253/VAR

## Supporting Letter

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**Client**  
Mr G Taylor

**Date**  
June 2022

## 1. Introduction

Cheffins (incorporating PlanSurv) has been instructed by Mr G Taylor (the applicant) to prepare a Supporting Letter to accompany a Section 73 application for the variation of Conditions 7 (Noise Management Plan) and 10 (External Music) of planning permission: 22/00253/VAR to enable external (background) music during weddings and events on a trial basis.

This letter details the application Site, relevant planning history and the proposed variation to Conditions 7 (Noise Management Plan) and 10 (External Music) of planning permission reference: 22/00253/VAR.

This application is supported by a Noise Assessment produced by Cass Allen.

## 2. Site Description and Context

### Physical Context

The Granary Barns (herein referred to as 'the Site') is located off Parsonage Farm Lane in the village of Woodditton, Suffolk.

The Site consists of two 18<sup>th</sup> Century barns, the Granary Barn and the Flint Barn which make up The Granary Barns. The two barns are connected by a glass link creating an 'L' shape arrangement which in turn creates a secluded courtyard. To the west of The Granary Barns is a flint and brick barn with an area for staff and disabled parking which leads to a raised visitor car park. The barns are surrounded by ancillary amenity land.

This application does not involve any physical alterations to the Site.



Figure 1: Aerial image of The Granary Barns (Google)

## Planning History

The application Site has been the subject of the following planning history according to East Cambridgeshire District Council's public access system:

- 22/00253/VAR – To vary Condition 2 (Temporary Permission) of previously approved 18/01811/VAR to vary conditions 2, 4, 5 and 6 of planning permission 12/00421/FUL to allow the venue to operate for additional days and extend the hours of use and hours of amplified music. **Approved 22 April 2022**
- 18/01811/DISA – To discharge condition number 7 (Noise Management Plan) of Decision dated 11.8.2020 to vary conditions 2, 4, 5 and 6 of planning permission 12/00421/FUL to allow the venue to operate for additional days and extend the hours of use and hours of amplified music. **Condition/s Discharged 14 June 2021**
- 19/01747/FUL – Construction of a porch to existing barn. **Approved 21 February 2020**
- 18/01811/VAR – Vary conditions 2, 4, 5 and 6 of planning permission 12/00421/FUL to allow the venue to operate for additional days and extend the hours of use and hours of amplified music. **Approve 11 August 2020**
- 17/00206/FUL – Single storey extension to entrance lobby to flint barn. **Approved 24 March 2017**
- 12/00421/DISB – To discharge condition 12 (passing bay), 13 (access), 14 (vehicular crossing highway), 15 (parking) and 18 (external lighting) of decision dated 27.07.2012 for change of use of redundant farm buildings into a wedding venue, including a car park and a temporary marquee in the courtyard. **Condition/s Discharged 03 December 2013**
- 12/00421/DISA – To discharge condition 3 (Materials) and 7 (Noise Management Plan) of decision dated 27.07.2012 for Change of use of redundant farm buildings into a wedding venue, including a car park and a temporary marquee in the courtyard. New toilet facilities in the rebuilt cart lodge. **Condition/s Discharged 22 November 2012**
- 12/00421/FUL – Change of use of redundant farm buildings into a wedding venue, including a car park and a temporary marquee in the courtyard. New toilet facilities in the rebuilt cart lodge. **Approved 27 July 2012**
- 91/00460/FUL – Change of use of former barn and curtilage to farm shop and car park. **Approved 11 September 1991**
- 89/01040/FUL – Change of use of redundant barn to class B8 (storage and distribution). **Approved 11 June 1990**

### 3. Proposal

This application seeks to vary Conditions 7 (Noise Management Plan) and 10 (External Music) of planning permission 22/00253/VAR, the existing conditions are repeated below for ease of reference:

- 7 *Prior to the implementation of the permission, hereby granted, a Noise Management Plan shall be submitted and approved in writing with the Local Planning Authority. Such a plan shall include, but not be restricted to, details of the following:*
- a noise limiting system to be used to cover all aspects of amplified sound;
  - measures to ensure that the noise limiting system will be set and operated in such a way as to achieve the external noise levels detailed in Figure 1 of the Cass Allen Noise Mitigation Follow-Up Assessment reference RPO3-19093 dated 10 July 2020;
  - proposals for servicing and maintenance of the noise limiting system;
  - measures regarding the monitoring and management of noise by venue staff;
  - the layout and position of the speaker system;
  - measures regarding the management of guests leaving the venue;
  - measures regarding the management of vehicle movements on the site, particularly at the end of events.
- 7 *Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015*

It is proposed to vary Condition 7 (Noise Management Plan) of planning permission: 22/00253/VAR so that the latest version of the Noise Management Plan is relevant to the proposed wording of Condition 10 (External Music) and is controlled by condition – the proposed wording of Condition 7 (Noise Management Plan) is provided within the application form and below for ease of reference:

- 7 *The measures detailed within the approved Noise Management Plan, reference: NMP\_01, dated 17 June 2022, shall be maintained and retained in place for so long as the use continues.*
- 7 *Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015*
- 10 *No music shall be played outside of the buildings at any time.*
- 10 *Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015.*

The above condition (Condition 10) prevents the operation of all music externally which is having a negative impact on the operation of the business and enjoyment of guests.

It is proposed to vary Condition 10 (External Music) of planning permission: 22/00253/VAR to allow the council to monitor the use of external (background) music – the proposed wording of Condition 10 (External Music) is provided within the application form and below for ease of reference:

- 10 *Outdoor music is permitted between 10:00 hrs -18:00 hrs (Monday to Sunday) in accordance with the Noise Assessment produced by Cass Allen Associates, reference: RPO4-19093-R0, dated 17 June 2022.*

*The operation of external music is permitted on a temporary basis until 01 January 2026. As of the 02 January 2026 the condition will revert to: No music shall be played outside of the buildings at any time.*

10 *Reason: To allow for the monitoring of the external music in respect of its impact on the amenity of local residents for a full events period.*

This application is to vary Conditions 7 (Noise Management Plan) and 10 (External Music) of planning reference: 22/00253/VAR, and is supported by a Noise Assessment produced by Cass Allen. The Noise Assessment concludes; *"With the above measures in place it is considered that there are no noise related reasons why Condition 10 may not be amended as proposed."*

#### **4. Conclusion**

This letter has been produced to support and accompany a Section 73 application to vary Conditions 7 (Noise Management Plan) and 10 (External Music) of planning reference: 22/00253/VAR to allow the applicant to offer external (background) music to its clients whilst enabling the council to safeguard the residential amenity of neighbouring occupiers meeting the needs of all parties.

It is considered the proposal satisfies all relevant and material considerations and should be approved without delay.

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