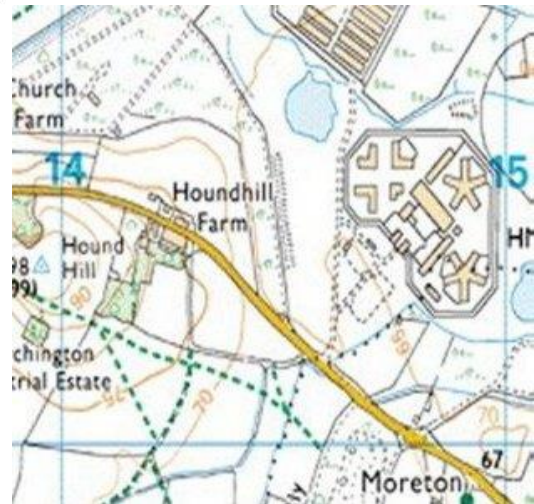


Houndhill Courtyard
Houndhill, Marchington
Staffordshire ST14 8LN
Telephone: 01283 820040 Fax: 01283 821226
email office@jvhplanning.co.uk



Houndhill Courtyard
Houndhill, Marchington
Staffordshire ST14 8LN
Telephone: 01283 820040 Fax: 01283 821226
Email: office@jvhplanning.co.uk

Town and Country Planning Act 1990

Section 73 Application to

Vary Condition No. 2 of 9/2016/1227

Change of Use from Former Farm Buildings to Wedding Venue, Formation of

Incidental Car Parking Areas, Improvements To Vehicular Access At

Grangefields Farm Long Lane Thurvaston Ashbourne

For Cripps Grangefields Limited

1 Introduction

This Application is made under Section 73 of the Town and County Planning Act to vary condition number 2 of the Approval granted on the 30 June 2017 Ref. 9/2016/1227.

This application seeks a variation of condition 2 to amend the approved drawings to reflect the development as now constructed, including certain details which have been commissioned and are still awaiting final installation.

2 The Planning History of the Site

- 2.1 There is no relevant planning history of the site before the submission of the approved application Ref. **9/2016/1227**. in June 2017.

This application sought approval for a change of use for the former farm buildings to become a wedding venue including for the formation of incidental car parking areas, and improvements to vehicular access. The relevant conditions were subsequently discharged under 9/2016/1227 dated the 1st February 2018 & DMOT/2019/0913 dated the 1st May 2020.

- 2.2 The scheme has been implemented to a very high standard as would be expected for a venue of this type of use. With the operators taking a great deal of consideration and care on the detail of all elements of both the build and the operation of their business. They have succeeded in creating a successful farm diversification in the rural area this has generated significant employment and now also helps support the local economy, with some employees living within walking distance of the venue.

- 2.3 During construction certain changes were made to the layout of the operation of the venue. Externally it was decided that the entire internal courtyard area did not require to be raised, as had been approved plan GF061016 P002 Rev F. Instead a scaled back raised veranda was built adjoining the main dining room. This used far less concrete and therefore reduced the environmental impact of the scheme. Due to the 2019 Covid Pandemic this veranda was covered to ensure limited functions could continue when venues were allowed to reopen in a restricted fashion by creating an outdoor / well ventilated space. Other elements which would have intensified the use of the

courtyard, such as the Day Bar area, located within the southern outbuilding have not been built, nor have the toilets to the south eastern corner. With these areas instead now used for storage. This has reduced activity externally from the levels as originally approved. The parking area was also laid out less formally without the inclusion of the approved roundabout, which was considered a little incongruous in this rural location.

2.4 The other main changes from the approved scheme are mainly internal with a relocation of the kitchens to the southern end of the dining area and the bar to their former location. A handing of the ceremony room and moving the dance floor to where the toilets were located. This has ensured that the dance floor element of the scheme is now within the most insulated and contained area of the site with adjoining buildings on three sides and a lower roofline. In addition new oak framed windows with mortice and tenon joints with oak false glazing bars inside and out are on order and will replace the current single glazing in this area. This new glazing with also include Pilkington acoustic laminated glass in the form of double glazed units with oak spacer bars and gas filled panes. Also as detailed on plan GF251121 P005 C and awaiting delivery and installation is a new oak glazed screen (Direct glazed with Pilkington Acoustic Laminated Glass). This will further contain the sound level within the courtyard.

2.5 These alterations to the internal layout have culminated in a reduction in the total number of covers within the dining area, this has therefore reduced the numbers of guests overall and therefore reduced any perceived impacts from the approved scheme proportionally to that as originally approved.

2.6 The Decision Notice No. 9/2016/1227 set out at condition 2 the following approved plans:

2. The development hereby permitted shall be carried out in accordance with drawing no's GF061016 P001 Rev J, GF061016 P002 Rev F, GF061016 P003 Rev F, GF061016 P004 Rev F, GF061016 P005 Rev H, GF061016 P006 Rev H, GF061016 P0010 Rev L, GF061016 P0011 Rev K, GF061016 P0012 Rev F, GF061016 P0013 Rev L and GF061016 P0020 Rev L unless as otherwise required by condition attached to this permission or allowed by way of an approval of a non-material minor amendment made on application under Section 96A of the Town and Country Planning Act 1990 (as amended).

2.6 This Practice was instructed in November 2021 by Cripps Grangefields Limited to advise on the regularisation of the scheme as built further to contact to the applicants from Mr Alan Barret from the South Derbyshire D.C. Subsequently a meeting was held on site on the 12th November 2021. This was to look at the site and agree the form and principal of this application as now submitted.

3. The Planning Considerations

- i The scope of Section 73 Applications
 - ii What the Applicant is seeking
 - iii Why the application as submitted is acceptable in land use planning terms and will cause no harm to acknowledged interests.
- 3i This application is made under Section 73 of the Planning Act, and the Applicants propose that Condition No. 2 is varied as set out below. The LPA are empowered to agree to the variation proposed. An application under this section leaves the original permission intact. The proposed scheme has not change in principle to that approved but has seen some reductions in scale to that originally approved.
- 3ii The Applicant is seeking that the drawings as listed in condition 2 be amended to reflect the scheme as constructed and awaiting the further glazing additions, which are on order and expected to be installed in early 2022.

The applicants seek the wording of Condition 2 be varied as follows:

2. The development hereby permitted shall be carried out in accordance with drawing no's GF251121_P001C, GF251121_P002C, GF251121_P003C, GF251121_P004C, GF251121_P005C, GF251121_P006C, GF251121_P010C, GF251121_P011C, GF251121_P012C, GF251121_P013C, GF251121_P020C, GF251121_P026C, unless as otherwise required by condition attached to this permission or allowed by way of an approval of a non-material minor amendment made on application under Section 96A of the Town and Country Planning Act 1990 (as amended).

3iii **Acceptability of the Proposal**

The scheme as now built has reduced its impact in comparison to that as originally approved. In terms of external alterations these are however minimal with certain potentially noise generating elements having been removed, including a day bar and toilets away from the main building. A significant reduction in the amount of concrete used has meant a significant benefit in terms of environmental impact. With only the veranda area now being elevated rather than the whole internal courtyard. The addition of the covered area is also beneficial in providing shade and therefore cooling along the glazed side of the dining area. The covering of the veranda does not present any change to the principles of overall use of the site with all the conditions having been discharged.

4. **Conclusions**

The Local Planning Authority are requested to vary the planning condition as set out in this document. The proposed external alterations result in a reduction in the level of activity externally, reducing the impacts on the surrounding area and improving sound retention in the building. The internal changes have further reduced any potential impacts from the functions held on the site.

Dec 2021.