

Development Control Committee 7 June 2023

Planning Application DC/22/2034/FUL – Porters Farm, Queens Lane, Chedburgh

Date registered:	7 December 2022	Expiry date:	9 June 2023
Case officer:	Charlotte Waugh	Recommendation:	Approve application
Parish:	Chedburgh	Ward:	Chedburgh and Chevington
Proposal:	Planning application - change of use of land to well-being centre comprising of a. central hub, b. therapy building, c. pets as therapy building, d. replacement storage building and animal enclosure e. installation of four camping domes f. remodelled access, parking and associated works g. replacement garage		
Site:	Porters Farm, Queens Lane, Chedburgh		
Applicant:	Mr Jon & Mrs Laura Cardy		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

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Section A – Background

The application was considered at the West Suffolk Development Control Committee meeting on 5 April 2023. Members at the meeting resolved that they were 'minded to' refuse planning permission contrary to the officer recommendation of approval. At this point, the decision making protocol was invoked requiring a risk assessment report before a decision is made.

Members resolved that they were minded to refuse the application on the following grounds:

- Impact on the setting of the listed building
- Impact on neighbouring amenity
- Over-development
- Impact on the countryside

A Committee site visit was undertaken on 3 April 2023. Due to the anticipated changes to the membership of the Development Control Committee following the District elections a further committee site visit is proposed for 5 June 2023.

The purpose of this report is to consider further the points raised by members. In addition, the report addresses the risk assessment required in accordance with the Decision Making Protocol, which sets out the potential risks that might arise should planning permission be refused.

The officer report for the 5 April 2023 meeting of the Development Control Committee is included as Working Paper 1 to this report. Members are directed to this paper for details of the site and development, summaries of consultation responses, and for the officer assessment of the proposal.

Proposal

1. Please refer to Working Paper 1 paragraphs 1-3 for a description of the proposal.

Application Supporting Material:

2. Please refer to Working Paper 1 paragraph 4 for a description of the supporting material.
3. In addition, a post committee statement and two additional plans which help to illustrate the proposal have been submitted by the applicants.

Site Details:

4. Please refer to working paper 1 paragraphs 5-6 for site details.

Planning History

5. Please refer to working paper 1 paragraph 7 for planning history.

Consultations:

6. Please refer to working paper 1 paragraphs 8-20 for a summary of consultation responses.

Representations:

7. Please refer to working paper 1 paragraphs 21-24 for representations received.

Policy:

8. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single Authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.
9. Please refer to working paper 1 for a list of policies and guidance that have been taken into account in the consideration of the application.

Other Planning Policy:

10. National Planning Policy Framework (NPPF)
11. The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision-making process.

Officer Comment

12. Please refer to working paper 1 from paragraph 29 for the officer assessment of the proposals.

Section B – Update:

13. Following the Committee meeting the applicants have reviewed the issues raised at the meeting by Members and have provided an additional statement and plan to supplement the application. This response is available on the West Suffolk website:
[DC/22/2034/FUL | Planning application - change of use of land to well-being centre comprising of a. central hub, b. therapy building, c. pets as therapy building, d. replacement storage building and animal enclosure e. installation of four camping domes f. remodelled access, parking and associated works g. replacement garage | Porters Farm Queens Lane Chedburgh Suffolk IP29 4UT \(westsuffolk.gov.uk\)](https://www.westsuffolk.gov.uk/DC/22/2034/FUL)

14. The response considers the concerns made by members and clarifies some of the queries raised.
15. It sets out the importance of this tranquil location for the development, not only because this is where the applicants are based (given that they are the key practitioners for this facility) but also because of the importance that nature plays in the healing process such that a rural location is fundamental to the well-being centre.
16. In respect of overdevelopment and the scale of the buildings proposed, the statement clarifies the footprint of the central Hub building as 166m², half the size of the overall roof (given that undercover space is provided). In terms of height, the buildings are all single storey and therefore, remain subservient to the host building. The statement confirms the use of natural materials in muted tones ensure an appearance that is sympathetic to the rural location and listed host building.
17. Members noted that a number of animals were present on site and these will remain no matter the outcome of this application. The number is not proposed to increase in conjunction with the well-being centre and animal waste is composted on site (as shown on the site plan). As confirmed at the last committee meeting a licence will be required from West Suffolk's public health team in respect of the animals on site due to their proposed interaction with visitors. The statement submitted also notes that the replacement animal shelters will be upgraded with dense blockwork elevations and *mineral wool insulation and cement board liners, fully sealed to all abutments*. This will significantly increase the acoustic properties of the buildings compared to existing and should result in an improvement for neighbouring residents.
18. The new site plan details the location of adjacent residential properties with the proposed Hub building being located 31 metres from the closest neighbour at Ash House. The intervening landscaping is also shown on the plan.
19. Concerns regarding noise from the site have been addressed within the application with a gravel retention system identified for the driveway. This material is sensitive to the rural location, sympathetic to the listed building and will retain the gravel within a mesh system reducing the noise created during use. Sufficient parking spaces are provided within the site to ensure no disruption to the highway. The statement also confirms that any deliveries to the site will not enter after 6pm. Condition 21 has therefore been amended to take account of this earlier time as it previously stated 7pm.
20. A site management plan has been conditioned to control the use of the site and will need to be agreed with the Local Authority. Whilst further detail will be provided, the applicants state that workshops will take place Tuesday – Thursday with the glamping pods used as overnight accommodation in association with the well-being seminars and for short stay accommodation for weekend or weekly breaks with change over days restricted to Fridays and Mondays.

Section C – Policy assessment:

Members have stated that they are minded to refuse permission due to the impact of the development on the setting of the listed building, on neighbouring amenity, over-development of the site and the impact on the countryside.

Impact on Listed Building

21.The Conservation Officer was engaged during pre-application discussions and the life of the application and is supportive of the submitted proposal stating that:

The concept for the centre includes using the benefits of the natural environment and the buildings are designed to be simple and unobtrusive within their surroundings. They would be single storey and use materials with natural muted tones to suit their serene and calming environment. Overall, the proposals would enhance the immediate setting of the listed building. I therefore, have no objections to this application subject to (recommended) conditions....

22.Historic England, raised no response and advised that the expert view of the conservation officer was sought.

23.Officers therefore remain of the view that the proposal accords with the provisions of policy DM15 and the NPPF which seek to protect and enhance the character and setting of listed buildings.

Impact on neighbouring amenity

24.Policy DM2 seeks to ensure that development does *not adversely affect the amenity of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light (including light pollution) or volume or type of vehicular activity generated and /or residential amenity.*

25.In this case, the site is entirely contained by established landscaping, to the extent that views into the site are not achievable from adjacent residential dwellings. New buildings have been positioned at a distance from boundaries with the replacement animal shelters upgraded to ensure improved acoustic insulation. The application is supported by lighting information and a noise assessment. The site management plan will confirm methods of working including hours of arrival and departure and guest numbers but sufficient space is provided within the site to ensure limited impact on traffic generation. Public Health and Housing have reviewed the application and confirmed that they have no objections subject to the imposition of conditions. Officers consider the application complies with the provisions of policy DM2.

Over-development/Impact on the Countryside

26.Issues of over-development and impact on the countryside can be considered together and the key policies in this case are DM2, DM5 and DM13.

27.Policies DM2 and CS3 relate to the creation of places and sets out the criteria that proposals for development should meet, including respecting local character and scale, incorporating sustainable design and construction and producing designs and layouts which are safe and take into account public

health. Paragraphs 41-48 of Working Paper 1 assess the proposal against policy DM2. Officers consider the buildings proposed to be high quality, modest in scale and design and constructed with natural materials entirely appropriate for the rurality of the site.

28. Policy DM5 relates to development in the countryside and states that areas designated as countryside will be protected from unsustainable development. Paragraphs 34-40 of Working Paper 1 assesses the proposal against policy DM5 and highlight an aspiration within the Rural Vision 2031 for villages that are vibrant hubs of activity with health services and activities wherever possible and practical, acknowledging that health services have limited resources and community groups and individuals need to take an increasing responsibility, particularly in rural areas.
29. Policy DM13 seeks to ensure that development will not have an adverse impact on the character of the landscape or landscape features. Paragraphs 67-69 of Working Paper 1 assess the proposal against Policy DM13 with further consideration of visual amenity at paragraphs 41-48. Officers acknowledge that there will be a change in the appearance of the site, albeit as noted by some members previously, the site would benefit visually from an improvement to its current condition. Furthermore, given the lack of footpaths in the vicinity or public views the development would be wholly contained.
30. Officers therefore remain of the view that the proposal is in accordance with the Development plan. Whilst the rear of the site is located outside the Housing Settlement Boundary the proposal accords with the criteria stated in DM5.

Section D – Risk Assessment:

31. Members are reminded again that Officers remain very firmly of the view that this proposal should be supported. However, if the Committee remains of the opinion that this application should be refused then they must be aware of any potential risks that may arise.
32. The proposal is considered to comply with local and national policies and is supported by statutory consultees.
33. Members will be aware that applicants have the right to appeal a refusal of planning permission and robust reasons for refusal must be given, directly related to planning policy, providing evidence of harm and following consideration of the material planning issues. These reasons must be able to stand up to scrutiny based on the planning merits of the proposal.
34. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be made in accordance with the development plan unless there are material considerations that indicate otherwise. It is considered that there are no material considerations that would indicate that the application should not be approved.
35. Should the application be subject to an appeal against a refusal of planning permission and the Inspector concludes that the Local Planning Authority had acted unreasonably in refusing a proposal that complies with the Development Plan, the applicants would have the right to seek to recover their appeal costs (in full or in part depending on the circumstances) from the Local Planning Authority.

36. The applicants have provided a clear and justified need for supporting the mental health needs of healthcare professionals (amongst others). This is a subject frequently in the press and the Council's refusal of such a scheme may have reputational impacts if not fully justified.

37. Whilst it is important to understand these issues as part of the risk assessment process this section of the report does not form part of the planning assessment of the application. The information does not constitute a material planning consideration and should not be relied on or cited as a factor in coming to a decision.

Section E – Conclusions:

38. For the reasons outlined above and set out within Working Paper 1, Officers consider that the development should be approved with the conditions contained in working paper 1 (including the amendment to condition 21 as noted above). The proposal complies with the Development Plan and there are no material planning considerations that indicate that a decision should be taken otherwise than in accordance with the Development Plan. In the absence of any objection from the Conservation Officer as statutory consultee, refusal of the application on the grounds of adverse impact to the listed building cannot be justified. Similarly, without an objection from Public Health and Housing, Officers do not consider that a refusal could be justified on the grounds of impact to residential amenity. However, matters in respect of overdevelopment and countryside impact are slightly more subjective.

39. In coming to their decision Members must clearly identify whether they consider the proposal complies with the Development Plan and their reasons for reaching their decision. If it is decided that the proposal does not comply with the policies of the Development Plan members must have clear reasons and evidence to support such a decision.

40. Members should have regard to the attached Working Paper 1 in reaching their decision.

41. In the event that Members remain minded to refuse the application the following reason is suggested:

Policy DM5 of the Joint Development Management Policies Document seeks to protect the countryside from unsustainable development by focusing facilities which would attract visitors within the built up areas of the district, both to support sustainable travel and to avoid detrimental impact to the character of the rural landscape. Furthermore, DM2 seeks to ensure development respects local scale, character and density as well as protect residential amenity with DM13 protecting the character of the landscape and landscape features.

The wellbeing centre is proposed on a site which is located partially outside the Housing Settlement Boundary with the rear part of the site extending into open countryside. The extent of buildings proposed onsite appears excessive and includes the provision of camping domes on the rear boundary adjacent to surrounding agricultural fields. The scale, number and placement of buildings within the site, as well as the accompanying infrastructure (car park / access) is considered to erode the current

tranquillity of the site and urbanise the site to the detriment of the rural landscape character. The development is therefore, contrary to policies DM2, DM5 and DM13 of the Joint Development Management Policies Document 2015, policy CS3 of the St. Edmundsbury Core Strategy and the provisions of the NPPF.

Section F – Recommendation:

42. Notwithstanding the above, it is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reference number	Plan type	Date received
TP075- 1000 REV 5	Existing site plan	22.11.22
TP075- 1110 REV 1	Existing plans	22.11.22
TPO75-1050 REV 11	Proposed site plan	26.1.23
TPO75-1051 REV 9	Proposed site plan	26.1.23
TP075- 1100 REV 1	Proposed plans	22.11.22
TP075- 1105 REV 1	Proposed plans	22.11.22
TP075- 1115 REV 2	Proposed plans	26.1.23
TP075- 1120 REV 2	Existing and proposed plans	26.1.23
F40	Proposed plans	26.1.23
F50	Proposed plans	26.1.23

Reason: To define the scope and extent of this permission.

- 3 A Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors’ vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. The development shall only take place in accordance with the approved strategy.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Management Strategy must be in place at the outset of the development.

- 4 Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the

West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:
- a. Measures for the protection of those trees and hedges on the application site that are to be retained,
 - b. Details of all construction measures within the 'Root Protection Area' (defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
 - c. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

- 6 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. It shall also include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Any planting or retained trees removed, dying or becoming seriously damaged or diseased within five years of planting/commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in

accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 7 All mitigation measures and/or works shall be carried out in accordance with the details contained in the version two of the Preliminary Ecological Appraisal (Samsara Ecology, January 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 8 Prior to first use of the site a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

- 9 Prior to first use of the hub building a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;

c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance (where relevant).
The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

- 11 No development above ground level shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details and timetable.

Reason: To ensure the longevity of the landscaping scheme and protect the visual amenity and character of the area, in accordance with policy DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 12 No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 13 No development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority.

- (i) details of the design, materials and colour/finish for the garage door in the south-west elevation
- (ii) details of the cladding, including its colour/finish, and clay tiles for the

garage

(iii) details of the works to be carried out to the swimming pool to convert it to a store

(iv) details of the welcome, entrance and exit signs at the front of the site, including their sizes, materials, colours and any supports required

The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policy DM15 and DM16 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 14 No other part of the development hereby permitted shall be commenced until the existing vehicular accesses has been improved, laid out and completed in all respects in accordance Suffolk County Council's standard access drawing DM03, with a minimum entrance width of 4.5 metres and appropriate signage for entry and exit and made available for use. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the layout of the existing access is improved to an appropriate specification at an appropriate time in the interests of the safety of persons using the access and users of the highway. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.

- 15 The gradient of the access driveway shall not be steeper than 1 in 12 measured from the nearside of the edge of the highway.

Reason: To avoid unacceptable safety risk from skidding vehicles and provide for pedestrian and cycling access.

- 16 Before the accesses are first used, visibility splays shall be provided as shown on Drawing No. TP075-1050, Rev. 9 with an X dimension of 2.4 metres and a Y dimension of 59 metres to the nearside edge of the carriageway for the 'Exit Only' access and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safe including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

- 17 Prior to the development hereby permitted being first occupied, the existing vehicular accesses onto the highway shall be properly surfaced

with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

- 18 The use shall not commence until the area(s) within the site shown on Drawing No's. TP075-1050 Rev. 11 and TP075-1051 Rev. 9 for the purposes of manoeuvring and parking of vehicles including electric vehicle charging infrastructure has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway and promote sustainable modes of travel.

- 19 The use shall not commence until the area(s) within the site shown on Drawing No. TP075-1050 Rev. 11 for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained, and used for no other purposes.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking (2019) to promote sustainable travel.

- 20 Prior to first use of the development hereby approved:
- i) All of the noise protection and mitigation measures and recommended best practices associated with the development as detailed from paragraph 6.29 Mitigation Measures in the Healthy Abode (HA) Acoustics NOISE IMPACT ASSESSMENT OF PROPOSED WELL-BEING CENTRE at PORTERS FARM, QUEENS LANE, CHEDBURGH, SUFFOLK IP29 4UT, REFERENCE HA/AE395/V1, Date of Report 9 November 2022 shall be completed in their entirety in accordance with the approved details.
 - ii) The completion of the works shall be verified on site by a specialist noise consultant and the Local Planning Authority shall be notified in writing of the completion and verification of the works.
- Thereafter the approved works shall be retained.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 21 Deliveries to the site shall only take place between the hours of 07:00 and 18:00 Mondays to Saturdays with any deliveries outside of these times unloading at the front of the site at Porters Farm.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with Policies DM2 and DM14 of the West Suffolk Joint

Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 22 The holiday let units hereby permitted shall be occupied only as holiday letting accommodation or to support the wellbeing centre and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning Use Classes Order 1987 as amended or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order). The development shall not be occupied as a person's sole or main place of residence. Each letting as holiday accommodation shall not exceed a period of three weeks nor shall the unit be let or occupied to any one individual or party for a period exceeding four weeks in total within any 12 month period. On commencement of the holiday let use hereby permitted, the owners/operators of the holiday let units shall keep at all times an up-to-date Register of all lettings which shall include the name and address of the person or party occupying the accommodation during each individual letting. The Register shall be made available for inspection on demand by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM34 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 6 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 23 The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. TP075 1050 Rev. 11 and TP075-1051 Rev. 9 shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

- 24 Prior to first use of the well-being centre or holiday lets hereby approved, a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan will outline the 'site rules' and how they will be implemented to ensure noise and activity is adequately controlled. This will include a general timetable of workshops, any other use and parking.

The development shall be implemented and operated in accordance with the site management plan with any changes approved in writing by the local authority.

Reason: To protect the amenity of the area, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/2034/FUL](#)