

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (8 April 2024)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

- Pages 3 - 11** **Planning Committee Update Report relating to 23/00444/FUL – Erection of single storey rear extension, two storey link extension and balcony to form café, restaurant and wedding venue with installation of access gates Blackbrook Hall, London Road, Lichfield, Staffordshire**
- Pages 12 – 39** **Committee Report for 4th March committee relating to 23/00444/FUL – Erection of single storey rear extension, two storey link extension and balcony to form café, restaurant and wedding venue with installation of access gates Blackbrook Hall, London Road, Lichfield, Staffordshire**
- Pages 40 – 41** **Supplementary/Updates Report for 4th March committee relating to 23/00444/FUL - Erection of single storey rear extension, two storey link extension and balcony to form café, restaurant and wedding venue with installation of access gates Blackbrook Hall, London Road, Lichfield, Staffordshire**

Additional / Further Observations

Following the publication of the **Planning committee – Update report** (pages 3 – 11) on 28th March 2024, Officers received the following updated comments from the Environmental Health Officer:

‘Environmental Health suggested conditions:

- 1. External music associated with the development must not exceed 75 dB(A) at 3m from the noise source and must end by 21:00.*
- 2. External doors and windows to rooms where entertainment (live / recorded amplified music) is taking place shall be closed for the duration of that entertainment.*
- 3. A noise management plan shall be submitted for the approval of the LPA. All measures set out in the Noise Management Plan will be implemented and in place prior to the first wedding being booked follow completion of the development, and shall be retained for the duration of the development. Please see Informative [X].*

Reason: To safeguard the amenities of non-ancillary residential dwellings located to the north-east of the site, through limiting noise pollution and, in turn, avoiding disruption of the enjoyment of both internal and external amenity spaces belonging to those properties. In accordance with policies CP3 and BE1 of the Lichfield Local Development Strategy 2015 and Section 12 of the National Planning Policy Framework.

- 4. An internal noise limiter shall be installed to limit noise from internal music to 100 dB(A) for recorded music. Live music played internally to the buildings will be*

limited to 100 dB(A) LAeq,15mins and will be monitored in accordance with the noise assessment section 5.1.

INFORMATIVE

1. *The noise management plan required for compliance with condition 3 should include;*
 - i. *Wording or information to be given to all live music performers advising that they will not be able to play music unless they can demonstrate, prior to their performance, that they can adhere to the noise limits.*
 - ii. *How live music will be effectively monitored in real time during an event, and if live music exceeds the limit stipulated by Condition 4 of this permission, the actions that the venue will take to subsequently enforce the limit.*
 - iii. *How external music noise will be effectively monitored in real time during an event to avoid noise levels exceeding the limit stipulated by Condition 1 of this permission, and what actions the venue will take to subsequently enforce the limit.*
 - iv. *A 'Warm Weather/Ventilation' strategy that sets out how the venue intends to ensure all doors and windows are kept shut in compliance with Condition 2 of this permission. Such a strategy might involve details of other means of ventilating the space and/or using air conditioners to keep the internal temperature tolerable.*
 - v. *Any proposed recording keeping in relation to the above.*

Note that condition 3 reasoning applies to all proposed conditions.'

Shortly after receiving this response, Officers placed the suggested conditions before the applicant (via the agent). On 2nd April, the agent confirmed the applicant's agreement to all conditions as recommended by the Environmental Health team.

Therefore, Officers propose the following:

- The wording of **Condition 10** as set out on page 36 of the 'Full Committee Report 8 April 2024' is superseded by the wording provided in **Condition 3** above.
- The wording of **Condition 16** as set out on page 38 of the 'Full Committee Report 8 April 2024' is superseded by the wording provided in **Condition 4** above.
- The wording of **Condition 17** as set out on page 39 of the 'Full Committee Report 8 April 2024' is superseded by the wording provided in **Condition 1** above.
- **Condition 20** is added to the list of conditions which concludes on page 39 of the 'Full Committee Report 8 April 2024' and is worded as per **Condition 2** above.
- For Conditions 10, 16, 17 and 20 as proposed, the condition reason shall be worded as per the wording provided for **Condition 3** above.
- **Informative 3** is added to the list of informatives which concludes on page 39 of the 'Full Committee Report 8 April 2024' and is worded as per **Informative 1** above.
- The wording 'Please see Informative [X]' in **Condition 10** as proposed shall be superseded by 'Please see Informative 3'.

Officers submit that the recommendation can be changed accordingly:

Grant planning permission subject to the conditions set out on pages 34 – 39 of 'Full Committee Report 8 April 2024', in accordance with the modifications/changes specified in this supplementary document.