



## Committee Report

**Planning Committee South - 28 November 2023**

**Application no** DC/22/1351/FUL

**Location**

Butley Priory  
Abbey Road  
Butley  
Suffolk  
IP12 3NR

**Expiry date** 16 June 2022

**Application type** Full Application

**Applicant** Greenwell Farms (trading as Butley Priory)

**Parish** Butley

**Proposal** Continuation of use of property as a wedding & events venue with accommodation on a permanent basis

**Case Officer** Rachel Smith  
07887 452719  
rachel.smith@eastsoffolk.gov.uk

## **1. Summary**

- 1.1 The application seeks full planning permission for the continued use of Butley Priory as a wedding venue with some accommodation.
- 1.2 The application is being presented to Planning Committee South for determination at the request of the Head of Planning and Coastal Management given the scale of development cumulatively with proposals at Butley Abbey Farm (DC/20/5260/FUL and DC/20/5261/LBC).
- 1.3 The application is recommended for approval. While some concerns have been raised with regards to noise in respect of residential amenity and the tranquillity of the Area of Outstanding Natural Beauty, there are economic and heritage benefits which outweigh the aforementioned concerns, particularly when controlled by proposed conditions.

## **2. Site Description**

- 2.1 The application site comprises Butley Priory, a Grade I Listed Building located in the Parish of Butley, within the Countryside (as set out in the Local Plan) and within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).
- 2.2 The Priory, former gatehouse to Butley Abbey, has been restored and used as a wedding/events venue since 2005. It is accessed via a private drive to the north with a formal front lawn area and a secluded walled garden to the rear.

## **3. Proposal**

- 3.1 The application seeks full planning permission to use Butley Priory and its grounds as an events venue and holiday accommodation. The application states that the property was previously run by Butley Priory Ltd. however they went into liquidation in November 2020 following the Pandemic. Since then, the applicant who is the owner of the site, has taken on the business and continues to manage events from the site (albeit currently without any planning permission in place).
- 3.2 The planning history of the site relevant to the proposals is set out below:
- 3.3 C05/1892 - Change of use of part of premises to allow wedding functions and public entertainment events to be held.  
Permitted subject to the following restrictions:
  - Temporary permission ending 31 September 2007
  - Events to end 11.30pm except for New Years Eve (end time 01.00 New Years Day)
  - No more than 100 attendees
  - No amplified music other than from within the Great Hall or Drawing Room
  - No marquees other than during July and August when one marquee is permitted
  - No more than 2 events per week during July and August
  - No more than 35 events per calendar year
  - No fireworks or pyrotechnics

- 3.4 C07/0405 - Variation of conditions 01 and 05 of planning permission C05/1892 to allow marquee to be used during the additional months of June and September and for the period of the planning permission to expire in 2013 (in lieu of 2007). Permitted subject to the above restrictions but amended as follows:  
 - Temporary permission ending 31 September 2013  
 - No marquees other than during June, July, August and September
- 3.5 C13/1229 - Variation of Condition 1 of Planning Permission C07/0405 for the period of Planning Permission to expire 2018 in lieu of 2013 (Original Consent C05/1892). Permitted subject to an expiry date of 19 August 2018
- 3.6 The site has been continuing to operate post-2018 without consent. This application is being presented for consideration alongside applications DC/20/5260/FUL and DC/20/5261/LBC relating to the redevelopment of Butley Abbey Farm immediately adjacent to the site (to the south). The applicant owns both sites and it is the intention that the wider site could be used to expand and improve the facilities available for larger events or that two events could be run simultaneously. The proposed conditions include reference to certain restrictions following seven years from the date of this permission. Currently, a marquee is brought on to site as required, arranged by clients, to hold bigger events as capacity within the Priory itself is limited. If/when the barn conversion is completed, the proposal is such that marquees would no longer be an option at the Priory. Given the amount of work required in conversion of the barns and the time this is likely to take, it is not unrealistic to expect that this may not be ready for use until at least five years from the date of permission. The seven year timeframe is therefore considered reasonable to allow for some flexibility in construction but to ensure that two larger events cannot occur simultaneously longer term, nor can amplified music beyond 9.00pm be played outside of the Priory building while another event may be taking place within the barns.

#### 4. Consultees

##### Third Party Representations

- 4.1 13 letters of support have been received from third parties. These are from those who are employed at the site, either directly or indirectly, and recognise the economic benefits of the continuation of the events business.

#### Parish/Town Council

Consultee	Date consulted	Date reply received
Butley Parish Council	6 May 2022	21 July 2022
Summary of comments:  The Parish Council would like to submit the following comments in respect of this planning application:-		

1. The nearest housing is not the one referred to and the applicant has totally overlooked the rented /tied property. These people are also residents.

2. There is a duty to monitor the noise and there has to be a protocol that is followed which measures and determines the level of sound.

This protocol should include the measures to be taken in case of a problem.

3. There needs to be cooperation between the management and the local community with regard to traffic flow.

Consultee	Date consulted	Date reply received
Butley Parish Council		30 July 2022

I understand the consultation response period has expired for the above mentioned planning application but the Parish Council would be extremely grateful if you would take the following comments into consideration when making your decision in respect of the above mentioned planning application:- If ESC were minded to grant planning permission the Parish Council would request they impose the following planning conditions to mitigate the impact of the proposal on the local community:-

- Measures for sound attenuation to be put in place;
- Limit on hours of operation say until 22:00 hours on weekdays and Sundays and say 23:00/24:00 hours on Saturdays;
- Limit on vehicle numbers to minimise noise and emissions and reduce carbon footprint - the applicant's traffic report mentions use of 3 private hire buses to limit vehicles (otherwise estimated it will generate 80 cars);
- Given the proposal relates to a listed building of archaeological significance we support Suffolk County Council's Archaeological Services reservations and enquire as to what increased maintenance measures will be undertaken to safeguard its preservation and enhancement? The applicant's archaeological assessment consisting of a few trial trenches does not seem sufficiently thorough;
- Given the proposal relates to use of a listed building of considerable archaeological significance, the Parish council request increased arrangements for local school children or local community access visits be available.

Consultee	Date consulted	Date reply received
Butley Parish Council	16 June 2023	14 July 2023

Summary of comments:

(1) With regard to the Sharps Redmore Noise Report dated 14/6/23, specifically the Monitoring Positions shown in Figure 3.1 appear to have failed to monitor noise levels in the populated parts of Butley village and surroundings, in particular, Short Walk, the Street, Mill Lane, Orford Road and Woodbridge Road where residents have already been disturbed by significant noise emanating from events at the Priory.

Noise levels also seem to vary according to wind direction and other environmental factors-how has this been factored in?

(2) This is a highly relevant consideration which has not been addressed and to which the Local Planning Authority should have regard in weighing up its decision to grant planning permission.

(3) Paragraph 4.1 of that report falsely asserts that there have been no noise complaints for 15 years.

(4) It is only correct that there were minimal noise complaints until 3 years ago when the Priory had new owners, and since then, there have been a number of noise nuisances caused to local residents about which complaints have been made.

(5) There appears to have been a number of events held on land adjacent to the Priory which have caused noise nuisance most recently on 1st July. What controls will be put in place to prevent this in future?

The Parish Council therefore objects to the proposal on the grounds of detriment to the residential amenity and asks that if despite this objection, the Local Planning Authority is inclined to grant planning permission, that such permission be subject to conditions limiting the hours of operation to between 08:00 and 22:00 Sunday to Friday and 23:00 on Saturday, and the implementation of stringent noise mitigation measures with strict limits on the noise levels to reduce noise levels to below 40 Db. The following observations still also apply:-

1. The nearest housing is not the one referred to and the applicant has totally overlooked the rented /tied property. These people are also residents.
2. There is a duty to monitor the noise and there has to be a protocol that is followed which measures and determines the level of sound. This protocol should include the measures to be taken in case of a problem.
3. There needs to be cooperation between the management and the local community with regard to traffic flow.

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- Given the proposal relates to a listed building of archaeological significance we support Suffolk County Council's Archaeological Services reservations and enquire as to what increased maintenance measures will be undertaken to safeguard its preservation and enhancement? The applicant's archaeological assessment consisting of a few trial trenches does not seem sufficiently thorough;
- Given the proposal relates to use of a listed building of considerable archaeological significance, the Parish council request increased arrangements for local school children or local community access visits be available.

## Non statutory consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	6 May 2022	No response

Summary of comments:  
None received

Consultee	Date consulted	Date reply received
East Suffolk Ecology	6 May 2022	30 May 2022

Summary of comments:  
Comments included in report

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	6 May 2022	No response

Summary of comments:  
None received

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	6 May 2022	24 June 2022

Summary of comments:  
Comments included in report

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	6 May 2022	No response

Summary of comments:  
None received

Consultee	Date consulted	Date reply received
SCC Highways Department	6 May 2022	12 May 2022

Summary of comments:  
  
Does not wish to restrict the grant of permission due to the application not having a detrimental effect upon the adopted highway.

Consultee	Date consulted	Date reply received
Historic England	6 May 2022	26 May 2022

Summary of comments:

Historic England did not specifically comment on this application however commented on the accompanying Listed Building Consent application. The LBC application is not required as no works to the building are proposed however the comments have relevance to this application.

Historic England has no objection to the application on heritage grounds, but recommend the Council include conditions specifying specific periods during which the marquee can be erected and ensuring its dismantling outside those periods in order to conserve the setting and significance of the listed building.

Consultee	Date consulted	Date reply received
National Amenity Societies	6 May 2022	No response

Summary of comments:

None received

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	1 July 2022	21 July 2022

Summary of comments:

No objection in principle for the continuation of this use on a permanent basis.  
Concerns regarding opening until 02.00am. A license has recently been granted for events until 01.00am. Extending the hours to 02.00am, even occasionally, raises concerns about the impact on tranquillity levels in the AONB.

Tranquillity is a special quality of the Suffolk Coast & Heaths AONB. The Campaign to Protect Rural England has identified noise as a contributing factor to the loss of tranquillity. In this instance noise sources would be generated by music from the events and from traffic travelling to and from the venues particularly late at night.

Concerns on assumptions in noise report e.g 100 guests and end time 11pm however it is now proposed to be up to 200 in a marquee and end time of 1.00am.

Concern over noise from events in the marquee and from traffic if two events are happening simultaneously.

A noise management plan should be prepared.

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	22 December 2022	24 January 2023

Summary of comments:

The noise assessment has been updated to reflect the larger number of guests i.e. 200 in the marquee. A traffic impact assessment has also been undertaken to determine the cumulative traffic impacts of 330 guests visiting events held simultaneously at Butley Priory and Butley Abbey Farm. Following a review of this information the AONB team accepts that tranquillity levels will unlikely be significantly eroded if this proposal is approved.

The AONB team fully support efforts to reduce traffic levels visiting the site i.e. coaches and it is hoped that the use of the coaches will continue to be encouraged as part of good event management.

The updated noise assessments shows that noise levels will fall within acceptable limits. The AONB team accept that impacts on tranquillity levels are therefore unlikely to be significant. The updated Noise Assessment Report recommends the implementation of several mitigation measures in section 4.2- 4.3. If the LPA is minded to approve this scheme the recommendations in the report should be secured via a condition.

The updated Noise Assessment includes a Noise Management Plan.

The AONB team consider that the following matters should be conditioned as part of any approval granted.

- restrictions on the size of events, type and number of events that can be held at the site annually
- restrictions on time that events should end (this should be consistent with the licencing times)
- restrictions on noise linked to events at the site
- restrictions on the use fireworks and balloons as part of events to conserve tranquillity levels

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	22 December 2022	No response

Summary of comments:

None received

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	16 June 2023	No response

Summary of comments:

None received



Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	16 June 2023	14 September 2023

Summary of comments:

Further to the consultation request regarding the above venue, I have the following comment to make:

- The site is in an area with very low background noise, particularly in the evenings.

The introduction of commercial noise to such an area has a significant impact of the character of the area.

- An event held on 5th August was moved from the marquee into the priory itself due to bad weather. I can confirm that no complaints were received on this occasion. I would suggest that, given the character of the area and the low background noise level, outdoor music is not appropriate at this venue. I would welcome continued used of the building for events but with a restriction on outdoor music.

### Reconsultation consultees

Consultee	Date consulted	Date reply received
Butley Parish Council	1 July 2022	22 July 2022

Summary of comments:

The Parish Council have concerns in respect of this planning application, as follows:-

1. The nearest housing is not the one referred and it appears the applicant has totally overlooked the rented /tied property. These people are also residents.

2. There is a duty to monitor the noise and here has to be a protocol that is followed which measures and determines the level of sound.

The protocol should include the measures to be taken in case of a problem.

3. There needs to be cooperation between the management and the local community with regard to traffic flow.

It is also unclear as to how many events will be held at one time and the number of people attending the site.

Traffic and serious highways issues still remain a serious concern.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	1 July 2022	No response
Summary of comments: None received		

## Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Listed Building	5 May 2022	26 May 2022	East Anglian Daily Times

## Site notices

General Site Notice	Reason for site notice: Listed Building Date posted: 18 May 2022 Expiry date: 10 June 2022
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## 5. Planning policy

National Planning Policy Framework 2023

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.5 - Economic Development in Rural Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 – Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

## 6. Planning Considerations

6.1. The site lies within the Countryside, outside of any defined Settlement Boundary as set out in Policy SCLP3.2 (Settlement Hierarchy) of the Local Plan. The Settlement Hierarchy sets

out what level and type of development might be appropriate at different levels within the hierarchy. Within the Countryside, opportunities are more limited however some employment, retail and housing development is permitted where it is in accordance with other policies in the Local Plan. While the proposal does not involve 'employment' (former B1, B2 and B8) uses, it does provide some employment. Policy SCLP4.5 relates to Economic Development in Rural Areas and is generally supportive of small-scale business opportunities where they provide some local employment, subject to there not being any wider landscape, highway or amenity concerns.

### Heritage

- 6.2. Butley Priory is a Grade I Listed Building and therefore the impact of any development on the special character of the building itself, or its setting, is of significant importance.
- 6.3. Previous consents have included a condition in relation to the use of a marquee within the grounds. Originally a marquee was only permitted during July and August (2005) and later this was extended to include June to September (inclusive). Historic England (in response to the subsequently withdrawn application DC/22/1352/LBC) commented that they have no objection in principle to the proposal however would have concerns if the marquee became a permanent feature in the immediate setting of the Priory. It is understood from the applicant that whereas the previous operator of the venue had a marquee on site for the duration of the months it was permitted, the current operator does not own a marquee and any guests who wish to use such a structure must hire this independently. It is also understood that these are usually erected for no more than 48 hours at a time. Given the proposed limitations on the use of marquees for amplified music referred to below and the potential implications on the setting of the Priory if a marquee was erected on a more permanent basis, it is considered that a time limit on the number of days permitted to coincide with the number of events permitted is reasonable.
- 6.4. The Priory, which is listed at Grade I, originated as part of a mediaeval monastery and following the dissolution was adapted over several centuries and contains important work from the 16th, 17th and 18th centuries. It stands within grounds which contained important archaeological evidence of the monastic period, and which make a major contribution to its historic significance. There is no requirement for alterations to the fabric of the building to provide accommodation for guests contained in the application.
- 6.5. The National Planning Policy Framework (NPPF) identifies that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 189). It also sets out the desirability of preserving and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (paragraph 197). It continues that great weight should be given to the conservation of heritage assets, and the more important the asset, the greater that weight should be, paragraph 199. It states that any harm should require a clear and convincing justification, paragraph 200. Where a proposal would result in harm, this should be weighed against the public benefit the proposal would deliver, paragraph 202. Paragraph 206 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its

significance) should be treated favourably. Restricting the time that a marquee may be erected on site would ensure the setting of the Heritage Asset is safeguarded such that the application meets the requirements of paragraphs 7, 8, 199 and 200 of the NPPF.

- 6.6. Given the Priory building itself is modest in size, relative to its use as an events venue, it is understood why, for some events, additional space within a marquee may be preferred. The marquee therefore contributes to the economic viability of the site, which, in turn, helps to ensure the longer-term conservation of the Heritage Asset. Any harm arising to the setting of the building is therefore outweighed by the heritage benefits. Though the erection of the marquee results in a low level of less than substantial harm to the setting, and hence significance, of the building, this is outweighed by the heritage benefits it accrues.

#### Landscape

- 6.7. The application site lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB), a nationally important landscape. While the application does not propose any physical works, there are impacts of the proposed use on the wider landscape.
- 6.8. As Butley Priory has been used as a wedding/events venue over the past 15 years, the AONB team has no objection in principle to the continuation of this use on a more permanent basis. There are, however, concerns in relation to the proposed hours for events. The increased length of events proposed has raised concerns in respect of tranquillity. Tranquillity is a special quality of the Suffolk Coast & Heaths AONB. The Campaign to Protect Rural England has identified noise as a contributing factor to the loss of tranquillity. In this instance noise sources would be generated by music from the events and from traffic travelling to and from the venues, particularly late at night.
- 6.9. Previously events were permitted until 23:30 hours with the exception of New Years Eve. The application was originally submitted seeking an end time of 02.00 for events however a recent license application permits events until 01.00. This applicant has therefore agreed that the proposed end time can match this.
- 6.10. Previously, the permitted number of guests at events at the Priory was restricted to 100. This application has been submitted seeking to increase this to 130 in the Priory and up to 200 within a marquee. Consideration of the impact of this increase in guests, with the potential for additional guests to be on the neighbouring Abbey Farm site (if consented) was considered in the submitted noise report, considering the impact of music as well as noise and disturbance from traffic. The AONB team concluded that tranquillity levels will unlikely be significantly eroded if this proposal is approved however supports efforts to reduce traffic levels visiting the site i.e. coaches. The updated noise assessment shows that noise levels will fall within acceptable limits. Noise mitigation measures are proposed to be conditioned.

#### Residential Amenity

- 6.11. There are no residential dwellings in the immediate vicinity of the site and the closest are within the applicant's ownership. While some of these are rented out to third parties, the occupiers of these are made aware of the existing business operations at the Priory prior to tenancy agreements being signed. There have however been some complaints to the

Council's Environmental Protection Team regarding noise from music at night during the summer of 2022 and 2023. During the summer of 2023 the Council's Environmental Protection Officers visited surrounding properties on a few different occasions and were able to take noise readings from within the gardens of nearby dwellings and from within properties. The results of these were that the levels of noise disturbance were not so significant to result in a statutory noise nuisance, however, concern was raised that amplified music from within the marquee was noticeable, particularly given the low background noise levels in this rural location. There was no concern with regards to amplified music from within the building (given the sound insulation provided by the walls).

- 6.12. The impact of sound from amplified music in the marquee can therefore result in a disturbance to nearby residents. While it is recognised that this is a rural area with low levels of background noise and there would be an impact on the residential amenity enjoyed by some local residents, this impact needs to be considered as part of the wider application. Given the economic benefits of the proposal and the conservation benefits of ensuring the continued use of the Priory building, it is considered that, subject to some controlling conditions regarding the number of events, hours of opening, and the overall time limit on this element of the permission, the impact on residential amenity is not so significant to warrant a reason for refusal on that basis.
- 6.13. The Parish Council has raised concerns that the noise assessment did not assess impacts within the more populated parts of the village. While this is noted, Environmental Protection's monitoring took place at locations closer to the noise source where the impacts from noise would be more noticeable. Given that no statutory noise nuisance was observed at these locations, it follows that this would not be an issue at properties noticeably further away.

#### Ecology

- 6.14. The application site is located in an area of ecological value, with a number of records of protected species and UK Priority species (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)) in the vicinity, along with a number of sites designated for their local, national and international nature conservation importance. The closest of these sites is Water Wood County Wildlife Site (CWS) which is located immediately to the west of the site, the closest European designated site is the Sandlings SPA which is approximately 730m to the west of the application site. The local planning authority is not aware of any previous ecological concerns being raised with the operation of the site, and as the proposal is for a continuation of an existing use (with slight amendments which it is understood reflect the current use of the site), it is not considered likely to result in any significant adverse ecological impacts.

#### Holiday Accommodation

- 6.15. The Priory, as well as being available for events, is also available to hire as self-contained holiday accommodation. It is understood that this use has been operational at the site for some time and is not a new use. The Local Plan is supportive of the provision of accommodation for tourists providing that there are no adverse impacts on the locality, particularly in respect of the natural landscape which is one of the main attractions bringing tourists to the local area. Providing holiday accommodation within existing

buildings is generally supported by the Local Plan and in this case, the holiday accommodation is provided alongside the events use which together help to ensure the longer-term conservation of the Heritage Asset. As the holiday accommodation has not been formally considered as part of the wider use of the site previously, it is considered reasonable to impose an occupancy restriction, mainly in the interests of the protection of residential amenity as permanent residential use alongside the events use would not result in adequate living conditions for future residents.

## **7. Conclusion**

- 7.1. Butley Priory has been running as an events venue for a number of years and while it currently has no valid planning permission, the impacts of the use are known. The continued renewal of earlier permissions and this application indicate that the applicant is operating a successful business from the site and, with the exception of some noise complaints more recently, the local planning authority is unaware of any other complaints relating to its operation.
- 7.2. While the proposal does have impacts in terms of the setting of the Listed Building, the tranquillity of the AONB and residential amenity, it is considered that the proposed controlling conditions limit any adverse impacts to an acceptable level and that the benefit of the business providing and facilitating local employment as well as ensuring the maintenance and upkeep of the Listed Building weigh in favour of the application.

## **8. Recommendation**

- 8.1. Approve, subject to controlling conditions as below.

### **Conditions:**

1. The development hereby permitted shall be carried out in all respects strictly in accordance with Site Plan LP\_10A received 13 October 2023, Noise Report dated 14 June 2023, Noise Management Plan received 29 June 2023, Highways Technical Note received 22 December 2022 and floor plans received 5 April 2022 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

2. There shall be no amplified music (live or recorded) and/or amplified speech (or singing) on the application site from outside of the Priory building itself after 9.00pm except for on a maximum of 12 occasions per calendar year.

There shall be no amplified music after 9.00pm from outside of the Priory building after seven years from the date of this permission.

Any amplified music from outside of the Priory building itself shall be limited to a maximum of 75dB at source with the exception of the aforementioned 12 occasions per calendar year when amplified music from outside of the Prior must not exceed 95dB.

Reason: In the interest of amenity and protection of the local environment.

3. No events and/or weddings shall be carried out on site other than between the hours of 0900 and 01.00 the following day.

Reason: In the interests of amenity and the protection of the local environment.

4. There shall be no more than 200 persons attending any wedding and/or event on the application site for seven years from the date of this permission. After seven years from the date of this permission, there shall be no more than 100 persons attending any wedding and/or event on the application site.

Reason: In the interests of amenity and the protection of the local environment to also consider the cumulative impact of events at neighbouring Butley Abbey farm.

5. There shall be a maximum of one event marquee on the site at any one time for a maximum of 84 days in any calendar year. The site owners shall keep a log of all dates a marquee is erected on site which shall be made available to the local planning authority on request.

Reason: In the interests of amenity and the preservation of the setting of the Listed Building.

6. All event management to be carried out in accordance with the Noise Management Plan received 29 June 2023.

Reason: In the interest of amenity and protection of the local environment.

7. The only residential occupation of Butley Priory shall be for holiday letting accommodation 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). The duration of occupation by any one person, or persons, of the holiday home shall not exceed a period of 56 days in total in any one calendar year, unless the Local Planning Authority agrees in writing to any variation.

The owners/operators of the holiday units hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and in the interests of residential amenity.

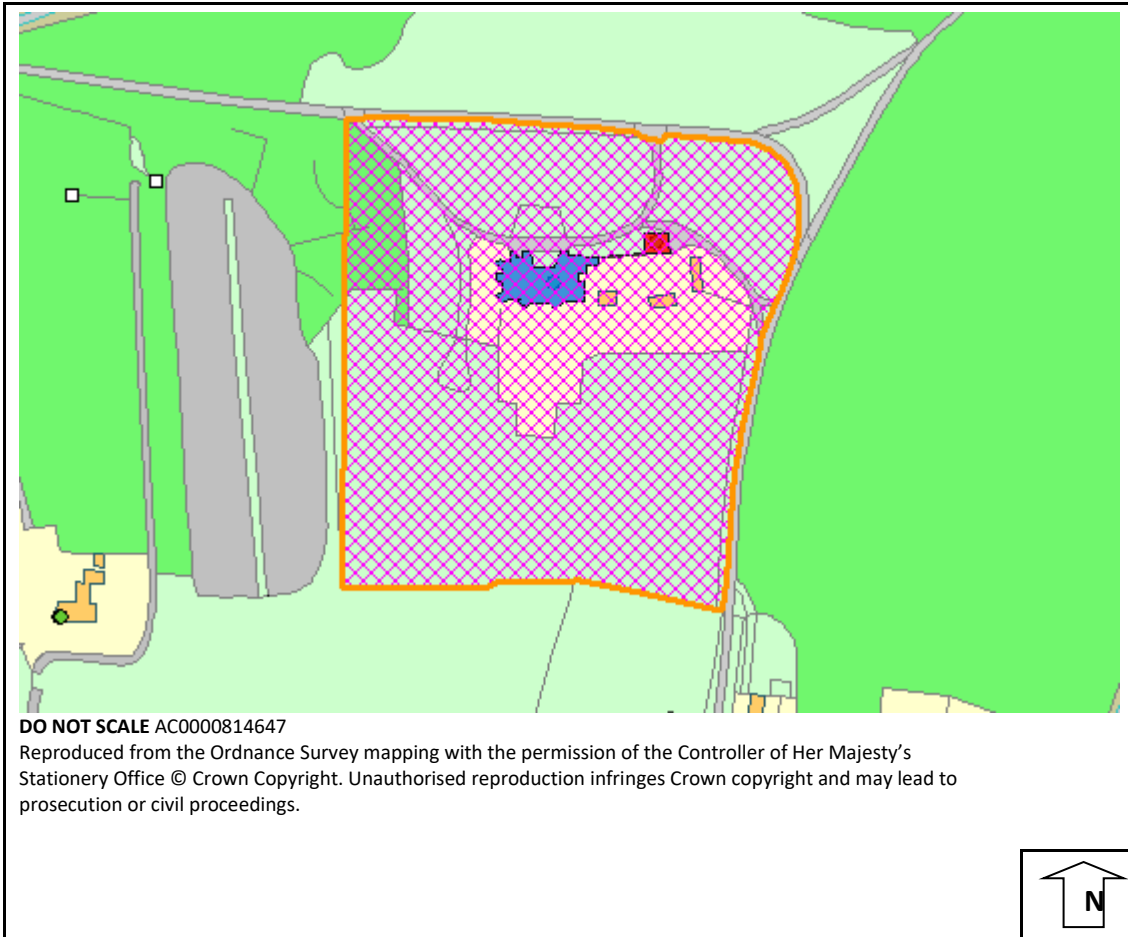
#### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





#### **Background information**

See application reference DC/22/1351/FUL on [Public Access](#)

## Map



## Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support