



## Committee Report

**Application no** DC/23/0023/FUL

**Location**

4 Hazelwood Hall Cottages  
Aldeburgh Road  
Friston  
Saxmundham  
Suffolk  
IP17 1PD

**Expiry date** 7 March 2023

**Application type** Full Application

**Applicant** Mrs Jacqueline Quin

**Parish** Friston

**Proposal** Use of no. 4 Hazelwood Hall Cottages for business tourism and holiday accommodation

**Case Officer** Rachel Smith  
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## **1. Summary**

1.1 The application property is part of a complex of seven units of holiday accommodation that were converted from former agricultural buildings. They currently have permission to be used as holiday accommodation. This application relates to one of the seven units, no. 4, and seeks to amend the approved use to enable it to be used as holiday accommodation as well as by business tourists. The applicant considers that this additional occupation will aid the viability of the business.

1.2 The application is considered to comply with the Local Plan and not undermine its tourism objectives. Officers are 'minded to' approve the application which is contrary to the view of Friston Parish Council who comment:

*"Friston Parish Council do not support this application. This variation of a condition will take holiday lets out of the tourist sector which is an industry already under threat by the proposed energy projects in the area."*

1.3 The application was therefore presented to the Referral Panel where it was decided that the occupation of holiday accommodation by workers should have further debate, particularly given high demand for such accommodation locally. The application is therefore being presented to Planning Committee (North) for determination.

## **2. Site Description**

2.1 The application site is located in the Countryside in the Parish of Friston, on the northern side of the A1094, the main route in and out of Aldeburgh. The property is a mid-terrace property that was part of a scheme creating seven units of holiday accommodation from the conversion of redundant barns. The wider application site is now understood to be owned by different individuals, but all units retain occupancy restrictions and are not permanent, unrestricted C3 dwellinghouses.

2.2 The application relates to only one of the seven units, no. 4, which is a two-storey property located centrally within the terrace which extends north from the highway, away from the road.

## **3. Proposal**

3.1 This application seeks to expand upon and detail the specific uses permitted at the site to include holiday use and business tourism. Reference to 'short-term lets' was removed from the application following concerns raised by the Parish Council.

3.2 The first application made under this reference number sought to vary condition 2 of the 2003 permission (detailed below); however, on consideration of this, it became clear that this was not the right application type in this instance. A full application form was later received relating only to property no. 4, and this is what is now being considered.

#### 4. Consultees

##### Parish/Town Council

Consultee	Date consulted	Date reply received
Friston Parish Council	11 September 2023	14 September 2023
Summary of comments: <i>Friston Parish Council do not support this application. This variation of a condition will take holiday lets out of the tourist sector which is an industry already under threat by the proposed energy projects in the area</i>		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	13 January 2023	25 January 2023
Summary of comments: No objections		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	13 January 2023	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
SCC Highways Department	13 January 2023	16 January 2023
Summary of comments: Does not wish to restrict the grant of permission.		

#### 5. Site notices

General Site Notice

Reason for site notice: General Site Notice  
Date posted: 13 September 2023  
Expiry date: 4 October 2023

General Site Notice

Reason for site notice: General Site Notice  
Date posted: 27 January 2023  
Expiry date: 17 February 2023

## **6. Third Party Representations**

- 6.1. One letter of objection was received in relation to the original variation of condition application. This raised concerns regarding the use of the properties as business lets as this would not be in keeping with what the cottages were intended for, and there are concerns over how this would be policed.
- 6.2. One letter of objection from the same neighbouring resident has been received in relation to the revised proposal. This notes that the properties were sold with restrictions and therefore it is not acceptable to change the letting conditions just because either the current conditions do not generate enough income or because short term lets, and business tourism will be more lucrative. It also raises concerns that the enjoyment of the other cottages and their home will be severely affected by the coming and going of workmen. It is claimed that the entrance to the cottages from the road and the parking spaces on site are completely unsuited to the 'white vans' and work vehicles that such workmen inevitably use.

## **7. Planning policy**

National Planning Policy Framework 2023 (NPPF)

SCLP6.3 - Tourism Development within the AONB and Heritage Coast (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.6 - Existing Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

## **8. Planning Considerations**

- 8.1. There are a number of historical applications relevant to this property and the wider site. Planning permission for the conversion of the barns was originally granted by application ref. C03/0165 - 'Conversion of existing outbuilding to form 7 dwellings for holiday lets (revised scheme to planning reference C02/1061)'. Condition 2 of this permission reads as follows:  
*"The premises herein referred to shall be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Town and Country Planning (Use Classes) Order 1987). The duration of occupancy by any one person or persons shall not exceed 56 days in any calendar year, unless otherwise agreed in writing by the local planning authority."*
- 8.2. Following this, an amendment to that permission was agreed varying the '56 day' occupancy restriction to 'three months'.
- 8.3. In 2006, application C06/0069 was made, and approved. This application sought the  
*"Variation of Condition 2 of planning permission C03/0165 to read: each of the seven units of accommodation hereby permitted shall be used for holiday accommodation only and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town &*

*Country Planning (Use Classes) Order 1987. Each of the units shall be vacated between 6 January and 17 February in each year."*

- 8.4. It is unclear exactly which permission was implemented, but it is likely to be the most recent given it is understood that the development was completed after this permission was granted and this application states that they have been observing the 'closed period', but now wish to expand the use to year-round.
- 8.5. The units have previously had permission to be occupied as holiday accommodation with varying time restrictions. While different permissions have agreed different restrictions, namely: no more than 56 days in a calendar year; no more than three months in a calendar year; and observing a six-week closed period, only one condition can apply at any one time - that which is included on the implemented planning permission. What remains constant throughout the planning history is that the use permitted is for holiday accommodation.
- 8.6. The 2006 permission (detailing the closed period) is the most recent and that which applies to the wider site, including no. 4. The application seeks to remove the 'closed period' restrictive condition to enable year-round occupation of the property to maximise the business potential. It also seeks to expand the use of the property to include business tourism in addition to holiday use.
- 8.7. The Local Plan is generally supportive of tourist accommodation and policy SCLP6.5 - New Tourist Accommodation sets out that any such permission would commonly include a condition restricting the occupancy of such units to a maximum of 56 days for any individual. This condition would enable year-round occupancy, with no closed period, by different people. The Local Plan also encourages tourism uses to be year-round. The ability to occupy no. 4 as holiday accommodation on a year-round basis is therefore in accordance with the provisions of the Local Plan.
- 8.8. Consideration must also be given to the additional use now proposed. Business tourism is commonly understood to apply to people travelling and staying away from their usual place of residence for work purposes. This is therefore a type of tourism and while not a 'holiday' as previously referred to in the relevant condition, the tourist and short-term nature of such a use is considered to be in broad accordance with the tourism aims of the Local Plan. Those staying for work purposes often spend in the local economy in a similar way to holiday makers, for example eating at local restaurants and shopping at local stores, because they do not have all the home comforts of their permanent residence. Therefore, business tourism uses contribute to the rural economy in a way that is supported by the Local Plan tourism strategy.
- 8.9. Although the current proposal would remove the 'closed period' therefore enabling year-round occupation, the '56 day' condition is that which is preferred and stated within the Local Plan as the most appropriate for tourist accommodation. The applicant has confirmed that they are content with this condition being imposed and, further, that they would not let the property to the same person/persons for more than 37 days for tax reasons. Whilst that is not a planning matter, it adds some further context and some reassurance that the property will not be occupied as a permanent residence.

- 8.10. The most recent consultation was carried out with reference to the proposal also including 'short-term lets' with an occupancy of up to three months. This has since been removed from the application description and is no longer being considered.

#### Residential Amenity

- 8.11. The proposal would not result in a significant change to the character of the occupancy of the property - it would remain for short term tourism uses either for holiday or work purposes. While the property could, as a result of this application, be occupied all year, a residential (C3) use is not considered to be one that creates such a significant noise or disturbance to significantly impact on residential amenity.

### **9. Conclusion**

- 9.1. The existing property has permission to be used as holiday accommodation. The current application seeks to extend that use to refer specifically to holiday accommodation and for business tourism. The proposed inclusion of reference to business tourism is considered to comply with the aims of the Local Plan in supporting the provision of tourist accommodation and similarly, expanding the accommodation offer such that occupancy is available all year is also encouraged in the Local Plan.

### **10. Recommendation**

- 10.1 Approve, subject to controlling conditions.

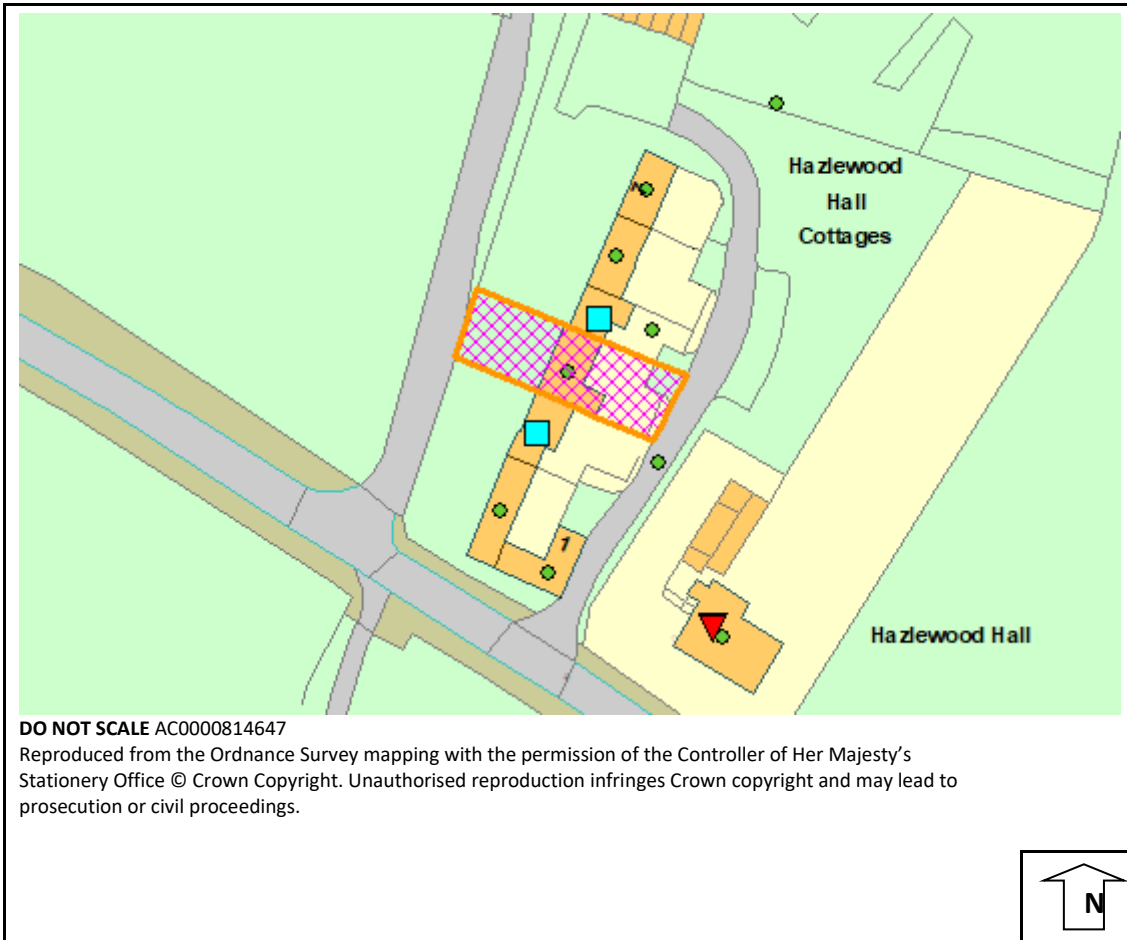
#### **Conditions:**

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  
Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The premises herein referred to shall be used for holiday letting accommodation or business tourism 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 shall not exceed a period of 56 days in total in any calendar year.  
The owners/operators of the unit hereby referred to shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the unit 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 holiday accommodation or for business tourism purposes, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.





#### **Background information**

See application reference DC/23/0023/FUL on [Public Access](#)

## Map



## Key

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