

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**1<sup>st</sup> March 2022**

**Agenda Item 9**

**Application Ref. 21/01064/FUL**

**Betley Court, Main Road, Betley**

Since the publication of the main agenda report the applicant has written in to express disappointment about the recommended restrictions on the use of the building (visitor hub), questioning whether there will be sufficient benefits given such restrictions to make it worthwhile, and to respond to the objections that have been submitted. The comments are summarised as follows:

- The additional use of the visitor hub should not result in congestion on Court Walk. Contractors vehicles are parked on Court Walk during the rebuilding of the exterior of Betley Court. This phase of the works should be completed by end of October 2022 when the scaffolding will be dismantled allowing the forecourt to be used for parking and reducing the level of contractor parking on Court Walk. Whilst the main contractors are working no activity will be allowed in the Visitor Hub due to health and safety issues.
- There will be fewer cars associated with the visitor hub than when the house was occupied. Activities within the garden will be pre-booked and if additional parking is required then the overspill car park on the main lawn will be used. Car parking for the future tenants of Betley Court will be detailed in a separate planning application for the re-creation of the flats in Betley Court.
- The visitor hub has been used for flower arranging taster test classes but that use has ceased and will not recommence until planning permission is in place.
- There is a requirement for additional funds for the restoration of Betley Court and the income generated by the additional use proposed will assist.
- The visitor hub offers a different type of venue to those offered within the village. It will not compete with them and may complement them by bringing in more visitors.
- The visitor hub will not be used for activities that would result in distress to the occupants of Betley Court. Such residents are slightly further away from the visitor hub than residents on Court Walk but don't have the protection of a high, solid wall.

Officer response

As set out in the main agenda report the proposal increases the regularity of the use of the visitor hub and thereby results in a greater possibility of disturbance. Whilst the size of the building will limit the scale of the activity there remains a need to impose restrictions to ensure that the use does not cause unacceptable loss of residential amenity or result in highway safety concerns. Upon reflection, however, it is considered that the recommended condition that the visitor hub is used for pre-booked activities no more than once a week is unreasonably restrictive. A revised recommendation is therefore set out below which seeks to mitigate the impact of the proposed use without being unduly restrictive.

It has been suggested that a condition should be imposed which requires that all events are booked through Eventbrite (a free event management platform through which event tickets can be sold) to ensure that the numbers are limited to 20 people. The imposition of such a condition would not satisfy the legal tests that apply and as such is not recommended. It is, however, reasonable to require that a register is kept of all events providing details of the number of attendees to enable monitoring of compliance with restrictions.

## **REVISED RECOMMENDATION**

**PERMIT subject to the following conditions:**

- 1. Implementation of the parking management scheme approved under 18/00943/FUL when the gardens are open to visitors.**
- 2. Gardens to be open to visitors no more than 6 weekends per year.**
- 3. The building shall be used for pre-booked activities on no more than two days a week and for a maximum of 20 people only at times when it is not in use in association with opening of the gardens to visitors. Any additional use shall only take place with the express permission of the local planning authority.**
- 4. A register providing the nature of each event that takes place, the date of that event and the number of attendees shall be kept at all times and shall be made available for inspection upon request (to enable compliance with condition 3 to be monitored).**
- 5. No cooking of food without the prior approval and implementation of details of any kitchen ventilation system and external plant.**
- 6. Loud speaker amplification systems shall not be installed in the building.**
- 7. Restriction on the hours when deliveries and waste collections can take place.**