
TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/15/1136/F

Mrs Laura Widdowson
J I Thomas & Son
Brook Farm
Cuffley Hill
Hertfordshire
EN6 4EX

Description of Development: Change of use of land for holding 15 wedding receptions during the months from 1 March to 30 September each year, with camping for a maximum of 50 wedding guests to take place on the same date that a wedding reception takes place

Location of Development: Brook Farm Cuffley Hill Goffs Oak Hertfordshire EN6 4EX

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY PERMITS** the development proposed by you in your application dated, 26/11/2015 and received with sufficient particulars on 26/11/2015.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, **SUBJECT TO THE FOLLOWING CONDITIONS:-**

- 1 The development hereby permitted shall be carried out and completed in accordance with the proposals contained in the application and drawings numbered 26334/003 Rev D and 26334/050 Rev A submitted therewith, unless the Local Planning Authority otherwise agrees in writing.
Reason - To ensure the development is carried out as permitted.
- 2 That this permission shall be for a limited period expiring on 28 February 2021 and that the use hereby permitted shall be discontinued on or before that date.
Reason - To enable the Local Planning Authority to review the situation in the light of the circumstances then pertaining.
- 3 The area for camping associated with the wedding events at Brook Farm shall be limited to the hatched area as shown on drawing number 26334/050 Rev A.
Reason - To ensure the development is carried out as permitted.
- 4 The associated camping for a maximum of 50 wedding guests is to occur only on the night of wedding events.
Reason - To ensure the development is carried out as permitted.

- 5 A wedding event management plan, including details of support staff (e.g. security, car parking direction and supervision), shall be submitted in writing for approval in writing by the Local Planning Authority within two calendar months of the date of this permission. The events shall proceed strictly in accordance with the approved management plan unless the Local Planning Authority otherwise agrees in writing.
Reason - To protect the amenities of occupiers of neighbouring properties and the locality in accordance with Policy SUS8 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005)..
- 6 This permission shall enure for the benefit of J I Thomas & Son only and shall not enure for the benefit of the land.
Reason - In granting this permission the Local Planning Authority have had regard to the special circumstances of the applicant.
- 7 The use of the premises for the holding of wedding events hereby approved, and the associated erection of temporary marquees, tents and other structures shall be restricted to Thursday to Monday, and for no other days of the week.
Reason - To protect the amenities of the occupiers of neighbouring properties and to preserve the openness of the Green Belt, in accordance with Policies SUS8 and GBC2 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005).
- 8 The use hereby approved for the holding of wedding events shall be restricted to the hours 09.00 to 01:30 Friday to Saturday and 09:00 to 23:30 on Sundays (excluding camping).
Reason - To protect the amenities of the occupiers of neighbouring properties and the locality in accordance with Policy SUS8 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005).
- 9 The use of the premises on Thursdays shall be restricted to setting up equipment in relation to the wedding events only, and on Mondays to the taking down of equipment and for no other purpose.
Reason - To protect the amenities of the occupiers of neighbouring properties and the locality in accordance with Policy SUS8 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005).
- 10 That this permission shall be restricted to the use of the land for holding a maximum of 15 wedding receptions over a maximum of 75 days per annum.
Reason - To protect the amenities of the occupiers of neighbouring properties and the locality in accordance with Policies SUS8, GBC2 and GBC14 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005).
- 11 All noise levels, including low frequency noise emitted from the site shall be inaudible at surrounding residential properties.
Reason - To protect the amenities of occupiers of neighbouring properties in accordance with Policy SUS8 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005).
- 12 The land indicated on plan number 26334/003 Rev D for the parking and turning of vehicles shall not be used for any other purpose, and shall be kept available for these purposes to the satisfaction of the Local Planning Authority, unless the Local Planning Authority otherwise agrees in writing.
Reason - To ensure adequate provision of off-street parking and turning space, in the interest of road safety and the appearance and character of the area.

- 13 Details of all temporary lighting, including design, level of luminance and position shall be submitted in writing for approval in writing by the Local Planning Authority before any further events take place. The lighting shall be installed at each wedding event in accordance with the approved detail unless the Local Planning Authority otherwise agrees in writing.
Reason - To protect the amenities of the occupiers of neighbouring properties and the locality.
- 14 There shall be only one point of vehicular and pedestrian access to the site via the existing gateway on the southern side of Cuffley Hill.
Reason - In the interest of the amenity of local residents.
- 15 Details are to be submitted in writing for approval by the Local Planning Authority setting out the nature of promotion to be undertaken by J I Thomas & Sons of local services and businesses in relation to all future wedding events. The promotion shall be carried out thereafter in accordance with the approved details for every wedding event unless the Local Planning Authority otherwise agrees in writing.
Reason -To encourage additional local employment in accordance with Policy GBC14 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005).
- 16 Details of temporary signage to be erected on the day of wedding events only and that clearly defines the access to the site for approaching drivers shall be submitted to the Local Planning Authority for approval in writing within two calendar months of the date of this permission.
Reason - To enhance visibility of the site access in the interest of highway safety.
- 17 The use of fireworks or laser light displays and the lighting of bonfires shall be prohibited at all times.
Reason - To protect the amenities of the occupiers of neighbouring properties and the locality generally.

Reasons for Grant of Permission: Overall, it is considered that the proposal complies with Policies SUS8, SUS9, SUS16, GBC2, GBC6, GBC7, GBC14, GBC16, T3 and T11 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005), and the aims and objectives of the National Planning Policy Framework (March 2012). There is a case for very special circumstances which outweighs the harm to the Green Belt and there is no detrimental impact upon the amenity of the occupiers of neighbouring properties.

The Local Planning Authority has been positive and proactive in considering this planning application. The applicant and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the Borough.



Signed:.....
Head of Planning and Development
DC1001MW

Dated: 31 March 2016

NOTE

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact the Building Control Section on 01992 785566.

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.