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## **Appendix I: Conditions suggested by Applicant**

### **1. Approved Plans**

The development hereby approved shall be carried out in accordance with the submitted details and plans numbered Drawing No.s 3572-03E (Elevations), 3572-01B Location Plan, Site Plan and Car Parking) and 3572-02E (General Arrangement), all received by the National Park Authority on 20 September 2016, and the following conditions below:

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interest of good planning, for clarity and avoidance of doubt.

### **2. Events: Hours of Operation**

The 'event venue' change of use hereby approved shall be operational for customers (for the avoidance of doubt customers does not include event staff, suppliers or other staff) only between the hours of 09:00 to 24.00 hours.

Reason: In the interests of residential amenity and tranquility.

### **3. Events: Number of Wedding Celebration Events**

No more than 12 wedding celebrations/events with amplified music per calendar year are permitted in the barn. The owners/operators shall maintain an up-to-date register of the dates of bookings and the names of all clients who book this venue, and shall make this information available at all reasonable times to the local planning authority.

Reason: In the interests of residential amenity and tranquility.

### **4. Events: Community and Charity Events**

No more than 2 one-off community and charity events, and 1 local school event are permitted in the barn. The residential/community workshops to be limited to the hours 0:900 to 21:00 hours and the number of guests at these workshops not to exceed 30. The owners/operators shall maintain an up-to-date register of the dates of bookings and the names of all clients who book this venue, and shall make this information available at all reasonable times to the local planning authority.

Reason: Having regard to the location of the site and in the interests of residential amenity and tranquility.

### **5. Events: Small-scale Weekly Community Events**

No more than 2 small events/workshops per week (such as yoga classes and art classes) are permitted in the barn. No amplified music shall be played at these events. (Small events are those with 30 or less people; excluding staff). The

owners/operators shall maintain an up-to-date register of the dates of bookings and the names of all clients who book this venue, and shall make this information available at all reasonable times to the local planning authority.

Reason: Having regard to the location of the site and in the interests of residential amenity and tranquility.

6. Events: Restriction in Use of Field to the West.

No events to take place or amplified music or sound to be played in the field to the west of the barn

Reason: In the interests of residential amenity and tranquility.

7. Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday); and
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

8. Plant and Machinery

The machinery, plant or equipment including air condition and ventilation systems ("machinery") installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 minutes] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014. (This condition does not apply to all plant and machinery used in operating and maintaining the farm and to other farming operations)

Reason: To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

9. Noise: Noise Mitigation Measures

All the proposed noise mitigation measures shall be implemented in full as part of the proposed works before any events involving amplified music or sound take place.

Reason: To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

10. Noise: Noise Limiter

The existing noise limiter (a GA904 Electronic Orange) suitably calibrated and maintained or, in the event of its replacement, a noise limiter), suitably calibrated and maintained, which shall control the maximum audible levels of music played at the premises at a set level shall be used to control sound levels and vibration at all events where amplified music is played or where amplified sound is used. The noise limiter shall be used and maintained so as to cut off the power to all the mains sockets within the event building in the event that the set music noise limit is exceeded.

The noise limiter shall be subject to the following provisions:

- a) The existing noise limiter on the site shall continue to be used at the site subject to the Authority approving the specification. In the event it is replaced the new system or device shall be of a specification approved by the Authority;
- b) The system or device shall be installed at the premises and set to a level agreed with the Authority (see Condition No. 11), and this level shall be adjusted thereafter at the Authority's direction where it considers it is necessary in the interests of amenity;
- c) All music played at the premises shall be played through this system or device;
- d) The system or device shall not be adjusted or altered without the prior written approval of an authorised officer of the Authority;
- e) The system or device shall be maintained in a secure state as approved by an authorised officer of the Licensing Authority, so that it is not able to be tampered with easily; and
- f) The system or device shall be monitored and be maintained in effective working order so that the maximum levels of music played at the premises do not exceed the level that has been set.

Reason: To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

11. Noise: Setting of Noise Limiter

No events where amplified music is played or amplified sound is used shall take place until the proposed noise limiter is in operation and a sound test has taken place to establish the setting for the noise limiter which should be to the satisfaction of the Local Planning Authority and Staffordshire Moorlands Council.

Reason: To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

12. Noise: Amplified Music

No amplified music to be played in the barn after 23:30 hours.

Reason: To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

13. Noise: Sound Insulation.

Noise generated by the operations within the premises by virtue of the granting of this permission shall not cause any increase in the pre-existing background noise levels 32dB LA90 (1hr) between 07.00 hours and 23.00 hours (daytime) and 26dB LA90 (15mins) between 23.00 hours and 07:00 hours (night time) when measured at the nearest noise sensitive receptor.

Reason:-To protect the local amenities from noise.

14. External Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation without the prior written approval of the Authority.

Reason: To protect the local amenities of the local residents by reason of excess of illuminance.

15. Transport Plan

The development hereby approved shall not operate other than in complete accordance with the submitted Travel Plan document dated March 2016 unless otherwise agreed in writing by the Authority.

Reason: In the interests of highway safety and management and to reduce disturbance from vehicle movements.

16. Parking and Turning Area

The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be

retained unobstructed as parking, turning and servicing areas, during functions, for the life of the development.

Reason: In the interests of highway safety and management and to reduce disturbance from vehicle movements.

17. Maximum number of guests at wedding celebrations

The maximum number of guests (excluding staff) at a wedding celebration or community/charity event in the barn shall not exceed 120.

Reason: In the interests of amenity and tranquility.

18. Toilets and Smoking Area

The area to the south of the building shall no longer be used to site the mobile toilets nor be used as a smoking area. Until the permanent toilets and the permanent smoking area are built on the eastern side of the building - as shown on Drawing No. XXX - the mobile toilets used and the smoking area at events shall be sited on the eastern side of the building.

Reason: To ensure that the reasonable residential amenities of adjoining properties, particularly Damgate Farm, are adequately protected from noise pollution.

19. Tree Planting

Prior to the commencement of development a scheme of tree planting, including planting details and specifications, shall first be submitted to the Local Planning Authority for its written approval and shall be implemented as approved in the first available planting season (November to March) following the completion of the development. Any plants which subsequently die or are lost within the first 5 years of being planted shall be re-placed with plants of the same species.

Reason: In the interests of public amenity to achieve suitable landscape and design of the completed development.