

Fire Business Support Team  
Floor 3, Block 2  
Endeavour House  
8 Russell Road  
Ipswich, Suffolk  
IP1 2BX

Mid Suffolk District Council  
Planning Department  
131 High Street  
Needham Market  
Ipswich  
IP6 8DL



Your Ref: 19.12 MSDC – 4592/16  
Our Ref: FS/F180646  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 07/12/2016

Dear Sir

**Tannington Hall, The Green, Tannington IP13 7NH**  
**Planning Application No: 4592/16**

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

**Access and Fire Fighting Facilities**

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

**Water Supplies**

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 335m from the proposed build site and we therefore recommend the use of an existing area of open water as an emergency water supply (EWS).

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the

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provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Criteria appertaining to Fire and Rescue Authority requirements for siting and access are available on request from the above address.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully



Mrs A Kempen  
Water Officer

c.c.

Mr Steven Bainbridge  
Evolution Town Planning LLP  
Elm Farm Park  
Thurston  
Bury St Edmunds  
IP31 3SH

Enc. Sprinkler Letter



# SUFFOLK CONSTABULARY

Secured by Design



Phil Kemp  
Design Out Crime Officer  
Bury St Edmunds Police Station  
Suffolk Constabulary  
Raynegate Street, Bury St Edmunds  
Suffolk  
Tel: 01284 774141  
[www.suffolk.police.uk](http://www.suffolk.police.uk)

**Planning Application (4592/16)**

**SITE: Change of use of land and buildings as a wedding and events venue, camping area and car park, Tannington Hall, The Green, Tannington, IP23 7NH**

**Applicant: Evolution Town Planning LLP**

**Planning Officer: Ms Sian Bunbury**

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry

Dear Ms Bunbury

Thank you for allowing me to provide an input for the above Planning Application.

I have viewed the outlying plans and would like to make the following initial comments on behalf of Suffolk Constabulary with regards to Section 17 of the Crime and Disorder Act.

I recommend that the development should seek to achieve Secured by Design SBD Commercial certification. Further crime prevention advice and information about the scheme can be found on the website [www.securedbydesign.com](http://www.securedbydesign.com) via SBD commercial 2015 Version 2, as per this link. <http://www.securedbydesign.com/wp-content/uploads/2015/05/SBD Commercial 2015 V2.pdf>

Section 17 outlines the responsibilities placed on local authorities to prevent crime and disorder.

The National Planning Policy Framework on planning policies and decisions to create safe and accessible environments, laid out in paragraphs 58 and 69 of the framework, emphasises that developments should create safe and accessible environments where the fear of crime should not undermine local quality of life or community cohesion.

I strongly advise the development planners adopt the ADQ guidelines and Secure by Design (SBD) principles for a secure development.

Good design can make a major contribution to both the prevention of crime and the reduction of fear of crime and must be the aim of all those involved in the development process.

'Secured by Design' (SBD) aims to achieve security for the building shell and to introduce appropriate internal and external design features that facilitate natural surveillance and create a sense of ownership and responsibility, in order to deter criminal and anti-social behaviour within the curtilage of the business.

**NOT PROTECTIVELY MARKED  
RESTRICTED/CONFIDENTIAL**

Crime in entertainment venues is often generated by offenders gaining unauthorised entry into areas by methods such as human tailgating, or using ignorance to access private areas in the hope of not being detected.

Incorporating reasonable and realistic security measures during the design, build or refurbishment of a licensed venue, combined with good management practices, indisputably reduces levels of crime, the fear of crime and disorder. The aim of the police service is to assist in the design process to achieve a safe and secure environment for customers and staff, without creating a 'fortress environment'.

Experience shows that including security measures at the design stage to address anticipated and predictable problems resulting from usage are both cost effective and more aesthetically pleasing than retrofit solutions.

Security measures should be considered separately for each element of the scheme e.g. the car park, camping area, main venue, kitchens, management office and recreation areas.

My conclusions are as follows:

**1.0 Building Layout**

- 1.1 I note that the proposed use will not involve any physical changes to the buildings.
- 1.2 Complex building shapes create hiding places, which reduce both natural surveillance and the effectiveness of CCTV systems. Recesses create congregation points, which are a focal point for crime and anti-social behaviour, potentially leading to littering, graffiti, vandalism and arson. (Further details can be obtained in SBD Commercial 2015 V2 at page 43 Sec 56 Para 56.1 – 56.11).
- 1.3 Where possible, buildings should be orientated to maximise natural and formal surveillance opportunities.

**2.0 External Areas**

- 2.1 It is advisable to provide secure storage areas for outside furniture, beer kegs, waste storage and any external freezers to negate being used as a climbing aid. (Further details can be obtained in SBD Commercial 2015 V2 at page 22 Sec 27 Para 27.0 – 27.3).

**3.0 Entrances and Exits**

- 3.1 Consideration given to the citing and number of entry and exit points is an important part of reducing opportunities for crime. It allows owners, management and staff to monitor who is entering and leaving premises.
- 3.2 Ensure that entrances are easily viewed from behind the bar, reception or serving area, including emergency exits. CCTV should be used if this is not possible.
- 3.3 Minimise the number of entrances (one is preferable, although not always possible).

**4.0 Bar Area**

- 4.1 Raise the floor area behind the bar to maximise staff visibility. This has the effect of raising staff above customers, making them appear more imposing and in control.
- 4.2 Maximise viewing from the bar by not closing down the space with glass racks, low canopies, screens or pillars.

4.3 Make the counter top as high and wide as possible, to dissuade customers from attempting to reach across. Such provision must, nonetheless, accommodate service for the disabled. The counter should be provided with a lockable hatch with gate below.

4.4 Position tills away from customers' reach. Tills fronting customers are preferable as they enable staff to maintain vision of the serving area and beyond. (Ideally fit tills below the bar or protect with screening to prevent snatches). If tills are placed rear facing, mirrors should be installed to facilitate staff monitoring.

#### **5.0 Internal Layout**

5.1 Avoid designing areas that are not clearly visible from the bar. Alcoves or a separate room should be avoided. If alcoves are to be used, consider having them at 90° angles to the bar in order to maximise visibility.

5.2 If screens are to be used, incorporate transparent screens that improve visibility.

5.3 Consider raising areas, which are some distance from the bar in order to improve visibility.

5.4 If separate rooms or mezzanine floors are provided, the use of CCTV is essential.

5.5 Research shows that bars that are primarily dedicated to standing areas are more likely to generate problems of drunkenness and assaults. An imbalance of standing areas over seating areas is therefore discouraged.

#### **6.0 Stores and Cellar Security**

Stores and cellars not only provide easy access into the rest of the premises but also provide opportunities for stock theft. Cellars and ramps to 'below surface' storage should be secured with internally mounted locks. In some cases it may be prudent to further secure these opening with grilles or shutters to LPS 1175: Issue 7 Security Rating 1 or STS 202: Issue 3, Burglary Rating 1.

6.1 Stores and cellars should be incorporated into the areas protected by an Intruder alarm security system.

#### **7.0 Toilets**

7.1 Toilet entrances should be away from main entrances to the premises, inside the building and away from other at risk areas, such as accommodation, or kitchen entrances.

7.2 There are three types of toilet entrance: totally separate male and female facilities; entrance to male and female facilities next to each other; and shared entrance with separate doors to each facility behind the first entrance. The third type is most difficult to control.

7.3 Consider CCTV coverage of entrances and lobby areas. (See CCTV guidance).

7.4 The correct use of lighting must be installed to avoid improper use of the facilities. Inappropriate or poorly planned lighting could affect the effectiveness of any CCTV used, therefore both must be considered jointly.

7.5 Consider hanging cubicle doors as outward opening. This aids gaining access to collapsed persons. Opaque panels have been used to great effect to ensure no persons are collapsed inside but preserve some privacy. This measure discourages drug taking and facilitates staff checks. An alternative measure is to reduce toilet doors in size by a minimum of 20 centimetres from the floor and to reduce the top height.

7.6 Provide hooks high up on the back of cubicle doors or partitions for bags and coats.

7.7 Separate staff toilet and changing facilities should be provided, with sloping topped or built in lockers (to prevent items being left on top and insecure).

#### 8.0 Cash/Management Office

8.1 The management/cash office should be separate from staff residential accommodation and away from access points and common areas, where it is more vulnerable. Door security should meet LPS 1175 issue 7, SR2 or above, or STS 202, issue 3, BR2 or above. There should also be provision for visibility from the office onto the outside area.

8.2 The office should be incorporated into an intruder alarm security system, with a further panic alarm installed and where a CCTV system is present, it should include coverage of the office area.

8.3 A safe providing adequate capacity and overnight cover should be installed with a deposit facility, certified to LPS 1183 issue 4.2 or Bs EN1143-1:2012. The correct size and category of safe should be determined by an assessment of prospective takings and meet insurance requirements.

#### 9.0 Gaming & Vending Machines

9.1 Careful attention to the practicalities of machine siting should be made before making application for their licensing. This may necessitate the creation of specifically tailored recesses to house machines or in situations of greater risk, machines may need to be housed in purpose built security casing. To help avoid tampering, ensure all machines containing cash are clearly visible from the bar. Ensure machines do not block visibility from the bar to other areas.

#### 10.0 Parking Areas

10.1 It is desired that the design criteria for the proposed car park should follow the principles laid down in the police owned 'ParkMark' initiative. <http://www.parkmark.co.uk/> (Further details can be obtained in SBD Commercial 2015 V2 at page 18 Sec 20 Para 20.6 – 20.7).

#### 11.0 Monitored Security System/Intruder Alarms

11.1 In most instances, premises should be equipped with a monitored security system with a signal terminating at a recognised Alarm Receiving Centre (ARC). The system should comply with the current version of the EN 50131-1 standard and be eligible for a Police response as defined by the ACPO Policy on Police Response to Security Systems, Level 1 status.

11.1 This should incorporate personal attack buttons for the use of staff in identified locations such as behind bar areas.

11.2 System designers may wish to specify component products certificated to the following standards:

- LPS 1602 Issue 1.0: 2005 Requirements for LPCB Approval and Listing of Intruder Alarm Movement Detectors
- LPS 1603 Issue 1.0: 2005 Requirements for LPCB Approval and Listing of Alarm Control Indicating Equipment

(Further details can be obtained in SBD Commercial 2015 V2 at page 49 Sec 64 Para 64.1 – 64.2)

## **12.0 Closed Circuit Television**

**12.1** CCTV provides an important tool not only in improving the perception of safety within premises but allows for the proper monitoring of the whole premises. It also, if properly set up, will provide evidence if a crime is committed.  
[www.homeoffice.gov.uk/docs/or\\_manual.pdf](http://www.homeoffice.gov.uk/docs/or_manual.pdf)

**12.2** An operational CCTV requirement should be devised for the scheme in terms of appropriate locations for cameras. Coverage should include the reception area, entrances/exits, communal lobbies and the main car park. The recorded images must be of evidential quality suitable for prosecution giving a clear image of suspects. Any CCTV system should be registered with the Information Commissioner's Office (ICO):  
[www.informationcommissioner.gov.uk](http://www.informationcommissioner.gov.uk)

**12.3** CCTV systems must be installed to BS EN 50132-7:2012+A1:2012 standards. (Further information on CCTV can be obtained in SBD Commercial 2015 V2 at page 38 Sec 49)

**12.4** An operational CCTV requirement should be devised for the scheme in terms of appropriate locations for cameras. Coverage of the reception area, car park, entertainment area and entrances/exits is recommended. The recorded images must be of evidential quality suitable for prosecution giving a clear image of suspects.

## **13.0 Lighting**

**13.1** Roads and segregated footpaths for adopted, private roads, footpaths and car parks must comply with BS5489:-1:2013. Bollard lighting is not compliant with BS5489:-1:2013, as it does not give sufficient light at the right height to aid the reduction of the fear of crime, as they do not light people's faces sufficiently.

**13.2** The colour rendering qualities of lamps used in an SBD development should achieve a minimum of 60Ra on the colour rendering index.

## **14.0 Boundary for Site**

**14.1 Boundaries fall into three main categories:**

- 1) **Psychological** intended to define ownership of a space and distinguish between private and public land.
- 2) **Controlled** by placing a boundary such as a hedge or fence.
- 3) **Secured** by placing a physical secure boundary treatment to restrict an area and prevent an offender from climbing over it such as fencing or a wall.

**14.2 There are five main reasons for providing a perimeter boundary fence:**

- a) To **mark a boundary** to make it obvious what is private and public property.
- b) **Provide safety** for employers and employees.
- c) **Prevent casual intrusion** by trespassers.
- d) **Prevent casual intrusion** onto the site by criminals.
- e) **Reduce the wholesale removal** of property from the site by thieves.

**I recommend defensive vegetation for all perimeters, especially around the perimeter of the camp site.** (Further details can be obtained in SBD Commercial 2015 V2 at page 19, Sec 21).

## **15.0 Waste**

**15.1** Waste containers, particularly those with wheels, can be used for climbing and the contents used to start fires. Consideration should be given to using waste containers with lockable lids. They should be kept inside a secure, externally accessed store in the main building or

preferably in a secure, roofed compound located well away from the main building. Combustible materials should not be stored within 10 metres of the outside of a building. (Further details can be obtained in SBD Commercial 2015 V2 at page 22 Sec 27 Para 27.0 – 27.3).

### **Conclusion**

In conclusion the proposed plan is proportionate to other commercial properties within the local area.

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. This is the most efficient way to proceed with such developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

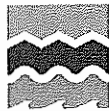
If the planners wish to discuss anything further or require assistance in applying for SBD commercial status, they can by all means contact me on 01284 774141.

Yours sincerely

Phil Kemp

Designing Out Crime Officer  
Western and Southern Areas  
Suffolk Constabulary  
Raynegate Street  
Bury St Edmunds  
Suffolk  
IP33 2AP





Historic England

EAST OF ENGLAND OFFICE

Ms Sian Bunbury  
Mid Suffolk District Council  
Council Offices  
131 High Street, Needham Market  
IPSWICH  
IP6 8DL

Direct Dial: 01223 582740

Our ref: P00539214

13 December 2016

Dear Ms Bunbury

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015**

**TANNINGTON HALL, THE GREEN, TANNINGTON, IP13 7NH  
Application No 4592/16**

Thank you for your letter of 23 November 2016 notifying Historic England of the above application.

**Summary**

This application proposes changes associated with creating a wedding and events in the grounds of the grade II\* listed Tannington Hall. We do not oppose the developments in principle, but recommend more information is requested to clarify the full extent of their impact.

**Historic England Advice**

This application proposes changes associated with creating a wedding and events in the grounds of the grade II\* listed Tannington Hall. The building is a substantial timber framed hall dating from the late 16<sup>th</sup> century with associated outbuildings to the north, including a grade II listed barn. The proposals would convert a later barn to a function room with an associated events marquee on the rear lawn of the Hall from where an important view of the building can be had. An existing track would be the principle access route with a large area of parking nearby.

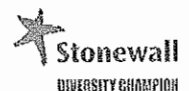
The exterior changes to the barn appear to be minimal and providing the marquee is only present for defined periods, rather than being a permanent building it would not have an unduly harmful impact. The application does not contain details of the proposed car park's visual relationship to the Hall or its place in the grounds in terms of it being an historic landscape.

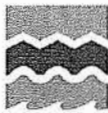
The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
HistoricEngland.org.uk





Historic England

EAST OF ENGLAND OFFICE

the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of listed buildings can be harmed or lost by development in their setting (paragraph 132). The conservation of heritage assets is a core principle of the planning system (paragraph 17) upon which the NPPF places great weight (paragraphs 17 and 132). Clear and convincing justification should be made for any harm to the significance of heritage assets (paragraph 132). This justification should be especially convincing where harm to buildings of a high grade of listing is concerned.

We have considered this application in terms of this policy and while we do not consider the function room and marquee (if on a temporary basis) would be harmful in terms of the NPPF we are unable to advise on the visual effect of the proposed car park and its potential to result in harm to significance of the Hall. We would therefore recommend the Council request further details of this, including illustrations of the proposed car park site, views to and from the Hall and information on the development of the historic landscape setting of the hall in which it would sit.

**Recommendation**

We would not object to the proposals in principle providing the marquee is only erected on a temporary basis and not a permanent structure. We are concerned that the proposed car park has the potential to result in harm to the significance of the Hall in terms of the NPPF paragraph 132 and would therefore recommend the Council request further details of this before the application is determined.

Yours sincerely

**Sophie Cattier**

Assistant Inspector of Buildings and Areas

E-mail: [sophie.cattier@HistoricEngland.org.uk](mailto:sophie.cattier@HistoricEngland.org.uk)



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Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)





## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	4592/16 Tannington Hall, The Green, Tannington						
<b>2</b>	<b>Date of Response</b>	14/12/2016						
<b>3</b>	<b>Responding Officer</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Name:</td> <td>Rebecca Styles</td> </tr> <tr> <td>Job Title:</td> <td>Heritage Officer</td> </tr> <tr> <td>Responding on behalf of...</td> <td>Heritage</td> </tr> </table>	Name:	Rebecca Styles	Job Title:	Heritage Officer	Responding on behalf of...	Heritage
Name:	Rebecca Styles							
Job Title:	Heritage Officer							
Responding on behalf of...	Heritage							
<b>4</b>	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>• No harm to a designated heritage asset because this application seeks permission for the change of use of land and buildings to a wedding venue, and erection of a marquee. The scheme does not propose any internal or external alterations to the C20th building for the change of use, and thus there will be no harm caused by this proposal on the setting of the GII* Tannington Hall or GII barn to the north. The proposal to erect a marquee to the NW of the Hall for seasonal use will not harm the setting of the Hall, due to the temporary nature of the proposal.</li> </ul>						
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Tannington Hall is a large Grade II* late C16th timber framed moated hall, situated within substantial grounds. To the north of the hall is a GII listed C16th barn, with a C20th stable extension off the barn to the south. The Historic England list description notes that this stable extension is not of special interest.</p> <p>This application seeks planning permission for the change of use of land and this C20th stable building from agricultural to use as a wedding venue, use of land for erecting a temporary marquee.</p> <p>This scheme does not propose any alterations to the layout or fabric of the building, or any external changes. The change of use of the building will thus not affect the setting of the GII listed barn, or GII* hall.</p> <p>As the stable is annexed to the C16th building (or its remains, as indicated in the applicant's HIA), it may be that alterations to the fabric of the barn may require an application for listed building consent. However, as this proposal seeks only the change of use of the building, an LBC is not considered necessary at this time, unless internal or external works are proposed.</p> <p>The siting of the marquee for seasonal use to the NW of</p>						

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>the hall would not harm the setting or character of the site. The size and scale of the marquee would be similar to the large agricultural buildings around the site, and due to its temporary nature, will not harm the setting of the listed buildings.</p> <p>No objection.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<b>Recommended conditions</b>	<ul style="list-style-type: none"> <li>- Seasonal restriction on erection of marquee</li> </ul>

Please note that this form can be submitted electronically on the Council's website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Council's website and available to view by the public.

Your Ref: MS/4592/16  
Our Ref: 570\CON\4025\16  
Date: 14/12/2016  
Highways Enquiries to: kyle.porter@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**  
Email:

The Planning Officer  
Mid Suffolk District Council  
131 High Street  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of: Sian Bunbury**

Dear Sian

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4592/16**

**PROPOSAL:** Change of Use of land and buildings as a wedding and events venue with erection of marquees, camping area and car park.

**LOCATION:** Tannington Hall, The Green, Tannington, IP13 7NH

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

**1 V 1**

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 3744-03A with an X dimension of 2.4m and a Y dimension of 215m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

**2 AL 4**

Condition: The new passing bays are to be laid out and completed in all respects in accordance with Drawing No. DM06. Thereafter the passing bays shall be retained in the specified form.

Reason: To ensure that the appropriate access to and from the site is designed and constructed to an appropriate specification in the interests of highway safety.

**3 P 1**

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number: 3744-03A for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

**4 AL 5**

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM01; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.  
Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management

## Consultee Comments for application 4592/16

### Application Summary

Application Number: 4592/16

Address: Tannington Hall, The Green, Tannington IP13 7NH

Proposal: Change of Use of land and buildings as a wedding and events venue with erection of marquees, camping area and car park.

Case Officer: Sian Bunbury

### Consultee Details

Name: Mr Geoff Robinson

Address: [REDACTED]

On Behalf Of: Bedford Parish Clerk

### Comments

Monk Soham Parish Council has no objections to this application or proposals.

**From:** Julie Collett [mailto:j.collett5@btinternet.com]  
**Sent:** 20 December 2016 14:45  
**To:** Planning Admin  
**Subject:** FTAO Sian Bunbury

Re Planning Application No 4592/16 Tannington Hall.

Please see below comments from Wilby Parish Council in relation to the above planning application.  
I understand the deadline has been amended to 23rd December 2016.

Council determined unanimously ( proposed by Cllr Williamson seconded by Cllr Taylor) to object to the application on the grounds that:

(a) The application lacks sufficient detail on the type of events to be hosted and on the arrangements for the management of such events which would be run by third parties.

(b) Noise calculations have been understated through reliance on desk top data which take no account of prevailing wind direction from the south west in summer and the absence of natural barriers in the local environment .

(c) The risk and likelihood of significant noise pollution would have a material effect on the nearest residential properties including dwellings within the Wilby parish boundary. The application for "music and amplified sound" from 0800 to 2400 hours seven days a week, all year round, is considered unreasonable, even if, as preferred, the source of such music is confined to a building rather than a marquee or the open air. Noise travels easily locally across what is cultivated land; for example music from Athelington Hall can be heard some 4.3 kms away in Wilby and musical events staged in Stradbroke can be heard in Wilby 2.4kms away. The nearest residential dwelling in Wilby is only 1.1km from Tannington Hall. Council noted that in its recent Village Survey residents had indicated overwhelmingly that the principal advantage of living in Wilby was the peace and quiet provided by its rural setting. The Tannington Hall application, if approved, would put this quality of life at significant risk.

(d) The camp site was distant from car parking facilities, did not provide for disabled access and no proposals had been made for its management to ensure that its occupancy was not a source of nuisance.

Kind regards,

Julie Collett

Clerk to Wilby PC



Planning Application 4592/16

Brundish Parish Council met on Tuesday 13<sup>th</sup> December 2016, and discussed the application in detail. The Council has no objection for the proposed wedding and events venue at Tannington Hall for a 100 people.

However: the Council have a number of concerns and comments relating to this application, and in particular relate to Planning Policies; HB1, GP1, RT18, COR5, and most importantly H16.

- A) The submitted Noise Assessment was a theoretical report.  
It excluded noise associated with human activity, (Sect 3.1 page 5).  
It is felt that an independent live noise measurement survey, (to include noise levels similar to those generated by human activity and live music, both internal and external to the buildings), at both the proposed wedding /event site and the proposed camping area, with measurements taken at neighbouring properties and the surrounding area, would give a true reflection of potential noise levels likely to be generated at such events.  
The Council's primary concern is the affect such uncontrolled events would have upon, not just the closest neighbours, but the surrounding villages, in particular Brundish.  
The local landscape is very flat and local experience shows that in most weather conditions sound travels very long distances.  
An example is that The Woodlands, (a grade 1 Listed building within the Parish of Brundish), is only 470m from the proposed camp site.
- B) The Council felt that Weddings and similar events for up to 100 people, held within the area of the stable block, adjoining buildings, and the proposed grassed area for marquees, (sect 2.4 planning statement, page 5), may not be too intrusive on the local area.  
However it is not clear from the documentation supporting the application, that any events held will be strictly confined to these areas, or whether the live music will be confined solely within the buildings.  
"Live Events" are not defined within the proposal, and as such, the Council feels that this loose description is not specific enough to be able to determine their suitability for Approval.  
The Council feel that the area for such Weddings and Live Events needs to be clearly defined with specific reference to internal and external noise levels and a clear understanding of times of performance such that "Event Creep" will not be allowed to occur.  
It is requested that clarity over the types of proposed events, the location of the music, and the duration of the performances/broadcasts is obtained and clear guidelines issued as to what is permissible, based on the results of a live noise assessment as in A, (above).
- C) The Council is concerned about the location of the proposed camping site, and its extreme prominence to near neighbours within the Parish of Brundish.  
It is felt that a clear upper limit should be imposed on the number of pitches on the camping area at any one time.  
It is felt that an alternative location for such a site could be found within the curtilage of Tannington Hall, which would have a lesser potential impact upon near neighbours.  
It is felt that wherever the proposed camp site is located, suitable sanitary facilities are located within the camp site.  
A strong concern held is that after any wedding or event at which alcohol has been consumed, there is a potential for private parties to continue on the camping area after the actual event has finished, resulting in high levels of uncontrollable noise well into the early morning.

Sect 3.9, Page 11 refers to the barn adjacent to the camp area as an additional possible wedding /event venue. It is felt that this could potentially double the wedding/events area without planning permission.

The Council feels that the proposed camping area location, number of pitches, noise levels, and duration of use needs to be clearly defined.

- D) The Council wishes to see a restriction regarding the firework displays. Specifically the loud aerial displays which often take place at the end of an event, which in this case, could be within the early hours of the morning.

It is felt that if the number of weddings/events were unrestricted, and potential firework displays were not governed, then this could be a major source of noise pollution to the surrounding villages.

On the outskirts of the Parish of Brundish, there are many equestrian owners and other livestock. It is felt that regular firework displays could have a detrimental effect on these.

A further concern, is the location of a Grade 1 listed thatched property which is within 470m, (and within the Parish of Brundish), of the proposed events site. Any firework display would have to be very strictly assessed with such a close prominent and important building within range, so as not to elevate any risk of fire to the property.

- E) The Council felt that there should be a restriction on the number of days per year when live or potentially noisy events may be held.

Whilst it is recognized that there is a breakout point where a business has to operate, it is understandable that a business such as this would want to capitalize on the summer season income.

However it is requested that a cap is made on the number of events permissible within the Spring/Summer/Autumn seasons, with no events being held on Sundays.

If it is not possible to restrict events from Sundays, then it is requested that no Live Music is permissible on Sundays.

Brundish Parish Council feels that in general, the proposal to hold private weddings with a restricted number of guests on a restricted number of days throughout the year, with noise levels managed so as not to generate an unreasonable nuisance to the neighbouring Parishes, and so as not to have a negative effect on properties such as The Woodlands, (a grade 1 listed property within 470m of the proposed venue), is an acceptable proposal.

However, the overriding concern to all is of the potential for noise pollution, and for potential late night noise to affect the general well being of those in close vicinity.

Please note that we consider the majority of the Parish of Brundish which borders the Parish of Tannington as being in close vicinity.

It is not clear from the application, if the proposed Weddings and Events are to be managed by an on site team.

It is a concern of the Council, (some of whom have immediate experience in this industry), that if the management of these proposed events is not carried out on site by a permanently staffed team, who would be in attendance at all times for the duration of all events, (including when there are guests on the proposed campsite), then any infringement of clear operating restrictions would be impossible to manage and control.

Specifically the management of external noise levels and adherence to music or loud noise duration, and also the control of any unregulated activity within the campsite, such as private after event parties.

The Council feels that this application could be perfectly acceptable with an effective noise assessment carried out as a pre planning condition to allow suitable restrictions to be put in place prior to any planning decision being made.  
It is felt that with careful, clear regulation and definition of all potential events, then a successful outcome can be achieved.

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**BABERGH/MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

TO: Sian Bunbury, Development Management

FROM: David Harrold, Environmental Protection Team    DATE: 25/01/2017

YOUR REF: 4592/16/FUL

SUBJECT: Tannington Hall, The Green, Tannington EH – Other Issues

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Thank you for consulting me on the above application for a change of use of land and buildings as a wedding and events venue with also the erection of a marquee.

I note the desk based assessment by Echo Acoustics (EA) dated 3 October 2016 in respect of likely noise impacts associated with hosting weddings and similar events.

The assessment considers the impact from noise on the nearest non-Estate residential property approximately 470 metres to the north east of the venue (The Woodlands) and concludes the occupiers are unlikely to be disturbed.

The assessment, however, is based on British Standard 8233 "Guidance on sound insulation and noise reduction for buildings" which is broadly based on World Health Organisation guidance for community noise. These standards are widely used for assessing the impacts of new noise sensitive receptors coming to an existing noisy environment, such as with transport noise. Transport noise is also of a continuous nature and often described as 'anonymous'. In this circumstance the reverse is true, with a new noise source being introduced (typically music entertainment noise) which will be more apparent, in a tranquil rural environment and have an adverse impact on the existing rural amenity not taken into account by the standard.

The report by EA is also limited to impacts on non – Estate residential properties and is silent about any other residential dwellings that are occupied, other than the applicant's home. I note that there are a row of cottages near to the venue and this will need to be considered in any assessment together with other residential dwellings on the estate.

I conclude, therefore, that there is insufficient information in the noise assessment and that the standard used together with a simplistic desk top assessment may under estimate the impact of noise on residential dwellings both on and off the estate.

In these circumstances I would not be able to support this application and would recommend refusal.

Reason: to protect the occupiers of noise sensitive dwellings from adverse impacts of music entertainment noise.

I trust this advice is of assistance.

David Harrold MCIEH  
Senior Environmental Health Officer

**From:** Andrea Stordy  
**Sent:** 16 May 2017 10:08  
**To:** Planning Admin  
**Subject:** FAO: Sian Bunbury

Planning Application: 4592/16  
Location: Tannington Hall, The Green, Tannington, IP13 7NH

Good Morning,

Thank you for your letter of 14/05/2017.

Please be advised that we have made formal comment on planning application 4592/16, which we note has been published. This may remain in place for the revised plans/information.

If you have any queries, please email them to [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk), quoting Fire Ref.: F180646.

Kind regards,

Sent on behalf of the Water Officer

Andrea Stordy  
BSC  
Admin to Water Officer  
Engineering,  
Public Health and Protection  
Suffolk County Council  
3rd Floor, Lime Block  
Endeavour House,  
Russell Road,  
IP1 2BX

Tel.: 01473 260564

Team Mailbox: [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk)

**Subject:**FW: 4592/16 Tannington Hall, The Green, Tannington

Rebecca Styles

**Sent:** 17 May 2017 12:49

**To:** Sian Bunbury

**Cc:** Niall Mckay

**Subject:** 4592/16 Tannington Hall, The Green, Tannington

Hi Sian,

The Heritage team has no further comments with respect to the additional information submitted for 4592/16 Tannington Hall, The Green, Tannington.

Kind regards,

**Rebecca Styles BA MA**

Heritage and Design Officer

**Babergh and Mid Suffolk District Councils - Working Together**

Tel: 01449 724852

Email: [Rebecca.Styles@baberghmidsuffolk.gov.uk](mailto:Rebecca.Styles@baberghmidsuffolk.gov.uk)

[www.babergh.gov.uk](http://www.babergh.gov.uk) & [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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The only telephone number you need to get in touch with all our local services  
**0300 123 4000**



**Important Update Regarding Planning Service:**

From 5pm 11th May the start of the new planning software installation will begin. We must migrate our existing data across to the new system and we will need to 'freeze' our existing software. This work will interrupt normal business activity, such as consultations and publicity and some services will be suspended. Please see website and our planning pages for more details. We have undertaken considerable preparation and this will only take three weeks along with testing for the new system to be set up for launch on the 1st June. Extensions to consultation periods are being made to cover any difficulties and we have made other arrangements.

*Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.*

**Sent:** 02 June 2017 16:02  
**To:** BMSDC Planning Mailbox  
**Subject:** Re: Reconsultation on Planning Application 4592/16

Please see reply below from Wilby PC

**Re Planning Application No 4592/16 – Tannington Hall**

Wilby Parish Council met on 31 May 2017 to discuss the above planning application in the light of submissions made by various parties, including a revised noise assessment statement by the applicant, following the initial consideration of the application in December 2016. Accordingly, the Parish Council, consistent with this re-consultation, submits the further comments set out below.

- a. The new Noise Assessment statement reports on current noise levels – about which local residents are already aware. It merely estimates the noise likely to emanate from weddings and other events rather than providing actual on-site measurements of the noise generated by the types of activity envisaged.
  
- b. Despite the production of a Management Plan, “other events” have not been defined nor have their frequency. There is no undertaking about the number and nature of weddings and these other events. In such a tranquil location, introducing a wedding and events venue is a very material consideration for the quality of life of all local residents.
  
- c. The potential for disturbance that could be caused by the campsite to residents living within earshot remains by far the biggest cause of concern. It is possible that noise and revelry could continue on far beyond the times specified for events finishing, especially due to the understandably party atmosphere.

The acoustics report provided by the applicants only deals with the barn and the marquee as is explained in item 1.1. The application does not include the camp-site in the definition of the venue.

“1.1 Echo Acoustics Ltd was commissioned by Evolution Town Planning, on behalf of Braiseworth Hall Farms, to undertake an assessment of noise arising from the proposed use of a former barn at Tannington Hall as a venue for weddings and other live events, along with a marquee to be sited immediately adjacent to the building, on its western side.”

The report does not consider the issue of noise emanating from the campsite as indeed it is not possible to quantify, and is not addressed apart from item 4.9 in the acoustics report, which is not considered a satisfactory explanation. Additionally, it is questionable how the venue operator will have any control over the camp-site if it does not form part of the venue.



The question of re-siting the campsite has been raised but it is not known whether the applicants have considered this. Though this should reduce the possibility of disruption to those living nearby it is still not known whether it would be to an acceptable level.

**For the reasons above Wilby Parish Council recommends refusal of the application.**

Notwithstanding this, if Councillors are minded to approve the application an initial time limited permission (assuming that is possible within Planning Policy) would give the opportunity to monitor the concerns of all those possibly affected.

Julie  
Clerk to Wilby PC

Collett

## BABERGH/MID SUFFOLK DISTRICT COUNCIL

### MEMORANDUM

TO: Sian Bunbury, Development Management

FROM: David Harrold, Environmental Protection Team    DATE: 06/06/2017

YOUR REF: 4592/16/FUL

SUBJECT: Tannington Hall, The Green, Tannington EH – Other Issues

---

Thank you for consulting me on the above application for a change of use of land and buildings as a wedding and events venue with also the erection of a marquee.

I note the further noise assessment report by Echo Acoustics (EA) dated 5 May 2017 in respect of noise arising from the proposed use of the barn at Tannington Hall as a venue for weddings and other events.

The report by EA considers back ground noise levels at the nearest noise sensitive premises and makes theoretical calculations of the impact of sound from a wedding celebration (typically amplified music) on these locations. Although there is no specific guidance on assessing this impact, the report draws upon the British Standard 8233 Guidance on sound insulation and noise reduction for buildings and the Code of Practice on Environmental Noise Control at Concerts published by the Noise Council.

The assessment concludes that the venue is set in a quiet rural location and providing mitigation measures listed in paragraph 5.2 of the EA report are carried out, disturbance from music noise at neighbouring premises is unlikely.

The mitigation measures amongst others include investigating the ceiling construction to ensure it is suitably insulated and reviewing noise break out through the round windows in the eastern façade. This is because a number of assumptions have been made in the calculation of noise impacts and there is a degree of uncertainty.

Due to this uncertainty and the assumptions made I would recommend (in addition to the measures listed in paragraph 5.2 being carried out) the following conditions:

1. The  $L_{AeqT}$  of the music based entertainment noise shall not exceed by more than 5 dB the representative background noise  $L_{A90}$  (without entertainment noise) at 1 metre from the façade of any neighbouring noise sensitive dwelling or premises. Time period T will be 15 minutes.
2. Prior to the use of the premises for any event involving amplified music a sound limiting device must be fitted to a dedicated music and public address system and set at a level approved by an authorised officer of the Local Planning Authority (typically Environmental Health Officer). The operation panel or control mechanism of the noise limiter shall be secured by an agreed method. Access thereafter shall be prohibited and only authorised by the owner or premises licence holder. Once set, the maximum operating internal

music entertainment level shall be measured, documented and reported to the Local Planning Authority prior to the use of the premises.

3. No fireworks shall be let off in association with the use of the premises for a musical event, except for the 5 November and Midnight on New Year's Eve.
4. No Chinese lanterns shall be released in association with the use of the premises for any musical event.

Reason: to protect the occupiers of noise sensitive dwellings from adverse impacts of music entertainment noise.

I would also suggest that the number of events is limited to 30 per year, amplified music stops at 23:30 hours and that permission is granted for 2 years to ensure the applicant can demonstrate that there will be no adverse impacts should you be minded to recommend approval.

I trust this advice is of assistance

David Harrold MCIEH  
Senior Environmental Health Officer

Worlingworth Parish  
Clerk

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From: Worlingworth Parish Clerk  
Sent: 2 Jun 2017 16:44:01 +0100  
To: BMSDC Planning Mailbox; BMSDC Planning Area Team Yellow  
Subject: Re: Reconsultation on Planning Application 4592/16

Dear Ms Bunbury

I apologise for the lateness of this reply, but I am unable to make the comments on your online portal at the moment for some reason, despite the consultation being open until 4th June.

Please see below the comments from Worlingworth Parish Council relating to the application to the proposed weddings/events venue at Tannington Hall

**Worlingworth Parish Council met on Wednesday 17th May 2017 and discussed Planning Application 4592/16**

During previous consultations the Council made no comment as it has no actual objection for the proposed wedding and events venue at Tannington Hall for a 100 people and does not want to discourage business in the area, however it is good to have the opportunity to comment again, as since the previous consultation period the Council have received representations from a number of local residents with concerns and comments relating to this application. In particular concerns relating to noise and potential disturbance late at night. The submitted Noise Assessment was only theoretical and focussed solely on noise from the entertainment systems at the event venue, excluding noise associated with those attending the event or those using the associated proposed campsite. The Council would like to see an independent live noise measurement survey at the proposed wedding /event site and the proposed camping area, with measurements taken at neighbouring properties and the surrounding area to give a true reflection of potential noise levels likely to be generated at such events.

The Council's primary concern is the effect such uncontrolled events would have upon, not just the closest neighbours, but the surrounding villages, with local experience that in most weather conditions sound travels very long distances.

The Council are of the opinion that that weddings and similar family based events for up to 100 people, if truly restricted to the areas proposed on the application may not be too intrusive on the local area. However it is not clear from the documentation supporting the application, that any events held will be strictly confined to these areas, or whether the live music will be confined solely within the buildings or end up being 'open air' events. Even if restricted to 'indoors' on a hot summers evening doors and windows are likely to be open and sound will travel out into the surrounding areas.

The whole definition of "Live Events" is not clear within the proposal, and as such, the Council feels that this loose description is not specific enough to be able to determine their suitability to avoid any risk of "Live Events" becoming ever more intrusive. The Council would like to see more clarity over the types of proposed events, the location of the music, and the duration of the performances/broadcasts based on the results of a live noise assessment.

The Council is also concerned about the location of the proposed camping site and feels that an upper limit should be imposed on the number of pitches on the camping area at any one time. Wherever the proposed camp site is eventually located, suitable sanitary facilities must be located within the camp site itself. A strong concern held is that after any wedding or event at which alcohol has been consumed, there is a potential for private parties to continue on the camping area after the actual event has finished, resulting in high levels of uncontrollable noise well into the early morning.

Worries have been expressed at the potential for firework displays, specifically the loud aerial displays which are currently a trend to mark the culmination of an event, which in this case, could be within the early hours of the morning. It is felt that if the number of weddings or events was left un-restricted and potential firework displays were not governed, then this could be a major source of noise pollution to the surrounding villages, with potential to cause distress to local livestock and a serious fire hazard to the many thatched properties in this rural location. Any licence to allow firework displays at the proposed events would have to be very strictly assessed.

The Council felt that there should be a restriction on the number of days per year when live or potentially noisy events may be held. Whilst it is recognised that there is a necessary number of events that would need to be held to make the business viable, it is likely that a business such as this would want to capitalise on the summer season with long light evenings, but this is also the time when the noise would be most intrusive to surrounding areas with residents wanting to enjoy their own gardens undisturbed on a summer evening. Therefore the Council believe that there should be a cap made on the number of events permissible within the Spring/Summer/Autumn seasons, with no events being held on Sundays. If it is not possible to restrict events from Sundays, then it is requested that no Live Music is permissible on Sundays.

Worlingworth Parish Council feels that in general, the proposal to hold private weddings with a restricted number of guests on a restricted number of days throughout the year, with noise levels managed so as not to generate an unreasonable nuisance to neighbouring Parishes, is an acceptable proposal. However, the overriding concern to all is of the potential for noise pollution, and for potential late night noise to affect the general well-being of those in close vicinity.

Finally it is not clear from the application, if the proposed weddings and events are to be managed by an on-site team. The management of these proposed events needs to be carried out on site by a permanently staffed team, who would be in attendance at all

times for the duration of all events, (including when there are guests on the proposed campsite), then any infringement of clear operating restrictions can be effectively managed; specifically external noise levels and adherence to music or loud noise duration, and also the control of any unregulated activity within the campsite, such as private after event parties.

Worlingworth Parish Council feels that this application could be perfectly acceptable with an effective noiseassessment carried out as a pre planning condition to allow suitable restrictions to be put in place prior to any planning decision being made. The Council feel that with careful, clear regulation and definition of all potential events a successful outcome can be achieved.

Please would you be so kind as to ensure that these comments are uploaded to the relevant 'Consultee Comment' section on your website.

Many thanks

Mrs Sarah Clare  
Clerk & Responsible Financial Officer for Worlingworth Parish Council

On 14 May 2017 at 13:00, [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)  
<[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)> wrote:  
Correspondence from MSDC Planning Services.

We recently sent you a consultation in respect of the above application.

We have recently received further information/revised plans in respect of this and would ask you to take this additional information into account when replying.

Please ensure that we receive your reply by **04/06/2017** at the latest.

To view details of the planning application online please click [here](#)

We look forward to receiving your comments.

**BABERGH/MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

TO: Sian Bunbury, Development Management

FROM: David Harrold, Environmental Protection Team      DATE: 06/06/2017

YOUR REF: 4592/16/FUL

SUBJECT: Tannington Hall, The Green, Tannington EH – Other Issues

---

Thank you for consulting me on the above application for a change of use of land and buildings as a wedding and events venue with also the erection of a marquee.

I note the further noise assessment report by Echo Acoustics (EA) dated 5 May 2017 in respect of noise arising from the proposed use of the barn at Tannington Hall as a venue for weddings and other events.

The report by EA considers back ground noise levels at the nearest noise sensitive premises and makes theoretical calculations of the impact of sound from a wedding celebration (typically amplified music) on these locations. Although there is no specific guidance on assessing this impact, the report draws upon the British Standard 8233 Guidance on sound insulation and noise reduction for buildings and the Code of Practice on Environmental Noise Control at Concerts published by the Noise Council.

The assessment concludes that the venue is set in a quiet rural location and providing mitigation measures listed in paragraph 5.2 of the EA report are carried out, disturbance from music noise at neighbouring premises is unlikely.

The mitigation measures amongst others include investigating the ceiling construction to ensure it is suitably insulated and reviewing noise break out through the round windows in the eastern façade. This is because a number of assumptions have been made in the calculation of noise impacts and there is a degree of uncertainty.

Due to this uncertainty and the assumptions made I would recommend (in addition to the measures listed in paragraph 5.2 being carried out) the following conditions:

1. The  $L_{AeqT}$  of the music based entertainment noise shall not exceed by more than 5 dB the representative background noise  $L_{A90}$  (without entertainment noise) at 1 metre from the façade of any neighbouring noise sensitive dwelling or premises. Time period T will be 15 minutes.
2. Prior to the use of the premises for any event involving amplified music a sound limiting device must be fitted to a dedicated music and public address system and set at a level approved by an authorised officer of the Local Planning Authority (typically Environmental Health Officer). The operation panel or control mechanism of the noise limiter shall be secured by an agreed method. Access thereafter shall be prohibited and only authorised by the owner or premises licence holder. Once set, the maximum operating internal

music entertainment level shall be measured, documented and reported to the Local Planning Authority prior to the use of the premises.

3. No fireworks shall be let off in association with the use of the premises for a musical event, except for the 5 November and Midnight on New Year's Eve.
4. No Chinese lanterns shall be released in association with the use of the premises for any musical event.

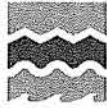
Reason: to protect the occupiers of noise sensitive dwellings from adverse impacts of music entertainment noise.

I would also suggest that the number of events is limited to 30 per year, amplified music stops at 23:30 hours and that permission is granted for 2 years to ensure the applicant can demonstrate that there will be no adverse impacts should you be minded to recommend approval.

I trust this advice is of assistance

David Harrold MCIEH  
Senior Environmental Health Officer





Historic England

EAST OF ENGLAND OFFICE

Ms Sian Bunbury  
Mid Suffolk District Council  
Council Offices  
131 High Street, Needham Market  
IPSWICH  
IP6 8DL

Direct Dial: 01223 582740

Our ref: P00539214

1 June 2017

Dear Ms Bunbury

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**TANNINGTON HALL, THE GREEN, TANNINGTON, IP13 7NH  
Application No. 4592/16**

Thank you for your letter of 14 May 2017 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments and refer you to our letter of 13<sup>th</sup> December 2016 in which we raised some concerns. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

If you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

**Sophie Cattier**  
Assistant Inspector of Buildings and Areas  
E-mail: [sophie.cattier@HistoricEngland.org.uk](mailto:sophie.cattier@HistoricEngland.org.uk)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



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