

NNDC Ref: IB/24/0518
Date: 04th April 2024

Registered: 11th March 2024

Licensing
NNDC
Holt Rd
Cromer
NR27 9EN

Proposal: Premises licence - consultation by Licensing
Location: Barn Drift and The Hanger, Old Womans Lane, Cley-next-the-sea, Holt, Norfolk, NR25 7AZ

Dear Licensing

I write in response to your consultation received on 11th March 2024 in respect of the above application for a premises licence. My comments are as follows:

Planning permission PF/07/0355 was granted on 23 April 2007 for the conversion of the barn (Barn Drift) to one unit of holiday accommodation. Condition 5 of this permission restricts the use of the premises to holiday accommodation purposes only. There was a subsequent further planning permission PF/11/0013 to convert a garage to habitable accommodation and erect a garage but this did not change the authorised use of the property.

The planning officer's report in respect of planning application PF/19/0469 (for a proposed single-storey extension & alterations to provide dining room and external fire escape from first floor) which was approved, refer to the fact that Barn Drift was granted a licence for the solemnisation of marriage and civil partnerships. It was understood that the licence allowed for up to 28 events in any year which was consistent with permitted development rights for temporary changes of use. It appears that the current licensing application is not for a limited number of events. Furthermore, notwithstanding the comments in the planning officer's report there are no permitted development rights available within the Town and Country Planning (General Permitted Development) (England) Order 2015 that would allow for such a temporary change of use.

From the general description of the premises in part 3 of the application form which in addition to holiday let refers to 'event venue', the local planning authority is concerned that the premises is being used or is proposed to be used for purposes beyond the scope of the existing permission, such that a material change of use to a mixed use is or will be occurring which would require planning permission. A planning application PF/18/1397 for the change of use from a holiday let (C3) to mixed use of holiday let (C3) and wedding venue, along with extensions and alterations and the conversion of the hangar/storage building to holiday accommodation, was withdrawn. There were a number of objections to that application including from Norfolk County Council Highways, the Council's Landscape and Conservation officers and Cley Parish Council. There were also public objections and the Council's EHO requested further information be provided particularly in respect of potential noise breakout.

If the application had not been withdrawn, the officer recommendation would have been to refuse the application.

Finally with regards to the building identified as 'Hangar' on the site plan for the Licence application, there is no planning permission for this to be used in association with Barn Drift as it was outside the application site boundaries for the 2007 and 2011 applications as I have referred to above. Whilst it was included in the 2018 application, that was withdrawn.

On the basis of the above, the local planning authority objects to this application.

Yours sincerely

Mr Darryl Watson
Team Leader (Development Management)