

Application Number:	P/FUL/2021/02707
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Parnham Estate Parnham Beaminster DT8 3LZ
Proposal:	Erection of a marquee and provision of a services structure (back of house) to function as a restaurant. The provision of a 49 space car park and associated driveway improvements.
Applicant name:	Mr & Mrs J Perkins
Case Officer:	Emma Telford
Ward Member(s):	Cllr Knox

1.0 The Head of Planning has referred this application to planning committee due to the high level of public interest and the role of the application as part of a wider scheme for the Parnham Estate.

2.0 Summary of recommendation:

Recommendation A:

Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to grant subject to the submission of a satisfactory Biodiversity Plan to be reviewed by the Natural Environment Team (NET) and the addition of any suitably worded conditions relating to it, the submission of a robust noise assessment to be reviewed by Environmental Health and the addition of any suitably worded conditions relating to it, planning conditions as set out in this report and the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the tying of the development to Parnham House and Estate so that it cannot be sold off separately.

Recommendation B:

Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to refuse planning permission for the reasons set out below if the section 106 agreement is not completed within 6 months if the committee resolution or such extended time as agreed by the Head of Planning or Service Manager for Development Management and Enforcement:

1. In the absence of a satisfactory completed legal agreement to secure the tying of the development to Parnham House and Estate, to ensure it cannot be sold off separately, the development cannot be considered to be an intensification of an existing hospitality business and there would be no certainty with regards to the development assisting the ongoing viability of the estate and as such would result in development with the potential to generate a significant number of vehicular movements in an unsustainable location outside of any defined development boundary without justification for its location and would therefore be contrary to

Policy SUS 2, Policy ECON 5 and the Spatial Strategy of the West Dorset, Weymouth and Portland Local Plan (2015).

3.0 Reason for the recommendation:

- The proposed development would allow for income generation for the maintenance and management of the Parnham Estate.
- The proposal is acceptable in its design and general visual impact and would result in no harm to the heritage assets.
- There is not considered to be any significant harm to neighbouring residential amenity, subject to the review of the noise assessment.
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	The application site is located outside of the Beaminster DDB. The proposed marquee would allow for income generation for the maintenance and management of the Parnham Estate.
Residential Amenity	The proposal would not result in significant adverse impacts on amenity subject to the review of the noise assessment.
Visual Amenity and Heritage Assets	The proposal is considered to result in no harm to the heritage assets, subject to conditions.
Area of Outstanding Natural Beauty	The proposal is not considered to result in a significant adverse impact on the AONB.
Highway Safety	The access arrangements are considered acceptable and sufficient car parking would be provided.
Biodiversity	A Biodiversity Plan is under review by the Natural Environment Team, and which indicates that the development can be mitigated for.
Flood Risk	On balance the location of the car parking area within flood zones 2 and 3 is considered acceptable.
Trees	The impact on trees is considered acceptable subject to conditions.
Right of Way	The proposal is not considered to result in a significant impact on the right of way.
EIA	EIA is not required in this instance.

5.0 Description of Site

5.1 Parnham House is a sixteenth century, grade I listed property located approximately 1.6km from Beaminster. Parnham House sits within Parnham Park, a grade II* listed registered park & garden. Parnham House suffered severe fire damage in 2017, resulting in the loss of its roof and most of its internal floor

structures and fittings and is included in the highest risk category on Historic England's Heritage at Risk Register.

5.2 The primary entrance is located at the north end of the site near to Beaminster, off the A3066. A tree lined avenue leads to the main house but also spurs off to the west. A secondary entrance (the historic main entrance) is located on the east of the site, also off the A3066.

5.3 The proposed marquee and associated service structure would be located within the existing walled garden entirely within the boundary of the existing hard-surface tennis court, located north of the main house. The walled garden is enclosed by high brick walls (grade II listed) on all sides.

5.4 The proposed car park would be located between the north entrance and the main house and north of the proposed marquee.

6.0 Description of Development

6.1 The proposals involve the erection of a marquee to function as a restaurant within the walled garden. Consent is sought on a temporary basis for a five-year period. The erection of a marquee does not require any foundations to be built and the structures would be erected on the existing tennis court. The proposed restaurant would be serviced by a back of house structure for the preparation of meal and refreshments.

6.2 The proposal also includes the provision of a car parking area to accommodate 49 cars. Consent is sought for this component on a permanent basis. It is proposed that patrons of the restaurant would leave cars in the car park and walk to the restaurant – the car parking would also serve the holiday accommodation units, the subject of separate applications for planning permission.

7.0 Relevant Planning History

P/FUL/2021/04398 – Erect extension to the front of the potting shed – Approved – 23/12/2021.

P/FUL/2021/02420 – Dower House - Demolition of existing boiler room, utility room, conservatory, garage, walling, structures within the courtyard and detached outbuilding, erection of single storey extension, reinstatement of carriageway, gates and piers and boundary enclosure, erection of bike store – Approved – 23/12/2021.

P/FUL/2021/02977 – Erection of 1 no. dwelling – Withdrawn.

P/PABA2/2021/02666 – Erection of agricultural building – Approved – 11/11/2021.

P/FUL/2021/05746 – Erect 6 no. Orchard Rooms and installation of a new bridge – under consideration.

P/FUL/2021/05299 – Erect 4 no. River Lodges and realignment of the existing access track – under consideration.

P/LBC/2022/03210 - Reconstruction and replacement of two flat roofs with lead covering to the Stable link building of Parnham House. Stabilisation to existing timber structure and reconstruction of a tiled mansard roof with flat lead upper roof. Reconstruction of internal first floor structure and timber staircase and refurbishment

internally to restore fire damaged spaces as habitable rooms at ground floor and first floor within the Stable Link. Refurbishment of existing metal framed windows to Stable link. Minor alterations to the Service Range of Parnham House including insertion of new WC and temporary timber partitions. Replacement of modern roof over former Bertram Stair enclosed courtyard – under consideration.

8.0 List of Constraints

Outside of a defined development boundary
Area of Outstanding Natural Beauty
Landscape Character Area; Undulating River Valley; Brit Valley
Registered Historic Parks and Gardens

Setting of Parnham House – Grade I
Setting of Stable Block North of Parnham House – Grade II*
Setting of Kitchen Garden Walls North of Parnham House – Grade II
Setting of Ice House 100 Yards NNW of Parnham House – Grade II
Right of Way: Bridleway W21/56

Risk of Surface Water (ROFSW) - Extent 1 in 30
Risk of Surface Water (ROFSW) - Extent 1 in 100
Risk of Surface Water (ROFSW) - Extent 1 in 1000

NE - SSSI (5km buffer): Conegar Road Cutting
NE - SSSI (5km buffer): Horn Park Quarry
NE - SSSI (5km buffer): Down Farm
NE - SSSI (5km buffer): Mapperton and Poorton Vales

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Senior Landscape Architect – *The proposed development is located within the Grade II* Historic Park and Garden of Parnham House to the south of the settlement of Beaminster and lies within the Dorset Area of Outstanding Natural Beauty (AONB).*

As well as its physical impact on the fabric of the grade II Historic Park and Gardens parts of the development are likely to be visible from publicly accessible locations and it is therefore likely to have an adverse visual impact.*

Though with careful analysis, siting and design the development's landscape and visual impacts may be adequately mitigated such mitigation becomes harder when additional developments are added in close proximity to the current proposals.

I consider that the cumulative assessment in the LVIA addendum fails to properly evidence the cumulative impacts of adjacent development proposals and it does not

take the possible future enabling development to the north of the proposed marquee and car park into account though this is likely to have a significant impact on cumulative landscape and visual effects.

As a consequence I consider that the assertions with regard to the individual and cumulative impact of proposed development at Parnham on the AONB and the Grade II listed landscape have not been properly scoped, assessed or evidenced and I am therefore unable to support the proposed development.*

2. Highways - *The access arrangements are considered acceptable in terms of vehicular visibility provision and ability for vehicles to pass each other when entering and exiting. Sufficient car parking is provided internally.*

The Highway Authority has no objection subject to conditions for manoeuvring, parking and servicing areas and visibility splays as submitted.

3. Senior Conservation Officer – *The proposals will result in no harm to the significance of designated heritage assets and so neither paragraph 201 nor 202 is considered to be engaged.*

4. Trees Officer – *No objection raised to arboricultural matters, outstanding issues relating to landscaping and tree planting to be addressed by condition.*

5. Beaminster Town Council - *Beaminster Town Council having considered the amended plans would reiterate their previous comments with regard to the traffic issues at the Southgate side of the park.*

Members echoed the comments made in the Landscape Officers report with regard to incorporating trees with the development and secure the long term maintenance along with the protection of existing trees. In line with their previous comment regarding screening around the car park they also supported the Officers view that sufficient soft landscaping should be included to integrate the proposal with the character of the site and its surroundings.

6. Building Control – *A Building Regulations application will be required. Compensatory measures will be required in terms of fire safety, as the requirements of B5 Fire Services operational access cannot be complied with due to the distance from the nearest fire tender access point.*

7. Senior Licensing Officer – *Licensing have no comments.*

8. Historic England – *Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 199, 200, 202 and 208 of the NPPF.*

Historic England regrets the piecemeal approach being taken by the applicant with the submission of the current applications in advance of comprehensive proposals for the restoration and reuse of Parnham House. We believe that the conservation of the house would be better assured by the submission of planning and listed building applications demonstrating a clearly integrated approach to the reuse and repair of Parnham House and the construction of any associated development - either of an enabling or non-enabling nature.

However, the impact of this proposal - both in its physical form and as a temporary development - is relatively limited compared to the other associated applications for permanent structures. With the provision of specific information regarding its heritage benefit, together with linkage to an over-arching masterplan and delivery mechanism, we could be persuaded of the rationale for accepting some interim commercial activity at Parnham, should it be acceptable in other planning policy terms.

9. Gardens Trust - *The site chosen for the temporary marquee lies within the southernmost section of the walled kitchen garden and is well screened from the rest of the RPG and is only visible in fleeting glimpses from nearby public rights of way (PROW). The GT/DGT appreciate the necessity of a temporary restaurant/marquee in order to rapidly introduce a revenue stream for the conservation of the wider estate and house. We have no objection in Research - Conserve - Campaign principle to the erection of a marquee, but would suggest that a recessive colour is used for the material chosen in order to minimize its prominence in the limited view available.*

The permanent car parking site is to the north of the walled kitchen garden, and 49 car parking spaces have been distributed around existing trees. The parking area is substantially hidden but will benefit from the proposed additional screening. We are glad to note that the proposed additional section of drive and the bund are now gone.

In conclusion, the GT/DGT are supportive of the three linked applications in the immediate vicinity of the main house : P/FUL/2021/05746 - Orchard Cottages, P/FUL/2021/05299 River Lodges and P/FUL/2021/02707 temporary marquee/parking area.

10. Natural England – Natural England has no comments to make on this application.

11. Planning Policy - *The proposal would create a “hospitality venue” which would result in the delivery of tourism development in the countryside. Particular regard will need to be had for the likely impact of the development on its surroundings - a designated landscape in a rural location containing heritage assets of the highest significance.*

The NPPF encourages sustainable rural tourism which respect the character of the countryside. Local Plan Policies ECON6 (built tourist accommodation) and ECON5 (tourist attractions and facilities) set out when development would be acceptable and include support for the intensification/expansion of existing accommodation as well as attractions that have wider benefits such as maintaining historic buildings – where this would be compatible with other policies of the plan. The Local Plan also acknowledges that development may be acceptable in more rural locations where it can be demonstrated there is a functional need for that location.

The main justification advanced by the applications is the need for a viable business to be created at the Parnham Estate to sustain it in the long term and create sufficient income to maintain it. In arriving at your decision, you will need to consider whether this represents a suitable argument to support development at this location and be satisfied there is sufficient and convincing evidence to verify assertions made about necessity, suitability and viability. Where a need for development has been demonstrated, the benefits should be weighed against any disadvantages arising from the location.

My observations have been limited to the principle of the development however there may be other detailed policy considerations of relevance. For example, there are further requirements in respect of the local highway network, environment, design etc. which will also need to be satisfied. Specifically, I would highlight the presence of an SNCI as well as number of trees on site which are protected by a Tree Preservation Order.

If minded to approve the applications, you may wish to consider the use of measures to ensure that the development is linked to Parnham House to avoid its future separation and ensure the use is restricted to prevent independent operation.

12. Dorset AONB Team – *The AONB Team have reviewed and considered the response to the application provided by Historic England, who have statutory responsibility in relation to the registered Garden and Designed Landscape and other heritage assets associated within this. The detailed comments from Historic England are broadly supported by the AONB Team.*

13. Environmental Health – *The proposed development has the potential to introduce significant noise and odour sources to nearby residential dwellings. Therefore, should planning permission be granted for the proposed development, I would recommend that conditions for a odour assessment and noise report be attached to any permission granted.*

In response to the comments received from Environmental Health an Odour Risk Assessment and Noise Report were submitted. In response to the odour report, Environmental Health made the further following comments:

We have reviewed the submitted Kitchen Odour Risk Assessment, Parnham House dated 20 June 2022. I note the stack height proposals in section 4.2. The report is satisfactory. I would suggest that a suitable condition is applied to any permission granted to ensure that the proposed mitigation measures in the report are implemented.

Representations received

Seven responses have been received objecting to the proposed development subject of this application for the reasons summarised below:

Highway Safety:

- Traffic count undertaken out of the usual tourist season and during the Covid stay at home order which will have reduced traffic in the vicinity.
- Higher numbers of vehicles passing the northern entrance adds to the opportunity for accidents to happen when visitors are entering or exiting the site.
- Vehicles accelerate quickly out of the 30mph area.
- Low visibility of southbound traffic for vehicles exiting the site and turning right.
- Any grant of planning permission should include conditions for moving the 30mph speed limit further south, adding automatic speed read-out signs for vehicles travelling in both directions and adding appropriate area lighting to the north entrance.
- The data about accidents in Southgate does not truly reflect what happens – limited vision at Southgate of traffic coming past and out of Parnham North Drive.
- Objecting to the North Drive of Parnham being used as the main entrance on the grounds of safety both for pedestrian and for drivers of vehicles.
- Accident data only refers to accidents involving injuries and depends on someone reporting an accident.
- Accident data comes from a 5 year period when Parnham House was quiet family domestic residence and then almost totally unoccupied.
- Blind spots on both the Central and Southern driveways – unsuitable for accessing Parnham.
- North driveway entrance located in close proximity to blind bend entering Southgate, with vehicles often parking on the road plus a slope in the A3066 and a 30-mph speed limit.
- Significant safety issues in the vicinity of the north driveway entrance.
- Use of the north driveway entrance will likely further increase in the future.
- Safety of access arrangements to the A3066 are considered and optimised for a final end-state, reflecting all envisaged traffic activity.
- Cars travelling south towards Bridport attempt to turn into the North Entrance and are forced to wait in the road due to oncoming traffic, traffic following them have

very little warning that a vehicle is stopped in the road in front of them due to the bend just before the entrance obstructs their sight line ahead.

- Additional access control is in place on all road accesses to Parnham resulting in service traffic already idling for period awaiting the gate – may result in traffic being delayed in being able to make that turn or being unable to clear the carriageway if vehicles ahead are negotiating the access control.
- Traffic report fails to take into account the massive increase of traffic in peak season and visitors unfamiliar with the Bridport Road.
- If additional traffic coincided with Wessex Water emptying the holding tanks at the pumping station major traffic issue would ensue.
- It seems illogical not to try and avoid these situations by using one of the other two entrances.
- Impact on safety and useability of the frequently used public bridleway across the park area.
- Major events will block up Beaminster.
- Traffic speeds are markedly underestimated in the traffic report.
- Traffic reports dismissal of the other two entrances appears contrived and slanted.

Neighbouring Amenity:

- 94 residents responses against the licensing application were particularly concerned about the noise pollution.
- Already noise disturbance from vehicles arriving and leaving.
- Already noise disturbance from rewing engines and quad bikes.
- Disturbance will only increase with higher volume of traffic from guests using the 49 space carpark and the arrival of service vehicles and employees on site.
- 10mph speed limit required on the driveway.
- All traffic from the north will come through Beaminster, but traffic from the south need not if the entrance were one of the more southerly options – noise and pollution in a location of lower population density.

Visual Amenity, heritage and the AONB:

- The documents do not show the 6 orchard rooms or 4 river lodges which would be located in close proximity to it – significantly alter the appearance of the entire area.
- Park and setting are heritage assets in themselves and must be considered at least as important as Parnham House.
- Location is within the AONB and the landscape and natural environment should not be sacrificed simply to enable the restoration of existing buildings.

- Proposed car park does not conserve or enhance landscape and scenic beauty of the AONB – will dominate the view when entering the area from many public footpaths in adjoining fields.
- 49 cars will look entirely out of place in the unspoilt countryside.
- Proposed development does not protect or enhance the valued landscape of the registered park and garden.

Other Matters:

- Increase in volume of traffic, has already resulted in the deer herd being confined elsewhere on the estate, when both construction work and then the restaurant operations start the even higher volume of traffic will disturb the fauna further.
- Flood risk assessment is reliant upon an alerting system provided by the Environment Agency that is not available for this location.
- Submitted application is only one of a series of related proposals – the full extent of which has not yet been revealed.
- Major development of new buildings in the area that will alter its character forever.

10.0 Relevant Policies

West Dorset, Weymouth & Portland Local Plan (2015)

INT 1 – Presumption in Favour of Sustainable Development
 ENV 1 – Landscape, Seascape and Sites of Geological Interest
 ENV 2 – Wildlife and Habitats
 ENV 4 – Heritage Assets
 ENV 5 – Flood Risk
 ENV 10 – The Landscape and Townscape Setting
 ENV 11 – The Pattern of Streets and Spaces
 ENV 12 – The Design and Positioning of Buildings
 ENV 15 – Efficient and Appropriate Use of Land
 ENV 16 – Amenity
 SUS 2 – Distribution of Development
 ECON 1 – Provision of Employment
 ECON 5 – Tourism Attractions and Facilities
 COM 7 – Creating a Safe and Efficient Transport Network
 COM 9 – Parking Standards in New Development
 COM 10 – The Provision of Utilities Service Infrastructure

National Planning Policy Framework (2021)

2. Achieving sustainable development
 4. Decision-making
 6. Building a strong, competitive economy
 11. Making effective use of land
 12. Achieving well-designed place

15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Other material considerations

WDDC Design and Sustainable Development Planning Guidelines (2009)
West Dorset Landscape Character Assessment (2009)
AONB Management Plan 2019-2024
Dorset AONB Landscape Character Assessment

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The proposed development is for the erection of a marquee to function as a restaurant and events space sought for a temporary period of five years. The marquee would be located within the existing walled garden of which the walls are grade II listed and therefore there are restrictions but level access to the site is provided. Also, the proposed car park does include 4 accessible parking bays adjacent to the pedestrian route to the marquee and a accessible toilet within an existing structure (toilet block) next to the north access to the Walled Garden.

13.0 Financial benefits

- Jobs created from restaurant use.
- Spending in local economy from visitors to the restaurant/event space.
- Supply of goods from local area.

14.0 Climate Implications

The proposed development is for the erection of a marquee to function as a restaurant sought for a temporary period of five years. The proposed marquee would result in an increase in vehicle movements to the site however this has to be weighed against the benefits of the scheme. The proposal also includes the provision of cycle parking and 2 electric car charging points.

15.0 Planning Assessment

Principle of Development

15.1 The proposed development is for the erection of a marquee to function as a restaurant sought for a temporary period of five years and the provision of a car parking area consisting of 49 spaces within the Parnham Estate. Local Plan policy SUS 2 deals with the distribution of development and seeks to achieve more sustainable development by locating *“a greater proportion of development at the larger and more sustainable settlements”*. The policy sets out the approach to the distribution of development in relation to a three-tiered spatial strategy. The highest priority locations for new development (i.e. the top tier of the spatial strategy) are the *“main towns of Dorchester and Weymouth”*. Elsewhere, the *“market and coastal towns of Beaminster, Bridport, Lyme Regis, Portland and Sherborne and the village of Crossways will be a focus for future development”* (i.e. the second tier of the spatial strategy). Development in rural areas is directed to settlements with defined development boundaries (DDBs) and must take place at an appropriate scale. The Parnham House Estate lies to the south of Beaminster (a second tier settlement) and is outside the DDB. The policy strictly controls development outside DDB's but does in principle allow tourism development, subject to the more detailed requirements of other specific policies of the plan.

15.2 The marquee restaurant use which would allow for the use of the space for occasional events is proposed (in addition to holiday accommodation subject of other planning applications) as part of the intensification of an existing hospitality business based around the historic property. The proposed marquee would mean that the historic estate can diversify its income in order to generate funds to support the ongoing viability of the estate. A growing number of traditional country estates now supplement their income through funds generated by visitor attractions including opening the house, or garden to the public, providing holiday accommodation, offering hospitality or hosting leisure pursuits or events. Marquees in particular are not an alien feature within the grounds of country house/estates in order to be able to diversify, especially given their temporary nature. Local plan policy ECON 5 sets out that proposals for new, or extensions to, tourism attractions and facilities will be encouraged and supported, particularly where they would *“provide wider environmental benefits, such as helping maintain an historic building”*. The proposed

marquee is therefore considered acceptable in principle due to the need to generate income for the maintenance and management of the Parnham Estate for a temporary period subject to all other planning considerations as set out below. The proposal would be tied to Parnham House by legal agreement to ensure it cannot be sold off separately thus continuing to contribute to the income for the estate for the 5 year period and on that basis would accord with Policy ECON 5 of the Local Plan.

Residential Amenity

15.3 The proposed development involves the erection of a marquee to be used as a restaurant for a period of 5 years and the provision of a car parking area consisting of 49 spaces. The proposed marquee would be located within the walled garden and would be located in close proximity to the existing residential units that are in the same ownership and are also part of the existing accommodation schedule for the hospitality business at Parnham Estate. There are other residential properties either not within the same ownership or do not form part of the accommodation schedule which are located further away from the proposal, with the closest approximately 360m away. Environmental Health were consulted on the application and considered that the proposed restaurant use has the potential to introduce significant noise and odour sources to nearby residential dwellings. It was considered that an odour assessment and noise report were required. An odour assessment was submitted and considered satisfactory by Environmental Health who requested a condition to ensure the proposed mitigation measures included in the report are implemented. A noise report has also been submitted and is under review by Environmental Health hence the recommendation to delegate authority subject to that review and any suitably worded conditions required.

15.4 The proposed car parking area is also considered to be located sufficient distance away from residential dwellings and would not result in a significant adverse effect on residential amenity. The proposal would result in an increase of users on the existing driveway accessing the proposal from the northern entrance however there is no current restriction on vehicle movements, and it would be no different from living in close proximity to any road, with the potential intensification of the use of the track not being so detrimental to residential amenity as to warrant the refusal of the application.

Visual Amenity and Heritage Assets

15.5 The proposed development is for the erection of a marquee to function as a restaurant sought for a temporary period of five years and the provision of a car parking area consisting of 49 spaces with the estate of Parnham House. The proposed marquee and kitchen service structure would be located within the walled garden on the existing tennis court. Both are designed to be temporary structures, which would have a light touch with no permanent foundations required. The kitchen

service unit would be flat roofed modular design with timber boarded cladding resulting in a modest, low profile structure. The kitchen service unit would include a flue stack (required as part of the Odour Risk Assessment) that would be 3.7m high above finished floor level. The proposed marquee would consist of sail cloth fabric, a colour has not been stated but the example pictures show a white/cream colour. A condition would be placed on any approval granted for the details of the sail cloth fabric. The marquee would be fairly substantial but would not occupy the whole of the tennis court area. Its tented form of roof would be visible in its upper parts above the garden walls.

15.6 Historic England were consulted on the proposal and in response to their initial comments amendments were made to the scheme including the removal of an earth bund proposed to the car parking which was replaced with the creation of a cut-and-fill ha-ha with a stone revetment wall and the removal of an additional section of access drive. Historic England concluded that whilst they consider the design of this development and its physical impact on its surroundings to be largely acceptable, there is still a need to take account of its cumulative impact when aggregated with that of other concurrent applications. They go on to set out that despite their opposition to the approval of piecemeal permanent development at Parnham, they would not object to a temporary approval of this application – if it was securely tied to the submission of an overall masterplan and could demonstrably provide associated heritage benefits. Historic England's comments relating to an overall masterplan are noted however the application can not be refused on the basis of a lack of a masterplan for the estate and as such the application needs to be considered as submitted.

15.7 The application site has the potential to impact on the significance of the following heritage assets and any contribution made by their setting:

- Parnham House, grade I
- Stable Block North of Parnham House, grade II*
- Parnham House Registered Park & Garden (RPG), grade II*
- Kitchen Garden Walls N of Parnham House, grade II
- Ice House 100 Yards NNW of Parnham House, grade II

15.8 In relation to Parnham House and the Stable Block north of Parnham House it is not considered that the proposals will result in any change to the spatial and functional relationships or group value of the assets. There may be some resulting intervisibility between the upper levels of the stable block and the marquee but the structure is temporary, lightweight and not entirely alien to a country-house garden. The proposed car park owing to its distance away and the intervening kitchen garden and mature screen trees, would mean there is no intervisibility between the site of the proposed car park and either of these heritage assets. The Senior Conservation

Officer concluded that the proposals would result in no harm to the asset's significance including alongside the concurrent applications being considered (river lodges and orchard rooms).

15.9 In relation to the Parnham House Registered Park & Garden, the kitchen garden forms a prominent, formal element within the wider RPG and forms a natural northward extension of the house. The proposed marquee, service structure and works to the tennis court surface are not considered to impact on the contribution of the kitchen garden to the wider artistic or historic interests of the RPG. The site for the proposed car park is situated approximately 70m north of the kitchen garden, from which it is spatially and visually separate owing to the mature tree planting. Currently car parking is available in the area to the immediate W of the kitchen garden (the site for the proposed river lodges) and so the proposed car park, although larger would replace this current provision and remove it from the environs of the kitchen garden and stable block.

15.10 The car park site will be partly visible in filtered views from the rights of way to the west of the river Brit, including W21/59, W21/58 and W21/64. Being at a higher elevation, the latter in particular offers filtered views (mainly in winter) in which the car park site and the long sweep of the north formal drive are co-visible and is one of the views in which the significance of the RPG can be understood and appreciated. However, the scheme includes additional planting to fill a gap in the mature tree boundary around the site and taking this into account and the nature of the current views it is not considered that the proposed car park will be a detracting or distracting element in this view to any extent that the contribution to the significance of the RPG would be diminished. Views are also possible towards the car park site from both directions on the north drive. Currently, the site is partially hidden by a grass bund, but any miscellaneous waste vegetation is visible. The proposals include the recontouring of the grass bund, the creation of a cut-and-fill ha-ha with a stone revetment wall and additional planting above to provide further screening. Subject to details on these matters, the greater concealment of this part of the site from the north drive, with or without a car park, would be beneficial to the appreciation of the RPG. The Senior Conservation Officer concluded that the proposals will result in no harm to the asset's significance even when considered alongside the concurrent applications.

15.11 In relation to the Kitchen Garden Walls north of Parnham House, the assets' significance includes their strong sense of enclosure and spatial/visual relationships with Parnham House, their strong group value and the dominance of walls as experienced from the riverside area within the RPG. The proposal will introduce a prominent visual element within the walled garden but this is not considered to result in harm to the identified interests of the kitchen garden walls. The proposed design and materials are modern and reflective of their temporary nature and are therefore subject to condition considered acceptable. It was concluded that the proposals will

result in no harm to the asset's significance even when considered alongside the concurrent applications.

15.12 In relation to the Ice House, the site for the proposed marquee is within the confines of the kitchen garden and is therefore spatially and visually removed from the Ice House without effect on its contributory setting. The proposed car park is situated approximately 40 m to the E of the Ice House. Notwithstanding this relative proximity, the car park is separated from Kennel orchard, and therefore the Ice House, by a band of mature trees. This does not only provide visual screening, but provides a distinction between the two areas, one being the reinstated (in the 2000s) orchard, and the other being the more agricultural character of the west side of the park. Therefore, in this case it is not considered that the proximity of the car park results in a reduction in an ability to understand and appreciate the Ice House as an element isolated from the house and other ancillary areas. Therefore, the Senior Conservation Officer concluded that the proposal would result in no harm to the significance of the Ice House even when considered alongside the concurrent applications.

15.13 Given the above the proposals would result in no harm to the significance of the designated heritage assets and so neither NPPF para 201 nor 202 is considered to be engaged.

Area of Outstanding Natural Beauty

15.14 The Parnham Estate is located within the Grade II* Historic Park and Garden of Parnham House and lies within the Dorset Area of Outstanding Natural Beauty. NPPF paragraph 177 sets out that "when considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest". This application is not considered to meet the threshold of major development in line with NPPF footnote 60 "taking into account its nature, scale and setting, and whether it could have a significant adverse impact" as the proposal is for the erection of a marquee for a period of five years and therefore is temporary and a car park within the context of Parnham House and its associated outbuildings and structures.

15.15 The Senior Landscape Architect was consulted on the application and requested the submission of a Landscape and Visual Assessment of the proposed development which was provided. The proposed marquee and associated kitchen service unit would be located within the walled garden on the existing hard surface tennis court and the proposed car parking area to the north within the registered park and garden. The Senior Landscape Architect considered that only filtered views of the upper portions of the proposed marquee are likely to be visible from the

bridleway whilst the proposed car park would have a significant physical impact on the bridleway and a significant visual impact on the users of the bridleway and the footpaths to its west because of its close proximity and the open and framed views to it. The proposed car parking area would have a porous gravel surface finish with the vehicle access being surfaced with chip seal a bound gravel surface. Whilst the concerns regarding the marquee are noted it is considered it is designed to be a temporary structure located within the walled garden and thus visually contained, it is also considered that marquees are a fairly common feature in the grounds of such estates to provide space for events and therefore the impact in this case is considered acceptable. The Senior Landscape Architect considered that the grade II* listed park and garden is not an appropriate location for the 49 space car parking area. However, it is considered that the location of proposed car parking area has been chosen to be discreet as possible benefiting from established trees to the rear of the site and that to service the proposed development car parking is required given the location of the site. The Senior Landscape Architect also raised concerns regarding the cumulative impacts of the current proposals subject of other applications (4 no. river lodges and 6 no. orchard rooms) however the cumulative impact of the three planning applications currently under consideration is considered acceptable given their varying and relatively discrete locations within the Parnham Estate. Comments were also made by the landscape officer that a cumulative assessment of any possible future enabling development should be considered. However, this is all speculative at the current time and until any planning application is submitted this cannot be considered. However, it should be noted the impact of the current proposals if they were to be granted would be a consideration of any future applications.

Highway Safety

15.16 The proposed development would be accessed from the A3066 via the northern entrance closest to Beaminster, along the existing driveway to the proposed 49 space car parking area – part of the existing drive between the proposed car park and the one way loop to its northeast would be widened to allow two vehicles to pass. The proposed car parking area will include the provision of 4 accessible parking spaces, 7 parking spaces would be dedicated to the proposed lodges (subject of a separate application) and 8 cycle stands would be located to the north of the walled garden. A number of concerns have been raised by third parties in relation to highway safety and the use of the northern entrance to access the proposal in particular due to the increased vehicle numbers. Highways were consulted on the application and considered that the access arrangements were acceptable in terms of vehicular visibility provision and ability for vehicles to pass each other when entering and existing and sufficient car parking would be provided. Highways raised no objection subject to conditions for the provision of the manoeuvring, parking and servicing areas to be provided as shown and the provision

of the visibility splays as submitted both of which would be conditioned on any permission granted.

15.17 NPPF para 112, e) sets out that applications for development should “be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations”. The proposed development would include the provision of 2 electric car charging spaces which would be secured by condition and is considered proportionate to the nature of the proposal.

Biodiversity

15.18 The proposed development involves the erection of a marquee to be used as a restaurant for a period of 5 years and the provision of a car parking area consisting of 49 spaces. A biodiversity plan has been submitted which sets out mitigation measures including shrub, hedge and tree planting and enhancement including bird and bat boxes to be erected. The Biodiversity Plan also states “no external lighting will be installed within the car park” this would be secured by condition on any approval granted. The biodiversity plan is currently under review by the Natural Environment Team although they have indicated that the development would be able to be mitigated for hence the recommendation to delegate authority subject to that review and any suitably worded conditions required.

Flood Risk

15.19 The proposed marquee would be located within the existing walled garden, and would fall within flood zone 1, an area of very low risk of flooding. The proposed car parking area would however fall within flood risk zones 2 and 3 and is therefore considered to be at risk of flooding from the River Britt. However, the siting of the proposed car parking area is to minimise impacts on the registered park and garden and the setting of Parnham House and its associated structures, whilst also being near the existing internal driveway. A car park is also considered to be a less vulnerable use and therefore on balance its location within flood zones 2 and 3 is considered acceptable in this case. A condition would be placed on any permission granted for the development to be carried out in accordance with the flood risk measures included in the submitted Flood Risk Assessment, dated 23rd July 2021. The proposed car parking area is also located within an area at risk of surface water flooding and the supporting information to the application sets out that SuDS feature would be implemented to reduce further surface water runoff. To ensure such a SuDS feature a condition would be placed on any approval granted for a drainage scheme to be submitted and agreed.

Trees

15.20 The proposals are split over two areas connected by a proposed walkway along an existing track. The main site for the proposed marquee is located within the walled garden and the second site is a 49-space car parking area with a new access drive system to facilitate the car park. The proposed marquee would be located within the walled garden, there are trees around the garden that are managed as topiary trees. Concerns were raised by the Tree Officer regarding the proposed car parking area and that there had been no consideration for existing trees with parking bays located within the tree canopy spread. In response to the concerns raised an amended Arboricultural Method Statement was submitted. The statement concluded that no trees would be required to be removed, that several parking bays and part of the access track would be located within the root protection area (RPA) of several trees and several parking bays are proposed to lie under the canopy of existing trees with some pruning required. The Tree Officer was re-consulted and raised no objection subject to conditions for a supervision statement, for the development to be carried out in accordance with the method statement provided and a landscaping scheme to be submitted and agreed.

Right of Way

15.21 A bridleway W21/56 runs through the Parnham Estate. The existing access track/driveway currently crosses the right of way but the proposal would result in an extension to the access track that crosses the right of way. However, this is not considered to significantly impact on the use of the right of way and an informative would be added to any permission granted to ensure the right of way is kept open and unobstructed.

Environmental Impact Assessment (EIA)

15.22 Following consideration of the relevant selection criteria for screening Schedule 2 development presented in Schedule 3 of the EIA regulations, it was concluded that the proposed development is not likely to result in significant environmental impacts. Therefore, the Planning Authority hereby adopts an EIA screening opinion that an EIA is not required in this instance.

16.0 Conclusion

16.1 The proposed marquee is considered acceptable in principle due to the need to generate income for the maintenance and management of the Parnham Estate for a temporary period.

16.2 The proposal is considered to result in no harm to the significance of the heritage assets.

16.3 On balance the proposal is considered acceptable in relation to neighbouring amenity, the AONB, highway safety, biodiversity, flood risk and trees.

17.0 Recommendation

A) Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to grant subject to the submission of a satisfactory Biodiversity Plan to be reviewed by the Natural Environment Team (NET) and the addition of any suitably worded conditions relating to it, the submission of a robust noise assessment to be reviewed by Environmental Health and the addition of any suitably worded conditions relating to it, planning conditions as set out in this report and the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the tying of the development to Parnham House and Estate so that it cannot be sold off separately.

And the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Location Plan – drawing number 101-A-B3-PR-001

Proposed Location Plan – drawing number 101-A-B3-PR-000

Restaurant Marquee Proposed Site Plan – drawing number 101-A-B3-PR-003

Restaurant Marquee Proposed Ground Floor Plan – drawing number 101-A-B3-PR-100-FI

Restaurant Marquee Proposed Elevations – North & South – drawing number 101-A-B3-PR-200 A

Restaurant Marquee Proposed Elevations – West & East – drawing number 101-A-B3-PR-201 A

Restaurant Marquee Proposed Ground Floor Plan – drawing number 101-A-B3-PR-100

Restaurant Marquee Proposed Roof Plan – drawing number 101-A-B3-PR-101

Parking Proposed Site Plan – drawing number 101-A-B3-PR-002-PA A

Proposed Parking Site Section – drawing number 101-A-B3-PR-003-PA

Parking Proposed Finishes Plan – drawing number 101-A-B3-PR-002-FI A

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. Planning permission for the marquee and kitchen service structure is limited to a period of 5 years from the date the permission is issued. Thereafter, the marquee and kitchen service structure (including all ancillary equipment) hereby permitted shall be removed in its entirety within 5 years and 3 months from the date the permission is issued and the land restored to its former condition.

Reason: To ensure that the development and its impacts are temporary in nature.

4. The development hereby approved shall be carried out and maintained in accordance with the mitigation requirements as detailed in the submitted Kitchen Odour Risk Assessment, dated 20 June 2022. The mitigation requirements as detailed in the Kitchen Odour Risk Assessment shall be installed prior to the first use of the marquee.

Reason: In the interests of neighbouring residential amenity.

5. The marquee hereby approved shall not be erected until details and a sample of the marquee sail cloth material and boarding has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with the agreed details.

Reason: In the interests of the appearance of the development and the surrounding area.

6. The kitchen service structure hereby approved shall not be erected until external materials details for the walls and roof shall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with the agreed details.

Reason: In the interests of the appearance of the development and the surrounding area.

7. The ha-ha retaining wall and car park surfaces including means of marking out bays shall not be installed until details and samples of the walling and surfacing materials have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with the agreed details.

Reason: In the interests of the appearance of the development and the surrounding area.

8. Prior to commencement of any works relating to the car parking area details of the proposed recontouring to the car park grass bund shall be submitted and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with the agreed details.

Reason: In the interests of the appearance of the development and the surrounding area.

9. No external lighting shall be erected on the marquee or surrounding the marquee hereby approved without a lighting scheme having first been submitted to and agreed in writing by the Local Planning Authority. Thereafter, any lighting must be installed and used in accordance with the agreed details.

Reason: In the interests of visual amenity and neighbouring amenity.

10. Prior to commencement of any works relating to the car parking area a meeting will be held with the Local Planning Authority to agree the contents of an arboricultural supervision statement. The arboricultural supervision statement shall include the content agreed at the meeting and then be submitted to and agreed in writing by the Local Planning Authority prior to the first use of the car park. The development shall be carried out in accordance with the approved arboricultural supervision statement.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

11. The development hereby approved shall be carried out in accordance with the details to protect and manage the trees before, during and after development as set out in the Arboricultural Method Statement, Version 2, dated February 2022.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

12. Prior to commencement of any works relating to the car parking area samples of the cellular confinement system to be used, including the samples of the cell infill aggregate, which shall consist of 4-20mm clean angular granite or flint and shall not be of a calcareous nature shall be submitted to and agreed in writing, by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

13. Prior to the first use of the car parking area hereby approved a soft landscaping and planting scheme shall be submitted to, and agreed in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the first planting season November-March following completion of the car parking area or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include details of all trees, hedgerows and other planting to be retained; a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of proposed protective stock/deer proof fencing and the provision for maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years. Maintenance and replacement as necessary of the trees and shrubs shall be carried out in accordance with the approved soft landscaping and planting scheme.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or landscape features.

14. Prior to the first use of the marquee the areas shown on the submitted plans and transport statement for the manoeuvring, parking, loading and unloading of vehicles shall have been surfaced, marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

15. Prior to the first use of the marquee the visibility splay areas as shown on the submitted plans and transport statement must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

16. The development hereby approved shall be carried out and maintained in accordance with the flood risk measures as detailed in the submitted Flood Risk Assessment, dated 23rd July 2021.

Reason: In order to safeguard the development from unnecessary flood risk.

17. Prior to the first use of the marquee 2 electric car charging parking spaces shall be made available within the car park hereby approved and permanently retained as such thereafter.

Reason: To promote the use of more sustainable transport modes.

18. Prior to commencement of any works relating to the car parking area a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction and a timetable for the implementation of the scheme, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details and timetable for implementation.

Reason: To prevent the increased risk of surface water flooding.

19. No external lighting shall be installed within the car parking area hereby approved.

Reason: In the interests of biodiversity.

Informatives:

Informative: NPPF

Informative: Legal Agreement

Informative: Drainage

The drainage plan shows a new connection from the service structure to the existing foul water drain and sewage treatment plant. The applicant must ensure that the existing sewage treatment plant has the capacity for this proposed additional connection.

Informative: Contact Dorset Highways

The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

Informative: Rights of Way

The applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Developments, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect.

B) Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to refuse planning permission for the reasons set out below if the agreement is not completed within 6 months if the committee resolution or such extended time as agreed by the Head of Planning or Service Manager for Development Management and Enforcement:

1. In the absence of a satisfactory completed legal agreement to secure the tying of the development to Parnham House and Estate, to ensure it cannot be sold off separately, the development cannot be considered to be an intensification of an existing hospitality business and there would be no certainty with regards to the development assisting the ongoing viability of the estate and as such would result in development with the potential to generate a significant number of vehicular movements in an unsustainable location outside of any defined development boundary without justification for its location and would therefore be contrary to Policy SUS 2, Policy ECON 5 and the Spatial Strategy of the West Dorset, Weymouth and Portland Local Plan (2015).