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From: laura heath
Sent: 04 July 2019 07:46
To: Ailsa Teasdale
Cc: Andrea Long
Subject: FW: NYM2019/0299/FL & NYM2019/300/LB - Egton Manor

Dear Ailsa,

I'm going to answer what I can now as I'm on a time limit to let the clients know about the planning permission and very keen to get this done as soon as possible.

Access/Parking:

- We've had larger weddings here. What we noticed is that friends and family tend to travel together along with a lot of guests choosing to leave their cars at their accommodation and walk here.
- However, we don't want to rely on this being the case every time. The woodyard would remain a sawmill, but no activity would take place on event days. The woodyard is very big and can be seen on the map. The Manor's gravel parking area is approx 22 meters x 14 meters and this does not include the parking areas around the Manor complex.
- We are lucky in that we own "Dog Kennel Field" the other side of the woodyard (and opposite the Manor on the toll road). I estimate this field to be 3 acres. It has direct access onto the toll road.
- Any car exiting our venue will leave from Barnards Toll road.
- From an operational perspective, we will never have a yoga/business/wedding event on the same days as the shooting. I don't mind at all this being a condition.
- We are also happy to have our events times so they do not clash with the two church

service times or pick up/drop off of the two village schools. Weddings, which will be the biggest events, are likely to take place on Saturdays which is outside of school times. Church services taking place on Saturdays are likely to be weddings which could be connected to a reception at the manor. Other events - business meetings, yoga retreats are unlikely to be of a size that would cause congestion in this location but also would be unlikely to clash with school times.

- Coaches can park in the woodyard, although we do not anticipate much coach use. We are far more likely to use local mini bus services. The mini buses (being local) would tend to be a drop off/pick up service, but there would be parking available for them in the woodyard if needed.

Noise:

- This is also our family home and we like many of our neighbours, so noise has been carefully considered.

- The majority of events will take place inside the buildings.

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- We anticipate noise for the yoga retreat/business conferences to be negligible.
- For the weddings and other potential events. We believe most people will chose to have them in the Manor complex owing to the fact that it will be more cost efficient. The Manor complex walls are made of stone and are very thick. The dance floor would be situated in the heart of the complex. Above it is the second floor of the building and above this a pantile roof. Noise breakout occurs when the doors are opened to the courtyard. The courtyard faces our house (the manor) so any noise impact will effect us. Behind the Manor complex are a further set of stone buildings (the stables and cottage) with no doors from the dance floor opening in this direction. Beyond that is the stone wall and trees and then the toll road.
- When playing the music in this area at 85 dbc with a maximum peak of 105 dbc, the noticeable interference was in the courtyard and no - where else. We measured sound at 3 different points on the road nearest to the 3 residential dwellings
- To ensure we have full control of the sound/noise we would implement our own noise management plan which would be as follows:
- For any marquee events, the marquee would be located in the sunken garden, surrounded by a stone wall and the river. The location can be seen on the plan. The zone array speaker system is a system of small speakers of approx 60cm x 60 cm that are hung directly above the dance floor. It is an expensive system, but has the best results in controlling the bass frequency and break out noise.

- A "responsible sound monitor" will be appointed from our team for every event, from start to finish.
- Our own in-house DJ who will keep the sound system to the required level. Significantly turning the music down at 11.30pm and all music strictly turned off at midnight. The speakers will be directed away from any opening and towards the dance floor itself. Requests to turn any music up or go past the cut off time would not be allowed under any circumstances.
- Any live music wanted by the client will have a strict cut off time of 10pm. Drum kits cannot be amplified and sub bass bins cannot be used.
- Our contract will be very clear on the noise levels and cut off times, along with our initial meeting with the potential client. We will not hesitate to switch power off if for any reason our instructions or our DJ is ignored.
- Clear lines of communication will be made from us as the venue to any live band being booked and their agreement sought in writing on our sound requirements.
- A contact number will be provided for our neighbours for the sound monitor should there be any concerns, pre, during or post the event
- Happy for conditions to be imposed in respect of noise limits and hours of operation/cut off times

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Drainage:

- We are supplied on mains water.
- We run approx 26 shoot days a year. The events would be on top of these shoot days so would bring the days up to approx 50 days a year.

Foul drainage assessment - I'll work on that this week and get the information

I will get advice on any potential drainage problems around the tennis court. However, I will be reinstating all the original gravel paths that will run around the tennis court.

I will get a more detailed report on the septic tank.

I do know that the septic tanks here were built to cater for a 40 bedroom house plus all the staff (times have changed) - In in our response we did state that the original tanks were built to cater for the Manor when it was considerably larger.

No extra outside lighting. Our dark skies will be part of the sales pitch and we don't want to interfere with that. The paths will be lit with low light solar panels or tea lights.

10% renewables. As discussed, there is already, lights, electric points and central heating.

We shall make a note of this in the updated application. I would like the park to consider (and I think this would be a separate application) us putting solar panels (hidden) on the flat roof created in 1979, so hopefully, for all the problems they have caused, they will have a purpose! If you still require an assessment it would be helpful for us to see another applicants assessment so we can see how it needs to be done if still required.

Disabled access. This will be written into the application. A wooden ramp (acceptable to building regs) will be placed at the entrance door if needed for access to the Manor Complex. another wooden ramp will be built for access to the disabled toilet.

The Garages. Currently used as agricultural and business storage and will remain this way

for the foreseeable future.

Numbers of guests. I need permission for number of guests to go up to at least 160 for the marquee and 80 seated for the interior of the manor complex. Parking facilities (including dog kennel field will easily accommodate this). We anticipate that yoga groups and business events will be numbers of 8-16 and Weddings will rarely go above 120, however we would like to have the option to accept parties up to 160.

Any issues with the above, please could you let me know as soon as possible so we can work to fix them.

Best wishes

Laura

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