

APPLICATION NO PA/2010/0180

APPLICANT Kingham Catering Co Ltd

DEVELOPMENT Planning permission to change the use of a dwelling to a hotel

LOCATION The Rectory, High Street, Wroot

PARISH WROOT

WARD Axholme South

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Member 'call in' (Councillor Stewart)

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled and permission only granted for development which is:

- (i) essential to the efficient operation of agriculture or forestry;
- (ii) employment-related development appropriate to the open countryside;...
- (iv) essential for the provision of local community facilities;
- (v) for the re-use and adaptation of existing rural buildings;...

Policy T2 (Access to Development) states that all developments must be provided with a satisfactory access.

Policy R14 (Hotel and Guest House Accommodation) states that in the open countryside outside defined settlement boundaries, planning permission will be granted for:...

- (iii) the change of use of residential premises provided that the development proposed:
 - (a) is compatible with its surroundings in terms of siting, scale, design, materials and landscaping;
 - (b) does not have an adverse impact on the character and appearance of the open countryside;
 - (c) would not be harmful to highway safety or have a detrimental impact on the free flow of traffic on the adjacent highway network;
 - (d) does not harm neighbouring residential amenity.

Policy DS4 (Changes of Use in Residential Areas) states that within residential areas favourable consideration will be given to proposals for a change of use from residential to other uses, provided the development will not adversely affect the appearance or character of a residential area or residential amenity by virtue of noise, vibration, traffic generation, reduction in road safety, odorous emissions or other adverse environmental conditions.

Policy DS1 (General Requirements) also applies.

CONSULTATIONS

Highways: Express concerns over other ancillary uses associated with the hotel in that large functions with concentrated movements are likely to create an issue at the access points. Also state that inadequate information has been provided to advise further comments.

PARISH COUNCIL

Object to the following grounds:

- The access is off a shared drive.
- The access is on a blind bend.
- The number of parking spaces (33+) would indicate that the premises are likely to be more than five bed and breakfast units, and the size of the grounds could lead to many external activities with the potential for noise nuisance.
- There is a restrictive covenant on the land.

PUBLICITY

Neighbouring properties have been notified. Six letters of objection have been received raising the following material issues:

- smells from cooking
- litter
- traffic-parking issues
- noise and disturbance, especially if marquees, from traffic movements
- loss of privacy
- dangerous access
- impact on shared private driveway

Another issue raised is that there is a covenant on the property restricting the use. However, this is not a material planning consideration and therefore cannot be taken into account.

ASSESSMENT

This property is a large former rectory, currently used as a dwelling. It is set in large grounds and set back from the road. The site is accessed via a shared driveway, with a steep, narrow driveway leading to the house. The driveway adjoins a neighbouring dwelling and is separated from the side wall of the house by less than 5 metres. There is a 1.8 metre high fence along the boundary. The access is located on a bend but visibility is adequate.

Although the application initially only stated that planning permission was being sought to change the use of the dwelling to a five-bedroom hotel, further correspondence with the applicant has revealed that it is intended to hold functions such as weddings and christenings at the property which could involve the use of a marquee to hold up to 150 people. It is anticipated that such events would finish at 11 to 11.30pm. The applicant has also confirmed that whilst it is not intended to open a restaurant at the moment it is proposed to hold private dinner parties, generally for hotel guests.

The main issues in determining this application are whether the proposed change of use would have an adverse impact on the amenity of neighbouring properties and whether the access is considered acceptable in terms of highway safety.

In principle the creation of a small five-bedroom hotel-type facility would be acceptable in this location in terms of access, highway safety and amenity, but it is the associated activities that raise concerns on grounds of access and amenity.

Consultation responses have been received from the following internal council departments: Tourism – support the application; Environment Team (public rights of way officer) – no objections; and Environmental Protection – no objection subject to conditions.

With regard to access, it should be noted that a historical access also exists to the property, which is located further along High Street, and not on a bend. This access is not as narrow or as steep as the principal access and does not appear to currently be 'in use'. This access is located between two residential properties. It is not considered that either of the existing access points are suitable for potentially a high volume and concentration of traffic by way of impact, noise and disturbance to the occupiers of neighbouring properties. The suitability of the accesses in terms of highway safety cannot be adequately assessed without a traffic statement. However, notwithstanding the absence of this document it is not considered the principal access would be appropriate for the proposal.

In terms of impact on neighbouring properties, as stated above, it is considered that both the proposed accesses would cause an unacceptable level of noise and disturbance to the occupiers of neighbouring properties. It is also considered that functions held outside the building could result in an unacceptable level of noise and disturbance to nearby residents.

RECOMMENDATION Refuse permission for the following reasons:

1.

The proposed change of use to a hotel, together with associated events, functions and activities, would have an adverse impact on the amenity of neighbouring properties by way of noise and disturbance. The proposal is therefore contrary to policies DS1, DS4 and R14 of the North Lincolnshire Local Plan.

2.

The proposed vehicular accesses to the site are considered unacceptable for the number and concentration of traffic movements to and from the site by way of highway safety and adverse impact on the living conditions of neighbouring properties. The proposal is therefore contrary to policies DS1, DS4, R14 and T2 of the North Lincolnshire Local Plan.



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Highways and Planning Service

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