

APPLICATION NO	PA/2011/0578
APPLICANT	Mr J & Mrs K Anderson
DEVELOPMENT	Planning permission for the change of use from residential to hotel and residential with associated alterations, and to erect a detached garage
LOCATION	Cleatham Hall, access road to Cleatham Hall, Cleatham, Manton
PARISH	MANTON
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest Objection by Manton Parish Meeting

POLICIES

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

North Lincolnshire Local Plan: Policy DS1 (General requirements) sets out the criteria against which all developments will be assessed. This includes design, amenity, conservation, resources, utilities and services. A high standard of design is expected in all developments in both built-up areas and the countryside.

Policy RD2 (Development in the open countryside) states that development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is essential for the purposes of agriculture or requires a countryside location, is employment-related appropriate to the open countryside, or provides community or recreational facilities. Such development must not be detrimental to the character of the area, create highway safety problems and cannot reasonably be accommodated within a settlement boundary.

Policy RD6 (Re-use and/or adaptation of rural buildings for industrial and commercial uses in the open countryside) permits the adaptation of rural buildings to alternative uses provided that the building is capable of conversion, the existing use will not need to be replaced elsewhere, does not prejudice settlement vitality, the conversion, together with any extensions, is in keeping with the character of the original building and will not lead to a loss of habitat for protected species.

Policy R14 (Hotel and guest house accommodation) permits the conversion of dwellings in the open countryside to hotels, provided that the proposal is compatible with its surroundings, does not have an adverse effect on the character and appearance of the open countryside, would not be detrimental to the surrounding highway network and does not harm residential amenity.

Policy LC5 (Species protection) seeks to prevent development proposals that would be harmful to protected species and their habitats.

Policy LC6 (Habitat creation) seeks to provide new habitats for protected species where appropriate.

Policy HE5 (Development affecting listed buildings) permits alterations and extensions to listed buildings where they help to preserve, restore and ensure the continued use of the building, with the emphasis being on the need to preserve and enhance the fabric and character of the building.

North Lincolnshire Core Strategy: Policy CS1 (Spatial strategy for North Lincolnshire) supports thriving rural communities and a vibrant countryside through the protection and enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism.

Policy CS2 (Delivering more sustainable development) seeks to restrict development that is essential to the functioning of the countryside, which might include uses related to agriculture, require a countryside location or which will contribute to the sustainable development of the tourism industry.

Policy CS3 (Development limits) permits development outside defined development limits provided that the use is related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy CS6 (Historic environment) requires all new development to respect, conserve and enhance North Lincolnshire's historic environment including historic buildings, listed buildings, parks and gardens, ancient monuments and archaeological remains.

CONSULTATIONS

Highways: No objections subject to conditions (5 and 6).

PARISH MEETING

Object to the proposal on the grounds that the single track road to the site is inadequate to deal with the potential increase in traffic, which could possibly go from 40 a day as existing to 200 plus and with no passing places would have a significant impact on the quiet rural environment.

The increase in road traffic would be dangerous to the many walkers and horse riders in the area as there are no footpaths.

PUBLICITY

Advertised by way of site notice, press notice and letters sent to neighbouring properties.

One letter of support has been received which outlines the benefits of bringing tourism and jobs to the area, and that it is not felt that the proposed use would have a detrimental impact in terms of noise.

Letters of objection have been received from 20 properties in the locality which raise the following issues:

- the use of a marquee would spoil the character of the listed building and cause noise pollution in this relatively quiet rural hamlet, particularly in the summer when most weddings take place
- the potential increase in traffic is unacceptable with the existing narrow lanes providing no passing places, resulting in cars driving up the steep verges; the roads would not cope with the additional traffic
- the increase in traffic would reduce access for emergency vehicles
- light pollution would occur from the use extending in to the night and with the use of fireworks
- the drainage system is inadequate and the septic tank would not cope with the additional use, and there is concern that a well in the rear yard would be polluted
- there would be noise in the grounds as well as the building which would be detrimental to residential amenity
- the proposal is unsustainable and contrary to policies RD2 and RD9, and there are other venues in the area that could be used for weddings – there is no need for another one
- if approved, the proposal would set a precedent for other similar buildings in the open countryside
- there is no public transport in the area
- bats, barn owls and buzzards are evident in the area and have not been acknowledged in the application – the noisy activities would have a detrimental impact on wildlife
- the level of car parking has been underestimated
- the hours of work have not been shown
- do not consider that the listed building is under threat and the development is not necessary to protect its future
- not convinced that significant jobs would be created
- the tourism element is more detrimental to the area than a benefit and would mar the area
- the hall is not large enough to cater for weddings and would need a marquee to accommodate guests
- the proposal would have a detrimental effect on the open countryside
- request a committee site visit

ASSESSMENT

Cleatham Hall is a large detached dwelling located in the open countryside. It is a grade II listed building set in substantial landscaped gardens. There are a number of residential properties relatively close to the application site. The current proposal is to change the use of the dwelling to a hotel, erect a ground floor extension to the house to form an orangery, and erect a detached double garage in the rear courtyard. The property has seven bedrooms in total, five of which are proposed to be guest bedrooms with en suite facilities. The remaining two bedrooms would be retained as part of the private living quarters for the owners. The proposal also involves using the proposed hotel to perform wedding ceremonies and hold receptions, and convert an attached outbuilding into offices and toilet facilities. The application did include the use of a marquee, however this has now been omitted from the scheme. When the property is not being used for weddings, the rooms would be used for bed and breakfast accommodation, and the ground floor facilities for business meetings/conferences. Additional car parking facilities are also included in the scheme.

The main issues in determining this application are whether the proposed use would have a detrimental impact on the amenities of nearby residents, highway safety, the character and appearance of the listed building and the countryside, and protected species.

The proposal involves the conversion of a listed dwelling in the open countryside to a mixed commercial and residential use as described above. PA/2011/0601 also on this agenda is the associated application for listed building consent to alter the building. The applicants have stated in the supporting information that there would be up to 20 weddings a year, each with between 20 to 100 guests. A car parking area of 50 spaces is proposed just outside the formal garden area. Although the site is located in the open countryside, there are a number of residential properties in the area that form the hamlet of Cleatham. The nearest dwelling is the adjacent converted barn known as Fox Barn, which is approximately 10 metres away from the boundary of the applicants' land ownership, and 70 metres from the main part of the dwelling to be converted.

The scheme originally included a marquee, which was to be located on and attached to the southern elevation of the building. However, due to objections from Environmental Health, the conservation officer, the parish meeting and neighbours, regarding the impact on residential amenities due to noise, and the impact on the character of the listed building, this detail has been omitted from the application.

Despite the marquee being omitted from the scheme, there remain objections from local residents and the parish meeting regarding a number of matters. Concern has been expressed that the local roads, being narrow with no formal passing places, would not be able to cope with the additional traffic, and would result in vehicles having to drive onto the steep verges, causing hazards to pedestrians and other users, as there are no footpaths to separate road users and pedestrians. The Highways department have been consulted on the matter, and no objections have been raised to the proposal on the basis that the parking is provided in accordance with the details on the submitted plans, and subject to work within the highway to improve the access and provide passing places, the location of which are to be agreed prior to the use commencing.

Noise has also been raised as a major concern, particularly in relation to the use of a marquee. The marquee is no longer part of the formal proposal, and with the use of a condition to prevent a marquee being erected within the application site, it is considered that the noise generated from the proposed use would not cause significant harm to

residential amenities. The environmental protection team have no objections to the application on the basis that the marquee is no longer included.

The use of a marquee also raised concerns about the impact on the character of the listed building, and that if it could not be removed after every event, this would have a significant detrimental impact on views of the building. However, as the marquee has been omitted from the scheme, this is no longer an area of concern. The conservation officer has confirmed that, subject to conditions requiring approval of materials, the other alterations and extensions proposed do not detract from or harm the character of the building.

The application as originally submitted did not include sufficient information regarding any protected species that might be present in the buildings. Further information in the way of a protected species survey has been submitted and bats have been found in the outbuildings that are to be converted to toilets. Mitigation measures have been put forward and agreed with the council's ecologist, and subject to conditions it is considered that there would be no adverse impact on wildlife or habitats.

Concern has been expressed about the overall impact on the character of the countryside, and that being a quiet rural hamlet, the proposed use is out of scale and character with this small rural settlement. The applicants have stated that there would be up to 20 weddings a year, and for the remainder of time the building would be used for bed and breakfast purposes, and corporate events. Whilst it is evident that the activities proposed would increase the use of the building, it is not considered that holding 20 weddings a year, and using the property for business purposes the remainder of the time, would cause such significant harm to the character of the countryside or to the amenities of nearby residents, that the proposal should be refused.

A number of other issues have been raised, which include light pollution, impact on drainage, and that the proposal is unnecessary and unsustainable. However, there is no evidence to suggest that the use would generate additional light to the point that it became a nuisance, or that the existing drainage methods are inadequate, or that there is no need for such a use or that it is unsustainable. The tourism section have indicated that there is a shortage of quality bed spaces in the district, and that the current proposal could contribute to the local economy.

It is considered, therefore, that the change of use of this building as described above is acceptable in planning terms, and would not be harmful to residential amenity, the character of the countryside or to the character of the listed building.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: 2218-100, 2218-001, 2218-101, 2218-102, 2218-002, 2218-103, 2218-003 and 2218-004.

Reason

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

3.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to bats and nesting birds during demolition and construction works, including sensitive wood treatments;
- (b) details of roosting features to be installed to support brown long-eared bats *Plecotus auritus* and *Pipistrelle* spp in accordance with section 6 of the submitted protected species report dated 16 September 2011;
- (c) restrictions on external lighting to avoid impacts on bat roosts, bat foraging areas and sensitive habitats;
- (d) details of nesting sites to be provided for barn swallows *Hirundo rustica*;
- (e) prescriptions for trees, shrubs and mixed native hedges of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of each building.

The management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed barn swallow and bat roost features within two weeks of the installation as evidence of compliance with this condition.

Reason

To protect features of recognised conservation importance in accordance with policies LC5 and LC6 of the North Lincolnshire Local Plan and CS5 and CS17 of the North Lincolnshire Core Strategy.

4.

Notwithstanding the details in the protected species report dated 16 September 2011, the hayloft shall not be altered or extended in any way, without the prior written consent of the local planning authority.

Reason

To protect European protected species in accordance with policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the North Lincolnshire Core Strategy.

5.

No development shall take place until written details showing the provision of passing places within the adopted highway have been submitted to and approved in writing by the local planning authority, and the use shall not commence until all the within-highway works have been completed in accordance with the approved details.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

6.

No development shall take place until details showing improvements to the existing vehicle accesses to the site have been submitted to and approved in writing by the local planning authority, and the use shall not commence until all such improvements have been completed in accordance with the approved details.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

The proposal shall operate in accordance with the details submitted in the agents' email dated 9 June 2011.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

8.

No alteration or development shall take place until the applicant or their successors in title has produced an historic building record of the Hall in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To comply with policy HE5 of the North Lincolnshire Local Plan as the Hall is a listed building.

9.

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing with the local planning authority.

Reason

To comply with policy HE5 of the North Lincolnshire Local Plan as the Hall is a listed building.

10.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE5 of the North Lincolnshire Local Plan as the Hall is a listed building.

11.

There shall at no time be a marquee or other similar structure sited within the application site for use in connection with any wedding or other event to take place at the Hall.

Reason

For the avoidance of doubt and in the interests of the amenity of the area and to preserve the character of the listed building in accordance with policies HE5 and DS1 of the North Lincolnshire Local Plan.

12.

No more than 20 weddings shall take place at the Hall within any one calendar year, without the prior approval of the local planning authority.

Reason

For the avoidance of doubt and in order for the local planning authority to consider the impact of additional weddings on the amenities of the locality in accordance with policy DS1 of the North Lincolnshire Local Plan.

13.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

14.

Before development is commenced, drawings at a scale 1:10 shall be submitted showing details and sections of any new or replacement windows to be installed as part of the development. Any such windows shall be installed fully in accordance with the agreed details and shall thereafter be retained as such.

Reason

To maintain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

15.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity.

16.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting

season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

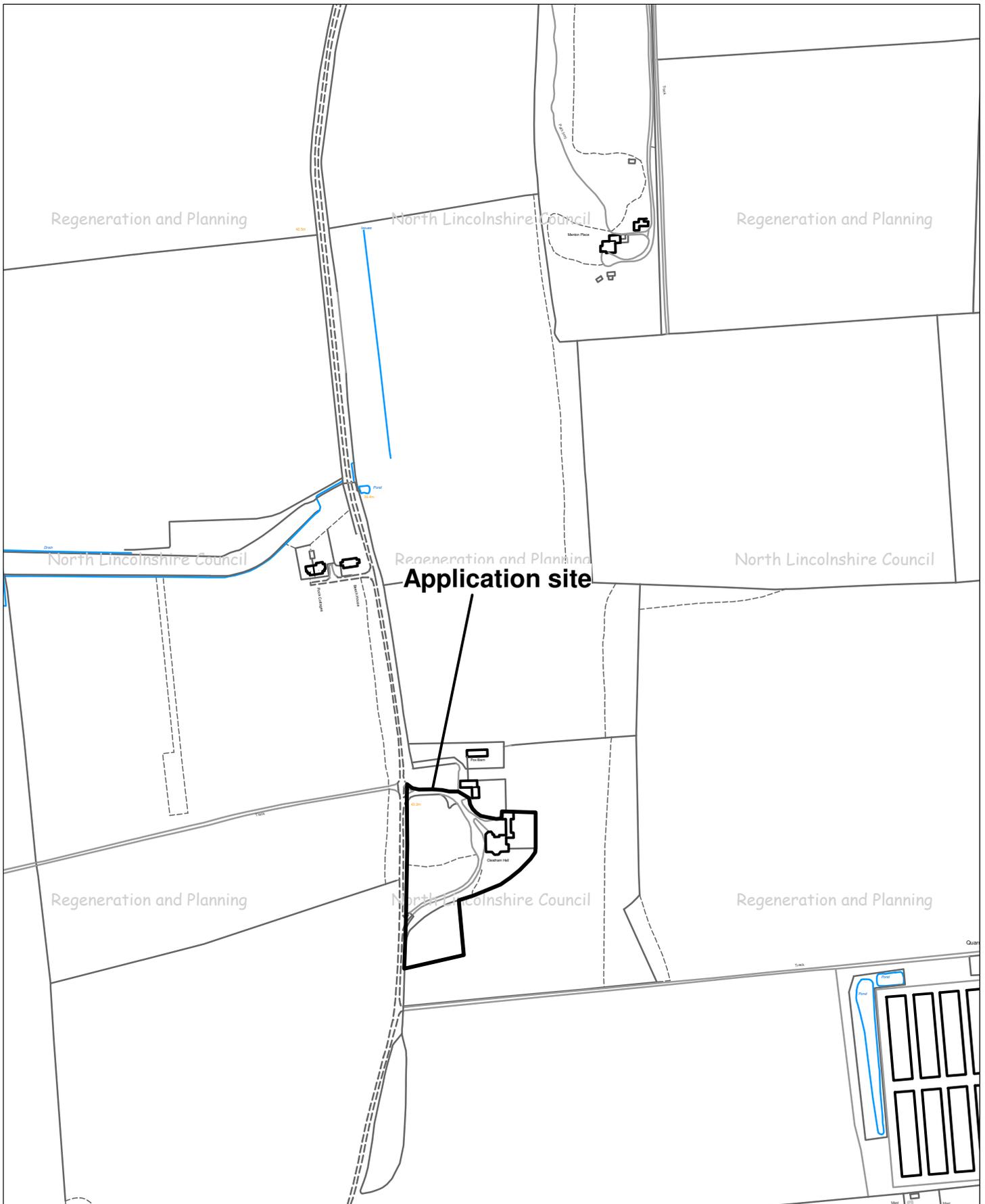
To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.

17.

No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees without the previous written consent of the local planning authority. Any trees removed without such consent, or dying or being severely damaged, or becoming seriously diseased, shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

In order to protect the existing trees on the site.



Application site

Drawing Title: 2011/0578 and 2011/601

OS Grid Ref: SE93340159

Drawn by: KC

Scale: 1:5000

Date: 20/01/2012



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

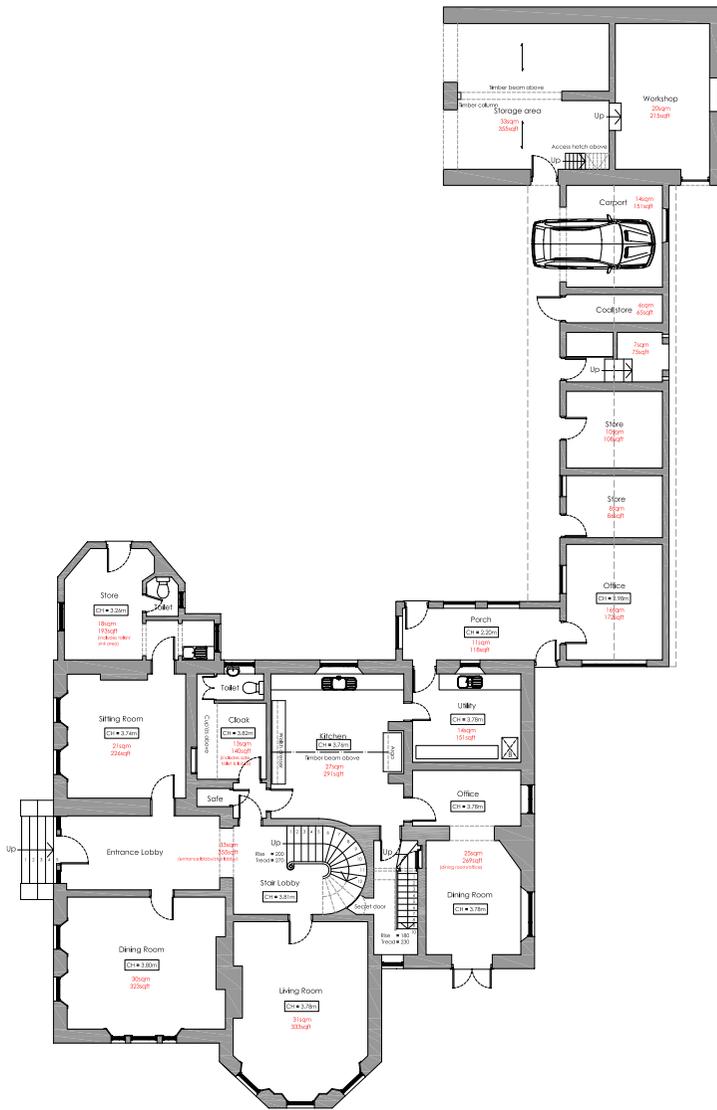
Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

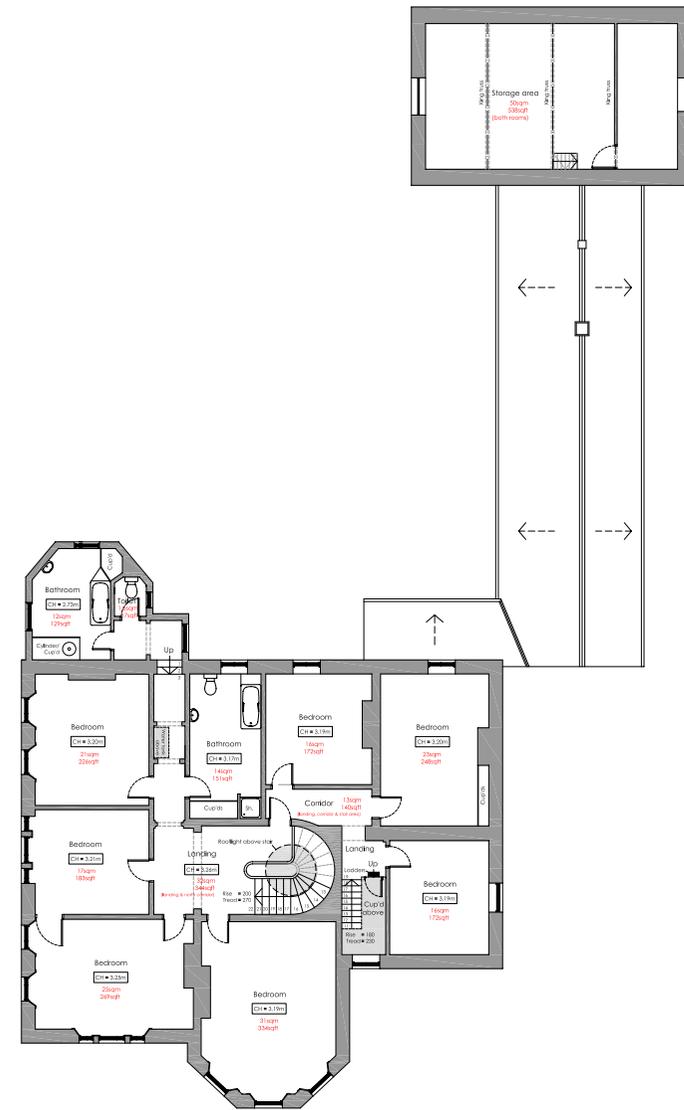
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EXISTING LAYOUT

NOT TO SCALE



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



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 Consultants to be informed immediately of any
 discrepancies before work proceeds.

Rev	Date	Revision	Client
			Mr & Mrs Anderson
			Project Title
			Cleatham Hall, Manton, Lincolnshire
			Title
			Existing Floor Plans
			Drawn by
			GJ
			Date
			Mar 2011
			Scale
			1:100@A1
			Drawing No.
			2218-003



