

DELEGATED

AGENDA NO.

REPORT TO PLANNING COMMITTEE

31st January 2007

**REPORT OF THE CORPORATE
DIRECTOR OF DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

06/3419/REM

Tall Trees Hotel, Worsall Road, Yarm

Reserved Matter application for approval of external appearance for both Hotel Extension and for the erection of 250 no. Apartments

Expiry date: 7th February 2007

Summary:

On 10th January 2006, an outline planning permission for the erection of 250 apartments and extension to the existing Tall Trees Hotel south of Yarm to develop it as the first 5 * hotel in the area was granted. It was subject to a number of conditions as well as a Section 106 agreement to secure the necessary off-site highway improvements, landscape and open space management and the cost of a new town centre car park as planning gain.

Details of the means of access and siting of the buildings were approved at that time. Reserved for future approval were details of the external appearance of the hotel extensions and the apartment blocks and landscaping. This application seeks approval for the details of external appearance. Landscaping details are to be submitted later for approval.

Like the outline application, the application has generated a degree of local opposition primarily because of concerns over traffic. However, the traffic issue including impact of traffic on the local community was fully examined at the outline stage and is not material to the current reserved matter planning application.

As set out at the outline stage, it was acknowledged that a high quality development would bring important material benefits. A top class 5* hotel replacing the existing mish-mash of buildings and styles currently on the site would be secured and provision made for a valuable type of housing not well represented in our housing stock and which is likely to ease market pressures for such quality flats that developers have sought to promote in other nearby areas, often to the detriment of the character of such areas on what is also previously developed land.

The design put forward meets the essential requirement for high quality and proposes a distinctive but classical architectural style in proportion to and recognising its impressive landscape setting. The intention is also use a high standard of the finishing materials, the precise details of which can be controlled by planning condition.

As such the development is supported and the application is therefore recommended for approval subject to final agreement on the finishing materials

RECOMMENDATION

It is recommended that the application be approved subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plan(s): unless otherwise agreed in writing with the Local Planning Authority.

Drawing No:

***TT/001, 002, 003, 004, 005, 006, 007, 008, 009,010, 011, 012, 013, and 014(inc)
06.049 001, 02, 03, 04, 05, 06, 07, 08, 09, 010, and 011(inc)***

Drawing No. SKsite

Reason: To define the consent

2. This approval relates solely to this application for reserved matter approval for the external appearance of the hotel extensions and apartment blocks and does not in any way discharge the other conditions contained in planning approval no 04/3905/EIS, 10th January 2006 the conditions of which apply to this consent.

Reason: For the avoidance of doubt and to define the consent.

3. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of the proposed development

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies as the quality of the design and external appearance of hotel aspect of the development is acceptable and is needed if the complex is to develop to its 5* potential. Such a facility will also help to secure the regeneration objectives in the region now being promoted. The design of the apartments also reflects strongly the high standard proposed for the hotel and is also supported, and there are no other material considerations which indicate a decision should be otherwise.

Stockton on Tees Local Plan (June 1997)

Policies:

***GP1 General Principles
HO11 Design and Layout***

BACKGROUND

1. The application site extends to approximately 19.2ha of land encompassing the grounds of the Tall Trees Hotel, near Yarm.
2. The site is bound by the B1264 to the north and the Saltergill Beck to the south. To the west is the former Saltergill; to the east is Far End Farm (farm buildings and various houses), on the south-western edge of Yarm.
3. The land to the north, west and south of the Tall Trees site is agricultural land. Saltergill Beck Woodland and Pasture is a designated Site of Nature Conservation Importance (SNCI). The application site itself is a generally level area, extending on its southern edge into the sloping ground above Saltergill Beck.
4. The site presently comprises an existing hotel, located in the eastern part of the site. This is a two storey building, in an 'L' shape, with the main entrance at the southern end of the western elevation. The hotel is constructed of brickwork and blockwork.

PLANNING HISTORY

5. The present Tall Trees Hotel developed from an original conversion of a country residence to a small hotel in the 1960s. In the 1980s and 1990s the Hotel has been extended significantly to its present size comprising a 120+ bed hotel and leisure complex with a popular nightclub (Club M) with a capacity of 2000.
6. In addition the following other planning permissions have been granted:
 - a) 97/0295/P Erection of 10 log cabins and two additional hotel wings
 - b) 98/1877/P Erection of two detached dwellings and associated garages: and
 - c) 00/010/P Erection of 16 livery stables and ménage.
7. In 2003 outline permission was sought (03/1622/P) for a similar scheme to that now approved in except that it wanted to erect 350 apartments. It was subsequently withdrawn before being determined.
8. Outline planning approval (04/3905/EIS) was issued on 10th January 2006 to redevelop the site with matters of detail reserved for future approval except for siting and the means of access. The proposed development was for:
 - The construction of two additional wings to the existing hotel block, north and east of the existing hotel and closing off the square started by the existing 'L' shaped wings. The existing hotel has an extant permission for a similar extension. This revised application includes an amended layout for this proposed extension, providing a different shape of building, extended over a slightly greater area. The proposal comprises a series of angled units, two

storeys in height, and including an underground parking area beneath the northern section of building. The central courtyard will incorporate landscaping and water features in addition to vehicular access.

- A reduction in the extent of car parking presently found on the site, with new landscaped grounds, play area, tennis courts and changing pavilion, water features and nature conservation / wildflower meadows.
9. In addition the area to the south of the new apartments will be landscaped to provide a series of grassed slopes with mown paths.
10. The development is to be phased as follows:
- Construction of the two additional wings to the north and east of the existing hotel;
 - Demolition of part of the existing hotel buildings and removal of selected trees in order to clear the area required for the proposed curved extension of the hotel;
 - Construction of the hotel's curved extension, to the south-west of the existing hotel;
 - Relocation of the existing leisure and fitness facilities to this new extension;
 - Demolition of the existing buildings in the western part of the site (at present accommodating the leisure / fitness and nightclub facilities); and
 - Construction of the new residential apartment buildings. These will be built in phases working from east to west.
11. Documents with the submission indicated that at some stage during this process the existing car parking areas will be reduced in extent and the area landscaped as shown on the landscape masterplan. It was also stated that the boundary planting treatments, as well as works in areas unaffected by the development proposals, will be undertaken at the outset of the overall development, in order to provide maximum benefit in the longer term.
12. Overall the total redevelopment process was indicated as taking 9 years to complete from the granting of outline planning permission with works starting within 6 months of detailed approval.
13. The application was accompanied by:
- An Environmental Statement describing the Environmental Impact Assessment prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and revised to account for the coach park element.
 - A Transport Assessment
 - A Planning application Supporting Statement
 - An economic appraisal
14. The application was a controversial proposal with a significant degree of local opposition (though also a degree of support - 29 letters/emails objecting to the proposals and 16 letters/emails in general support of the scheme). However, members accepted the officer's recommendation that on balance, the conflict

with planning policy in that the site is located outside the defined urban area, was outweighed by the significant benefits approval for the development would bring in relation regional regeneration objectives providing facilities that would encourage new businesses and professionals employed in those business to remain in the area. A 5* Hotel would further enhance the attractiveness of the Tees Valley area in general and Stockton and Yarm in particular to new business development as well as providing important conference and leisure facilities, physical and environmental improvements on the site, improvement to the local road network and helping secure new community facilities in the form of a coach park and town centre car park.

THE PROPOSAL

15. The current application seeks reserved matter approval for the details of the external appearance of the hotel extensions and the apartment buildings. Details of the landscaping will form a separate application to be submitted at a later date.
16. Accompanying the application is a Design and Access statement prepared by the applicant's planning consultant.
17. The statement comments that "the overriding objective of the architectural design is to create buildings which reflect the grand and impressive scale of a classical architectural style, similar in principle to a stately home set in the landscape grounds of a country estate".
18. The proposed design and appearance of the two parts of the scheme (hotel extension and apartment blocks), submitted for approval are described separately below. The scheme broadly follows the sketch elevations submitted with the outline planning application but provides more details of the design and external appearance.

Hotel Development

19. The scale of the new hotel at the main entrance is two storey with a third storey set back from the roof eaves so as to relate better to the existing building at this point. The building becomes four storeys to the south as the existing contours fall away revealing lower ground level accommodation. A principal feature of this part of the hotel extension is its curved form designed to maximise views from the main areas and rooms across the beck and wooded valley to the south and including a water feature. The design takes advantage of the significant change in level from north to south and internally will include in the lower ground floor areas health and fitness and function suites. This part of the design also includes a full height glazed curtain wall. Foyer and reception areas will be provided on the ground floor, together with a coffee lounge, bar, restaurant and conference rooms. At first floor level will be office business suites and various conference suites. On the second floor an executive management suite and 12 larger hotel bedrooms.

20. Two new wings two storeys high providing an additional 144 bedrooms will supplement the existing 120 hotel bedrooms. The completed scheme will form an enclosed courtyard with the existing wings of the hotel and include a central small café, landscaped area and seating area for hotel guests.
21. The hotel is to be constructed using a smooth facing ashlar block in natural buff coloured tones with a textured stone block used a plinth level and to highlight string courses and window/door features. Doors and windows will be aluminium framed with roofs finished in dark grey artificial slate with possibly solar panels or tiles to the outer curved roof. The two feature domed roofs above the main entrance block will be clad in copper sheet. Balustrades to 'Juliet' or projecting balconies will be stainless steel or aluminium with polyester powder coating. The main ground level terrace will be part covered by a lightweight fabric canopy.

Residential Apartments

22. The residential apartment blocks are two physically separate apartment blocks each four storey in height with basement car parking as set out at the outline stage. The design is similar to that indicated at that time and follows a classical style of architecture and will include a central courtyard. Each wing of the block is symmetrical and balanced with the principle elevations facing the site frontage designed with a central tower and dome. The buildings have projecting bays with individual bays defined by classical columns either side reflecting the overall design of the main hotel extension. The building will also have hipped roofs and smaller domes projecting above ridge level, again reflecting the design of the hotel.
23. Materials are not specified except a palette of complimentary materials will used with carefully chosen colours and textiles and the materials to be used will "be of high quality and appropriate scale".

CONSULTATIONS

24. Local residents and occupiers have been individually notified of the application. The application has also been advertised on site and in the local press and a copy of the plans made available for inspection in the local library. Six emails and one letter of objection from local residents have been received.
25. The objections and concerns received can be summarised as follows:

R & N Redfern

- Views have not changed the extra traffic that would be generated should not be routed through Yarm and entrance B is not acceptable
- Not viewed the plans but they should have been on display in Yarm Library

Geoff Aston

- Major concern is the volume of traffic coming from Yarm and going through Allerton Balk. He would like Allerton Balk to be made “for access only”

Eileen Simmonds

- Concerned about the amount of traffic that would be generated particularly using Allerton Balk and the noise and pollution generated
- A speed limit of 30 mph should be imposed

Mrs J Oliver

- The infrastructure in Yarm is inadequate and no more building should receive planning permission until this is resolved.

Mrs McGough

- Strongly objects to the development and is particularly concerned about traffic from 250 apartments adding to existing congestion in the area.
- The local road surface on Green Lane is already very bad.
- Concerned that Conyers School is already overcrowded and with Ingleby Barwick continuing to grow where will all the children go?
- There is no need for more apartments; there are already a number vacant in the area.

Robert Bilham

- The 250 apartments will give rise to about 250 – 500 cars using already busy roads. This would increase road safety hazards in the area leading to the probability of serious incidents rising leading to damage, injury and loss of life.

Helen Lawson

- Objects to the proposal on grounds that the increase in height; that the development is in green belt land; the development is an eyesore and will look out of place in a countryside setting; the height is much greater than the existing buildings; it will lead to a dramatic increase of traffic in the area and the road infrastructure around Tall Trees is already inadequate.

26. A number of statutory persons and bodies have been consulted on the proposal but these have been limited given the particular nature of the application being related only to securing approval to the external appearance of the previously approved hotel extensions and apartment blocks.
27. The **Head of Integrated Transport and Environmental Policy** has no adverse comments to make, and the Council’s Landscape Officer has raised no objections. The **Development Plans Manager** also has no comments to make.
28. **Hambleton District Council** (consulted as a neighbouring authority) and **Castle Levington and Kirklevington Parish Council** both indicated that they

intended to comment but no further response has been subsequently received. No response has also been received from the **Police** or **Yarm Town Council**

PLANNING POLICY CONSIDERATIONS

National Planning Policy

29. National Planning policies are set out in Planning Policy Guidance Notes (PPG) and the newer Planning Policy Statements (PPS).
30. Relevant to this application is PPS 1 “Delivering Sustainable Development” which stated that “Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”
31. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. In this case the relevant Development Plans are the Tees Valley Structure Plan 2004 and the Stockton Borough Local Plan 1997.

Adopted Tees Valley Structure Plan (February 2004)

32. The Tees Valley Structure Plan does not contain any policy directly applicable to this application for the approval of the details of the external appearance of the previously approved hotel extension and apartment blocks.

Adopted Stockton on Tees Local Plan (June 1997)

33. Policy GP1 is the general policy and sets out ten criteria that all development proposals need to be assessed against. These criteria are as follows: -
 - i. The external appearance of the development and its relationship with the surrounding area.
 - ii. The effect on the amenities of the occupiers of nearby properties.
 - iii. The provision of satisfactory access and parking arrangements.
 - iv. The contribution of existing trees and landscape features.
 - v. The need for a high standard of landscaping.
 - vi. The desire to reduce opportunities for crime.
 - vii. The intention to make development as accessible as possible to everyone.
 - viii. The quality, character and sensitivity of existing landscapes and buildings.
 - ix. The effect upon wildlife habitats.
 - x. The effect upon public rights of way.

34. Policy HO11 requires all new residential development to be designed and laid out to a high quality standard with open space and a satisfactory degree of privacy and amenity for both the new dwellings and the occupiers of nearby properties.

MATERIAL PLANNING CONSIDERATIONS

35. Notwithstanding the objections received from local residents and having regard to the consultation responses, current planning policy and the planning history of the site, the number of planning issues considered material to the consideration of this application are limited. Issues such as the need for the development, conflict with planning policy, traffic impact, impact on nature conservation, landscape and visual impact (including the increase of the built form over existing structures) were all considered in some detail at the outline stage.
36. The continued concerns raised by local residents over these issues, whilst understandable are not material to this reserved matter application. The only issue to consider is whether the proposed external appearance and design of the approved extensions as set out in the planning submission are acceptable and appropriate not only to its location but also that it will aid in securing its potential as a 5* hotel and achieve quality executive apartments that might relieve pressure elsewhere for flatted accommodation.
37. At the outline stage, the stated intention was to secure a high quality development would bring important material benefits. It was primarily to secure a top class 5* hotel replacing the existing mish-mash of buildings and styles currently on the site. It was also to provide a valuable type of executive housing in the form of distinctive apartments that was not well represented in our housing stock. This would have the added benefit of potentially easing market pressures for such quality flats that developers have sought to promote in other nearby areas, often to the detriment of the character of such areas on what is also previously developed land.
38. The design put forward meets the essential requirement for high quality and proposes a distinctive but classical architectural style in proportion to and recognising its impressive landscape setting. The intention is also to use a high standard of the finishing materials, the precise details of which can be controlled by planning condition. It is considered that the submitted details for the external appearance will help together with the necessary and promised landscape improvements (which will be the subject of a later submission) to secure the overall stated intention of the applicant to create buildings which reflect the grand and impressive scale of a classical architectural style similar in principle to a stately home set in landscaped grounds.
39. In summary it is accepted that the development will bring about a significant visual change to the area but these changes will be beneficial, improve the quality of the existing buildings and help to secure the intended 5* hotel and high quality executive apartments.

CONCLUSIONS

40. The quality of the design and external appearance of hotel aspect of the development is supported, welcomed and is needed if the complex is to develop to its 5* potential. Such a facility will also help to secure the regeneration objectives in the region now being promoted.
41. The design of the apartments also reflects strongly the high standard proposed for the hotel and is also supported.

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Email Address: peter.whaley@stockton.gov.uk

Financial Implications

As report.

Environmental Implications

As Report

Community Safety Implications

N/A

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Background Papers:

Planning Policy Statement 1 "Delivering Sustainable Development"

Adopted Tees Valley Structure Plan (February 2004)

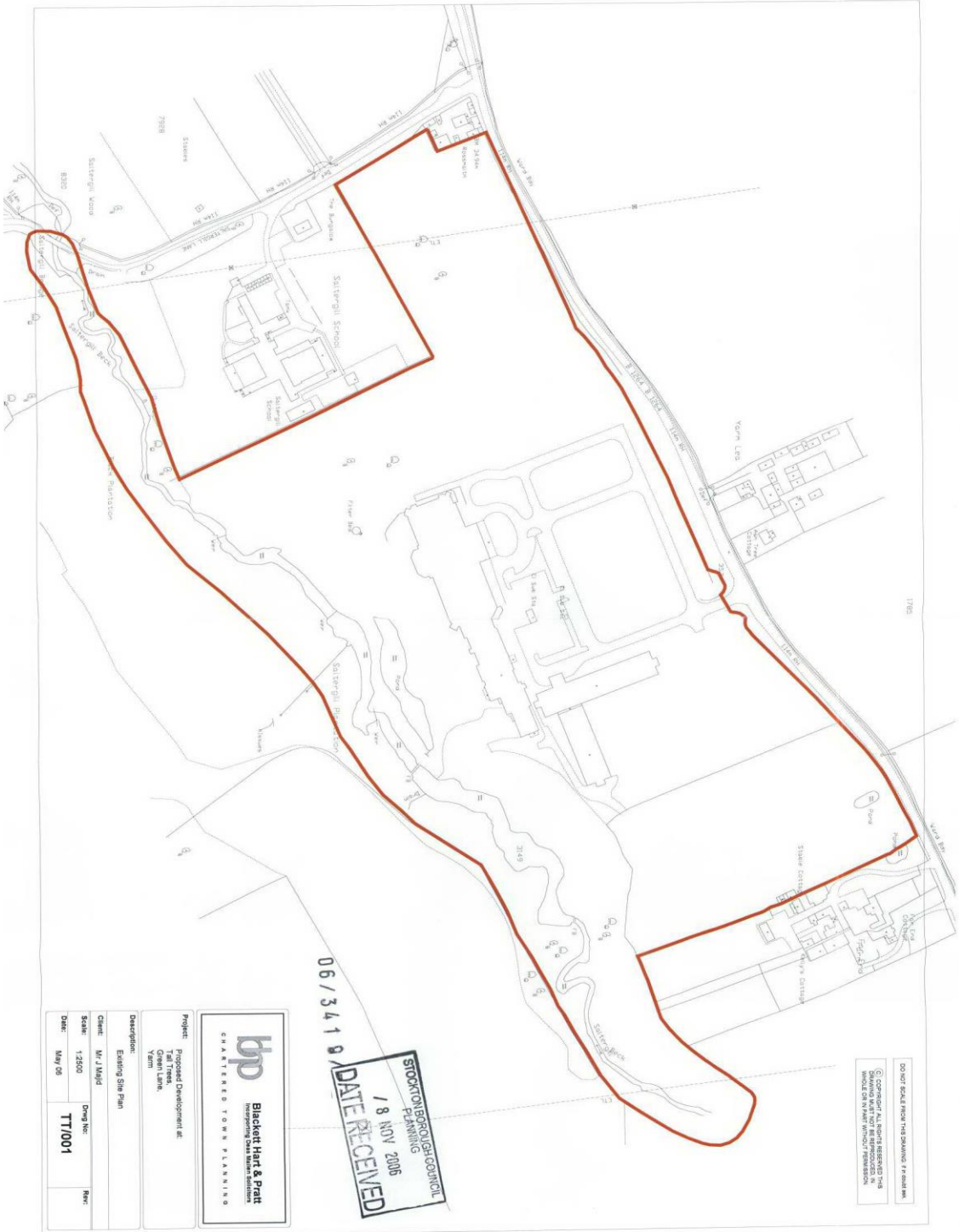
Adopted Stockton on Tees Local Plan (June 1997)

Application files: 97.0295/P, 03/1622/P, 04/3905/EIS & 06/3419/REM

Ward Yarm

Ward Councillors Councillor Mrs J Beaumont
Councillor B Jones
Councillor A Sherris

06/3419/REM
 Appendix 1
 Location Plan



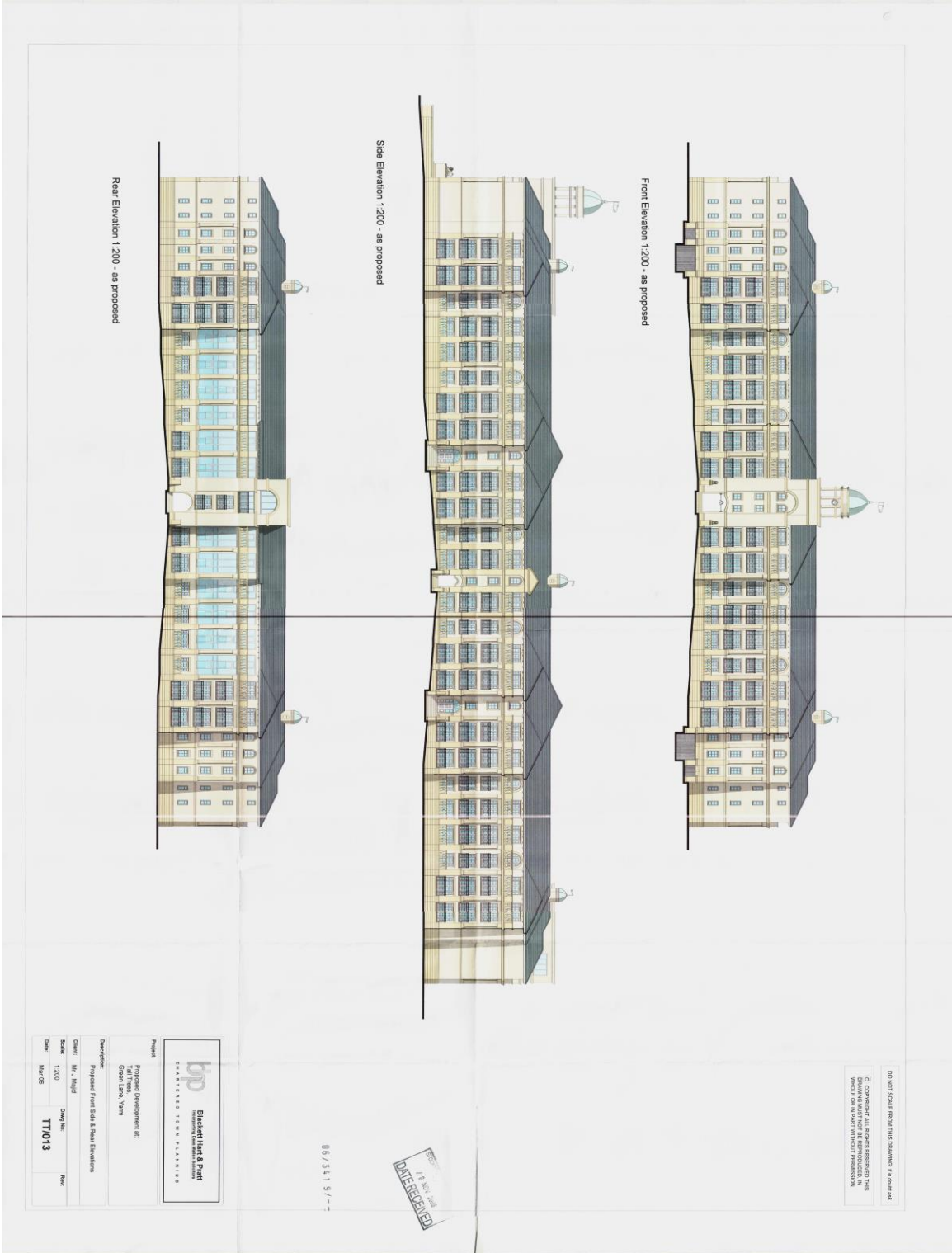
06/3419/REM
Appendix 2
Site Plan



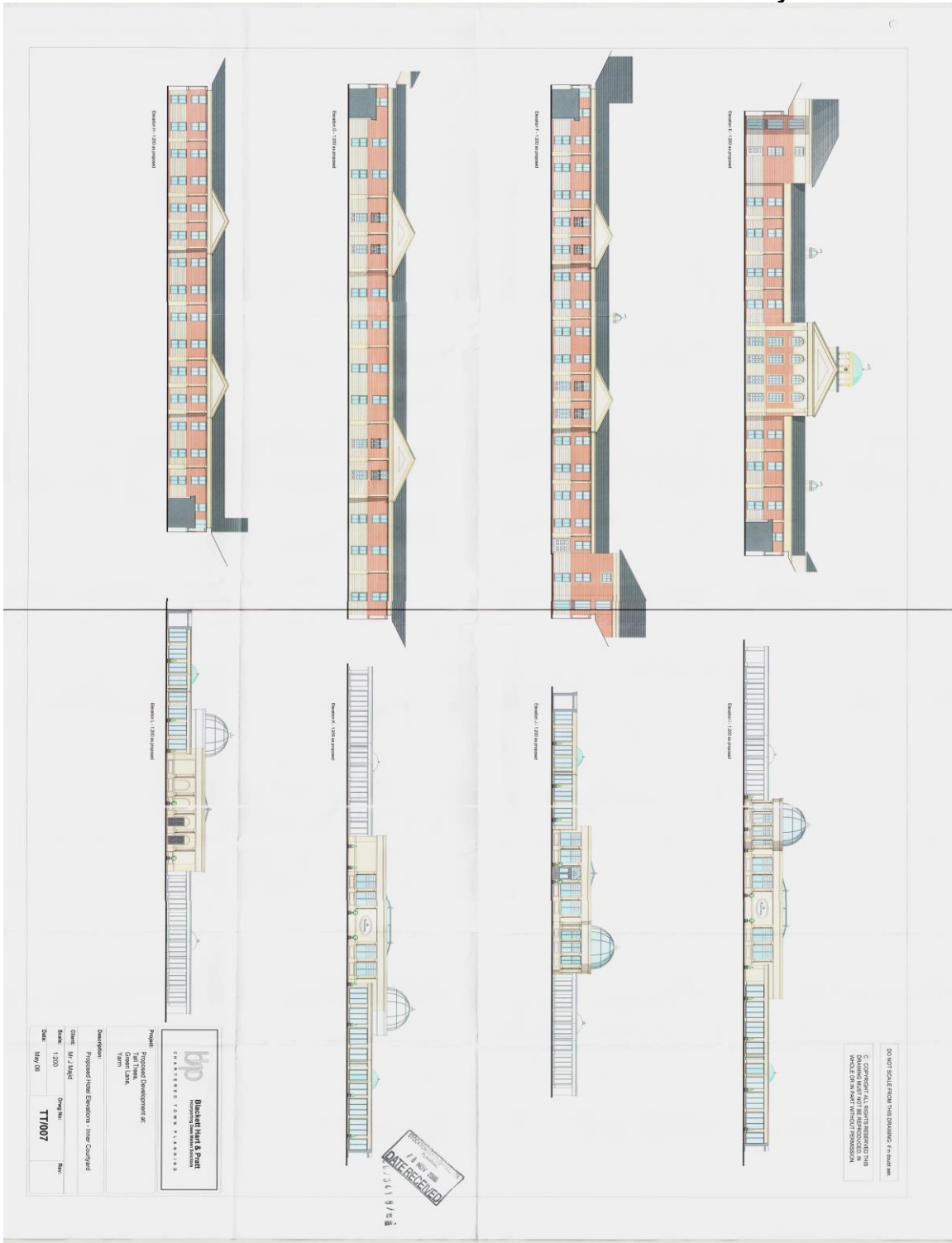
06/3419/-

MAHER ENTERTAINMENTS LTD	PROPOSED DEVELOPMENT AT HOTEL TALL TREES GROUND
PROPOSED SITE PLAN	
1:1250	13/03/08
13/03/08	13/03/08
06/04/9	06/04/9
00-010	00-010

06/3419/REM
 Appendix 3
 Apartment Elevations



06/3419/REM
 Appendix 5
 Hotel Courtyard Elevations



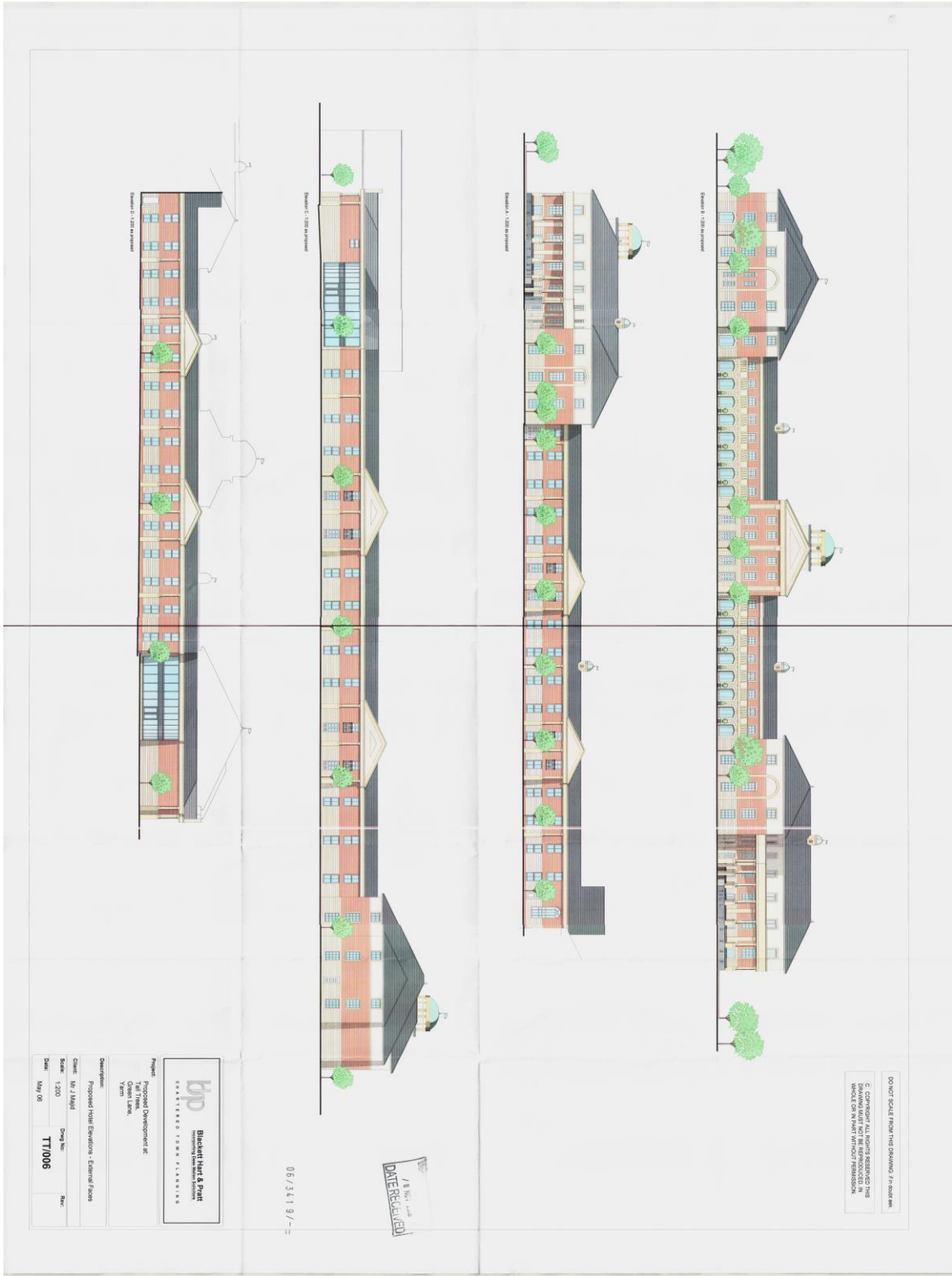
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PROPOSED HOTEL ELEVATIONS - HOTEL COURTYARD
 1/27/08
 DATE RECEIVED

bhf Blackwell Hart & Frost
 ARCHITECTS
 10000 15th Avenue, Suite 100
 Denver, CO 80202
 Phone: 303.733.1100
 Fax: 303.733.1101
 Website: www.bhf.com

Project: Proposed Development at Green Lakes, Vero
 Designer: Proposed Hotel Elevations - Hotel Courtyard
 Client: M.J. Meltz
 Scale: 1/200
 Date: May/08
 Title: TT007

06/3419/REM
 Appendix 6
 Hotel Outer Elevations



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DATE RECEIVED
 18 MAY 2011

06/3419/1-1

 Blisswell Hotel & Spa RESTAURANT & SPA COASTERS TOWN PLANNERS	
Project: Proposed Development at 1000 West Coast Road, West	
Designer: Proposed Hotel Elevations - External Facade	
Client: Mr. J. Mann	Drawn By: TT/006
Scale: 1:200	Rev:
Date: May 08	