

DELEGATED

AGENDA NO.4

REPORT TO PLANNING COMMITTEE

DATE: 6th June 2007

REPORT OF HEAD OF PLANNING
SERVICES

07/0770/OUT

Outline application for development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents.

Land at Wynyard Golf Club, Wellington Drive, Wynyard

Expiry Date: 7 June 2007

UPDATE REPORT

Since the main report was prepared responses have been received from outstanding consultees together with other correspondence and a response from the applicants consultant to the issues raised by the Head of Technical Services.

The Highways Agency has commented the general opinion is that the proposed development will not have a material impact at the A19(T) / A689 junction. However, consideration should be given to the safety record at the junction and current peak hour operation should be considered. Accordingly, the HA has requested that its consultants undertake a site visit as part of the review process to ascertain the existing operation at the junction and provide comments on its safety. Once these site visits are undertaken the HA will confirm its acceptability "in due course". Also that the proposed hotel should be limited to 150 beds.

Hartlepool Borough Council has commented it has no objection to the proposal provided further ecological surveys are carried out, a travel plan provided and the potential for gaining developer contributions towards improving the links to and from the A19 and improvements to public transport is considered. It is opposed to the key worker housing as it questions the need for development in what is in effect open countryside.

The applicants transport consultant has late yesterday submitted information in order to provide clarification on certain matters of detail relating e.g. to parking, event management, cycle parking etc, as requested by the Head of Technical Services (see paragraph 10 of the main report). This information is still being assessed.

Two letters of support for the proposal have been received.

Tees Valley Regeneration fully supports the scheme stating that the development will help generate new sources of inward investment to the economy and new jobs both directly and indirectly.

The Chairman of the Tall Trees Hotel also registers his support for the scheme

Material Considerations

These support comments are noted.

With regard to the comments of Hartlepool Borough, concerns over ecological surveys and travel plan are to be controlled by planning condition. The developer contribution regarding highway improvements is not justified given the view that the existing highway infrastructure can accommodate the development. The key worker accommodation is seen as an important element of the development but a planning condition will restrict their occupation to people employed in the hotel and related operations. There are also located next to existing built development and are not viewed as development in the open countryside.

Whilst the Highways Agency has no significant concerns, it has not given its final view. In the circumstances the recommendation needs to be amended to delegate the application to the Head of Planning to await the final response being received. The list of conditions also needs to be slightly amended.

RECOMMENDATION

It is recommended that the application be delegated to the Head of Planning for approval subject to final confirmation from the Highways Agency that it has no objection and subject to conditions covering the following matters:

- ***Development carried out in accordance with the approved plans***
- ***Approval of reserved matters in respect of, siting, design, external appearance and landscaping***
- ***Hotel restricted to a maximum of 150 beds***
- ***Restriction of permission to specified uses***
- ***Existing golf club to cease use once replacement facilities have been provided***
- ***Tree and hedgerow protection***
- ***Further ecological investigations and agreements on timing of works***
- ***Event management arrangements***
- ***Wheel washing***
- ***Provision of a travel plan***
- ***Refuse and servicing plan***
- ***The access from Wynyard Road to be physically limited for use only for emergency, cyclists and pedestrians with the details including the precise position of the access point to be agreed***
- ***Occupancy restriction on key worker accommodation***
- ***10% of energy used to be from renewable sources***
- ***Management and maintenance arrangements for the residents park***
- ***Materials***
- ***Means of enclosure***

- *Hours of construction*
- *Surface water drainage and use of sustainable urban drainage systems*
- *Foul drainage*
- *Oil storage*
- *Only uncontaminated natural materials to be deposited on the site*
- *Motor vehicle and cycle parking to appropriate standard*
- *and any other relevant matters*

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations which indicate a decision should be otherwise.

*Stockton on Tees Local Plan policies GP 1, S2, EN4, EN7C, EN9, EN11, TR9, TR15
Tees Valley Structure Plan policies SUS2, ENV6, ENV13, ENV16, ENV19, T25.
Regional Planning Guidance polices DP2, TOUR1, T11, ENV1, ENV3, ENV4, ENV7
Regional Spatial Strategy submitted draft policies Nos 3, 16, 37, 39, 40, 54
Planning Policy Statements 1, 6, 7 and 9 and Guidance Notes No 13 and 17*

Head of Planning Services

Contact Officer: Peter Whaley - Telephone No. 01642 526061

Financial Implications:

None

Environmental Implications:

See report

Human Rights Implications

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

Community Safety Implications

None

Background Papers:

Application files:

Ward and Ward Councillors:

Ward	Northern Parishes
Ward Councillor	Councillor J Gardner