

DELEGATED

AGENDA NO  
PLANNING COMMITTEE

DATE 15 OCTOBER 2008

REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

08/2263/COU

Wynyard Hall, The Avenue, Wynyard

Change of use to a hotel with associated restaurant and continuation of existing approved use for banqueting and events

Expiry Date 25<sup>th</sup> September 2008

#### SUMMARY

- 1.0 The application seeks permission for change of use to hotel with associated restaurant and continuation of the existing approved use for banqueting and events at Wynyard hall.
- 1.1 The application involves the creation of an additional 7 letting bedrooms, creating 16 en-suite bedrooms in total at first floor level.
- 1.2 All works are internal and the application is considered to create a sustainable and long-term hotel use for this important grade II\* listed building. The application is recommended for approval.

#### RECOMMENDATION

Planning application 08/2263/COU be Approved subject to the following conditions:-

- 01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>31 July 2008</i>
<i>WH1</i>	<i>10 July 2008</i>
<i>WH2</i>	<i>10 July 2008</i>
<i>WH3</i>	<i>10 July 2008</i>
<i>WH4</i>	<i>10 July 2008</i>
<i>WH5</i>	<i>10 July 2008</i>

*Reason: To define the consent.*

**02 The hotel use hereby approved shall relate solely to the rooms identified on the submitted approved plans for hotel use and existing reception and service rooms.**

**Reason-To clarify the consent hereby approved**

**The application has been considered in line with policies GP1, EN26, EN7 and EN9 of the Stockton-on-Tees Local Plan it is considered that the scheme accords with these policies and there are no other material planning considerations which indicate that a decision should be otherwise.**

## **BACKGROUND**

- 2.0 Wynyard hall is a grade II\* listed building and is set in extensive landscaped grounds. The parkland is a registered historic park and also lies within a special landscape area.
- 2.1.1 With one wing in use as private residence the remainder of the hall has an established use for conferencing and banqueting facilities.
- 2.2 The owners are looking to develop the hall as a first class visitor attraction in the Borough and as a focus for the local community through the creation of a country house hotel to host weddings, conferences and events.

## **PROPOSAL**

- 3.0 The application seeks change of use to hotel and to continue the existing approved use for banqueting and events.
- 3.1 The proposals will involve the creation of an additional 7 en-suite bedrooms at first floor level utilising existing office rooms. There are 8 existing en-suite bedrooms at first floor level and the additional 7 would create 16 rental bedrooms for hotel use.
- 3.2 The existing private wing will remain in private residential use.

## **CONSULTATIONS**

The following Consultations were notified and any comments received are set out below:-

### **Parish Council**

The council objects on the grounds of increased traffic through Wynyard to gain access to the hotel, which is clearly signposted from A689 roundabouts.

### **Environmental Health Unit**

No objection

### **Urban Design Engineers**

### **Urban Design/Landscape and Visual comments**

No objections

### **Highways**

This application is for a change of use to hotel (16 no. letting bedrooms) including retention of the existing restaurant and conference facilities. The traffic generated by 16 no. bedrooms will be low and will have no material impact on the highway network; however it should be noted that any

further increase in onsite activities (i.e. an increase in letting rooms) and the associated traffic movements may be detrimental and would require further consideration.

## **PUBLICITY**

Neighbours were notified by means of letter, site notice (expiry 5<sup>th</sup> of September) and press advert and the following comments were received and have been summarised:-

### **W Kelay**

#### **1 Swancer Court, Wynyard**

Objects to the application

### **Mr Robert Evans**

#### **3 Park Avenue, Wynyard Village**

A fantastic stately home & part of our regional heritage being destroyed for financial gain yet again.

### **A Taylor**

#### **38 Wellington Drive, Wynyard**

Objects to the application on the grounds that the change of use will be inappropriate to the original purpose of the house.

## **PLANNING POLICY**

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are: - *the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP)*.

The following planning policies are considered to be relevant to the consideration of this application:-

### **PPS 7- Sustainable development in rural areas**

#### **Policy GP1**

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (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 the public rights of way network.

**Policy EN 26**

Alterations, extensions and changes of use to listed buildings will be permitted where the proposals are in keeping with the character and appearance of the original building, and its architectural or historic interest is not adversely affected.

**Policy EN7**

Development which harms the landscape value of the following special landscape area will not be permitted:-

- (a) Leven Valley
- (b) Tees Valley
- (c) Wynyard Park.

**Policy EN 9**

Development which is likely to be detrimental to the special historic interest of Wynyard Park will not be permitted.

**SITE AND SURROUNDINGS**

- 4.0 The hall is grade II\* listed and set in mature landscaped parkland which is a registered historic park also grade II\* listed. The parkland is situated within a special landscape area as designated in the Stockton-on-Tees Local Plan.
- 4.1 To the front of the hall is a large gravel drive accessed by vehicles over the grade II listed Lion Bridge. There is a parking area towards to the south west of the site and an ornamental lake to the rear.
- 4.2 The West wing of the Hall is a private residence with the remainder of the main hall having established permission to be used as a conference and banqueting facility. At ground floor level are a number of substantial public reception rooms of high architectural value. 8 en-suite bedrooms and office accommodation are at first floor, with the basement level containing kitchens, laundry and other service rooms.
- 4.3 Access to the Hall is from the Golden Gates entrance on Wynyard Road past two gate lodges through the extensive parkland.

**MATERIAL PLANNING CONSIDERATIONS**

- 5.0 The main considerations of the application are the affect of the proposals on the character and appearance of the listed building; the suitability of the location for hotel development in terms of planning policy and the impact of the proposals on the amenities of the area and neighbours including highway implications.
- 5.1 The current proposal looks for C1 consent for the hall to be used as a hotel and to retain the existing use for conference facilities and function use, creating a capacity for 16 letting bedrooms. All other facilities needed for hotel use such as kitchens are already in place being historically used for the hall purposes.
- 5.2 Planning for tourism states that the key planning issues when considering proposals for tourism development will be the location, design and how the fit into their surroundings, They should be designed to have a positive impact on the landscape and often proposals offer the opportunity for landscape enhancement and to re-use a historic building.

- 5.3 The document also states that there will be some occasions where development for tourism is sought at a location where it will be difficult to meet the objective of access by sustainable transport and in all cases planners will need to weigh up the benefits of any tourism proposal against any disadvantages arising from its location and one of the key considerations will be re-use of a historic building. PPS 7-Sustainable development in rural areas makes it clear that the expectations that most tourism accommodation requiring new buildings should be located to or adjacent to existing towns and villages. PPS 7 also recognises that proposals to convert existing rural buildings for hotels and other serviced accommodation should be acceptable, subject to any general criteria of the development plan.
- 5.4 It is recognised that although Wynyard is not a location which is sustainable in terms of public transport the benefits of re-use of the Hall and sustainable tourism development in the location is considered to outweigh the fact that most visitors will visit by car. The hotel use is likely to create a regional draw and a facility, which can be use both in terms of the local community and create wider tourism benefits for Stockton.
- 5.5 Although the hall has only in the past year re-established its use as conference/banqueting and events facilities this is an established use. The net increase of bedroom space as a result of the Hotel use will be 7 bedrooms which are currently offices. This is not considered to be a significant intensification of the use already in place.
- 5.6 The principal of the development in this location is therefore considered acceptable.
- 5.7 An accompanying application for listed building consent (08/2480/LBC) looks at the creation on en-suite bathrooms at first floor level. The property currently has 9 en-suite bedrooms and a further 7 en-suite bedrooms are proposed, converting existing office space at first floor level by inserting discreet bathroom partitions in the form of large wardrobes to minimise the physical impact on these spaces. These are the only physical changes proposed to the building to allow for the proposed new use.
- 5.8 An objection has been raised that the hotel use will be inappropriate to the original use and will destroy the historic interest. Built originally as a private residence Wynyard Hall is a substantial dwelling and its prominence and importance in the borough of Stockton-on-Tees is well recognised. A use which does not adversely affect the historic character or architectural importance and allows public access is welcomed. English Heritage has been consulted on the proposals and raises no objection. Few physical changes are proposed to the building and the historic character and appearance will not be adversely affected through the changes proposed.
- 5.9 To maintain such a building in good order requires significant investment and a sustainable and long-term viable use for the building is crucial. The current owners have instigated a programme of sympathetic repair and decoration works and are investing a significant sum of money in the restoration of the building, which is both necessary to allow full use as a hotel and to conserve the building. To date all the public reception rooms have been sympathetically restored.
- 5.10 These repairs are fully supported and it is recognised that hotel use will allow public access to an important listed building for a variety of functions, helping to recognise the buildings importance. Hotel use along with the existing banqueting and conference use will ensure optimum use of both the building and established grounds. The applicant has been advised that the production of a management plan for the Hall and Parkland as well as a programme for maintenance and repair works would assist this process.

- 5.11 The hall is accessed by traffic through the Golden gates on Wynyard Road. Concern has been raised by several residents that a private access track at the top of Wellington Drive, adjacent to the Golf Club and the Kennels is being used as the main vehicle access for the existing hall use and there are signs directing people to use this route.
- 5.12 This is an established access route to the hall and therefore can be used as a vehicle access to the hall without requiring any further planning permission. This access is a private drive and is not subject to any access restrictions however an application has been submitted to sign and line and upgrade this access (08/1410/FUL). Although not related to the application for change of use to Hotel, the upgrading works may remove some of the neighbour concerns. The local authority cannot control traffic movement through this access as it is a private access and not subject to any planning restrictions.
- 5.13 The owners of the Hall are working with traffic management to ensure appropriate signage to the hall through the Golden Gates entrance.
- 5.14 The Head of Technical Services states that the traffic generated by 16 number bedrooms will be low and will have no material impact on the highway network, however it should be noted that any further increase in on-site activities (i.e. an increase in letting rooms) and the associated traffic movements may be detrimental and would require further consideration. It is therefore considered that the hotel use is acceptable in highway terms.
- 5.15 As all works will be internal and the proposed use will be similar to existing it is not considered that the change of use will have any adverse impact on the setting of the hall or parkland or the wider special landscape area. It is not considered that a hotel use in this location which is set in extensive private grounds would have an adverse impact on neighbouring amenities.

## **CONCLUSION**

- 6.0 The proposals for change of use will create a hotel development which will involve the sustainable use of a grade II\* listed building and the application complies with policy and highway considerations.
- 6.1 The application is therefore considered acceptable and recommended for approval with condition for the reasons outlined above.

**Corporate Director of Development and Neighbourhood Services**  
**Contact Officer Mrs Fiona Bage**  
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**Financial Implications** – As report

**Environmental Implications** – As report

**Community Safety Implications** – As report

**Background Papers** – Stockton on Tees Local Plan, Second Stockton on Tees Local Transport Plan.

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

**WARD AND WARD COUNCILLORS**

**Ward**                      **Northern Parishes**  
**Ward Councillor**      **Councillor J Gardiner**

Background Papers-Good Practice Guide on Planning for Tourism, Department for Communities and Local Government May 2006