

DELEGATED

AGENDA NO

PLANNING COMMITTEE

29th May 2012

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

13/0440/FUL

Wynyard Hall, The Avenue, Wynyard

Erection of cookery school including visitor accommodation and provision of associated car parking

Expiry Date 3 June 2013

SUMMARY

The application seeks planning permission for the erection of a cookery school with associated accommodation and car parking at the Rose Garden, Wynyard Hall.

The cookery school consists of teaching rooms and accommodation for up to 12 people.

There is an outstanding objection from the Environment Agency however additional information has been submitted by the applicant to address the concerns which is currently being considered.

Subject to no outstanding objection from the Environment Agency the application is recommended for approval with conditions.

RECOMMENDATION

That planning application 13/0440/FUL be approved subject to no outstanding objection from the Environment Agency and subject to the following conditions and informatives below;

Approved Plans

- 1. The development hereby approved shall be in accordance with the following approved plan(s);***

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>PL02</i>	<i>21 February 2013</i>
<i>PL11</i>	<i>21 February 2013</i>
<i>PL12</i>	<i>21 February 2013</i>
<i>PL13</i>	<i>21 February 2013</i>

Reason: To define the consent.

02. Highway Works

No development shall proceed until a scheme for offsite highway improvement works at the Golden Gates junction has been submitted and approved in writing with the local planning authority. The development hereby approved shall not be occupied until the scheme has been carried out in accordance with the agreed details.

Reason:- in the interests of highway safety.

03. Archaeological works

A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording**
- 2. The programme for post investigation assessment**
- 3. Provision to be made for analysis of the site investigation and recording**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:- The site is of archaeological significance

04 Landscaping Hardworks

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no hard landscaping works (excluding base course for access roads and car park) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of

12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

05. Means of Enclosure

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of the erection of any permanent fencing , details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

06. Street Furniture

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of the installation of street furniture, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority Such street furniture as agreed shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

07. Lighting

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans full details of the method of external illumination, siting, angle of alignment; light colour, luminance of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of external lighting and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenities of adjoining residents and highway safety.

08. Landscaping Softworks

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of soft landscaping works full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following: commencement of the development or agreed phases or prior to the occupation of any part of the development and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

09. Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Reason:- In the interests of the amenities of the occupiers of neighbouring properties

10. Use of premises

The use of the premises hereby approved shall be for cookery school/events space with ancillary residential accommodation associated with the main hotel use of Wynyard Hall and no other use class without the prior written consent of the local planning authority

Reason:- To define the consent .

11. Construction Management Plan

Prior to works commencing on site a Construction Management Plan shall be submitted to and agreed in writing with the Local Planning Authority. Such a scheme shall include:

- Access proposals (including HGV routes) and HGV trip profile;**
- Details of parking proposals during construction;**
- Hours of construction; and**
- Appropriate mitigation measures that minimise the highway impact during construction.**

The works shall be carried out in accordance with the agreed details

Reason:- In the interests of highway safety

12. Tree protection

All the recommendations stipulated in the Arboricultural Method Statement Ref:ARB/CP/724/AMS by Elliot Consultancy Limited must be fully adhered to during all construction works near existing trees that are to be retained.

Reason:- In the interest of the trees to be retained

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The proposal has been considered against National and Local Planning Policies listed below and it is considered that there are no other material planning considerations which indicate that a decision should be otherwise. The council has had regard to all of the relevant information submitted, consultee and consultation responses. The impacts of the development that the Local Planning Authority has considered in that context include: the principle of development, impact on landscape & heritage including the registered historic

parkland, neighbouring residential properties, archaeology, ecology, highway safety, noise and disturbance and the cumulative impacts of the scheme.

Core Strategy Policies CS1,CS3,CS10,CS11

Saved Local Plan Policies EN7, EN9 EN28,EN26,EN30

The Local Planning Authority has implemented the requirements of the National Planning Policy Framework

Construction Deliveries

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction to the highway then early discussion should be had with the Highway Authority on the timing of these deliveries and measuring that may be required so as to mitigate the effect of the obstruction to the general public.

BACKGROUND

1. The Grade II* Wynyard Hall and its landscaped parkland dates back to the early 19th century. The park and gardens is included in the English Heritage register of Historic Parks and is grade II* listed. Wynyard Hall is currently in use partly as a private residence and as a country house hotel.
2. Extensive work and investment has been carried out to ensure the viability of the hall as a sustainable hotel business, most recently the conversion of the boathouse into spa and use of the gate lodges as hotel accommodation.
3. Much work is still to be done within the parkland to restore the historic landscape and manage the extensive woodland and landscape historically associated with the hall.
4. The restoration of the Walled Garden is a continuation of the work already undertaken to date to bring the Estate's heritage assets back into beneficial use and secure their long term future.
5. The reuse of the Walled Garden is a key aim of the detailed Conservation Plan prepared by Simpson & Brown Architects in 2012.
6. The current development proposals involve the restoration of the Walled Garden and former Rose Garden by creating a number of ancillary facilities with the intention to bring these underused spaces back in active use and protect the long term future of the heritage assets.

SITE AND SURROUNDINGS

7. The Walled Garden and Rose Garden are located approximately 250 metres to the north of Wynyard Hall. The application site incorporates a number of buildings and external areas including the Head Gardners Cottage. To the north of the site is the access road The Avenue, open fields and woodland, to the east is open parkland and mature trees and to the south the land falls away towards Wynyard Hall and Wynyard Lake. To the west of the

site are a small number of residential properties including Dairy Cottage, Garden House, Brierley Cottages and the Paddocks.

8. The Walled Garden and associated buildings and are not listed in their own right but are curtilage listed by virtue of their relationship with the Grade II* Wynyard Hall. They also lie within Wynyard Park, a Grade II* Registered Garden & Park
9. The site proposed for the cookery school lies to the north west of the main walled garden in a smaller separate garden area known as the Rose Garden.

PROPOSAL

10. The application seeks planning consent for the erection of a single storey cookery school within the Rose Garden of Wynyard Hall. To be used in connection with the main hotel use the cookery school proposes 532 sqm of floor space.
11. The building consists of teaching space, events room, kitchen and break out facilities with associated residential accommodation (3 bedrooms). It is proposed that the cookery school will straddle this north wall of the Rose Garden with residential accommodation primarily on the north side of the wall and teaching accommodation within the garden itself.
12. Designed in a low lying contemporary manner the design intention of the cookery school is to mirror the previous glasshouse and potting sheds that were evident in this area. Elements of these historic structures remain and the proposal utilises existing openings within the north wall to connect the spaces.
13. The intention of the cookery school is a communal cooking space where professional chefs can illustrate to students/ guests exemplar techniques of a themed nature throughout the year. The applicant also states that the building may be used for more intimate gatherings for up to 50 people in association with the hotel use. The proposal looks to expand the offer currently provided by the Hall.
14. The application is accompanied by an associated listed building consent application number 13/0441/LBC which was granted planning approval on the 29th April 2013.

CONSULTATIONS

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

The Environment Agency

We **OBJECT** to the proposed development as submitted because it involves the use of a non-mains foul drainage system but no assessment of the risks of pollution to the water environment has been provided by the applicant. We recommend that planning permission should be refused on this basis.

Reasons

The application form indicates that foul drainage is to be discharged to a non-mains drainage system. In these circumstances DETR Circular 03/99 advises that a full and detailed consideration be given to the environmental criteria listed in Annex A of the Circular in order to justify the use of non-mains drainage facilities.

In this instance insufficient information on the proposed foul drainage has been submitted. We

request that a specific drainage scheme showing specific flows and rates be submitted.

The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development.

Highways Agency

No objections

Head of Technical Services

General Summary

The report provides an update to comments provided 24 April 2013 and follows the submission of a revised plan – Drawing number PL08 Rev B – to address some of the highways issues raised in the previous Technical Services response. Additional information regarding the existing trees to be retained on site is also commented upon.

The Head of Technical Services has reviewed the information submitted and has no objection to the development, subject to the implementation of mitigation measures as outlined in this report.

Highways Comments

The site of the proposed development is located to the north of Wynyard Hall and the existing parking areas that currently serve the Hall. The applicant has confirmed that internal signage would be provided to ensure visitors use the designated routes to access the new parking area. The submitted Traffic Management Plan proposes improved signage on the public highway to ensure vehicles use the designated routes. The principle of improving the signage on the local highway network is acceptable and the applicant should contact Stockton Borough Council (SBC) to arrange for the signs to be installed. Once the tourist signs are in place, the private signs should be removed.

Visibility splays have been illustrated on the revised site plan to confirm that the trees do not obstruct visibility on exiting the car park. Vegetation within the visibility splay at the exits from the car park must be maintained at all times below 600mm.

The applicant was advised to review the number and location of disabled parking bays. The previous plan showed just 3 spaces outside the visitor centre. It was noted that whilst the Council have no specific disabled parking standards for a development such as this, the provision of 3 bays appeared to be insufficient given the capacity potential of the marquee and locating the spaces near the visitor centre would not be convenient for accessing the whole site. The revised plan incorporates an additional 6 disabled parking bays dispersed around the site, and the applicant has confirmed that all bays have step free access to the development. This is acceptable.

The revised plan (drawing number PL08 Rev B) indicates the proposed traffic management system within the site which would be supervised by a management team to suit the size of the event. A question was raised with the plan because the extent of the plan could imply that exit from the site would be via The Kennels only (signed as the 'way out') with the road leading from the Golden Gates signed as the 'way in'. It was noted that this proposal differs from the information in the submitted Traffic Management Plan (dated February 2013) which outlines that the two accesses would be available to visitors for entering and leaving the estate. The applicant has subsequently confirmed that the one-way system would just be localised within the estate to manage traffic around the roads adjacent to the Lion Bridge and both external access junctions would continue to offer two way access.

As noted in the previous Technical Services report, the Golden Gates access requires improvements to facilitate access and egress from the site in the interests of highway safety. These improvements would improve the operation and safety of the junction. Given the intensification of the use of this junction, particularly during the evening, the applicant would be asked to enter into a Section 278 Agreement for improvement works at this junction onto the adopted highway if planning approval for this development is granted. The estimated cost of this work is £15,000. This infrastructure should form a Grampian planning condition should the development be approved and would be subject to a Section 278 agreement with the Highway Authority. The development would not be acceptable without an agreed mitigation scheme at this junction. These works should be agreed and implemented by SBC prior to the development becoming operational.

The south-east gate to the walled garden is proposed as the taxi drop-off area with visitor's exiting via the Bell Tower in the northern wall. This would need to be clearly signed to ensure visitors are aware of this arrangement. The revised site plan shows a turning area at this access confirming that vehicles are able to turn outside the gate.

The applicant has confirmed that the development would provide a total of 129 car parking spaces (including the 9 disabled bays). It is also acknowledged that there is parking available in other areas of the site and it would be within the interests of the applicant to ensure car parking can be accommodated and managed satisfactorily within the site.

The car parking spaces have been spread around the development site in small parking groups to minimise the visual impact of parking. Whilst this principle is supported, it is necessary to ensure sufficient space is provided within each parking area to allow a vehicle to turn. The applicant has confirmed that all car parking spaces would be 2.4m x 4.8m with adequate space to manoeuvre (6m aisles). Disabled parking bays must an additional 1.2m zone on either side and to the rear of the bay – the additional 1.2m zone can be shared with an adjacent space.

It was advised in the previous report that cycle parking spaces should be provided. It was noted that the location of the site makes it difficult to encourage travel by modes other than car however staff and visitors to the daytime attractions may choose to cycle to the site. The revised site plan has incorporated 5 Sheffield stands close to the Visitor Centre which would provide enough parking for 10 bicycles (2 spaces per stand). The provision of secure and covered cycle parking should support sustainable travel initiatives.

A Construction Management Plan should be agreed prior to construction commencing on the site and include:

- Access proposals (including HGV routes) and HGV trip profile;
- Details of parking proposals during construction;
- Hours of construction; and
- Appropriate mitigation measures that minimise the highway impact during construction.

Landscape & Visual Comments

There are no landscape and visual objections to the development which is considered will enhance and redevelop the existing Wynyard Park Grade 2 listed historic landscape.

The construction of the visitor centre within the walled garden is a low key single storey building of intimate style with a glazed facade designed to enhance the character of the walled garden. This development also allows for the restoration and enhancement of the walled garden which is supported - is currently mainly out down to grass in the central space with planted borders around the edges. The sketch of the walled garden design ethos in the form of a 'tartan grid' is considered acceptable.

The use of the existing Zebra Building as an entry pavilion makes a good use of an existing building to facilitate the redevelopment of the walled garden.

The design enhancement of the old squash court building is considered acceptable to match the Zebra House building.

The marquee is proposed for 5 years on the old flower garden or Italian garden just south west of the old squash court building. Views of the marquee from housing areas to the north in Wynyard village will be screened by existing trees and the walled garden. Views from houses to the west of the site will be similarly screened. The redevelopment of this area as a garden is encouraged. Additional tree planting should be provided to soften views of the marquee from the Wynyard Hall and other parts of the historic park as indicated on the diagram 1 Master plan Principles.

The development of former walkways such as the broad walk link from the main house to the dairy cottage and south terrace to the walled garden and links around the park is supported.

Landscape details relating to the development are requested as part of the condition wording in the informative section below

Existing trees

Further to the comments made previously by the councils tree officer further comments are made as follows in relation to the updated site plan ref PL08 REV B and the Arboricultural Method Statement ref ARB/CP/724/AMS.

The rerouting of the path to the south nearer the wall is acceptable as it now falls outside the root protection areas of those trees to be retained. There are no objections to the location of the disabled parking bays as these do not impact on any trees that are to be retained. The Arboricultural Method Statement is included as requested previously Appendix 4 Protective fencing and Appendix 5 (shown incorrectly as 6?) no dig construction techniques.

Additional condition wording is attached below in the informative section relating to the tree protection methods and construction.

Flood Risk Management Comments

Technical Services have no record of flooding to the site. The applicant proposes to use sustainable drainage within the site to be maintained by the management company. The maximum allowable discharge rate into the ordinary watercourse is 3.5l/s/ha.

The development must not increase the risk of surface water run off from the site or cause any increased flood risk to neighbouring sites. Any run off must not exceed pre-development rates. Any increase in surface water generated by the development or existing surface water / ground water issues on the site must be alleviated by the installation of a suitable drainage system within the development site.

Informative

UDLV01 LANDSCAPING – HARDWORKS

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no hard landscaping works (excluding base course for access roads and car park) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be

completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

UDLV03 ENCLOSURE

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of the erection of any permanent fencing , details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

UDLV04 STREET FURNITURE

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of the installation of street furniture, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

UDLV05 LIGHTING

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans full details of the method of external illumination, siting, angle of alignment; light colour, luminance of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of external lighting and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenities of adjoining residents and highway safety.

UDLV06 LANDSCAPING – SOFTWORKS

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of soft landscaping works full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following: commencement of the development or agreed phases or prior to the occupation of any part of the development and the development shall

not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

UDLV09 TREE PROTECTION

All the recommendations stipulated in the Arboricultural Method Statement Ref:ARB/CP/724/AMS by Elliot Consultancy Limited must be fully adhered to during all construction works near existing trees that are to be retained.

UDLV011 MAINTENANCE- SOFTWORKS

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

LINF03 CONSTRUCTION DELIVERIES

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction to the highway then early discussion should be had with the Highway Authority on the timing of these deliveries and measuring that may be required so as to mitigate the effect of the obstruction to the general public.

Tees Archaeology

The applicant has provided a Heritage Statement which includes an assessment of the historic fabric of the walled garden and its associated features, along with a geophysical survey of both the Kitchen Garden and Italian Garden terrace. I am satisfied that these documents meet the information requirements necessary to determine the application from an archaeological perspective (NPPF para. 128).

The Proposal

This application is for the erection of a new cookery school to the west of the walled garden and car parking to the north.

The Heritage Assets

The principal heritage assets are the former service buildings to the walled garden which lie beneath the proposed cookery school. These show clearly on historic maps and on the geophysical survey.

Impact of the proposal on Heritage Assets

The Cookery School

The principal impact on heritage assets will be the construction of the new Cookery School. This overlies the support buildings to the walled garden which would have consisted of glasshouses, sheds, nurseries etc. Geophysical anomalies in this area are consistent with former buildings. The construction of the new Cookery School will have an impact on the walls themselves but this has been mitigated by the drawn and photographic record submitted with the application. I would recommend that archaeological monitoring takes place in this area during the construction period in order that any heritage assets of archaeological interest are properly recorded before they are destroyed (NPPF para. 141).

The Car Parking

The proposed car parking is largely to the north of the walled garden. There is nothing showing on historic maps of this area and the construction of the car park surfaces in mesh is likely to have a limited physical impact.

Recommendation

I support this application in principle as it seeks to restore the existing elements of the former gardens and gardener's house. There are however some parts of the proposal that will have a negative impact on archaeological remains associated with the gardens. I recommend that archaeological monitoring takes places during those parts of the development where ground disturbance is necessary and that any features of archaeological interest are properly investigated and recorded. This can be achieved by means of a planning condition, the suggested wording for which I set out below:-

Recording of a heritage asset through a programme of archaeological works

A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

The wording for this condition is based upon a model recommended to the Planning Inspectorate by the Association of Local Government Archaeological Officers.

Northern Gas Networks

No objections

Spatial Plans Manager

Policy Context

1. As you will be aware section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission be determined in accordance with the Development Plan unless the material considerations indicate otherwise.
2. Policies contained with Stockton-on-Tees Core Strategy Development Plan Document which are of particular relevance to this application are:
 - Core Strategy Policy CS1 'The Spatial Strategy'
 - Core Strategy Policy CS3 'Sustainable Living and Climate Change'
 - Core Strategy Policy CS10 'Environmental Protection and Enhancement'
 - Core Strategy Policy CS11 'Planning Obligations'
3. Specific Stockton-on-Tees Local Plan Policies (1997) and Alteration No1 policies (2006) which are of relevance to these applications are referenced during the discussion on these applications.
4. The National Planning Policy Framework (NPPF), adopted March 2012, sets out the Government's planning policies for England and how these are expected to be applied. The sections of the NPPF which are of most relevance to this application are:
 - Building a strong, competitive economy
 - Supporting a prosperous rural economy
 - Promoting sustainable transport
 - Requiring good design
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
5. Paragraph 215 of the National Planning Policy Framework states that when determining planning applications:

"...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

Where this response references specific policies in the development plan, it will also explain the degree of consistency with the NPPF
6. Paragraph 216 of the NPPF states that decision makers may give weight to emerging plans like the Regeneration and Environment LDD. However, it is noted that the document is at a relatively early stage in preparation. Where a policy is relevant to this application, for example the emerging revised limits to development the policy will be referenced below.

The site

7. The application site is within the grounds of Wynyard Hall located to the south of Wynyard Village. In recent years Wynyard Hall has been converted in to a hotel with wedding and conference facilities, which has secured a suitable use for this significant heritage asset.
8. The site is outside of the defined limit to development, as set out in saved Local Plan policy EN13 and the emerging limits of development set out in the Regeneration and Environment LDD. This policy aims to provide a clear break between the urban and rural landscapes to prevent uncontrolled expansion of the urban area. It is consistent with the NPPF in particular the Core Planning Principle of recognising the intrinsic character and beauty of the countryside.
9. Policy EN13 sets out the types of development that may be appropriate outside of the development limit. These criteria are discussed in detail below.

The proposals

10. The applications seek an expansion of the existing operation which is linked to Wynyard Hall a grade II* listed building. The proposals involve the creation of a:
 - Rose Garden;
 - Visitors centre (330 sq.m floorspace);
 - Management suite;
 - Marquee (circa 2,000 sq.m floorspace) & Management Suite; and
 - Cookery school and visitor accomodation (532 sq.m floorspace) and conversion of dwelling in to accomodation.
11. Each element of the proposal is discussed in turn below. Please note that this response does not address the associated listed building applications, nor does it cover heritage and design matters in significant detail: However, balancing the importance of the heritage assets against normal policy requirements will be a key consideration in these applications. Indeed paragraph 21 of the NPPF notes that investment in business should not be over-burdened by the combined requirements of planning policy.
12. When viewed in combination, these proposals will result in a significant tourism development in what is acknowledged to be a remote location. However, the Spatial Planning Team have noted that Wynyard Hall already operates as a significant conference, hotel and wedding facility at the moment.

The Rose Garden

13. The original application suggested that the Rose Garden will attract between 30,000 and 50,000 visitors per annum. No visitor numbers are included with this application and the applicant should clarify this information. Clearly visitor numbers along this line would be beyond what would constitute a small-scale facility for tourism as advocated by policy EN13 point 5. However, the proposal would involve the re-use of rural buildings and must be considered against saved Local Plan policy EN20.
14. EN20 is consistent with the NPPF, in particular paragraph 28 which supports the rural economy and encourages the re-use of buildings in rural areas for business and enterprise uses. This element of the proposal appears to conform with this policy
15. In addition, saved Local Plan policies EN26, EN28, EN30 and EN31 provide policy guidance on heritage assets. These policies are considered to be consistent with section 12 of the NPPF. The site of the Rose Garden is a listed building, as it falls within the curtilage of Wynyard Hall.

Bringing this building back in to use, especially as there are limited alternative uses for the structure, is a consideration which should be given significant weight.

16. The Spatial Planning Team also notes the specific nature of this proposal, and the limited opportunities for alternative sites within the Tees Valley area. Certainly there will be few urban locations which would be suitable for this use, whilst alternative rural locations are unlikely to benefit from the close proximity to a complementary facility like Wynyard Hall. It would be inappropriate to attempt to direct the use to an alternative location.
17. Given the support for the re-use of rural buildings, the fact that the Rose Garden site is a listed heritage asset, and the need for a rural location for the development, it is considered that the use is appropriate in principle.

Visitors centre

18. The visitors centre will include a café (200 sq.m.) and a retail area (130sq.m.). This element of the proposal is a reduction from the original application which sought a total floorspace of about 600sq.m. In addition to the retail and café use, the building will be used to control access in and out of the rose garden.
19. Saved Local Plan Alteration Number One policy S15 is of relevance to this element of the proposal. This policy provides the context for small scale shopping outside retail centres setting out a number of criteria which must be met for a small-scale proposal to be allowed. This policy is consistent with the NPPFs town centre first policy approach for retail development.
20. In addition emerging policy TC9.4 is also relevant to this application, but, as it is at an early stage in preparation and may be subject to change, it has limited weight. This policy provides a number of considerations relating to ancillary facilities for existing tourism facilities. However, the policy provides a number of material considerations which are clearly relevant to this element of the application.
21. To be acceptable under policy S15 the proposal should be located within defined settlement limits. However, as discussed above, the Rose Garden will bring a disused structure back in to use, creating an attraction which will require ancillary facilities for visitors. In the interests of creating a sustainable development, this consideration is likely to outweigh the policy consideration of directing small scale retail to the urban area.
22. Therefore the key issues, from a planning policy perspective, are whether:
 - a) The facility is intended to meet 'local needs', which in this case can be interpreted as the needs of visitors to the Rose Garden;
 - b) The proposal would not adversely undermine the vitality and viability of any village shop (the Stables) or defined retail centre, the nearest being in Wolviston Village.
23. The location and scale of the proposal are the crucial factors in determining these considerations. The Spatial Planning team previously raised concerns regarding the scale of the proposed facility. However, this reduced proposal is likely to be ancillary to the main use. Furthermore, given this relationship, the limited scale of the premises and the remote location of the unit it is expected that the proposal will not undermine any other centres. In principle the visitor centre is appropriate providing it is suitably located and sympathetically designed.
24. Finally, you may wish to consider limiting the range of goods which can be sold from the visitor's centre, in order to ensure that the retail element remains an ancillary to the Rose Garden.

Marquee

25. The marquee proposal, which measures approximately 2,000sq.m, will provide conference, exhibition and function space which will significantly increase visitor numbers to Wynyard Hall. The planning statement suggests that the marquee will provide an alternative location for in house events that are currently offered by the hall itself.
26. Given the size of the marquee it cannot be considered a small-scale facility for tourism. As pointed out in the Spatial Planning team's response to the previous application, these uses are classed as main town centre uses and should normally be directed to more central locations or justified by the planning application. The Spatial Planning team's previous response noted that the marquee was intended to provide additional space which would take pressure off the historic fabric of Wynyard Hall. Regardless of this, the Spatial Planning team sought additional information on this element of the scheme.
27. This information should explain how functions at Wynyard Hall will operate in the future, and how the fabric of the building will be protected. This explanation will be a key determining factor on this element of the proposal. If this is not provided, then the application should be justified under the tests set out in paragraph 24 and 25 of the NPPF.
28. Finally on this part of the scheme, the management suite appears to be an ancillary element of the marquee proposal. Therefore, if the marquee is permitted this will be a required element of the development. However, given the permanent construction of the building, consideration should be given to the future use of the building on cessation of the use of the temporary marquee.

Cookery School and visitor accommodation

29. The cookery school proposal would provide a teaching area for twelve students with three bedrooms. In addition an existing dwelling will be converted to visitor accommodation. The planning statement views this proposal as a niche tourism offer linked to Wynyard Hall.
30. On an individual basis this element of the proposal could be classed as a small-scale facility for tourism, which could, subject to siting and design, be considered acceptable against saved policy EN13.

Development And Regeneration

No objections. The erection of a cookery school would enhance the visitor offer and complement existing provision.

English Heritage

The proposal is an interesting take on the typical historic building types once associated with walled gardens namely: solid potting and tool sheds on the outside and open glass houses on the inside. The proposed scale and materials are suitably respectful to their context though the later will require conditioning to ensure that sufficient quality is brought to what is a simple design. Similarly the car parking within the thin wooded belt will require the input of qualified landscape advice to mitigate the impact and ensure a practical scheme. Overall the proposal along with the rose garden and visitors centre suggests a new focus to this underused part of the grade II* registered historic park and garden.

Garden History Society

No comments received

Ramblers Association

No comments received

Countryside and Greenspace

No comments received

Environmental Health Unit

I have no objection in principle to the development, however, I do have some concerns and would recommend the conditions as detailed be imposed on the development should it be approved.

' Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Hartlepool Borough Council

No objections

Natural England

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species.

Green Infrastructure

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Natural England would encourage the incorporation of GI into this development. Evidence and advice on green infrastructure, including the economic benefits of GI can be found on the Natural England Green Infrastructure web pages. Natural England's advice is as follows:

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made. The protected species survey has identified that the following European protected species may be affected by this application: Great Crested Newts.

We have not assessed the survey for badgers, barn owls and breeding birds¹, water voles, widespread reptiles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species. How we used our standing advice to assess this survey and mitigation strategy

Bats

We used the flowchart on page 10 of our Standing Advice Species Sheet: Bats beginning at box (i). Working through the flowchart we reached Box (x). Box (x) advises the authority that further survey effort is required in accordance with Bat Surveys - good practice guidelines and you should request additional information from the applicant.

Great Crested Newts

We used the flowchart on page 8 of our Standing Advice Species Sheet: Great crested newts beginning at box (i). Working through the flowchart we reached Box (vii). Box (vii) advises the

authority that further survey effort is required in accordance with the Great crested newt mitigation guidelines and you should request additional information from the applicant. .

Tees Valley Wildlife Trust

In the light of the response provided by the applicant and the Natural England Standing Advice the flow charts now indicate that Permission could be granted (subject to other constraints). Consider requesting enhancements

Northumbrian Water Limited

In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

Grindon Parish Council

Object to this planning application on the following grounds:- The current roads and infrastructure are not adequate for the increased volume of traffic. No access or egress from this proposed development should be directed to flow through Wynyard village for congestion and safety reasons. The roads are too narrow to accommodate the increased volume of traffic and will pose a risk to motorists and pedestrians alike. As a result of this proposal there will be an increase in traffic on the A689, a road which already struggles to deal with the existing flow of traffic, even more so at times when the road is closed (eg during periods of flooding, which was experienced recently, when the A689 traffic was diverted along The Wynd). This proposal should not be looked at in isolation but should take into consideration with other proposals, eg increased housing, Red House School, Proposed Rose Garden, Proposed hospital, developments taking place on the retail park to name but a few. The increased noise levels from additional vehicles travelling through the village (ie visitors cars and buses as well as service vehicles). The noise levels from functions being held in the marquee. Nearby residents are already inconvenienced by the noise from late night functions taking place in the hall. In relation to the above - the effect this proposal, and its solution to the traffic flow, will have on the wildlife in the area. Will this development be used as another venue for wedding receptions and if so all comments above will be exacerbated.

PUBLICITY

Neighbours were notified and any comments received are below (if applicable):-

Mr & Mrs Ritzema The Paddock The Avenue

The hamlet is situated on the Avenue as is the project. The congestion threat to our day to day privacy and the wildlife are key elements to our object. The roads through Gas House Lane and The Avenue are not suitable in our opinion for anything other than light traffic. At times they are dangerous. The proposed accommodation and the cookery school and car park will produce noise and traffic disturbance threats as will the marquee threat. The Avenue is arguable one of the North East most desirable residential location it is a gem that must not be spoiled. Suggest that they apply for the cookery school on a site between the Golden gates and Wynyard Hall avoiding the avenue it worked for the spa.

Mr R Jones,
Garden House, The Avenue

Whilst I consider the development within the heart of a listed parkland to be inappropriate due to increased traffic and noise levels, the development could have been contained within the walled garden and the external south wall with an imaginative modern design

2) Regarding access / egress for visitors & service vehicles, this should be ONLY from the Golden Gates & the Kennels. Significant directional / pedestrian signage should be introduced.

Improvements to roads particularly approaching horse shoe bend and road up to the car park/ service areas is necessary to allow 2 way traffic and avoid congestion. This will ensure safe access/ egress for all visitors/ service vehicles.

3) No access/ egress for visitors/ service vehicles should be allowed through Gas House Lane or Park Lane (thus avoiding traffic flow through village) as roads are too narrow and are 2way used by householders for pedestrian and vehicular access again for safety reasons.

Mrs M Dobson
25 Castlereagh Wynyard

Objects to the application on the following grounds

- 1) Increased traffic on the estate which has been noticed when events take place
- 2) The safety aspects of children and families out walking due to traffic
- 3) Impact on the environment and habitat of the wildlife, deer, badgers etc
- 4) Visitors will they be on foot walking round the country walks? Wandering all over the estate
- 5) Is it necessary to have another café when there is already a spa café and in the hall facilities.

Muriel Reynolds
2 The Kennels The Avenue

Since Wynyard became a successful business venture the volume of traffic passing the kennels at an unmarked crossroads has increased considerably, In response to previous applications we have registered our concerns not about the planning applications themselves but about the excessive speed of vehicles passing this crossing. Following applications directly to Wynyard Hall two ineffective sleeping policeman were installed.

I have no alternative but to object to the application on the above grounds,

J Meadows
3 Forrestors Close, Wynyard

Objects to the application on the grounds of: traffic congestion. noise pollution (late nights), will make the area less desirable, bring down house prices, disrupt wildlife, make Wynyard Hall even more commercial and Wynyard village less exclusive vandalism, spoil Wynyard and everything it stands for.

Mr Graham Henry
2 Spring Bank Wood Wynyard

Access is poor as it uses the old Wynyard estate single lane roads. This would require a upgrade to accommodate large service delivery vehicles and expected traffic. The need for so much car parking raises issues about traffic being sent through the village via The Avenue, The Stables and

The Granary. None of which are suitable for extra traffic. I have seen nothing on the plans to control this level of traffic on single track roads.

I note that Betty`s of Harrogate run a cookery school that is on a modern industrial estate with good safe access. Perhaps Wynyard Hall should look to be doing the same.

Noise levels from the cookery school and extensive car parking will have a detrimental effect on nearby properties ie The Old Dairy which will have been purchased at a premium for its quiet location and seclusion.

PLANNING POLICY

National Planning Policy Context

The national Planning Policy Framework (NPPF) adopted in march 2012 sets out the governments planning policies for England and how these are expected to be applied,

Paragraph 14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking;

For decision-taking this means:

approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or -specific policies in this Framework indicate development should be restricted.

The most relevant elements of the NPPF to this application are:

Supporting a Prosperous Rural Economy

Section 3 relates to supporting a prosperous rural economy and paragraph 28 confirms that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

This includes supporting sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Requiring Good Design

Section 7 relates to requiring good design and paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Conserving and Enhancing the Natural Environment

5.1 Paragraph 109 of the NPPF confirms that the planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognising the wider benefits of ecosystem services;

- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

Conserving & Enhancing the Historic Environment

4.15 Section 12 of the NPPF relates to '*Conserving & Enhancing the Historic Environment*' and confirms that, in developing a positive strategy for the conservation and enjoyment of the historic environment, Local Planning Authorities should:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place

4.16 Paragraph 128 confirms that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting.

4.17 Paragraph 131 of the NPPF confirms that, in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution the conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Local Policy Context

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 Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan

Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as

material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

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

Saved Policy EN7 of the adopted Stockton on Tees Local Plan

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

Saved Policy EN9 of the adopted Stockton on Tees Local Plan

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

Saved Policy EN13 of the adopted Stockton on Tees Local Plan

Development outside the limits to development may be permitted where:

- (i) It is necessary for a farming or forestry operation; or
 - (ii) It falls within policies EN20 (reuse of buildings) or Tour 4 (Hotel conversions); or
- In all the remaining cases and provided that it does not harm the character or appearance of the countryside; where:
- (iii) It contributes to the diversification of the rural economy; or
 - (iv) It is for sport or recreation; or
 - (v) It is a small scale facility for tourism.

Saved Policy EN20 of the adopted Stockton on Tees Local Plan

The conversion, adaptation and re-use of rural buildings for commercial, industrial, tourism, sport and recreational uses will be permitted providing that:

- (i) The proposed use can largely be accommodated within the existing building, without significant demolition and rebuilding; and
- (ii) Any alterations or extensions are limited in scale, and do not adversely affect the form and character of the existing building, and
- (iii) There is no adverse effect on the character of the area; and
- (iv) Where the building has been constructed under permitted development rights, it has been legitimately used for agricultural purposes; and
- (v) Access, manoeuvring space and parking provision for the new use can be accommodated without being intrusive; and
- (vi) There is no adverse effect on any safe refuge of protected species such as bats or barn owls.

Saved Policy EN26 of the adopted Stockton on Tees Local Plan

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.

Saved Policy EN28 of the adopted Stockton on Tees Local Plan

Development which is likely to detract from the setting of a listed building will not be permitted.

Saved Policy EN30 of the adopted Stockton on Tees Local Plan

Development, which affects sites of archaeological interest, will not be permitted unless:

- (i) An investigation of the site has been undertaken; and
- (ii) An assessment has been made of the impact of the development upon the remains; and where appropriate;
- (iii) Provision has been made for preservation 'in site'.

Where preservation is not appropriate, the Local Planning Authority will require the applicant to make proper provision for the investigation and recording of the site before and during development.

Core Strategy Policy 1 (CS1) - The Spatial Strategy

1. The regeneration of Stockton will support the development of the Tees Valley City Region, as set out in Policies 6 and 10 of the Regional Spatial Strategy 4, acting as a focus for jobs, services and facilities to serve the wider area, and providing city-scale facilities consistent with its role as part of the Teesside conurbation. In general, new development will be located within the conurbation, to assist with reducing the need to travel.
2. Priority will be given to previously developed land in the Core Area to meet the Borough's housing requirement. Particular emphasis will be given to projects that will help to deliver the Stockton Middlesbrough Initiative and support Stockton Town Centre.
3. The remainder of housing development will be located elsewhere within the conurbation, with priority given to sites that support the regeneration of Stockton, Billingham and Thornaby. The role of Yarm as a historic town and a destination for more specialist shopping needs will be protected.
4. The completion of neighbourhood regeneration projects at Mandale, Hardwick and Parkfield will be supported, and work undertaken to identify further areas in need of housing market restructuring within and on the fringes of the Core Area.
5. In catering for rural housing needs, priority will be given to the provision of affordable housing in sustainable locations, to meet identified need. This will be provided through a rural exception site policy.
6. A range of employment sites will be provided throughout the Borough, both to support existing industries and to encourage new enterprises. Development will be concentrated in the conurbation, with emphasis on completing the development of existing industrial estates. The main exception to this will be safeguarding of land at Seal Sands and Billingham for expansion of chemical processing industries. Initiatives which support the rural economy and rural diversification will also be encouraged.

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.
2. All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport

Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's 'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.

3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.

4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:

- i) The Tees Valley Metro;
- ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
- iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
- iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.

5. Improvements to the road network will be required, as follows:

- i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
- ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
- iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
- iv) To support sustainable development in Ingleby Barwick.

8. This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

1. All new residential developments will achieve a minimum of Level 3 of the Code for Sustainable Homes up to 2013, and thereafter a minimum of Code Level 4.

2. All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of 'very good' up to 2013 and thereafter a minimum rating of 'excellent'.

3. The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non domestic properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.

4. To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.

5. For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.

6. All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.

7. Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.

8. Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
- _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
- _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
- _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

9. The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

Core Strategy Policy 6 (CS6) - Community Facilities

1. Priority will be given to the provision of facilities that contribute towards the sustainability of communities. In particular, the needs of the growing population of Ingleby Barwick should be catered for.

2. Opportunities to widen the Borough's cultural, sport, recreation and leisure offer, particularly within the river corridor, at the Tees Barrage and within the Green Blue Heart, will be supported.

3. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.

5. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

Regeneration DPD

The Regeneration & Environment LDD is currently at Preferred Options stage and although it does not form part of the development plan until adopted the relevant policies can be considered material considerations in the determination of the planning & listed building application. The following policies are of relevance:

Policy SP1 – Presumption in Favour of Sustainable Development;

Policy HE1 – Historic Landscape;
Policy H11 – Wynyard Village Extension;
Policy SL1 – Development and Amenity; and
Policy TC9 – Small-scale Retail and Ancillary Uses.

MATERIAL PLANNING CONSIDERATIONS

15. The main considerations of the application are whether it satisfies the requirements of National and Local Plan policies, the impact on the locality in terms of residential amenity, vehicular access and traffic impact and highway safety, impact on nature conservation, archaeology, impact on ecology, impact on the registered historic parkland of Wynyard Estate and the grade II * listed building Wynyard Hall.

National and Local Plan Policy/Principle of development

16. The application site is within the grounds of Wynyard Hall located to the south of Wynyard Village. In recent years Wynyard Hall has been converted into a hotel with wedding and conference facilities, which has secured a suitable use for this significant heritage asset.
17. The site lies out with the defined limits to development when viewed in combination, these proposals will result in a significant tourism development in what is acknowledged to be a remote location. However, the Spatial Planning Team have noted that Wynyard Hall already operates as a significant conference, hotel and wedding facility at the moment.
18. The site is outside of the defined limit to development, as set out in saved Local Plan policy EN13 and the emerging limits of development set out in the Regeneration and Environment LDD. This policy aims to provide a clear break between the urban and rural landscapes to prevent uncontrolled expansion of the urban area. It is consistent with the NPPF in particular the Core Planning Principle of recognising the intrinsic character and beauty of the countryside.
19. Saved Policy EN13 sets out the types of development that may be appropriate outside of the development limit:
- Development outside the limits to development may be permitted where:
- (i) It is necessary for a farming or forestry operation; or
 - (ii) It falls within policies EN20 (reuse of buildings) or Tour 4 (Hotel conversions); or
- In all the remaining cases and provided that it does not harm the character or appearance of the countryside; where:
- (iii) It contributes to the diversification of the rural economy; or
 - (iv) It is for sport or recreation; or
 - (v) It is a small scale facility for tourism.
20. The cookery school proposal would provide a teaching area for twelve students with three bedrooms. In addition an existing dwelling will be converted to visitor accommodation. The planning statement views this proposal as a niche tourism offer linked to Wynyard Hall which is an established hotel business.

21. On an individual basis this element of the proposal is considered to be a small-scale facility for tourism, which could, subject to all other considerations be considered acceptable against saved policy EN13.
22. In addition, planning approval for a new residential dwelling on the footprint of the proposed cookery school was granted approval in 2005 (Planning application numbers 05/1860/LBC & 05/1861/FUL). Although not implemented, these applications accepted the principle of recreating built structures in this locality to reflect the previous buildings on site. The proposals were of a similar scale to the design currently proposed by the cookery school.
23. The cookery school will utilise the existing gardeners cottage, walled garden to create a small scale visitor attraction in line with the functions at Wynyard Hall and is considered to make re-use of buildings and is therefore considered to accord with saved policy EN20.
24. It is therefore considered that the proposed cookery school is acceptable in principle as a small scale tourism facility to support the existing business function of Wynyard Hall hotel subject to all other material planning considerations.

Highways

25. The proposals are also supported by a Transport Statement and Traffic Management Plan which will be implemented by Cameron Hall Developments and outlines the access arrangements, signing and the procedures for the management of on-site traffic for special events held at the proposed marquee..
26. 129 Parking spaces in small groupings are proposed to service the development (and wider development for the marquee and rose garden combined) with associated disabled parking (9 spaces) and cycle stands. The former tennis court is to be used as a small car park with the remainder of the car parking spaces have been spread around the development site in small parking groups to minimise the visual impact of parking and the applicant has confirmed that all car parking spaces would be 2.4m x 4.8m with adequate space to manoeuvre. A further car parking area is proposed on an existing area of hard-core to the north of the Cookery school.
27. The applicant proposes a one-way system localised within the estate to manage traffic around the roads adjacent to the Lion Bridge and both external access junctions would continue to offer two way access to the facilities.
28. Neighbours are specifically concerned about traffic impact and the use of the Avenue when events take place and the applicant has confirmed that events would be supervised by a management team to suit the size of the event and control traffic movement
29. Visibility splays have been illustrated on the revised site plan to confirm that the trees do not obstruct visibility on exiting the car park
30. The south-east gate to the walled garden is proposed as the taxi drop-off area with visitor's exiting via the Bell Tower in the northern wall
31. The Golden Gates access requires improvements to facilitate access and egress from the site in the interests of highway safety. These improvements would improve the operation and safety of the junction. Given the intensification of the use of this junction, particularly during the evening, the applicant would be asked to enter into a Section 278 Agreement for improvement works at this junction onto the adopted highway and the estimated cost of this work is £15,000. This infrastructure should form a Grampian planning condition should the development be approved and would be subject to a Section 278 agreement with the

Highway Authority. The development would not be acceptable without an agreed mitigation scheme at this junction. These works should be agreed and implemented by SBC prior to the development becoming operational.

32. The Head of Technical Services has assessed the proposals and concludes that there is no objection to the development, subject to the implementation of mitigation measures as outlined in their comments, controlling conditions and the applicant entering into a section 278 Agreement for offsite highway works.
33. In light of the above it is not considered that the proposal will have an adverse impact on highway safety.

Impact on Neighbouring Properties

34. The application is accompanied by a statement of community involvement which states that the applicant consulted with the immediate residents in the vicinity of the proposals (8 properties)
35. The closest neighbours to the site are those situated on the Avenue, Dairy Cottage, Garden House, Brierley Cottages and the Paddocks.
36. Neighbour objections have been received from those closest to the site and other properties on the Wynyard Estate primarily relating to the impact of increase traffic and noise disturbance resulting from the proposed facilities.
37. It is recognised that the Avenue properties are in relatively close proximity to the site and these properties currently enjoy a very tranquil setting.
38. Dairy cottage is the closest property to the intended facility situated over 60m from the gable end of the residential element of the cookery school on the west elevation. The teaching rooms being an additional 40m towards the east.
39. The cookery school is a small scale facility that will be used for teaching and demonstrations. The residential accommodation proposed is of a small scale with only 3 en-suite bedrooms proposed.
40. All of the teaching rooms and events space for the cookery school is contained within the grounds of the existing rose garden. With high boundary walls this will provide both visual screening of the development from neighbours and also allow a degree of buffering for noise which is not considered to be significant due to the limited scale of the facility.
41. The grounds of the hotel can currently be used for associated hotel use without the need for planning permission and noise and nuisance issues arising from the hotel use will be dealt with through the appropriate Environmental Health legislation. Environmental Health have considered the application and offer no objection subject to controlling conditions.
42. It is recognised that there will be a degree of impact on the peace and tranquillity currently enjoyed by neighbouring properties currently in an isolated setting. However, any noise and impact occurring will be general day to day comings and goings of people using the facility and is not considered to create a significant impact in terms of noise or nuisance that would warrant refusal of the application.

43. Due to the separation distances in place and the intended limited capacity of the facility it is not considered that the proposals will have an adverse impact on the amenity of neighbouring properties.

Design and Appearance

44. The design of the cookery school is a low-lying contemporary building the intention of the design to mirror the previous glasshouses and potting sheds that were evident in this area. The cookery school and associated residential accommodation has been designed to fit in with the existing character on the northern part of the previous approved scheme using handmade bricks with lime mortar, timber joinery and slate roofing, whereas the cookery school and events facility will be of a more contemporary design and detailing with timber frontages and large areas of glazing to allow for a degree of flexible use of the space.
45. The design is contemporary in nature but in a complimentary style to the high walls of the walled garden and designed to replicate the previous footprint of the historic garden buildings of potting sheds and glasshouses. Due to the low-lying nature and the screening provided by the boundary walls, the building will not appear out of place visually on the north elevation or from within the garden itself.
46. The parking area to the front of the north wall has been designed to fit within the existing mature trees to minimise the visual impact of parking area and provide screening.
47. The works will make constructive use of a currently underused part of the estate that will create improved visual aesthetics to the existing area.

Impact on Heritage Assets

48. The use of the heritage assets the walled garden in a more structured way is supported in principle as helping to better reveal the significance of these spaces and ensure the continued viability of the hall and estate for hotel use.
49. The application is accompanied by a heritage assessment which explains those assets affected and their significance and analysis's the individual elements of the walls and Gardeners cottage and previous alterations to these structures.
50. The current northern wall consists of dilapidated structures and its appearance is currently little more than a service yard. The cookery school will allow use of the rose garden and a sustainable use for the head gardeners cottage to help the public experience those parts of the Wynyard estate and sustainable a viable use for the assets.
51. None of the physical works proposed to the walls will adversely affect the structure, character or appearance of the heritage assets. Existing openings will be utilised where possible to link the two elements of accommodation each side of the wall to minimise any impact on the historic fabric of the wall.
52. English Heritage offer no objection to the proposal and state that the application will bring a new focus to this underused part of the grade II* registered park and garden and the application is considered to accord with saved policies EN26, EN28 and CS3.
53. An accompanying application for listed building consent application number 12/0441/LBC was approved on the 19th April 2013.

Archaeology

54. Tees Archaeology support the application in principle as it seeks to restore the existing elements of the former gardens and gardener's house. There are however some parts of the proposal that will have a negative impact on archaeological remains associated with the gardens. They recommend that archaeological monitoring takes place during those parts of the development where ground disturbance is necessary and that any features of archaeological interest are properly investigated and recorded. It is therefore considered that the application accords with saved policy EN30 of the Stockton-on-Tees Local Plan.

Flooding

55. The Head of Technical Services comments that they have no record of flooding to the site. The applicant proposes to use sustainable drainage within the site to be maintained by the management company. The maximum allowable discharge rate into the ordinary watercourse is 3.5l/s/ha.
56. The development must not increase the risk of surface water run off from the site or cause any increased flood risk to neighbouring sites. Any run off must not exceed pre-development rates. Any increase in surface water generated by the development or existing surface water / ground water issues on the site must be alleviated by the installation of a suitable drainage system within the development site.
57. There is a current outstanding objection from the Environment Agency relating to a lack of drainage information provided by the applicant. The applicant has provided additional information in order to address the concerns of the Environment Agency and their formal response is awaited.

Ecology

58. The application does not affect any protected species. The applicant submitted additional information as requested by Natural England which was considered by the Tees Valley Wildlife Trust. The Trust considered this information to be acceptable and that planning permission can be granted as it is not considered that the proposals will have an adverse impact on matters of ecology.

CONCLUSION

59. The impacts of the proposal have been considered against national and local planning policy. The development as proposed is considered to be in line with general planning policies set out in the development plan, is acceptable in highway safety, does not adversely impact on the neighbouring properties, the registered Historic parkland of the Wynyard Estate and associated heritage assets, ecological habitat or flooding.

It is recommended that the application be Approved with Conditions subject to no outstanding objection from the Environment Agency for the reasons specified above.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271

WARD AND WARD COUNCILLORS

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

IMPLICATIONS

Financial Implications: As report

Environmental Implications: As 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:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers:

National Planning Policy Framework 2012

Stockton on Tees Local 1997

Core Strategy Development Plan Document (March 2010)

Regeneration DPD

Temporary Structures in Historic Places- English Heritage (September 2010)