

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
22 FEBRUARY 2017
REPORT OF DIRECTOR OF ECONOMIC
GROWTH AND DEVELOPMENT SERVICES**

16/1248/REM

The Wellington Club, Wellington Drive, Wynyard

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

Expiry Date: 12 April 2019

SUMMARY

The application relates to an area of land 41.5 hectares in size located on the southern part of the Wynyard golf club (Wellington Course) in Wynyard. The application site is bounded to the north by the residential area of Wynyard Village, and the continuation of the golf course. To the west of the site is a belt of mature woodland, forming the boundary of Wynyard Park. Also to the west is Wynyard Hall, a Grade II listed building. To the south of the site is Parkside Manor, a large dwelling, and beyond this, and to the east is open countryside. The current use of the site is for existing golf club facilities, including the clubhouse, golf academy building, golf fairways and associated car parking. The majority of the new development proposed is to be located on the southern edge of the site, which currently forms part of the golf course.

Outline Planning permission was approved for a development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents (07/0770/OUT). This application was renewed in 2010 (10/0476/RNW) and again in 2013 (13/0710/RNW).

The application seeks approval for the reserved matters of the previously approved outline application which had all matters reserved other than the means of access from Wellington Drive to the north. The development at the time was illustrated by various drawings including a concept master plan, landscape layout, and both the existing and proposed golf course layouts. The proposed scheme largely follows these approved documents.

The principle of the development has been established by the outline planning permission and this application is purely concerned with the reserved matters details required to be submitted for approval.

There have been a number of objections which relate to the proposed use and the traffic implications which cannot be considered at this reserved matters stage. However concerns have been raised in relation to the proposed landscaping, layout of the course and the public footpath to the rear of Davison Close. All these matters have been fully considered and are addressed in the main report.

Overall it is considered that the proposed development is in accordance with the outline master plan, and the reserved matters are considered acceptable. It is considered that there are no sustainable planning reasons which would deem this reserved matters application to be unacceptable.

Members should note that a revised outline application for the construction of a 50-bed 5 star hotel with ancillary leisure facilities and tennis courts and the construction of 44 executive dwellings was approved subject to a Section 106 (17/1069/REV) for the same site. No reserved matters application has been submitted for this development.

RECOMMENDATION

That planning application 16/1248/REM be approved subject to the following conditions and informatives;

01 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
96138 01	11 May 2016
96138 03_A	11 May 2016
96138 05_01_A	11 May 2016
96138 05_02_A	11 May 2016
96138 05_03	11 May 2016
96138 06_01_D	19 January 2017
96138 06_02_B	11 May 2016
96138 06_03_D	19 January 2017
96138 06_04_C	25 August 2016
96138 10_C	18 May 2016
96138 11_C	18 May 2016
96138 12_D	20 May 2016
96138 13_C	18 May 2016
96138 14_A	11 May 2016
96138 15_C	18 May 2016
96138 16_B	18 May 2016
96138 17_B	18 May 2016
96138 18_C	20 May 2016
96138 19_B	18 May 2016
96138 20_B	11 May 2016
96138 21_B	11 May 2016
96138 22_B	11 May 2016
96138 25_B	11 May 2016
96138 30_B	11 May 2016
96138 35_B	11 May 2016
96138 40_A	11 May 2016
96138 45_A	11 May 2016
96138 50_A	11 May 2016
96138 55_A	11 May 2016
1607.01B	8 February 2017
1607.02	11 May 2016
1607.03	11 May 2016
1607.04 A	19 January 2017

1607.05A	8 February 2017
1607.06	11 May 2016
1607.07A	8 February 2017
1607.08 A	19 January 2017
1607.09 A	19 January 2017
1607.10	11 May 2016
1607.11	11 May 2016
1607.12	11 May 2016
1607.13	11 May 2016
1607.14	11 May 2016
1607.15	11 May 2016
1607.16	11 May 2016
1607.17	11 May 2016

2 10% Renewables

The development shall secure at least 10% of its energy supply from renewable energy or low carbon sources, unless otherwise agreed in writing by the Local Planning Authority. No development shall take place within any phase until an energy strategy has been submitted to and agreed in writing by the Local Planning Authority for that phase which includes details of how that phase will contribute towards achieving the 10% requirement for the whole development. Thereafter the agreed scheme shall be implemented in complete accordance with the details of the scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development which secures energy from renewable sources.

3. Ecological Management Plan (LEMP)

Prior to the commencement of works a Landscape and Ecological Management Strategy Plan (LEMP) to benefit local wildlife (as detailed in the Ecological Impact Assessment (Report Reference: BG18.117.1 - January 2019) by Brindle and Green)) shall be submitted and approved in writing by the local planning authority. Works shall be undertaken in accordance with the approved details.

Reason: In the interests of protecting wildlife and enhancing biodiversity.

4. Ecological Mitigation

Work shall be undertaken in full accordance with the mitigation measures as detailed in Part 6 (Assessment of Effects and Mitigation Measures) of the Ecological Impact Assessment (Report Reference: BG18.117.1 - January 2019) by Brindle and Green.

Reason: In the interests of protecting wildlife and enhancing biodiversity.

5. Residents Park

Notwithstanding the submitted plans, prior to work commencing on the resident park, a final species and planting plan for area L (located to the rear of Embleton Grove), shall be submitted and agreed in writing with the local planning authority. A shade parameters plan shall also be submitted along with the final details which should be used to inform the proposed landscaping and species mix.

Reason: In the interests of protecting the amenity of the properties in Embleton Grove.

INFORMATIVES

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Major Accident Hazard Pipeline

There is a Major Accident Hazard Pipeline (MAHP) high pressure gas pipeline which runs through this land parcel – (*Feeder 6 – Little Burdon - Billingham*). Please consult the Technical Specification HS (G) 47 "Avoiding Danger from Underground Services", further details can be found in the specification for Safe Working in the vicinity of National Grid high pressure gas pipeline and associated installations - requirements for third party: T/SP/SSW22. All relevant site staff should make sure that they are both aware of and understand this guidance. National Grid will also need to ensure that pipelines access is maintained during and after construction. Pipelines are normally buried to a depth of 1.1 metres or more below ground and further information may be found on the plans provided. Ground cover above pipelines should not be reduced or increased.

If it is planned to use mechanical excavators and any other powered mechanical plant it shall not be sited or moved above the pipeline.

If it is planned to carry out excavation to a depth greater than 0.3 metres, embankment or dredging works the actual position and depth of the pipeline must be established on site with a representative and a safe working method agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline

The digging of trial holes to locate the pipeline must be carried out under the supervision of the onsite representative

Excavation works may take place unsupervised no closer than 3 metres from the pipeline once its actual location has been confirmed by a National Grid representative. Similarly excavation with hand held power tools may take place no closer than 1.5 metres away.

To view the SSW22 Document, please use the link below:

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/GasElectricNW/safeworking.htm>

To view the National Grid Policy's for the Sense of Place Document. Please use the link below:

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/>

BACKGROUND

1. Outline Planning permission was approved for a development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents (07/0770/OUT). This application was renewed in 2010 (10/0476/RNW) and again in 2013 (13/0710/RNW).

Background to the approval of the outline application

2. The primary issue in relation to the development was whether the development was in a sustainable location and whether the relevant tests as set out in the various planning policies had been met. One of the key tests was whether the chosen site was sequentially the best location for such a development and this theme was carried through to the National Planning Policy Framework.
3. Planning policy in respect of hotels would normally seek in the first instance for them to be located within Town Centres. In this case, the scheme was considered in its totality and the development is location specific to the golf course and as such could not be viewed as appropriate to a town centre. The individual uses could be 'disaggregated' i.e. split between different locations. This was for two reasons; firstly, to be successful in the market place, the operation of the golf resort, hotel and spa must have a single branded identity providing the full range of goods and services, hotel room, health club, bar, restaurants, driving range

and other sport and leisure facilities. Secondly, the proposed range and scale of provision would play an important role in meeting an unmet need, providing important community facilities for local residents who will be able to take advantage of the new facilities provided on their doorstep. The facilities would be fully accessible to the local community.

4. As part of the original planning submission the applicant carried out a limited sequential assessment looking at potential alternative sites based on the premise that the proposed hotel and spa has got to be reasonably close to the existing golf course. Five areas of search were examined and the study concluded that there were no sites known to be available, suitable and viable in the area that would be more sequentially preferable to the proposed site.
5. The evidence previously produced made it clear that the proposal would be a very different operation from that normally expected to be provided in a town centre location and it was accepted that in planning terms the site is sequentially the best location and did not prejudice planning policy by being located within the Wynyard estate.

Need for the development

6. Part of planning policy requirement was for the applicant to demonstrate need for the proposed development. The original application was supported by a detailed market assessment report, prepared by specialist consultants. This document assessed the demand and stated there was a clear need for additional visitor accommodation in the Tees Valley area, a fact supported at the time by the Head of Regeneration. It also stated at the time that the development would fit in with requirements of the North East Tourism Strategy and Regional Image Campaign and bring significant benefits to the area.
7. Hartlepool Borough Council questioned the need for the key worker accommodation and suggested it should not be approved. The key worker accommodation was considered to be necessary to support the overall success of the scheme. The accommodation would reduce the need to travel from other settlements and was justified as being in the interests of sustainability.

Other relevant Consents

8. Outline permission for the construction of a 50-bedroom, 5 star hotel with ancillary leisure facilities and tennis courts and the construction of 44 executive dwellings was approved subject to a Section 106 (10/2430/OUT).
9. A revised outline application for the construction of a 50-bed 5 star hotel with ancillary leisure facilities and tennis courts and the construction of 44 executive dwellings was approved subject to a Section 106 (17/1069/REV). No reserved matters application has been submitted for this development.

SITE AND SURROUNDINGS

10. The application relates to an area of land 41.5 hectares in size located on the southern part of the Wynyard golf club (Wellington Course) in Wynyard.
11. The application site is bounded to the north by the residential area of Wynyard Village, and the continuation of the golf course. To the west of the site is a belt of mature woodland, forming the boundary of Wynyard Park. Also to the west is Wynyard Hall, a Grade II listed building. To the south of the site is Parkside Manor, a large dwelling, and beyond this, and to the east is open countryside.
12. The current use of the site is for existing golf club facilities, including the clubhouse, golf academy building, golf fairways and associated car parking. The majority of the new

development proposed is to be located on the southern edge of the site, which currently forms part of the golf course.

PROPOSAL

13. The supporting statements to the original development proposal indicated that the existing clubhouse facilities and lack of branded accommodation, are not meeting the expectations of its members/visitors. This follows the development of the golf course as a renowned national and international golf club destination. The intentions for the development proposal are therefore, to fulfil the potential of the club, by enhancing the quality of its offer, and creating a golf resort destination. This would enable the club to host major tournaments and improve the golf academy. It is suggested that these additional facilities would also enhance the overall range of community facilities in Wynyard.
14. The proposed development includes
 - 148 bed golf hotel;
 - bars and restaurant;
 - crèche and conferencing facilities;
 - health club, gym and spa;
 - outdoor sports facilities including tennis courts and football pitches;
 - golf club house;
 - golf academy and driving range;
 - key worker accommodation for hotel staff (apartments and gatehouses);
 - residents park
 - access roads and car parking;
 - partial remodelling of golf course; and
 - landscaping proposals.
15. The application seeks approval for the reserved matters of the previously approved outline application which had all matters reserved other than the means of access from Wellington Drive to the north. The development at the time was illustrated by various drawings including a concept master plan, landscape layout, and both the existing and proposed golf course layouts. The proposed scheme largely follows these approved documents.
16. This application relates purely to the approval of the reserved matters (layout, scale and appearance and landscaping). Other conditions which remain valid and have not yet been discharged relate to;
 - Time Limit – reserved matters
 - Approved Plans
 - Reserved matters to be submitted – details required
 - Reserved matters to be submitted
 - Number of bedrooms shall not exceed 150
 - Details of development – clarifying what has approval in the outline application
 - Use of the existing club house to cease prior to occupation of the new facilities
 - Requirement for an Ecology survey
 - Parking and Event Management Plan to be agreed
 - Construction Environment Plan to be agreed
 - Sustainable Travel plan to be agreed
 - Refuse collection and servicing plan to be agreed
 - Access from Wynyard Road for emergency vehicles only – details to be agreed
 - Key Worker dwellings only for persons employed at the hotel/golf facility
 - Management Programme for Maintenance of the park
 - Construction Hours Controlled
 - Surface Water runoff to be agreed
 - Oil Interceptor required for surface water

- Foul Drainage details required
- Storage of oils or chemicals shall be detailed
- All materials on site shall be uncontaminated
- Car parking detailed to be agreed
- Details of external lighting required

CONSULTATIONS

17. The following Consultations were notified and any comments received are set out below
18. Spatial Planning & Regeneration
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires an application for planning permission to be determined in accordance with the Development Plan, unless the material considerations surrounding the proposal indicate otherwise.
As you will be aware, the NPPF also includes a presumption in favour of sustainable development which requires proposals in accordance with the development plan to be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF, or specific policies in the NPPF indicate development should be restricted.
The principle of this development was accepted under the original outline planning application. Therefore the Economic Strategy and Spatial Planning Team has no additional comments to make on the proposal.
19. SBC Highways Transport And Design (General Summary)
The proposed application is for the approval of the reserved matters, which relate to landscaping, layout appearance and scale, of the outline approval. No comments have been provided in relation to the principle of development as this has been established at Outline stage.
The Highways, Transport & Design Manager has considered the information submitted in support of the Reserved matters application following outline approval for development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents.
As set out this information is considered to be acceptable and as such there are no objections to the proposed application.
20. Environmental Health Unit
I have checked the documentation provided and have found no grounds for objection in principle to the development subject to the imposition of the following advisory condition in relation to the control of construction/ demolition Noise
21. Contaminated Land Officer
I have considered the details which relate to previous outline permission having been granted nearly a decade ago. I would reiterate, whilst having due regard to existing agreements and conditions, it is still the responsibility of the Applicant to ensure that the development is consistent with the guidelines on conceptual Risk Assessment. Principally, the completed project must be such that the land is suitable for final use and not be determinable as contaminated. In addition, in the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

22. Northumbrian Water Limited

In making our response to the local planning authority Northumbrian Water will 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 on the appearance, layout, landscaping or scale.

23. Sport England

The proposed development is not considered to fall either within our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance Par. 003 Ref. ID: 37-003-20140306) upon which we would wish to comment, therefore Sport England has not provided a detailed response. General guidance and advice can be found at: <http://sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/> If the proposal involves the loss of any sports facility then full consideration should be given to whether the proposal meets Par. 74 of National Planning Policy Framework, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a new sports facility then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition such facilities, to ensure they are fit for purpose, should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

<http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional housing (<300 units) then, if existing sports facilities do not have the capacity to absorb that additional demand, new sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, local standards and/or priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

24. Highway England

No objections

25. Hartlepool Borough Council

No objections

26. Northern Gas Networks

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

27. Northern Powergrid

No comments received

28. Health and Safety Executive

Does not advise against development

29. Parish Council

No comments received

30. Councillors

No comments received

31. Stockton Police Station - Stephen Davies
No comments received

32. SBC Waste Management
No comments received

33. The Environment Agency
No comments received

34. SBC Care For Your Area
No comments received

35. Natural England
No comments received

36. Tees Valley Wildlife Trust
No comments received

37. The Ramblers Association
No comments received

38. Wynyard Residents Association
No comments received

39. Cleveland Police
No comments received

PUBLICITY

40. Neighbours were notified and letters of objection were received from the addresses detailed below with the main objections summarised below. Full details of the objections can be viewed on line at <http://www.developmentmanagement.stockton.gov.uk/online-applications/>

1. Mrs Roberts 10 Vane Close Wynyard
2. Mrs Jeanette Quinney 2 Foresters Close Wynyard
3. Mr And Mrs Elliott 9 Embleton Grove Wynyard
4. John Sapsford 9 Rudd Close Wynyard
5. Mr Peter Kay 9 Annigate Close Wynyard
6. Thomas Howard 19 Embleton Grove Wynyard
7. Mr Allan James Saunders 7 Davison Close Wynyard
8. Mrs Anne Ayley 1 The Coppice Wynyard
9. Mr Mark Grover, 5 Davison Close, Wynyard, Billingham
10. Aethele Khunda 14 Davison close Wynyard
11. Diane Herman and Johan Martinus Herman, 17 Davison Close, Wynyard,
12. Mr Paul Stoker 18 Davison Close, Wynyard
13. Dr R Ward, 21 Davison Close, Wynyard

41. The main reasons for objection are as detailed below;

- Close proximity of Key Worker accommodation building and car parking to residential properties which will lead to loss of privacy, noise and associated security issues to the property which backs onto proposed location.
- Access to the residents' park, which would result compromise residents privacy
- It is unclear from the application whether the 'residents' in question are supposed to be Wynyard estate residents or residents of the proposed hotel and there is little detail of what constitutes the 'park'
- Concerns regarding loss of trees and screening hedges

- Increased traffic /traffic pollution during construction and operation
- Width of Wellington Drive is not adequate
- The proposed access via Wellington drive adjacent to Davison Close is not served by any suitable parking space
- Disturbance should this development and Wynyard Hall have events
- Increase in on street parking
- The proposed residents park in an unsuitable location as the area is too small secluded, used mostly by dog-walkers and will soon become a dog toilet, all wildlife will be displaced by roving dogs and people, evening use of the area will be mostly by young persons and will soon become a nuisance area,
- The proposed new planting of screening trees to the existing houses will not just provide a screen, but will restrict light to properties.
- Potential removal of trees at tee 15 will affect privacy
- If anything were to be of value to the local community it would be if the proposals included the re-connection of the previously extinguished footpath from the clubhouse to Wynyard Road, connecting it with the new footpath leading to Wellington Drive
- Objections to the footpath connecting the residents park to Wellington Drive
- No need for the ball stop fencing west of the 15th tee which could be unnecessary
- Question the need for such a large development next door to an existing Hotel.
- Health and Safety issues relating to the existing layout of the course, in particular the 14th fairway and possible missile path.
- Wynyard has one entrance and one exit and is not designed to be an area with many attractions.
- Impact on wildlife
- Impact on houses which back into the golf course. The open field is what they paid for when buying the house and their privacy will be compromised.
- Devaluation of property

PLANNING POLICY

42. 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 Stockton on Tees Borough Council Local Plan 2019.
43. Section 143 of the Localism Act came into force on the 15 January 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 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.

National Planning Policy Framework

44. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. 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.

Local Planning Policy

45. The following planning policies are considered to be relevant to the consideration of this application.

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
- Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

- a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.
- c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
- d) Enhancing woodlands and supporting the increase of tree cover where appropriate.
- j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.
- l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.
- m) Encouraging the reduction, reuse and recycling of waste, and the use of locally sourced materials.

2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:

- a. Directing development in accordance with Policies SD3 and SD4.
- b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.

- c. Supporting sustainable water management within development proposals.
 - d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.
 - e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.
 - f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.
 - h. Supporting proposals for renewable and low carbon energy schemes including the generation and supply of decentralised energy.
3. Conserve and enhance the historic environment through a variety of methods including:
- a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.
 - b. Ensuring monitoring of the historic environment is regularly undertaken.
 - d. Supporting proposals which positively respond to and enhance heritage assets.
 - e. Recognising the area's industrial heritage, including early history, railway and engineering heritage and the area's World War II contribution.

Strategic Development Strategy Policy 6 (SD6) - Transport and Infrastructure Strategy

3. The Council will work with partners to deliver community infrastructure within the neighbourhoods they serve. Priority will be given to the provision of facilities that contribute towards sustainable communities, in particular the growing populations at Ingleby Barwick, Yarm, Eaglescliffe, Wynyard Sustainable Settlement and West Stockton Sustainable Urban Extension.
4. To ensure residents needs for community infrastructure are met, where the requirement is fully justified and necessary, the Council will support planning applications which:
- a. Provide for the expansion and delivery of education and training facilities.
 - b. Provide and improve health facilities.
 - c. Provide opportunities to widen the Borough's cultural, sport, recreation and leisure offer.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
- a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Housing Policy 1 (H1) - Housing Commitments and Allocations

1. To deliver the housing requirement and to maintain a rolling five year supply of deliverable housing land, the Council have allocated sites identified within this policy. The majority of the new homes will be delivered through existing commitments (sites with planning permission identified within point 2) with the remainder of new homes being delivered through allocations at:

- a. Various sites within the Regenerated River Tees Corridor.
- b. Various sites within the conurbation.
- c. West Stockton Sustainable Urban Extension.
- d. Wynyard Sustainable Settlement.

The total number of dwellings set out in this policy is not the same as the housing requirement. This is because some commitments have already delivered a proportion of the dwelling numbers identified and some sites will likely deliver dwellings beyond the plan period, after 2032.

Commitments

2. Residential development is proposed at the following main sites, which benefit from planning permission. These sites are re-affirmed for residential development and are illustrated on the Policies Map:

Site Location/Name	Area (ha)	Total Dwellings (approx)	Remaining Supply at April 2018
W2 Wellington Drive	21	44	44
Wynyard Sustainable Settlement			

8. In addition to the commitments at Wynyard (see point 2), land is also allocated at Wynyard as follows:

Site Location/Name	Area (ha)	Total Dwellings (approx)
Wynyard Park	66.6	1,100

9. Further policy regarding Wynyard Sustainable Settlement is provided within Policy H3.

Housing Policy 3 (H3) - Wynyard Sustainable Settlement

Proposals for the growth of Wynyard Village (south of the A689) and Wynyard Park (North of the A689) will be coordinated to deliver a sustainable settlement. Proposals for development should:

1. Deliver approximately 1,644 new dwellings within Stockton-on-Tees Borough, with 544 dwellings at Wynyard Village (Policy H1.2.W1 and H1.2.W2) and approximately 1,100 dwellings (Policy H1.7) on Wynyard Park.

5. Provide a range of homes in accordance with Policy H4, with the exception of:

- a. Wynyard Village (Policy H1.2.W1) which will provide an executive housing offer, with offsite affordable housing.
- b. Wellington Drive (Policy H1.2.W2) which will provide executive housing in a low density setting, with off-site affordable housing, as well as opportunities for enhancement of the associated golf course and delivery of a five star hotel.

6. Provide green infrastructure and open space in accordance with ENV6.

9. Avoid unacceptable harm to and maximise possible enhancements to the significance of heritage assets. Development must be designed to ensure that the significance of Wynyard Park Registered Park and Garden and other heritage assets is not harmed and where possible enhanced.

Transport and Infrastructure Policy 3 (TI3) - Communications Infrastructure

7. Developers should demonstrate how proposals for new homes, employment or main town centre uses will contribute to and be compatible with local fibre and internet connectivity.

8. Taking into consideration viability, the Council require developers of new homes, employment or main town centre uses to deliver, as a minimum, on-site infrastructure including open access ducting to industry standards, to enable new premises and homes to

be directly served by local fibre and internet connectivity. This on-site infrastructure should be provided from homes and premises to the public highway or other location justified as part of the planning application. Where possible, viable and desirable, the provision of additional ducting will be supported where it allows the expansion of the network.

Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency

1. The Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation.

The Council will:

- a. Promote zero carbon development and require all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy, in the following sequence:
 - i. Energy reduction through 'smart' heating and lighting, behavioural changes, and use of passive design measures; then,
 - ii. Energy efficiency through better insulation and efficient appliances; then,
 - iii. Renewable energy of heat and electricity from solar, wind, biomass, hydro and geothermal sources; then
 - iv. Low carbon energy including the use of heat pumps, Combined Heat and Power and Combined Cooling Heat and Power systems; then
 - v. Conventional energy.
- b. Require all major development to demonstrate how they contribute to the greenhouse gas emissions reduction targets set out in Stockton-on-Tees' Climate Change Strategy 2016; and
- c. Support and encourage sensitive energy efficiency improvements to existing buildings.

2. Proposals are encouraged where development:

- a. Incorporates passive design measures to improve the efficiency of heating, cooling and ventilation; and
- b. Includes design measures to minimise the reliance on artificial lighting through siting, design, layout and building orientation that maximises sunlight and daylight, passive ventilation and avoids overshadowing.

Non domestic

4. All new non-residential developments up to and including 499 sq m of gross floor space will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

5. All new non-residential developments of 500 sq m and above of gross floor space will be required to:

- a. Submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction; and
- b. Be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.

4. All development proposals will be designed to ensure that:

- a. Opportunities are taken to mitigate the risk of flooding elsewhere;
- b. Foul and surface water flows are separated;
- c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
- d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.

5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:

- a. To an infiltration or soak away system; then,

- b. To a watercourse open or closed; then,
 - c. To a sewer.
6. Disposal to combined sewers should be the last resort once all other methods have been explored.
7. For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.
9. Sustainable Drainage Systems (SuDS) should be provided on major development (residential development comprising 10 dwellings or more and other equivalent commercial development) unless demonstrated to be inappropriate. The incorporation of SuDS should be integral to the design process and be integrated with green infrastructure. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

Natural, Built and Historic Environment Policy 5 (ENV) - Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity

1. The Council will protect and enhance the biodiversity and geological resources within the Borough. Development proposals will be supported where they enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation particularly in or adjacent to Biodiversity Opportunity Areas in the River Tees Corridor, Teesmouth and Central Farmland Landscape Areas.
5. Development proposals should seek to achieve net gains in biodiversity wherever possible. It will be important for biodiversity and geodiversity to be considered at an early stage in the design process so that harm can be avoided and wherever possible enhancement achieved (this will be of particular importance in the redevelopment of previously developed land where areas of biodiversity should be retained and recreated alongside any remediation of any identified contamination). Detrimental impacts of development on biodiversity and geodiversity, whether individual or cumulative should be avoided. Where this is not possible, mitigation and lastly compensation, must be provided as appropriate. The Council will consider the potential for a strategic approach to biodiversity offsetting in conjunction with the Tees Valley Local Nature Partnership and in line with the above hierarchy.
6. When proposing habitat creation it will be important to consider existing habitats and species as well as opportunities identified in the relevant Biodiversity Opportunity Areas. This will assist in ensuring proposals accord with the 'landscape scale' approach and support ecological networks.
7. Existing trees, woodlands and hedgerows which are important to the character and appearance of the local area or are of nature conservation value will be protected wherever possible. Where loss is unavoidable, replacement of appropriate scale and species will be sought on site, where practicable.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

Historic Environment Policy 2 (HE2) - Conserving and Enhancing Stockton's Heritage Assets

2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.

3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

6. The following are designated heritage assets:

a. Scheduled Monuments - Castle Hill; St. Thomas a Becket's Church, Grindon; Barwick Medieval Village; Round Hill Castle Mound and Bailey; Larberry Pastures Settlement Site; Newsham Deserted Medieval Village; Stockton Market Cross and Yarm Bridge

b. Registered Parks and Gardens - Ropner Park and Wynyard Park

c. Conservation Areas - Billingham Green; Bute Street; Cowpen Bewley; Eaglescliffe with Preston; Eggescliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm

d. Listed Buildings

MATERIAL PLANNING CONSIDERATIONS

46. This is a reserved matters application for a 150 bed golf resort hotel with ancillary restaurant and conference facilities, creche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents.
47. The principle of the development has been established by the outline planning permission and this application is purely concerned with the reserved matters details required to be submitted for approval.

Reserved matter - Layout

48. The proposed layout of the development is largely in accordance with the layout as proposed on the master and zoning plan, approved in the outline application. The main complex is located to the south of the residential estate with the key workers dwelling to the north. The golf course has been reconfigured with additional landscaping provided where necessary.
49. Concerns have been raised regarding the close proximity of Key Worker accommodation building and car parking to residential properties which will lead to loss of privacy, noise and associated security issues. The proposed main key worker accommodation is located close to the entrance of the site and whilst windows are proposed in the end elevations, the proposed buildings are located over 60 metres away from the residential properties in Foresters Close/Wellington Drive and it is not considered that these properties would give rise to any adverse impact on the neighbouring properties through overlooking/loss of privacy/noise.
50. Objectors have stated that the proposed resident's park in an unsuitable location as it is too secluded and potentially evening use of the area could become a nuisance area. This matter along with the management/maintenance was considered in the outline application

and it was considered that these issues can be resolved and controlled by appropriate conditions. A condition was recommended that a management programme for the maintenance of the resident's park has been agreed in writing. This condition has not yet been discharged however the principle of access to this park is that it shall be open to the local residents at all daylight hours although managed and maintained by the Golf Club.

51. Anti-Social behaviour can be dealt with by the appropriate channels and would not be a reason to refuse the application.
52. Objectors state that "It is unclear from the application whether the 'residents' in question are supposed to be Wynyard estate residents or residents of the proposed hotel and there is little detail of what constitutes the 'park'". The proposed park is for residents of Wynyard to enjoy and a small amount of play equipment will be provided. These details are included in the application.
53. Comments were raised about the lack of parking for the residents' park, however as this park is a small scale facility for local residents a pedestrian link has been provided. Any indiscriminate parking will be dealt with by the appropriate channels.
54. Comments have been made with regards to the ball stop fencing and potential Health and Safety issues related a possible missile path. The applicant has provided a ball stop fencing and with the use of the landscaping as existing/proposed it is not considered that the proposed development would give rise to any concerns in relation to the positioning of the proposed fence and the applicant is best placed to indicate where the fence should be placed in relation to tee and direction of play.
55. Pedestrian access is proposed to the residents' area via a footpath from Wellington Drive. This footpath was conditioned on the original outline application and was also shown as part of the resident's park on the zoning plan. The properties in Davison Close are all enclosed to the rear by an open ranch style fence which allows direct views into the garden areas, however the principle of a footpath in this location has been established by the outline application.
56. Neighbours have commented that the open field is what they paid for when buying the house and their privacy will be compromised. It is acknowledged in both this application and the outline application that the character of the area will change once the facility is fully established but the principle of development has been established and is not for consideration as part of this development.

Reserved matter - Scale and appearance

57. The proposed development is in accordance with the submitted outline application and the plans as detailed in the concept and master plan.
58. The proposed hotel / sporting academy is the most significant structure and will be located to the south of the site. The proposed key worker accommodation is a block and gatehouses located towards the entrance to the site and two further key workers dwellings are located to the south of the entrance (buggy master). The proposal consists of 1 and 2 bedroom apartments and the design largely follows that of the main hotel.
59. The submitted information states that the proposed development has been designed taking into account Wynyard's historic underpinnings, and the architectural intent is to create buildings which visually and proportionally emulate the Victorian era, materials and detailing and deliver buildings with a neoclassical proportion and which enhance Wynyard's historical landscape setting without creating a "pastiche" development.

60. The proposed driving range and associated shop is located to the east of the hotel and is fairly low key in terms of scale and design, with the materials incorporating artstone walling and detailing reflecting the main hotel. The proposal also includes a football stand which is located to the south of the hotel and will be functional in appearance with a light grey tensile roof system and artstone also incorporated.
 61. Overall it is considered that scale and appearance the proposed buildings and associated infrastructure follows the design philosophy and details as submitted in 2007 creating a hotel and associated buildings appropriate for its context and the reserved matters detailing are considered acceptable.
- Reserved matter - Landscaping
62. The site is open grassland interspersed with mature trees around which the golf course is located.
 63. Objections have been received in relation to the loss of trees and screening hedges. Whilst these comments are noted where areas of planting are removed they are replaced with native tree planting.
 64. The applicant has submitted landscaping plans and a landscaping strategy for consideration. As stipulated in the in the original landscape design philosophy report with the outline application most of the existing trees will be retained and their landscape contribution enhanced with additional tree planting. The landscape philosophy set out in the documents submitted with the original application was to follow the 18th century English landscape tradition model retaining most of the trees, planting more trees and creating new water features and this has followed through to this reserved matted application.
 65. Comments have been raised regarding the proposed landscaping at the back of residents houses and the potential impact for shading to occur, the plans have been reviewed and whilst the principle of the landscaping in this area is acceptable, some of the tree species proposed may lead to an element of shading. To address this issue a condition is therefore recommended to review the final species to ensure excessive shading does not occur.
 66. The Highways Transport and Design Manager has considered the proposals from a landscaping perspective and following revisions, is now satisfied with the proposed scheme.

OTHER MATTERS

- 10% renewables
67. As part of condition 3 of the outline application, a requirement for 10% renewables was to be submitted as part of the reserved matters application. This should not have been part of this condition as it does not relate to the 'reserved matters' but is a separate requirement and should have been conditioned separately. Nonetheless the applicant has requested that the local planning authority agree not to implement this clause stating that it is outdated by the requirements of the building regulations.
 68. Advice was sought from the Councils Principal Environment Officer who confirmed that with the introduction of Part L 2013 Building Regulations there was indeed an improvement in energy efficiency standards and such like and the Government did take action to curtail the powers of local authorities to impose greater energy efficiency standards in residential properties, however it left the other provisions intact.. The renewable energy provisions in the Planning and Energy Act 2008, amended by s43 of the Deregulation Act 2015, now states on Energy Policies that "*a local planning authority in England may in their development plan documents, include policies imposing reasonable requirements for (a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development....*" This is a permissive power, and it remains up

to each planning authority whether to apply this and what the reasonable percentage should be. The requirement for 10% is set out in local policy and remains applicable. A condition is therefore recommended to this effect and requires the applicant to submit details, along with the other conditions on the outline application which are outstanding.

Highways and Access

69. Concerns have been raised regarding the proposed access, via Wellington Drive and the increased traffic /traffic pollution during construction of development and when the hotel is operating.
70. Traffic, access and highway safety were all considered at the outline stage taking into account the views of the residents who equally raised concerns at that time about the traffic generated by the proposed development. The application was supported by a formal Transport Assessment which was reviewed by *The Head of Technical Services* at that time who considered that whilst the development would generate additional traffic on the predominantly residential street of Wellington Drive, the traffic flow would still be well within its environmental capacity subject to conditions in relation to the maximum number of bedrooms, event management, construction management, wheel washing facilities, Travel Plan, refuse management including recycling, emergency access onto Wynyard Road and car parking to be in accordance with SPD3 and these conditions were duly recommended.

Impact on wildlife

71. As required by condition 8 Of the outline application, the applicant has submitted an updated preliminary ecological appraisal which recommended that, further protected species surveys be undertaken at the appropriate time of the year, and a Phase 2 survey has subsequently been submitted,
72. The report sets out a number of measures to mitigate potential impacts and planning conditions are recommended to ensure these mitigation measures are implemented.

Use of the Existing Club House

73. Uncertainty over the future use of the existing club house once replacement facilities have been provided were resolved by conditioning approval such the use shall cease (the building can still remain) once the new club house has been provided.
74. In the current application the applicant has confirmed that although the existing club house will be retained, the main golf club functions will be relocated to the proposed new hotel. The existing building will therefore have a much reduced role. Whilst this is noted the applicant is aware that they would have to vary/request the removal of the above condition which will be considered at the time of the submitted in line with current policies.

Devaluation

75. Devaluation of property is not a material planning consideration.

CONCLUSION

76. Overall it is considered that the proposed development is acceptable in terms of appearance, landscaping, layout and scale and it is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours.
77. It is considered that the reserved matters are in general accordance with the National Planning Policy Framework and the Development Plan policies and therefore the recommendation is to approve the reserved matters application subject to the conditions set out in the report.

Director of Economic Growth and Development Services
Contact Officer Mrs Elaine Atkinson Telephone No 01642 526062

WARD AND WARD COUNCILLORS

Ward Northern Parishes
Ward Councillor(s) Councillor J Gardner

IMPLICATIONS

Financial Implications: There are no known financial implications in determining this application

Environmental Implications: The proposal relates to a reserved matters housing development and its visual impacts, along with matters relating to landscaping are considered and addressed within the report and ecology matters can be adequately controlled by condition.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report which has included an assessment of people's representations and a weighting up of the points raised. It is considered that no existing residents would be severely affected by the proposed development sufficient to warrant refusal of the application.

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. Within this report consideration has been given to implications of increased traffic movements and the use of the residents park. There are no other notable impacts on community safety recognised within the assessment of the proposed development

Background Papers

The Town and Country Planning Act 1990.
National Planning Policy Framework
Stockton on Tees Local Plan
Supplementary Planning Document 3: Parking Provision for New Developments
Application File and Relevant Planning History as referred to in the report.