

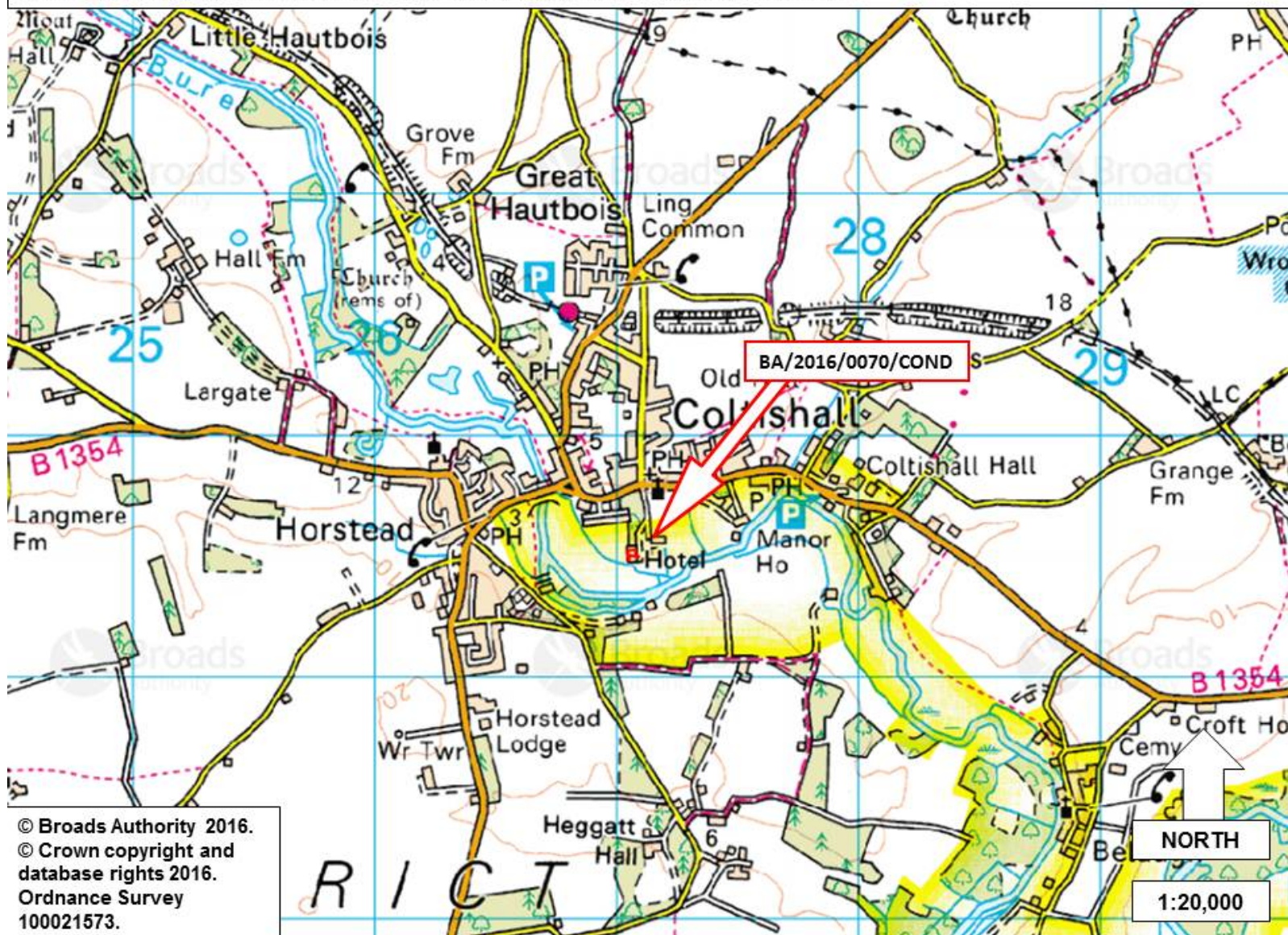
**Reference:**

BA/2016/0070/COND

**Location**

The Norfolk Mead Hotel, Church Loke, Coltishall

BA/2016/0070/COND - The Norfolk Mead Hotel, Church Loke, Coltishall, Norwich, NR12 7DN



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## **Application for Determination**

<b>Parish</b>	Coltishall
<b>Reference</b>	BA/2016/0070/COND <b>Target date</b> 07 July 2016
<b>Location</b>	The Norfolk Mead Hotel, Church Loke, Coltishall, NR12 7DN
<b>Proposal</b>	Variation to Condition 9 of planning permission BA/2013/0096/FUL for alterations to parking plan.
<b>Applicant</b>	Mr James Holliday
<b>Recommendation</b>	Approve subject to conditions
<b>Reason for referral to Committee</b>	Director discretion

### **1 Description of Site and Proposals**

- 1.1 The application site is situated between the River Bure to the south and the village of Coltishall to the north. The Norfolk Mead site comprises the Norfolk Mead Hotel, a Grade II Listed building originally constructed in 1740, a building subdivided to provide a manager's cottage and a holiday cottage, and the grounds to the hotel which extend to approximately eight acres.
- 1.2 The hotel grounds include an area of riverside scrub and woodland to the far south of the building, a lawn area to the immediate south, a walled garden to the north-west and a thin strip of woodland running alongside the private access drive to the far north. A function room has been built within the walled garden and a service area lies outside the walled garden to the west. Replacement sheds have been provided to the west of the walled garden, and replacement chalets to the south of the main hotel building.
- 1.3 A former agricultural barn, now converted to four residential units, known as Barn Mead Cottages, is located adjacent to the east of the walled garden, with the external wall of the converted barn forming the part of the eastern side of the walled garden area.
- 1.4 Access to the site is from the north, via a shared private drive which leads on to Church Loke, a private road which, in turn, access onto the B1354, the principal road running through the village of Coltishall.
- 1.5 The 2013 planning permission was granted for the function room within the walled garden and the adjoining service block. Condition 9 of the planning permission required submission of a parking management plan to identify the

layout and management of parking spaces within the site. The approved details showed the parking to be on the driveway in front of the hotel, with overflow parking on the large lawn to the front of the main hotel building.

- 1.6 The approved parking plan has not been implemented which has led to a number of issues in relation to parking at the site. A phased parking plan was trialled which involved utilising the area to the front of the hotel in the first instance, with other areas including a paddock to the north of the hotel only as necessary, and the opinions of local residents were sought. Following this a request was made to the owner of the hotel to submit an application to regularise the parking arrangements, this being the subject of this application.
- 1.7 The initial application was not considered to have appropriately addressed previous concerns, following discussions amendments were made to the proposal and additional information has been provided.
- 1.8 The application is for the use of a paddock to the north of the hotel as overflow car park 1 for the parking of 20 cars, an area underneath trees to the east of the access drive and partly opposite No.1 Barn Mead as overflow car park 2 for the parking of 15 cars, and an increase in staff parking to the rear of the walled garden from 5 to 8 cars. These parking areas would be in addition to the parking area to the front of the hotel which accommodates 40-45 cars.
- 1.9 The use of overflow car park 2 would involve the removal of one tree and would incorporate an engineered 'no-dig' solution to protect the remaining trees.

## **2 Site History**

- 2.1 In 1989 consent was refused for the erection of four holiday cottages (BA/1989/4973/HISTAP).
- 2.2 In 1990 consent was granted for the erection of a conservatory and six self-catering units. (BA/1990/4861/HISTAP). This consent appears not have been implemented.
- 2.3 In 1995 consent was granted for a change of use from hotel to a private residential dwelling (BA/1995/4543/HISTAP). This consent has not been implemented.
- 2.4 In 2002 consent was granted for a change of use from hotel to a private residential dwelling (BA/2002/3994/HISTAP). This consent has not been implemented.
- 2.5 In 2013 consent was granted for a new function room and service block within the walled garden (BA/2013/0096/FUL).
- 2.6 In 2014 consent was granted for a single storey extension off the existing kitchen (BA/2014/0068/FUL.)
- 2.7 In 2015 consent was granted for the erection of 2 No. chalet style guest bedroom suites and a single storey rear extension (BA/2015/0198/FUL).
- 2.8 In 2015 consent was granted for replacement chalet and sheds (BA/2015/0278/FUL)

## **3 Consultation**

*Broads Society* - No objection.

*Tree Officer* - No objection, stating the following:

- I confirm that the revised proposal for a “no dig solution” as designed by Canham Consulting and laid out on their drawing no. 208055-400-P2 is acceptable. This provides a secure and sturdy but porous surface on top of the existing ground level with no disturbance to the roots of the retained trees.
- The methodology for installation identified by Arbor Research Assoc in their report dated August 2016 –specifically pages 20 – is also acceptable.
- Ideally, I would seek assurance that the project arboriculturalist will monitor the installation of this process to ensure the proposed tree protection measures and working method statement are complied with, but I am unsure if you can impose this as it is a variation to an existing condition?

#### **4 Representations**

Three letters of objection from neighbouring properties were received objecting on grounds of impact on amenity in terms of traffic noise and noise of hotel guests departing.

In the case of two of the three letters concerns were raised in relation to the clearing of plant and tree life.

One of the three letters raised concerns in relation to loss of privacy and deterioration of view.

#### **5 Policies**

- 5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

Core Strategy Policy (2007)

[Core Strategy Adopted September 2007 pdf](#)

CS1 - Landscape Protection and Enhancement

Development Management DPD (2011)

[DEVELOPMENTPLANDOCUMENT](#)

DP2 - Landscape and Trees

DP5 - Historic Environment

DP11 - Access on Land

DP28 - Amenity

- 5.2 Neighbourhood Plans

There is no neighbourhood plan in force for the area for the application site

## 6 Assessment

- 6.1 The application is for the utilisation of two areas at the hotel site for overflow parking, one in a paddock to the north of the site, one under an area of trees to the east of the access road. Being in two separate locations it is considered appropriate to assess the two areas separately. In addition the increase in staff parking to the rear of the walled garden will be considered.
- 6.2 The increase in the level of parking at the hotel was approved under planning ref BA/2013/0096/FUL (when the function room was approved) and was assessed against current planning policy, namely the Core Strategy, Development Plan Document, and the NPPF. The approved solution was to provide additional parking to the lawn area to the front of the hotel. Having visited the site and met with the applicant and his agent it would appear that the approved plan was somewhat optimistic, whilst it is also the case that the popularity of the premises has exceeded original expectations, which has compounded the difficulties. There is also concern around the harm that would undoubtedly be done to the setting of the Grade II Listed hotel building were the lawn to the front be laid out for parking. The gravel driveway and parking area has been in its current form for at least 20 years, with a generous lawn to the east and southern side providing an appropriately soft and open landscape. Parking on the lawn area would take up the majority of the section opposite the front of the hotel. As originally envisaged this was strictly as an overflow car park when the function room was in use, however, the use of the hotel for weddings and events has proved very popular and anecdotal evidence suggests that often there are four events a week and most of the available parking, that is from the trial use of the overflow areas, is utilised. Therefore should the hotel have to use the lawn area to the front of the hotel this will require an engineered intrusion into the lawn and the setting of the hotel for the greater part of the time would be a sea of cars. The principle of providing alternative parking areas is therefore strongly supported as it would be to the benefit of the character and setting of the Listed hotel building.
- 6.3 The parking area labelled as overflow car park 1 in the paddock to the north of the hotel is accessed through a gap in the trees on the western side of the access road that leads to the hotel. The parking area is rectangular and bordered by a low picket fence, this demarcates the area from the large field which is adjacent to it. To the north of the parking area are the properties on the southern side of Church Close which back onto the field, these properties are separated from the parking area by approximately 13 metres. At the very rear of the properties is a significant line of trees and vegetation so that only glimpses of No.2 Church Close are possible, the other properties on Church Close being well screened. The existing planting at the rear of No.2 Church Close, along with outbuildings at the rear of the site mean that any views of the dwellinghouse and rear amenity space are very limited. It is therefore considered that the use of the parking area would not result in undue overlooking of the properties on Church Close or a loss of privacy for the residents of those properties.

- 6.4 In relation to potential noise and disturbance, the siting of the parking area labelled as overflow car park 1 at the northern end of the hotel site does bring activity closer to the curtilage of residential properties on Church Close. The use of the parking area has been ongoing on a trial basis and it is notable that only one resident of Church Close has submitted an objection to this application, and this not being the house sited closest to the parking area. Whilst it is clear that there will activity and some noise from hotel guests collecting their cars, it is considered that this is within an acceptable limit. The number of cars that can park in the area is a maximum of 20 which is not excessive, it is unlikely that cars will be collected en masse, there is a reasonable screen of trees and planting which will help dampen any sound, and the separation between the parking area and the residential dwellinghouses is approximately 30 metres. This combination of factors is considered sufficient to ensure that, whilst there will be activity and some noise from hotel guests collecting their cars, it is considered that this is within a reasonable limit and therefore not detrimental to the amenity enjoyed by the residents of Church Close.
- 6.5 The parking area labelled as overflow car park 2 is underneath trees on the eastern side of the access road. Parking has taken place here for some time and concerns have been raised in relation to the impact on trees, not least from the Broads Authority's Tree Officer who upon assessing the initial application raised significant concerns about the long term health of the trees if parking continued as it has been. These issues were raised with the applicant and following discussions a revised scheme was submitted which involved an engineering solution utilising cellweb tree root protection and geotextile, this allows the pressure on the ground to be evenly dispersed and absorbed so that tree roots beneath do not become compacted. The details as submitted have been reviewed by the Tree Officer who is satisfied that the scheme as proposed would ensure that the long term health of the retained trees would not be undermined. The proposal includes the removal of one tree which is noted as a category B tree and the loss of the tree is considered to not undermine the appearance of the group of trees in this location and will not have significant landscape impacts. It is noted that a replacement oak tree will be planted in an alternative location so there will be no net loss of trees.
- 6.6 In relation to potential noise and disturbance, the siting of the parking area labelled as overflow car park 2 is partly opposite the property known as No.1 Barn Mead at a separation of approximately 8 metres. The use of this parking area has been ongoing on a trial basis, complaints have been made and two objections have been received from residents of Barn Mead. The objections relate to the noise created by hotel guests when they collect their cars, lights flashing from the cars, and car alarms sounding at all hours. Nos 1 to 4 Barn Mead abut the hotel site and as such there will be activity in the vicinity of their properties when the hotel is hosting functions. It should be noted that there have been cars parking close to the properties for many years, and whilst overflow car park 2 would bring the parking area further northwards, the issue in question is more about intensity of use. Anecdotal evidence suggests that up to 20 cars have parked in the area in question, and this has been on an ad hoc basis. The proposed scheme shows a formalised parking layout for a

maximum of 15 cars which would better control the use of this area. It is further noted that this area has been the preferred overflow parking area - being closer to the hotel than the paddock to the north - but this application proposes this area to be the secondary overflow parking area, meaning that its use will be limited to only the busier times and as such will be less frequently used. Taking all these factors into consideration, and subject to use as proposed as a secondary car park only, it is concluded that any additional noise from the use of the parking area under the trees would not result in undue disturbance and loss of amenity currently enjoyed by the residents of Barn Mead.

- 6.7 The parking area to the rear of the walled garden is utilised by staff with a maximum number of 5 cars permitted in this area. It is proposed to increase this to a maximum of 8. It is noted that complaints have been received in relation to car noise and users not closing the gate which is adjacent to Barn Mead. As this is a staff parking area instances of revelry would not be an issue, and a certain level of control over people's behaviour can be exerted. Therefore any issues relating to noise or unreliable behaviour is within the control of the hotel management which will enable a level of certainty in relation to potential issues following an increase of use of the area to the rear of the walled garden. It is further noted that the increase to 8 is not unreasonable and sufficient space does exist for the parking of additional cars.
- 6.8 Taking the above points into account against a consideration of the impacts on the amenity enjoyed by residents neighbouring the hotel, on balance it is considered that the variation to the approved parking scheme as proposed would allow for a reasonable level of parking to be provided without undue impact on the amenity and privacy of neighbouring residents, whilst also ensuring no impact on the long term health of trees, and resulting in an improvement when considering the setting of the Listed hotel building. The proposed parking plan is therefore considered acceptable having regard to Policies DP2, DP5, and DP28 of the Development Plan Document.

## **7 Conclusion**

- 7.1 The proposed alteration to the parking plan, would not result in unacceptable impact on residential amenity or privacy, damage to trees, or be detrimental to the setting of the Grade II Listed hotel building, consequently the application is considered to be acceptable with regard to Policies DP2, DP5, and DP28 of the Development Plan Document.

## **8 Recommendation**

Approve, subject to conditions. As this is a variation of condition application it will be necessary to restate all the original conditions, amended to take account of details subsequently approved. The original conditions were as follows:

- (i) Time limit.
- (ii) In accordance with approved plans and supporting documents.
- (iii) Material details – external walls and roof including brick bond.



- (iv) Material details – windows and doors.
- (v) Landscaping details – hard and soft landscaping.
- (vi) Details of foul water drainage scheme.
- (vii) Highways condition re staff parking area.
- (viii) No music between 12.00 – 09.00.
- (ix) The function room building, including windows and doors, shall be designed to achieve a minimum sound reduction index (Rw) of 35dB.
- (x) Music noise and noise from public address systems shall not exceed 88dBA (5-min) Leq when measured internally at least 1 meter from any wall within the function room.
- (xi) No electric or amplified music shall be played within the building hereby approved without all windows and doors being closed (except for access/egress) to reduce noise emanating from the property. Non-amplified, acoustic music may be played within the building with doors and/or windows open between the hours of 09.00 and 19.00, after which time the doors and windows shall be closed whilst music is playing, except for as a means of access and egress from the building.
- (xii) No emptying of glass bins into outdoor containers shall take place between the hours of 23.00 – 09.00.
- (xiii) No deliveries by motor vehicle accessing the site via the route which runs to the immediate north of Barn Mead Cottages (as depicted on the approved Location Plan (PL03 Rev A) shall be made to the service unit, function room or entrance lobby between the hours of 23.00 – 09.00.
- (xiv) The personnel door located on the east facing elevation of the function room hereby permitted (as detailed on approved plan PL02 Rev B) shall be used as a fire door in emergencies only and shall, at all other times, remain closed.
- (xv) The eight parking spaces accessed via the route which runs to the immediate north of Barn Mead Cottages (as depicted on the approved Plan (BR05C) shall be used only for staff parking and not for guest or overflow parking.

## **8 Reason for recommendation**

The proposal is considered to be in accordance with Policies DP5 and DP28 of the Development Plan Document (2011), and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

List of Appendices: Location Plan

Background papers: Application File BA/2013/0096/FUL and BA/2016/0070/COND

Author: Nigel Catherall

Date of Report: 29<sup>th</sup> September 2016

# Appendix 1

BA/2016/0070/COND - The Norfolk Mead Hotel, Church Loke, Coltishall, Norwich, NR12 7DN

