

PLANNING APPLICATION B/18/0397

Change of use of an existing detached dwelling house (Class C3) to form a hotel (Class C1).
Increase the height of the previously approved side extension (B/17/0140) by 1m.

The Firs, West End Road, Wyberton, Boston,
PE21 7LL

Applicant: Mr A. Arundell

BOSTON BOROUGH COUNCIL

Planning Committee – 13 November 2018

Reference No: B/18/0397/FULL

Expiry Date: 13-Nov-2018

Extension of Time: 16-Nov-2018

Application Type: Full Planning Permission

Proposal: Change of use of an existing detached dwelling house (Class C3) to form a hotel (Class C1). Increase the height of the previously approved side extension (B/17/0140) by 1m.

Site: The Firs, West End Road, Wyberton, Boston, PE21 7LL

Applicant: Mr A. Arundell

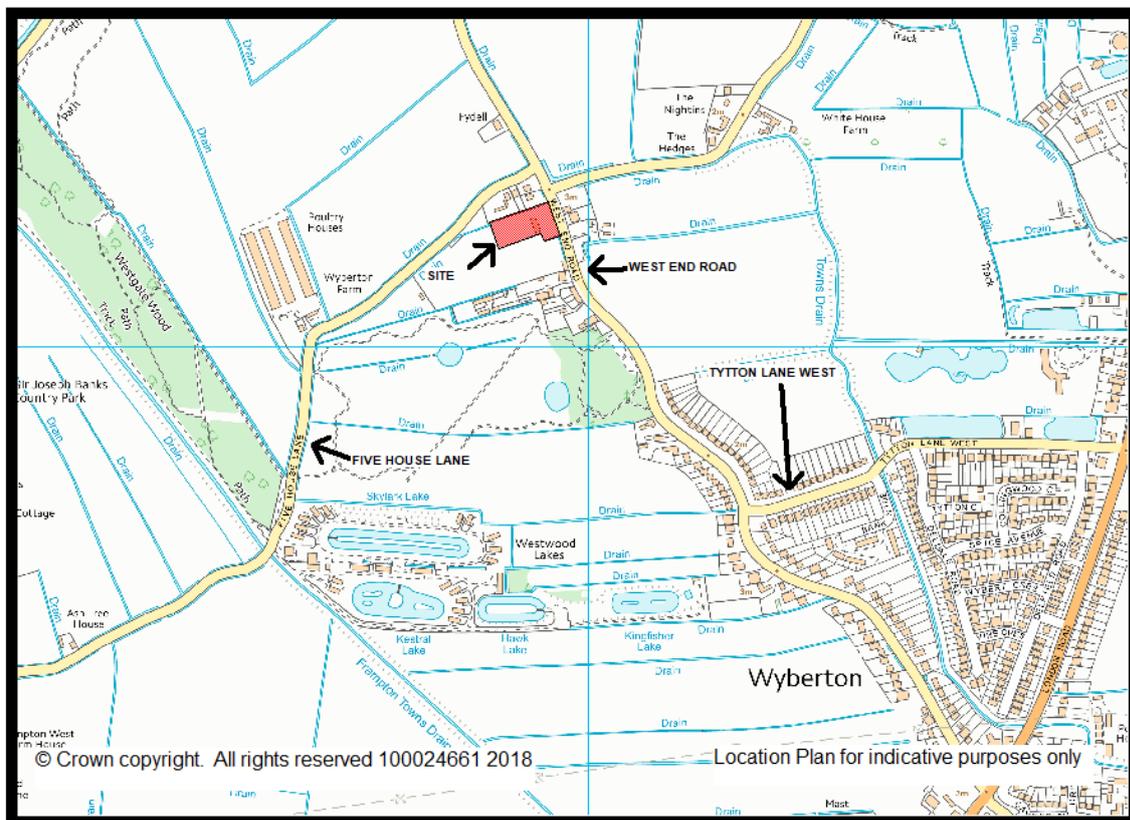
Agent: Mr Gillick, Gillick Brothers

Ward: Wyberton Parish: Wyberton Parish Council

Case Officer: Stuart Thomsett Third Party Reps: Five

Link to Application: [B/18/0397](#)

Recommendation: GRANT



1.0 Reason for Report

- 1.1 This application is presented to Planning Committee due to the individual nature of the application and the number of objections raised.

2.0 Application Site and Proposal

- 2.1 The application site comprises a large executive detached house of urban design situated within a large curtilage of 0.61ha in a rural location outside the Boston Development Boundary. 'The Firs' is set within a cluster of residential dwellings situated at the crossroads where Wyberton West Road and Five House Lane meet West End Road and is almost equidistant between the Boston development boundary to the south and north along West End Road.
- 2.2 This application seeks permission to change the use of the existing detached dwelling house (Class C3) to form a hotel (Class C1). The application also includes internal alterations and rather than implement the single storey side extension approved under B/17/0140, this proposal seeks permission to construct a 1.5 storey side extension to accommodate 17 of the proposed 20 bedrooms. It must be stressed that the volume of the extension approved under B/17/0140 and the extension proposed here are almost identical with the height of the proposed extension increased by 1m to 6m. Whilst part of B/17/0140 has been implemented, the building is not above slab height.

3.0 Relevant History

- 3.1 B/17/0140 - Erection of a single storey extension to form a triple garage to the front with a gym, swimming pool room and bar room to the rear.
- 3.2 B/17/0012 - Single storey rear extension with balcony – approved.
- 3.3 B/16/0314 - Land adjacent to The Firs - Outline application for residential development (two plots) – withdrawn by applicant.
- 3.4 B/14/0394 - Land adjacent to The Firs - Outline application for residential development (23 plots) – withdrawn by applicant.
- 3.5 B/14/0204 - Land adjacent to The Firs - Outline application for residential development (two plots) – withdrawn by applicant.
- 3.6 B/13/0112 - Application for a certificate of lawfulness (existing use) to seek confirmation that the use of the site as domestic garden and private recreation in association with 'The Firs' is lawful. The Council found it lawful.
- 3.7 B/07/0355 - Single storey side extension – approved.
- 3.8 B/07/0099 - Two storey side extension – refused under Policy CO3 (rural areas) as the proposed extension was incompatible with the original dwelling in terms of form and scale.

4.0 Relevant Policy

- 4.1 The development plan consists of the saved policies of the Boston Borough Local Plan 1999. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2 The land is designated as countryside within the Adopted Local Plan 1999 and within the South East Lincolnshire Local Plan (SELLP).
- 4.3 The saved Local Plan Policies of relevance to this application are as follows:
- G1 – Amenity
 - G2 – Wildlife and Landscape Resources
 - G3 – Surface and Foul Water Disposal
 - G4 – Safeguarding the Water Environment
 - G6 – Vehicular and Pedestrian Access
 - CO1 – Development in the Countryside
 - CO6 – Re-use of buildings in the countryside for employment uses

National Planning Policy Framework, 2018

- 4.4 Section 9 of the NPPF relates to transport issues. Paragraph 103 states:
- ‘The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.’
- 4.5 Paragraphs 8 and 9 (Achieving Sustainable Development) set out three inter-linked dimensions and roles of sustainable development: economic, social and environmental. These three roles should not be undertaken in isolation because they are mutually dependent. Paragraph 78 of the NPPF encourages housing in rural areas where it will maintain or enhance the vitality of rural communities. However, isolated homes in the countryside should be avoided unless one or more of the circumstances listed within paragraph 79 apply.
- 4.6 Paragraphs 83 and 84 relates to supporting the rural economy:
83. Planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

South East Lincolnshire Local Plan (SELLP)

4.7 Paragraph 48 of the NPPF states:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

4.8 It is anticipated that the South East Lincolnshire Local Plan will likely be adopted before the end of this year. Therefore the policies contained within this document are attracting increasing weight. Objections have not been received in relation to Policy 9 (Promoting a Stronger Visitor Economy) as set out within the Main Modifications and therefore significant weight can be attributed to that policy. Whilst the main thrust of that policy is aimed at other rural attractions, the provision of a hotel means that this policy must be a material consideration:

'Proposals for tourism and visitor development which utilise and enrich the natural and built environment and existing attractions of South East Lincolnshire to the benefit of the local economy, visitors and local communities will be supported within the boundaries of settlements identified in Policy 1.

Outside these settlements, small-scale development to support the visitor economy, including farm diversification, equine development and fishing lakes, will be supported provided that proposals:

1. do not conflict with neighbouring land uses;
2. are in keeping with the character of the locality; and
3. demonstrate a functional link with an existing rural attraction or farm enterprise.'

5.0 Representations

5.1 As a result of publicity five representations have been received from:

Drayton House, No. 59 and No. 61 West End Road, Wyberton
Sonbar and Barkston Lodge, Five House Lane, Wyberton

5.2 The objections and comments can be summarised as follows;

- the very nature of the proposal is inappropriate and that the use of land/ property should not change
- unacceptable intrusion in the form of noise nuisance, more people, more traffic, general disturbance, Taxis (dropping off & collecting people at all hours), head lights shining into my bedroom at night, car doors banging and hooters disturbing our peace. Then there will delivery trucks coming and going
- would demonstrably harm the amenities enjoyed by local residents, in particular valuable green space, privacy and the right to enjoy a quiet and safe residential area
- the impact on wildlife, I am deeply concerned about the owls in this area, water voles, bats and the effect on protected trees. There is already enough traffic on this small road without any more to add to it
- concerned about the drainage or subsidence of land causing drainage issues that could affect my property
- the visual impact. There is no need for a hotel on this country road and would change the character of the area
- bedrooms contained within the ground floor extension would overlook the rear garden and rear elevation of the neighbouring properties 'Barkstone Lodge' and 'Sonbar' on Five House Lane. The lighting in those rooms would create light pollution and impact upon amenity of the neighbouring property
- Existing surface water drainage issues (in particular run-off and pressure on the existing septic tanks) will be further exacerbated
- Although West End Road is a quiet rural residential area, the road is already a 'rat run' which sees heavy use which will only be exacerbated by the proposed hotel. Speeding cars have already ended up in people's front gardens and the junction with London Road and Saundergate Lane is dangerous and uncontrolled
- Residential development has been resisted an land adjacent to this site, a hotel would be totally out-of-character on this once quiet rural road
- If there is a need for a hotel, surely it should be in a more sustainable location with close access to services. Are we to become a second Spilsby Road?
- New developments such as the stadium and Quadrant will increase pressure on West End Road and there is no demand for a hotel

6.0 Consultations

6.1 Wyberton Parish Council has objected to the application and specifically with regard to increased transport; it is a residential area and not an appropriate area for a hotel; and more detailed information is required.

6.2 County Highways Authority has no objection in principle -

'In the opinion of the Highway Authority, the residual cumulative transportation impacts of the proposed use, upon the local highway network, would not be expected to be so severe that the grant of consent for the Application would have to be withheld on highway safety or traffic capacity grounds. I note the intention to utilise adjacent land for patrons' car parking. It is suggested that the extent of that space is specifically identified in any Consent that might be granted.'

6.3 Lincolnshire Lead Local Flood Authority raise no objections: -

'The size of the application site is sufficient for suitable infiltration (soakaways) to be employed for the management of surface water run-off without increasing flood risk within the site or to neighbouring land and property.'

6.4 Environment Agency raises an objection: -

'The proposal includes 12 bedrooms at ground floor in an extension currently permitted for a swimming pool and garage. This represents a considerable increase in flood risk to people. The mitigation proposed in the FRA is to raise the ground floor sleeping accommodation to 0.5m above existing ground level and protect external doorways with 600mm high flood barriers. As demountable defences or flood barriers on ground floor doors require individual occupants/owners to install them, we strongly advise that they are not appropriate for a hotel with sleeping accommodation on the ground floor.'

6.5 Black Sluice Internal Drainage Board did not respond to the consultation request.

6.6 Anglian Water did not respond to the consultation request.

6.7 Boston Borough Council's Senior Building Control Officer submitted the following comments and in the event of an approval, the development will need to incorporate this guidance: -

'I refer to your correspondence with regard to the above and have the following observations to make:

1) Limitations on travel distance:

In bedrooms with one direction of escape – 9m

In bedroom corridors with only one direction of escape – 9m

In bedroom corridors with more than one direction of escape – 35m

2) Every internal escape stair should be a protected stairway (i.e. it should be within a fire-resisting enclosure).

3) *Every protected stairway should discharge directly to a final exit; or by way of a protected exit passageway to a final exit.*

4) *Unless the doors to a protected stairway and any associated exit passageway are fitted with an automatic release mechanism, the stairway and any associated exit passageway should not form part of the primary circulation route between different parts of the building at the same level.*

5) *Every protected stairway needs to be free of potential sources of fire.'*

6.8 Boston Borough Council's Environmental Health Manager wished to raise no objections.

6.9 Boston Borough Council's Principal Licensing & Land Charges Officer submitted the following response: -

'If it is the applicant's intention to provide licensable activities, an appropriate application will be required. However, any such application will be a separate consideration from determination of the planning application.'

7.0 Planning Issues and Discussions

7.1 The main considerations are:

- Principle of the development
- Sequential Test
- Impact on the character of the locality
- Impact upon residential amenities
- Impact on highway safety
- Flood risk and drainage
- Sustainability
- Future development of the application site and adjacent site

Principle of the development

7.2 This planning application proposes a change of use from a very large house set within an extensive curtilage to a 20-bedroom hotel. Whilst the site is located amongst a small cluster of dwellings and close to the Boston development boundary and built-up area to the north and south, the immediate area is rural in nature and in planning terms is 'countryside'.

7.3 As can be seen from Section 4 of this report, there is not a substantial amount of planning policy that relates directly to the provision of a hotel in countryside. In terms of the adopted Local Plan (1999) (ALP), saved Policy CO1 is permissive of development in the countryside which is supported by other relevant saved policies contained in the ALP which are listed and are discussed further in this section.

7.4 The Framework states that permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits; or that policies in it [the Framework] indicate development should be restricted. Thus, the fact that no

sites are allocated for hotels within the Adopted Plan (and SELLP) and the proposed development would be located outside of Boston's development boundary does not necessarily make it unacceptable in principle.

- 7.5 Paragraphs 8 and 9 of the NPPF set out the three inter-linked dimensions and objectives of sustainable development - economic, social and environmental which are required to be jointly and simultaneously achieved. However, the objectives are not criteria against which every decision should be judged. The sustainability credentials of the site are discussed below under 'Sustainability'.
- 7.6 Paragraphs 83 and 84 of the NPPF are directly relevant and have been reproduced in full at para 4.6 of this report. The NPPF supports a prosperous rural economy subject to the development being sensitive to its surroundings, not having an unacceptable impact on local roads and exploiting any opportunities to make a location more sustainable.
- 7.7 Policy 9 (Promoting a Stronger Visitor Economy) of the South East Lincolnshire Local Plan must be given significant weight as discussed at para 4.6 of this report. This policy states that the proposed development should be supported provided that proposals do not conflict with neighbouring land uses; are in keeping with the character of the locality; and demonstrate a functional link with an existing rural attraction or farm enterprise. As the application does not comply with the final requirement, it would not comply with this policy.
- 7.8 However, with regard to all policies contained within the ALP and SELLP and guidance contained within the NPPF, there is considered far greater support for the principle of the proposed development than there is opposition.

Sequential Test

- 7.9 There are several key issues in the determination of this application, and fundamental to any decision must be whether any proposed development is appropriate on the site in which it is proposed.
- 7.10 Section 7 of the NPPF deals with ensuring the vitality of town centres. Paragraph 86 indicates that Local Planning Authorities should apply a sequential test for main town centre uses, which are neither in an existing centre nor in accordance with an up to date plan. It adds that main town centre uses should be located in town centres and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre uses be considered.
- 7.11 Paragraph 87 adds that 'when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored'.
- 7.12 The application is not supported by a planning statement. Therefore, no justification is provided as to why it is considered essential that a hotel is required in this location. No evidence is provided which demonstrates that alternative sites within or close to the town centre are not available. The applicant informed the Planning Officer that he had accessed market research that demonstrates that there is a high demand for hotel accommodation in and around the Boston area.

- 7.13 The guidance contained in the NPPF does not specify whether the provision of hotel accommodation is necessarily a town centre land use. Thus, a sequential approach to the provision of hotel accommodation is not considered to apply. In planning terms, the site is located in countryside, and whilst rural in nature, the site has direct access onto West End Road, which in turn is directly linked to the A52 and London Road, which is linked directly to the A16. The sustainability credentials of the site are discussed later in this section.

Impact on the character of the locality

- 7.14 The site comprises approximately 0.61ha of land, located amongst a small cluster of dwellings in a rural area almost equidistant between two edges of the Boston development boundary (south of Chain Bridge and north of London Road). There are a mixture of dwellings in this location and therefore there is no set vernacular. 'The Firs' adopts a very urban appearance and is a large executive house within a large residential curtilage. A substantial side extension (triple garage, swimming pool, gym, bar and plant room) was approved last year but has only partly been implemented. In terms of physical appearance, this application intends to use the "existing" footprint albeit altered internally and the roof of the extension (approved under B/17/0140) lifted 1m to accommodate five further bedrooms in the roof space. Thus, in terms of physical appearance, the building will adopt an almost identical appearance whether it is used as a hotel or house.
- 7.15 The use of the premises would change in the event that permission is granted for the change of use to a 20-bedroom hotel. Some general assumptions have to be made about how a single dwelling house is occupied, e.g. how many people are likely to live there, the number of cars, the amount of noise, activity and light (internally and externally), etc. It must then be determined how the character of an area is likely to be affected by the proposed change of use.
- 7.16 In relation to its wider impact, Policy G1 identifies that for development to be approved, it should not substantially harm the amenities of other near residents or the general character of the area due to its nature, scale, density, layout, appearance or level of traffic generation. The impact upon residential amenity is discussed in the next section below.
- 7.17 In relation to the character of the wider streetscene and the area generally, the site is highly visible as it is completely open to the front, rear and south side. The north side of the plot which is where the foundations of the approved extension have been constructed, and where 17/20 bedrooms will be located is bounded by three dwellings, namely Castle Nau on West End Road, and Sonbar and Barkstone Lodge on White House Lane. However, as the physical appearance of the building will not be significantly altered by this application save for the proposed parking area to the south side and the 1m higher roof of the extension on the north side, the sole issue to consider (other than residential amenity) is how the use itself could impact upon the character of the area.
- 7.18 Therefore, the LPA must consider how the use of the proposed hotel could impact upon the character of the area. This is most likely to be levels of noise and activity, the impact upon the highway and impact upon neighbouring amenity. 'The Firs' is recessed from West End Road with a large front and side gardens and block-paved driveways served by access and egress points onto the highway. The

application also includes 30 on-site parking spaces to serve the hotel. In terms of general activity, the vast majority of customers will arrive well before late night check-in and are likely to be quiet and considerate subject to good management. Hotels are generally located in predominantly built-up areas and those situated in more rural settings such as this operate fairly trouble-free. This application is for change of use to a hotel, not a public house or entertainment venue.

- 7.19 The change of use of the house to hotel would result in a noticeable change to the character of the area. However, it is concluded from the above discussion that there would be insufficient, if any, harm to the character of the area resulting from the proposed change of use to hotel and certainly not a degree of harm that be worthy of a refusal.

Impact upon residential amenities

- 7.20 Whilst the proposed hotel is likely to have a degree of impact upon all residential properties within this area of West End Road, there are six properties in particular that will be directly affected by this development. These properties are the three dwellings on the opposite side of West End Road to 'The Firs', and to a greater extent the three properties that share the northern boundary of the site, namely Castle Nau on West End Road, and Sonbar and Barkstone Lodge on White House Lane. The LPA must therefore determine to what degree the proposed change of use will impact upon the amenities of these properties.

- 7.21 There are several issues that are likely to result from the change of use that will impact upon residential amenities of neighbouring properties:

- increased number of car movements at check-in / check-out and during each stay
- increased levels of noise when guests arrive and leave the hotel
- increased levels of occupancy and rooms lit
- early morning departures or guests returning late at night

- 7.22 In the event of an approval and the proposed change of use is implemented, the success of the hotel in terms of occupancy rates and the impact upon residential amenity will largely be determined by the way the business is managed and operated. Generally speaking, hotels and guest houses, and particularly in rural areas operate fairly trouble-free and give rise to very few, if any complaints to Boston Borough Council. Boston Borough Council's Environmental Health Manager wishes to raise no objections.

- 7.23 It is important to re-iterate that a substantial side extension (triple garage, swimming pool, gym, bar and plant room) was approved last year but has only partly been implemented. In terms of physical appearance, this application intends to use the "existing" footprint albeit altered internally and the roof of the extension (approved under B/17/0140) lifted 1m to accommodate five further bedrooms in the roof space. It must be accepted that use of the extension to provide 17 bedrooms as opposed to the approved triple garage, swimming pool and plant room, gym, and bar will result in a greater impact upon the amenities of the three properties that share the site's northern boundary. However, hotel guests are, on the whole, no noisier than occupants of a house, and maybe even less so. Thus, it is considered that whilst the proposed change of use will result in an impact upon the residential amenities of nearby properties, this harm is unlikely to be substantial and therefore not worthy of a refusal of this application.

- 7.24 The top of the proposed windows to serve the ground floor bedrooms within the extension are shown to be 2.5m from the ground. The existing northern boundary shared with Barkstone Lodge is an approximate 1.2m high timber fence with trellis atop. A 2.5m high close boarded fence is provided from the front of the extension to the rear of the outbuilding on Drwg no. 153-200 Rev. A. Given the openness of this location and the high winds that occur, a brick wall would be the preferred option, however, that would considerably increase costs to the point where a LPA might be considered unreasonable in attaching such a condition. As a result, it is not considered reasonable to attach a boundary condition.

Impact on Highway Safety

- 7.25 Vehicular (and pedestrian) access to the proposed hotel will be from West End Road. utilising the existing access and egress and proposed hotel parking area
- 7.26 Whilst the vast majority of the written representations received highlight the likely significant impact the development would have upon highway safety given its proximity to the junction with London Road, the County Highways Authority has assessed the proposal and wishes to raise no objections subject to conditions ensuring that there is sufficient car parking available. Revised plans now show the hotel parking area to be within the application site and thus a further condition is not required.

Flood Risk and Drainage

- 7.27 The application site is in an area identified as being within Environment Agency (EA) Flood Zone 3, a 'danger for all/danger for most' flood hazard and within a medium tidal probability of flooding. A separate Flood Risk Assessment (FRA) was submitted and has been assessed by the Environment Agency. The Agency wishes to raise an objection to the scheme as stated at para 6.4 of this report.
- 7.28 The LPA considers that in the event of a flood, there would be adequate warning to allow the ground floor bedrooms to be evacuated / not let and in all eventuality such a tidal event would prompt the owner to temporarily shut the hotel. Therefore, it should be noted that in the event that the application is approved, it would be contrary to the EA's advice.
- 7.29 With regards to surface water drainage, the application form and accompanying Flood Risk Assessment confirm that soakaways will be used. In terms of the physical building, the footprint is the same as that previously approved.
- 7.30 In terms of foul water disposal, increased occupancy of the building will lead to a significant increase in the amount of foul water produced. However, the application confirms that the property is connected to the Anglian Water mains sewerage pipe situated in West End Road. As there is a positive drainage system capable of receiving flows from the development there is no likely impact on neighbouring property, which is similar to the existing situation.
- 7.31 The Black Sluice Internal Drainage Board and Anglian Water have not responded to the consultation request.

- 7.32 In conclusion, in terms of flood risk and drainage, it is considered that there are no sufficient reasons to refuse this application.

Sustainability

- 7.33 The Framework sets out three dimensions and roles of sustainable development - social, economic and environmental. Paragraphs 8 and 9 of the Framework explain that these three roles are interdependent and need to be pursued in mutually supportive ways. Paragraph 9 of the 2018 NPPF has changed the criteria for consideration into sustainable development compared to the 2012 version where it states that the objectives in paragraph 8 are "... not criteria against which every decision can or should be judged...".
- 7.34 Economic objective - the provision of 20 hotel rooms would provide a significant contribution. Whilst low level employment would be provided at the hotel, the facility itself will support local businesses and the local economy. In terms of need for further hotel rooms, there has been a long-term shortage of hotel accommodation in Boston. Not only does this remain the case but there are some very big construction projects in Boston at present and going forward. Accommodation will be and is required for contractors and visitors to the Boston area.
- 7.35 Social objective – the NPPF identifies the social objectives by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. Hotel accommodation is required in urban and rural areas to meet the demand of the economic sector, which includes business and tourism.
- 7.36 Environmental objective seeks to make effective use of land, improve biodiversity, minimise waste and pollution, mitigating and adapting to climate change. The proposed development would have a negligible impact on the local environment and thus, the application meets the environmental thread of sustainability.

Future development of the application site and adjacent site

- 7.37 The applicant is a local property developer who has relatively recently renovated the former Ship Inn on London Road which now forms the Quayside hotel and bar. The Quayside is in an urban setting within close proximity of Boston town centre. This application must be determined by the LPA at face value and upon its planning merits and is for the change of use of a house to a hotel and nothing more
- 7.38 The applicant also owns land adjacent to this site and has tried unsuccessfully to gain planning permission for varying degrees of residential development. These recent applications were refused primarily due to the site being considered an unsustainable location and not supported by policies contained within the development plan in terms of housing provision. This application is determined taking into account different planning policies and guidance. The applicant may submit further applications to develop the adjacent site in the future. Future plans or use of the adjacent land under the ownership of the applicant cannot form a material consideration of this application.

8 Summary and Conclusion

- 8.1 Due to the nature of this application, which is extremely rare if not unique, this is a difficult if not complex decision.
- 8.2 It is considered that the proposed change of use from a dwelling to a hotel would result in a significant and noticeable increase in levels of occupancy and subsequent levels of activity. However, this is not likely to be to a degree that will have a materially harmful effect on the rural character of the area.
- 8.3 Similarly, the increased activity and movements to and from the site will impact upon the amenities of neighbouring residential properties, and most notably those which share the site's northern boundary. However, this is not likely to cause substantial harm and not to a degree worthy of a refusal of this application.
- 8.4 Overall it is considered that any adverse impacts are significantly outweighed by the benefits of approving this application which will provide much needed hotel accommodation in a location where there is proven local need.

9 Recommendation

- 9.1 It is recommended that Committee GRANT Planning Permission subject to the following conditions and reasons -

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans;

- Ref: 17-2384-P-03 - Location plan scale 1/1250 (1/4)
- Ref: 17-2384-P-01 Rev. E - Block Plan, floor plans, elevations and sections ref B/3130-02 Rev A (2b/4)
- Ref: 17-2384-P-04 - Landscaping Specification (3/4)

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

- 3 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment by RM Associates dated (September 2018) and the following mitigation measures detailed within the Flood Risk Assessment:

- The finished floor level of the building raised to no less than 500mm above existing ground level.
- Demountable defences to a height of 600mm to cover all ground floor doors

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with the objectives of Local Plan Policy H3 and the objectives of the National Planning Policy Framework 2018.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework, 2018 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Lisa Hughes
Growth Manager