



Application No: 08NP0013

Proposed Development: Proposed construction of marquee and change of use of former kitchen block to provide toilets and kitchen for function suite, together with car parking on former caravan site and associated landscaping within the walled garden at Otterburn Hall, Otterburn, Newcastle upon Tyne, NE19 1HE.

Applicant Name: Douglas Wallace

Agent Name: Angel Group Plc

1. Proposal and Site

1.1 Planning permission is sought for;

- a. Construction of a sectional building (marquee) for use as a function suite to be erected from 1st April to 31st October and Christmas Eve to New Years Day each year;
- b. Change of use of former kitchen block serving the former caravan site to provide kitchen and toilet block for the marquee; and
- c. Change of use of former caravan park to car parking for the marquee.

1.2 Details of proposals

- a. The proposed marquee would form an 'L' shape building with the main leg measuring 30m x 15m and projecting south 10m x 15m, the overall floor space created would be 600m², height to ridge would be 4m.
- b. The kitchen/toilet block would involve internal alterations to provide a kitchen, gents/ladies/disabled toilets and an open space; and
- c. The proposed car parking area would provide 166 car parking spaces (including 8 designated disabled spaces) and 3 coach parking bays.

1.3 Details of materials

- a. The proposed marquee would be constructed of:
Roof: Polyester Textile (PVC-coated), flame retardant with a gloss finish to DIN 4102 B1, M2.
Windows: Soft clear PVC panels, flame retardant to DIN 4102 B1, M2.
(Materials were amended from the original submission to address issues regarding the sustainability of materials)
- b. There would be no change to the external materials of the former kitchen block; and
- c. The proposed car parking area would be covered with a grass protection mesh with pedestrian areas being aggregate resin bond.

1.4 Landscaping

The proposed development also includes extensive areas of landscaping within the walled garden area. The area where the marquee stands would be hard landscaped so that when removed it would provide a maze. Other landscaping includes a vegetable patch and herb garden and a formal garden and welcome area.

1.5 Site

The proposed site is located within the grounds of Otterburn Hall Hotel which is located north of Otterburn village and accessed via a private track from off the Townhead road. It is proposed to site the marquee within the walled garden,



immediately adjacent to the former caravan site. Otterburn Hall which is Grade II Listed is located approximately 50m to the east of the proposed site.

2. Planning Policy

- 2.1 Joint Structure Plan: Not applicable
- 2.2 Northumberland National Park Local Plan
 - C1
 - C19
 - CD1
 - CD10
 - TR2Building Design Guide

3. Relevant Planning History

74NP0003	Conference centre extension	Granted Conditionally	09/09/1974
87NP0028	Construction of additional second floor for use as conference rooms	Granted Conditionally	09/11/1987
87NP0030	Alterations and extensions to annex north of main building to form conference centre with bedrooms	Granted Conditionally	10/11/1987
87NP0038LBC	Listed Building Consent for construction of additional second floor for use as conference rooms	Granted Conditionally	10/11/1987
87NP0039LBC	Listed Building Consent for alterations and extensions to annex north of main building to form conference centre with bedrooms	Granted Conditionally	10/11/1987
90NP0067	Siting and construction of 12 no chalets	Granted Conditionally	21/01/1991
95NP0001	Proposed swimming pool extension to main hall	Granted Conditionally	11/05/1995
95NP0002LBC	Listed Building Consent for proposed swimming pool	Granted Conditionally	11/05/1995
96NP0018	Detailed application for the construction of changing block with accommodation	Granted Conditionally	05/08/1996
96NP0019	Detailed application for construction of a workshop building	Granted Conditionally	16/08/1996
97NP0010	Construction of computer suite	Granted Conditionally	12/05/1997
97NP0017LBC	Listed Building Consent for proposed construction of computer suite	Granted Conditionally	12/05/1997
02NP0069LBC	Listed Building Consent for alterations	Granted Conditionally	13/02/2003
03NP0020	Alterations to existing conservatory, construction of ramped access and installation of glazed lightwell	Granted Conditionally	09/06/2003
03NP0021LBC	Listed Building Consent for alterations to existing conservatory, construction of ramped access, installation of glazed lightwell and internal alterations	Granted Conditionally	09/06/2003
04NP0041	Construction of external fountain	Granted Conditionally	24/08/2004
87NP0029	Erection of two four-bedroom chalets	Granted Conditionally	10/11/1987
87NP0031	Siting of 13 static caravans and 22 timber chalets	Granted Conditionally	24/03/1988
89NP0046	Development of riding centre including conversion of former cricket pavilion, construction of stables and car parking facilities	Granted Conditionally	17/07/1989



91NP0061	Provision of toilets, showers and refreshment facilities	Granted Conditionally	14/01/1992
94NP0021	Variation of condition to permit all-year occupancy of chalets	Refused	16/06/1994
95NP0013	Caravan park	Granted Conditionally	09/11/1995
98NP0021	Dormitory, classroom and toilet / changing facilities	Granted Conditionally	22/06/1998
99NP0054	Variation to condition no. 5 of planning permission in respect of seasonal opening	Granted Conditionally	14/09/1999
03NP0043	Construction of roadways and hardstandings	Granted Conditionally	21/08/2003

4. Consultations/Representations

4.1 Otterburn Parish Council: Objects

- the glare of the white canvas will be clearly visible from the road and not in keeping with the listed status of Otterburn Hall;
- the function suite would have the consequence of a huge amount of traffic travelling on a minor road and passing residential areas; and
- holding events in a marquee which is located closer to the village will cause intolerable noise pollution to local residents in the village as well as those being in the grounds.

4.2 Tynedale DC Planning: No Objection

4.3 Historic Buildings Adviser: No Objection

The landscaping in the environs of the walled garden has been neglected over a long period and is in need of substantial improvement. I am satisfied that the landscaping proposals will significantly enhance the setting of the nearby listed and curtilage listed buildings. Although the proposed marquee is of no particular architectural merit, as a seasonal structure I have no objections. The proposed mazes which will be exposed when the marquee is not in place is an inspired solution which will make a positive contribution to the character of the estate.

4.4 NNPA Ecologist: No Objection

4.5 NNPA Archaeologist: No Objection

4.6 The Victorian Society: No Objection in principle but concerns raised:

- no reference is made to the walled gardens, if the walls are in a poor state of repair then we would expect their repair to be made a condition of consent;
- there is insufficient information regarding the green houses; and
- the design of the marquee is considered to be disappointing, it is unsympathetic to the character and appearance of the adjacent listed structures both in terms of materials and design. However we recognize that as this is only a temporary structure its adverse impact is reversible.

It was also stated that without additional information The Victorian Society would recommend the application be refused.

4.7 The occupiers of two neighbouring properties have objected on the following grounds (The objection from the nearest resident has subsequently been withdrawn):



- concern raised relating to the capacity of the existing cesspool;
- noise, lighting and disruption should be given consideration;
- the top of the marquee would be visible from neighbouring properties and Otterburn Village; and
- increased number of vehicles.

5. Assessment

5.1 The main issues are:

Principle of development
Design and appearance
Access and Parking
Impact on landscape
Impact on amenity / neighbours
Impact on the setting of a Listed Building

5.2 Principle of development

Local Plan Policy CD10 gives support for the construction of new buildings outside of settlements for the expansion of existing businesses. Policy TR2 supports in principle the expansion of existing tourism businesses provided they support the local economy, do not adversely affect the character of the Park's landscape and settlements and would not lead to an unacceptable increase in the volume of traffic which could be accommodated in the local road network. As the expansion of an existing tourism business it is considered that the proposed development would be acceptable in principle in accordance with Local Plan Policies CD10 and TR2.

5.3 Design and appearance

Local Plan Policy CD1 sets out general criteria by which all development is considered, the Building Design Guide gives specific design guidance for buildings within the National Park.

It is considered that the materials initially proposed for the marquee would detract from local building styles and would be unsympathetic in relation to the existing building of Otterburn Hall and the Walled Gardens within which it would be sited, thus conflicting with Local Plan Policy CD1 paragraph (b). However the applicant has submitted details of alternative materials which are considered to be more suitable, thus the proposed development would now not conflict with Local Plan Policy CD1 paragraph (b) and the Building Design Guide SPD.

The proposed design and materials of grass protection mesh with pedestrian areas being aggregate resin bond for the car parking area is considered to be acceptable in accordance with Local Plan Policy CD1 paragraph (b) and the Building Design Guide SPD.

The overall appearance of the kitchen block would remain unchanged.

5.4 Access and Parking

The development would result in an increase in the demand for travel. It is considered that the additional demand for travel could be accommodated within the existing transport network and specifically the road from the village to the Hotel. The access to and from the site would remain unchanged and has previously served the



Hotel, Chalets and Caravan Site. The proposed car parking would be adequate to meet the needs of the proposed development and would therefore accord with Local Plan Policy CD1 paragraph (d).

5.5 Impact on Landscape

Policy C1 of the Local Plan states that development which would adversely affect the quality, character and distinctiveness of the landscape will not be permitted. The proposed site is classified as Rolling Upland Valleys (7) within the Landscape Character Assessment (LCA) produced by Julie Martin dated June 2007. Whilst not adopted as a Supplementary Planning Document, this report is a material planning consideration. The proposed site is within the BMF7b Otterburn and Elsdon Valley character area. The overall strategy should be to conserve and restore this land use and enclosure pattern and the unique character of each of the valleys. The LCA offers the following guidelines for development;

Housing and economic development

New built development should avoid creeping up the valley sides and should not form abrupt edges. It should be constructed in sandstone and slate or in other materials of similar colour (particularly roofs). The approach routes, key views and gateways to settlements should be protected from inappropriate development.

Tourism and recreation

Recreational development (such as golf course, caravan parks and playing fields) on the edges of settlements should not extend urbanising influences or uncharacteristic vegetation patterns into open countryside.

It is considered that a condition would satisfactorily control the materials such that they would sit comfortably within the wider landscape. Thus the proposed development would not conflict with Local Plan Policy C1. The proposed site is enclosed within the existing built up curtilage of the Hotel and associated development and does not therefore extend urbanising influences, thus according with the guidelines in the LCA.

5.6 Impact on amenity / neighbours

There are a number of authorised uses on this site, as set out in the planning history. The car park associated with the function suite would displace the caravan park, which has not been used for some time. Whilst the use of the marquee as a function suite, primarily for weddings, would increase the level of noise and disturbance in comparison with existing levels, it would be not dissimilar to that associated with the caravan park overall. The times and nature of noise and disturbance would however be different in character with the potential for events continuing late at night, and the provision of amplified music. The applicant has advised that they are seeking an amendment to their current licence to allow the sale of alcohol and the provision of entertainment within the marquee at the same hours already licenced in the hotel, namely 11am until 2am.

The nearest neighbouring residents are at The Cottage, which is immediately adjacent to the west of the proposed car park, Otterburn Hall Farm, which is immediately adjacent to the proposed kitchens for the function suite, the chalets, which are approximately 50m to the north, and The Lodge, which is over 260m to the SE of the proposed function suite, but immediately adjacent to the entrance driveway. Otterburn Hall Farm is however within the same ownership as the Hotel



complex, and it is understood that the owners of the Hotel are in the process of buying The Cottage.

The function suite, and particularly the car park, would be in very close proximity to 'The Cottage' and would generate noise, traffic and light at unsociable hours beyond what would be considered acceptable. However the applicant is currently in the process of buying The Cottage and the present occupant of that property has withdrawn their objection. On the basis that The Cottage will shortly be within the same ownership as the function suite, and therefore its occupancy would not be independent of the complex, the impact on the amenity of the occupiers of that property would be considered to be acceptable. The impact on the residents of Otterburn Hall Farm would similarly be acceptable on the basis that it is within the same ownership as the Hotel complex. The occupiers of the lodges bought knowing that there were various uses on the site including a hotel/conference complex where such events might be expected. Together with the distance to the lodges, the intervening wall of the walled garden and conditions to control hours of use and noise attenuation measures, the impact on these residents would be considered to be acceptable. The function suite itself would be a reasonable distance from The Lodge, and the hotel buildings and structures in the grounds would screen the noise and disturbance from this property to some degree. The main impact of the function suite on the occupiers of 'The Lodge' would be from traffic arriving at functions via the entrance driveway. However given the various existing uses on the site and the existing authorised use of the site as a caravan park (which would be displaced), which would be comparable, the disturbance caused by traffic to this property would be considered acceptable, subject to conditions to control hours of use and to secure noise attenuation measures. Tynedale District Council's Environmental Health Officer has confirmed that there have been no noise complaints associated with the current and previous uses of the site. Conditions are recommended to control the hours of operation of the function suite and to ensure appropriate noise mitigation measures are incorporated. This would also be separately controlled by the relevant public entertainment licensing provisions from Tynedale Council. Thus it is considered that the proposed development would accord with para (i) of Policy CD1

5.7 Impact on the setting of a Listed Building

The Historic Buildings Advisor concluded that he had no objections. Subject to a condition requiring details of appropriate materials to be submitted and agreed, the proposed development is considered not to conflict with Local Plan Policy C19.

6. **Conclusion**

6.1 As the expansion of an existing tourism business it is considered that the proposed development would be acceptable in principle in accordance with Local Plan Policies CD10 and TR2. Amended materials are considered appropriate and are not considered to conflict with Local Plan Policies CD1 and C19. The impact on the amenity of the neighbouring residents is considered to be satisfactory subject to conditions requiring appropriate noise attenuation measures and hours of operation and thus the use of the function suite would accord with Local Plan Policy CD1.



RECOMMENDATION

Grant conditional permission:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details in accordance with Policy CD1 of the Northumberland National Park Local Plan.
3. Prior to development commencing, an acoustic survey shall be undertaken and submitted to and approved in writing by the Local Planning Authority, and this shall include appropriate attenuation measures in respect of the potential for noise from any part of the development affecting neighbouring noise sensitive properties. The development shall not be carried out other than in accordance with these approved plans.
Reason: In the interests of nearby residential amenity to restrict noise impact, in accordance with Northumberland National Park Local Plan Policy CD1.
4. Full details of the hours of operation of the function suite, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to it being brought into use.
Reason: In the interests of nearby residential amenity to restrict noise impact, in accordance with Northumberland National Park Local Plan Policy CD1.

Contact Officer:

For further information contact Mr D Coverdale, Planning Officer, on 01434 611564 or e-mail: planning@nnpa.org.uk

Background Papers:

Planning Application File: 08NP0013



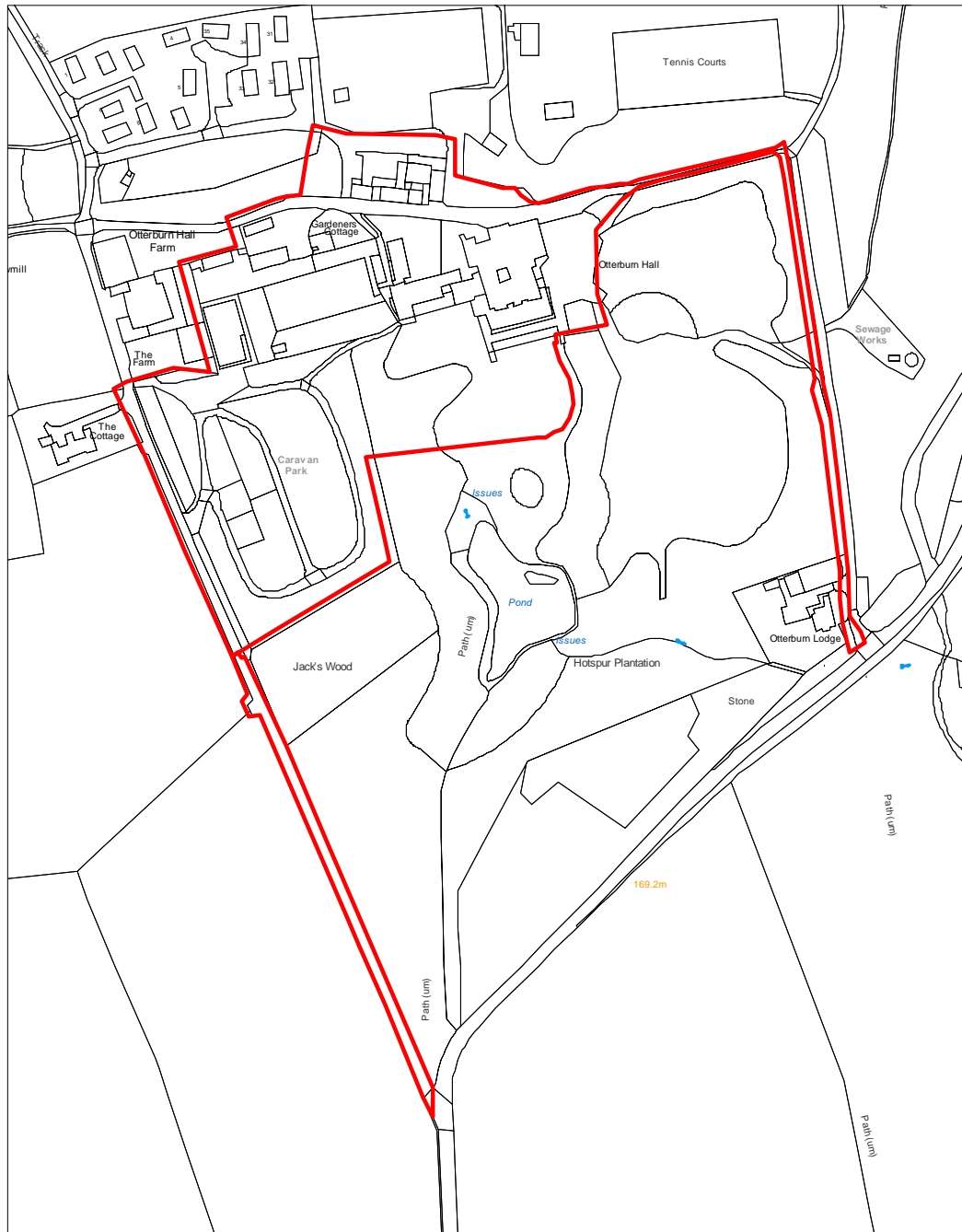


08NP0013 Otterburn Hall

Compiled by Northumberland National Park Authority on 21 May 2008

Scale 1:2500

Northumberland National Park Authority



This product contains mapping data licensed from Ordnance Survey © Crown Copyright and/or database right 2008. Licence number 100022521