



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
NORTH WESTERN AREA PLANNING COMMITTEE
4 APRIL 2016

Application Number	FUL/MAL/16/00026
Location	Vaulty Manor, Goldhanger Road, Heybridge
Proposal	Change of use (of the house on the estate site) from (C3) private dwelling house to (C1) hotel/guest house
Applicant	Mr Colin Downie - Osea Campsite Ltd
Agent	Geoffrey Vale - Geoffrey Vale Chartered Architect
Target Decision Date	15.04.2016
Case Officer	Rebecca Greasley
Parish	HEYBRIDGE EAST AND GOLDHANGER
Reason for Referral to the Committee / Council	Major Application

1. RECOMMENDATION

APPROVE subject to the conditions as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

Vaulty Manor, Goldhanger Road, Maldon



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 Maldon District Council 100018588 2014

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Scale:	1:5,000
Organisation:	Maldon District Council
Department:	Department
Comments:	Central Committee 16/00026
Date:	04/03/2016
MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

3.1.1 Permission is sought for the change of use of the existing six bedroom dwelling, Vaulty Manor, to be used as a hotel in association with the existing wedding venue.

3.1.2 No external alterations are proposed as part of the application.

3.1.3 Vaulty Manor is a listed property and the site sits on the border of flood zones 2 and 3.

3.2 Conclusion

3.2.1 The principle of the development is not objected to. In this instance, the benefits of the proposal are considered to outweigh the minor harm caused by the loss of a 6 bedroom dwelling in the district. The proposal is therefore considered compliant with policies of the Maldon District Replacement Local Plan, the submitted Local Plan and the NPPF.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- Paragraph 28 (supporting a prosperous rural economy)
- Paragraph 17 (core planning principles)
- Paragraph 93 – 108 (meeting the challenge of climate change, flooding and coastal change)

4.2 Maldon District Replacement Local Plan 2005 – Saved Policies:

- S2 - Development outside development boundaries
- CC6 - Landscape Protection
- CC11 - Coastal Zone
- E6 - Protection of existing employment uses
- BE1 - Design of New Development and Landscaping
- BE16 - Extensions alterations to and additional buildings in the curtilage of Listed Buildings
- REC19 - Hotel and guest house accommodation
- T1 - Sustainable transport and location of new development
- T8 - Vehicle Parking Standards

4.3 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- S1 - Sustainable Development
- D1 - Design Quality and Built Environment

- D3 - Conservation and Heritage Assets
- D5 - Flood Risk and Coastal Management
- E1 - Employment
- E5 - Tourism
- T1 - Sustainable Transport

4.4 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Car Parking Standards
- Essex Design Guide

5. MAIN CONSIDERATIONS

5.1 Principle of Development

5.1.1 Policy REC19 of the Maldon District Replacement Local Plan states that outside of development boundaries, proposal for the conversion and extension of large country houses by the provision of ancillary facilities which would enable the building to function as a hotel, will be permitted if all of the following criteria is met.

- a) There should be significant loss of residential or rural amenity
- b) The building's appearance should not alter in such a way as to detract from the rural character of the area
- c) The proposed use is not detrimental to the character or appearance of the surrounding area or the group value of adjoining buildings.

5.1.2 These points will be covered in section 5.2 and 5.3 of the report.

5.1.3 In addition, the NPPF states that local authorities should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

5.1.4 This is reiterated in Policy E5 of the submitted Local Plan, which states that the council will support development which contributes positively to the growth of local tourism in a sustainable manner and realise opportunities that arise from the District's landscape, heritage and built environment.

5.1.5 The proposal would result in the loss of a residential unit on the site. This is a material consideration in determining the scheme. The dwelling as existing provides six bedrooms, dwellings of this size have not been identified in the Council's Strategic Housing Market Assessment (SHMA) as needed in the district.

5.1.6 It must be noted that the wider site is in use as a wedding venue, with associated accommodation rooms. As such, the proposal to convert the dwelling to a hotel would support the existing business. As such, the benefits of the proposal in this instance are considered to outweigh the minor harm caused a result of the loss of a dwelling in the district, in accordance with policy E5 and the NPPF.

5.2 Flood Risk

- 5.2.1 The application site is located on the boarder of flood zones 2 and 3. The application was submitted with a Flood Risk Assessment (FRA), and details of the Warning and Evacuation Plans for Osea Leisure Park. In liaison with the Council's Emergency Planner it is considered that the proposed plans would be fit for the sites new usage, and no objection is raised.

5.3 Design and Impact on the Character of the Area

- 5.3.1 In terms of design, no alterations are proposed to the external appearance of Vaulty Manor as part of this current application.
- 5.3.2 It is acknowledged that the proposal would result in an intensified use of the site. However, the existing access, parking facilities and amenity space to the rear of the site which are used in association with the wedding venue, would be utilised by the proposed new hotel. As such, the proposal is not considered to result in demonstrable harm to the character and appearance of the rural locality.

5.4 Impact on Residential Amenity

- 5.4.1 The proposal would not result in any external alterations to result in demonstrable harm by reason of overlooking and loss of light.
- 5.4.2 Given the existing use of the site as a wedding venue, the proposed change of use of the dwelling to a hotel is not considered to result in noise or disturbance that would be demonstrable to the rural or residential amenity of the area, in accordance with policy BE1 and REC19 of the Maldon District Replacement Local Plan (MDRLP).

5.5 Access, Parking and Highway Safety

- 5.5.1 The existing site access and car parking located to the north of the site would be retained and utilised in association with the proposed new hotel. As such, the proposal is not considered to result in any demonstrable harm by reason of highway safety or free flow of traffic, in accordance with policy T2 and T8 of the Maldon District Replacement Local Plan.

6. ANY RELEVANT SITE HISTORY

- **FUL/MAL/02/00849** - Erection of guest accommodation rooms. Approved 12.11.2002.
- **FUL/MAL/03/01220** - Extend existing barn currently used for wedding ceremonies to provide additional area for seating, disabled WC, and improved WC facilities. Approved 14.01.2004.
- **FUL/MAL/05/00666** - Extension to Banqueting Hall. Approved 07.02.2006.
- **LBC/MAL/16/00027** - Minor alterations to first floor interior bedroom and en-suite arrangements. Pending consideration.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Heybridge Parish Council	Support.	Not applicable.

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council Highways	No comment or objection.	Not applicable.

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Emergency Planner	Objection – insufficient information	This is covered in detail within section 5.2 of the report
Environmental Health	No comment or objection.	Not applicable.

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Nothing received at the time of writing.

8. PROPOSED CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice as well as the submitted detailed specifications.
REASON: To ensure that the development is carried out in accordance with the details as approved in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan, the guidance and provisions of the National Planning Policy Framework and policy D1 of the Maldon District Pre-Submission Local Development Plan 2014-2029

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.