1.0 THE PROPOSAL

1.1 The proposal involves the erection of a three storey annex at the rear of the existing hotel, measuring approximately 30 metres x 14 metres to provide a 37 bedroom Travel Inn. The building is of brick and tile construction in the Dutch style, with a mansard roof and is to be erected on the site to the rear of the existing Restaurant building that is currently occupied by disused and dilapidated outbuildings which are well screened from the Coastal Road by mature trees and mounding and back onto the caravan site. The site is equally well screened from the caravan site by existing trees.

2.0 CONSULTATIONS AND COMMENTS

2.1 Parish Council – No objections subject to the access for traffic being improved as the current site splays are not adequate for increased traffic, especially as the entrance is on a hill where traffic accelerates to the 40mph speed limit. It is suggested that slip roads are constructed both sides of the entrance and a right turning lane formed for traffic approaching from the north.

2.2 Traffic and Transportation Manager - No Objections

2.3 Head of Environmental Health and Housing Services- No Objections

2.4 Head of Tourism and Leisure - The Premier Travel Inn brand represents ‘lodge’ style accommodation of which there is minimal provision in Scarborough even taking other applications into account. The Lodge style of
accommodation is sufficiently distinct not to compete directly with other types of accommodation and will provide additional choice for visitors as well as increased capacity. Investment in extra accommodation stock should be welcomed and will help to realise the Borough’s tourism Strategy goals of increasing visitor expenditure and improving the quality of the overall product.

2.5 Parks and Countryside Services - The Council Ecologist has studied the ecological report, considers it to be very comprehensive and agrees with the mitigation measures proposed. Conditions are recommended to cover the following:-

* limiting the timing of works so as to reduce the disturbance to any hibernating bats,
* ensure the provision of enhancement measures for bat roosting sites
* alternative provision of bird nesting sites
* checking the site boundary to a distance of 30m beyond for signs of fresh badger digging prior to development commencing

Despite the presence of pyramidal orchids in the courtyard as these are not particularly rare and the sward appears to be of low value translocation of the sward should not be insisted upon in this instance although the developer may wish to do so.

2.6 Yorkshire Tourist Board - The proposal to develop additional hotel bed spaces, which will help to increase visitor bed nights and related spending in the area, is directly in line with the general aims of Scarborough Borough Council’s Tourism Strategy. Furthermore, this development will help to drive up the quality of budget accommodation provision in Scarborough which is to be encouraged. Hence are delighted to support this proposal.

2.7 Scalby Village Trust - Supports the proposal, considering that it will help Tourism in Scalby but comment that the doors on the room for handicapped people should be wider than shown in order to protect the architrave.

2.8 Scarborough & District Civic Society - Object to the demolition of the outbuildings because of their architectural and historical interest. The original owner of this property, Edwin Brough was a celebrated breeder of Bloodhounds which were kept in these kennels. However regardless of this unusual history consider the whole ensemble worthy of retention as it is an uncommon local survival of a modest 19th Century gentlemen’s estate. If the coach house and kennels are demolished the architectural unity of the complex will be damaged. They feel that Listing is more appropriate than demolition. As to the proposed extension they find the design heavy and unattractive being overpowering in size and mass and would dominate the main house. They refer to Policy E14 of the Local Plan which states that extensions to existing buildings will be permitted providing the scale, design and materials will not adversely alter the appearance of a building, its relationship to adjoining development or the character of an area. They
consider the proposed extension would adversely alter the appearance of the original house, as it is an inferior building in terms of design, yet because of its size would dominate it instead of being subservient like the existing outbuildings.

2.9 Publicity - The consultation period expired on 14 February 2007

The following comments have been received:-

Mrs Elin Richards of Pond Farm Vines Cross Heathfield Sussex on behalf of The Bloodhound Club - Objects to the loss of the kennel yard. The property has great importance for this Club, since it was the home of Edwin Brough, the foremost breeder of bloodhounds of his time. It is a good example of a gentleman's house of the late nineteenth Century especially due to the survival of the outbuildings which include the kennels where the dogs were kept.

David Crease RIBA of Deer Park Scampston Malton on behalf of The Association of Bloodhound Breeders - Objects that the proposed demolition of the outbuildings unbalances the architectural composition. The proposed new building is unduly dominant and distracts attention from the main entrance front. The outbuildings are important historically as well as architecturally as the property was built by Edwin Brough, the foremost bloodhound breeder of his time and prominent local figure. Such a complete survival of domestic livestock buildings is rare and these are an interesting set of what were model buildings for the time. No others survive as far as is known. He suggests an alternative siting for the new facility parallel to the site’s western boundary, which would allow retention of the outbuildings.

3.0 RELEVANT SITE HISTORY

3.1 1994 - Change of use from hotel to Public House/Restaurant, manager’s accommodation and car park - Approved

4.0 PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 54A of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Attention is drawn to the following Development Plan policies which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan

E1 - Protection of Open Countryside
E14 - Extensions and alterations to Existing Buildings

E10 - Species Protection

L1 - New Tourist Attractions

5.0 ASSESSMENT

5.1 Visual impact, design of the extension and ecological impact are the key issues in this case. Loss of the existing buildings is also of local concern.

5.2 Local Plan Policy L1 allows new Tourist facilities which will not detract from the surrounding area, where the use and level of activity are compatible with the area and will not harm its amenities. Policy E1 requires that development which is acceptable in the open countryside should have regard to nature conservation interests and also to its setting in the landscape. The scale, form design, materials and colours will be required to be in keeping with the character of its surroundings. Policy E14 allows extensions where the scale, design and materials will not adversely alter the appearance of a building, its relationship to adjoining development or the character of an area. The proposed extension will be set well back from the Coastal Road and will follow the building line to the existing outbuildings. It will also be set into the ground slightly and although slightly taller than the existing building the extension will not be unduly prominent in the landscape. The side elevation will be screened from the adjacent caravan park by a belt of existing trees, and again will not be unduly prominent despite its size and height.

5.3 This proposed new hotel is a significant Tourist facility which is to be welcomed in principle. It will replace a complex of outbuildings which, though dilapidated, have some character and match the principal existing building on the site with which they are contemporary. Information on their history is provided by several respondents but whilst they are undoubtedly of some local historic interest it is understood that this has not been sufficient for them to be Listed. The buildings are not of sufficient merit for the Council to support the objectors’ argument for their retention. Also under the proposed scheme a small section of the existing buildings which has similar architectural detailing to the main building will be retained.

5.4 The design of this extension has been developed in consultation with Officers, following the withdrawal of a previous scheme last year which Officers were unable to support as the design was considered too utilitarian for a building of undoubted architectural character. Officers recognised the difficulty of trying to match the existing building which is in a very ornate Dutch style. However they consider the submitted mansard roofed building to be an appropriate form of extension in this context particularly when suitably embellished with matching detailing, such as windows, and executed in matching materials. Although admittedly a large extension it is considered to compliment rather
than dominate the existing building and does not therefore adversely alter its appearance, or the character of the area and hence accords with Policy E14.

5.5 Local Plan Policy E10 only allows development likely to affect a protected species where potential harm can be avoided by the use of planning conditions or legal agreements which will mitigate the loss of habitat and minimise disturbance during construction. An ecological report has been submitted in support of the application which has found no evidence of bat roosts or Badger setts on site. It does, however, confirm the ecological value of the site in terms of the swallow nests and the presence of Pyramidal Orchids and proposes the provision of replacement nesting sites and transplantation of the Orchids if required. This mitigation strategy can be covered by condition.

5.6 With regard to the highway concerns raised by the Parish Council it should be noted that after careful consideration of the scheme Traffic Officers concluded that given the existence of the large car park, served by an adequate access with acceptable visibility, and no recorded traffic problems or accident record for this stretch of highway there were no highway grounds for objection.

6.0 CONCLUSION

6.1 The extension is acceptable in principle as it accords with the Borough’s Tourism Strategy, and also in terms of design as it accords with Policies E1, E14 and L1 of the adopted Scarborough Borough Local Plan. Also as an ecological report has been submitted in support which identifies possible mitigation measures it accords with Policy E10.

7.0 RECOMMENDATION

7.1 That **PERMISSION BE GRANTED**, subject to the following condition(s) :-

1. Before the development commences, details of the brick and roof tile to be used, including samples, shall be submitted to and approved in writing by, the Local Planning Authority, and all of the bricks and roof tiles used on the development shall conform to the samples so approved.

   **Reason** - In the interests of visual amenity and to accord with Policy E14 of the adopted Scarborough Borough Local Plan.

2. A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development shall be constructed on site and approved by the Local planning Authority before the development commences. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style unless otherwise agreed in writing by the Local Planning Authority. The brickwork panel
so constructed shall be retained on site until the development hereby approved has been completed.

**Reason** - In the interests of visual amenity and to accord with Policy E14 of the adopted Scarborough Borough Local Plan.

3 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the local Planning Authority before the development commences. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

**Reason** - In the interests of visual amenity and to accord with Policy E14 of the adopted Scarborough Borough Local Plan.

4 A complete record, including measured survey and photographs, of the existing outbuildings on the site shall be carried out. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to demolition.

**Reason** - In the interests of preserving a full record of these buildings which are of local historic interest.

5 The development shall be carried out in accordance with the recommendations contained in the Ecological Inspection & Assessment document issued by The Tyrer Partnership on 26 July 2006 submitted in support of the application.

**Reason** - In the interests of nature conservation and to accord with Policies E1 and E10 of the adopted Scarborough Borough Local Plan.

6 No demolition shall be carried out on site between the 1st October and 31st March inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

**Reason** - To minimise any disturbance to hibernating bats in the interests of nature conservation to accord with Policy E10 of the adopted Scarborough Borough Local Plan.

7 Prior to development commencing details of the locations for siting four bat boxes and four bat access structures (bat tiles or bricks) shall be submitted to and approved in writing by the Local Planning Authority.

**Reason** - To provide enhancement and compensation for bat roosting habitat in the interests of nature conservation to accord with Policy E10 of the adopted Scarborough Borough Local Plan.
8 Details of the locations for siting six swallow nesting platforms or artificial nest structures and six normal bird boxes shall be submitted to and approved in writing by the Local Planning Authority and installed at the development site prior to demolition commencing.

Reason - To provide enhancement and compensation for bird nesting habitat in the interests of nature conservation to accord with Policy E10 of the adopted Scarborough Borough Local Plan.

9 No development, site preparation or clearance works shall commence until an inspection of the development site boundary extending to a distance of 30 metres beyond has been carried out by a suitably qualified ecological consultant and a report thereon has been submitted to and approved in writing by the Local Planning Authority.

NOTE:- In addition measures are also to be taken to prevent badgers gaining access to site excavation works as outlined in the Ecological Inspection & Assessment referred to in condition 5 above.

Reason - In interests of nature conservation and to accord with Policies E1 and E10.

10 Before development commences the written approval of the Local Planning authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all trees, together with details of post planting maintenance. Such scheme as is approved by the Local Planning authority shall be carried out in its entirety within a period of six months beginning with the date on which development is commenced, or within such longer period as maybe agreed in writing with the Local Planning authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme.

Reason - In the interests of visual amenity to comply with Policy E13 of the adopted Scarborough Borough Local Plan.

11 Where trees are shown on Drawing ref 4420-P-01B to be retained on site they shall be protected during construction work as follows:-

(a) Chestnut paling or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation
be made, without the prior written consent of the Local Planning Authority.

(b) No burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees to be retained.

(c) No services shall be routed under the spread of the crowns of the trees to be retained without the prior written consent of the Local Planning Authority.

(d) No retained tree shall be cut down, up-rooted, destroyed, topped or lopped without the prior written consent of the Local Planning Authority. and if any tree which is to be retained dies within five years beginning with the date on which the development is commenced it shall be replaced with a tree of such size and species as maybe specified in writing by the Local Planning Authority.

Reason - In the interests of visual amenity to comply with Policy E13 of the adopted Scarborough Borough Local Plan.

12 Before development commences full details of the existing and proposed site levels and proposed floor levels of the buildings shall and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that development takes place in an acceptable manner.

Head of Planning Services

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MICK BRITTON ON 01723 383536 e-mail mick.britton@scarborough.gov.uk

APM .................................. Date ..................................