

Application No: 13/3576M

Location: MOTTRAM HALL HOTEL, WILMSLOW ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE, SK10 4QT

Proposal: Listed building consent for proposed erection of a marquee at Mottram Hall Hotel

Applicant: Andrew O'Brien, De Vere Hotels & Leisure

Expiry Date: 17-Oct-2013

**Date Report Prepared: 27 September 2013**

#### **SUMMARY RECOMMENDATION**

Approve, subject to the receipt of any outstanding consultation responses and conditions.

#### **MAIN ISSUES**

- Impact on grade II\* Listed Building / setting of a grade II\* Listed Building

#### **REASON FOR REPORT**

This application is a resubmission of application 13/2346M, for the erection of a temporary marquee, for a 4 year period.

Under the Council's Constitution, this application is required to be determined by Planning Committee, as it is a grade II\* Listed Building. The associated full planning application is elsewhere on this agenda.

#### **DESCRIPTION OF SITE AND CONTEXT**

Mottram Hall is a grade II\* Listed Building which is operated by De Vere as a four star hotel, with golf course and spa facilities. The building is set within extensive parkland, and is accessed off Wilmslow Road by a tree lined drive.

Mottram Hall is situated in the village of Mottram St Andrew, which is a rural village located between Wilmslow and Macclesfield. The site is surrounded by Mottram Wood.

The hall itself is two-storey. It has been altered and significantly extended over the years, having recently undergone an extensive refurbishment programme.

#### **DETAILS OF PROPOSAL**

This revised application seeks Listed Building consent for the erection of a temporary marquee, for a period of 4 years, in the eastern garden directly to the rear of the hall, in the same position as the previous application.

Access to the marquee would be through a demountable link from the hall.

The proposed marquee would be capable of accommodating up to 250 guests, and it has been designed for use by corporate parties, wedding receptions and charity events. The development would create 596.5 square metres of floor space, including the demountable walkway / link. This represents a reduction in floorspace of 78m<sup>2</sup> from the previously refused scheme. Please note that revised plans have been submitted during the course of this application, which have reduced the floorspace as outlined in the table below.

The marquee is made up of a number of elements, the walkway between the hall and the marquee, the entrance, the main structure, the catering area and the toileting facilities. The following table shows the alterations to the **internal** floorspace proposed:

	<b>13/2346M</b>	<b>Current proposals</b>	<b>Change in floorspace</b>
Walkway/link	52.5m <sup>2</sup>	49.5m <sup>2</sup>	-3m <sup>2</sup>
Main entrance	25m <sup>2</sup>	25m <sup>2</sup>	Nil
Main structure	450m <sup>2</sup>	375m <sup>2</sup>	-75m <sup>2</sup>
Catering area	75m <sup>2</sup>	75m <sup>2</sup>	Nil
Toileting facilities	72m <sup>2</sup>	72m <sup>2</sup>	Nil
<b>TOTAL</b>	<b>674.5m<sup>2</sup></b>	<b>596.5m<sup>2</sup></b>	<b>78m<sup>2</sup></b>

The height of the main structure is unchanged at 5 metres in height from floor level. The main body of the marquee would be fabricated in a white PVC fabric. The side elevation facing the lake and part of the front elevation facing the hall, incorporate glazed windows. The windows and door frames are UPVC.

## RELEVANT HISTORY

- 13195PB     Erection of a three storey extension to provide extra bedroom accommodation, managers flat, staff quarters and construction of extension to car park.  
Approved with conditions 15.07.78
  
- 03/0225P     New conference & banqueting facility with link deck over car park to provide 89 additional spaces & associated landscaping & engineering works.  
Rearrangement of approach & car park. (*Listed Building Consent*)  
Approved with conditions 15.08.05
  
- 07/2322P     Construction of disabled access ramps, external steps and stone pillars with various internal and external alterations.  
(*Listed Building Consent*)  
Approved with conditions 16.11.07

- 12/2951M Minor internal alterations to main reception at hotel; alterations to leisure area to provide new floor for spa area, alter and upgrade existing changing facilities; external alterations to access points.  
(Listed Building Consent)  
Approved with conditions 20.11.12
- 13/0188M Proposed external spa and sauna rooms  
(Listed Building consent)  
Approved with conditions 20.03.13
- 13/2369M Listed Building consent for erection of a marquee  
Refused 31.07.13

## **POLICIES**

### **Macclesfield Borough Local Plan (2004):**

BE18 – Alterations to Listed Buildings

BE16 – Impact on setting of Listed Building

### **Other Material Considerations**

The National Planning Policy Framework came into effect on 27 March 2012, and replaces the advice provided in Planning Policy Guidance Notes and Statements. The aim of this document is to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

The Framework identifies three dimensions to sustainable development: economic, social and environmental, which should not be undertaken in isolation as they are mutually dependent. The Framework indicates that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The saved policies within the Macclesfield Borough Council Local Plan (2004) are still applicable, but should be weighted according to their degree of consistency with the NPPF. The Local Plan policy outlined above is consistent with the NPPF and therefore should be given full weight.

The key section of the NPPF is Conserving and enhancing the historic environment.

## **CONSULTATIONS (External to Planning)**

### **English Heritage**

English Heritage advise that whilst they have no objection in principle to the proposed introduction of a marquee within the grounds of Mottram Hall, they are unable to support the application in its current form. They advise that the amendments do not address the harmful impact upon the heritage asset. They provide the following comments:

*“The harmful impact of the proposal, which broadly lies in its disrupting the designed aesthetic and close relationship between the hall and its best surviving area of associated landscape, the negative effect on the key views which express this as well as undermining the fundamental character of the picturesque setting.... The application constitutes harm to a national heritage asset of outstanding value.”*

*“Any harm to a designated heritage asset - regardless of temporary nature or being ‘less than substantial’ – requires clear and convincing justification under paragraph 132 of the NPPF. In this case, the public benefits of the proposal must also be considered including the public benefits associated with protecting a valuable heritage asset.”*

*“Great weight should be given to the conservation of this valuable heritage asset in a manner appropriate to its significance, so that it can be enjoyed for its contribution to the quality of life of this, and future generations .... and achieve sustainable development.”*

## **PARISH COUNCIL**

### **Mottram St. Andrew Parish Council**

Mottram St. Andrew Parish Council **unanimously support** the application. They provide the following comments:

Mottram Hall is a significant grade II\* Listed Building which requires considerable investment to maintain the high standards that are required for the successful operation of this type of Country House business and it is vitally important to the area that this investment from the current owners continues and keeps the building in first class condition.

The proposal for a marquee pavilion will add to De Vere's ability to offer a full service locally with the provision of function facilities for weddings and events and ensure that the business remains competitive in a difficult market.

The success of this venture will provide local businesses with a new market place for those who trade in the function arena from florists to taxi companies and part-time as well as full-time staff and thereby improving the economy locally and sustaining the viability of Mottram St. Andrew's largest employer.

De Vere have demonstrated to the Council's satisfaction their intention to operate sympathetically within the rural environment and minimise the disturbance locally to residents, their livestock and pets by controls being exercised over the emission of noise from functions within the Hotel and marquee, as the functions will conclude at a time consistent with their existing licences and fireworks will no longer be used once their existing commitments are finished.

This development is also reversible by its nature as a temporary grant without lasting prejudice to the Hall itself or the grounds in which the marquee will stand and this provides the Council with comfort that the application should receive consent.

The grant of this application is seen by the Council as a reasonable step forward for the development of a successful business in Mottram St. Andrew which will bring benefits to the local economy and ought to be fully supported by them.

## **REPRESENTATIONS**

The following is a summary of the representations received to date. Full copies of the responses are available on the planning file and on the CEC website.

### **Cheshire Gardens Trust**

Cheshire Gardens Trust **object** to the proposal. They advise that the historic parks and gardens associated with Mottram Hall have been greatly altered by the development of the golf course and hotel as associated infrastructure but much could potentially be learned from those features that survive, and they should not be put a further risk. Although the marquee is a temporary structure, it could be heavily used.

They objected to the previous proposal (13/2346M) because of the potential detrimental impact on trees, and are still not convinced that the current proposal is much better. The tree report shows that the marquee and toilet block are still within the rooting zone of several mature trees. The tree report does not deal with the issue of potential damage during erection, use, or dismantling the marquee. Mottram Hall's trees are clearly a significant part of the surviving historic designed landscape but no effort has been made to date the trees or to show how they relate to the evolution of the historic landscape.

### **Campaign to Protect Rural England**

The Macclesfield District CPRE strongly object to these applications. They consider that visual amenity will be injured by this proposal and conspicuous from the Green Belt. A white marquee will be seen from the rural footpath along the Bollin Valley and far beyond. In addition, it will have a detrimental impact on an important Listed Building.

### **Macclesfield Chamber of Commerce & Enterprise**

The Chamber of Commerce & Enterprise fully **support** these applications.

They were most concerned as a Chamber that the previous application was refused by the Authority as the only short fall to the service provided by the hotel relates clearly to the availability of a space which can cater for up to 300 people for meetings, conferences, weddings, etc.

They believe that is very short sighted of the Authority to refuse this application in light of the present economic decline and the very fact that the proposal is to provide up to 40 jobs with a structure which will have no permanent or long term impact on the Listed Building or its setting.

Having read the response from English Heritage and the details of the pre-submission meeting it is fairly clear that this is the most acceptable location in

layman's terms and also with regard to the logistics of actually making the marquee an asset to the hotel. English Heritage do not object in principle to a marquee in the grounds.

Although the proposed marquee is 'development' it does not propose any alteration to the Grade II\* Listed Building, however clearly the building is within its setting, but there is no loss or substantial long term harm to that setting. The building is temporary and once removed, the garden area can clearly be restored as necessary to its present state. There is therefore no harm to the building or its setting, yet the benefits to the hotel and the local economy must outweigh the minimal short term harm to the setting during the proposed 4 year period.

In this instance, the consideration of the proposed development against the framework as a whole shows that it meets the criteria for its economic and social role and that in considering the affects on the Heritage Asset over the proposed 4 year life of the application it also meets the environmental role.

### **Marketing Cheshire**

Marketing Cheshire **support** the application.

They advise that the hotel is known throughout the North West and has brought considerable business and investment to the local and regional economy, as well as supporting jobs.

There is an increased demand for larger events at Mottram Hall Hotel, for charity functions, training, as well as conferences, and this new business would not only benefit the hotel but the wider business community in Cheshire as well as creating up to 40 local jobs.

Local businesses would directly benefit from the proposals.

The temporary would not have any long term impact on the Grade II\* Listed Building or its setting as it is fully reversible, a temporary structure for four years, and does not require and alteration to the building.

### **Cirrus, Normans Hall & Royles Jaguar**

Cirrus, Normans Hall & Royles Jaguar **support** the application, on the same grounds as Marketing Cheshire (above).

Pat Mc Millan advises that she held a ladies lunch in April for her local branch of the NSPCC and sold over 200 tickets, and advises there is nowhere else that can accommodate this number.

### **Prestbury Amenity Society**

Prestbury Amenity Society strongly **object** to this Planning Application on the grounds that:

1. It is within the Green Belt.
1. It is out of character with the Green Belt
2. The noise generation over the Bollin Valley will be unbearably obtrusive.

3. As it is a plastic non-permanent structure it will be a blot on the landscape and will be seen from footpaths and the open green landscape.

## **APPLICANT'S SUPPORTING INFORMATION**

A Planning Statement, Heritage Statement (and addendum), Design and Access Statement, Alternative site analysis, Arboricultural report, Transport Statement and supplementary letter have been received in support of the application, which are available on the planning file and on the CEC website.

## **OFFICER APPRAISAL**

### **Reasons for refusal on application 13/2369M**

The previous application was refused for two reasons:

- Impact on the character, appearance of a grade II\* Listed Building
- Impact on the setting of the grade II\* Listed Building

### **Changes to the scheme**

The key amendments to the proposal has been the overall reduction in scale of the building from 674m<sup>2</sup> to 596.5m<sup>2</sup> (internal measurements), an 11.5% reduction in floorspace; changing the permanent walkway to a demountable link, and a reduction in the time period from 5 to 4 years.

### **Impact on the Listed Building / setting of the Listed Building**

Given that the walkway has been replaced by a demountable arm, concerns previously raised about harm to the character of the Listed Building are lessened. The key consideration is the impact the development will have on the setting of the Listed Building whilst it is in place.

Policy BE16 of the Macclesfield Borough Local Plan states that development which would adversely affect the setting of a Listed Building will not normally be allowed. Chapter 12 of the Framework deals with conserving and enhancing the historic environment. As a Grade II\* Listed Building, Mottram Hall is in the category of heritage assets of the highest significance.

The Framework advises that where a proposal will lead to “less than substantial harm” to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. It is considered that the proposal amounts to “less than substantial harm”, for the purposes of the policy.

In this case, whilst the Conservation Officer remains dissatisfied with the proposals, it is considered that very clear public benefits arise from the proposals. These are:

- Securing and expanding the business in a competitive market place during uncertain economic times
- Significant investment to the local economy
- Direct and indirect employment
- Generating additional income which will help pay for the up keep of the hall and gardens



It is considered that these benefits, and the temporary nature of the development outweigh the harm to the setting of the Listed Building.

### **Alternative siting?**

Four alternative sites were considered for the siting of the marquee.



Site A – Land to the west of the front façade of Mottram Hall

Site B – Land to the east of Mottram Hall

Site C- Land to the north east of Mottram Hall

Site D – Land to the east of the rear façade of Mottram Hall (the application site)

Each site was assessed in terms of its sensitivity in heritage and visual terms, operational constraints, and other material considerations

Site A was considered unacceptable for the following reasons:

- Highly prominent visually from the entrance / drive;
- Unacceptable in heritage terms;
- Unsuitable from an operational perspective, as it is on the golf course; and would disrupt the leisure offer
- Unacceptable from a H&S perspective, due to its positioning on the golf course / guests congregating on the golf course;
- Would have to be larger than the proposed marquee to accommodate catering facilities within the marquee.

Site B was considered unacceptable for the following reasons:

- Comprises an extension to the formal gardens dating back to 1938-1940;
- Due to scale / position, it would result in the loss of the formally landscaped gardens;
- Would change the character and layout of the area;
- Would need to be larger to accommodate catering facilities, due to distance from the hall;
- Would require temporary footpaths for equal access, which would detract from the landscape setting of the hall.

Site C was considered unacceptable for the following reasons:

- Also located within the extension to the formal gardens dating back to 1938-1940;
- Would result in the loss of the tennis courts;
- Ground uneven and bounded by trees;
- Sewage treatment plant located to the north of the site, which is undesirable for an event space and the serving of food;
- Would not meet operational needs due from an amenity perspective, particularly due to guests congregating outside the marquee in summer months;
- Marquee would need to be larger to accommodate catering facilities, due to distance from the hall.

As a result of this analysis, site D was chosen for the following reasons:

- Positioned on eastern lawns, within original pleasure grounds;
- Located to the rear of the hall;
- Relatively flat;
- Self contained and less visible;
- Discrete / well screened & surrounded by trees;
- Within close proximity to the hall to allow for temporary catering and servicing facilities to be minimised;
- Access through a covered walkway, when required.

It is agreed for operational reasons, the marquee needs to be positioned within close proximity to the hall, however, the position of marquee chosen is considered to have an adverse effect on the setting of the Listed Building. This has to be weighed up against the economic benefits of the proposal, and the fact that the proposal is for a temporary 4 year period and the development is fully reversible.

## **Sustainability**

Sustainable development is at the heart of the National Planning Policy Framework. At paragraph 14, it advises

For decision-taking this means:

- Approving development proposals that accord with the development plan without delay;

and;

- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;

or

specific policies in this Framework indicate development should be restricted.

In this case, it is considered that on-balance the benefits just outweigh the harm of the development, particularly having regard to the temporary nature of the development, and the fact that it is 100% reversible. The development will not permanently harm the setting of the Listed Building. Therefore, it can be justified for a 4 year period.

## **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The determination of this application is very much on-balance. On the one hand, the development will have a temporary adverse impact on the setting of the Listed Building whilst it is in place. On the other hand, Public Benefits arise from the proposal in respect of securing and expanding the business during uncertain economic times, significant investment to the local economy, direct and indirect employment and generating additional income which will help pay for the up keep of the hall and gardens.

The scheme has been reduced in scale since the recent refusal by 11.5%, the former walkway has been replaced with a demountable arm and the timescale for the development has been reduced by a year, thereby reducing the harm of the development. This is welcomed by officers, and indicates that the applicant is trying to address the concerns previously raised.

The NPPF advises that there should be a presumption in favour of sustainable development. At paragraph 14, it advises that development should be approved, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The tipping point in favour of the development in this case is the temporary nature of the development for 4 years, and the fact that the development is 100% reversible.

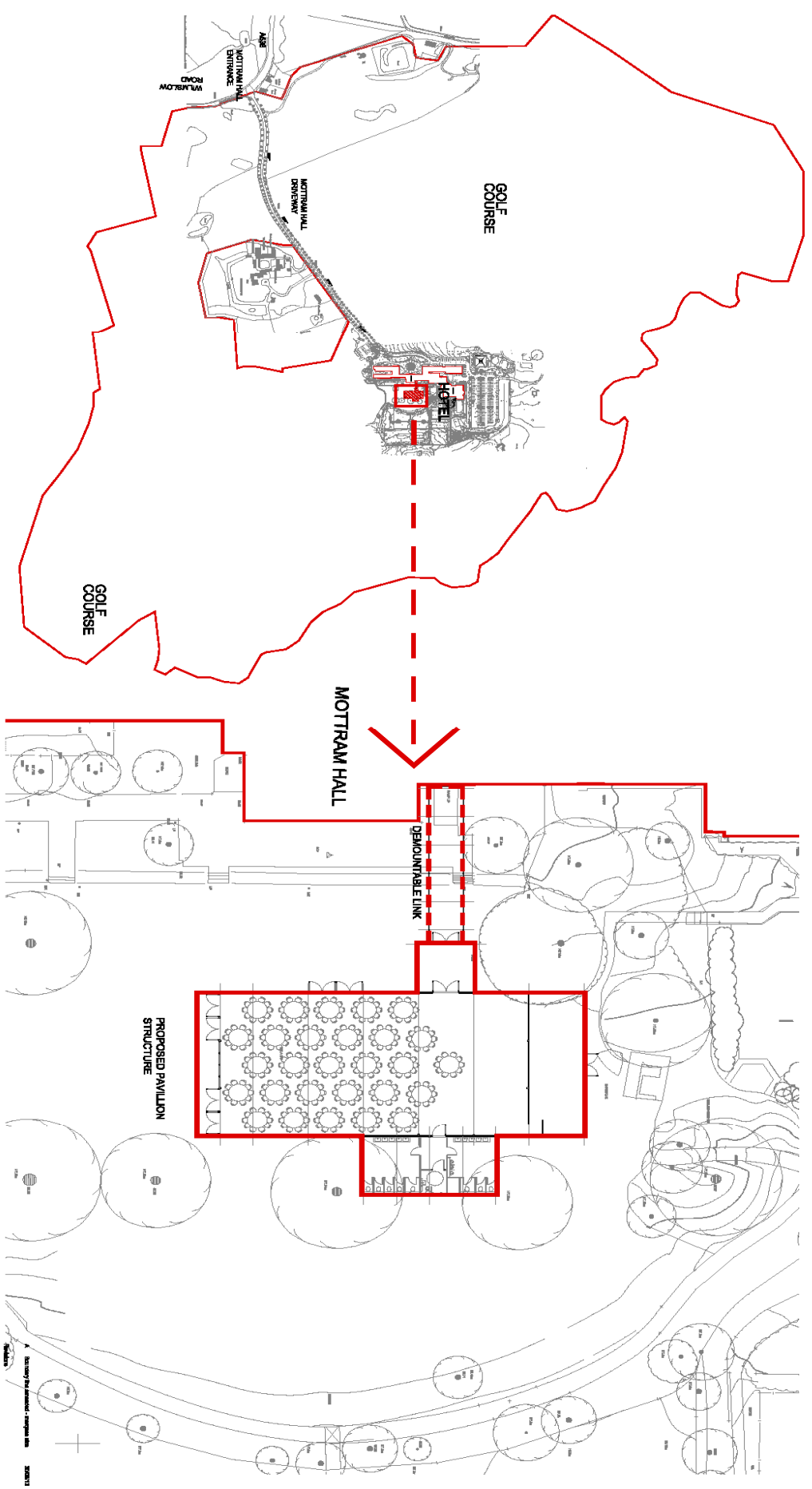
Members need to be aware that Local Planning Authorities are advised in the guidance that when a scheme is finely balanced, they should recommend approval, and give the benefit of any doubt to the applicant.

Subject to limiting the development to 4 years, it is considered that there will be no permanent harm, but it will give the business a short-term boost in the current challenging economic climate.

The application is therefore recommended for approval, subject to the conditions listed below.

In the event of any changes being needed to the wording of the committee's decision (such as to delete, vary or add additional conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Development Management and Building Control Manager, in consultation with the Chairman of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.

1. A07LB - Standard Time Limit
2. A06EX - Materials as application
3. Time limit of 4 years from 1st occupation
4. Prior to 1st occupation, submission of a scheme in respect of the operation of the demountable arm



LOCATION PLAN  
1:5000

SITE PLAN 1:200

SCALE 1:200

Proposed Location / Site Plan

Project  
Mottram Hall Hotel  
Proposed Marquee

Client  
DeVerns

Planning

Author  
12/07/2013

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