

Northern Planning Committee 31st July 2013

UPDATE TO AGENDA

APPLICATION NO: 13/2369M

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

PROPOSAL: Listed Building Consent For Erection Of A Marquee

UPDATE PREPARED: 29/07/13

ADDITIONAL SUPPORTING INFORMATION FROM APPLICANT

In response to the concerns raised by English Heritage, the applicant has provided the following information:

The English Heritage letter identifies that the proposals would disrupt the visual and spatial relationship between Mottram Hall and its closely linked designed landscape and important views would be lost. It is our considered opinion that this is not the case, as views from this location back towards the hall are close. Only people within or in front of the marquee will still be able to appreciate these views.

The proposed location has the added benefit to the guests who will use the marquee of being afforded views, through the glazed south and west elevations, back toward the east elevation of the Hall as well as a panoramic view toward the lake to the south. Whilst adding to the setting of the event, and the enjoyment of the guests, exposing these new views will bring the history of the original Hall and its grounds to the forefront of the hotel guest experience.

It is not accepted that important views from the formal garden to the east would be lost as there are no direct views because of the evergreen tree cover, which means the hall is entirely obscured from this section of the garden with no evidence that there were ever deliberately designed views from this location as mentioned in the letter.

The English Heritage letter refers to our Alternative Locations Analysis and identifies that in English Heritage's opinion, a location to the north-east of the Hall (site C) is preferable from a historic environment perspective.

We previously outlined why this location would be unsuitable:

- 1 A marquee erected in this location would result in the loss of the existing tennis courts, which would impact on the quality and range of the hotel's leisure offer;

- 2 There is an existing sewage treatment plant adjacent to the site which renders this part of the site highly undesirable for event space, the preparation and serving of food and for guest / visitor congregation;
- 3 The site is also located some distance from the principal function rooms, servicing and catering facilities within the main Hall with no obvious or easy access route for guests from the existing facilities. The problems with regard to facilities would be likely to lead to the requirement for a larger marquee than that currently proposed, which would bring about wider Green Belt implications;
- 4 This location would be less than ideal for guest and visitor safety due to lack of natural surveillance especially during inclement weather.

The location proposed for the marquee minimises the heritage and visual impact and provides the highest quality location for the proposed structure in terms of the operational requirements of the hotel.

The letter also recognises the requirements of paragraph 134 of the NPPF which requires the Local Planning Authority to balance various issues and assess whether the harm to the heritage asset is outweighed by the public benefits of the proposal. We welcome this and have previously outlined the significant public benefits of the proposal which outweigh the perceived harm to the heritage asset and also the fact that the proposals constitute sustainable development, in particular:

- 1 Ensure the retention of 166 jobs at the hotel;
- 2 Create an additional 30-40 part time jobs;
- 3 Create indirect employment created in entertainment, cleaning staff, security, taxi companies, local shops, florists, hairdressers etc;
- 4 Part fund the planned £6 million investment at Mottram Hall Hotel;
- 5 Sustain the upkeep costs of a Grade II* Listed Building;
- 6 Assist the needs of businesses by providing enhanced opportunities for business functions in meeting training requirements etc;
- 7 Increase and enhance the facilities available at the hotel;
- 8 Provide opportunities for large-scale charity fundraising functions.

CONSERVATION OFFICER

The Conservation Officer maintains his objection to the proposals. He is of the view that the perceived benefits do not outweigh the harm to the setting of the heritage asset.

Furthermore he considers that 5 years is not temporary period, and it will cause harm whilst in place.

RECOMMENDATION

Officers remain of the view that the marquee will have a detrimental impact on the Listed Building, in particular, the setting of the Listed Building, contrary to Local Plan Policy and the National Planning Policy Framework.

Officers are of the view that the potential benefits to tourism and the local economy are not considered sufficient to clearly outweigh the harm identified. Neither are there considered to be specific identified public benefits which outweigh the harm to the designated heritage asset of significance. On this basis, there is no change to the recommendation of refusal.

Members need to carefully consider whether there are any public benefits, which clearly outweigh the harm to the heritage asset, particularly having regard to its setting.