

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

9 JANUARY 2017

APPLICATION FOR PLANNING PERMISSION

ITEM: **REFERENCE NUMBER:** 16/00865/FUL
OFFICER: Dorothy Amyes
WARD: Tweeddale West
PROPOSAL: Part change of use of dwellinghouse and garden ground to wedding venue and erection of marquees
SITE: Hartree House, Scottish Borders
APPLICANT: Mr & Mrs Michael Goddard
AGENT: Burrell Design Studio

SITE DESCRIPTION

Hartree House is a large detached property within extensive grounds. It is mainly a Victorian mansion which incorporates an earlier Georgian house dating from around 1790. It is Category C listed. There are more recent additions including a new orangery which is nearing completion.

Hartree House had had a number of uses over the years including as a hotel and is now a private dwellinghouse.

PROPOSED DEVELOPMENT

The application is for a part change of use of the property as a wedding venue for up to 15 wedding events each year. This will involve the erection of marquees (teepees) on the lawn area in front of the main entrance to the house, the use of the existing lodge as letting accommodation, parts of the main house known as the White House and Penthouse for guest accommodation and the use of the new Orangery for indoor events.

The main part of the house will not be used for these events and will remain private.

Temporary chemical toilet facilities will be provided for each event, with all material being disposed of off-site. Hartree House is connected to the public water supply via a private pipe.

It is proposed that any guests not staying on the site will be transferred to the venue by private hire organised by the events manager at Hartree House. On-site parking is provided close to the house.

PLANNING HISTORY

In September 2000 consent was granted for the change of use of the hotel to a dwellinghouse (00/01108/COU).

Since then the following consents have been granted at the property:

07/01511/FUL – Erection of garage block
08/01964/FUL - Alterations and extension

08/01966/LBC – Internal and external alterations
11/01467/FUL - Formation of terracing and landscaping
11/00209/LBCNN - External alterations and demolition of outbuilding
11/00456/FUL – Erection of detached garage/store
11/00319/FUL -Formation of pond, creation of bund and infilling of paddock
11/01176/FUL - Alterations and extension
11/01177/LBCNN – Alterations and extension
11/01467/FUL – Formation of terracing and landscaping works
11/01468/LBCNN – Erection of garden wall
12/01539/LBCNN - Internal and external alterations
14/00317/LBCNN - Alterations and extension
14/00318/FUL – Alterations and extension
16/00408/LBCNN - Internal alterations

REPRESENTATION SUMMARY

Nine letters of representation have been received, eight from five different households raising objections to the proposals and one general comment.

The objections can be summarised as follows:

- Impact on residential amenity from noise from teepees and from existing lodge
- Additional vehicles using access through Hartree Square
- Existing issues relating to water supply, foul and surface water drainage
- Site at risk of flooding
- Additional waste storage issues
- Parking and access for emergency vehicles
- Consider that it is a bad neighbour development
- Impact on road safety

The general comments, whilst not objecting to the proposal, ask that consideration is given to potential noise levels, additional traffic using Hartree Square and issues relating to the existing foul drainage provision.

APPLICANTS' SUPPORTING INFORMATION

The applicants have submitted a supporting statement and a detailed response to the objectors' comments. A noise report has also been submitted.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Service

Hartree House was previously used as a hotel; therefore the buildings previous use will have generated a number of vehicle movements on a daily basis in terms of deliveries, customers, staff etc.

In terms of access, I have no major concerns, although it should be noted that it is anticipated that the majority of the traffic generated by this proposal will access Hartree House from the north via Biggar. As a result, there is only a short length of public road which lies within the Scottish Borders Council area, with the majority of the route lying within South Lanarkshire.

Initially, the Roads Planning Officer required a swept path analysis to demonstrate that a bus can enter the grounds when travelling from Biggar and suggested that South Lanarkshire Roads Department should be consulted. Following a meeting with the applicants and the submission of the supporting statement it was made clear that buses would not be used and that traffic would be reduced by the use of private hire vehicles. It was agreed that a swept path analysis would not be required. South Lanarkshire Council have not been consulted.

The Roads Planning Service have no objections to this application.

Environmental Health

Environmental Health requested that an assessment in respect of noise impacts should be submitted.

On receipt of the assessment and additional information, Environmental Health have raised no objections subject to a number of conditions being placed on any consent to include a time limit of 2 years, no more than two events in any calendar month and restrictions on the use of any amplified sound equipment.

Statutory Consultees

Community Council

No objection if adequate steps are taken to prevent any disruption to the neighbours, particularly from noise, traffic and the provision of utilities.

Other Consultees

None

DEVELOPMENT PLAN POLICIES:

Scottish Borders Local Development Plan 2016

PMD1 - Sustainability

PMD2 - Quality Standards for New Development

ED7 – Business, Tourism and Leisure Developments in the Countryside

HD3 - Protection of Residential Amenity

EP5 – Special Landscape Areas

EP7 – Listed Buildings

Special Landscape Area: Tweedsmuir Uplands

OTHER PLANNING CONSIDERATIONS:

None

KEY PLANNING ISSUES:

The key planning issues are whether the proposals will comply with the relevant Local Development Plan policies particularly in relation to Business, Tourism and Leisure Developments in the Countryside and Protection of Residential Amenity.

ASSESSMENT OF APPLICATION:

Hartree House is a distinctive large mansion which has previously been used as a hotel for decades, only becoming a private dwellinghouse in recent years. During its time as a hotel, it

would have been used for events such as weddings. It is quite likely that, against this background, and application for conversion back into a hotel would be difficult to resist.

What is currently proposed is a part change of use for use as a wedding venue and given its previous use and recent additions such as the Orangery, it is easily suitable for such a use. Although no business case has been put forward, it is understood that any income from the weddings will be used towards the upkeep of the house and grounds. It will be a small business that is appropriate in this rural setting and will provide some employment opportunities for local companies including caterers and food producers. As such, the use is welcome provided that it does not have any significant adverse impacts on local residents or the environment.

The proposals involve the erection of temporary structures on a maximum of 15 occasions in a year and, as a result, they do not raise any issues in relation to an adverse impact on the setting of the listed building, flooding, drainage and water supply. It is noted that there may be ongoing issues with neighbouring residents in relation to the last three matters but these are not relevant to the consideration of this application. The property is located within the Tweedsmuir Uplands Special Landscape area but the proposals will not have any long term impact on the special landscape quality.

Hartree House is surrounded by extensive grounds and the nearest residential properties are located in Hartree Square which is approximately 200m to the south of the house. There are two vehicular accesses, the main drive from the Lodge and a shared access through the properties at Hartree Square. The proposed marquees will be located on the northern side of the main house, away from the group of properties at Hartree Square and the remainder of the grounds will have limited public access during the events. Adequate parking is available within the site close to the main house.

The use of the White House, Penthouse and Orangery for private functions such as weddings will not have any impact on neighbouring properties. The Lodge is an existing separate dwellinghouse which could be used for residential purposes at any time. This includes the use of a small area of decking. Its use as guest accommodation on a maximum of 15 occasions (which may amount to more to 30 or more nights) is not excessive and will not have a significant adverse impact on neighbouring properties.

It should be noted that if the applicant wishes to use the Lodge and the two annexes, The White House and the Penthouse for holiday lets all year round this will not require planning consent as the properties remain in residential use and no change of use will have taken place.

The use of the site as a wedding venue including the erection and dismantling of the marquees (or wedding teepees) will result in additional traffic, before, during and after the event and has the potential to cause noise nuisance particularly during the event.

In relation to the traffic it has been stated by the applicants that all wedding traffic will be channelled through the main entrance to the house. This would enable any emergency vehicles to use either access, if required to do so. In addition, any guests not staying on the premises will be brought to the site by private hire vehicles organised by the events manager. Roads Planning have not raised any objections to the proposals nor suggested that there should be any restrictions on the use of either access. However, for avoidance of doubt, should Members be minded to approve the application, it is recommended that there should be a condition placed on the consent to restrict wedding traffic on the day of each event to using the main entrance.

The main issue that could have an impact on residential amenity is noise from any amplified music or voices coming from within the canvas structures. A noise assessment has been undertaken and Environmental Health is satisfied with the findings of the assessment and subject to appropriate conditions being placed on any consent do not object to the development. One of the conditions is that the approval should be for a period of two years in the first instance. This would allow for the venue to be reviewed at the end of this time period. Other restrictions will limit the number of events and controls over any potential sound system.

CONCLUSION

In conclusion, it is considered that the site is an appropriate location for a temporary wedding venue and it will bring some local employment to the area, it does not raise any issues in relation to landscape, flooding, water supply or drainage. Subject to appropriately worded conditions, the proposals for a limited use as a wedding venue will not have a significant adverse impact on the residential amenity of neighbouring properties.

RECOMMENDATION BY CHIEF PLANNING OFFICER:

I recommend the application is approved subject to the following conditions:

1. The part change of use to a wedding venue hereby approved shall be for a limited period of two years from the date on the consent
Reason: To enable the Local Planning Authority to review the matter at the end of a limited period
2. Before any of the events take place details of the proposed sound system shall be submitted to and approved by the Local Planning Authority.
Reason: to ensure that the sound system is appropriate and will not result in any excessive noise levels
3. Before any of the events take place the effectiveness of the approved sound system shall be demonstrated to be working to the satisfaction of the local planning authority
Reason: To ensure that the approved sound system is operating effectively.
4. No music either amplified or otherwise shall be played after midnight on the day of each event
Reason: To protect the residential amenity of local residents
5. All amplified music and speech to be propagated through approved system only
Reason: To protect the residential amenity of local residents
6. Maximum of 15 events per calendar year
Reason: To protect the residential amenity of local residents
7. No more than two events within one calendar month without the prior approval of the planning authority
Reason: To protect the residential amenity of local residents
8. On the day of each event all vehicular traffic associated with the wedding shall use the main entrance only.
Reason: to ensure that additional traffic does not go through a small residential area in the interests of road safety and that emergency vehicles have access to the site at all times

DRAWING NUMBERS
0861/ZONE – Event Hire Zoning Plan

Approved by

| Name | Designation | Signature |
|------------|------------------------|-----------|
| Ian Aikman | Chief Planning Officer | |

The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

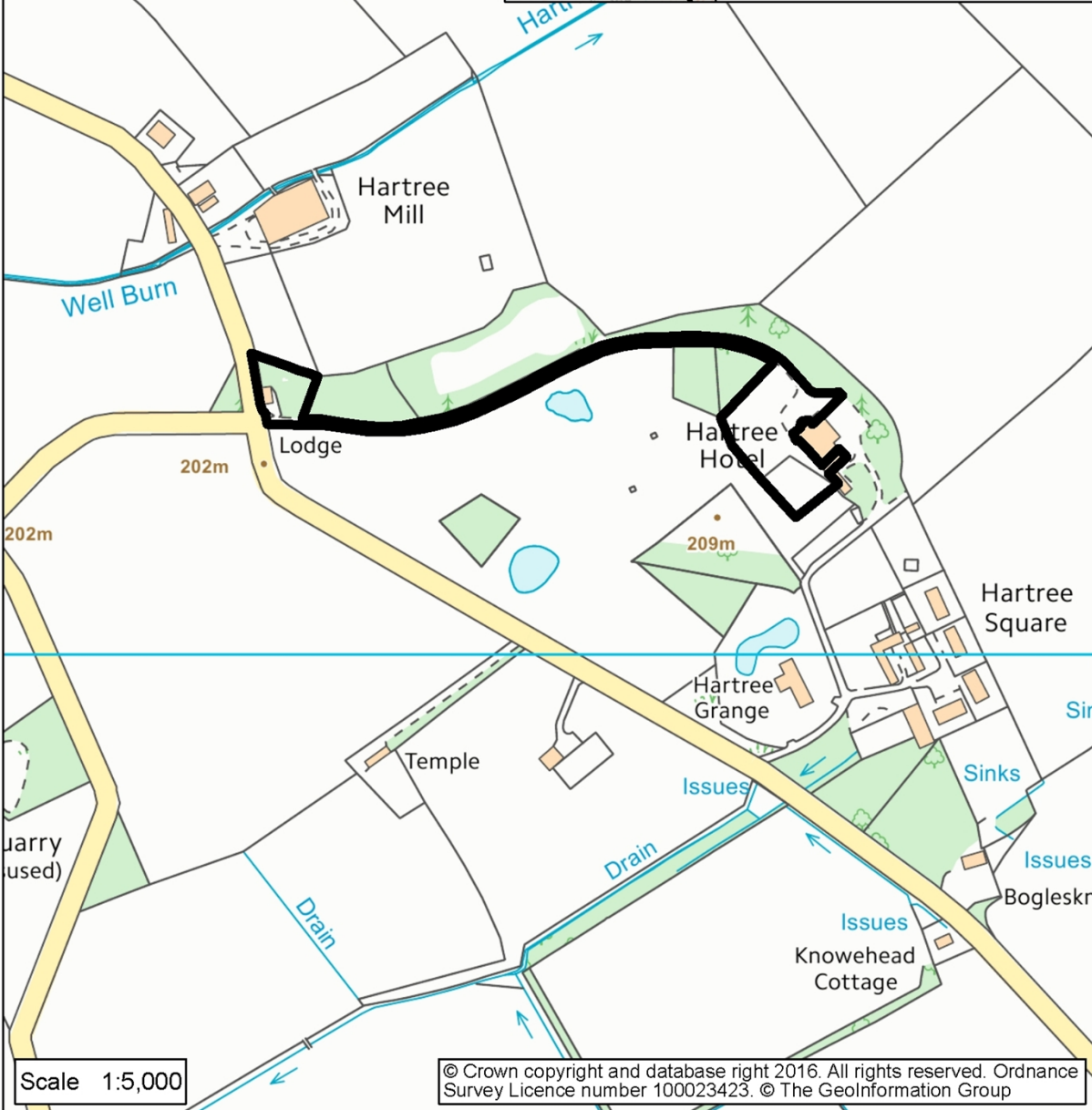
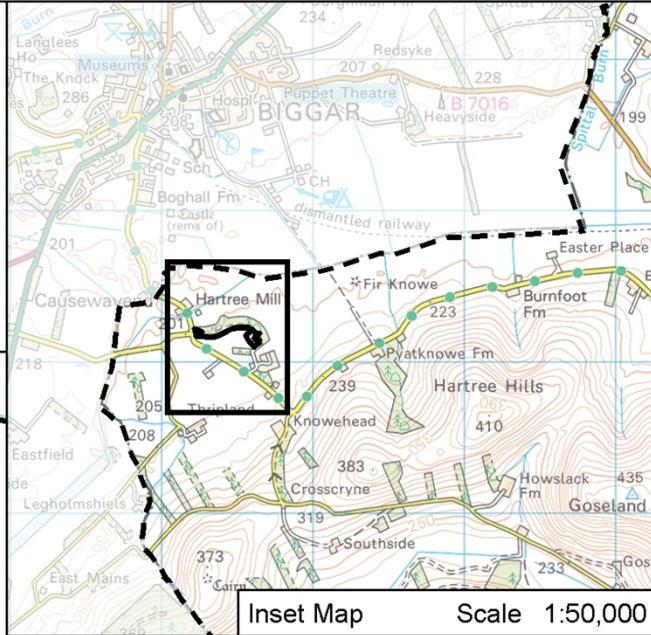
Author(s)

| Name | Designation |
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