

Item No: 5.3
Application No: 15/01696/FUL Author: Aidan Dobinson Booth
Date valid: 11 November 2015 ☎: 0191 643 6333
Target decision date: 10 February 2016 Ward: Whitley Bay

Application type: full planning application

Location: Land At Former, 7 - 13 Park Terrace, Whitley Bay, Tyne And Wear,

Proposal: Erection of a hotel (Class C1), with associated restaurant (Class A3), bar (Class A4), landscaping, car parking and creation of means of access

Applicant: Premier Inn Hotels Ltd, C/o Walsingham Planning Brandon House
King Street Knutsford WA16 6DX

Agent: Robertson Property, Robertson House Castle Business Park Stirling FK9
4TZ

RECOMMENDATION: Minded to grant receipt of information

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1. Main Issues

1.1 The main issues in this case are:

- Whether the principle of a hotel is acceptable on this site;
- The impact of the proposal upon the character and appearance of the surrounding area including the character and setting of the listed buildings.
- The impact upon neighbours living conditions with particular regard to outlook and privacy and
- Whether sufficient parking and access would be provided.

2. Description of the Site

2.1 The application site measures approximately 0.4 hectares in area. The site has been partially grassed but still retains some access roads and is considered to be a brownfield site. It is located on the seafront in Whitley Bay town centre adjacent and to the east of the Grade II listed Dome. The site is currently vacant and consists of some tarmac access roads and hardstanding. To the south west of the site is Empress Ballroom which is also a Grade II listed building. It is occupied by Carlton Bingo, which is a large red brick building with a grey pitched roof. To the east is a new surface level car park. To the north of the site is the pedestrianised area of the Promenade, which has improved the public realm in this area.

3. Description of the Proposed Development

3.1 The proposal seeks full planning permission for the erection of a hotel (Use Class C1) with associated restaurant (Class A3), bar (Class A4) landscaping, car parking and creation of a means of access.

4. Relevant Planning History

12/00143/OUT - Full planning permission for refurbishment of The Spanish City Dome building and outline planning permission with all matters reserved except landscaping for new build mixed use development, site landscape works, public open space and promenade. Mixed uses include family activity centre, gymnasium, shops, restaurant, food outlets, managed workspaces, offices, hotel, carehome, townhouses/apartments and associated parking. (Amended Description 17.05.12). (Amended Noise Report 21.05.12). (Bat Risk Assessment received 13.06.12). (Amended Plans received 25.06.12). (Updated Transport Assessment received 27.06.12). (Amended Bat Risk Assessment The Dome and Bat Risk Assessment The Avenue Public House received 02.07.12) Permitted 21.08.13.

13/02299/LAREG3 - Development of derelict land adjacent to the Spanish City Dome to provide 125 car parking spaces with associated landscaping. Development will include 7 accessible spaces and motorcycle parking space. Permitted 09.09.13.

14/01727/LARGE3 - The creation of a formal public carpark providing 132 standard parking spaces and 11 accessible bays to the south west of the Spanish city on land currently used as informal vehicle parking. Permitted 22.12.14

5. Development Plan

5.1 North Tyneside Unitary Development Plan (adopted March 2002)
Direction from Secretary of State under Paragraph 1(3) of Schedule 8 of Town and Country Planning and Compulsory Purchase Act 2004 in respect of policies in the North Tyneside Unitary Development Plan.

6. Government Policy

6.1 National Planning Policy Framework (NPPF) (2012).

6.2 National Planning Practice Guidance (NPPG) (As amended).

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in the determination of this application. It requires local planning authorities to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the National Planning Policy Framework.

PLANNING OFFICERS REPORT

7. Main Issues

7.1 The main issues in this case are:

- Whether the principle of a hotel is acceptable on this site;
- The impact of the proposal upon the character and appearance of the surrounding area including the character and setting of the Grade II listed Dome.
- The impact upon neighbours living conditions with particular regard to outlook and privacy and
- Whether sufficient parking and access would be provided.

7.2 Consultation responses and representations are set out in the appendix to this report.

7.3 Principle

7.4 The National Planning Policy Framework states that there is a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay.

7.5 Paragraph 18 of NPPF states that the Government is committed to securing economic growth in order to create jobs and prosperity.

7.6 Paragraph 19 states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable economic growth.

7.7 One of the 12 core planning principles is that planning should encourage the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value.

7.8 Policy LE2/1(4) allocates the Spanish City which this site is part as being appropriate for leisure development.

7.9 Policy LE3 encourages the improvement of older commercial areas including amongst other matters development of mixed use projects where it can be clearly demonstrated that the juxtaposition of uses will not give rise to unacceptable conflict.

7.10 The Council's Regeneration Manager supports the proposal. Specifically he states that the proposal is a welcome sign that the private sector is willing to invest in Whitley Bay. The scheme will create a 68 bed hotel and a new restaurant on this vacant site, which will provide 69 new full and part time jobs in the area and will complement the recently agreed proposals to bring the adjacent Listed Spanish City Dome back into use for leisure uses.

7.11 The proposal would be for a hotel and restaurant with an associated bar. It would regenerate this underused and derelict brownfield site within Whitley Bay Town Centre. This would further add to its tourism and leisure offer and help to

support sustainable economic growth of Whitley Bay. The proposal would be comply with the advice in NPPF and policies LE2, LE2/1(4) and policy LE3 of the UDP.

7.12 Flooding

7.13 NPPF states that when determining applications, local planning authorities should ensure that flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site specific flood risk assessment following the sequential assessment.

7.14 Paragraph 79 of NPPG states that when considering major development sustainable drainage systems should be provided unless demonstrated to be inappropriate. The applicant has submitted a Flood Risk Assessment which concludes that the site is within Flood Zone 1, which is the lowest risk. Surface water from the development is proposed to be restricted to a nominal flow in accordance with Northumbrian Waters requirements. The applicant has investigated Sustainable Drainage techniques, however the underlying soil is heavy clay and therefore soakaways are not appropriate. Therefore it is proposed to discharge surface water to the existing adopted sewers.

7.15 Northumbrian Water have been consulted and raise no objections subject to conditions.

7.16 The site is at low risk of flooding and the proposal would accord with the advice in NPPF and NPPG in this respect.

7.17 Archaeology

7.18 NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to its significance.

7.19 Paragraph 128 of NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.

7.20 Paragraph 129 of NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

7.21 UDP policy E19/6 states that where assessment and evaluation have established that a proposed development will affect a site of Area of Archaeological Interest, the applicant will be required to preserve archeological remains in situ unless this is clearly inappropriate or destruction of the remains demonstrably unavoidable in which case a programme of archeological works will be required.

7.22 The Tyne and Wear Archaeology Officer has been consulted and she states that she has no comments to make. Therefore it is officer advice that the proposal would not adversely affect archaeology and would accord with the advice in NPPF and policy E19/6 of the UDP.

7.23 Biodiversity

7.24 Paragraph 109 of NPPF states that the planning system should contribute to and enhance the natural and local environment by amongst other matters minimising the impacts on biodiversity and producing net gains to biodiversity wherever possible, contributing to the Government's commitment to halt the overall decline in biodiversity.

7.25 Paragraph 118 of NPPF states that when determining a planning application, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided or as a last resort compensated for, the planning permission should be refused.

7.26 Policy E12/6 Wildlife Corridors states that development that would adversely affect the contribution to biodiversity of a wildlife corridor will not be permitted unless appropriate measures of mitigation and compensation for all the adverse effects are secured where appropriate.

7.27 Policy E14 encourages new planting in association with development.

7.28 The Council's Biodiversity Officer has been consulted and does not raise any objections.

7.29 The site is brownfield and not of high environmental value. The proposal seeks to introduce new planting of marine grasses to the seaside elevation adjacent to the new public realm works that have already taken place. This would be a net gain to biodiversity, as it would provide additional planting. This planting would help to visually soften the appearance of the new hotel and would also be appropriate to its seaside location. Further landscaping is also proposed to the southern end of the site adjacent to the southern flank of the restaurant and to the rear of the hotel to the south west. It would provide new landscaping and therefore would be an overall improvement upon the current site. It is officer advice that the proposal would accord with the advice in NPPF and policies E12/6 and E14 of the UDP.

7.30 Land Stability and Contamination

7.31 Paragraph 120 of NPPF states that to prevent unacceptable risks from pollution and land instability, planning decisions should ensure that new development is appropriate for its location. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer or landowner.

7.32 Policy E3 seeks to minimise the impact of pollution on the environment including existing land uses and on proposed development and will support and encourage measures.

7.33 The applicant has submitted a Coal Mining Risk Assessment and Ground Investigation Report. The Coal Mining Risk Assessment states that there are unrecorded mine workings within this area. It is proposed that the voids beneath the site will be stabilised by grouting. As part of the intrusive site investigation

works that have taken place gas monitoring has also been carried out. The results do not indicate any elevated levels of ground gases.

7.34 There are records of historic coal mining works under this site. The Coal Authority has been consulted and their final comments will be reported to Planning Committee.

7.35 The applicant has also submitted a Ground Investigation Report. The Councils Contaminated Land Officer has been consulted and she does not object. However due to the presence of asbestos fibres being found and due to the fact that the site needs grouting she recommends conditions.

7.36 In conclusion and subject to The Coal Authority's comments, it is officer advice that the development would be appropriate for its location and subject to conditions would accord with the advice in NPPF and policy E3.

7.37 Character and Appearance

7.38 Paragraph 56 of NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

7.39 Paragraph 66 of NPPF states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.

7.40 Paragraph 132 of NPPF states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets conservation... Significance can be harmed or lost through alteration or destruction of the heritage asset.

7.41 Policy LE2 supports proposals for the development of tourist and leisure facilities provided that they are acceptable amongst other matters in terms of their impact on the built environment.

7.42 Policy E17/4 states that development which would adversely affect the setting of a listed building will not be permitted. Amongst other matters, the Council will take into account the effect on the relationship between the listed buildings and its surroundings including the grouping of buildings and the spaces between buildings.

7.43 The application site is located within the setting of a number of designated heritage assets, in particular the Dome which is Grade II listed.

7.44 The hotel would measure approximately 57.7m in length by 31.3m in depth. The main part of the building would measure approximately 10m in height to the top of a flat roof. The entrance section would be slightly higher at approximately

12m. This would help to make it clear where the entrance is and allows sufficient space for the lift shaft.

7.45 The restaurant would measure approximately 27.7m in length by 26.9m in depth. It would measure approximately 6.1m to the top of a flat roof. It would include large windows to enliven its front and rear. Its main entrance would be articulated by a projecting copper cladded panels. The restaurant would complement the hotel in terms of its bulk mass and scale.

7.46 The proposed hotel will be modern and contemporary in terms of its design. It will use large areas of glazing and some render in order to give it vertical emphasis and to also add visual interest. The simple, contemporary design would not compete visually with the Spanish City and the scale and massing would not compete with the primacy of the eastern wing of the Dome. Due to the positioning of the site, the development would not block the key views of The Dome from the north. The development will also restore the active frontage along Promenade and the new area of public realm improvements that have already taken place. It will regenerate an area of vacant and derelict land reinstating the logical pattern of development and filling what is an obvious gap site.

7.47 The Tyne and Wear Historic Buildings Officer has been consulted and states that the Spanish City Dome should remain as the only white rendered building. The distinction should be made with the new buildings that they should compliment and not copy the listed building. The general character of this part of Whitley Bay is made up of houses built from red brick.

7.48 The Tyne and Wear Historic Buildings Officer does not support the proposed grey upvc windows stating that slim aluminium window frames are preferred. This can be controlled by a condition.

7.49 The applicant has submitted a Heritage Impact Assessment and this concludes that the proposals will have a strongly positive effect on the setting of the Spanish City and make a modest positive contribution to the setting of the War Memorial. The development will have a neutral effect on the setting of the remaining identified heritage assets.

7.50 The proposed restaurant would be connected to the hotel, enabling guests at the hotel to be able to use it without having to go outside. However, it is key to the business model of the applicant that the restaurant is seen as something which can be accessed independently of the hotel. The applicant states that where restaurants are within the hotel itself it dissuades other people from using them because they think that it is only for hotel guests. However, it has been designed in a way to be complementary to the hotel in the same style.

7.51 In conclusion, it is considered that the proposed design on the hotel and restaurant is acceptable. The materials would seek to draw upon the surroundings which are mainly red brick and would compliment rather than copy the listed building. It would improve the character and appearance of the site and

the surrounding area. It would not adversely affect the character or setting of the surrounding listed buildings. It is officer advice that the proposal would accord with the advice in NPPF and policies LE2 and E17/4 of the UDP.

7.52 Impact upon Neighbours

7.53 Paragraph 123 of NPPF states that planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of development.

7.54 Policy LE2 seeks to support proposals for development of tourist and leisure facilities providing amongst other matters that they are acceptable in terms of their impact upon surrounding land uses.

7.55 Policy E3 seeks to minimise the impact of pollution on the environment.

7.56 Policy H13 states that applications for non-residential development within or adjacent to residential areas will be approved where amongst other matters that they would not adversely affect residential amenity.

7.57 The neighbours most likely to be directly affected by the proposal are Carlton Bingo who occupy the Empress Ballroom immediately to the south of the proposed hotel. For them it is considered that the proposal would not have an adverse impact. The entrance to the Empress Ballroom is to the south eastern corner and would be approximately 24m from the rear of the hotel, which is considered an acceptable separation.

7.58 The applicant has submitted a Noise Survey. This states that potential noise levels that would affect the proposed development would be from road traffic and seagulls. The noise report then recommends appropriate glazing to ensure that guests at the hotel and not adversely affected by noise.

7.59 The closest residential house is approximately 100m away from the proposed hotel. The Manager of Environmental Health (Pollution) has been consulted and states that she has no objection in principle to the development subject to conditions.

7.60 Car Parking and Access

7.61 Paragraph 32 of NPPF states that development should only be prevented or refused on transport grounds where the residual impacts of development are severe.

7.62 Policy T8 seeks to encourage cycling amongst other matters ensuring cyclists needs are considered as part of new development.

7.63 Policy T9 states that the needs of pedestrians, including people with disabilities and special needs will be given a high priority when considering transport and development issues.

7.64 Policy T11 states that parking requirements will in general be kept to the operational maximum and should include adequate provision for people with disabilities and special needs.

7.65 LDD12 Transport and Highways SPD sets out the Council's adopted parking standards.

7.66 The Highway Network Manager has been consulted and states that a Transport Assessment (TS) has been submitted which links to the previously approved Transport Assessment (TA) for the 2012 application (12/00143/OUT) and the 2014 application (14/00687/FUL). The Highways Network Manager considers that the proposed uses are comparable with the previously approved uses in terms of traffic generation and no further works are required.

7.67 Whilst there are only four accessible parking spaces proposed as part of the proposal, the site is located adjacent to the new sea front car park that was approved in 2013 (13/01199/LAREG3) and is currently under construction. Furthermore, parking surveys in the area that were carried out during the original application identified spare capacity in nearby streets and car parks.

7.68 In conclusion the site is in a sustainable location being within Whitley Bay Town Centre. It would not result in a residual cumulative impact that would be severe. It is officer advice that the proposal accords with the advice in NPPF and policies T6, T8, T9 and T11 and LDD12.

7.69 Members need to consider whether sufficient access and parking would be provided and whether the proposal would accord with the advice in NPPF and policies T6, T8, T9 and T11 and LDD12 and weight this in their decision.

7.70 Conclusions

7.71 In conclusion the proposal seeks permission to build a new hotel and restaurant. The site is prominent being on the seafront. It is currently vacant and derelict and does nothing to enhance the character and appearance of the surrounding area. The site is also within Whitley Bay town centre. It is undesirable that such sites should remain vacant for a protracted period of time. The proposal would add to the tourism offer of Whitley Bay by providing a new hotel and restaurant providing facilities for tourists and jobs both during and after construction. The proposal has been carefully designed and would appear modern and contemporary in appearance. It seeks to pick up the red brick that is prevalent in the nearby terraced residential streets. Render would be used in part in order to visually break up the proposal and add further interest. The proposed hotel and restaurant would not visually compete with the primacy of the Dome. The proposal would not adversely affect residential occupiers. Highway and traffic impacts would not be severe.

7.72 In conclusion, it is recommended that this application should be granted planning permission subject to conditions.

and LDD12

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| 11. Building Site Detail Compound Storage | SIT01 | *E3 and H13 |
| 12. Building Site Construction Access | SIT02 | *E3 and H13 |
| 13. Dust suppression during construction | SIT03 | * |
| 14. Lorry routeing during construction | SIT04 | *E3 and H13 |

15. Prior to the operation of any part of the car park, the applicant shall undertake all necessary procedures required under Section 247/257 of the Town and Country Planning Act 1990 to secure the following;

- Stop up the adopted highway within the site that is no longer required.

Reason: In the interests of highway safety in accordance with policy T6 of the North Tyneside Unitary Development Plan 2002.

16. Prior to works commencing a scheme for the provision of secure undercover cycle parking shall be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of highway safety in accordance with Policy T8 of the North Tyneside Unitary Development Plan 2002 and LDD12.

17. Notwithstanding the details submitted, the Travel Plan shall be implemented in accordance with measures outlined in the Travel Plan. This will include an undertaking to conduct travel surveys to monitor whether or not the Travel Plan targets are being met.

Reason: To accord with Central Government and Council Policy concerning sustainable transport.

18. The development hereby permitted shall not be constructed above damp proof course level until the details of a scheme of site investigation and assessment to test for the presence and likelihood of gas emissions from underground workings, historic landfill, unknown filled ground or made ground has been submitted to and agreed in writing by the Local Planning Authority.

Upon approval of the method statement:

a) A detailed site investigation should be carried out to establish the degree and nature of the gas regime, and whether there is a risk likely to arise to the occupants of the development. The results and conclusions of the detailed site investigations should be submitted to and the conclusions approved in writing by the Local Planning Authority. The Ground Gas Assessment Report should be written using the current government guidelines.

b) In the event that remediation is required following the assessment of the ground gas regime using current guidelines, then a method statement must be submitted to and approved in writing by the Local Planning Authority.

The detailed design and construction of the development shall take account of the results of the site investigation and the assessment should give regard to results showing depleted oxygen levels or flooded monitoring wells. The method of construction shall also incorporate all the measures shown in the approved assessment.

This should provide details of exactly what remediation is required and how the remediation will be implemented on site; details including drawings of gas protection scheme should be included.

c) Where remediation is carried out on the site then a validation report will be required. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met.

The validation report should include cross sectional diagrams of the foundations and how any gas protection measures proposed in the remediation method statement are incorporated. In the event that integrity testing of membranes is required then any test certificates produced should also be included.

A verification report shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied/brought into use.

d) In the event that there is a significant change to the ground conditions due to the development, for example grouting or significant areas of hard standing; then additional gas monitoring should be carried out to assess whether the gas regime has been affected by the works carried out. In the event that the gas regime has been altered then a reassessment of remediation options shall be submitted to the Local Planning authority to be agreed in writing before the development is occupied/brought into use.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: In order to safeguard the development and/or the occupants thereof from possible future gas emissions from underground and or adverse effects of landfill gas which may migrate from a former landfill site having regard to policy E3; of the North Tyneside Unitary Development Plan 2002.

19. No other part of the development shall be commenced until:-

- a) A detailed site investigation has been carried out to establish:
 - i) If the site is contaminated;
 - ii) To assess the degree and nature of the contamination present, and whether significant risk is likely to arise to the residents and public use of land;
 - iii) To determine the potential for the pollution of the water environment by contaminants and;

iv) The implication for residential development of the site and the quality of the residential environment for future occupiers.

Such detailed site investigation to accord with a statement of method and extent which shall previously have been agreed in writing by the Local Planning Authority and

b) The results and conclusions of the detailed site investigations referred to in (a) above have been submitted to and the conclusions approved in writing by the Local Planning Authority. The Phase 2 Report should be written using the current government guidelines.

c) If remediation is required following the assessment of the chemical results under current guidelines, then a method statement should be provided for comment. This should provide details of exactly how the remediation works are to be carried out, detailed site location plan of where material is to be deposited and details including drawings of gas protection scheme should be included

d) If remediation is carried out on the site then a validation report will be required. This should provide evidence of what remediation has been carried out over the site. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met. This report should verification of the type, source, depth, location and suitability (to include any test certificates for material to be imported on site to ensure it is not contaminated) of the imported materials for their use on site. This should include cross sectional diagrams for the site and detailed plans of the site. This report should be submitted before the contaminated land condition can be removed from the planning application.

e) If any unexpected contamination or hotspots are encountered during the investigation and construction phases it will be necessary to inform the Local Authority then cease development and carry out additional investigative works and subsequent remediation if any unexpected contamination or underground storage tanks are discovered during the development. Work should be ceased until any risk is assessed through chemical testing and analysis of the affected soils or waters.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: To ensure that the potential contamination of the site is properly investigated and its implication for the development approved fully taken in to account having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

20. Development shall not commence until a detailed scheme for the disposal of surface and foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason: This information is required at the outset in order to prevent the increased risk of flooding from any sources in accordance with the NPPF and

NPPG.

21. The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the approved development. The scheme must include locally native coastal planting which is in keeping with the coastal wildlife corridor.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policies E14 and E12/6 of the North Tyneside Unitary Development Plan 2002.

22. Landscape Scheme Implementation LAN06 *
 Period

23. There shall be no vegetation removal within the bird nesting season (March-August inclusive) unless a survey by a suitable qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

Reason: In order to protect ecology at the site in accordance with policy E12/6 of the North Tyneside Unitary Development Plan 2002.

24. There shall be no deliveries or collections to the restaurant/bar service yard and service area for the hotel between 22:00 hours and 07:30 hours Monday to Saturday and between 19:00 hours and 09:00 hours on Sundays and Bank Holidays.

Reason: In order to protect residential amenity in accordance with Policies LE2 and H13 of the North Tyneside Unitary Development Plan 2002.

25. Prior to occupation of any part of the approved development a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The noise scheme must include mitigation measures to prevent noise breakout with particular regard to amplified and live music from the restaurant and bar, and shall include details of an appropriate air conditioning system to protect against windows being opened during live or amplified music activities. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to protect the residential amenity of surrounding occupants and occupants of the hotel in accordance with Policies LE2, E3 and H13 of the North Tyneside Unitary Development Plan 2002.

26. Prior to the installation of any external plant and equipment a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The noise scheme, which shall be in accordance with BS4142, must ensure that the rating level at the boundary of the nearest residential premises does not exceed the background noise level for the representative operating times of the plant and equipment. Thereafter, the external plant and equipment must be operated in accordance with the approved details.

Reason: In order to protect the residential amenity of surrounding occupants and occupants of the hotel in accordance with policies LE2, E3 and H13 of the North Tyneside Unitary Development Plan 2002.

27. The restaurant (Use Class A3) and bar (Use Class A4) shall not be open for business between the hours of 01:00 and 06:00 on any day.

Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policies H13, E3 and DCPS No.16 of the North Tyneside Unitary Development Plan 2002.

28. Noise No Tannoys Externally Audible NOI02 *E3 and H13

29. Restrict Hours No Construction Sun BH HOU04 *

30. Prior to the installation of any external lighting to the approved development, full details must be submitted to and approved in writing by the Local Planning Authority. All external lighting (which shall be freestanding wherever possible) must be in accordance with guidance provided by the Institute of Lighting, and the lighting must be angled in such a direction so the residents of the surrounding dwellings do not experience any glare from the approved development. Thereafter the lighting shall be maintained and operated in accordance with the aforementioned guidance.

Reason: To protect the appearance of the area, the environment and local residents from light pollution having regard to Policies LE2, E17/4 and H13 of the North Tyneside Council Unitary Development Plan 2002.

31. Prior to the installation of any chimney or extraction vent to be provided in connection with any part of the development, full details of the height, position, design and materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy H13 and DCPS No.16 of the North Tyneside Unitary Development Plan 2002.

32. Prior to the installation of any air ventilation systems to any part of the approved development full details must first be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the development is first occupied in accordance with the approved details and permanently retained.

Reason: To protect the amenities of the occupiers of residential accommodation in the vicinity having regard to policy H13 and DCPS No.16 of the North Tyneside Unitary Development Plan 2002.

33. Prior to the installation of any refrigeration plant in connection with the development full details shall be submitted to and approved in writing by the Local Planning Authority. The plant shall thereafter only be installed in accordance with the approved details and permanently retained as such.

Reason: To protect the amenities of the occupiers of residential accommodation in the vicinity having regard to policy H13 and DCPS No.16 of the North Tyneside Unitary Development Plan 2002.

34. Prior to operation of the hotel, restaurant and bar, full details of an odour suppression system for the arrestment of cooking odours shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the use commences in accordance with the approved details, and shall be maintained in accordance with the details provided by the manufacturer and permanently retained.

Reason: To protect the amenities of the occupiers of residential accommodation in the vicinity having regard to policy H13 and DCPS No.16 of the North Tyneside Unitary Development Plan 2002.

35. Prior to the occupation of the hotel, restaurant and bar, the details of facilities to be provided for the storage of refuse from each individual unit shall be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled refuse bins shall be provided in accordance with the approved details, prior to the occupation of each individual unit and thereafter permanently retained.

Reason: In order to safeguard the amenities of the area having regard to policies LE2 and H13 of the North Tyneside Unitary Development Plan 2002.

36. Prior to occupation of the hotel a noise scheme providing details of the window glazing and ventilation details to be installed to habitable hotel bedrooms shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with noise report reference 4574.2 and shall demonstrate that the bedrooms meet the good internal equivalent standard of 30 dB(A) at night and prevent the exceedance of Lmax of 45 dB(A) as described in BS8233:2014. Thereafter, the development shall be carried out in accordance with the approved details and permanently retained.

Reason: In order to provide an acceptable standard of accommodation for the occupiers of the hotel in accordance with policies E3 and LE2 of the North Tyneside Unitary Development Plan 2002.

37. Notwithstanding the approved plans full details of all mechanical ventilation grilles shall be submitted to and approved in writing by the Local Planning Authority. The details must show the location of the ventilation grilles on the elevations and must specify the type of grill. Wherever possible the grilles should be integrated into the glazing surround panels and not the brickwork walls. Thereafter, all mechanical ventilation grilles must be installed in accordance with the approved details and retained thereafter.

Reason: In the interest of the visual amenity of the site and the impact on the adjacent listed building in accordance with policies LE2 and E17/4 of the North Tyneside Unitary Development Plan 2002.

38. Prior to the installation of any man access safety system full details shall be provided to and approved in writing by the Local Planning Authority. Thereafter the system shall be installed in accordance with the approved details.

Reason: In the interest of the visual amenity of the site and the impact on the adjacent listed building in accordance with policies LE2 and E17/4 of the North Tyneside Unitary Development Plan 2002.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Informatives

Building Regulations Required (I03)

Contact ERH Construct Highway Access (I05)

Contact ERH Works to Footway (I08)

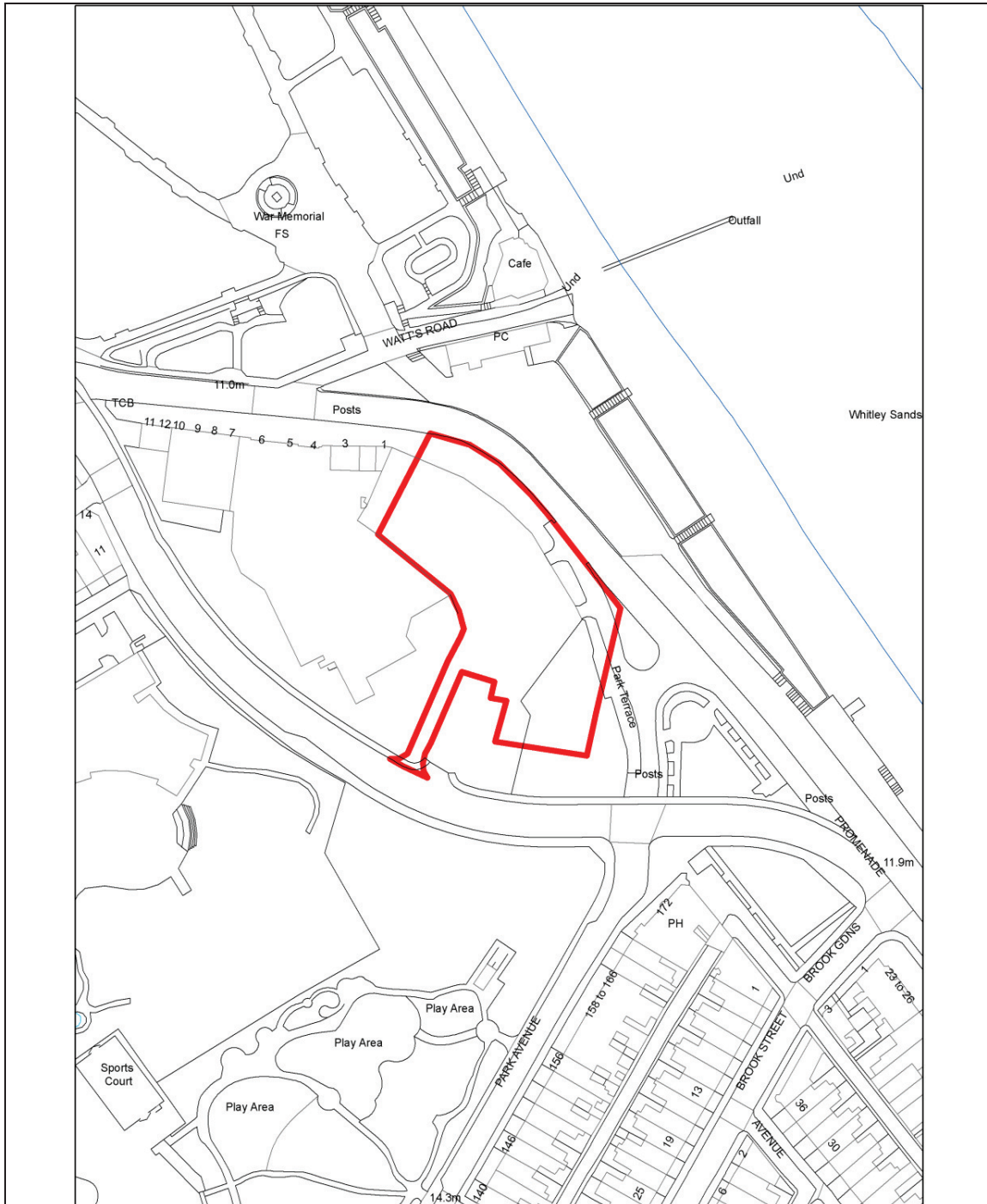
No Doors Gates to Project Over Highways (I10)

Do Not Obstruct Highway Build Materials (I13)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)

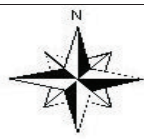
Coal Mining Standing Advice (FUL,OUT) (I44)



Application reference: 15/01696/FUL
Location: Land At Former, 7 - 13 Park Terrace, Whitley Bay, Tyne And Wear
Proposal: Erection of a hotel (Class C1), with associated restaurant (Class A3), bar (Class A4), landscaping, car parking and creation of means of access

Not to scale
 Date: 05.02.2016

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Item 5.3

Appendix 1 – 15/01696/FUL

Consultations/representations

Internal Consultees

1. Highway Network Manager

1.1 This application is for the erection of a hotel (Class C1), with associated restaurant (Class A3), bar (Class A4), landscaping, car parking & creation of means of access

1.2 A Transport Statement (TS) was submitted as part of this planning application which linked in with the previously approved Transport Assessment (TA) for the 2012 application (12/00143/OUT) and the 2014 application (14/00687/FUL). It is considered that the proposed uses are comparable with the previously approved uses in terms of traffic generation and that no further works are required.

1.3 Whilst there are only four accessible parking spaces proposed as part of the proposal, the site is located adjacent to the new sea front car park that was approved in 2013 (13/01199/LAREG3) and is currently under construction. Furthermore, parking surveys in the area that were carried out during the original application identified spare capacity in nearby streets and car parks.

1.4 In addition the site has good links to public transport and is within a reasonable walking distance of the town centre. For the reasons outlined above and on balance, conditional approval is recommended.

1.5 Recommendation - Conditional Approval

The applicant will be required to stop up the highway within the site that is no longer required under Section 247/257 of the Town & Country Planning Act 1990.

1.6 Conditions:

- ACC06 - Other Devel Detail Private Access No Occ
- ACC10 - New Access: Access before Devel
- ACC14 - Altered Access Access Alt Before Devel
- ACC17 - Exist Access Closure: Misc Points, By *6 months
- ACC20 - Visibility Splay: Detail, Before Devel (*2.4m by 43m by 0.6m)
- ACC25 - Turning Areas: Before Occ
- PAR04 - Veh: Parking, Garaging before Occ
- REF01 - Refuse Storage: Detail, Provide Before Occ
- SIT01 - Building Site: Compound Storage
- SIT02 - Building Site: Construction Access
- SIT03 - Dust suppression
- SIT04 - Lorry routeing

1.7 No development shall commence until a scheme for a car park management & access strategy for the site has been submitted to and agreed in writing by the Local planning Authority. Thereafter the management of the car park shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the district centre and in the interests of highway safety.

1.8 Prior to works commencing a scheme for the provision of secure undercover cycle parking shall be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of highway safety.

1.9 Notwithstanding the details submitted, the Travel Plan shall be implemented in accordance with measures outlined in the Travel Plan. This will include an undertaking to conduct travel surveys to monitor whether or not the Travel Plan targets are being met.

Reason: To accord with Central Government and Council Policy concerning sustainable transport.

1.10 No development shall commence until details of a surface water management scheme have been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details and before the development is occupied.

Reason: In the interests of surface water management

1.11 Informatives:

I05 - Contact ERH: Construct Highway Access

I08 - Contact ERH: Works to footway.

I10 - No Doors/Gates to Project over Highways

I13 - Don't obstruct Highway, Build Materials

I45 - Street Naming & Numbering

I46 - Highway Inspection before dvlpt

2. Contaminated Land Officer

2.1 Due to the presence of asbestos fibres being found and the site needs grouting the following should be attached to the application:

2.2 GAS 01:

The development hereby permitted shall not be constructed above damp proof course level until the details of a scheme of site investigation and assessment to test for the presence and likelihood of gas emissions from underground workings, historic landfill, unknown filled ground or made ground has been submitted to and agreed in writing by the Local Planning Authority.

Upon approval of the method statement:

a) A detailed site investigation should be carried out to establish the degree and nature of the gas regime, and whether there is a risk likely to arise to the occupants of the development. The results and conclusions of the detailed site investigations should be submitted to and the conclusions approved in writing by the Local Planning Authority. The Ground Gas Assessment Report should be written using the current government guidelines.

b) In the event that remediation is required following the assessment of the ground gas regime using current guidelines, then a method statement must be submitted to and approved in writing by the Local Planning Authority.

The detailed design and construction of the development shall take account of the results of the site investigation and the assessment should give regard to results showing depleted oxygen levels or flooded monitoring wells. The method of construction shall also incorporate all the measures shown in the approved assessment.

This should provide details of exactly what remediation is required and how the remediation will be implemented on site; details including drawings of gas protection scheme should be included.

c) Where remediation is carried out on the site then a validation report will be required. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met.

The validation report should include cross sectional diagrams of the foundations and how any gas protection measures proposed in the remediation method statement are incorporated. In the event that integrity testing of membranes is required then any test certificates produced should also be included.

A verification report shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied/brought into use.

d) In the event that there is a significant change to the ground conditions due to the development, for example grouting or significant areas of hard standing; then additional gas monitoring should be carried out to assess whether the gas regime has been affected by the works carried out. In the event that the gas regime has been altered then a reassessment of remediation options shall be submitted to the Local Planning authority to be agreed in writing before the development is occupied/brought into use.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: In order to safeguard the development and/or the occupants thereof from possible future gas emissions from underground and or adverse effects of landfill gas which may migrate from a former landfill site having regard to policy E3; of the North Tyneside Unitary Development Plan 2002.

2.3 CON 01

No other part of the development shall be commenced until:-

- a) A detailed site investigation has been carried out to establish:
 - i) If the site is contaminated;

- ii) To assess the degree and nature of the contamination present, and whether significant risk is likely to arise to the residents and public use of land;
- iii) To determine the potential for the pollution of the water environment by contaminants and;
- iv) The implication for residential development of the site and the quality of the residential environment for future occupiers.

Such detailed site investigation to accord with a statement of method and extent which shall previously have been agreed in writing by the Local Planning Authority and

- b) The results and conclusions of the detailed site investigations referred to in (a) above have been submitted to and the conclusions approved in writing by the Local Planning Authority. The Phase 2 Report should be written using the current government guidelines.
- c) If remediation is required following the assessment of the chemical results under current guidelines, then a method statement should be provided for comment. This should provide details of exactly how the remediation works are to be carried out, detailed site location plan of where material is to be deposited and details including drawings of gas protection scheme should be included
- d) If remediation is carried out on the site then a validation report will be required. This should provide evidence of what remediation has been carried out over the site. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met. This report should verification of the type, source, depth, location and suitability (to include any test certificates for material to be imported on site to ensure it is not contaminated) of the imported materials for their use on site. This should include cross sectional diagrams for the site and detailed plans of the site. This report should be submitted before the contaminated land condition can be removed from the planning application.
- e) If any unexpected contamination or hotspots are encountered during the investigation and construction phases it will be necessary to inform the Local Authority then cease development and carry out additional investigative works and subsequent remediation if any unexpected contamination or underground storage tanks are discovered during the development. Work should be ceased until any risk is assessed through chemical testing and analysis of the affected soils or waters.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: To ensure that the potential contamination of the site is properly investigated and its implication for the development approved fully taken in to account having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

3. Biodiversity Officer

3.1 A detailed landscape plan must be submitted for approval by the Local Authority prior to development commencing. This should include locally native coastal planting in keeping with the coastal wildlife corridor.

3.2 No vegetation removal to take place within the bird nesting season (March-August inclusive) unless a survey by a suitable qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

4. Manager of Regeneration

4.1 The proposal to build the hotel on the vacant Spanish City Island site has been a long standing ambition of the Authority and for a number of years a quality, well known operator has been sought to take forward this development. The proposal submitted by Robertson's on behalf of Premier Inn is a welcome sign that the private sector is willing to invest in the region of £4.5m in Whitley Bay. Premier Inn is a well establish brand in the hotel market and their willingness to invest substantial funding to build the hotel and restaurant is a welcome boost. The scheme will create a 68 bed hotel and a new restaurant on this vacant site since which will provide 69 new full and part time jobs in the area and will complement the recently agreed proposals to bring the adjacent Listed Spanish City Dome back into use for leisure uses.

Tourism is worth £260m to local economy in North Tyneside and attracts 524,300 overnight stays; the borough also benefits from 5.2m day visitors, the addition of this new hotel coupled with the proposals for the restoration of the adjacent Spanish City Dome and the wider ambitions to improve Whitley Bay coast through the Whitley Bay masterplan will bring added value to this area. Tourism also currently supports in the region of 3,700 local jobs which this proposal will also enhance.

5. Historic Buildings Officer

5.1 There is a link between the hotel and restaurant and I have advised previously that this should have been made longer in plan terms where the rear wall if brought out towards the rear of the building as this will be the rear entrance currently located in a recess.

5.2 I note on one drawing that grey upvc windows are described, this has never been discussed in terms of the previous pre-application and cannot be supported. Slim aluminium window frames are preferred.

5.3 At the start of the design process comments were given advising against the use of render. The initial scheme was a white rendered building. The advice was that heritage asset is the Grade II listed Spanish City Dome. I believe the site is within the setting of the listed building and section 12 of NPPF advises on new development that mat affected the setting of a listed building that the local planning authority should be mindful of the affect new development can have on an asset. The Spanish City Dome should remain as the only white rendered building. The distinction should be made with the new building that it should compliment and not copy the listed building. The general character of this part of Whitley Bay is made up of house built from red brick.

5.4 Initially the scheme comprises of two buildings, the hotel and the restaurant. I advised that the two buildings should be linked, adjacent to the hotel reception. This was included however I was hoping this would be extended to the rear of the building and could be used as a café facility.

5.5 In terms of signage, I would not want large size/format signs as I believe this would be detrimental. I note signage is omitted from the drawings.

5.6 The setting to the hotel is important. Following advice an area of sea grasses is included to the seafront elevation. I note that an area of soft landscaping is shown to the rear. The specific seaside natural grass/maritime planting should be included to this area too. We should condition the following;

- All external materials;
- All mechanical ventilation grilles to be shown on the elevations – the type of grille to be submitted. Wherever possible the grilles should be integrated into the glazing surround panels and not the brickwork walls.
- Details of all signage – free standing totem is preferred.
- Details of all external lighting again free standing is preferred.
- Full details of all external air conditioners
- Full detail of any man access safety system
- All external landscape materials and furniture.

6. Tyne and Wear Archaeology Officer

6.1 No objections.

7. Environmental Health (Pollution)

7.1 I have no objection in principle to this development would recommend that conditions are attached to address internal noise levels for habitable bedrooms and noise from plant and equipment associated with the hotel and restaurant/bar. I would also recommend conditions to mitigate noise arising from the restaurant bar to ensure any outdoor noise is minimised late and night and noise arising from entertainment is contained within the building.

7.2 I would be concerned about noise breakout from the mixed uses from amplified or live music breaking out affecting residential premises on Elmwood Avenue and the proposed residential premises due west on A193. It will be necessary to place conditions on the hotel, and restaurant /bar to ensure a noise scheme is incorporated to assess the noise impact of such activities and to ensure adequate controls are attached.

7.3 A noise assessment has been provided that considers external noise with regard to the building facade design and recommends a minimum facade sound insulation required to achieve good habitable living for the hotel bedrooms. This can be conditioned to ensure the facade sound insulation requirements are provided.

7.4 If planning consent is to be given I would recommend the following:

7.5 A noise scheme must be submitted providing details of the mitigation measures to be carried out to prevent noise breakout particularly with regard to amplified or live music from the restaurant and bar. The scheme must include details of appropriate air conditioning system to protect against windows being opened during live or amplified music activities.

7.6 For external plant and equipment a noise scheme must be submitted in accordance with BS4142 to ensure that the rating level at the boundary of the nearest residential premises does not exceed the background noise level for the representative operating times of the plant and equipment.

7.7 It will be necessary following installation of the plant and equipment that acoustic testing is undertaken to verify compliance with this condition within one month of its installation and submitted for written approval prior to the operation of the plant and thereafter maintain in working order.

7.8 Deliveries and collections to the restaurant/bar service yard and service area for the hotel shall be restricted to 07:30 hours and 22:00 hours Monday to Saturdays and between 09:00 hours and 19:00 hours on Sundays and Bank Holidays.

7.9 Submit for approval and implement a noise scheme for hotel and restaurant/bar with regard to external seating areas or smoking areas must be provided and agreed to minimise external noise late at night.

7.10 HOU03 to those specified on the application.

NOI02
HOU04
SIT03
LIG01

7.11 Odour Abatement Controls for restaurant/bar:

EPL01
EPL02
EPL03
EPL04

The applicant shall maintain the odour suppression system as approved in accordance with the details provided by the manufacturer and submitted by the applicant for the purposes of demonstrating compliance with Standard Condition EPL04.

7.12 For Hotel Bedrooms:

Submit and implement on approval of the local Planning Authority a noise scheme providing details of the window glazing and ventilation details to be provided to habitable hotel bedrooms as outlined in noise report reference 4574.2, to ensure bedrooms meet the good internal equivalent standard of 30 dB(A) at night and prevent the exceedance of Lmax of 45 dB(A) as described in BS8233:2014.

External Consultees

8. Northumbrian Water

8.1 An enquiry was received by Northumbrian Water from the applicant for allowable discharge rates and points into the public sewer for the proposed development, which was followed by further discussion relating to the surface water discharge from the proposed development. Northumbrian Water have confirmed that the restricted surface water discharge rate of 5 l/sec that was previously agreed could be accommodated in the existing combined sewerage network was the allowance for both the car park and the hotel combined. Therefore the storage will need to be sized accordingly so that only 5 l/sec of surface water will discharge from the whole site into the public sewerage network.

8.2 Because the applicant has not submitted a drainage scheme with the application that is in line with these requirements, Northumbrian Water request the following condition:

8.3 **CONDITION:** Development shall not commence until a detailed scheme for the disposal of surface and foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Any drainage scheme submitted to the Local Planning Authority should be in line with the above Northumbrian Water comments.

9. The Coal Authority

9.1 Awaiting Final Comments (following submission of additional information).

9.2 Original Comments dated 09.12.2015:

The Coal Authority recommends that further information and evidence should be obtained from the applicant following intrusive site investigations to locate the mine entry and an assessment of its present condition. This should then inform the scheme proposals to take account of coal mining legacy issues across the site; and in particular how the site layout could be revised to take account of the identified mine entry.

9.3 The Coal Authority therefore objects to the proposed development in its current form until such time that it can be demonstrated that no significant risks to the development is posed by the recorded mine entry and that it can be demonstrated that the application site is, or can be made, safe and stable for the proposed development, in accordance with the requirements of the NPPF.

9.4 The Coal Authority would be very pleased to receive for further consultation and comment any additional information prepared and submitted by the applicant.

10. Representations

49 objections and 1 letter of support have been received, these are summarised as follows:

Support:

- Delighted that the Dome is to be developed to encourage visitors to Whitley Bay.
- Support for principle of hotel and restaurant, but not for the proposed design.
- Excellent and long awaited development on this site. Design appropriately reflects the future not the past.

Objections:

- Generic, ugly and dull design proposed for a prime area in the town. Demonstrates a total lack of ambition, it will look tired and laughable in a few years.
- Visual plans are totally wrong and should be similar to that of the Premier Inn in Exmouth.
- Out of keeping next to the Dome and the new plaza. Should match the surroundings rather than build a new eyesore.
- Given number of alternative hotel and B&B's available and the lack of entertainment and leisure activities local to the site, this is not the most appropriate use for the site.
- Design more suited to a business park. Totally unsuitable for site.
- Disappointedly unattractive.
- Red brick out of keeping with the listed Dome.
- Great idea, very poor design. Area needs wow factor.
- Appears to be cheap, quick to build design.
- We have the opportunity here to give real meaning to the name 'Spanish City'. The hotel could blend in with the dome to give the site a Spanish theme. If this idea is rejected then at least the hotel could blend in more satisfactorily with the local architecture.
- Looks like a warehouse.
- Nothing appealing about this new hotel. Not in keeping with what is essentially a seaside town. Big chain hotel is needed here, but not second class design.
- Shows nothing of the local vernacular and has no character or imagination.
- Looks more like something you would expect at the metro centre. Will stick out like a sore thumb.
- The design is boring.
- Against green/plastic cladding.
- Architecturally uninspiring.
- The Council should provide a few more designs for the public to consider. We must get it right now as the hotel will be there for the long term future.
- Design of the building in a most prominent position is dire. This is to sit next to a graded building and needs to stand tall and proud against it to compliment it. The plans of the design that is shown does neither of that. The building should blend in with the historical concept of the area and also invigorates other designs planned in the future.
- Hideous design does not fit in aesthetically next to the dome.

- Appalling design not in keeping with surroundings. The worst premier inn design ever.
- As a council you declare you are ambitious for the redevelopment of the town. In my view to agree to the proposed design of the hotel on this site undermines this ambition.
- Looks like storage facilities.
- The proposed building would be a travesty and I would like to plead with you to turn down the application, then find true architecture that would enhance our heritage!
- Flat roof which is not appropriate for windy areas directly next to the sea which could result in major damage. Will look not only horrendous when completed but will be a total blot on the landscape for years to come.
- If this modern block of architecture is agreed I believe it will open the floodgates for other building that are out of character to follow suit.
- Second rate rubbish for Whitley Bay. Abysmal ugly building. Appearance is that of a second-rate, bland, corporate, featureless, boring, unattractive, unappealing and completely out of place structure on a seafront that has waited close on to three decades for some decent regeneration.
- Design is like a prison/institution/garage/shopping mall.
- Another hotel will not improve the area when there are so many empty ones already a few streets away these local business will only suffer more on the erection of this premier inn.
- The whole project is flawed and badly let down by an ill-thought out architectural design. It should be rejected and replaced with a more appropriate design which is compatible and sympathetic to its immediate surroundings.
- Bland, boring and dull design.