

Application No: **11/0495N**

Location: **Wychwood Park Hotel, Wychwood Park, Weston**

Proposal: **Extension to time limit on application P08/0497**

Applicant: **Cheshire East Council**

Expiry Date: **6th May 2011**

Ward: **Doddington**

Date Report Prepared: 3rd March 2011

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- **Principle of development**
- **Whether there have been material changes in circumstances since the previous permission was issued which would warrant a different decision.**

REASON FOR REFERRAL

This application is referred to the Southern Planning Committee because the proposal is for major development exceeding 1,000 sq m in floor area.

DESCRIPTION OF SITE AND CONTEXT

The hotel and conference centre at Wychwood Park is situated on the eastern side of Wychwood Park inside the ring road. The hotel stands in an elevated position and looks over the golf course to the west. Car parking is situated on the east side of the hotel.

DETAILS OF PROPOSAL

Planning permission was granted for the hotel with conference, training and dining facilities in 2001 (ref P01/0728). However only Phase 1 of the development was constructed. Subsequently a revised planning application was submitted and approved for the Phase 2 development in 2006 (ref P06/1013) which was the subject of further revisions in 2007 (P07/0823) Following further survey work the owners, Verve Venues Ltd, considered that the need was for a large capacity training and function room and this led to the 2008 application (ref P08/0497).

The development included a 57 bed-room wing, as approved in the previous 2007 scheme, with one large training and function room which could be subdivided into

three medium sized rooms. The leisure facility with swimming pool, spa, sauna and steam room, gym and 5 treatment rooms would be linked to the northern end of the bedroom wing. The leisure facilities would be open to non golfers and non-guests. The leisure facility would be close to but not linked to the golf club house. Reference was made in the 2008 application to future bedroom accommodation but the submission made it clear that permission was not sought for this. A new car park with 85 spaces would be provided adjacent to the new function suite.

The hotel and related facilities would be located on a sloping site and planning permission was granted at the end of 2007 for the creation of mounds between the hotel and the loop road using materials excavated to allow the construction of the development. With the reduction of bedroom numbers and removal of that part of the development called “the corner block” there would be less material to excavate. The 2008 application therefore included details for the more southern of the screening mounds which was approved under application P07/1522.

RELEVANT HISTORY

7/16321 Outline permission for residential development, golf courses, hotel and related developments. Approved 21st November 1990.

P01/0728 Reserved matters application for hotel and conference centre with related development. Approved 11th September 2001.

P05/1119 Phase 2, hotel and conference centre including 54 bedrooms, extension to training wing, and new leisure centre with parking and landscaping. Withdrawn October 2005.

P06/1013 Extension to Existing Clubhouse and Hotel forming new leisure, health spa and hotel facility with 90 additional bedrooms. Approved 28th November 2006.

P07/0823 Phase 2 of Hotel/Conference Facilities to include 102 New Bedrooms, Extensions to Training Wing and New Leisure Centre with Additional Car Parking and Hard/Soft Landscaping. Approved 31st August 2007.

P07/1522 Raising ground levels and remodelling contours. Approved 14th January 2008.

P08/0497 New function suite leisure facility and 57 additional bedrooms. Approved 23rd June 2008.

10/3022N Retention of Portacabins. Approved for 12 months February 2011.

POLICIES

The development plan for this area includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP3 Promote Sustainable Economic Development

DP4 Make the Best use of Existing Resources and Infrastructure

RDF2 Rural Areas

MCR4 South Cheshire

W6 Tourism and the Visitor Economy

W7 Principles for Tourism Development

Local Plan Policy

RES1. 14 Residential allocation at Weston

BE.1 Amenity

BE.2 Design

BE.3 Access and Parking

BE.4 Drainage, Utilities and Resources

TRAN.3 Pedestrians

TRAN.5 Provision for Cyclists

TRAN.9 Car Parking

National policy

PPS1: Delivering Sustainable Development

PPS4: Planning for Sustainable Economic Development

PPG17: Planning for Open Space, Sport and Tourism

Good Practice Guide on Planning and Tourism

CONSULTATIONS

Highways: No objections to the extension in time.

Environment Agency: No response at the time of writing this report.

United Utilities: No objection to the extension in time.

VIEWS OF THE PARISH COUNCIL:

None received at the time of writing this report.

OTHER REPRESENTATIONS:

None received at the time of writing this report. The last date for the receipt of representations is 16th March 2011.

APPLICANT'S SUPPORTING INFORMATION:

A Design and Access Statement and Flood Risk Assessment were submitted with the original application.

OFFICER APPRAISAL

Principle of Development

The site is within a residential allocation in the Borough of Crewe and Nantwich Replacement Local Plan 2011. The principle of the use of this site for the hotel and conference facilities has been established by the grant of planning permission. This application seeks an extension in time to the 2008 planning permission for alterations to the development previously known as the Phase 2 development.

Material Changes in Circumstances since the Previous Planning Permission was Granted

This is an application for an extension in time introduced to make it easier for developers to keep planning permissions alive during the economic downturn. Government advice states that in determining such applications, Local Planning Authorities should only look at issues which have changed significantly since the original planning permission was previously granted.

The changes in circumstance since the permission was granted in July 2008 relating to this development are changes in National Planning Policy. PPS4 "Delivering Sustainable Development" has now been adopted. It supports the provision of employment development in sustainable locations in both urban and rural areas. Policy EC7 states that ".....local planning authorities should support sustainable rural tourism and leisure development that benefit rural business ... and which utilise and enrich rather than harm the character of the countryside, its towns, villages, buildings and other features". The Policy also states that local authorities should "support extensions to existing tourist accommodation where the scale of the extension is appropriate to its location". The provision of the hotel and conference centre together with the leisure accommodation which includes a pool, spa, sauna, gym, treatment rooms and lounge will complement the existing hotel and golf club facilities. In terms of sustainability the site is served by a bus route on A531 and primary school and village shop in Weston. A footpath link has also been provided through Wychwood Village to Weston. Whilst the site is not particularly close to the village there are sustainable links to Weston and the grant of permission for an extension in time would be in accordance with the principles of PPS4.

Residential amenity

The location of the proposed bedroom wing, in the same location as in the 2007 application and the provision of the new leisure wing on the northern end of that accommodation, does not raise any issues relating to residential amenities being well away from the residential hamlets.

However there were concerns about noise from the new multi-purpose room which would act as a function suite or conference/ training wing. A condition was imposed on the 2008 permission for a noise insulation scheme to be submitted approved and implemented. This was to ensure that the glazed windows would not result in the emission of noise late at night for the benefit of residents at Delves Keep. The noise insulation scheme was also to include protection against noise from externally mounted plant. A further condition was also added to ensure that windows and doors would be kept closed when music is played. This would allow the doors and windows to be opened when conference and training events take place but ensure that they are closed for celebrations/ functions.

The Parish Council had previously requested that landscaping be required to separate the hotel complex and residents at Delves Keep. However it was considered that the landscaping of the site was required to enhance the setting of the hotel not to screen it out completely. The training wing is some 200m from Delves Keep and the new leisure wing is further from Delves Keep than in the 2007 approved scheme. As in the previous application, a landscaping condition can be attached to the permission

to ensure appropriate landscaping both between the complex and Delves Keep and also on the approach to the complex. Similar conditions can be attached to any new permission granted.

The owners previously agreed to install comfort control in the function room of the golf clubhouse although this is not within the application area. This can be subject to a Grampian condition to ensure its provision. This was required to ensure that the function room at the club house did not generate noise which was causing a problem in 2008.

Conditions including those for construction hours and to require the provision of hoardings around the construction site which were included in the 2008 permission can be again attached to any new permission granted.

A condition was attached to the 2008 permission for the provision of a notice board for the Parish Council. This has been provided close to the play area at Wychwood Park and there is therefore no requirement to include this condition in any new permission.

Design

The design of the development was considered previously to respect the design of the existing hotel and golf club house. The proposed bedroom wing would reflect the design of the existing adjacent bedroom accommodation. The leisure wing with a deeper hipped roof, more glazing and render is designed to complement the appearance of the golf club house. The function room would be single storey and on the southern side of the hotel. It would be designed to reflect the style of this part of the complex but includes more glazed elements than the existing function rooms. There are no objections to the appearance of the development which was approved in 2008.

Drainage

A condition on the original permission sought the submission of a scheme to control surface water run off from the mound created on site to accommodate the material excavated to allow the construction of the bedroom and leisure accommodation. This can be included in any permission issued.

Other Matters

Temporary permission has recently been granted for three portacabins on the site for a period of 12 months. The portacabins are on the site of the new function suite. They will need to be removed prior to the construction of the function suite but the temporary permission acknowledges that they are not intended for long term retention.

The last date for the submission of representations and consultation responses is 16th March, the date on which this report will be considered by the Southern Planning Committee. It is therefore recommended that the Head of Planning and Housing be authorised to consider any consultation responses and representations received on or 16th March and subject to no new material changes in circumstances being presented, the application be approved subject to conditions.

CONCLUSIONS

There have been no material changes in circumstances since the original permission was issued for this development which would warrant a refusal of this application. The development of the new bedroom wing, leisure accommodation and function suite will complement the existing accommodation at Wychwood Park expanding the hotel and conference facilities and providing additional leisure facilities. The application for an extension of time to implement the 2008 permission would be in accordance with policies in the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Government guidance.

RECOMMENDATIONS

The Head of Planning and Housing be authorised to consider any consultation responses and representations received on 16th March and subject to no new material changes in circumstances being presented, the application be APPROVED subject to the conditions listed below. In the event that material changes in circumstances are identified then the application to be referred back to the Committee.

- 1. Standard**
- 2. Plans as per permission P08/0497.**
- 3. Materials as specified in the original application unless otherwise agreed in writing.**
- 4. Landscaping scheme to be submitted and approved. To include planting between the houses in Delves Keep and new development and to soften the impact of development when entering Wychwood Park.**
- 5. Landscaping to be implemented.**
- 6. Surface materials to be submitted, approved and implemented.**
- 7. Car parking to be provided as per P08/0497.**
- 8. Provision of cycle parking.**
- 9. Final Travel Plan to be submitted.**
- 10. New cycle pedestrian link to be formed between the golf club house and the leisure complex.**
- 11. Lighting scheme to be submitted, approved and implemented.**
- 12. Construction traffic routing to avoid residential hamlets.**
- 13. No construction traffic to pass through the village of Weston as per letter from Galliford Try dated 6th August 2007.**
- 14. Hours of construction 08:00-18:00 hours weekdays and 08:30 hours to 13:00 hours on Saturdays with no working on Sundays and Bank Holidays.**
- 15. Details of air conditioning units at the development and the gold club house to be submitted, approved and implemented.**
- 16. Noise insulation scheme to be submitted, approved and implemented.**
- 17. While music is played in the function suite, windows and doors to be kept closed.**
- 18. Details of hoardings to be provided to screen the construction to be submitted, approved and implemented.**
- 19. Wheel cleaning, road sweeping and spraying to be operated throughout construction in accordance with details agreed in letter dated 6th August 2007.**

- 20. Development not to exceed 165 bedrooms in total, not more than 770 sq m floor space of leisure facilities and not more than 2077 sq m of conference/ training facilities, unless varied by submission of further planning application.**
- 21. Surface water drainage scheme for mound to be submitted, approved and implemented.**
- 22. Surface water run off from car park to be passed through oil interceptors.**

Location Plan:

