

**NORTHERN PLANNING COMMITTEE – 2<sup>nd</sup> December 2015**

**UPDATE TO AGENDA**

**APPLICATION NO. 15/3506M**

**LOCATION**

MERE COURT HOTEL AND CONFERENCE CENTRE, WARRINGTON ROAD, MERE, WA16 0RW

**UPDATE PREPARED**

30<sup>th</sup> November 2015

**KEY ISSUES**

Additional justification has been submitted from the agent in terms of the impact on the significance of the Grade 2 Listed Building; stating that the proposed accommodation building would not impact on the significance of the setting of the Listed Building and that this building has changed over time due to previous extensions, hence not determining a clear design precedent for the proposed building. The Conservation Officer has assessed this information and still recommends refusal of the application for the reasons referred to in the report.

Written confirmation has been received from the agent on 26<sup>th</sup> November 2015 that contrary to the annotations on the submitted proposed site plan, no internal works are proposed to the Mere Court hotel building. The agent is to submit a revised plan and should the application be approved, an informative can be attached to the decision notice to make it clear that no internal works to the hotel building are approved as part of the decision.

During the Committee site visit on 26<sup>th</sup> November 2015 Committee Members requested clarification as to what trees and hedgerows were proposed to be removed. The Tree Officer submitted the following in this regard, as per their original consultation response:

*In respect of the ancillary accommodation two trees, a low category Golden Lawson Cypress (T2) and Laburnum stump (T3) are proposed for removal by virtue of its condition. In addition, a Yew hedge (H1) and Hawthorn and Birch hedge (H8) and a group of Cherry, Plum and Pear (G10). All have been identified as low (C) category trees which have a relatively limited contribution to public amenity.*

These trees and hedgerows can be seen on the submitted plan numbered 06 entitled Tree Protection, Removal and Retention.

**CONCLUSION/ RECOMMENDATION**

The recommendation for the development proposed remains a recommendation of refusal.