

Item No. 11

APPLICATION NUMBER	CB/11/03760/FULL
LOCATION	Toddington Park House, Park Road, Toddington, Dunstable, LU5 6HJ
PROPOSAL	Conversion of domestic residence to hotel with spa and conference facilities internal works and extension to main house internal works and extension to garage block construction of spa internal works and extension to stable internal works and extension to barn internal works to existing gatehouse construction of second gate house restoration of Victorian ice house construction of 4 cabins
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	
CASE OFFICER	James Clements
DATE REGISTERED	29 November 2011
EXPIRY DATE	28 February 2012
APPLICANT	Mr J Cantle
AGENT	Derek Walker Associates
REASON FOR COMMITTEE TO DETERMINE	Departure from the Development Plan
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site is a residential property named Park House, located on Park Road, Toddington. The main house is set in its own grounds covering an area approximately 11.5 ha. The house is set back approximately 300m to the north of Park Road and can only be glimpsed from a few locations at distance due to tree/hedge cover. The main house and surrounding buildings are on level ground rising to the north west, falling away to the south east and north east.

The property is a Grade II Georgian house. The List Description is brief and states: 'Early C19 with later C19 alterations and additions. Colourwashed stucco. Two storeys. Hipped slate roof with eaves cornice. First floor band. Two canted bays. 1:3:1:3:1 sash windows with glazing bars. Later classical porch'.

The site is surrounded to the south west by mature tree belt. There are a number of large ponds to the south east of the house constructed in the 1960s. To the north west of the house is a tennis court, swimming pool and small pool house (with permission for pool house). To the west of the coachhouse is an allotment garden with large timber glass house. Further to the west of this area is a group of weatherboarded barns and stables and a manege. To the west of this area is an existing parking area/storage area for vehicles associated with the barn and stabling

area constructed with a grassed cellular confinement matrix system.

There are two existing accesses to the site. The main driveway to the house is accessed through gates adjacent to the lodge house (constructed 1909). The second access was granted approval in 2003 and is predominantly used by agricultural vehicles and vehicles accessing the barns, stables and manege.

Two Public Rights of Way cross the site. The Monmouth Way crosses the site northwest-southeast. A second footpath from the south east terminates at the house.

Planning permission SB/09/05726 was granted for the erection of covered swimming pool measuring 18.8m long, 12.8m wide and 5m in height with extension of existing ancillary building measuring 6m wide, 16.8m in depth and 5m in height. This permission has not been implemented.

The main house is in an isolated location over 350m from the nearest residential property (Toddington Manor), 480m from Hearne Manor Farm, 750m from residential properties on Park Road, Toddington and 830m from residential properties at Hearne Poplar Farm Cottages.

The Application:

Planning permission is sought for the conversion of Park House and associated land to hotel with spa and conference facilities internal works. Including conservatory extension to main house internal works and extension to garage block, construction of a sunken spa building, extension to stable and extension to barn, works to existing gatehouse, construction of matching second gate house, construction of staff quarters, restoration of Victorian ice house for use as bar and construction of 4 cabins adjacent to the ponds. The tennis courts and manege would be returned to grassland.

Business Plan Overview

The Business Plan Overview submitted with the application by the end user states that, 'the proposal is to develop and deliver a high end 'Country House' hotel, conference venue and spa to the Bedfordshire region. This will result in the Bedfordshire area being able to compete more effectively for London and surrounding area business. Key market sectors include: Corporate Hospitality - business sector, leisure and tourism, conference/event and weddings.

Within the Bedfordshire/Buckinghamshire area there are limited venues that offer luxury boutique hotel and conference facilities within a rural retreat. In addition, corporate meetings and events within the north London area have limited venues outside London itself. The pricing strategy would be developed to reflect the luxury facilities and location of the venue, thus on par with similar venues such as Babbington House in Somerset.

The business venture will be led by an experienced operator within the hospitality sector who has successfully joint owned and operated a £m Gastro pub group along with holding key senior management position in major hotel chains.....

It is envisaged that this initiative will have the following key benefits to the local

community through linkage effect:

- Creation of over 65 full time employment with an additional 50 part time/casual/contract employment;
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- Boost the tourism economy with a key unique offer;
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- Drive linkage funds into the local Bedfordshire economy;
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- Provision of amenities for the local population;
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- Tend to the upkeep of a traditional estate'.

Planning permission is sought for:

- i) The creation of 10 double guest rooms in the Main House;
- ii) The conversion of the existing gatehouse into 4 double rooms;
- iii) The construction of a second gatehouse on the other side of the main access to provide 4 guest rooms;
- iv) The conversion of the existing garage block into 12 double rooms; and
- v) The erection of 4 Lakeside cabins providing 6 double rooms overall. (2 x 1 double room + 2 x 2 double rooms)

In total there will be 36 double rooms providing accommodation for up to 72 guests.

In addition:

- i) the existing stable block will be extended and converted into conference facilities for up to 60 delegates;
- ii) the large barn will be converted to provide conference/banqueting/dancing facilities for up to 130 delegates/guests; and
- iii) 2 ground floor rooms in the main house will be converted to provide conference facilities for up to 20 delegates in each or up to 40 in total.

Thus the proposed Hotel and Spa could accommodate up to 230 delegates at any one time.

The ground floor of the Hotel will also comprise:

- i) A Bar/Lounge area;
- ii) An Atrium dining area accommodating up to 32 covers;
- iii) A restaurant for up to 30 covers; and
- iv) An Orangery with up to 48 covers.

The dining facilities within the main body of the Hotel could accommodate 110 diners or up to 150 if the two smaller function/dining rooms are used. It is also intended to build a new Spa which comprises a swimming pool, a gym, 10 treatment rooms, relaxation areas and changing facilities.

Conservatory/Orangery

The Orangery would be located on the north east flank elevation of the main house and would measure approximately 14.5m in length, 5.3m in width, 3m to eaves height and 4.3m to the ridge. It would be constructed with painted timber, slate roof with painted timber framed roof lights and lead flashings.

Extension to garage block

The existing garage block measures approximately 39m in depth. The application proposes to increase the length of the building by 4m and convert the building into DDA compliant hotel bedrooms. The proposal also includes the addition of linked structure (duplicating the existing range) to the north east of the existing range.

Spa building

The spa building would be located on the site of the existing swimming pool and would be built into the ground to reduce the impact of the buildings. The visible element of the spa building would include two parts. The first would be the service area with lifts, cross-shaped, rendered with slate roof and portico, measuring 9.2m x 8m. The second element would be the pool building and would measure 3.6m wide by 10.5m in length constructed with glazing and timber frame. The spa treatment rooms, gym etc would be at basement level and would include space under the garage block.

Staff block

The staff block would contain a lounge, locker room and toilets. Its proposed siting is to the north west of the glass house building to the south east of the stable block, within the market garden area, and would measure 4.2m in height, 8m in width, 14m in length constructed with dual-pitched roof and weatherboarding.

Stable block extension

The stable block has an open area to the front of the individual stables. This filling in would increase the depth of the building by approximately 2.3m. Matching materials would be utilised. The building would be used for meeting rooms.

Barn

The alterations to the barn would include glazed clerestorey below eaves height and glazed doors. The inside of the barn would be converted to include toilets, kitchen and function space. The overall size of the building would remain the same as existing.

Lodges

Four lodges are proposed adjacent to the main pond (2 x 2-bed & 2 x double-bed) measuring 2.5m to eaves height, 4.2m to ridge height, up to 8.3m in depth and 13m in width. The design of the building includes a dual pitched roof, timber cladding, sedum (green) roof, timber doors and windows and decking area adjacent to the water.

Entrance lodge

The proposed entrance lodge would duplicate the single-storey lodge, constructed

in render with hipped roof, constructed in 1909 on the opposing side of the access drive. The building measures 10m wide, 16.5m in depth, 2.8m to eaves and 5.7m to the ridge height.

Ice House

The Ice House requires restoration including restoration of all existing surfaces, door and windows. The building would be used by people in outdoor kit. It is proposed to fit the Ice House out with a bar with weighing scales for fish and game

RELEVANT POLICIES:

National Planning Policy Framework

1. Building a Strong, competitive economy
3. Supporting a prosperous rural economy
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
11. Conserving and enhancing the natural environment
12. Conserving and Enhancing the historic environment

Regional Spatial Strategy

East of England Plan (May 2008)

- ENV5 - Historic Environment
- ENV6 - Quality in the Built Environment
- E6 - Tourism

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review Policies

- BE8 Design and Environmental Considerations
- NE3 Area of Great Landscape Value

Supplementary Planning Guidance

Design Guide - Design Supplement 4 & 5

Planning History

SB/84/TP/00637	Change of use from residential to health farm
SB/TP/85/0287	Permission granted for minor alterations and extensions.
SB/TP/85/1073	Permission granted for extensions to garage block.
SB/TP/01/00183	Permission for the erection of replacement barn and single-storey building to form 6 stables and tack room
SB/TP/02/0265	Refusal for alterations and extensions to outbuilding.
SB/TP/03/0088	Permission granted for alterations and extensions to outbuilding to provide additional garaging.
SB/TP/03/1394	Permission granted for replacement wall and fence.
SB/TP/03/01427	Permission for construction of vehicular access

SB/TP/04/0322	Permission granted for erection of covered swimming pool with ancillary outbuilding.
SB/09/05726	Permission granted for the erection of covered swimming pool with extension of existing ancillary building
CB/11/03761/LB (related application)	Current related application for Conversion of domestic residence to hotel with spa and conference facilities internal works and extension to main house internal works and extension to garage block construction of spa internal works and extension to stable internal works and extension to barn internal works to existing gatehouse construction of second gate house restoration of Victorian ice house construction of 4 cabins

**Representations:
(Parish & Neighbours)**

Parish/Town Council No objection

Neighbours

MP (Nadine Dorries) I have frequently expressed my desire to see a higher profile for Bedfordshire as a destination for domestic tourism to take advantage of the immense natural beauty of the county. The benefits this would bring in terms of jobs and economic growth for the local population would be great. This project would be a net contributor to the local economy and contribute to the strategic development of the region.

Consultations/Publicity responses

Highways No objection subject to conditions

Conservation & Design Officer No objection

Ecologist No objection

Rights of Way Officer No objection

Landscape Officer No objection subject to condition

Tree Officer No objection subject to conditions

Economic Officer Generally supportive of the project, the visitor economy is one of the key sectors in the SEMLEP (South East Midlands Local Enterprise Partnership) & Bedfordshire Tourism Strategy and the Accommodation Futures study did suggest that there is scope for this sort of provision. The predicted job numbers involved are very good. However, in order to benefit the local economy it would be good if there could be some effort to integrate

Environment Agency the development into the local area, in terms of the jobs being available to local people and the promotion of its amenity value locally.

No comments

Determining Issues

The main considerations of the application are;

1. **Whether the proposal would harm the openness of the Green Belt**
2. **Whether the development would harm landscape Character and openness & visual amenities of the Green Belt**
3. **Whether the proposal would harm the significance of the Heritage Asset**
4. **Whether the proposal would harm highway safety**
5. **Whether the proposal would harm ecology**
6. **s106 Agreement & Central Bedfordshire's Planning Obligation Strategy**
7. **Other matters**

Considerations

1. **Whether the proposal would harm the openness of the Green Belt**

Toddington Park House is within the South Bedfordshire Green Belt. The National Planning Policy Framework (NPPF) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The most important attribute of the Green Belts is their openness and permanence. Five purposes are listed for including land within a Green Belt. The most relevant to this application site is the safeguarding of the countryside from encroachment.

The change of use from a dwelling to hotel in the Green Belt is not in itself inappropriate development in the Green Belt and can be considered to be compatible with the objectives of including land within the Green Belt. The re-use of buildings within the Green Belt should not prejudice the openness of the Green Belt given that the buildings already exist. However, the proposed new buildings including spa building, orangery, lodges and entrance lodge are regarded as inappropriate development in the Green Belt because they would not be related to agriculture and would no longer be related to a residential property.

Inappropriate development is, by definition, harmful to the Green Belt. It is therefore necessary for the applicant to demonstrate why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm, by reason of inappropriateness and any other harm is clearly outweighed by other considerations.

Very Special Considerations (VSCs) in the Green Belt

The VSCs provided by the applicant are as follows (submitted prior to NPPF):

Economic need - source of rural employment in a time of economic downturn

and increasing unemployment. Both PPS4 and emerging NPPF encourage economic growth. There is a need to create more jobs and encourage economic growth. The proposal would also help diversify the economic base of the area. Paragraph 15 of PPS7 states that policies should support traditional land based activities and make the most of new leisure and recreational opportunities.

Paragraph 19 of the NPPF states, '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 growth. Therefore significant weight should be placed on the need to support economic growth through the Planning system'.

Tourism Need - The Tourism Growth Strategy for Bedfordshire and Luton 2007-2012 identifies that the tourism economy in Bedfordshire is not healthy and has remained static in the last 5 years with significant opportunities for expansion. It states that there are significant gaps in business tourism (hotel and conferencing) and that not enough people are overnighing in Bedfordshire. RSS Policy E6 and PPS7 both recognise the importance of tourism in rural areas.

Paragraph 28 (section 3) of the NPPF states, 'plans should support the growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings...[and]...support sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres'.

Hotel, conference and wedding venue need - The Tourism Strategy specifically highlights the lack of conferencing with accommodation which the proposal responds to. The site is located close to major public and private transport links and is considered to be in a sustainable location. There are relatively few wedding venues in this part of Bedfordshire and such a use could make a valuable contribution to the local economy while also offering the opportunity for other services within Toddington to benefit.

Recreational need - The ponds will be used for fishing which is a burgeoning part of the tourist economy.

Significant benefits to the Listed Building - The proposal would remove inappropriate detailing and windows from the main building and would see the renovation of the Ice House.

Sustainability of the scheme - The proposal site is considered to be quite sustainable given the proximity to the village and existing transport links. We would be looking to work with the Council to achieve as high a rating as possible against BREAAAM.

Other Benefits - The site will be wheelchair accessible. The proposal will provide improvements to the Public Right of Way that crossed the site.

It is considered that the VSCs forwarded by the applicant provide material

considerations which taken together may be sufficient to provide Very Special Circumstances for by definition 'inappropriate development' in the Green Belt, provided other aspects of the scheme are acceptable.

2. Whether the development would harm landscape Character, the Area of Great Landscape Value (AGLV) and openness & visual amenities of the Green Belt

The landscape character of this area is identified within the South Bedfordshire Landscape Assessment as Woburn Greensand Ridge 6a which is characterised by a prominent landform with a distinctive skyline with heath and acid grassland and ancient woodland including a number of historic houses such as Toddington Manor, which is adjacent to the proposal site. This area of the greensand ridge landscape is characterised by being on a plateau with the greensand ridgeline falling away to the north with land falling to the south west and rising to the north west. The site is well screened from the south west with a mature tree belt and surrounding parkland.

The proposed buildings would affect openness to some degree but it is considered that in the main that they have been well designed and located so as to minimise their visual impact and protect the character of the AGLV. The Landscape Officer has no objections to the proposed new buildings and has stated that there would be no visual impact or harm to landscape character and could lead to opportunities for landscape enhancement.

The additional gatehouse would be viewed from Park Road and would be the most visible of all the buildings proposed from public views. The applicant has stated that its requirement is one based on the economic viability of the scheme and mitigation of impact on the Listed Building. The building would match that of the existing lodge building constructed in 1909, and given that pairs of lodge buildings are common this would appear a sensible solution given the constraints of finding additional bed space close to the Listed Building and its setting. The building is a simple, modest single-storey building with classical detailing. The existing lodge is largely obscured by a large privet hedge and the proposed siting of the new lodge would also be behind an existing privet hedge of a similar size. Given the modest size of the building and its quality, the building would not harm the character of the AGLV. The openness and visual amenities of the Green Belt would be affected by the building but not to such a harmful degree that would warrant refusal. The benefits of the proposal outlined in the VSCs outweigh the harm to openness.

The four lodge buildings would be of a modest height effectively screened by an existing tree belt. The Landscape Plans submitted with the application propose improvements to increase the effectiveness of the screen where necessary. Whilst the openness of the Green Belt would be affected there would be no impact on the character of the AGLV or the visual amenities of the Green Belt.

The Spa building as originally submitted was a very large structure, over twice the size of the swimming pool building consented as part of SB/09/05726. Following discussions with the applicant a revised scheme was submitted setting the spa and pool into the ground to reduce the impact of the building. The proposed spa buildings taken together are smaller than that consented permission under SB/09/05726. Accordingly the building is considered to be

acceptable and would not detrimentally harm the openness of the Green Belt, AGLV etc.

The staff building has been located between the glass house and stable block within the market garden area. The building is modest in size and simply designed with weatherboarding to match the adjacent barn buildings. Given the buildings size, design and siting, there would be no adverse impact on the landscape

Although the garage block would be extended with a linked building matching the existing garage block, this would have little impact on the character of the AGLV given that it is sited next to, and adjoining, an existing group of buildings, set back from where the land starts to fall away and not widely viewable in the landscape.

The extension and alterations to the barn and stables would be minimal and would have no adverse impact on the AGLV nor the openness of the Green Belt.

The parking area would include over 200 spaces and has the potential to affect the character of the area. However, the mitigation proposed would overcome any harm. The landscape plans submitted with the application show significant improvements to existing hedging, new hedging, tree belt, hedge trees and the use of a grassed cellular confinement matrix system.

In conclusion, the proposal would not adversely affect the character of the AGLV given the design and siting of the separate parts of the scheme combined with the proposed landscape mitigation. Whilst there are impacts on the openness of the Green Belt these would not be adversely harmful when taken in totality. Any harm is clearly outweighed by the considerations in the above VSCs. It is considered that the proposal satisfies the guidance in the Central Bedfordshire Design Guide.

3. Whether the proposal would harm the significance of the Heritage Asset

It is considered that there would be no adverse impact on the significance of the Grade II Listed Building and satisfies the guidance in the Central Bedfordshire Design Guide Supplement 5. The Conservation & Design Officer has stated:

'The Grade II listed Park House is a fine Georgian stucco mansion located within the rural landscape north of Toddington village. Despite later alterations and extensions, the overall design and aesthetic values of the house have been maintained. Internally, the general layout of the historic core of the building has been retained well and fine historic features which make an important contribution to the character of the house have survived in good condition, notably window shutters and cornices.

Overall, there are no objections to the proposed change of use of the house to a hotel, and associated adaptation works, as it is considered that these will not impact on the overall significance and character of the building. In addition, the most extensive internal works will be confined to parts of the building of later date, particularly the rear and north wings, with very little works being undertaken to the historic core of the listed building.

Proposed Orangery style extension

There are no objections to the proposed orangery attached to the north of the house as the design, height and sitting is considered appropriate and the extension will remain suitably subservient to the listed building. Materials and detailing of this feature will need to be of high quality to compliment the architectural and aesthetic values of this building.

Works to buildings within the setting

There are no objections to the proposed adaptations to the stable block, barn, ice house, coach house, spa or gatehouse as these will not have a negative impact on the setting of the listed building. Works to the ice house and lodge will also significantly improve their appearance. No objections to the proposed construction of a matching gatehouse adjacent to the present gatehouse at the entrance to the site off Park Road, as it is considered that this will not have a significant detrimental impact on the wider setting of the listed building'.

4. Whether the proposal would harm highway safety

The proposal is considered to be acceptable in terms of impact on the highway network and on highway safety. The Highway Officer has no objection to the proposal and has stated:

'Little information, in terms of likely traffic generation, is provided with the application. However, having been involved with a similar scheme, albeit with a larger number of bedrooms but similar levels of dining, conference and Spa facilities, I would suggest that the daily traffic levels would be in the region of 300-350 arrivals and departures per day giving a total two-way traffic level of 600-700 movements overall. These flows are spread throughout the 24 hour day with the majority occurring between 06:00 and 20:00 hours. Given the range of facilities available, there are no specific peaks and these will tend to vary according to the times that functions, conferences, etc., are scheduled to start and finish.

During the weekday, I would anticipate two way traffic flows of 40-50 per hour between 07:00 and 19:00. On Saturday this could rise to some 60 – 70 two-way movements for the hours 14:00 – 16:00 (i.e. arrivals for Wedding Receptions) and on Sunday I would anticipate maximum two-way traffic flows of 40 – 50 for the periods 12:00-13:00 and 15:00-16:00 (i.e. Sunday Lunches)

It is considered that the majority of car-borne traffic will arrive/depart via Toddington to the M1/J12 or A5/A505 although it is accepted that some traffic will arrive/depart via Milton Bryan to the A4012 London Road/Hockcliffe Road. However given that the likely two-way traffic flows are not significant, I would not anticipate a material impact on the local road network.

However the proposed development lies in open countryside and is intended to attract visitors, guests and delegates from far and wide as well as employing up to 94 members of staff. Therefore in order to encourage staff and visitors to use more sustainable modes of transport, the Hotel & Spa should be required to adopt and develop a Travel Plan. This matter can be covered by condition'.

The Highway Officer had also raised concern regarding the connectivity between

the hotel/spa and conference/wedding area. This matter can be addressed by condition.

5. Whether the proposal would harm ecology

The Council's Ecologist had stated that, 'I have read the ecological report undertaken for Toddington Park and am satisfied with its findings. The report recommends adopting the precautionary principle with regards to any possible impacts on GCN or reptiles. This includes a finger tip search undertaken by a qualified ecologist prior to construction works commencing and avoiding the hibernation period of Nov - March when clearing vegetation for cabin construction. It also advises the avoidance of the bird nesting season; February to August inclusive when undertaking demolition of buildings and removal of trees. Whilst no bats were found in the buildings associated with the proposals some trees on site offered potential roost interest. It is therefore advised that exterior lighting for the new development is baffled and angled away from trees. The report also suggest a number of biodiversity enhancement measures in the form of bird and bat boxes and hibernaculum / log piles for reptiles and GCN.

A condition has been proposed to protect bats from exterior lighting.

6. s106 Agreement & Central Bedfordshire's Planning Obligation Strategy

The requirement for Planning Obligation contributions for this type of application are assessed on a case-by-case basis. In this circumstance given the nature of the proposed hotel, that would be characterised by outdoor pursuits and leisure activities, it is reasonable to request contributions towards the improvement and enhancements of the local Rights of Way Network which are likely to be used by the users of the hotel.

Toddington Parish Council has asked that if a s106 Legal Agreement is entered into that highway contributions are sought. Although there would be an increase in traffic generated by the proposal, there are no identified highway improvements reasonably related to the proposed scheme. Accordingly it is considered that contributions are not required in this instance.

7. Other Matters

The proposal site is in an isolated location, a significant distance from the nearest residential properties (over 350m). Accordingly it is considered that the application would not cause undue harm to residential amenity.

This application is a minor-major application within the Green Belt and is a departure from the Local Development Plan. As such the application will be referred to the Government Office for the East of England, should the scheme be approved in principle.

Recommendation

To authorise the Head Director Development Management or Planning Manager to issue the grant of PERMISSION subject to no further consultation responses being received that raise new issues, and completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure - Contributions towards improvements and enhancements to the local Public Rights of Way network; Green Infrastructure, Open Space, Marston Vale Community Forest and Emergency Services.

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Consent is being granted in recognition that no underground services are scheduled to be routed through the identified Root Protection Areas and Construction Exclusion Zone. If any services are subsequently required to be routed through any Root Protection Area and Construction Exclusion Zone then this work shall be carried out in strict accordance with the National Joint Utilities Group (NJUG) Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees"

REASON: To safeguard the integrity of the rooting medium and rooting system of those trees identified for retention, in order to ensure the continued good health, stability, visual appearance and amenity value of the trees.

- 3 Consent is being granted in recognition that the New Lodge building shall only be built using a pile and beam foundation system, regardless of any trial hole results undertaken. The specification details of this foundation shall be designed by a suitably qualified engineer and be submitted to the Local Planning Authority for approval. The design specification of this special foundation shall be for the purpose of avoiding excavation damage to the small, fibrous feeding roots, and to protect the soil structure from compaction damage, thereby ensuring the successful retention of tree roots located within the designated Root Protection Areas, which are being encroached by the position of the New Lodge building, whilst still being able to provide a suitable foundation for the built structure.

REASON: To safeguard the integrity of the rooting medium and soil structure within the Root Protection Area of retained trees.

- 4 Prior to development, detailed planting plans and planting specifications shall be submitted to the LPA for approval and be based on the outline proposals indicated within Drawing Numbers MMX/45/L3 "Paddock Car Parking Areas - Landscape Proposals", and MMX/45/L2 "Lakeside Cabins - Landscape Proposals, Tree Protection" The approved landscape planting schemes shall be implemented during the first planting season following completion of the development, or the first occupancy of the hotel buildings, whichever is sooner. The planting shall be maintained until satisfactorily established and shall be checked each August for a period of five years following initial planting by a suitably qualified arboriculturist/horticulturist for any losses so incurred during the previous 12 months. Any losses thus identified (including those losses of any replacements) shall be replaced during the following planting season following each August check. A planting season shall mean from October to March during suitable weather conditions for planting, when the ground is not frozen or waterlogged.

REASON: To ensure the provision, planting and establishment of a satisfactory landscape scheme in the interests of providing visual amenity,

screening and visual integration of the scheme into the surrounding rural landscape.

- 5 **Development shall not begin until details of a scheme showing how the junctions of the proposed vehicular accesses with the highway are proposed to be modified have been approved by the Local Planning Authority. If it is intended that a one-way scheme is to be brought into use then signs in compliance with diagrams 833/834/835/836 as set out in the Traffic Signs Regulations and General Directions 2002 shall be provided at the means of ingress and egress. No part of the development hereby permitted shall be brought into use until the junctions of the proposed vehicular accesses with the highway have been modified in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises and in the interest of road safety and traffic movement.

- 6 The modified vehicular accesses shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 15m into the site, measured from the highway boundary, before any part of the development is brought into use. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.

- 7 Any gates provided shall open away from the highway and be set back a distance of at least 11.0 metres from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable service/delivery vehicles to draw off the highway before the gates are opened.

- 8 **Before the development hereby permitted is commenced, details of a scheme showing the provision of 220 interlinked off-street parking spaces to serve the new development shall be submitted to and approved by the Local Planning Authority. The details to be approved shall include the proposed materials for construction and the approved scheme shall be implemented and made available for use before the development hereby permitted is brought into use and that area shall not be used for any other purpose.**

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

9 Prior to the opening of the Hotel and Spa complex hereby approved, a Sustainable Travel Plan shall be prepared and submitted to and approved by the Planning Authority prior to occupancy. The plan shall contain details of:

- plans for the establishment of a working group involving the staff and Hotel management;
- staff travel patterns and barriers to sustainable travel;
- measures to reduce car use
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review for 5 years

All measures agreed therein shall be undertaken in accordance with the approved Plan. There shall be an annual review of the Travel Plan (for a period of 5 years from the date of approval of the Plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport

10 **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

11 **Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

12 Before the relevant building and repair work is begun, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in full accordance with such approved details:

- Detailed drawings of all proposed **external joinery** including doors and windows to a scale of 1:10/20, together with a detailed specification of the materials, construction & finishes. Details shall include a section of the glazing bars, frame mouldings, the position of

the door or window frame in relation to the face of the wall.

- **Details and samples of materials** to be used in the construction of all external finishes including sample panels of brickwork, details of the brick bond, mortar mix, weatherboarding and finish profile.

Reason: To protect the significance of the heritage asset, the AGLV and openness of the Gren Belt

- 13 **All rainwater goods shall be cast iron.** As an alternative, cast aluminium may be acceptable, in certain circumstances, though this is to be specifically justified & agreed in writing by the Local Planning Authority if it is proposed to specify cast aluminium. Plastic or uPVC rainwater goods are **not** acceptable.

Reason: To protect the significance of the heritage asset, the character of the AGLV and openness of the Green Belt.

- 14 **Before development begins, certification from an approved assessor demonstrating that the scheme has been designed to achieve a minimum of BRE Environmental Research Methods (BREEAM) Excellent standard for the new residential buildings, spa, staff block and meeting room building, unless otherwise agreed in writing with the Local Planning Authority.**

REASON: To ensure that the development minimises waste, water, and energy consumption during demolition and operation phases.

- 15 **Before the development begins and notwithstanding the information submitted with the application, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

Reason: To ensure a satisfactory standard of landscaping.
(Policy BE8, S.B.L.P.R).

- 16 **Before development begins, details of the levels of all new buildings shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.**

Reason: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.
(Policy BE8 S.B.L.P.R)

- 17 **Before development begins, details of any fencing and/or walling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the**

development is first occupied or brought into use and thereafter retained.

REASON: To protect the significance of the Heritage Asset, the character of the AGLV and the openness of the Green Belt. (Policy BE8, S.B.L.P.R).

- 18 **Prior to development commencing a scheme for all external lighting shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: In the interests of the visual amenities of the Green Belt, the character of the AGLV and in the interests of roosting bats

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers EX-00A, LO-01, EX-07, EX-08, EX-01, EX-02, PR-01, PR-02, PR-09 Revision A, PR-10 Revision A, PR-11 Revision A, PR-12 Revision A, PR-13 Revision A, PR-25-A1, PR-28-A1, PR-29-A1, PR-26-A1, PR-31, EX-03, EX-04, EX-05, PR-18, PR-05, PR-04 Revision A, PR-27, PR-16 Revision A, PR-17 Revision A, EX-10, PR-15, EX-06, PR-06, PR-24, PR-21, PR19, PR-22, PR-14, EX-09 Revision A, PR-28, PR-20, PR-23, PR-03 Revision E, PR-34 Revision E, PR-35 Revision D, PR-37 & PR-38, MMX 45/L1, MMX 45/L2, MMX 45/L3, & MMX 45/L4..

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed hotel, spa, conference/wedding use and associated buildings has provided Very Special Circumstances for development in the Green Belt that outweigh any harm of inappropriateness. The proposal has been designed to protect the significance of the Grade II Listed Building, its character, appearance and setting; to protect the character of the Area of Great Landscape Value and to reduce the impact of the proposal on the openness and visual amenities of the Green Belt. The proposal is in accordance with South Bedfordshire Local Plan Review (2004) Policies BE8: Design and Environmental Considerations & NE3 Area of Great Landscape Value and National Planning Policy Framework sections 1. Building a Strong, competitive economy; 3. Supporting a prosperous rural economy; 7. Requiring good design; 8. Promoting healthy communities; 9. Protecting Green Belt land; 11. Conserving and enhancing the natural environment; and 12. Conserving and Enhancing the historic environment.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BD quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the

construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.

The applicant is advised that further information regarding the provision of the Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council.

DECISION

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