

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	17/01524/COMIND Beech Hill	18 September 2017	<p>Retrospective in part application: Retrospective permission for the temporary change of use of land to the south of the existing hotel to assembly and leisure for holding events ancillary to the use of the hotel as a venue for weddings and leisure events and the temporary retention of three conjoined marquees on the land for a period of 12 months. Erection of a new 3 storey extension to the existing hotel to provide 16 new bedrooms, restaurant extension and internal alterations and improvements, formalised parking area and associated landscaping. Permission for the temporary siting of a marquee extension to the existing garden marquee immediately to the rear of the existing hotel to be removed following completion of the hotel extension. Following removal of the existing 3 conjoined marquees on land to the south of the site, temporary erection of a new single marquee for 25 occasions per year for purposes of assembly and leisure ancillary to the use the main site as a venue for weddings and leisure events. Use of the remaining land adjoining the temporary single marquee site and parking areas to the south of the hotel only for purposes ancillary to the use the main hotel site as an assembly and leisure venue for weddings and leisure events for 25 days per year.</p> <p>Trunkwell House Hotel, Beech Hill Road, Beech Hill, Reading, Berkshire RG7 2AT</p> <p>Parson Leisure Ltd</p>

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01524/COMIND>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION**

Ward Members: Councillor Graham Bridgman
Councillor Mollie Lock

Reason for Committee determination: Ward Member's Call-In

Committee Site Visit: 22 November 2017

Contact Officer Details

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1. PLANNING HISTORY

135018:	Refurbishment of the building and conversion of the coach house into administrative accommodation and residential unit for disabled persons class c2. Approved 19 October 1992.
140196:	Erection of function room. Withdrawn 27 November 1991.
140558:	Erection of marquee. Approved 16 March 1992.
147255:	Small extension providing additional toilets and internal alterations. Approved 24 August 1998.
147337:	New access drive. Approved 24 November 1995.
148101:	Continuation of temporary permission for marquee - previous approval ref. 140558. Approved 29 March 1996.
152769:	Extension to form 21 hotel rooms with en-suites and permanent marquee. Approved (date of decision not recorded on file).
03/00805/FULMAJ:	3 Storey extension for 42 hotel rooms to the rear of the existing property. Approved 09 April 2003.
07/01921/FUL:	Temporary consent for relocating Marquee. Approved 22 January 2008.
09/01902/FULMAJ:	Temporary consent for relocating Marquee. Approved 22 January 2008.
09/01902/FULMAJ:	Section 73 - Removal or variation of Condition 6 - of original planning permission reference 03/00805/FULMAJ: Bat Survey. Withdrawn 22 September 2009.
09/02252/XCOMIND:	Renewal of planning permission 03/00805/FULMAJ - 3 Storey extension for 42 hotel rooms to the rear of the existing property. Approved at appeal (ref. APP/W0340/A/10/2133649) 08 November 2010.
15/01219/FUL	Use of land for the siting of marquee structures in connection with the use of the site as a hotel, conference and wedding venue. Refused 19 October 2015.
15/01328/FUL	Retention of existing building and walkway for purposes in connection with the use of the site as a hotel, conference and wedding venue. Refused 19 October 2015.

2. PUBLICITY

Site Notice Expired: 17 August 2017

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

Parish Council: The BHPC understands that this application is made as a comprehensive and complete proposal to all future developments and uses of the entire site. In this regard and given the past as well as existing planning issues relating to the site, BHPC's comments below are conditional upon the following:-

1. That any and all existing planning claims or rights relating to any commercial use of the paddock land, including the erection of marquees, are unreservedly relinquished by the applicant.
2. That any and all existing planning claims and rights relating to the planning consent granted under reference 152769 (FULL) is unreservedly relinquished by the applicant.
3. That any and all existing planning claims and rights relating to the planning consent granted under reference 09/02252/XCOMIN is unreservedly relinquished by the applicant.

Assuming that the above mentioned three conditions are accepted the BHPC's comments are as follows:-

1. There is no objection to the generality of the proposal; however, it would prefer to see as much as is possible of the paddock land returned to its original condition.
2. To achieve the above mentioned preference BHPC would like to propose, unless there are good planning, construction or operational reasons against it, that consideration is given to the new temporary marquee, as and when it is needed, being located on or near to the site of the existing approved marquee. This should assist the applicant inasmuch for the larger events, which necessitate the use of the additional temporary marquee, the additional facility provided by its location on the existing site of the approved marquee will more conveniently adjoin the proposed new Function Pavilion.
3. Further as a result of the relocation of the temporary marquee, as suggested in 2 above, it should then be possible to reorganise the parking so as more of it is to be based alongside the site and less is required in the area alongside the eastern boundary, which severely intrudes into the paddock land. This intrusion is considered to be an overdevelopment of the site and not in keeping with the rural

environment.

4. If the amendments are made as suggested in 2 and 3 above the majority of the paddock land should then be able to return to its original use.
5. Although not necessarily a planning issue the BHPC would nonetheless like to see an acceptable noise prevention plan in place regarding how the Function Pavilion is to be built. Noise issues emanating from the site have been a considerable problem in the past which the BHPC is keen to see eradicated as much as possible in the construction process of this Pavilion, as opposed to having a need to be concerned with them afterwards.
6. In recognition that time will be required to complete the development BHPC would have no objection to a formally consented temporary use of the paddock land for commercial purposes, including the erection of marquees, for a period of three years commencing on the granting of the required planning consent(s).

For the avoidance of any doubt if, for whatever reason, the applicant is unwilling or unable to relinquish any of the three conditions referred to above and as a result the subject application is deemed to be in addition to any/all of the existing consents which are referred to in those conditions, the BHPC objects to the application. The grounds for the Objection being that until we are made aware of the fullness of the intended use of the site the current application is likely to lead to an overdevelopment which will not be in keeping with the rural aspect of the site and potentially cause further noise issues.

Further comments made 16 November 2017 following consultation on amended application description:

Thank you for providing the Beech Hill Parish Council 'BHPC' with details of the above amended application. The BHPC had an opportunity to discuss the proposal(s) at its meeting on Tuesday evening and has asked me to raise the following concerns:-

1. The proposal does not appear to contain any retrospective application relating to use of the land to the south of the existing hotel as a car park or any other ancillary use. It is the BHPC's understanding that this land, which adjoins and surrounds the three conjoined marquees, is designated as agricultural land and as such requires a formal change of use before it can be used for any other purpose.
2. The BHPC is not happy to agree on any open ended dates for temporary consents and in this respect would request that instead of "a period of 12 months" relating to the continued use of the three conjoined marquees this is changed to a defined

and specific date being set on the exact date 12 months from any consent being granted.

3. The BHPC objects to the proposal to extend the existing garden marquee. The BHPC has various concerns in this matter, as follows:-
 - (i) there are concerns relating to the possibility of an increased noise problem which appears to of late still be causing problems to the near neighbours emanating from the existing garden marquee.
 - (ii) BHPC is concerned with the ultimate and/or expedient intentions of the applicant to build the hotel extension bearing in mind that a previous application to re-site the garden marquee to the land occupied by the three conjoined marquees was logically proposed on the grounds that it would prevent the buildings works from being completed. Albeit the plans within this application are different to the earlier application the area occupied by the garden marquee will nonetheless be extremely close to where the building works are to take place especially when allowing for the usual overspill of building materials and service trenches etc. In summary the proposal now to increase the size of the garden marquee, whilst the building works are being carried out, appears to be the exact polar opposite of the earlier application
 - (iii) the proposal to remove the extended garden marquee “following completion of the hotel extension” is again wholly unacceptable to the BHPC who would once again, if it is deemed that the proposal to extend is acceptable, wish to have a defined and specific end date and not something so open ended.
4. As previously referred to in the BHPC letter dated 26th July 2017 the BHPC would prefer to see as much as possible of the paddock land restored to its original agricultural use. In this respect the BHPC repeats its wish to see the requirement for any secondary temporary marquee located where the already consented garden marquee exists. The BHPC is concerned that the unnecessary encroachment into the agricultural land with the erection of, to begin with, a temporary marquee will lead to further applications and uses at a later date. Clearly there is adequate space within the garden marquee for the activities of the applicant to be carried out as this application so clearly demonstrates. For a period of 12 months only, the applicant proposes to have use of both the three conjoined marquees as well as the garden marquee but beyond this date it is evident that the business can continue within just the garden marquee, albeit subject to a proposal to extend. Once the Pavilion is built the applicant will also have its use, plus 25 days of the temporary marquee, which would seem logically to

be best placed for the larger events adjacent to the Pavilion.
As such the BHPC cannot see any justification for the need to use the paddock land as a place for a temporary marquee.

The BHPC would be most grateful if you could add these comments to those made within our letter of the 26th July 2017 and ensure that they are brought to the attention of the planning committee.

Highways:

The layout includes a large overflow parking area that could accommodate approximately 80 cars. I understand from our discussions that the surface of this proposed overflow parking area is appropriate and suitable for car parking. Consequently, in light of this overflow parking area, I am satisfied with the total capacity of the site's parking area.

It appears the overflow area has been drawn by hand as the edges are uneven. I consider a more formally drawn layout would be more appropriate if a Condition is going to make reference to it, and thereby the Condition is for a plan "to be submitted".

Other outstanding matters include the issue of Traffic Management (TM). I am not aware of any details submitted to address this issue and consequently recommend a TM Condition, for details to be submitted and approved

A point to bear in mind is the historic operation of the site. From our discussion I am led to believe the site has been operating, as now proposed, for approximately a decade. I am not aware of any traffic or parking issues from our Traffic team during this period. I believe the proposals are unlikely to intensify the trip generation over the past decade's operations and thereby I would be unable to sustain a recommendation for refusal on these grounds.

Environmental Health:

In the past Environmental Health has dealt with noise complainants from this premise, notably the larger "Grand" marquee located on the land to the south known as the paddock, and in the smaller permanent "Garden" marquee for statutory and public nuisances.

Following a Review of the Premises Licence in November 2017 the Premise Licence holder was required to produce a Noise Management Plan(NMP) and there were changes to the permitted times of amplified and live music. These requirements have been made to the Licence.

The NMP does not include a plan of the whole of the premises within which the proposed activities are to take place, but refers to 3 areas as the Grand marquee, Garden Marquee and restaurant.

During 2017 the total number of events held on the premises or are booked in 2017 is 110 of which over 70 were / are in the Garden marquee. At the time of writing Environmental Health has received 3 complaints relating to amplified music. This shows that there are improvements in how noise is being managed and controlled through

a number of measures including a NMP, use of noise limiters in the marquees and adhering to earlier times to finish the events.

Whilst there is potential of noise disturbance from the temporary marquee in the land to south if not adequately controlled, assuming the events are controlled in the revised NMP and the total number of events per calendar year is limited this could be controlled.

Whilst there is the potential of noise disturbance from the proposal to increase the size of the Garden marquee whilst the construction is carried out, the NMP needs to be reviewed to reflect this and any additional control measures incorporated.

No objections subject to condition requiring provision of revised noise management plan to include all proposed works and uses.

Tree Officer: Comments pending.

Economic Development: Comments pending.

Thames Water Waste Comments
Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments
Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

SuDS No objections subject to condition requiring provision of additional surface water drainage details.

Archaeology: No objections or conditions recommended.

Ecology: No comments received by date of writing.

3.2 Community Infrastructure Levy

The proposed works are not such as to attract payment of the CIL

3.3 Representations

Total: 5 Object: 5 Support: 0

Summary of material planning considerations raised in representation letters:

Against

- Increase in traffic and highway safety impacts;
- Marquees out of keeping with character of rural area;
- Noise generated by activities held in marquees;
- Concerns regarding encroachment of use and development onto paddock land to south of site;
- Encroachment of unauthorised use for entertainment and leisure events onto paddock to south of site and unauthorised erection of marquees (currently subject of an Enforcement Notice against the change of use of the land);
- Insufficient parking;
- Lack of contribution towards the rural economy or local infrastructure provision;

In favour

Support for expansion of hotel business on the site

Other matters

- Transfer of land into applicant's ownership by Thrive charity;
- Concerns as to whether staff are recruited from local community;
- Concerns regarding the current Planning Enforcement Notice for a Material Change of Use of Land;
- Concerns regarding viability of business preventing works applied for from being undertaken or completed

4. PLANNING POLICY

- 4.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and who these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).

- 4.3** According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 4.4** The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:
- NPPF Policy
 - ADPP1: Spatial Strategy
 - ADPP6: East Kennet Valley
 - Policy CS5: Infrastructure Requirements and Delivery
 - Policy CS9: Location and Type of Business Development
 - Policy CS10: Rural Economy
 - Policy CS13: Transport
 - Policy CS14: Design Principles
 - Policy CS15: Sustainable Construction and Energy Efficiency
 - Policy CS16: Flooding
 - Policy CS 17 Biodiversity and Geodiversity
 - Policy CS18: Green Infrastructure
 - Policy CS19: Historic Environment and Landscape Character
- 4.5** A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the development plan following the publication of the Core Strategy. The following saved policies from the Local Plan are relevant to this development:
- TRANS.1: Meeting the Transport Needs of New Development
 - OVS.6: Noise Pollution
- 4.6** The following local policy documents adopted by the Council are material considerations relevant to the development:
- West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
 - Part 1 Achieving Quality Design
 - Part 2 Residential Development
 - Planning Obligations SPD
- 4.7** The requirements of the following other pieces of legislation are also a material consideration in respect of this planning application:
- The Wildlife and Countryside Act 1981 (as amended).
 - The Conservation of Habitats and Species Regulations 2010.

5. DESCRIPTION OF DEVELOPMENT

- 5.1** The application site is land including the existing Trunkwell House Hotel, an existing hotel, wedding and events venue with planning permission for a mixed use of class C1 (hotel) and D2 (entertainment and leisure) under the provisions of the Town and

Country (Use Classes) Order 1987. The site sits within open countryside consisting of agricultural land predominantly owned and operated by the Thrive horticultural charity. To the west of the existing hotel is a marquee (known as the Garden Marquee) used for purposes ancillary to the use of the hotel as a wedding and events venue. To the south of the hotel, beyond a line of mature trees is an agricultural field (also referred to as the paddock for the purposes of this application) that is currently in use to provide a parking area and for purposes of hosting events. A substantial structure of three conjoined marquees (known as the Grand Marquee) has been erected alongside the western boundary. A public right of way (Beech Hill 4/1) runs to the west of the site.

- 5.2 The site is accessed by a track that runs east and then south into the centre of the village of Beech Hill. Residential development runs in a narrow band along Beech Hill Road to the south of the site. To the north of the existing hotel are gardens and buildings owned by Thrive and operated by the charity. Further to the north is a redeveloped complex of farm buildings formerly consisting Trunkwell Farm that now consists of several recently developed dwellings.
- 5.3 The proposed works are for the erection of 16 new bedrooms in an extension to the existing hotel, including internal alterations to install a lift, improve the reception area and extend the restaurant. This is accompanied by a proposal to erect a temporary extension to the existing Garden Marquee alongside the permanent function room/conservatory (approved under planning permissions 03/00805/FULMAJ and 09/02252/XCOMIN) to be removed prior to use of the hotel extension, expansion of the previously approved overspill car parking (planning permission references 03/00805/FULMAJ and 09/02252/XCOMIN) in the paddock and associated landscaping works. The works would also be partially retrospective, seeking to regularise the unauthorised erection of the Grand Marquee without planning permission and its retention for a temporary period of 12 months, along with use of part of the paddock land surrounding it (a grassed area not used for parking) for associated entertainment and leisure purposes. Following removal of the Grand Marquee it is proposed to erect a smaller temporary marquee alongside the northern boundary of the paddock to the south of the hotel. This temporary marquee and the surrounding land in the paddock would then be used for a total of 25 days per year for purposes of weddings and entertainment and leisure events associated with the authorised use of the site.
- 5.4 A Planning Enforcement Notice served in respect of change of use of land was served in 2016 requiring the cessation of use of the paddock for provision of parking and purposes of entertainment and leisure associated with the use of the hotel, and is currently active on the land. A Public Inquiry to consider an appeal against this Notice is presently postponed pending determination of this planning application. An accompanying Planning Enforcement Notice served regarding operational development on the paddock requiring the removal of the marquee from the site was subsequently withdrawn.

6. APPRAISAL

The main issues for consideration in the determination of this application are:

- Principle of the development
- The impact on the character and appearance of the surrounding countryside
- Noise and the amenity of nearby land users and occupants

- Parking provision and highway safety

6.1 Principle of the development

- 6.1.1 The application site is an existing hotel, weddings and events venue that has been in use as such for approximately 25 years. It is located outside of the defined settlement boundary in the village of Beech Hill, which is a village without a settlement boundary defined as open countryside under Policy ADPP1 of the Core Strategy. Policy ADPP1 goes on to state that only appropriate limited development in the countryside will be allowed, focused on addressing identified needs and maintaining a strong rural economy. The proposed works are a package of alterations to the site directed towards the growth and enhancement of the existing business uses that comprise the mixed C1/D2 use.
- 6.1.2 Policy CS9 (c) states that a range of types and sizes of employment sites and premises will be encouraged throughout the District to meet the needs of the local economy, and that proposals should be in keeping with the surrounding environment, not conflict with existing use and promote sustainable transport. It is noted that despite the fact that the use of the paddock land to provide a marquee is unauthorised, the business activities on the site have considerably intensified over the last few years, demonstrating that there is demand for a venue of the size proposed in the local area. While the proposed works would reconfigure the arrangement of the site, with the temporary marquees orientating a larger proportion of the accommodation for events to the rear of the hotel and out of the paddock where the Grand Marquee would be removed, the amount of accommodation proposed would be similar to what exists on the site at present. The application states that the continuation of temporary marquee accommodation is required during construction of the hotel extension and the previously approved permanent conservatory/function room in order to secure the financial viability of the site during development, with the applicant's ultimate aim to derive an increased proportion of the revenue from the site from the operation of the hotel accommodation once completed, while benefitting from the complementary uses of the hotel and weddings/events facilities to provide accommodation for some of the guests visiting for events as well a tourist and business hotel trade.
- 6.1.3 In terms of the proposed hotel extension itself, it is worth noting that a similar 2 storey extension for 21 bedrooms was approved in planning permission 152769. The Council's records confirm that works to implement this planning permission commenced with the implementation of the permanent marquee to the west of the hotel. These works to extend the hotel would occupy a similar footprint and have a similar design to that proposed under this application. Therefore the principle of development of the hotel extension is considered to already be established on the site by this extant planning permission.
- 6.1.4 Policy CS10 states that proposals to diversify the rural economy will be encouraged and that existing small and medium sized enterprises within the rural areas will be supported in order to provide local job opportunities and maintain the viability of smaller rural settlements. Therefore, while objector's comments in respect of employment of staff from the local community are noted, the works to grow the existing business will create job opportunities as well as supporting business connections within the local hospitality economy in the region and more locally to the site, and local tourism opportunities. The proposed works are therefore

considered to be of a nature that would contribute positively to the local rural economy, and would assist in securing the future viability of the site as an employment provider. The works to provide temporary marquees to host weddings, events and functions in order to secure funding for the extension of the hotel are considered to be a positive step towards delivery of the hotel extension works, and as a package the proposed works are considered to be supportive of the continued viability of the business on the site.

6.1.5 The Parish have noted that the proposals to regularise some of the currently unauthorised activities on the paddock, including the erection of the Grand Marquee, use of surrounding land for entertainment and leisure purposes and extension of the formalised parking area previously approved in permissions 03/00805/FULMAJ and 09/02252/XCOMIND will result in the loss of this land from agricultural use. While the land is not an isolated parcel, and faces directly on to open agricultural fields forming part of the wider Thrive complex of land to the north and west, neither is the land of such a size and condition (not consisting of the best, most versatile agricultural land) as to make a substantial contribution to viability of an agricultural enterprise, either in its own right or as part of a larger parcel of land, and is understood to have been sold to the previous owner of the site by the Thrive Charity over 10 years ago. The change of use of the land is noted to make a contribution to the ongoing viability of the hotel site which, despite being a well-established business with a long history of operating on the site, has a very limited capability for expansion within its original curtilage due to the tight and constrained nature of this land, which would naturally restrict the growth of the business and the ancillary activities currently taking place in the Grand Marquee, as well as in terms of the provision of sufficient parking for any growth of the business. This point was previously accepted by the Council and Inspector when granting planning permission for the approved 42 bedroom extension to the hotel (permissions 03/00805/FULMAJ and 09/02252/XCOMIND) which accepted provision of both a formalised parking area and informal overspill provision on the paddock. As such the change of use of the paddock to provide a mixture predominantly consisting of parking, with use of some of the land for ancillary entertainment and leisure purposes is considered to be acceptable, subject to the restrictions on use of the marquee and land to the 25 days proposed. The benefits to the viability of the business on the site are in this specific case considered to outweigh the benefits of retaining the land for agricultural use.

6.1.6 In consideration of policy and the matters discussed above, the principle of development for the proposed hotel extensions, associated alterations, siting of temporary marquees, provision of car parking, overspill parking and restricted change of use of the paddock south of the hotel is accepted.

6.2 Design and impact on the character and appearance of the surrounding countryside:

6.2.1 In terms of design and impact on the surrounding area there are a number of aspects of the proposed works to be considered. Turning first to the impact of the proposed hotel extensions themselves, as noted above, previous planning permission reference 152769 granted permission for a 21 bedroom extension to the hotel, and this consent remains live (details are included at appendix 1). The proposed extension works would occupy a similar footprint to those approved under this scheme, but to the northern end of the building on the east elevation a double

gable design would be replaced with a less intrusive single subservient gable, while the linking roof between the original and new parts of the hotel would be reduced, giving the structure a less conjoined appearance which would assist in helping it read as a hotel alongside a sympathetically designed smaller annexe building. To the west elevation, again alterations to the arrangement of openings and the use of a single lower gable would assist in reducing the impact of the proposed extensions and lending them an appearance of subservience. The southern elevation remains largely unaltered, except to provide a new conservatory extension to the dining room at ground floor level, which is a simple and unobtrusive structure. The northern elevation, abutting the Thrive gardens presents a simple elevation that slightly improves on the design approved under permission 152769 by reducing size of a prominent northern gable and reducing the eave and ridge height of the extension significantly, leaving the extensions with a ridge height 2 metres below that of the existing hotel to increase the sense of subservience. Overall, your officer considers that the proposed scheme of extensions is of a good quality of design and significantly improves on the aspects of the design of the previously approved extensions.

- 6.2.2 Your officer notes that planning permission (reference 15/01219/FUL and 15/01328/FUL) was refused for the erection of the three conjoined marquees known as the Grand Marquee on the paddock to the south of the hotel. The erection of these marquees was subject of a Planning Enforcement Notice that was subsequently withdrawn. However, an Enforcement Notice in respect of the unauthorised change of use of the paddock to be used for entertainment and leisure purposes associated with the use of Trunkwell House Hotel for these purposes remains live on the land, and is subject of an appeal due to be heard at a currently postponed Public Inquiry. A copy of the decision notices for these applications is included at appendix 2. These planning applications seeking the retention of these structures were refused for the sole reason of their impact on the character and appearance of the area. The current application seeks, inter alia, to regularise the erection of the Grand Marquee in order to retain it for a period of 12 months while the applicant makes the necessary arrangements to put things in place for bringing forward the development of the northern part of the site. Officers note that while the permanent retention of the Grand Marquee is considered to result in the levels of visual harm identified in the previous refusal reasons, it is not unreasonable to expect appeal proceedings and any subsequent requirement for the marquees to be removed from the land to take longer than this in consideration that a date for the Public Inquiry to be heard has not yet been set by the Planning Inspectorate. In consideration of this matter, while the visual harm caused by the position and size of the Grand Marquee is considered to be no less than it was at the time that the previous planning applications were refused, including its detrimental impacts on both the public right of way to the west and Beech Hill Road to the south, it is nevertheless considered that allowing its retention for a temporary period of 12 months by way of condition would not result in additional harm such as would merit refusal of this application.
- 6.2.3 Following the removal of the Grand Marquee structure from the site the accommodation contained within this structure would be re-distributed. An extension to the existing Garden Marquee would be erected, allowing for larger events hosted at the site to be accommodated in this part of the site to the rear of the hotel, while a temporary marquee of a similar size to the existing Garden Marquee would be made available for use for 25 events (allowing 5 days for the

marquee to be put up and taken down and one day for the event) per calendar year. However, following completion of the hotel extensions the Garden Marquee and extension would be removed and events would be hosted in the function room/conservatory previously approved under permission numbers 03/00805/FULMAJ and 09/02252/XCOMIN.

- 6.2.4 While no elevations of the proposed Garden Room extension or temporary marquee have been provided the siting of both is considered to be well screened by surrounding vegetation. The Garden Marquee in land to the west of the hotel is surrounded by high trees and hedges and is a well enclosed site. While the temporary marquee is positioned within land with a more open character and less high level screening it is orientated side on to the western boundary, nevertheless the western boundary hedge has been allowed to mature in recent years, and when your officer visited had a height of approximately 6 metres. Further proposals to increase vegetation alongside the boundary would serve to increase screening and mitigation, while the orientation of the temporary marquee alongside the northern boundary of the paddock would present less of its profile to wide views from Beech Hill Road and open land to the south and west. Your officer further notes that the proposed temporary marquee is intended to be erected for a maximum of 125 days per year. This process of removing the marquee when it is not in use will assist in mitigating the associated visual impacts and preventing it from gaining the appearance of being a permanent feature within the landscape, alleviating the associated visual harm and preventing future claims for an equivalent impact that would justify the erection of a permanent structure on the land, resulting in a higher degree of visual intrusion. In order to ensure that the proposed temporary marquee and Garden Marquee extension are not of a height or detail such as to cause visual intrusion, and in the interests of proper planning, a condition is recommended requiring the provisions of elevations for both structures prior to their erection.
- 6.2.5 The application involves the change of use of a larger area of the paddock surrounding the temporary marquee site into a parking area than previously approved under planning permissions 03/00805/FULMAJ and 09/02252/XCOMIND, both for the provision of formalised parking and informal overspill. Officers have considered this matter and note that the parcel of land concerned is well contained and separated from the surrounding agricultural land, and that the planning history of the site establishes a large parking area on this land, albeit alongside the northern boundary. The visual impact of parking and formalised parking areas is therefore not alien to the land, and does not stand to be observed from in wider views from outside of the site. Additionally, your officer notes that under permitted development rights land can be used for ancillary purposes such as parking for up to 28 days without a change of use having been considered to have occurred. As it is noted that the formalised parking would be contained by further landscaping within the site, and it is not considered that the informal overspill area would be likely to be used frequently during the course of the year it is not considered that these proposals would result in a change of use that would be harmful to visual amenity in the surrounding countryside.
- 6.2.6 In light of these considerations the design and impact of the proposed works on the character of the surrounding rural area is considered to be acceptable in accordance with the requirements of the NPPF (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

6.3 Noise and the amenity of nearby land users and occupants:

- 6.3.1 Objections to this application refer to concerns with noise generated by the continued use of marquees on the site. Your officer has consulted extensively with environmental health on both this application and the refused applications 15/01219/FUL and 15/01219/FUL for the erection of the Grand Marquee. The environmental health officer has advised of a number of complaints received in respect of noise generated by activities on the site from both marquees. However, it is understood that following the service of a Noise Abatement Notice on the previous operator in 2015 a Noise Management Plan was put in place, and that the applicant has worked with the Council's environmental health officer in advancing this plan to reduce levels of noise that have caused historic complaints. The environmental health officer has advised that there has been a reduction in complaints regarding the site, and that she is satisfied that subject to an updated Noise Management Plan being produced, noise from the site can be controlled to a sufficient degree to prevent undue disruption to surrounding residential amenity.
- 6.3.2 Your officer further notes that while the proposed works would result in the retention of the Grand Marquee for a temporary period, and the subsequent location of other temporary marquees on the land they would ultimately result in the reduction of the number of marquee structures on the site at the point that the hotel extension was taken into use, and conditions are recommended in respect of this matter. Hours of operation of the noise generating activities on the site are restricted by provision of the licenses under which the premises operates, for public entertainment and the service of alcohol.

6.4 Parking provision and highway safety

- 6.4.1 Your officer notes that objections to this application raise concerns in respect of vehicle movements and parking provision associated with the current and proposed use of the site. Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 6.4.2 The highways officer has assessed the information provided and the levels of vehicle movements and parking associated with the existing and proposed arrangement of the business activities on the site. He has noted that the proposed activities are not considered to be such as to entail a significant increase in vehicle movements beyond the existing levels on the site. As the business on the site has operated at a similar intensity for most of the last decade and the Council's traffic team has not been made aware of any significant traffic or parking issues originating from the site in this time it is considered that the proposed parking arrangements, which provide a surfaced area for 120 spaces and an unsurfaced overflow area of a further 80 spaces, would be sufficient to accommodate the existing and proposed level of activity on the site.
- 6.4.3 The highways officer has commented that updated traffic management details are necessary in order to ensure that traffic management on the site is conducted in a manner that will prevent any associated future traffic problems. In consideration of the fact that traffic management details associated with the previous permissions on the site were scant, and that the proposed works would materially alter the balance of uses on the site by comparison to that approved under previous planning

permissions it is considered reasonable to apply a condition requiring submission of these updated traffic management details within the three month period that the highways officer has suggested.

6.5 Assessment of sustainable development

6.5.1 The NPPF states that there is a presumption in favour of sustainable development. It goes on to define three roles of sustainable development: An economic, social and environmental role. The proposed works are assessed against these roles as follows:

-In terms of the economic dimension the proposed works are considered to contribute positively by providing jobs, links to the hospitality industry in the surrounding area and enhancing opportunities for local tourism.

-In terms of the social dimension the proposed works would provide benefits in terms of retaining the existing wedding and events venue while also increasing opportunities for local tourism. While it is noted that the potential for the works to entail activities that might be disruptive to residential amenity these are considered to be such as can be controlled by way of planning conditions, and therefore the works are considered overall to provide benefits as far as this social dimension is concerned.

-In terms of environmental sustainability the proposed works would bring benefits in terms of eliminating the detrimental impact of the existing Grand Marquee in views from the surrounding landscape. However, it is noted that this structure is presently unauthorised, and therefore this benefit is given limited weight. Nevertheless, the associated minor environmental disbenefits of the scheme, which result from the loss by change of use of agricultural land and the impact of the temporary marquee in surrounding views, which would be considerably more minor than that of the current unauthorised Grand Marquee, must be weighed against the economic and social benefits of retaining the site in its existing use and securing its future contribution to the local economy.

In conclusion your officers take the view that the proposals constitute sustainable development in accordance with the aims set out in the NPPF.

6.6 Other matters

6.6.1 Your officer notes that recent concerns in the Parish of Beech Hill have been raised regarding problems with the sewers, although these concerns do not appear to have been raised in objection to this application. Thames Water have been consulted on this application and have raised no objections. As the statutory undertaker it is the duty of Thames Water to ensure that connections to mains sewage are adequate and that sewage capacity in the area is sufficient. As no objections have been registered on this subject by Thames Water it is not considered that this matter raises concerns in terms of the proposed works. In respect of drainage the SuDS officer has recommended a condition addressing surface water drainage on the site.

- 6.6.2 The Parish have commented that the change of use of land associated with parking provision in the paddock is not clearly set out in the description of the proposed works. However, your officer considers that the plans and description of works accompanying the proposal make this change of use sufficiently clear, and as such the change of use of agricultural land to provide a parking area clearly forms part of the works that have been applied for.

7. CONCLUSION

- 7.1 The proposed works would have a number of associated benefits, including securing the ongoing viability of the existing well-established business on the site, regularising the existing uses on the site and bringing activities on the site under a new regime of control, reducing the visual impacts of the existing Grand Marquee on the surrounding landscape via its ultimate removal and replacement with a temporary marquee, reducing the levels of potential disruption associated with activities on the paddock by limiting the number of events that can take place on it, and securing the continuation of business on the site during works to develop the proposed hotel extensions. While the Parish and residents' concerns regarding the continued use of marquees on the site is acknowledged, it is considered that the entertainment and leisure activities associated with the use of the site can be controlled sufficiently through use of conditions so as to prevent associated disruption to residential amenity, as has already been demonstrated through the reduction of complaints since a noise management plan for the site has been in place. Consequently the proposed works are considered not to entail such a level of harm to either residential or visual amenity, or highway safety, as would merit a reason for refusal of this application, and in light of the associated benefits to local business and the local economy, your officers consider the planning balance weighs in favour of the application and the recommendation is for conditional approval.

8. FULL RECOMMENDATION

DELEGATE to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

8.1 Schedule of conditions

1. Approved plans

The development hereby permitted shall be carried out in accordance with drawing number 635-LA-01 Rev. A received by email dated 17 November 2017, and drawing numbers 1604-RFT-00-XX-DR-A-0001-SO-, 1604-RFT-00-01-DR-0102-A-SO-P01, 1604-RFT-00-02-DR-A-0103-SO-P01, 1604-RFT-00-GF-DR-A-0101-SO-, 16104-RFT-00-02, 3.-DR-A-0104-SO-01, 16104-RFT-00-ZZ-DR-A-0401-SO-P01 and the location plan received 19 June 2017. Any material change to the approved plans will require a formal planning application to vary this condition under Section 73 of the Act. Any non-material change to the approved plans will require a non-material amendment application prior to such a change being made.

Reason: For the avoidance of doubt and in the interest of proper planning.

2. Samples of materials

Development of the approved extensions to the hotel building on the site shall not commence until a schedule and samples of the external materials to be used in construction of the dwellings has been submitted and approved in writing under a formal discharge of conditions application. Development of the hotel buildings shall take place in accordance with the approved schedule and samples of materials.

Reason: Additional information on materials is required due to the visual sensitivity of surrounding views from the AONB. This condition is imposed in accordance with the National Planning Policy Framework (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

3. Removal of Grand Marquee

Within 12 months of the date of this decision the three conjoined marquees located in the paddock land alongside the south western boundary of the site known as the Grand Marquee shall be removed from the site.

Reason: The permanent retention of the large conjoined marquee would result in a severe detrimental impact to the quality of the landscape surrounding the site and views from the public right of way to the west and Beech Hill Road to the south. This condition is imposed in the interests of visual amenity in accordance with the requirements of the NPPF and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

4. Noise Management Plan

The approved temporary marquee and marquee extension shall not be taken into use until a scheme, known as a Noise Management Plan, has been submitted and approved under a formal discharge of conditions application. The noise management plan shall specify the provisions to be made for the control of noise emanating from all proposed works on the site including the temporary marquee, marquee extension and hotel extensions. Thereafter, the temporary marquee, marquee extension and hotel extensions shall not be taken into use until the approved noise management plan has been fully implemented and all future operations and events will be undertaken in accordance with its provisions.

Reason: To protect the occupants of nearby residential properties from noise disturbance in accordance with the NPPF (2012), Policy CS14 of the West Berkshire Local Plan (2006-2026) 2012 and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

5. Removal of garden marquee extension

The hotel extensions hereby approved shall not be taken into use until the extension to the garden marquee has been removed from the site.

Reason: In order to prevent the overdevelopment of the site and in the interests of neighbouring amenity in accordance with Policy CS14 of the West Berkshire Local Plan (2006-2026) 2012 and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

6. Elevations of temp marquee/marquee extension

Within 3 months of the date of this planning permission full elevations of the temporary marquee to be located on the southern part of the site and the Garden Marquee extension to be erected to the northern part of the site shall be submitted and approved under a formal discharge of conditions application. The temporary marquee and Garden Marquee extension shall be erected and thereafter retained in accordance with the approved elevations.

In the interests of visual amenity and proper planning in accordance with the NPPF (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

7. Temporary marquee

The temporary marquee hereby approved shall not be used for more than 25 events per calendar year. Each event shall consist of no more than 5 days in total for the erection and dismantling of the marquee and not more than 1 day per event for the use of the marquee for purposes of entertainment and leisure ancillary to the use of the hotel as an assembly and leisure venue for weddings and leisure events. A record shall be kept of the events held in the marquee to be presented in writing to the Local Planning Authority or its representative on request.

Reason: In order to ensure that the use of the temporary marquee is limited so as not to result in harm to visual amenity and surrounding residential amenity in a rural location in the countryside, in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan (2006-2026) 2012 and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

8. Temporary use of paddock

The use of the paddock land to the south of the hotel for purposes of entertainment and leisure ancillary to the use of the hotel as an assembly and leisure venue for weddings and leisure events shall be for no more than 25 days per year, and no more than 3 consecutive days per year.

Reason: In order to prevent undue levels of disruption to nearby residential amenity in accordance with the NPPF (2012), Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

9. Construction method statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of any security hoarding

- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

10. Vehicle parking provided to standards

The approved temporary marquee and Garden Marquee extension shall not be taken into use until details of the parking areas and turning spaces have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the parking spaces are to be surfaced and marked out. The approved temporary marquee and Garden Marquee extension shall not be taken into use until the parking spaces and turning areas have been provided in accordance with the approved details. The parking and turning spaces shall thereafter be kept available for parking of private motor cars and light goods vehicles at all times. No parking of vehicles shall take place on the site other than within the approved areas.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

11. Traffic Management Plan

Within three months of permission being granted, a Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Such details shall show how parking and accessibility to/from the site are to be implemented. Thereafter, the Traffic Management Plan shall be adhered to in accordance with the approved details.

Reason: To ensure the development is provided with a managed parking and accessibility methodology to mitigate the risk of delays on the adopted highway and to reduce the reliance on private motor vehicles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and the Supplementary Planning Document Quality Design (June 2006).

12. Tree protection

No development of the hotel extensions hereby approved (including site clearance and any other preparatory works) shall take place on site until a scheme for the

protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. This scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days' notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

13. **Landscaping**

Within 12 months of the date of this permission a detailed scheme of landscaping for the site shall be submitted and approved under a formal discharge of conditions application. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season following first use of the approved temporary marquee.
- b) Any trees shrubs or plants that die or become seriously damaged within five years of the first use of the approved temporary marquee shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in the interests of improving the visual contribution of the site to surrounding amenity and to soften the visual impact of the temporary marquee on views from Beech Hill Road and the public right of way to the south and west of the site, in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

14. **Drainage**

No development of the hotel extensions hereby approved shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted and approved under a discharge of conditions application. The details shall address the matters below:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;

- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- c) Include a drainage strategy for surface water run-off from the site to retain rainfall run-off within the site and allow discharge from the site at no greater than the existing run-off rate;
- d) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- e) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site; and
- f) Include a timetable for the implementation of all SuDS measures on the site and a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Thereafter the SuDS measures shall be implemented and maintained in accordance with the approved timetable.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.