

**EASTERN AREA PLANNING COMMITTEE
ON 29TH NOVEMBER 2017**

UPDATE REPORT

Item No: (1) **Application No:** 17/01524/COMIND **Page No.** 29-63

Site: Trunkwell House Hotel, Beech Hill Road, Beech Hill, Reading RG7 2AT

Planning Officer Presenting: Simon Till

Member Presenting: Councillor Mollie Lock/Councillor Graham Bridgman

Parish Representative speaking: Mr Geoff Mayes

Objector(s) speaking: Mr Chris Bridges

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Graham Bell

Ward Member(s): Councillor Graham Bridgman
Councillor Mollie Lock

Update information

1. Correction to report

The case officer's report refers at several points to the erection of an extension to the Garden Marquee (the marquee immediately behind the hotel), and also to retention of the Garden Marquee following completion of the proposed hotel extensions. This is incorrect. An extension to the Garden Marquee does not form part of the works proposed under this application, and it is proposed to remove the Garden Marquee prior to first use of the hotel extensions. Amendments to conditions 5 and 6 are proposed as follows in respect of this matter:

"Condition 5. The hotel extensions hereby approved shall not be taken into use until the marquee immediately to the west of the hotel shown on the approved drawings as the Garden Marquee has been removed from the site."

"Condition 6. 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 shall be submitted and approved under a formal discharge of conditions application. The temporary marquee shall be erected and thereafter retained in accordance with the approved elevations."

2. Tree officer comments

The tree officer has returned the following comments:

The arboricultural report has only identified 1 Oak tree which might be affected, but there are several around the existing car park which could be affected, and it's unclear if the surface will be upgraded, or kept informal gravel as is, but the arboricultural report doesn't appear to have covered this element of the application.

The proposed landscaping is very good in principle, but further details would be required, on species sizes and densities etc. and could be covered by a condition.

I would recommend that as a minimum a tree protection condition was attached, along with the arboricultural method statement condition, and then a standard landscaping condition.

Conditions 12 and 13 refer to tree protection and landscaping. An additional condition is recommended in respect of the provision of an arboricultural method statement to ensure that the proposed works do not entail any undue impact on trees on the site:

"No development of the approved hotel extensions shall take place until an arboricultural method statement has been submitted and approved under a formal discharge of conditions application. The statement shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure the protection of trees identified for retention at the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14, CS18 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012."

3. Site area and nearest residential properties

During the committee site visit Members queried the area of the site and the location of the closest residential properties. The agent has confirmed that the total site area, including the main hotel site and paddock, is approximately 1.6 hectares (4 acres). The closest residential properties to the site are the recently developed dwellings at Trunkwell Farm, approximately 100 metres to the north of the site, and dwellings on the northern side of Beech Hill Road approximately 160 metres to the south.

4. Status of permission 152769

During the site visit Members queried the status of permission 152769, which granted permission for a 21 bedroom extension to the existing hotel on a similar footprint to that proposed under the current application. During considering an appeal against refusal of application 09/02252/XCOMIN (which the Inspector upheld, granting planning permission) the Council confirmed that permission 152769 had been lawfully commenced by the erection of the Garden Marquee to the rear of the hotel.

5. Status of permission 09/02252/XCOMIN

During the site visit Members queried the status of permission 09/02252/XCOMIN, which renewed previous permission 03/00805/FULMAJ for the erection of a 42 room hotel extension and function room. The Council's files record an email from the former site operator, Mr Walton, dated 05 December 2013 (attached), accompanied by photography that

shows a foundation trench and an accompanying map that indicates that this is a foundation trench for the function room/conservatory that was approved as part of permission 09/02252/XCOMIN. An email from the Council's planning officer dated 09 December 2013 confirms that work to implement the planning permission is considered to have commenced.

However, during the site visit the agent confirmed that this trench no longer exists on the site. In respect of this matter, your officer also notes that the parking area approved on the paddock south of the hotel (see attached plan) is shown on the Council's 2010 aerial photography. Further to this matter, although the function room approved in application 09/02252/XCOMIN is shown on the submitted block plan it does not form part of the works applied for under this application.

6. Status of portacabin and tents on site

During the site visit Members noted that a portacabin had been stationed within the line of mature trees separating the hotel site to the north from the paddock land where the Grand Marquee and parking areas subject of this application are sited to the south, and that three additional tents had been sited on the paddock land. None of these works form part of this planning application. Officers have queried these works with the agent who has stated that the portacabin has been placed on site under permitted development rights for the erection of temporary buildings given at Schedule 2, Part 4, Class A of the Town and Country (General Permitted Development) Order 2015 (as amended) in association with interior works to the hotel, and that is intended to be retained in association with the proposed scheme of works during construction. In respect of the tents the agent has stated that these are temporary structures used as a smoking shelter and toilets during the Christmas party season and will be taken down in January. Officers have not had the opportunity to make an assessment as to whether planning permission would be required for any of these structures, but in respect of such ancillary structures the following amendment to condition 3 is proposed:

"Condition 3. 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 *and any associated structures or temporary buildings* shall be removed from the site."

Simon Till

From: Emma Fuller
Sent: 09 December 2013 11:02
To: 'Bob Walton'
Cc: alastair@redsquare.hu
Subject: FW: Trunkwell - Implementation works
Attachments: Trunkwell House (3) - Foundation Trench Location.PDF; Trunkwell9.jpg; Trunkwell8.jpg

Dear Bob

I can confirm that based on the information above, photographs and plan, work is considered to have commenced under application 09/02252/XCOMIND. Please keep a copy of this for your records and I will place a copy on the planning file.

kind regards
Emma

From: Bob Walton [mailto:bob@trunkwell.com]
Sent: 05 December 2013 07:03
To: Emma Fuller; David Pearson
Cc: alastair@redsquare.hu
Subject: Trunkwell - Implementation works

Dear Emma,

I confirm the foundation trench as shown on the plan below and in the photos has been completed. The trench is approximately 30 metres in length, average width is 1.6 metres and height ranges between 2.6 to 1.6 metres.

Please contact me if you would like to come and inspect.

Robert Walton MBE

Trunkwell House





