ITEM NO: 5
Application No. 09/00750/FUL
Site Address: The Royal Foresters Hotel London Road Ascot Berkshire SL5 8DR

Ward: Ascot
Date Registered: 30 November 2009
Target Decision Date: 25 January 2010

Proposal: Demolition of existing annexes and erection of a single storey annexe facing Priory Road and a two storey rear extension to the existing Beefeater building to provide hotel accommodation.

Applicant: Whitbread Group Plc
Agent: Walsingham Planning
Case Officer: Ken Lusted, 01344 352000
environment@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)
1 **RELEVANT PLANNING HISTORY** (If Any)

622690  Validation Date: 27.05.1997
Erection of a two storey rear extension and a detached two-storey building forming hotel accommodation following demolition of existing hotel buildings. Provision of additional car parking.
Approved

08/00899/FUL  Validation Date: 18.09.2008
Demolition of 2no. existing single storey annexes and erection of two storey rear extension and two storey annex providing a net increase of 6 no. bedrooms and new ancillary accommodation. Rearrangement of car park.
Refused

2 **RELEVANT PLANNING POLICIES**

Key to abbreviations

<table>
<thead>
<tr>
<th>Plan</th>
<th>Policy</th>
<th>Description (May be abbreviated)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BFBCS</td>
<td>EN1L</td>
<td>Protecting Tree And Hedgerow Cover</td>
</tr>
<tr>
<td>BFBLP</td>
<td>EN20</td>
<td>Design Considerations In New Development</td>
</tr>
<tr>
<td>BFBLP</td>
<td>GB1</td>
<td>Building In The Green Belt</td>
</tr>
<tr>
<td>BFBLP</td>
<td>M9</td>
<td>Vehicle And Cycle Parking</td>
</tr>
<tr>
<td>BFBCS</td>
<td>CS1</td>
<td>Sustainable Development Principles</td>
</tr>
<tr>
<td>BFBCS</td>
<td>CS7</td>
<td>Design</td>
</tr>
<tr>
<td>BFBCS</td>
<td>CS9</td>
<td>Development on Land Outside Settlements</td>
</tr>
<tr>
<td>BFBCS</td>
<td>CS10</td>
<td>Sustainable Resources</td>
</tr>
<tr>
<td>BFBCS</td>
<td>CS12</td>
<td>Renewable Energy</td>
</tr>
</tbody>
</table>

3 **CONSULTATIONS**

(Comments may be abbreviated)

Winkfield Parish Council
No objection

Transportation Officer
Recommend approval subject to conditions.
Implementation
The application relates to the demolition and reconfiguration of the Hotel. The application forms state that there will be a net decrease in floorspace of 30.59m² and an associated net decrease in the number of hotel rooms from 33 to 23 (net decrease of 10 rooms). Based on this no Section 106 Agreement is required.

Tree Officer
The Tree Team consider the loss of the sycamore tree would be accepted if the applicant’s are prepared to plant 3 semi mature English Oak trees of the minimum specifications below in the locations indicated on the plan. To help ensure their successful establishment comprehensive post planting maintenance in accordance with an approved schedule for a minimum period of 5 years would also need to be undertaken. This is in addition to planting within the car park area referred to in previous comments.

Landscape Officer
The landscaping shown on the revised landscaping plan is acceptable.

Biodiversity Officer
The bat survey establishes that there were no bat roosts present in November 2008. The report does state that if more than 12 months pass before demolition begins, a new bat survey will be required to confirm that no new bat roosts are present.

4 REPRESENTATIONS

One letter has been received expressing concern that the conversion of the garden of Grosvenor Cottage to a car park will reduce amenity of adjacent properties unless steps are taken to mitigate the effects of noise and visual disturbance.

5 OFFICER REPORT
This application is reported to Committee because it is a departure from the Development Plan.

PROPOSAL:

It is proposed to demolish 2 single storey annexes that contain 22 guest bedrooms at The Royal Foresters Inn and erect a two storey extension to the rear of the existing two storey main building and a single storey annex adjacent to Priory Road. The extension and annex will contain 23 guest bedrooms. Existing guest accommodation within the main building which comprises 11 bedrooms will be used solely for staff. The total guest accommodation is reduced from 33 to 23 bedrooms.

The parking area will be extended and the layout amended to provide 85 spaces, including 4 for disabled persons. The alterations to the car park comprise using the site of the existing annex that is within the centre of the site for parking; providing 7 parking spaces within the garden area of the house at the northern end of the site; enlarging the car park at the southern end by approximately 2.5 metres with a consequent reduction in the width of the landscaped area adjoining London Road.

SITE VISIT NOTES:

This site is located at the junction of London Road and Priory Road and contains an existing hotel. There is a two storey detached main building, a detached annex
abutting Priory Road, a single storey buildings to the rear of the main car park which provides a separate annex and a detached house fronting Priory Road. The main car park is located to the east of the main building and is served by an access from London Road. There is an additional parking area in the north east corner of the site to the north of the single storey annex in the centre of the site. There is a separate vehicular access from Priory Road between the annex fronting Priory Road and the detached house with a barrier that provides an emergency access. There are some trees within the grassed area adjacent to London Road and within the garden area of the detached house. There are also some trees around the edges of the site.

CONSTRAINTS:

Green Belt; Tree Preservation Order (TPO)

PREVIOUS RELEVANT HISTORY:


08/00899/FUL - Demolition of 2no. existing single storey annexes and erection of two storey rear extension and two storey annex providing a net increase of 6 no. bedrooms and new ancillary accommodation. Re-arrangement of car park. REFUSED due to it being an inappropriate development in the Green Belt; the building abutting Priory Road being detrimental to the character of the area; the loss of trees; and non payment of LID contributions.

PRINCIPLE OF DEVELOPMENT:

The main differences between the current proposal and 08/00899/FUL are that the proposed annex abutting Priory Road is single storey, and following discussions since the current application was submitted the parking layout has been revised and additional planting provided including the planting of 3 trees to compensate for the loss of an existing TPO tree. The hotel use will now be confined to the rooms within the proposed extension and annex. The guest rooms within the existing building will be used to provide staff accommodation and other facilities for the public house use.

The application site is located within the Green Belt as identified on the Bracknell Forest Proposals Map. Development within the Green Belt is generally inappropriate. BFBLP Policy GB1 lists certain types of development that may be permitted provided the development is acceptable in scale, form, effect, character and siting. A hotel development is not one of the uses included in Policy GB1. However the hotel is an existing development within the Green Belt.

The proposed development will involve demolishing two existing single storey annexes and erecting a two storey extension to the rear of the existing two storey building and a new single storey annex.

The existing single storey annex to the rear of the main car park has a floor area of about 360 sq m and a volume about 1296 cu m. The existing annex abutting Priory Road has a floor area of about 210 sq m and a volume of about 756 cu m.

The proposed two storey extension to the rear of main building which will have a floor area of about 520 sq m and a volume of about 1800 cu m. The proposed single storey
annex abutting Priory Lane, on the same footprint as the existing annex, which will have a floor area of 292 sq m and a volume of about 972 cu m.

The existing two storey building, that is to be retained, has a floorspace of about 1160 sq m and a volume of about 3445 cu m.

The existing buildings on the application site have a total floorspace of about 1730 sq m and a total volume of about 5497 cu m. The proposed development will result in the total floorspace of the buildings on the application site being about 1972 sq m and a total volume of about 6217 cu m.

The proposed development will result in the total floorspace at the Royal Foresters Hotel site being increased by approximately 14% and the volume increasing by about 13%. It is considered that the scale of the proposed development is acceptable for an existing hotel that is located within the Green Belt.

The proposed two storey extension is located in the centre of the site to the rear of the existing two storey building. The roof and eaves are at the same height as the existing building and the form and design of the extension is in keeping with the general form of the existing building. It is considered that the proposed two storey extension provides an acceptable addition to the existing building. Limited views are available from the surrounding area and it is considered the proposed two storey extension will not unduly detract from the character and openness of the Green Belt.

The proposed single storey annex is on the same footprint as the existing annex adjacent to Priory Road and the height of the eaves and roof ridge are similar to the existing building. Although the floor area is larger than the existing building it is considered that the proposed single storey annex will provide an appropriate replacement for the existing annex. The design form and height of the proposed annex means it will not have a significantly greater visual impact on the street scene and surrounding area. The proposed single storey annex does not directly abut the highway but has a staggered frontage which provides small areas for landscaping. It is considered that the proposed single storey annex will provide a suitable alternative building that will not detract from the street scene in Priory Road, the surrounding area or the character of the Green Belt.

**Very Special Circumstances:**

The applicants state that this is an existing commercial site, the proposed development will not encroach into the open countryside and it will not compromise the openness and character of the Green Belt. They state there is a need for this development commercially. They contend that this contributes to very special circumstances.

The arguments based on the operation of the business do not amount to very special circumstances weighing in favour of allowing the development contrary to Green Belt policy.

The site is within the Green Belt and the proposed development will increase the mass of building on the site and the intensity of its use. However, the hotel is an existing use, the neighbouring sites are developed and the site is not adjacent to or readily visible from open countryside areas. The definition of very special circumstances is not defined in the legislation and guidance relating to Green Belt. However, it is considered that the proposed development is of such a modest scale that it will not detract from the character or openness of the Green Belt and as such the proposed development would not harm the interests of acknowledged importance.
IMPACT ON SURROUNDING AREA

The two storey rear extension will be located to the rear of the existing main building in the centre of the site. The accommodation will replace an existing single storey annex to the rear of the main park. It is considered that the extension will have only a minimal impact upon the surrounding area and the removal of the single storey annex will provide some improvement to the appearance of the site.

IMPACT ON NEIGHBOURS

The two storey extension is in the centre of the site and is well away from neighbouring properties. The single storey extension adjoining Priory Road is in the same location as the existing annex and has a similar height and massing. It is considered that the proposed buildings will not detract from the amenities and living conditions of neighbouring properties.

Since the application was first submitted the parking layout has been revised. The parking area at the northern end of the site does not abut the boundary and landscaping will be provided which will mitigate the impact of the parking area. It is considered that the proposed parking area will not unduly detract from the living conditions at the neighbouring residential property.

HIGHWAY ISSUES

The proposal will involve enlarging the parking area to provide 85 spaces and rearranging the layout. The existing vehicular and pedestrian accesses into the site will remain and the Transportation Officer considers these are acceptable for the proposed development. The Transportation Officer also considers the re-configured parking layout is acceptable. The number of guest bedrooms within the site will be reduced from 33 to 23 and guest rooms within the existing building are to be used solely for staff accommodation. The Transportation considers the proposed development is likely to result in a reduced number of vehicular movements.

TREE ISSUES:

The application site contains two sycamore trees at the northern end of the application site and 3 yew trees within a grassed landscaped area at the southern end of the application site which are all protected by a Tree Preservation Order. The applicants have submitted a Tree Survey and Arboricultural Implications Assessment. This includes proposals for the protection of the TPO trees during construction works.

The Tree Officer is concerned that the development could adversely affect a sycamore tree that is protected by a Tree Preservation Order. However it is considered that the loss of this tree would be acceptable if 3 semi mature English Oak trees are planted to replace it.

The proposed landscaping scheme that has been submitted includes the removal of the sycamore tree and the planting of three semi mature oak trees in the positions that have been suggested by the Tree Officer:
LANDSCAPE:

The rearrangement of the parking area will include the removal of an existing hedge within the centre of the application site as well as a small reduction in the landscaped area adjoining London Road.

A detailed soft landscaping plan and a Landscape Implementation and Management Statement has been submitted. The proposed landscaping for the proposed development includes providing planting with the car park to soften its visual impact. New planting will also be provided along the northern boundary between the parking areas and the adjacent residential property and along the Priory Road frontage between the proposed annex and the road.

The Landscape Officer considers the proposed landscaping is acceptable.

BIODIVERSITY:

The existing annexes that are due to be demolished have potential to be used by roosting bats. A survey has been undertaken on behalf of the applicants in November 2008 which has found no evidence of bats. The survey report recommends further bat if works not undertaken within 12 months of survey and restriction on dates when works are undertaken.

The Biodiversity Officer accepts that that there is probably a low risk of bats being present. She recommends conditions are attached to any permission requiring further bat surveys and mitigation in accordance with recommendations in the bat survey report.

6 RECOMMENDATION

Subject to the application being referred to the Secretary of State as a departure from the Development Plan and to no objection being raised, the Head of Development Management be authorised to APPROVE the application subject to the following condition(s):

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
    REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans:

    2477/P12 C, 2477/P13 A, 2477/P14 B, 2477/P15 A received by the Local Planning Authority on 30 November 2009:

    2477/P16 C received by the Local Planning Authority on 07 May 2010:

    369-D02 received by the Local Planning Authority on 30.07.2010; and

    369-02 A received by the Local Planning Authority on 20.09.10:

    (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No part of the existing building shall be occupied as guest accommodation beyond a period of 6 months after any part of the accommodation hereby permitted being brought into use.
REASON: In the interests of the interests of proper planning and to avoid overspill parking
[Relevant Policies: BFBLP EN20 and M9]

04. There shall be no vehicular access or egress from the site onto Priory Road other than for emergency use.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

05. No part of the development hereby permitted shall be brought into use until space has been laid out within the site in accordance with the approved plan for 85 cars to be parked. The spaces shall not thereafter be used for any purpose other than parking.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

06. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities (including shower facilities and lockers for employees). The building hereby approved shall not be occupied until the approved scheme has been implemented. Save as otherwise agreed in writing by the Local Planning Authority, the facilities shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

07. The car parking indicated on the approved plans as car parking for people with disabilities shall be marked out, signed and provided prior to the first occupation of any part of the proposed development and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that people with disabilities have adequate access to the development.
[Relevant Policy BFBLP M7]

08. All planting comprised in the soft landscaping works shown on drawing no. 369-02 A shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 ‘Code Of practice For General Landscape Operations’ or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) ‘Specifications For Trees & Shrubs’ and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which
within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

09. The soft landscaped areas shall be protected by knee high rail fences or bollards to prevent vehicles encroaching into these areas. Details of the design and position of the knee high rail fences or bollards shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be erected prior to any part of the proposed development being brought into use and shall be retained thereafter unless agreed otherwise in writing by the Local Planning Authority.

REASON: To protect the landscaped areas.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

10. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

11. The protective fencing and other protection measures specified by condition 10 shall be erected in the locations shown on Duramen Plans drawing no. 8105 3A in the Tree Survey and Arboricultural Implications Assement prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

a) No mixing of cement or any other materials.

b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.

d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ground conditions of any other description.

e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.

f) Parking/use of tracked or wheeled machinery or vehicles of any description. In addition to the protection measures specified above,

g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
12. The development hereby permitted (including site clearance and demolition) shall not be begun until:
   (i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, in accordance with Bat Survey undertaken on 21 November 2008 and
   (ii) the further survey has been submitted to and approved by the Local Planning Authority, and
   (iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of an bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: Core Strategy CS1]

13. The development hereby permitted shall be carried out in accordance with the mitigation measures outlined in the report for the Bat Survey carried out on 21 November 2008 by Steve Laurence, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: Core Strategy CS1]

14. The development hereby permitted shall not be begun until a Sustainability Statement demonstrating how the development will meet current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of Level 3 of the Code for Sustainable Homes or a “Very Good” or “Excellent” BREEAM rating. Save as otherwise agreed in writing by the Local Planning Authority, the development shall be implemented in accordance with the Sustainability Statement and the measures set out in the statement shall be retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources
[Relevant Policy: Core Strategy DPD CS10]

15. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that:

(a) the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
(b) a proportion of the development’s energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

Has been submitted to and approved in writing by the Local Planning Authority. Save as otherwise agreed in writing by the Local Planning Authority, the building(s) thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.
Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan (BFBLP) policies:
EN1 - Protecting tree and hedgerow cover
EN20 - Design considerations in new development
GB1 - Building in the Green Belt
M9; - Vehicle and cycle parking

Core Strategy Development Plan (CSDPD) policies:
CS1 - Sustainable Development Principles
CS7 - Design
CS9 - Development on Land Outside Settlements
CS10 - Sustainable Resources
CS12 - Renewable Energy

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal will provide a satisfactory development that will not detract from the character of the Green Belt, the surrounding area or the living conditions of neighbours. It will be provide acceptable landscaping and replacement tree planting and will not adversely affect highway safety.

The proposal is considered to comply with BFBLP Policies EN1, EN20, GB1 and M9 and CSDPD Policies CS1, CS7, CS9, CS10 and CS12. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk