DELEGATED REPORT

Recommendation Made: 18 August 2011

Reference:- 11/00414/CONDIT **Parish:- Burbage Parish Council**

Applicant:- Sketchley Grange Hotel LTD
Sketchley Grange Hotel
Sketchley Lane
Burbage
Hinckley

Location:- Sketchley Grange Hotel Sketchley Lane Burbage Hinckley Leicestershire

Proposal:- VARIATION OF CONDITION NO'S 2 AND 8 OF PLANNING PERMISSION 07/01230/FUL TO MAKE AMENDMENTS TO CAR PARKING LAYOUT (RETROSPECTIVE).

Introduction:-

This is a retrospective application for variation of conditions 2 (plans) and 8 (car parking layout) attached to planning permission 07/01230/FUL.

The previous application (ref: 07/01230/FUL) sought permission for extensions and alterations to hotel to create 42 no. additional bedrooms, additional car parking and other works.

This application proposes amendments to the car parking layout. The original permission made provision for 276 spaces, however this application proposes 287 spaces, resulting in an additional 11 car parking spaces. The works have already commenced.

The Sketchley Grange Hotel is located on the south-western edge of Sketchley Village to the west of Burbage. The hotel is bounded by residential properties to the east and north-east, while to the south are open fields which fall away from the site towards the A5. To the west are two fields between the site and industrial properties on Sketchley Meadows. To the north is a further field with residential properties of Sketchley Village beyond.

The site is located outside the settlement boundary of Burbage within an area of separation and designated as a site of ecological interest, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is not accompanied by any technical documentation.

Planning History

09/00250/BOC	Breach of Condition	Pending	
07/01230/FUL	Extensions and alterations to hotel to create 42 no. additional bedrooms, additional car parking and other works	Approved	17.03.08
99/00919/FUL	Alterations and Extensions to Leisure Facilities	Withdrawn	06.12.99
98/00931/FUL	Alterations and Extensions to Leisure Facilities	Approved	24.11.99
97/00835/FUL	Extension to Cellar and Bistro and Alteration to Bedroom Accommodation	Approved	12.11.97

96/00567/FUL	Extension to Hotel to Form Leisure Facility and Extra Residential Accommodation	Approved	16.10.96
96/00042/FUL	Extension and Alterations to Provide Banqueting and Conference Facilities	Approved	06.03.96
95/00894/FUL	Extension to Hotel to Form Leisure Facility and Extra Residential Accommodation	Withdrawn	22.01.96
94/00925/FUL	Alterations and Extensions to the Reception and Administrative Facilities	Approved	05.01.95
92/00057/4	Extension to Provide Additional Bedrooms, Restaurant Lounge and Conference Facilities	Approved	25.02.92
90/01120/4	Extensions to Hotel to Provide Office Accommodation	Approved	20.11.90
88/01488/4	Amendment to Previously Approved Restaurant with the addition of Bedroom Over	Approved	20.12.88
85/01098/4	New Function Room New Cellar and Internal Alterations Requiring Elevation Alterations	Approved	17.12.85
82/00234/4	Installation of New Dormer Windows and Formation of Dwelling Unit on Second Floor	Approved	28.05.82
78/02185/4	Extensions to Hotel	Approved	30.01.79

Consultations:-

No comments/objections from:-

Burbage Parish Council
Environment Agency
Highways Agency
Director of Environment and Transport (Highways)
Directorate of Chief Executive, LCC (Ecology)
Head of Community Services (Land Drainage)
Head of Community Services (Pollution)

3 letters of objection have been received raising the following concerns:-

a) access issues have not been properly addressed
b) gate is inappropriate and in the wrong position; suggest a barrier is installed
c) weight, width and speed restrictions required on the road
d) 30 months and only 50% is complete; constructions causing impacts upon residents

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas.

Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation

Local Development Framework: Core Strategy (2009)

None relevant

Hinckley & Bosworth Local Plan (2001)

The site is located outside the settlement boundary of Burbage, as defined by the adopted Hinckley and Bosworth Local Plan.

Policy NE4: Area of Separation

Policy NE5: Development in the Countryside

Policy NE12: Landscaping Schemes

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Policy REC21: Tourist Accommodation.

Appraisal:-

The principle of the additional car parking on site has already been established through the earlier grant of planning permission (ref: 07/01230/FUL). The main considerations with regards to this application are the impact of the proposed variations to the approved scheme upon the landscaping and highway safety. The parking has been partially constructed, however no weight can be given to the retrospective nature of this application.

Condition 2 requires that the permission is carried out in accordance with the plans, in order to define the permission.

Condition 8 states that "Before the development hereby permitted is first used, off-street car parking provision shall be made within the application site in accordance with the submitted dwg no. 3164-40F. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times thereafter....to ensure that adequate off-street parking provision was made to reduce the possibilities of the proposed development leading to on-street parking problems in the area to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan". It is considered that the addition of 11 car parking spaces would further increase the level of off-street car parking spaces, thus reducing the level of on-street parking problems. As such the changes are in accordance with Saved Local Plan Policy T5.

The proposed plans do not impact upon the approved landscaping of the site. The submitted plan also shows the delivery access, circulation around the site and the proposed surfacing. It should be noted that conditions 12 and 13 attached to planning permission (ref: 07/01230/FUL) relating to surfacing and circulation, respectively are currently under consideration for discharge.

In response to the letters of objections raised regarding access, gateways, barriers and restrictions they do not directly relate to this application for the addition of car parking spaces and as such cannot be considered in the determination of this application. Enforcement action is currently pending (ref: 09/00250/BOC) in respect of the fact that the gate has been conditioned to remain permanently closed. In respect of disturbance during construction, this is not a material planning consideration and the Council can only exert control over development commencing, and not development being completed.

In conclusion, the principle of additional car parking provision within this site has already been established through the earlier grant of planning permission (ref: 07/01230/FUL). Overall by the creation of 11 additional car parking spaces, it is not considered that there would be any significant impacts upon visual or highway safety. The scheme is considered to alleviate the on-street parking problems in the area. Accordingly it is recommended that planning permission be granted, subject to the imposition of the previous planning conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as it is considered characteristic of the surrounding area and would not be detrimental to visual or highway safety.

Hinckley & Bosworth Local Plan (2001):- Policies NE12, T5

1 This permission relates to the variation of Condition's 2 and 8 of planning permission reference 07/01230/FUL dated 17 March 2008, a copy of which is appended hereto and the conditions imposed by the decision notice in relation to the previous application shall be deemed to apply to the grant of permission in respect of application 11/00414/CONDIT save in so far as they are amended by virtue of the decision notice in relation to the current application or where variations subsequent to the previous application have been approved in writing by the local planning authority.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing No's: 3164-62b received by the Local Planning Authority on 23 May 2011.

Reasons :-

1 To define the permission and to ensure that all other conditions attached to the original consent still apply.

2 For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Ebbony Mattley Ext 5691