

**Bicester Hotel Golf And Country Club  
Akeman Street  
Chesterton  
Bicester  
OX26 1TE**

**17/02480/F**

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Bicester Hotel Golf And Spa

**Proposal:** Design changes to the walkway link between the existing hotel and the consented hotel extension (Application 15/01068/F)

**Expiry Date:** 7 February 2018

## **1. APPLICATION SITE AND LOCALITY**

- 1.1. Bicester Golf and Country Club is located to the south west of Bicester town and on the edge of Chesterton village. The main facilities offered at the Club include golf, health and fitness and tennis as well as catering for events, conferences and weddings.
- 1.2. The whole site extends to 46 hectares and is in an area that is potentially contaminated. The Conservation Area lies to the far north east corner of the wider site, some 500m from the siting of the actual development proposal. A public footpath crosses the site commencing at the southern access point to the site off Akeman Street, past the west side of the building and exiting on the northern road (A4095).
- 1.3. There are a number of trees on the site and within the vicinity of the proposed extension that are protected by a Tree Preservation Order. Vehicular access to the site is gained from Akeman Street, although servicing is via an access from the A4095.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. Design changes to the walkway link between the existing hotel and the consented hotel extension (Application 15/01068/F)

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
13/01102/F	Two storey extension to existing hotel with roof accommodation to form 51 new bedrooms	Application Permitted
15/01068/F	Erection of two storey extension to existing hotel to form 62 new bedrooms (60 net increase)	Application Permitted

17/00133/NMA      Non-Material Amendment to 15/01068/F - Application  
Changes in alignment of windows and Permitted  
doors on all elevations to better suit the  
existing hotel and floor plans

#### **4. PRE-APPLICATION DISCUSSIONS**

4.1. No pre-application discussions have taken place with regard to this proposal

#### **5. RESPONSE TO PUBLICITY**

5.1. This application has been publicised by way of a site notice displayed near the site and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 07.02.2018.

5.2. No comments have been raised by third parties.

#### **6. RESPONSE TO CONSULTATION**

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

##### CHESTERTON PARISH COUNCIL

6.2. Raised no objections

##### OXFORDSHIRE COUNTY COUNCIL

6.3. Raised no objections

#### **7. RELEVANT PLANNING POLICY AND GUIDANCE**

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

##### CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

##### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

## **8. APPRAISAL**

8.1. The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area

### Principle of Development

8.2. The principle of this development was largely established via the previous application (Ref: 15/01068/F) where a covered walkway was approved but without it being fully enclosed such as the proposed development in this application. The walkway which is proposed in this application is not significantly different to what was previously approved and it is therefore considered that the principle of development is acceptable.

### Design, and impact on the character of the area

8.3. Section 7 of the NPPF – Requiring good design, attaches great importance to the design of the built environment and advises at paragraph 56 that ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’

8.4. Paragraph 61 states ‘although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment’

8.5. Paragraph 63 states ‘in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally within the area’

8.6. Policy ESD 15 of the adopted Cherwell Local Plan 2011-2031 advises that design standards for new development whether housing or commercial development are equally important, and seeks to provide a framework for considering the quality of built development and to ensure that we achieve locally distinctive design which reflects and respects the urban or rural landscape and built context within which it sits. The adopted Cherwell Local Plan 1996 contains saved Policy C28 which states that ‘control will be exercised over all new development, including conversions and extensions to ensure the standards of layout, design and external appearance, including choice of materials are sympathetic to the character or urban context of that development’.

8.7. Given the proposed walkway’s positioning on the south western corner of the recently approved hotel extension (Ref: 15/01068/F) views to it from anywhere other than the hotel and spa would be very minimal. The walkway would be in the centre of the hotel site sandwiched between the original hotel and the new extension and therefore it is only the most northern edge of the walkway that would be visible from beyond the immediate hotel site.

8.8. Given the proposed materials is largely glazed panelling between structural posts, it is considered that the walkway would be relatively discrete and wouldn’t

demonstrably impact on the character of the site or surrounding locality beyond what was previously approved in the 2015 application.

- 8.9. Some of the walkway would be metal cladded rather than glazing due to their views into three ground floor bedrooms in the original hotel, this elevation of the walkway would not be visible from beyond the immediate courtyard area and would not impact on the character and appearance of the area. Further to this the area between the walkway and affected bedrooms will be landscaped to soften the impact of the development.
- 8.10. It is considered that the proposed walkway would relate well to the original hotel and approved extension due to its discrete nature and simple form. Glazed elevations and a flat glazed roof would allow the walkway to sit comfortably between the hotel and extension without appearing dominant or affecting the original character of the buildings. Furthermore the hotel is a relatively modern building itself and of no historic merit and so a largely glazed minor structural addition would sit comfortably within the site.

#### Highway Safety

- 8.11. The proposed development would not result in an increase in the number of bedrooms or facilities at the site and would therefore have no impact on the amount of vehicular movements to and from the site. The walkway would also not result in the loss of any parking at the site.
- 8.12. It is therefore considered that there would not be any impact on highway safety as a result of this development.

### **9. PLANNING BALANCE AND CONCLUSION**

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. The proposed development would have very little impact on the character and appearance of the site and would not be visible from any public land beyond the hotel and golf club. The largely glazed structure would sit comfortably between the hotel and extension without appearing dominant. It is therefore considered acceptable.

### **10. RECOMMENDATION**

That permission is granted, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

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

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Project No. IALN17-0083 Drawing No. A20-30 Rev P1, A30-32 Rev P1, A20-31 Rev P1, A30-33 Rev P1, A46-30 Rev P1, A46-31 Rev P1, Planning Statement, Location Plan 1:2500, Location Plan 1:5000

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Case Officer: Lewis Knox

DATE: 23.02.2018

Checked By: Bob Duxbury

DATE: 6.3.18

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