

**Land Approx 1 Mile From J9 East Of M40 Part Of
M40 Through Chesterton Parish Chesterton**

22/01599/DISC

Case Officer: Katherine Daniels

Recommendation: Permitted

Applicant: Great Lakes UK Limited

Proposal: Discharge of Conditions 6 (colours and materials of any water slide, wolf, or other external built feature), 24 (footpath specification details) and 25 (Construction Traffic Management Plan) of 21/04158/F

Expiry Date: 25 July 2022

Extension of Time: 4 November 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The site was granted consent on appeal under planning ref 19/02550/F and comprises the western nine holes of an existing 18-hole golf course that forms part of Bicester Hotel, Golf and Spa (BHGS) near Chesterton, a village located immediately to the southwest of Bicester.

1.2. The site is located immediately to the east of the M40 (which runs south to north) and to the southwest of the A4095 (which runs roughly east to west). M40 Junctions 9 and 10 are located about 1km and 2.3km to the south and north, respectively. The BHGS site is located beyond the western developed edge of Chesterton, in open countryside, with the site comprising the westernmost part of the BHGS site. The approved development involves the development of part of the existing golf course delivering a new indoor leisure resort comprising a 498-bed hotel, waterpark, restaurants, adventure games, attractions, family bonding experiences, arcade games, retail and more. The proposed development will provide extensive landscaping works, enhancing the existing landscaped context, and including a new circa 6ha nature trail for public use.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. The applicant wishes to discharge Conditions 6, 24 and 25 of planning permission 21/04158/F.

2.2. Condition 6 states the following; *Prior to commencement of development, details of the colours and materials of any water slide, wolf, or other external built feature beyond the main building(s) shall be submitted to and approved in writing by the Local Planning Authority.*

2.3. The application has submitted the following information to discharge the application, Proposed exterior flume colours, stone wolf sculpture dimensions and wolf sculpture details and a proposed site plan – condition 6 application extent of external features.

2.4. Condition 24 states the following; *Prior to the first use of any new public footpath, the new footpath shall be formed, constructed, surfaced, laid and marked out, drained in completed in accordance with specification details which shall firstly submitted to and approved in writing by the Local Planning Authority.*

- 2.5. The applicants have provided additional information following comments from the Rights of Way officer. They have updated the plans so the plans now show crushed stone.
- 2.6. Condition 25 states the following; *Prior to the commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local planning authority, in conjunction with the Local Highway Authorities. The CTMP shall provide for:*
- a) the routing of construction vehicles and Construction Plan Directional signage (on and off site);*
 - b) the parking of vehicles of site operatives and visitors;*
 - c) loading and unloading of plant and materials;*
 - d) storage of plant and materials used in constructing the development;*
 - e) operating hours and details of deliveries;*
 - f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
 - g) wheel washing facilities;*
 - h) measures to control the emission of dust and dirt during construction;*
 - i) a scheme for recycling/disposing of waste resulting from demolition and construction works;*
 - j) overall strategy for managing environmental impacts which arise during construction;*
 - k) procedures for maintaining good public relations including complaint management, public consultation and liaison;*
 - l) control of noise emanating from the site during the construction period;*
 - m) details of construction access(s); and*
 - n) provision for emergency vehicles*
- 2.7. The applicants have amended the Construction Management Plan and have submitted Construction and Management Plan Rev5.

3. RELEVANT PLANNING HISTORY

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

19/02550/F – Redevelopment of part of golf course to provide a new leisure resort (sui generis) incorporating water park, family entertainment centre, hotel, conferencing facilities and restaurants associated access, parking and landscaping. Initially refused but subsequently allowed at appeal.

21/04158/F – Variation of Condition 2 (Plans) of 19/02550/F – Comprising: 1. Alterations to the family entertainment centre including adjustments to the number and types of leisure attractions; 2. Reconfiguration of the conference centre orientation and floor plan to consolidate the guest experience and improve internal circulation; 3. General

internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but does affect a small number of external door and window positions; 4. Updates to the landscape design proposal as a result of the building footprint changes (a 3.6m move of all buildings westward) and reconfiguration of the Conference Centre and fire tender access to the site; 5. Extension of the Porte cochere, as a result of shifting the building 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses; 6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme; 7. Relocation of Great Wolf entrance statue; 8. Roof updates in line with revised roof access strategy; 9. Minor MEP and utility updates across the site; and 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones. Approved.

4. RESPONSE TO CONSULTATION

- 5.1. CDC Environmental Protection – Is satisfied that condition 25 can be discharged.
- 5.2. OCC Highways – Have no comment on Condition 6, No objection to Condition 24 and 25 following the receipt of the amended CTMP.
- 5.3. CDC Landscape - Have considered the proposals and my only comment is the wolf sculpture is not as finely carved as I would of hoped. I would suggest a local artist is employed to design and create an exemplary piece of sculpture.

5. APPRAISAL

- 6.1. The waterslide colours are the following; beige, oyster white, translucent red, tomato red, coral red, translucent green, pastel green, light green, translucent aquamarine, beige grey, pebble grey, red brown and orange brown. The Landscape Officer has no objection to the proposal in regards to the flue details. I consider the colours will blend in with the site and its surroundings, therefore the flue details are acceptable.
- 6.2. The applicants have also provided details of the Wolf Structure, and although the design could be better, I do not consider the overall design is sufficient to warrant a refusal. In addition, the wolf is part of the overall branding of the developers. On the basis of this information, it is considered that the proposal is considered to be acceptable in order to discharge condition 6.
- 6.3. Condition 24 relates to the surfacing of the public footpath. They have provided additional information to ensure it is crushed stone, as the drawings originally had been altered in error. They have also amended the size of crushed stone to 40mm from 70mm.
- 6.4. The applicants have submitted a new CTMP, version 5 as a result of the comments received. Environmental Protection does not object to the proposal. As a result of the amendments, the Local Highway Authority is happy with the proposed information. Therefore Condition 25 can be discharged.

6. RECOMMENDATION

That Planning Condition(s) 6, 24 and 25 of 21/04158/F be discharged based upon the following:

Condition 6

Wolf Sculpture Drawing Pack (19095934) and Flume Details 4540829 Rev A received 30 May 2022.

Condition 24

Public Right of Way Location and Detail Plan (BMD.19.010.DR.P005 Rev C)
received 26th October 2022

Condition 25

Construction Traffic Management Plan Rev 5 received 8 August 2022.

Case Officer: Katherine Daniels

DATE: 2 November 2022

Checked By: Caroline Ford

DATE: 4 November 2022
