

No.3	APPLICATION NO.	2019/1032/FUL
	LOCATION	Briars Hall Hotel 156 Briars Lane Lathom Ormskirk Lancashire L40 5TH
	PROPOSAL	Addition of an ancillary kitchen and events space to the existing building, new single storey structure to provide 22 guest accommodation units and associated landscaping. Relocation of bio-cabin
	APPLICANT	Mr M Higham
	WARD	Newburgh
	PARISH	Lathom
	TARGET DATE	15th January 2020

1.0 SUMMARY

- 1.1 The application relates to extensions to Briars Hall Hotel which is within the Green Belt and within the Briars Brook Conservation Area. The proposed development has been identified as being inappropriate development in the Green Belt which causes significant harm to the openness of the greenbelt. However, the applicants have put forward very special circumstances to justify this development. I do regard the economic case put forward to ensure the viability of the hotel and protect/boost local employment to bring significant benefits which I consider in this instance outweigh this harm to the green belt.
- 1.2 In terms of design I consider that the proposals meet the statutory duty under s72 of the Act, comply with the tests in the NPPF and meet Local Plan policies EN4 and GN3 in respect of conservation and design. The proposed development is acceptable in relation to residential impacts, highways, drainage, trees and ecology.

2.0 RECOMMENDATION That planning permission be **GRANTED** subject to conditions:

3.0 THE SITE

- 3.1 The site relates to the Briars Hall Hotel which is located in a recessed location on the west side of Briars Lane, near to the southern edge of Burscough. The hotel consists of the extended main building now consisting of 25 bedrooms, a restaurant/bar and two private dining areas and conference facilities. A coach house is located adjacent to the site access and is used by the owners/operators mainly for residential purposes, with a small ancillary office also in the building. A hair salon is located within a former garage adjacent to the coach house. At the rear of the Hotel is a garden which is enclosed by a tall brick wall which forms the northern boundary to the site.
- 3.2 The building is within a relatively isolated location being some 90m from the small Briars Brook residential enclave to the north and a collection of residential properties to the east on Briars Lane. The land surrounding the Hotel is largely agricultural with a stables and paddock close to the northern boundary. A brook with a small woodland forms the western boundary with large agricultural sheds beyond.
- 3.3 The site is located within the Green Belt and within the Briars Brook Conservation Area. The core of the hotel is an old hall which is a significant building contributing to the character of the area and occupying a prominent position in the Conservation Area.

3.4 The site is accessed from Briars Lane by a dedicated in/out access road which leads to a large car parking area to the south side of the hotel, with additional parking also provided at the front of the building.

4.0 PROPOSAL

4.1 The proposal comprises is a resubmission of a similar application 2018/1180/FUL which was formerly withdrawn. The current application comprises 4 elements:

4.2 The erection of a new single storey L shaped annexe to provide accommodation for 22 rooms. (Total 47) This is proposed on the undeveloped grassed area to the west of the main hotel to the edge of the woodland/brook which forms the site's western boundary. The annexe is designed to resemble a stable block and would be finished with red brick/timber facing and a slate roof to reflect the main building and its rural setting.

4.3 The erection of a single storey addition to the existing kitchen on the north side of main Hotel.

4.4 The erection of a single storey flat roofed events space linking to the existing function facilities as an extension to the west side of the existing main hotel. The event space is single storey glazed contemporary building with a green roof with circular rooflights.

4.5 The relocation of the bio cabin some 15m eastward towards the rear of main hotel kitchen to accommodate the redesigned annexe.

4.6 The new annexe accommodation has a footprint of 457sqm, the single storey events space extension 180sqm; and the kitchen extension 97sqm. The development will add 734sqm to the existing 1203sqm.

4.7 A landscaped courtyard garden area is to be created between the annexe and the proposed extended events space for entertaining guests.

5.0 SUPPORTING INFORMATION AND APPLICANT'S CASE

5.1 The applicant has produced the following supporting documents:

Planning Statement
Design and Access Statement
Heritage Statement
Biodiversity/Ecology Report
Arboricultural Method Statement
Arboricultural Impact Assessment

5.2 Briars Hall Hotel is a successful wedding, events and conference venue which has been trading as a hotel since 1972 with the current operators having owned the hotel for 15 years. The hotel presently has 25 bedrooms, all of which are on the first floor and only accessible by stairs. Access for disabled guests is therefore not currently available and this limits the capacity of the hotel to properly serve the needs of the community.

5.3 The additional 22 bedrooms proposed will overcome the accessibility issue and will also improve the capacity of the hotel (47 bedrooms,70 guests) to accommodate larger weddings and events, which are now the main focus of the hotel. In 2018 the hotel accommodated around 60 large weddings (just over one a week) and it is intended to increase this number once the additional rooms and other improved accommodation is

provided. The number of events/conferences is also to be increased when the additional facilities are available.

- 5.4 The proposed additional ancillary facilities proposed (i.e. the extended kitchen and the event space) are needed to improve the hotel's 'offer' and to properly compete with other venues in the area and further afield.
- 5.5 The hotel currently has around 25 full time staff and can employ an additional 15 or more part time staff for a large wedding or function. If the submitted proposals go ahead, another 10 or so full time staff and 20 part time staff would be employed. The vast majority of the staff lives within 10 miles of the hotel.

6.0 CONSULTEE RESPONSE

- 6.1 Environmental Health Officer (05/12/19) no objections in respect of extensions. Some concern over use of event space and suggests conditions to control noise.
- 6.2 Principal Engineer (19/11/19).The proposal to discharge foul wastewater to the existing foul/combined drainage system is acceptable. However, the plans for this application indicate that the intention is to discharge the surface water to the existing drainage system without considering the hierarchal approach.
- 6.3 United Utilities (07/11/19) In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
- 6.4 LANCASHIRE COUNTY COUNCIL - Highways (08/11/19) No objections.
- 6.5 HEALTH AND SAFETY EXECUTIVE (19/11/19). No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder.
- 6.6 Canal and River Trust (06/11/19) No comments.
- 6.7 Lathom Parish Council (25/11/19) No objections- need to ensure appropriate materials, trees protected and consult Cadent re gas pipeline.

7.0 OTHER REPRESENTATIONS

- 7.1 None.

8.0 RECENT RELEVANT PLANNING HISTORY

- 8.1 2018/1180/FUL Addition of an ancillary kitchen and events space to the existing building, new single storey structure to provide 22 guest accommodation units and associated landscaping WITHDRAWN.
- 8.2 2018/1852/OTHFPN GRANTED Conversion of a former garage to a hair salon.
- 8.3 2012/0223/FUL GRANTED First floor extension to create bedroom and ensuite.
- 8.4 2005/1554: REFUSED Retention of replacement windows
- 8.5 1999/0830: APPROVED Single storey extension to lounge.

8.6 1990/1136: APPROVED Two storey extension forming 23 bedrooms, swimming pool/jacuzzi/sauna & fitness centre for residents only & replacement effluent treatment plant.

9.0 RELEVANT PLANNING POLICIES

9.1 National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 Development Plan Document provide the policy framework against which the development proposals will be assessed.

9.2 The site is located within Green Belt and within the Briars Brook Conservation Area as designated in the West Lancashire Local Plan 2012-2027 DPD.

9.3 National Planning Policy Framework

Building a strong competitive economy

Promoting sustainable transport

Achieving well-designed places

Protecting Green Belt land

Meeting the challenge of climate change, flooding and coastal change

Conserving and enhancing the natural environment

Conserving and enhancing the historic environment

9.4 West Lancashire Local Plan (2012-2027) DPD

Policy SP1 – A sustainable development framework for West Lancashire

Policy GN1 – Settlement Boundaries

Policy GN3 – Criteria for Sustainable Development

Policy EC2 – The Rural Economy

Policy IF2 – Enhancing Sustainable Transport Choices

Policy EN2 – Preserving and Enhancing West Lancashire's Natural Environment

Policy EN4 – Preserving and Enhancing West Lancashire's Cultural and Heritage Environment

9.5 Supplementary Planning Documents:

Design Guide (Jan 2008)

Green Belt (Oct 2015)

10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

. Assessment

10.1 The main areas of consideration in determining this application are:

Principle of Development in Green Belt

Design, Visual Appearance and Impact upon the Conservation Area

Impact upon adjoining land uses/residential amenity

Highways/parking

Ecology

Trees

Drainage

Principle of Development in Green Belt

- 10.2 The NPPF advises that in relation to Green Belts planning permission will not be given except in very special circumstances for the erection of new buildings other than for a limited range of purposes.
- 10.3 Paragraph 133 of the NPPF retains the government's view that great importance is attached to Green Belts. It states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; essential characteristics of Green Belts are their openness and their permanence. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 10.4 Paragraph 145 and 146 sets out those buildings that are not considered to be inappropriate and includes: *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*; The Hotel started off as a modest conversion of the existing old hall building with 8 bedrooms and was substantially extended in the 1990's with the addition of significant extensions. The hotel presently has 25 bedrooms and significant areas for function and hotel recreational uses. In this context the extensions to create the events building and specifically the annex building would cover a larger footprint, and because of the 'L' shaped configuration, spread development to the south west of the site on an area of the site that has previously been undeveloped. I consider that the new buildings would be a disproportionate addition and as a result would have a greater impact on the openness of the Green Belt, and would therefore be found to be inappropriate development.

Very Special Circumstances

- 10.5 Paragraph 144 confirms that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 10.6 The applicants in their Planning Statement have put forward the following as Very Special Circumstances:
- 10.7 The Business Case

Need ground floor bedrooms to cater for those with physical disabilities

Current mismatch between the capacity of Briars Hall Hotel in terms of guests who can attend a wedding or function/event and be comfortably catered for and the number who can be accommodated on site in bedrooms on the night of the wedding or function/event. Need more accommodation and extended event/conference facilities to offer an attractive events/wedding venue package.

Need to increase bedrooms and extend event/conference facilities to be viable and compete with other venues within and outside the Borough

Need more and extended event/conference facilities to offer wider range and larger conference facilities

The extended facilities will boost the local economy by employing another 10 or so full time staff and 20 part time staff thus complying with the NPPF paras 80-84 and Policy EC2. The vast majority of the current staff lives within 10 miles of the hotel.

The extended facilities will ensure the long term viability of the hotel protecting the existing 25 jobs

The extended facilities will result in the protection of existing and the promotion of new jobs amongst the hotel's local suppliers and the tourist trade generally

The hotel's accountants have confirmed generally the need for the proposals to maintain the viability of the business

10.8 The Travel Case

The lack of sufficient on-site accommodation results in guests having to travel to other accommodation off-site after the evening reception and potentially at other times during the day. This is not only inconvenient to the guests, but also leads to unnecessary trips which is not sustainable, and which also results in additional vehicle emissions.

The lack of sufficient on-site accommodation results in guests having to travel to other accommodation off-site after the evening reception and some additional noise and disturbance to surrounding residents.

The green belt balance

10.9 The proposed development has been identified as being inappropriate development in the Green Belt which by definition causes harm to the green belt. The kitchen extension creates minimal harm to openness as it largely replaces a collection of extensions and outbuilding within the rear yard area. The single storey extension to create the events building extends the footprint of what is already an extended hotel further and has some impact on openness. The relocated bio cabin would be a marginal improvement on openness. More specifically the annex building would cover a larger footprint, and because of the 'L' shaped configuration, spread development to the south west of the site into an area of the site that has previously been undeveloped. Taken together these developments are disproportionate additions which cause a significant harm to the openness of the greenbelt encroaching development further into the countryside. This would erode the openness of the green belt on the western side of the Hotel. I find parts of the applicant's case for Very Special Circumstances to be less than compelling. I do not find the travel case to carry any specific weight as the extended facilities themselves would create more vehicle movements/ emissions and given the location of the nearest residential properties the hotel does not create any significant late night amenity problems.

10.10 I do however regard the economic case put forward to ensure the viability of the hotel to be of significant benefit. I recognise that the wedding and event/function market is very competitive regionally and more locally in northwest Lancashire and Briars Hall needs to increase its offer if it is to remain viable and competitive in the area which has been confirmed generally by the hotel's accountant. Furthermore, increasing operational costs, including business rates, VAT, beer duty, the minimum wage and pension contributions are making it very difficult to successfully run a business and this has been reflected in the number of licensed premises which have closed recently. The additional bedrooms and extended event/conference facilities would provide more inclusive facilities. The extended facilities will ensure the long term viability of the hotel protecting the existing 25 jobs and employing an extra 10 or so full time staff and 20 part time staff thus complying with the NPPF paras 80-84 and Policy EC2. I consider these benefits are very special circumstances which outweigh the harm to openness of the green belt in this instance.

Design, Visual Appearance and Impact upon the Conservation Area

- 10.11 Whilst not listed the building (dates from around 1745) and has a remodelled 'Victorian' styled frontage. It is identified as being an important unlisted building in the Briars Brook Conservation Area Character Appraisal. Since it has been run as a hotel the original hall building has been substantially altered with modern extensions in differing designs. The Hall is set well off the main road frontage and is screened by existing trees.
- 10.12 The new kitchen is proposed at the rear and is screened by the existing two storey wing. The kitchen extension is an improvement on the current collection of outbuildings and temporary structures. Moreover the northern boundary is contained by the former garden wall and will have little or no impact on either the character or appearance of the CA. Details will however be needed on the proposed extraction systems as these could have an effect on the appearance of a building.
- 10.13 Whilst more noticeable the new events space extends west from the existing modern two storey 'wedding' block. The new flat roofed glazed block extends into the existing garden 'amenity' space and will be bounded by the existing car park. Given the landscape/walled enclosure provided to the existing site I do not feel the structure will be overly prominent visually and whilst it will be undoubtedly glimpsed at from outside the site the extension would largely only reveal itself from inside the site. The design is contemporary and an obvious contrast to the more formal architecture of the Hall. However given the rather simple architectural form, the use of quality materials and proposed finish should complement the more traditional form of the main building.
- 10.14 The new accommodation block forms an 'L' shape and sits within the remaining garden space at the Hall. The annexe is designed to resemble a stable block and would be finished with red brick/timber facing and a slate roof to reflect the main building and its rural setting. It is proposed that the space in between the new accommodation and the events extension will be a landscaped courtyard. Visually the new courtyard block will be contained within the site and will have a limited impact beyond the site. From Briars Brook it will be difficult to see the new accommodation although it may be glimpsed at from the south. Given the limited height of the building, only part of the slate roof may be visible. I note that such views are not regarded as being important in the Briars Brook Conservation Area Appraisal. Under such circumstances the harm to the appearance of the wider CA is likely to be limited and slight at worst.
- 10.15 In terms of the character of the area decision makers must give some significance to the fact that Briars Hall has an important historical association with the CA and remains an important building in the CA. I am however mindful that previous modern extensions have an adverse impact on the Hall and how it relates to its wider historic setting. In my view whilst the proposals are unlikely to cause additional harm, they add nothing to the 'character' of the building or wider CA.
- 10.16 The principle statutory duty under the P(LBCA) Act 1990 is to preserve the character or appearance of a conservation area" and its setting. s.72(1). I consider the development as a whole preserves the character of the Conservation Area, This requirement is a different test than that required under the NPPF (p134).
- 10.17 I consider that the proposal will cause a small degree (slight) of visual harm to the appearance of the Briars Brook CA. In terms of the NPPF I would regard the harm to be 'less than substantial' (P.196) and in this regard I consider the economic benefits of the development to the local area to outweigh the slight harm. I consider that the proposals meet the statutory duty under s72, comply with the tests in the NPPF and meet Local Plan policies EN4 and GN3 in respect of conservation and design.

Impact upon adjoining land uses/residential amenity

- 10.18 Policy GN3 of the Local Plan states that developments should 'retain reasonable levels of privacy and amenity for occupiers of neighbouring and proposed properties.'
- 10.19 The proposed development is within a relatively isolated location being some 90m from the small Briars Brook residential enclave to the north and a collection of residential properties to the east on Briars Lane. Owing to the location of the extensions and the relatively secluded nature of the site I am satisfied that the amenity and privacy for neighbouring properties and land users would not be significantly impacted by the proposal. The Council's Environmental Health Officer has raised some concern over the potential for late evening use of the event space/court yard and its relationship to the proposed accommodation block. I consider this relationship is no different from many hotels and do not consider it reasonable or necessary to impose conditions to protect guests in this regard. I consider the development complies with the requirements of Policy GN3 in respect of residential amenity.

Highways / parking

- 10.20 Policy GN3 of the Local Plan requires proposals for development to (amongst other things) incorporate suitable and safe access and road layout design and ensure that parking provision is made in line with the standards set out in Policy IF2. In terms of 'suitable and safe access', this should include provision for vehicles to enter and leave the site in a forward gear.
- 10.21 The site is accessed from Briars Lane by a dedicated in/out access road with parking provided at the front of the building. There is an extensive car parking area to the south side of the hotel. The current designated access arrangements are acceptable and can accommodate the extended numbers of visitors and patrons attending the site without detriment to highway safety. There is satisfactory existing parking provision for visitors and staff, 112 spaces to cater for the additional bedrooms and events. The Highway Authority have no objections to this application and I consider that the proposed development should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. The proposal thereby complies with GN3 and IF2 in this respect.

Ecology

- 10.22 Policy EN2 seeks to protect priority species and their habitats. If significant impacts on biodiversity are unavoidable, then mitigation or as a least compensation, is required to fully offset any impacts.
- 10.23 Due to the rural location of the buildings it was necessary to carry out an ecological survey of the site and building to establish the presence or absence of any protected species and priority habitats. In this respect a Preliminary Ecological Appraisal was carried out. This identified within the main hotel building the presence of a maternity Pipistrelle (*Pipistrellus* sp.) roost. Two additional buildings within/ in close proximity to the developmental footprint were found to be absent of bat roost suitability. In order that the development does not have any impact upon the identified breeding roost, a series of mitigation measures have been recommended during construction to avoid any impact to this roost. The report also recommends that landscaping incorporates native plants as opposed to non-native species that are of significantly less benefit to wildlife. Subject to safeguarding and mitigating conditions I consider the development will accord with EN2 in respect of ecology.

Trees

10.24 Policy EN2 also seeks to protect trees of significant amenity, screening, wildlife or historical value. The previous application contained deficiencies in information in respect of the proposed location of the annexe and its impact on trees. There are numerous trees around the site that could be impacted upon during the proposed development. There is a group of high quality holly mixed with some conifers in the SE corner next to the existing hotel building and the shelterbelt of mixed broadleaf trees on the western boundary adjoining the brook is of a high grade. The annexe building has now been moved away from the shelter belt of woodland on the west of the site. In the resubmission application a more accurate site and tree survey has been submitted which now shows clearly the proposed development and its impacts on these areas of trees. Amendments have also been made to the Arboricultural Impact Assessment and Method Statement. These revisions in the resubmitted application are now acceptable subject to conditions and meet the requirements of Policy EN2.

Drainage

10.25 Policies GN3 and IF3 both seek to ensure flood risk is avoided / mitigated through development and that proposals for new development can be appropriately accommodated by existing water and drainage infrastructure. Paragraph 103 of the NPPF requires priority use to be given to SuDS and in accordance with Paragraph 80, Section 10 of the Planning Practice guidance, the preferred means of surface water drainage for any new development is via infiltration and then discharge to a watercourse.

10.26 The proposal to discharge foul wastewater to the existing foul/combined drainage system is acceptable. However, the plans for this application indicated that the intention was to discharge the surface water to the existing drainage system without considering the hierarchal approach. However, the applicant has confirmed his intention to use a more sustainable and feasible drainage solution utilizing the nearby brook and this can be dealt with by a pre commencement drainage condition. In this regard the proposal would comply with Policies GN3 and IF3.

11.0 CONCLUSIONS

11.1 The proposed development has been identified as being inappropriate development in the Green Belt which by definition causes harm to the green belt. Taken together the proposed extensions cause significant harm to the openness of the greenbelt encroaching development further into the countryside. This would erode the openness of the green belt on the western side of the Hotel. However, the applicants have put forward very special circumstances to justify this development. I do regard the economic case put forward to ensure the viability of the hotel and protect/boost local employment to bring significant benefits which I consider in this instance outweigh this harm to the green belt.

11.2 In terms of design I consider that the proposals meet the statutory duty under s72 of the Act, comply with the tests in the NPPF and meet Local Plan policies EN4 and GN3 in respect of conservation and design. The proposed development is acceptable in relation to residential impacts, highways, drainage and ecology. The issues in respect of the impact on trees have now been addressed and the development is now acceptable.

11.3 Subject to appropriate conditions I consider that the proposals accord with Policies GN1, GN3, EC2, IF2, EN2 and EN4 of the Local Plan and advice contained in the NPPF. As such the proposal is acceptable.

12.0 RECOMMENDATION

12.1 That Planning Permission be GRANTED subject to the following conditions:

Condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements 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. The development hereby approved shall be carried out in accordance with details shown on the following plans: -
Location Plan and Proposed Site Plan shown on Dwg No 220B received by the Local Planning Authority on 20.11.19
Ground Floor Proposed Dwg No 221 received by the Local Planning Authority on 14.10.19
First Floor Proposed Dwg No 222 received by the Local Planning Authority on 14.10.19
North elevation Kitchen/Conference Dwg No 116 received by the Local Planning Authority on 20.11.19
Event Space Elevation/Sections Dwg No 225 received by the Local Planning Authority on 14.10.19
Stable Block Elevations Dwg No 224 received by the Local Planning Authority on 14.10.19
Stable Block Sections Dwg No 227 received by the Local Planning Authority on 14.10.19
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. No development above slab level shall take place until details and samples have been submitted to and approved in writing by the Local Planning Authority of all external materials including brickwork, render, roofing materials, rainwater goods, window frames and door frames. The approved details shall be implemented in full and maintained as such throughout the duration of the development.
Reason: To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policies GN3 and EN4 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. Notwithstanding the submitted Drainage Plan Dwg No 118 no development shall take place until a strategy for the separate foul and surface water drainage of the development, including any necessary attenuation measures, maintenance, management proposals and phasing of delivery has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of this Council's Planning Applications - Drainage, Flood Risk and Sustainability guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme shall be completed in accordance with the approved details prior to first use/occupation of the extended part of the hotel. In the event that infiltration is proven to be infeasible the peak rate of surface water discharge to the receiving surface water system is not to exceed 3.0 l/s. To aid the checking of calculations the mdx file for the surface water drainage design should be submitted, if available
The approved drainage system shall be retained, managed and maintained in accordance with the approved details at all times for the duration of the development.
Reason: These details are required prior to the commencement of development to ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. No part of the development hereby granted permission shall be commenced until details of a scheme to control the emission of fumes and odours from the premises including:
 - a. the provision of odour filters;
 - b. the siting of any external ventilation stack; and,

c. details of any measures which are necessary to attenuate noise from the ventilation stack;

have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully installed and operating prior to the development hereby permitted being first brought into use. It shall thereafter be retained, maintained and operated to the approved specification.

Reason: To safeguard the amenities of neighbouring occupiers, in respect of odour and noise generation and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

6. The development should not be brought into use unless and until a scheme to demonstrate how refuse and recycling will be stored and managed within the site has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented prior to first occupation of the development hereby approved and shall remain in place thereafter.

Reason: To reduce and manage waste generated from the development in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

7. The development shall be carried out in accordance with the Preliminary Ecological Appraisal by Tyrer Ecological Consultants Ltd received by the Local Planning Authority on 29 October 2019 and recommendations listed in Section 9.0 Conclusions & Recommendations of that report.

Reason: In the interests of nature conservation and to ensure compliance with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

8. The development shall be carried out in accordance with the tree protection measures detailed in the Arboricultural Method Statement by Mulbery Ref TRE/BHH/RevA, received by the Local Planning Authority 14 May 2019 and shown on Proposed Site Plan Dwg No 220B received by the Local Planning Authority on 20.11.19 .

Reason: To safeguard the health of the trees and so ensure that the proposed development complies with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

9. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks

- hard surfaced areas and materials,

- planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.

- existing plants / trees to be retained

- A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the hotel accommodation hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 7 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with Policy GN3 and EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

Policy SP1 - A sustainable development framework for West Lancashire

Policy GN1 - Settlement Boundaries

Policy GN3 - Criteria for Sustainable Development

Policy EC2 - The Rural Economy

Policy IF2 - Enhancing Sustainable Transport Choices

Policy EN2 - Preserving and Enhancing West Lancashire's Natural Environment

Policy EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Environment

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.