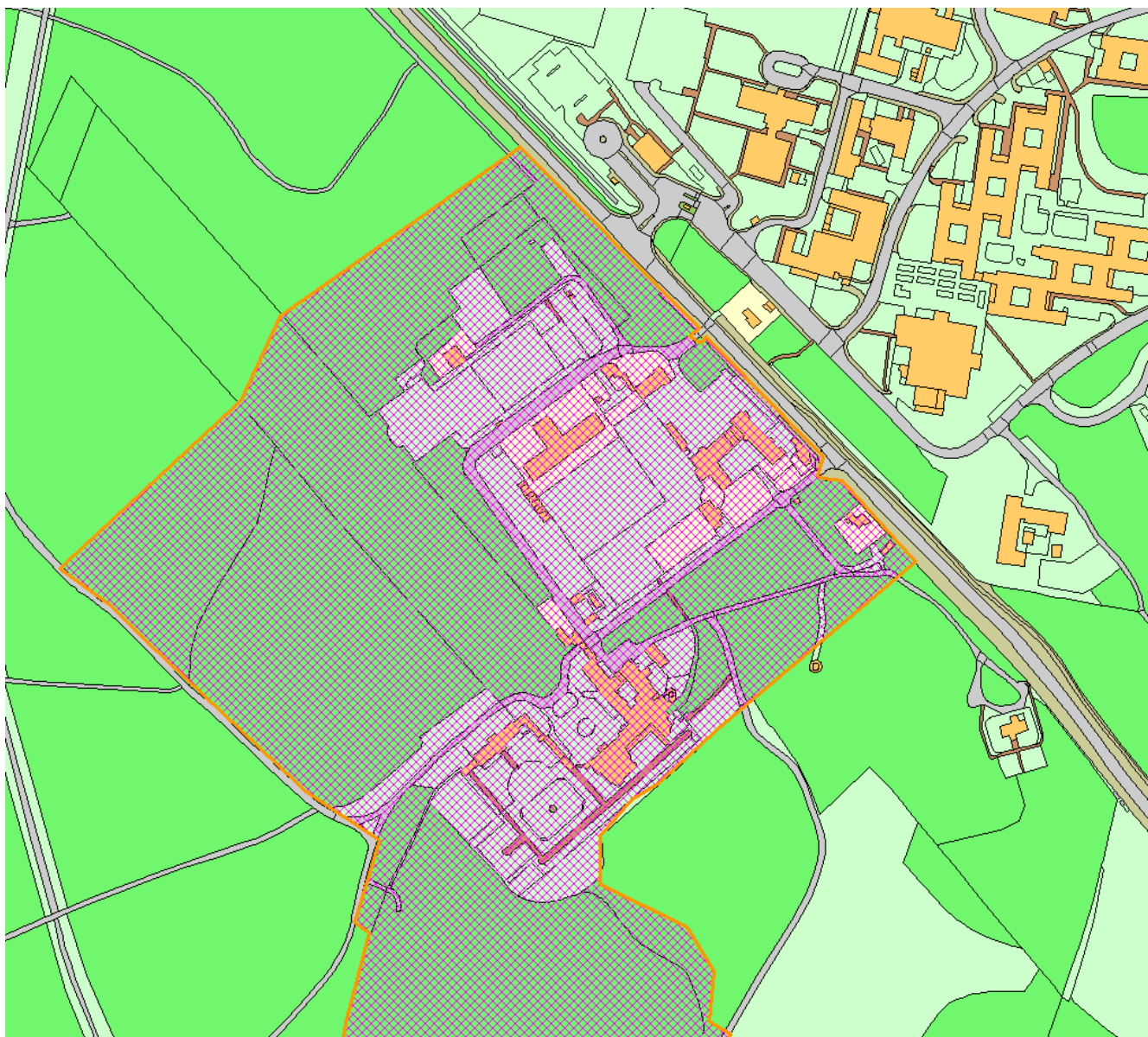


COMMITTEE REPORT

APPLICATION NO.	22/02182/FUL
LOCATION	Minley Manor, Minley Road, Blackwater, Camberley Hampshire GU17 9JT
PROPOSAL	Change of use of Minley Manor and ancillary land and buildings from C2A to a hotel, restaurant and wedding venue use, erection of an extension to the Manor following demolition of existing structures, erection of an extension to the orangery, extension and alteration of former swimming pool buildings, extension, alterations and change of use of stable buildings to form 8 hotel suites, demolition of garages adjacent to stables, demolition of garages adjacent to Arch Cottage and erection of 7 hotel suites, erection of an extension to the officers annexe, erection of a spa building, swimming pool and function suite in the North Walled Garden, erection of a forestry building, creation of a new parking area, alterations to the internal road layout, alterations to Kennel Cottage, erection of new entrance lodge, walls and gates and alterations to the vehicular access onto the A327
APPLICANT	Mrs Anqi Shi
CONSULTATIONS EXPIRY	16 January 2024
APPLICATION EXPIRY	24 October 2023
RECOMMENDATION	RECOMMENDATION A Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations detailed below (and any section 278 agreement so required), with delegated authority to the Executive Director – Place to make or approve changes to the planning obligations and planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit, resolve to PERMIT, subject to planning conditions listed at the end of this report. RECOMMENDATION B In the event that the S106 agreement is not completed within six months of the date of the Committee resolution (or longer period as may be agreed by the Executive Director – Place) permission be REFUSED under delegated powers for reasons stated at the end of this report.

SITE LOCATION PLAN



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BACKGROUND

This is a Full Planning application for the development as described in the cover sheet. There is a separate Listed Building application. The application is brought to Planning Committee at the discretion of the Executive Director – Place in accordance with the Council’s Constitution due to the relative size and importance of the proposal and the officer’s recommendation for approval. It has been concluded that the proposal is not a departure from the Development Plan, despite being advertised as such on a precautionary basis when the application was registered.

EXECUTIVE SUMMARY

The application site is located outside of a defined settlement boundary and therefore is located within the countryside. The site extends to 17.93ha of land forming part of the Minley Manor Register Historic Park and Garden (Grade II). The proposed development focuses on the Manor House (Grade II*) and the collection of associated estate buildings, the majority of which are also statutory listed, or curtilage listed (a schedule is set out under the Description of the Site at page 3). The application site, as defined by the red line, does not include all of the buildings and the surrounding park and woodlands that makes up the wider estate.

The applicant seeks permission for change of use of the former MOD premises to create a 108-suite boutique hotel and spa, including ancillary restaurant and wedding venue use. The proposal includes a number of extensions and new buildings, together with a widened vehicle access to the site (a full summary of the work is set out under Proposal at page 5).

Extensive pre-application discussions were held between the Applicant and Council Officers, Historic England, Victorian Society and Hampshire Gardens Trust. Discussions have also been held between the Applicant and Hampshire Highways Team. During the course of the application, numerous consultation responses from interested bodies were received (set out from page 8).

As the development affects heritage assets, it is necessary to assess the significance of those assets, and the impact of the proposed development on those assets. The relevant statutory test is for the Council to have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which they possess. In respect of the Registered Park and Garden, the test is to celebrate designed landscapes of note, and encourage appropriate protection of them. Where harm arises to heritage assets, that harm must be weighed against the public benefits accrued and whether the development represents the optimum viable use for those assets.

The application must be assessed against the relevant countryside policies within the Development Plan, and having regard to other material considerations, such as the National Planning Policy Framework 2023, and its parallel Planning Practice Guidance (set out at page 7).

Starting from page 28 is the assessment of the development. Weighing against the proposal is the moderate to less than substantial harm to the heritage assets arising from extensions and new buildings; together with moderate harm arising from the loss of trees on site and on the highway verge resulting in the change to the visual experience along Minley Road.

Weighing in favour of the proposal is the re-use of this collection of under-utilised heritage assets and bringing them into an optimum viable use which will result in the investment and repair to the assets on site. The use of the site will allow for members of the public to appreciate the heritage assets (as visitors to the hotel and spa) and on designated Heritage Open Day(s).

Further weighing in favour of the development is the moderate benefit arising from the reduction to impermeable hard surfacing and the improvement to surface water drainage; together with the moderate benefit to the landscape through securing a detailed landscape management and maintenance plan.

Officers have concluded that the development accords with Policies SD1, ED3(a),(b),(c), and (e) together with NBE1(h),(j), and (l), NBE2, NBE9, NBE11, INF1 and INF3 of the HLP32.

The application is recommended for approval, subject to conditions and a Section 106 legal agreement. The Heads of Terms for the S106 are:

- SAMM financial payment equivalent to 10no. dwellings
- Annual Heritage Open Day(s)
- Travel Plan (to include requirement for shuttle bus)
- Travel Plan monitoring fees of £1,500 for the initial monitoring fee and £3,000 per annum for 5 years (£15,000)
- S278 highway works to secure the northern access junction works, pedestrian refuge, ghost lane, and visibility splays

DESCRIPTION OF THE SITE

The application site is located outside of a defined settlement boundary and extends to approximately 17.93ha. The site consists of a large manor house with a number of associated estate buildings. The application site, as defined by the red line, does not include all of the buildings and the surrounding park and woodlands that makes up the wider estate.

The Manor House and many of the estate buildings are Grade II*, Grade II or Curtilage Listed buildings and are set within a Registered Park and Garden (Grade II). The relevant heritage assets (statutory and non-statutory Listed Buildings and Registered Park) are set out in the table below.

Minley Manor Grade	Grade II*
Orangery and Loggia	Grade II*
Arch Cottage & Entrance Arch	Grade II*
Garden Terrace Walls and Seat	Grade II
Game Larder (formerly dairy)	Grade II
Main Lodge and Gates	Grade II
Stables and Stable Quarters	Grade II
Summerhouse	Grade II (Not included in the application)
Water Tower	Grade II (Not included in the application)
Minley Manor Park and Garden	Grade II Registered Historic Park and Garden
Orchard Cottage	Curtilage Listed
Church Lodge	Curtilage Listed
Swimming Pool	Curtilage Listed
Bothy Cottage	Curtilage Listed
Kennel Cottage	Curtilage Listed
Garage and/or Outbuilding	Curtilage Listed
Kitchen and Garden Walls	Curtilage Listed

Access into the site is via two entrances from Minley Road. The Manor House is set back from Minley Road, approached via the southern drive (referred to as the heritage gates)

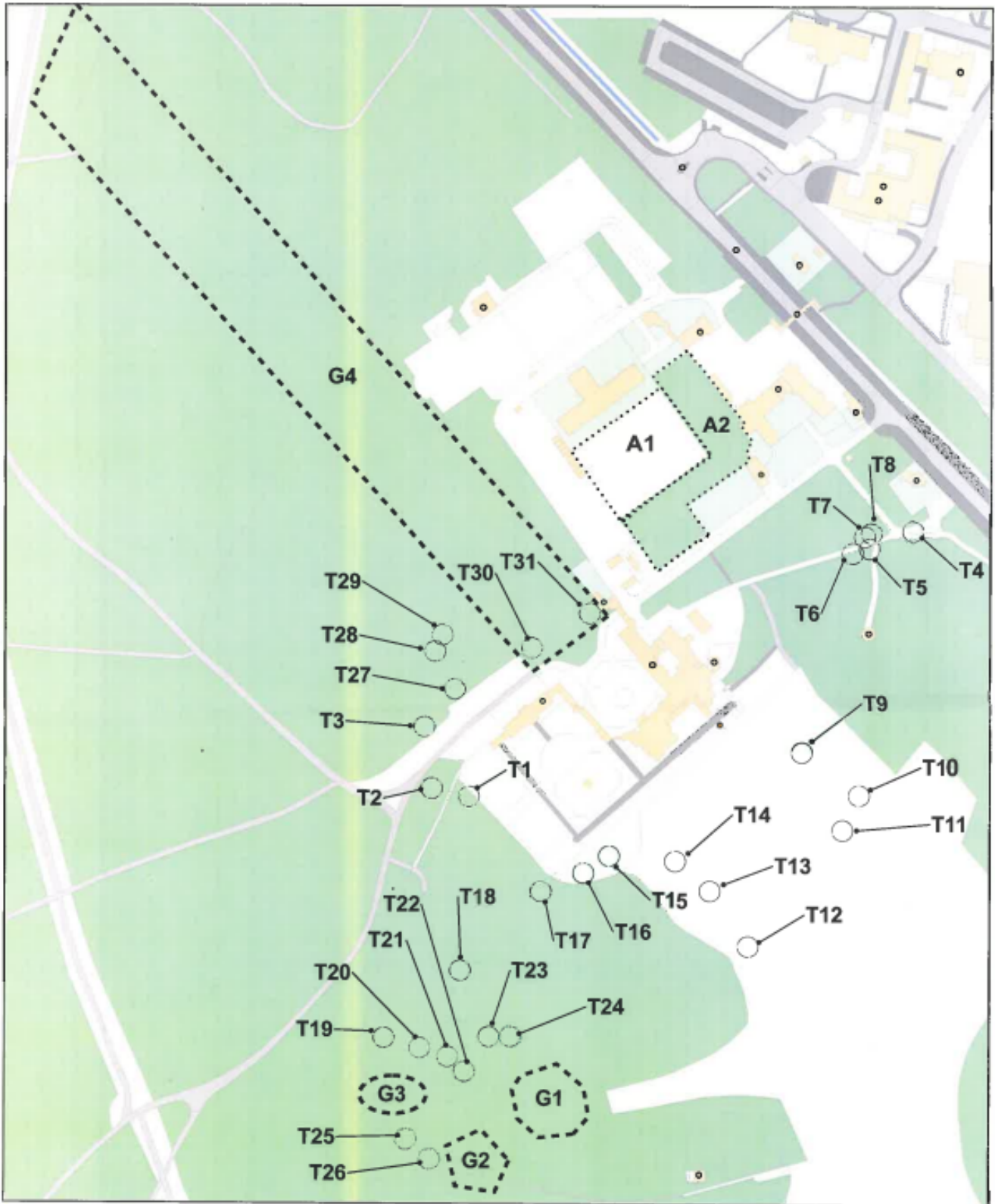
which leads west off Minley Road passing the Main Lodge and Gates set within brick boundary wall. This access passes directly past the Stables, Orchard Cottage and walled gardens, before approaching Arch Cottage. The drive passes under the arch before sweeping south into the primary walled forecourt to the front of the Manor House. The northern access drive (currently closed off) also leads west off Minley Road passing the Pool House and Bothy Cottage before passing between walled enclosures - to the north is the existing tennis courts and amenity greenspace, and to the south the modern Officers Annexe and Kitchen Garden. This drive then sweeps south leading past an enclosed parking court before linking into the southern drive.

The northern section of the application site falls within the 400m buffer zone for the Thames Basin Heaths Special Protection Area (TBHSPA), whilst the southern section of the application site falls within the 5km buffer zone. The nearest tract of TBHSPA is formed by the Castle Bottom to Yateley and Hawley Commons SSSI. The TBHSPA is an area that has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

There are also two tracts of Priority Habitat Traditional Orchard present on site within the walled gardens. Additionally, much of the woodland to the east of the Manor House up to Minley Road, together with areas around the proposed Forestry Building is classed as Priority Deciduous Woodland. The woodland area directly to the north of the Manor House, including the Wellingtonia Avenue, and areas to the west and south are identified as National Forest Inventory Broadleaved Woodland and Wood Pasture and Parkland BAP Priority Habitat.

Within the registered park there are also a number of trees protected by Tree Preservation Order (Council reference: ORD/16/00007 dated 9 June 2016). The Order on site covers a number of individual trees together with groups of trees, including the impressive Wellingtonia Avenue (identified by G4 in the image below), a group of giant sequoia trees framing the Manor House when viewed from the north.

The site falls entirely within Flood Zone 1 as defined by the Environment Agency (EA) Flood Map for Planning, these being areas at low probability of flooding from rivers and the sea. The EA map also shows that the site is at low probability of surface and ground water flooding.



PROPOSAL

The applicant seeks the change of use of Minley Manor and ancillary land and buildings from the former Ministry of Defence premises (C2A Use Class) to a boutique hotel and spa, including ancillary restaurant and wedding venue use. The hotel will comprise 108 suites set across the Manor House (46 suites), Officer’s Annexe (47 suites), Arch Cottage (7 suites), and Stable Building (8 long-term suites).

The application also seeks permission for physical extensions and internal and external alterations (including some demolition) to existing buildings:

- erection of 3 storey extension to the Manor following demolition of existing structures
- erection of single storey extension to the Orangery
- extension and alteration of former swimming pool buildings
- extension, alterations and change of use of stable buildings to form 8 hotel suites,
- demolition of garages adjacent to stables,
- demolition of garages adjacent to Arch Cottage and erection of 7 hotel suites,
- erection of an extension to the Officers Annexe,
- erection of a single storey spa building, swimming pool and function suite in the North Walled Garden,
- erection of single storey forestry building,
- creation of new parking area,
- alterations to the internal road layout,
- alterations to Kennel Cottage,
- erection of new entrance Lodge, Walls and Gates

It is further proposed to provide a widened vehicular access onto Minley Road (A327) via the northern access. It is proposed to deliver 201 car parking spaces distributed across the site together with hard and soft landscaping.

This application is limited to the development which requires Full Planning Permission. The separate parallel Listed Building application addresses those parts of the development requiring Listed Building Consent.

RELEVANT PLANNING HISTORY

The following is not an exhaustive list of planning history, but it does reflect the most relevant planning history for this site.

22/01400/LBC – Internal alterations comprising of temporary removal of a WC on the ground floor of the mansion house and installation for temporary walls and windows within existing door frames and in between the timber columns of the Cloisters (amended description of development). Granted 30 June 2023

22/01399/FUL – Temporary three year change of use of land and buildings for film making, weddings, conferences and exhibitions, to include associated placing of film sets and supporting structures on the land and vehicle parking (part retrospective). Granted 10 November 2023

21/00824/LDC – Certificate of lawful existing use for the use of Main Gate Lodge, Orchard Cottage, Arch Cottage, Church Cottage, Bothy Cottage and Kennel Cottage as C3 single residential dwelling houses. Granted 14 May 2021

19/01426/FUL – Temporary change of use of the site (land/buildings) for a three-year period to allow weddings, family celebrations, conferences, exhibitions and other corporate events (Land Use Class D1) with associated access, parking and storage. Granted 25 October 2019

16/02102/LBC and 16/02101/FUL – Change of use of MOD premises and land formerly used as officers' mess, living accommodation, general offices, training areas and car parking for the Royal Engineers to a 5* hotel, spa, conference, Chinese cultural centre and wedding venue. The conversion of Minley Manor to a 5* hotel with a new extension to the north east following partial demolition of the existing structures and an associated spa building (partly sunken beneath the terrace); the construction of a new hotel annex and conference centre following the demolition of the former mess annex and associated garages and

hardstandings; the erection of 16 hotel garden suites following the removal of hardstanding and former garages and parking areas; erection of a single purpose built ancillary management office building with 15 staff bedrooms in roof; the creation of nine hotel suites from the former stables and pool buildings; conversion of the Orangery to a licenced wedding venue with associated wedding and general function reception building and kitchen facilities and parking infrastructure; the erection of a Chinese cultural centre with associated woodland car parking area; retention of various existing buildings and infrastructure across the site to serve the hotel, conference, cultural centre, spa and offices; and all with associated car parking across the site. The creation of a new access from a revised roundabout at the A327/B3013 junction with in-only driveway along the Wellingtonia Avenue and improvement to existing accesses onto A327; reuse of internal roads for access. Retention of existing landscape structure with enhanced planting and management regime; historic restoration of formal gardens and garden features. Refused 30 June 2017.

16/03179/FUL – Application for temporary planning permission for use of land, curtilage and buildings comprising Minley Manor, for weddings, conferences and exhibitions with associated access, parking and storage. Granted 18 January 2017

16/03114/FUL – Application for temporary planning permission for use of land, curtilage and buildings comprising Minley Manor for filming and associated access, parking and storage. Granted 12 January 2017

RELEVANT PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant Development Plan for the District includes the Hart Local Plan (Strategy and Sites) 2032 (HLP32), saved policies from the Hart Local Plan (Replacement) Saved Policies 1996-2006 (HLP06), Saved Policy NRM6 of the South-East Plan 2009 (SEP). There is no Neighbourhood Development Plan made for this town parish.

The National Planning Policy Framework (December 2023) sets out a presumption in favour of sustainable development. For decision-taking on individual proposals, at Paragraph 11d it sets out the scenarios where this presumption is disapplied, including where the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (this includes habitats sites and designated heritage assets).

The following policies are identified as relevant to the determination of this application.

Hart Local Plan (Strategy and Sites) 2016-2032 (HLP32)

Policy SD1 – Sustainable Development

Policy SS1 – Spatial Strategy and Distribution of Growth

Policy ED3 – The Rural Economy

Policy NBE1 – Development in the Countryside

Policy NBE2 – Landscape

Policy NBE3 – Thames Basin Heaths Special Protection Area

Policy NBE4 – Biodiversity

Policy NBE5 – Managing Flood Risk

Policy NBE8 – Historic Environment

Policy NBE9 – Design

Policy NBE11 – Pollution

Policy INF1 – Infrastructure

Policy INF2 – Green Infrastructure
Policy INF3 – Transport

Hart Local Plan (Replacement) 1996 - 2006 Saved Policies (HLP06)

Policy GEN1 – General Policy for Development
Policy CON8 – Trees, Woodlands & Hedgerows: Amenity Value

South East Plan 2006 - 2026 (SEP)

Saved Policy NRM6 – Thames Basin Heaths Special Protection Area

Other Material Considerations

National Planning Policy Framework (NPPF) (December 2023)
National Planning Practice Guidance (PPG)
National Design Guide (NDG)
Thames Basin Heaths Special Protection Area Delivery Framework (2009)
Hart District Council Planning Technical Advice Note: Cycle and Car Parking in New Development (August 2022)
Hart District Planning Technical Advice Note: Biodiversity
Hart District Landscape Assessment (HDLA, 1997)
Hart Landscape Capacity Study (HLCS)
Hart's Strategic Flood Risk Assessment 2016
Hart's Climate Change Action Plan
Hart's Equality Objectives for 2021-2023

The application affects Listed Buildings and Registered Park and Garden. In considering whether to grant listed building consent (considered under separate parallel application) for any works, special regard must be taken of the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

CONSULTEES RESPONSES

Blackwater and Hawley Town Council (24 May 2023) – Support.

The Council acknowledge that due care and diligence is required to ensure the historic and beautiful buildings of this site are restored as sensitively as can be reasonably expected, to preserve its heritage for future generations to enjoy and appreciate.

It is also felt by the Council that due to the lengthy planning process and the uncertainty of its future; the buildings have been left with a minimal amount of investment and maintenance, which can only exacerbate its deterioration, therefore increasing the potential cost of restoration and the overall viability of the project.

Minley Manor, as proposed, could be a 'jewel in the Crown' for Hart, bringing investment, employment, and a certain amount of prestige, to the district.

As a Council, we have taken a keen interest in the development of this proposal over a protracted number of years, and with the apparent possibility of extending investment and restoration to the dilapidated Home Farm (the nearby Edwardian Farmstead) we strongly support the early approval of the proposal, so that real inroads can be made to save the site from a wholly less promising future.

Blackwater and Hawley Town Council (16 December 2022) – No Objection

Historic England (12 December 2022) - No objection

The significance of the site

Minley Manor is a fine example of a late 19th century country estate designed to reflect the tastes of the time. The manor house was built 1858-60 to the designs of the significant architect Henry Clutton and was one of the first houses to be built in England in the French Renaissance style. Later adaptations and extensions by George Devey and Arthur Castings at the end of the 19th century, gave the house a less formal and more picturesque composition and are of equal significance to Clutton's original work. Devey's work included the development of the ancillary buildings to the main house, including the prominent and picturesque stable range and, notably, the orangery and loggia. The pleasure grounds, which were laid out by the horticulturalist Robert Veitch and his landscaper FW Meyer in the 1880's, form the setting of the main house and orangery.

Together the historic buildings and designed landscape form an exceptional and complete group with special architectural and historic interest. The significance of which is recognised in the many highly graded designated heritage assets within the estate, including the Grade II* listed mansion, orangery and Arch Lodge entrance gateway, and the Grade II registered landscape, game larder, summerhouse, lodges, water tower, garden walls and stables.

The proposals and their impact on the significance of the site

The proposals seek to convert Minley Manor to a country house hotel with 100 keys, a spa, function suite, restaurant and wedding venue, after use since 1936 as an officers' mess for the Ministry of Defence.

It is proposed to:

- Convert the manor house and provide an eastern extension with guest accommodation,
- Provide a new spa and function facility in the north walled garden,
- Convert the existing officers' annexe to provide guest accommodation,
- Convert and extend the stables to provide guest accommodation, offices and workshops,
- Extend and convert the former pool house to provide restaurant with ancillary bar/lounge and private function space,
- Extend the orangery to provide servery and ancillary facilities, and
- Convert the Arch Cottage suites to provide guest accommodation.

Much of what is proposed would not harm the significance of the ensemble of historic buildings and grounds. Proposals seek to repair heritage assets, reverse Ministry of Defence interventions and provide new appropriate uses.

Harm is however identified in a number of the proposals. The eastern extension to the manor house would inevitably cause a degree of harm to the significance of the building as it would detract from its sense of intactness, as a little altered Victorian mansion. The extension requires the demolition of some later 19th century service buildings, also entailing a degree of harm through their loss. Some harm is also identified in moving the main entrance to the manor to the service courtyard as this changes the way in which the manor functions. Some harm is also identified in the proposed alterations within the manor house, particularly where the historic plan form and architectural features would be removed, the loss of which dilutes the intact nature of the manor house.

In the language of the National Planning Policy Framework (NPPF) we consider the harm identified to be in the lower half of the less than substantial harm range. This is not inconsequential as the test for substantial harm is very high.

Legislation and planning policy considerations

The applications must be considered against the policies of the Framework which apply to designated heritage assets, including listed buildings and their settings. The Framework requires local planning authorities to avoid or minimise any conflict between a heritage asset's conservation and any respect of a proposal (NPPF, 195). It requires great weight to be given to conserving a heritage asset and requires clear and convincing justification for any harm to a designated heritage asset (NPPF, 199, 200).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (NPPF, 202).

Historic England Position

Historic England is supportive of the proposed applications subject to a number of minor amendments and detailed conditions being agreed and met. We consider the applications represent a vast improvement on previous proposals and would enable the repair and use of designated heritage assets which are currently vacant or under used.

Whilst we have identified that the proposed applications cause some harm, we consider that through pre-application discussions and the evolution of the detailed design, this harm has largely been avoided or minimised (NPPF, 195). Harm associated with the removal of the historic plan form, fireplaces and flues, and architectural fixtures and fittings however should be further minimised through design amendments.

Should your Council conclude the additional accommodation provided by the eastern extension is required, Historic England considers that the remaining harm caused by this element and other new build elements within the estate may be justified to facilitate a new beneficial use which will provide a long-term viable future for the site (NPPF, 200).

In addition to the sustainable new use, we recognise the repair of a number of designated heritage assets and the reversal of unsympathetic 20th century alterations of heritage benefit (NPPF, 202). We likewise warmly welcome the proposed paint analysis within the manor house. Further heritage benefit could be provided by reintroducing lost decorative schemes, reintroducing lost features of the chapel and by replacing the uPVC windows and doors across the estate with timber counterparts.

Refer to Historic England consultation for full list of proposed conditions

Conservation Advisor (Internal) (4 October 2023) – Comment

The Entrance Arch Grade II*

The entrance Arch and Arch Cottage are to designs by George Devey and form the terminus of a key view from the new entrance. They mark the entrance to the forecourt of the main mansion. Whilst the structure is part of Phase II of the landscape – late 1880's c 1891- it has a pivotal role at the boundary of the formal avenue and original entrance from the first phase of the landscape (1850's-c1861) are located. There are no alterations proposed as part of the applications. Repair of existing damage to the carriage arch (missing bricks etc) is identified within the application. The proposals for alteration to the wider setting of the building will not affect the contribution it currently makes to significance or an ability to appreciate significance.

Conclusion: there will be no harm to the heritage asset. The repair will be an improvement on the current situation and involves the use of specialised moulded rubbed bricks. It will also require appropriate expertise. The change of use provides the incentive to fund the repair.

Orangery and Loggia Grade II*

This was originally built for the overwintering of plants and was subsequently used as squash courts when the site was occupied by the Ministry of Defence. Located in Phase 11 of the landscape it was designed by Devey in the C17 manner. Related architecturally to the main mansion by the cloister walk, the scale, form and materials are of very high quality. The essential architectural characteristics of the existing building are retained and a new extension is proposed to one end. The extension has been subject of much design development and discussion involving the LPA and HE. The final design is simple and complementary to the host building. The attachment is light touch and involves the repair of existing damage to the decorative doorcase in the end elevation. The building is strategically located along the west entrance from Fleet lodge and other driveways through the woods. These brought the visitor to the north of the Orangery and presented the east-west axis with a view across the forecourt to arch lodge. The current area of green verge along the boundary wall to the Orangery is proposed to accommodate parking.

Conclusion: The removal of the squash courts and reinstatement of a single volume within the building is an enhancement- which has already been carried out. The proposed extension relates well and sustains the architectural character and significance of the building. It therefore is neutral. The proposed use of the building and garden as events space will allow greater numbers of people to appreciate its architecture and enjoy the gardens. The proposals for the building therefore cause No harm. The proposals for the parking adjacent to the wall of the Orangery change the character of the setting and the contribution it makes and whilst the implementation of the parking could mitigate impact it does not remove it. There will therefore be Less Than Substantial Harm at the lowest end of the scale in terms of the contribution made by setting to an ability to appreciate the significance of the building

The winter gardens to the south of the orangery are an important element of the setting and component of the landscape and the proposals include restoration of parts of the designed landscape in this area. This represents No harm and is an enhancement to the significance of the Orangery improving the setting and appearance of an important element of its setting.

Main Lodge and Gates to Minley Manor listed Grade II: designed by Devey in 1885-8 these are part of the second phase of the landscape. They are a striking group at the entrance signalling the grandeur of the manor within the site. They heralded the new, main approach to the complex and are at one end of one of the significant views in the designed landscape.

There are no proposals for significant physical change to the gates and lodge, therefore there will be No Harm. The view will be maintained along the drive, albeit that in terms of circulation the drive becomes the exit route rather than the entrance. The contribution of setting as currently experienced therefore remains largely unchanged.

Stable Quarters to Minley Manor Grade II:

1886-7 by Devey, again as phase II of the landscaping. The composition is a mixture of the formal courtyard with the picturesque. They are a prominent group and mark the approach to the house sharing similarities with its architecture. Detailed appraisal of the proposals can be found in the earlier Advice Note 2 paragraphs 3.8-3.23. The proposals are a mix of alteration and repair including the removal of earlier internal partitions and the removal of prominent detracting features including the fire escape. There will be some loss of fabric associated with new fenestration proposed on the eastern elevation but following detailed design development the proposals have minimised physical impact as far as possible. There is also a new extension to the north end (see below)

In terms of setting- the setting to the front is maintained whilst the rear hardstanding to the

north of the stable court becomes the site for new buildings including the extension of the pool house. The current setting on this area detracts from the stable quarters. The new setting being created includes formal spaces and buildings that respond to the stable quarters in terms of position and orientation. Generally, they are successful.

Conclusion: There are some enhancements to the architectural interest of the building by the removal of prominent detracting adaptations and alteration. Balanced against this there is some very minor less than substantial harm arising from loss of small areas of historic fabric. Overall, the proposals are Neutral in terms of heritage significance.

The Game Larder (formerly Dairy) Grade II:

The existing Game Larder is to be repaired and made accessible as part of the proposal (drawing ref 01-B1-DR-A-2014) which represents a heritage benefit. The building is currently in poor condition and deteriorating and repair is to be welcomed. A detailed repair schedule will need to be submitted for approval.

The new addition to the mansion requires the demolition of the wall immediately to the north of the Game Larder and its basement access stair (drawing ref 236175-PUR-01-DR-A-1114). Details of protection for the larder and stair to prevent damage during the construction process will therefore be required. A construction method statement detailing how demolition will be undertaken should be included within that information.

Conclusion: There will be no harm to the heritage significance of the Game Larder providing there is appropriate management of the potential risks to fabric during the construction process. The proposal for the repair of the structure is a heritage benefit and enhanced accessibility to the structure will enable greater appreciation of its significance. The current setting of the asset detracts from an appreciation of its architectural significance. Whilst the scale of development adjacent to the asset will be greater than currently, overall, the improvements to the setting will enhance its contribution to the Game Larder.

Walls and seats listed Grade II

1858-62 by Veitch and Clutton in phase 1 of the landscape. The terrace wall forms an important feature in the setting of the house defining the separation of formal gardens from the parkland. The NE return was probably amended in 1908. The dated seats are structural markers of the development of the grounds of the estate.

There are no significant proposals to alter or amend the seats, terrace or walls.

Conclusion: There are no significant proposals for these features and therefore No Harm

Registered Park and Garden Grade II. The Registered Park and Garden is a fine example of a country estate with buildings and a designed landscape forming an integral composition reflecting 19th Century taste. Minley Manor and its pleasure grounds laid out by Veitch and Meyer in the 1880's are the centrepiece, following an earlier phase of planting undertaken by Veitch in the 1860. Three landscape phases have been identified, the most significant of which are the first two, which comprise the overwhelming majority of the estate.

The proposals include a mix of conservation, alteration and restoration. It is invidious to try and separate the landscape from its component buildings as they form a composite design. In terms of the estate buildings the majority are either not harmed or are enhanced by the proposals. The exception is primarily the main Mansion where there is less than substantial harm at a moderate level. The replanting of the walled garden and the improvement of the Winter Garden are both enhancements to the existing landscape condition and both are within the first two phases. A detailed assessment of the landscape impact is provided in Advice note 3 Section 4 para 4.1-4.4

A major detracting feature of the current landscape are the large areas of parking, some of which are more visible and have a greater impact than others. The removal of parking to the north of the stable quarters and its replacement with a new courtyard and buildings is an improvement in terms of the landscape, but that has to be balanced against the proposed extension of car parking area elsewhere. The entrances and approaches to the gardens, which are an important feature of its significance are sustained, although the introduction of new entrance will have an appreciable impact upon the hierarchy of routes and the amendment to the circulation route within the site will change the manner in which it is experienced.

There is a negative impact and some harm caused to the landscape by the introduction of the large forestry building (larger than the pre-application proposal?) which is located in part of the phase II areas of the landscape. It is however some distance from what is described as the centrepiece and in an area where there are currently extensive areas of hardstanding. The introduction of further parking associated with the Orangery event space is also harmful to the landscape. The issue with parking is not simply one of quantity, it is more about visibility and quality of design, including lighting signage etc that will determine impact. At present, the baseline condition of the landscape is moderate to poor- with past intervention associated with use by the MOD having had a noticeable detrimental effect on the landscape.

It is unrealistic to expect that these impacts can be reversed in isolation and extremely optimistic to hope that an alternative use other than the one currently proposed will deliver the resources to restore the landscape to an unaltered and pristine condition.

Conclusion: The proposed increase in areas of car parking have some greater impact than the existing. They cause some Less than substantial harm at the lower end of the spectrum to the landscape. The forestry building also causes Less than substantial Harm at the lowest end of the spectrum to landscape taking into account the current baseline condition, the location and contribution that this part of the designed landscape makes to its overall significance.

Summerhouse at Minley Grade II

1896-99 by Arthur Castings for Laurence Currie and a picturesque garden feature in a wooded glade. It illustrates, along with other structures what could be expected in a landed estate in the 19th Century. Along with the water tower it forms part of the third phase of the landscape. The current condition is acceptable, although deteriorating and significant investment will be required in the near future to ensure its future. Currently there are no proposals for it (or indeed the water tower) as part of the application.

Conclusion: There are no significant proposals for the structure so No Harm has been identified at present.

The annex is located within the former walled garden which forms the principal amenity space immediately to the south. The current degraded state of the garden is to be addressed and enhanced to improve the setting for the bedroom accommodation within the building. The annex is connected via a cloister or covered link to the Pool House (proposed restaurant) to the east. (Drawing Ref PUR-10-ZZ-DR-A-2010)

Summary and Conclusions

The baseline for assessment of impact is the current character and appearance of the site and buildings which is the result of adaptations by the MoD. Many of those adaptations were insensitive and carried out with little regard for the historic significance of either the buildings

or their settings. The earlier advice notes provide an assessment of the physical works proposed for the Grade II* listed buildings. Those are The Main Mansion, the Orangery and the Entrance Arch. These assets have also been assessed by Historic England. One asset is enhanced, for one the impact is neutral and for the main mansion there is harm identified.

The proposed addition to the mansion does harm the intrinsic interest of the building by significantly changing its footprint and scale which has survived largely unaltered for almost a century but the ability to appreciate and understand the historic mansion and its development has been retained as far as possible. Nevertheless, the harm arising from the extension, which is in my judgement less than substantial and between the middle and lower end of the range, has to be justified and outweighed in order to comply with the NPPF and development plan policy.

In summary, for the designated heritage assets across the site any harm identified is less than substantial in terms of the NPPF. The impact on the assets is:

- Entrance Arch – Grade II*- no harm
- Orangery and Loggia at Minley- Grade II* Listed- lowest end of the scale of harm to contribution made by setting
- Gates to Minley- Grade II Listed-no harm
- Stable Quarters- Grade II Listed- no harm (neutral)
- Game Larder (formerly dairy)- Grade II Listed- no harm- Heritage benefit through repair
- Walls and Seats – Grade II Listed- no harm
- Minley Registered Park and Garden- Grade II Listed- harm at lower end of the scale
- Summerhouse at Minley -Grade II Listed- no harm

Conservation Advisor (Internal) (3 January 2023) - Comments

Extension to the main mansion:

The assessment of the impact of interior alterations and demolition to the existing mansion has been provided in Heritage Advice #1 (December 2022). This assessment should therefore be read alongside that report. A summary assessment of the overall impact is provided in the conclusions below for ease of reference.

The existing mansion is largely intact in terms of scale and footprint and illustrates the phases of development originating in 1858-86 (Phase 1) and 1890-1930 (Phase 2). A modest series of extensions occurred between these two principal phases in 1887-902. The house has remained virtually intact since then with only one, very minor extension post-1930 to the east side, service range opposite the former Butler's Sitting Room. The proposed extension of the house therefore represents the first significant change to the scale and footprint of the building in almost a century. Ensuring a balance between the need for any extension to be read and clearly understood as an addition, and retaining the ability to understand and be able to appreciate the original, earlier phases of development is, therefore, the challenge. Any significant addition will intrinsically cause harm to the architectural interest of the house and, to a lesser extent, its historic interest; but the harm can be minimised by the careful choice of siting and the detailed architectural response.

The proposed position for the extension is at the east end of the existing building, adjacent and connecting to the service range of the house. The proposed addition is attached between a modern bathroom and extending south over the site of the post 1930 extension. The connection between new and old is therefore substantially set back from the north and south elevations of the existing house. In terms of fabric a short section of first phase wall is removed at ground and first floor levels. The addition extends eastward to the site of an existing, separate, brick outbuilding of no architectural interest. The extension provides for modern back of house accommodation including kitchens and delivery areas, offices etc on

the ground floor and hotel rooms numbers 118-122 on the first floor and numbers 213-221 on the second floor which is a total of 14.

The new addition requires the demolition of the wall immediately to the north of the Game Larder and its basement access stair (drawing ref 236175-PUR-01-DR-A-1114). Details of protection for the larder and stair to prevent damage during the construction process will therefore be required. A construction method statement detailing how demolition will be undertaken should be included within that information.

The connection to the main mansion will also require some limited alteration to the eaves of the existing roof in a part of the building that was added in c 1887-903. Details of the precise connection will be required as a connection and recording of the fabric uncovered and then removed will also be required.

The approach to the architectural design of the extension has responded to the service nature of the immediate context of the addition, but also to the complex and dramatic silhouette of the roofscape of the main mansion, which is one of its defining characteristics. The architectural expression has therefore been calibrated to balance between the need to be subservient, but also the need to have a level of detailing and expression that complements the main house. Generally, this has been achieved through simplification of existing features including cornices, window proportions and detailing, and dormer design. This has minimised the intrinsic impact of the proposed extension to the house and in combination with the position, the narrow connection and limited fabric removal enables the original extent of the historic building to remain legible. Large scale details of the cornices and eaves treatment and the detailed dormer and window design will be required. A similar large-scale detail of the French doors to the proposed function room (drawing ref 01-ZZ-DR-A-2016) will also be required.

There are proposals for roof plant on the new extension (drawing ref 01-RF-DR-A-2013) and precise details will need to be provided to ensure that the plant is largely invisible in mid and long-distance views. The plant will not be visible in closer views as it is located on a "hidden" flat roof, similar to one that already exists on the service wing (drawing ref 01-RF-DR-A-103). The proposals for the new entrance to the hotel to be provided within the former serviced courtyard does go against the grain of the building. However, in order for the new hotel use to function successfully it has been demonstrated that this element of the proposals is necessary. The retention of some of the courtyard as an open space and the contemporary design approach to the proposed lobby addition enables the former extent of the space to be easily appreciated. The entrance is located close to the new back of house facilities and the proposed lifts to the new bedrooms so is operationally efficient. Removal of the fire escape and clearance of clutter from the courtyard will also enhance its character. Large scale details of the junction between the new roof and the existing historic walling will be required by condition and the proposed surface treatments, signage and lighting will also require clarification at detailed stage.

The Game Larder:

The existing Game Larder is to be repaired and made accessible as part of the proposal (drawing ref 01-B1-DR-A-2014) which represents a heritage benefit. The building is currently in poor condition and deteriorating and repair is to be welcomed. A detailed repair schedule will need to be submitted for approval. Further heritage benefits arise from the removal of the flat roofed post 1930's extension and the removal of the visually intrusive fire escape stair within the service courtyard.

The Officers Annex:

This is a modern building of no architectural or historic interest. However, its retention and

conversion into hotel bedrooms (23 on the ground floor 16 on the first floor and 8 on the second floor) with a dedicated reception area reduces pressure for change to other buildings of greater architectural or historic interest. The conversion requires the interior to be removed on all floors and the roof structure removed and replaced in order to provide the accommodation without raising the height of the building. The existing chimneys will be removed. The approach to the design is to provide a simple, contemporary design that is complementary in terms of materials and approach to the other new buildings proposed for the site, including the office hub and the Pool House extension. This follows the historic precedent of a consistent style used across several buildings. This cohesion is an enhancement to the formerly ad hoc approach to alterations and additions to the estate when in the hands of the MOD.

The annex is located within the former walled garden which forms the principal amenity space immediately to the south. The current degraded state of the garden is to be addressed and enhanced to improve the setting for the bedroom accommodation within the building. The annex is connected via a cloister or covered link to the Pool House (proposed restaurant) to the east. (Drawing Ref PUR-10-ZZ-DR-A-2010) The connection between the link and the west elevation and former entrance to the pool house is unclear as the relationship between the glazed transition bay of the link and the gabled porch of the Pool House is indicated differently on the proposed bay elevation drawing (PUR-04-ZZ-DR-A-2044) and the planning drawing A-2010) On the latter drawing the relationship seems arbitrary, with the roof appearing to cut across the brick arch of the doorway rather than being above the arch as shown on the proposed bay elevation study. This should be clarified and if the arch is visually severed this should be refined to remove this conflict as it undermines the benefits achieved to the rest of the Pool House by the removal of the fire escape, redundant grilles, vents and surface service casings across the other elevations. (Drawing ref PUR-04-ZZ-DRA-1143)

Arch Cottage Suites:

These are proposed to replace the outbuilding in the SW corner of the walled garden and the garages around the small courtyard on the other side of the wall. The garages would be demolished along with the outbuilding, neither of which are of any historic or architectural interest. A small section of the garden wall is to be demolished and three further openings inserted to provide links. The garage and outbuilding would be replaced by 7 rooms occupying the same footprint as the demolished structures. The rooms would overlook the walled garden, providing an amenity for the bedrooms but the general service character of courtyard to the west would remain largely unaltered.

New buildings: Spa function Suite; Office Hub and Forestry Building:

Three new buildings are proposed as part of the new use, two of which provide facilities expected of a high-quality hotel and conference centre (Spa function suites and the office hub) The third, Forestry, building is intended to support the management of the estate. The spa and function suite are located to the south of Kennel Cottage in an overgrown and otherwise degraded part of the estate. The design of the building is deliberately contemporary and simple. It employs flat, green roofs and timber cladding including to the proposed brise soleil to the cloister arcades. The design is elegant, and the building creates and encloses a new courtyard space. It is not visually prominent, being screened by the existing walls and Kennel Cottage to the NW and SW and by the Annex building to the south. The only potential exception may be the proposed MEP equipment which are indicated for the roofs of the east and west ranges. (Drawing ref PUR-07-GF-DR-A-2070) This will depend on the height of the plant and further details should be provided to confirm that it will remain largely invisible in mid distance views.

The Office Hub is attached to the stable court on an existing area of hard standing and

parking. It provides part of the enclosure for another courtyard adjacent to the Stable Court and Pool House and is of a similarly contemporary character. (See assessment in Report #2)

The proposed Forestry Building is located to the NW corner of the current building complex, in an area of scrub and trees and adjacent to existing hardstanding. A simple U-shaped building of timber boarding with a zinc roof, it will be read as a service building. It contains a workshop, stores, a Dutch barn and staff facilities to support management of the estate. It is not in a sensitive part of the landscape from a heritage perspective and therefore has a neutral impact.

Assessment of Landscape impact

The potential main impacts of the new use relate to management of traffic, parking and servicing for the hotel and conference centre. These issues are not new, as when Minley Manor was in use as a country house it was used for entertaining as well as for country living. The management of visitors was therefore an essential part of the design of the landscape and buildings. Family and visitors would approach from the east passing through the southern of the two entrances before proceeding past Gate House Cottage and the Stable Court complex to the north. Progressing west they would be drawn towards Arch Cottage with the northern service range of the house set back and screened by planting to the south. Passing under the cottage the entrance court would be dramatically revealed and the visitor would turn south to the main entrance, aligned with the Wellingtonia avenue in an impressive formal arrangement. Once delivered to the mansion, the transport would return east back down the drive to enter the stable court and access stables and coach houses. As the estate developed, an ancillary route to the west of the walled garden and leading to the service area north of the stable court could also be used. Leaving the site, the visitor would be taken from the entrance court back through the arch and down the main drive to the exit.

The control and management of access is an essential part of the proposals in the application, although the circulation has been reversed. (Drawing ref PUR-00-SL-DR-A-0001) The northern of the two entrances becomes the principal one, leading to the car parks adjacent to the Spa building, the Office Hub, Pool House Restaurant and the Annex buildings. The primary route then uses the former main drive to exit, as was traditional, through the southern gate past the Stable Court and Gate House Lodge. The principal pedestrian access is from the car park to the west of the annex heading south to the new reception area in the former service courtyard (see analysis above). Secondary pedestrian and vehicular access are provided to both the former main entrance to the house and also the Orangery, where further ancillary parking to support the function space within the building is provided north west of the existing drive.

The servicing activity of the site maintains the historic arrangement with the majority concentrated in the former service areas around the stable court and to the east of the main mansion, in this case next to the new addition. Historically, guests and residents in the house would not be aware of the servicing and it would seem that the house operated seamlessly without any intrusion. This has been largely replicated.

The main difference is that guests will be entering the site through what was historically a secondary entrance. That entrance is being elevated by the introduction of new walling and iron gates (Drawing ref PUR-00-SL-DR-A-0005) and the provision of estate railings. A new entrance lodge/security hut is set back into the site to the east of both cottages. Details of the hard landscaping and the surface of the entrance will need to be sensitive to the country house character and surfaces such as resin bound gravel or similar, to distinguish from the more utilitarian tarmac of adopted roads, is required. The security barriers proposed behind the estate fencing also need sensitive handling.

Conservation Advisor (Internal) comments received (31 May 2023) (18 December 2022) (10 December 2022). Please refer to more recent comments for final position

Arboricultural Officer (Internal) (15 January 2024) - Objection

Attention is drawn to the Tree Officer comments dated 25 October 2023 which highlights the submission of incorrect tree retention/tree loss and absence of landscaping details. These matters have not been addressed within the latest submission. It is reiterated that inconsistencies are still present, for instance with regards to:

- The Historic Environment Associates – Landscape Masterplan (LMP) continues to conflict with the updated Black Plan and the SJA tree removal/retention plan and the latest Proposed Site Access and Visibility Splays (ref 2011/6037/001 Rev P11).
- It is advised that an updated landscape masterplan should have been provided or the landscape masterplan be formally withdrawn from the application.
- The updated Site Block Plan continues to not include the full extent of the application site as illustrated on the LMP.
- The Block Plan does not clearly illustrate whether the area of woodland due north of the Orangery and west of the Wellingtonia avenue is to still be underplanted as illustrated on the LMP.
- Parking bays continue to be illustrated on the updated Site Block Plan to sit within RPAs of trees with no further detail provided of the construction.
- The updated SJA continues to omit trees within the orchard and walled garden which are planned to be retained and protected/removed. According to DEFRA's Magic map, this orchard is Traditional Orchard Priority Habitat.
- The updated Site Block Plan does not illustrate the full extent of tree loss to the highway frontage extending southeast of the new office block and therefore is inconsistent with the latest Proposed Site Access and Visibility Splays drawing (ref 2011/6037/001 Rev P11).
- It remains unclear within the Proposed Site Access and Visibility Splays drawing as to whether trees T22 to T27 and T107 are to be retained or removed. Further detail is required as to the impact of the widening of the highway to facilitate the new right turn lane upon these trees if they are to be retained as per the Site Block Plan.
- No further detail has been provided to confirm the existing and proposed alignment of drainage plus overhead and underground utility services including associated structures as requested within the previous comments. The alignment of services cannot be left to condition as it may not be practicable to install without additional harm to existing trees within and adjacent to the application site and furthermore may result in further tree loss. This is a material consideration at the design stage.
- Further detail has not been provided to identify the individual trees that form groups of trees/parts of groups of trees.
- Reference continues to be made to the 2016 application in the AIR. This application and its associated tree survey is now 8 years old thus is considered to be out of date where the physiological and structural condition of these trees forming part of the 2016 survey (as illustrated on the topo) will have increased in dimensions and both their individual and collective visual contribution to the character and appearance of the area.
- There has been no update to the scale and positioning of structures proposed on site to demonstrate that the development has been informed by the constraints imposed by existing trees, in order to mitigate the extent of tree loss proposed.
- The updated AIR (January 2024) continues to present previously highlighted errors and inconsistencies. For instance:
 - Appendix 3 Tree Removals Plan has not been updated and continues to incorrectly identify 2 x Scots Pines 208/209 as protected by the Tree

- Preservation Order (TPO) 61/0007. T28 and T29 of this Order are Atlas Cedar Trees located due south-west of these trees.
- Appendix 3 and Appendix 4 has not been updated to include the trees within the Orchard as detailed within the Topographical Plan.
- Covering letter dated 18 December 2023 states that ‘there are no changes to trees on the site’. This is disputed as evidenced within the application documentation.
- Mitigation planting for the protected red oak tree (ORD/0007/T1) felled without consent from the Local Planning Authority has not been provided for.

Tree Loss and Impact on Street Scene

Attention is drawn to the email dated 30 November 2023 between RGP and HCC Highways which states that the true tree loss is presently unknown and is reserved to be considered within the context of a s278. This, accompanied by the absence of scaled cross sections construction diagrams, appears to be a new addition not considered as part of the main application and this subsequent potential tree loss has not been assessed within the updated SJA AIA.

- The known (and unknown) extent of tree loss to the highway frontage and in views into the site from the northern access will materially alter the site frontage resulting in demonstrable harm to the verdant character and appearance of Minley Road in the public domain. This has not addressed the concerns raised within the earlier Officer comments dated October 2023.
- The tree loss required to facilitate the widening of the access and to provide required visibility splays will result in the direct loss of priority woodland habitat (the overall impact of the reconfiguration of the entrance, removal and installation of new boundary walls, gate piers and services cannot be currently assessed) and would be contrary to HLP Local Plan Policy NBE2, Policy NBE4 and Policy NBE9 by failing to respect and enhance the special characteristics, value and visual amenity of the local landscape, resulting in adverse impacts to local natural features, failing to conserve and enhance biodiversity, and does not respect local landscape character and sympathetically incorporate any onsite or adjoining landscape features.
- The proposed development would additionally be contrary to Saved Policies GEN1 and CON8 of the Local Plan 1996-2006 for the same reasons as cited above.

Impact of Forestry Building

Objection was previously raised (October 2023) to the siting and scale of the proposed Forestry Building and its arboricultural impact which had not been fully assessed, for instance, with the absence of detailed cross-section construction diagram of intended foundation design or services. No further detail has been provided to address the concerns raised. The proposed siting of the forestry building and associated car parking will be located within a deciduous woodland priority habitat and land designated as Woodland pasture and Parkland will result in the significant loss and erosion of trees, shrubs and woodland plants forming important components of that woodland.

- The location and species of individual trees is shown on the Purcell Existing Site Master Plan – Dated 30/07/2022 – Ref; 236175-PUR-01-SL-DR-A-1001 – Rev- PO2. In contrast within the SJA AIA, the extent of tree, understorey trees and shrub loss has been obscured by grouping vegetation masses rather than identifying individual trees for removal. The assessment made by the applicant therefore fails to adequately assess the impact of this aspect of the proposal on priority woodland habitat. Due to the siting of the building, within the RPA’s and canopies of remaining trees, there will also be further post development pressure to cut back/remove trees to provide suitable clearance to the side elevations and roof line of the building, resulting in additional tree loss and erosion of the priority woodland habitat.
- Portions of the forestry building and associated hard landscaping will also directly

impact land designated as Wood Pasture and Parkland BAP Priority Habitat. This objection is maintained.

Impact on landscape alterations within the woodland north of the Orangery

- Objection was previously raised (October 2023) in the absence of details pursuant to landscaping operations within the woodland which not only result in the direct loss of all trees within this area including those protected by the TPO ORD/16/00007, but it will also lead to the destruction of understorey trees, shrubs, ground flora and fauna (including mycorrhizal fungi) and the woodland seed bank. Furthermore it would be feasible or realistic to establish grass beneath the canopy of woodland trees). The woodland north of the Orangery is classified as both Wood Pasture and Parkland BAP Priority Habitat and Deciduous Woodland Priority Habitat. The extensive loss of a section of this woodland would negatively harm the character and appearance of the landscape and would be contrary to the policies outlined above.
- This has not been addressed therefore the objection is maintained.

Tree loss and impact upon biodiversity

- The amended access to the site requiring additional tree loss in turn has a negative impact upon existing biodiversity and is not compensated for within the development through the provision of any biodiversity net gain.
- The development (i.e. revised access, Forestry Building and parking north of the Orangery) intrudes into, and negatively harms deciduous woodland identified as a Priority Habitat (Magic.gov.uk) and woodland and parkland as key habitat types.
- The loss of habitat provided by the trees is contrary to Policy NB4(c) which states that development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain where possible. The NPPF (para 186) avoids significant harm to biodiversity resulting from a development. The Environment Act 2021 makes a net gain of 10% mandatory for applicable development.
- The development does not provide for Biodiversity Net Gain.

Landscaping details

- Objection was previously raised to the absence of detailed hard and soft landscaping details to accompany the planning application. With the Landscape Master Plan remaining inconsistent with the application documentation, and in the absence of further detail, the impact of the proposed landscaping on retained trees cannot be fully assessed.
- It is accepted that soft landscaping details could be reserved by condition, the extent of proposed hard landscaping and the relationship to proposed trees (e.g. incursions of into RPAs) determines that such detail should be provided at the outset.
- This objection is maintained because the impact of proposed landscaping cannot be fully assessed.

In conclusion, the amendments to the application received in December 2023/January 2024 do not satisfactorily address the concerns previously raised to the application in October 2023. The concerns cannot be addressed by planning condition. The objection to the application is maintained.

Arboricultural Officer (Internal) (25 October 2023) - Holding objection (refer to more recent comments dated 15 January 2024)

Hampshire County Council Archaeologist (30 November 2022) - Comment

As is made clear in the excellent Heritage Impact Assessment the site is an important, extensive and complex heritage asset. With regard to the impact on the built heritage I would

defer to your conservation officer.

With regard to the archaeological heritage, there is little of archaeological note recorded in the area. The reference to a deserted medieval settlement is general and based on the place name. There is no proven direct association known with this specific site. The historic landscape character does not suggest a high archaeological potential and any archaeological potential will have been compromised by the buildings and layout of the gardens. Therefore I would not raise any below ground archaeological issues.

I do have one archaeological concern which I could not see addressed by the Heritage Impact Assessment, provision for recording of buildings prior to any loss of historic fabric. I was particularly concerned regarding the stable blocks and the swimming pool house which are being further modified away from their original purpose and (although not explicitly mentioned) might involve loss of historic layouts and fittings. If this is the case I would recommend that an archaeological condition is attached to any planning permission which might be issued to secure a record of the stables and swimming pool house prior to further loss if historic fabric/fittings.

Hampshire County Council Archaeologist (9 May 2023) – Refer to previous response.

Drainage Officer (Internal) (8 June 2023) – No objection

Thank you for an opportunity to comment on the revised Drainage Strategy. While there have been minor amendments to the surface water and foul water drainage systems, the overall method of discharge is unchanged. There has been a slight increase in the foul water discharge rate but providing Thames Water are accepting of this rate then the revised strategy is acceptable. For this reason, I would have no objection in relation to drainage and flood risk providing the following conditions are included. These conditions will ensure the application complies with NPPF and Policy NBE5 of Hart District Councils Local Plan.

The submitted Flood Risk Assessment (FRA) has shown that the overall site of Minley Manor is at low risk of flooding from all sources. The FRA also considers the impact of the proposed development on flood risk to the site and the surrounding area. There is no concern relating to fluvial, surface water or groundwater flooding at the site.

Consideration must be made for the impact the development will have on the existing surface water drainage network and this has been considered within the Development Drainage Strategy. The proposed development will lead to a decrease in the total impermeable area for the site and the proposed surface water drainage strategy will sustainably manage surface water falling on the site.

Evidence has been provided to rule out infiltration as a viable method of discharging surface water from the site due to low infiltration rates and high groundwater. Instead, surface water will be stored and discharged safely and at a controlled rate into the surrounding environment. This rate will be set at 3.0l/s for the northern drainage catchment and 1.0l/s for the southern drainage catchment. Green roofs will also be included to manage flow rates and provide additional benefits.

The foul water drainage network must also be assessed to ensure flood risk is not increased. The existing onsite foul network will be suitable to restrict flows leaving the site to 4.5l/s and the existing onsite foul network is suitable to cope with the proposed increase rates.

Condition 1 relates to the surface water drainage strategy and ensures it will be constructed in accordance with the submitted information while Condition 2 relates to the foul water drainage network and confirmation of the connection point.

Drainage Officer (Internal) (15 December 2022) - No objection – refer to more recent comments dated 8 June 2023 on updated position.

Lead Local Flood Authority (9 June 2023) - Comment

As a decrease in impermeable area is proposed, and substantive comments have already been provided by the district drainage engineer, the LLFA has no additional comments.

Joint Waste Client Team (24 May 2023) - No comments regarding this application because it relates to a commercial premises with no impact on the domestic waste collection service.

Environmental Health (Internal) (30 May 2023) – No objection

I have no further comment to make on this planning application, apart from those previously made on 12th December 2022.

Regarding the proposed plant room in the spa, the applicant confirms this could be a CHP plant. As such, I would recommend the following informative only in this case:

Chimney height approval informative recommended

The applicant is advised they may need to make an application for chimney height approval under the Clean Air Act 1993. They should check the following information first in context of their proposal and if necessary, please contact eh@hart.gov.uk for further advice.

The Clean Air Act 1993 introduced a range of regulations to control smoke emissions and the height of new chimneys. We approve chimney heights and associated arrestment plant of large boilers and furnaces to ensure that emissions are at a safe height and dispersed sufficiently into the atmosphere and not be detrimental to health or cause a nuisance.

Chimney height approval requirements

If the boiler will meet any of the following requirements, it will be necessary to apply for chimney height approval which could affect the appropriate height of the flue.

Where the chimney serving a furnace or boiler will burn:

- Pulverised fuel OR,
- Any other solid matter at a rate of 45.4 kilograms per hour or greater OR,
- Any liquid or gaseous matter at a rate equivalent to 366.4 kilowatts or more.

AND, if you intend to do one of the following:

- Construct a new chimney OR,
- Increase the combustion space of an existing furnace OR,
- Add a new furnace to an existing installation OR,
- Change the fuel burnt in an existing furnace OR,
- Replace a furnace with one having a larger combustion space.

Comments made in relation to these provisions of the National Planning Policy Framework Para 186.

Environmental Health (Internal) (12 December 2022) – No objection.

With regards to the Land contamination report, considering the report findings and intended use for the site, as follows:

Land contamination report - contaminated land condition recommended

I recommend the standard contaminated Land condition be placed on any approved development:

Standard contaminated land conditions, to be in accordance with D.C.L.G model conditions part 1 to 4. An assessment shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition or ground works.

Should any land contaminants or unexpected ground conditions be identified during the course of development then ground works shall cease, and the Environmental Health Department shall be notified so that any required remediation can be approved in writing before implementation.

In view of the nearby neighbouring residential premises and the proposed use as a wedding venue, I would recommend the following condition:

Wedding venue - Music Noise Management Plan condition recommended

It is evident that a well-managed establishment can operate at site, avoiding a significant adverse noise impact. Our department therefore does not object to the development, in principle. In order to ensure that noise is kept to a practicable minimum, the following Condition is considered necessary:

Prior to first operation, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority (LPA). The approved Plan shall be maintained thereafter. Alterations to the Plan will require formal written approval from the LPA.

Informative: While formalising a Noise Management Plan reference should be paid to the Institute of Acoustics (2003) "Good Practice Guide on the Control of Noise from Pubs and Clubs", the services of an approved acoustic consultant may also be of benefit.

Noise mitigation techniques can include measures such as:

- Restriction of music between specified times.
- Consideration to the number of events taking place in any one month.
- The installation of a noise limiter (Music noise level to be set with the assistance of the Environmental Health Team).
- Doors and windows to be closed during music entertainment and the use of a public announcement system.
- Orientation of speakers away from the nearest residential neighbour.
- The possibility of additional ventilation as a consequence of windows and doors being closed.
- Windows and doors to be fitted with soft rubber compressed seals.
- Community liaison, informing of event dates.
- Complaints procedure.
- Sound monitoring and logging during events.
- A contract to be signed by the event organisers and any band or DJ that they agree to comply with noise management conditions.
- To have an approved list of DJ's and bands for recommended use.
- Staff training and an appointed person of responsibility on site at all times during an event.
- Consideration of smoking areas and parking.

Premises licensing and new food business registration comment

It is advised that the applicant contact Hart District Council's Licensing Service should a 'Premises Licence' be required under the provisions of the Licensing Act 2003. A Premise Licence is normally required for such activities which include the sale of alcohol, the provision of regulated entertainment and several other associated activities.

The applicant will need to register any proposed new food business with the Environmental Health Department to ensure full compliance with food hygiene legislation. Comments made in relation to these provisions of the National Planning Policy Framework Paras 174, 183, 184, and 185.

Hampshire County Council Highways (22 January 2024) – No Objection

Site access proposals

The applicant confirmed in an email to the HA on 30th November 2023 that the visibility splays as shown drawing 2021-6037-001 P11 will be free of obstruction over 1m in height and will be maintained as such in the future. The HA, on this basis, confirm that the site access proposals are agreed in principle subject to a detailed design check at the S278 stage and should be secured through planning condition.

The HA note that the letter dated 18th December 2023 addressed to Hart District Council Officers refers to the CAVAT being confirmed, we would like to clarify that the CAVAT amount has not been agreed at this stage. The preference of the HA would be to retain the trees where possible, however where their removal is needed to provide a safe access with appropriate visibility splays, the loss/ removal of highway trees will attract compensation in the form of CAVAT in line with TG15 and HCC's Road Agreement Policy for the Protection of Highways Trees affected by New Development the CAVAT amount will be agreed as part of the S278 process.

Traffic impacts related to the conference centre

The mode share for the proposed conference centre was identified through interrogation of the 2011 Census data for the local area in the absence of any evidence from similar sites.

The trips were assigned to the network based on the original 20/80 distribution using a north/south split of delegate trips with the majority of trips routing via Junction 4 of the M3.

The Transport Note includes junction modelling of the Minley Interchange roundabout utilising the industry standard Junctions 10 software, which has been reviewed by the HA. The model utilises base traffic data from the Guillemont Park Minley Road application (17/00771/FUL) which has been growthed to a 2020-year assessment utilising TEMPRO. The HA note that the TEMPRO growth factors used are comparable or higher than those extracted from the current version of TEMPRO 8.1 and are therefore acceptable for the purpose of this assessment.

The HA have a permanent traffic counter located on Minley Road north of Junction 4a, which indicate the two way flow in the 2020 modelling without the proposed development and those collected in February 2023 are comparable and therefore the use of a 2020 assessment year is accepted in this instance.

The modelling shows that with 200 delegates travelling to/ from the site during the AM and PM peaks the maximum RFCs in the AM and PM peak on the A327 Minley Road approach are 0.69 and 0.72 respectively. The modelling therefore demonstrates that the junction remains within capacity with the proposed development in situ, and is not considered to result in a severe impact at this junction.

The HA note that whilst we'd usually request a future year assessment, in this case the

development impact is not expected to cause a severe impact on the junction and therefore no further assessment is required.

As set out in the letter from the Planning Agent there were previous discussions between the HA and applicant concerning the restriction of delegate numbers or start/ end times of conferences. The HA consider that the provision of the Minley Interchange Roundabout junction modelling has demonstrated that the associated impact of the proposed 200 delegates is not considered to be severe and therefore do not require any restrictions on delegate numbers or conference timings to be secured.

Travel Plan

A Travel Plan was submitted as part of the application which seeks to encourage travel by sustainable modes to the site. Given the rural nature of the proposed site, the commitment to provide a shuttle bus service for hotel guests/ visitors and delegates is an important element in providing opportunities for users of the site to travel by sustainable transport. The Travel Plan along with approval fee, monitoring fee and a bond should be secured through S106 agreement.

The shuttle bus and details of how the services will run, at what times, to which stations, and how the service will be funded need to be provided prior to the proposed site being brought into use and should be secured through a suitably worded planning condition.

WCHAR

Given the rural location of the development the HA requested a WCHAR be prepared identifying the limitations of the existing shared pedestrian and cycleway located on the north side of A327 Minley Road. The WCHAR identified a need to review and rationalise the street furniture within the vicinity of the site access, and to cut back vegetation along the route. The HA also asked the applicant to consider whether improvements could be made to the Hawley Lakes bellmouth access located on the route to improve the crossing facility and visibility for those travelling to and from Minley Manor. The HA therefore request that a condition be applied to the application to secure the WCHAR identified works and to improve the visibility for crossing pedestrians and cyclists at the Hawley Lakes access.

Refer to consultation response for recommended conditions and obligations.

Hampshire County Council Highways (30 June 2023) - Holding Objection

Hampshire County Council Highways (9 December 2022) – Holding Objection

Ecology Officer (22 June 2023) – No objection

The proposal is for extensive redevelopment and associated change of use for the site, including from residential to hotel use and the demolition of existing buildings to provide additional hotel accommodation. The application is accompanied by an Ecological Appraisal (HDA, 2022).

While the site as a whole is adjacent to the Thames Basin Heaths Special Protection Area (TBH SPA), the proposed development is located within the 'zone of influence' (i.e. Located between 400m and 5km away from) Castle Bottom to Yateley and Hawley Commons Site of Special Scientific Interest (SSSI) which forms part of the TBH SPA. TBH SPA is designated for its populations of internationally important ground nesting birds, which can be impacted by recreational disturbance associated with an increase in residential development within the zone of influence.

Therefore, it will need to comply with Policy NBE3 and the TBH SPA avoidance and

mitigation strategy. As the proposal is for conversion to use as a hotel, there will be a net reduction in residential dwellings on site. The EA also proposes a SAMM contribution equivalent to 10 new dwellings due to the proximity of the site as a whole and quantum of hotel rooms.

To ensure the increased car parking on site is not accessible to the public to be used to enter the adjacent SPA, parking should not be accessible to the public, with parking management such as a controlled barrier required. Natural England should be consulted to ensure the proposed contribution and any proposed car parking arrangements are acceptable. Protected species were undertaken in 2015 and updated in 2021 - 2022. The submitted Preliminary Bat Roost Assessment, and the Bat Emergence and Re-Entry Survey, details the presence of a variety of bat species roosting across the different buildings on site. Detailed recommendations are made in (Section 5), which must be undertaken under a Natural England development license. I accept these findings and support this approach.

The badger survey (2021) details the use of areas of the development as potential foraging or commuting areas. Recommendations are made for the protection of badgers during construction and as the overall land to be developed is minimal, I accept this recommendation.

No reptile survey was undertaken but precautionary measures are proposed for site clearance, and due to the areas proposed for development, I support this approach.

Detailed recommendations and enhancement are provided in section 8, including best practice development measures, enhancements to existing habitats on site, and creation of new habitats on site. I support these approaches.

Subject to the following conditions, I have no objection to this application on the grounds of biodiversity.

Condition 1. The recommendations and mitigation outlined in Section 5 in the bat report must be implemented in full under a licence. Reason: to ensure there is no negative impact on bats as a result of the proposals

Condition 2. The parking for the hotel shall have measures to prevent public use of the car park for access on to the SPA. Reason: to ensure there is no increase in recreational disturbance on TBH SPA

Ecology Officer (Internal) (14 December 2022) - Objection (refer to more recent comments dated 22 June 2023 on updated position).

Natural England (29 June 2023) – No objection

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area and damage or destroy the interest features for which Castle Bottom to Yateley and Hawley Commons Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured: A full submitted Parking Management Plan

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England (26 January 2023) – Further information required (refer to more recent comments dated 29 June 2023 on updated position).

NEIGHBOUR COMMENTS

1 letter of objection received from 20 Warren Cottages, Minley Road on the grounds:

- no information relating to the noise impact that Minley Manor will have as a wedding venue to the local residents.
- no information found into the frequency of these events. In relation to the change of building fabric within the application i have no immediate concerns at this time.

CONSIDERATIONS

Principle of Development

The property and estate were sold to the War Department in 1936 whereupon it was occupied by the Royal Engineer's and as part of Gibraltar Barracks until being sold to the current owners approximately 8 years ago. The site has been largely under-utilised, with some temporary permissions allowed to operate. This application is not dissimilar to a proposal previously considered by the Council which was refused in 2017 (applications 16/02102/LBC and 16/02101/FUL refer), albeit this current application is a considerably paired-back version of that refused scheme. Additionally, the previous applications were considered under a previous Development Plan regime and as such there have been material changes to the planning framework.

The application proposes the change of use from its previous MOD use (Use Class C2a) to create a new 108 suite hotel, restaurant, function suites and spa complex set across the existing portfolio of buildings, and within a number of new buildings. As the site is set within the countryside, these uses must be considered against the relevant countryside policies and whether they represent the optimum viable use for this collection of heritage assets.

The Council's vision for the District, as set out in the HLP32, states that "*Our countryside will be recognised for its importance to the quality of life, as the setting where people live and work, and for its contribution to biodiversity, leisure and recreation*".

"The number of jobs in the District will also have increased as Hart plays its role in delivering the employment needs of the wider functional economic area. The best employment sites will have remained in employment use and there will be enhanced opportunities for businesses in rural areas".

"There will have been investment in our roads to tackle congestion and make them safer, and in measures to encourage walking, cycling and the use of public transport. Green infrastructure will have been protected and enhanced encouraging healthy communities and opportunities for wildlife to thrive".

"The character, quality and diversity of our natural, built and heritage assets will have been conserved, and where possible enhanced".

All of these visions go to the heart of understanding the District with the delivery borne out through the policies within the HLP32.

Government updated the NPPF on 20 December 2023 and which re-affirms at paragraph 11(c) that development should be approved without delay where it accords with an up-to-date Development Plan. In reviewing the policies most important for determining the application, it is concluded that the Development Plan is up to date and as such the

provisions of NPPF Paragraph 11(d) are not engaged.

At a national level, the NPPF is clear that in rural areas, development which enables the sustainable growth of all types of business through the conversion of existing buildings and well-designed beautiful new buildings; enables sustainable rural tourism and leisure development which respect the character of the countryside, should be supported (paragraph 88(a) and (c) refer), recognising that in meeting such needs that these sites may not be well served by public transport however, the use of previously developed land should be encouraged, where suitable opportunities exist (paragraph 89 refers).

One of the principal aspects of government policy is to make effective use of land, and in particular previously developed land, as expressed through Chapter 11 of the NPPF. Previously Developed Land (PDL) is defined in the glossary to the NPPF as:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

The Manor House and its associated buildings sit within an extensive park and therefore, it is evident that not all of the site can be determined to fall within the NPPF definition of PDL however, certainly the re-use of the redundant former MOD buildings and hard surfaces are PDL. The proposal does include the erection of new buildings on land which has not previously been occupied by permanent structures or associated fixed surface structures, for example the proposed new Forestry Building, Orangery extension, and Spa Complex. Whilst these buildings do increase the built form within the countryside and must therefore be considered on their individual merit against relevant countryside policy, the appropriateness of these extensions and new buildings must also be weighed up in the wider planning balance.

At a local level, of key relevance is Policy SD1 which, consistent with the NPPF, confirms that the Council will take a positive approach when considering development proposals whilst equally having regard to the need to carefully assess, and where appropriate, mitigate against adverse impacts resulting from development.

Policy SS1 sets out the Council’s spatial strategy, and whilst this policy is regularly applied to new housing development, it equally applies to new employment uses. The presumption is that development will be directed to the most sustainable locations within defined settlements or on previously developed land in sustainable locations.

Turning to more specific use-related policies, Policy ED3 of the HLP32 is relevant, relating to the rural economy and which reflects the site’s location outside of a defined settlement boundary. Assessment against this policy is predicated on new development satisfying at least one criteria and is tied to an assessment against Policy NBE1. Of the criteria listed within Policy ED3, the following are identified as relevant to this application:

- a) are for a change of use or conversion of a suitable permanent building or for a new small-scale building that is appropriate to a rural area, located in or on the edge of an existing settlement; or

- b) are for a replacement building or extension to a building in line with Policy NBE1;
- c) enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise; or
- e) in the case of new buildings, and extensions to existing buildings, are supported by evidence of need for the scale of the development proposed.

Policy ED3 further requires proposals to be of a use and scale that is appropriate to the site and location when considering the below criteria, and which is discussed in greater detail later in this report:

- i. landscape, heritage and environmental impacts;
- ii. impacts on residential amenity;
- iii. the accessibility of the site; and
- iv. the impact on the local highway network including the type of traffic generated, the appropriateness for the local highway network to accommodate the development and the impact on their character.

Turning to Policy NBE1, which relates specifically to development in the countryside, this policy sets out 14no. assessment criteria. The following criteria are identified as relevant to the application:

- h) supporting development which converts previously used permanent buildings;
- j) is located on suitable PDL appropriate for the proposed use; and
- l) secures the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

With the above relevant policies and criteria identified, it is therefore necessary to consider whether the proposed use and scale of new development of the site is 'appropriate' and represents the 'optimal viable use of a heritage asset'.

In response to whether the scale of new development is appropriate is discussed in the subsequent section. Turning to the appropriateness of the use and whether it represents the optimum viable use of a heritage asset, one must have regard to the clarification of this term, as set out within the Government's Planning Practice Guidance, specifically, paragraph 015 Reference ID: 18a-015-20190723

"If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents".

The Applicant engaged with the Council and Historic England on this matter of optimum viable use and produced a detailed Alternative Use Assessment (AUA). The first stage of the AUA sets out a broad consideration of the site against all use classes (Uses B - F and Sui Generis) before the second stage narrowed down which use classes may be compatible with the heritage assets. The assessment then proceeds to consider the potential compatible uses identified against the following 10 criteria, attributing a score against each:

- (a) physical impacts on heritage assets;
- (b) impacts on setting of heritage assets;
- (c) securing the integrity of heritage assets in future;
- (d) public accessibility to the heritage assets;
- (e) scope of landscape enhancements;
- (f) future cohesion and management of the heritage assets;
- (g) viability of the scheme;
- (h) suitability of the location for proposed use;
- (i) ecological impacts, and
- (j) highways suitability for the proposed use.

The AUA concluded that the use of this collection of heritage assets as a hotel and spa complex represented the optimum viable use, and which satisfies the guidance being the one use *likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes*. There may also be other uses which would equally be optimum viable uses however, it is not the purpose of the Council to assess each use rather, it is for the Council to consider the use proposed and whether *“from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents”*.

The identification of the proposal as the optimum viable use has been accepted by Council Officers, Historic England as well as the Victorian Society. It is evidenced within this report and within the parallel listed building application report that there will inevitably be some harm arising from the development on this collection of heritage assets, however the use and scale of the development proposed will deliver the least harm whilst offering public benefits.

One of the identified benefits arising from the proposed use, unlike a change of use to residential (one of the other uses considered compatible with the heritage asset) is the development will allow for members of the public to enjoy and engage in this heritage asset and pleasure grounds which has not previously been possible. The applicant has also confirmed that they would be amenable to offering public access to communal areas, as part of organised Heritage Open Days and which can be secured as part of a Section 106 legal agreement.

Overall, the proposed change of use from former MOD premises to hotel, restaurant, function suites and spa complex is an acceptable re-use of previously development land, proportionate new buildings within the countryside, and represents the optimum viable use of these heritage assets, in accordance with policies, SD1, ED3(a),(b),(c), and (e) together with NBE1(h),(j), and (l) of the HLP32, subject to the need for a detailed analysis of the wider development management considerations, such as but not limited to, the proposed scale of physical works (including development beyond PDL) and impact on heritage assets. Therefore, when taken in the overall balance, securing the site for hotel use as the confirmed optimum viable use weighs in favour of the development and represents a substantial benefit.

Design, Scale and Appearance

Manor House

The change of use of the Manor House to create an hotel will require internal alterations to reconfigure spaces appropriate for the proper functioning of the hotel. However, these internal alterations do not require planning permission and are assessed in greater detail under the separate parallel Listed Building application.

The primary, and arguably the most substantial change to the visual appearance of the

Manor House, is the proposed erection of a 3-storey extension following the demolition of existing structures. The demolition relates to a number of modern buildings, including detached dual-pitched store buildings; flat roofed changing rooms and smaller ancillary plant buildings located on the eastern side of the building, which is currently used as a service and delivery yard.

The proposed extension will provide back of house, kitchen and delivery facilities on the ground floor whilst at first and second floor, it is proposed to provide 8no. and 7no. suites respectively. These suites will be accessed via a staircore and lift, ensuring that this part of the hotel accommodation is fully accessible and in turn can provide access to the upper floors within the historic building.

The external design aesthetic embraces the architectural style of the Manor House with the massing and bulk serving as a subservient wing. The south elevation is reflective of the grander façade of the Manor House, opening onto the parkland to the south, and incorporates stone and brick detailing, with the windows reflective of the proportions of the existing fenestration, including stone surrounds. The extension also incorporates new external feature chimneys. The proposed extension respects the level changes, in particular the proposed basement and internal courtyard respects the position and its relationship to the adjacent Game Larder and allows for this asset to be greater revealed.

It is also proposed to demolish a modern flat roofed extension within the central internal courtyard to facilitate a new glazed reception with green roof. This will provide the main entrance to the hotel, instead of the existing historic entrance located within the primary walled forecourt. This historic entrance nonetheless will be retained and used by guests using the lounges and bars rather than for the purposes of hotel check-in.

Overall, the proposed extensions to the Manor House maintain the sense of grandeur of the existing manor house without competing with it. The design evolution has responded to comments provided by Council Officers and Historic England. The Council's Conservation Advisor has concluded that there are no areas of high significance adversely affected by the alterations proposed for the main mansion. Whilst the proposed addition to the mansion does harm the intrinsic interest of the building by significantly changing its footprint and scale, nevertheless the harm arising from the extension is less than substantial and between the middle and lower end of the range. It is therefore necessary to assess whether this harm is outweighed by the public benefits accrued in order to comply with the NPPF and development plan policy.

Orangery

The Orangery and connecting covered gallery (loggia) linking to the Manor House are not proposed to have any significant physical intervention, rather the applicant proposes to retain the open plan form of these buildings, subject to some localised repair to the building fabric, such as bricks within the western elevation.

The building and gallery will be retained as a function space and will be served by the proposed single storey extension to the west, which will sit behind the existing brick courtyard wall forming the Winter Garden. This existing courtyard wall extends south from the Orangery at an approximate height of 2m before dropping to approximately 1m in height (with iron railings above). The extension will be set below the level of the western wall to the Winter Garden, largely screened by this wall and will have limited fenestration opening out onto the estate grounds to the west. The proposed extension will provide servery, WCs and cloakroom facilities.

The single storey building will be constructed of red brick to match, set below a flat green roof and will be read as a modern intervention to this Grade II* listed building, and which does not seek to compete or imitate the historic grander Orangery and Loggia. The proposed extension will conserve the architectural significance and setting of this heritage asset. Any harm arising from the development is less than substantial and at the lower end of this range. It is therefore necessary to assess whether this harm is outweighed by the public benefits accrued in order to comply with the NPPF and development plan policy.

Arch Cottage Suites

Located to the north east of Arch Cottage, these buildings comprise a series of outbuildings and garages and which are not statutory listed but are curtilage listed. These buildings do not have any individual architectural significance.

It is proposed to demolish the existing garage frontage and outbuilding located to the rear of the existing garden wall. The retained gable fronted outbuilding will be converted to accommodate 1no. suite whilst the new building integrated into the garden wall will accommodate 5no. suites. The re-purposed former garage building will accommodate 1no. suite (total of 7no. suites).

The new building will be of a flat green roof design and set at the height of the garden wall. It is proposed that the 5no. central suites will lead out onto the kitchen garden, and as such there will be limited physical intervention into the existing garden wall, with the exception of a single door leading to an internal lobby. The Council's Conservation Advisor has confirmed there will be no harm to the adjacent listed Arch Cottage.

Pool Building

The Pool House, as referred to in the application, has more recently been used by the MOD for vehicle inspections (ground floor) with additional officer mess accommodation provided within a modern mezzanine floor. Additionally, alongside the Pool House is a row of single storey garages and vehicle ramp associated with the MOD vehicle servicing.

It is proposed that this building will be repurposed to provide a restaurant with the mezzanine reduced in size to provide approximately 60sqm of first floor accommodation which will reveal the ceiling. It is further proposed to construct a new single storey extension to the south of the Pool House providing largely kitchen and back-room facilities overlooking the new northern stable courtyard, whilst a bar/lounge and private function suite is proposed looking into the kitchen gardens.

The proposed repurposing of the Pool House will result in many of the modern unsympathetic interventions being removed, including for example the external fire escape staircase, and will also include the repair to the external façade and window and door replacements. In terms of materiality, the proposed single storey building will be constructed of red brick to match the garden wall and sit below a flat green roof.

The Council's Conservation Advisor has noted that the harm arising from the proposed development would be less than substantial harm between the middle and lower ends of the spectrum. It is therefore necessary to assess whether this harm is outweighed by the public benefits accrued in order to comply with the NPPF and development plan policy.

Stable Building

The majority of the proposed works to this building are internal involving the removal of much of the modern partitions inserted by the MOD. The limited external works are removal of garage doors and external staircase together with the demolition of the garages adjacent to the stables.

It is proposed to repurpose the Stable Building and provide a mix of 2- and 3-bedroom longer stay suites with self-contained amenities including kitchen and living facilities. Overall, 8no. suites are proposed within the stable building.

It is proposed to restore windows and doors, and where necessary there will be limited installation of new windows. The historic doors within the north-east courtyard elevation are to be retained and held open with new glazing set behind.

Additionally, it is proposed that a new single storey pitched roof extension be provided to the north of the existing eastern wing of the stables running parallel to Minley Road. It is not proposed that this be internally linked to the Stable Building. This extension together with the Pool House extension will create a new northern courtyard.

This new building will act as an Office Hub providing a flexible space including 4no. activity rooms and larger office with welfare facilities. Similar to the Pool House extension opposite, it is to be constructed of red brick to match the existing garden wall however, in this instance it is proposed to have a standing seam pitched roof and aluminium windows, thereby read as a modern intervention in this setting. It is noted that this particular new building will be visible from Minley Road, where currently there isn't a building. The existing filtered views created by the existing highway and on-site trees will be lost by reason of tree removal and therefore, the visual impact of this building will be greater were the trees to be retained. The loss of trees is discussed later in this report. Notwithstanding the loss of trees, the visual impact is a key consideration. The proposed building is set back behind the existing brick boundary wall and will be offset by proposed new car parking. The proposed building will undoubtedly change the visual experience along Minley Road, however not to its overall detriment, subject to securing high quality materials of the new building and planting to break up the parking area.

The Council's Conservation Advisor has noted that there are some enhancements to the architectural interest of the Pool House by the removal of prominent detracting adaptations and alteration. Balanced against this there is some very minor less than substantial harm arising from loss of small areas of historic fabric and introduction of new buildings. Overall, the proposals are neutral in terms of heritage significance.

Officer's Annexe

This building sits within the walled kitchen gardens, and which is a modern 20th century building comprising former officer's mess accommodation laid out in a T-plan. Presently the accommodation is set over two floors with the top floor accommodation set within the roof.

It is proposed to retain and repurpose much of the existing building albeit it will be extended at ground floor to the south and north as single storey extensions thereby providing balcony provision to the suites at first floor above. It is further proposed to increase the eaves height therefore providing full height first floor accommodation. The building will be re-roofed to provide accommodation with the new roof level. Whilst this reconfiguration of the building will result in an additional floor, the overall height of the building will remain as existing.

Overall, the repurposed Officers Annexe will provide 47no. suites across three floors. The conversion of this building to hotel accommodation reduces pressure for change to other buildings of greater architectural or historic interest. The design approach to this part of the development is to provide a simple, contemporary design that is complementary in terms of materiality to the other new buildings proposed for the site, including the Office Hub and the Pool House extensions.

Additionally, it is proposed to link this building via a single storey covered extension to the adjacent Pool House restaurant and lounge/bar. It is noted that the walkway will stop short of the entrance to the Pool House and therefore, no physical impact will arise. This single storey link will be an oak structure with green roof and glazed elevations.

Spa Complex

The proposed spa and function suite will be located in an overgrown and somewhat degraded part of the estate, located within an enclosed walled garden where presently tennis courts are located. The design of this new building, similar to the other single storey extensions proposed on site, is deliberately contemporary and simple in building form, and employs a flat green roof system.

The proposed spa buildings will be timber clad and incorporate brise soleil to the interlinking arcades. The design aesthetic is one of simple elegance and will not be visually prominent, being largely screened by the existing walls and Kennel Cottage.

This building will deploy a mechanical electrical plant system which the drawings indicate will be located on the roof of the proposed east and west wings. These have the potential to be visually intrusive, but this will be subject to the overall height of this plant and as such details should be secured to confirm that it will remain largely invisible in mid distance views.

Forestry Building

Similar to the Spa Complex, this part of the proposal is an entirely new building dedicated to estate management. It is located within the northern section of site outside of PDL within an area of scrub and trees and adjacent to an area of existing hardstanding.

The building is located on the eastern side of the site, parallel to Minley Road and therefore, whilst it does increase buildings within the countryside, this is not within a sensitive part of the landscape from a heritage perspective rather it is read in the context of the existing estate buildings.

The proposed single storey building is set out in a U-form and timber clad, comprising a workshop within the western wing leading to 3no. closed stores and 4no. open fronted storage bays within the central section of the building. Within the eastern wing, it is proposed to provide staff welfare facilities together with 2no. open bays for machinery. The design of the building follows its function and is read as a forestry building and has a neutral impact on the registered park and garden.

Kennel Cottage

This property has an established lawful residential use and is curtilage listed. It is proposed to retain this residential use however, there are a number of minor physical alterations proposed including blocking the windows on the side elevation adjacent to the proposed spa building; alteration to the existing entrance incorporating the current entrance recess into the building as an internal hall; removal of partition walls to combine three separate rooms into one new living space, and insertion of a new door from the kitchen into the bedroom.

These proposed works are limited with neutral impact on the significance of this curtilage listed building.

New entrance Lodge, Walls and Gates

The application proposes the widening of the existing northern access leading from Minley Road. It is proposed to construct a new Entrance Lodge set back from the road, located between the Pool House and Bothy Cottage. The Lodge is a simple single storey building and reflects the design of the existing entrance lodge located near to the heritage entrance to the south.

Due to the increase in the width of the opening, it is necessary to demolish some of the existing Minley Road boundary wall. Nonetheless, the revised design and gates are reflective of the existing arrangements and will incorporate bi-fold iron gates which are proposed to be locked in the 'open position'. There will be no harm to the existing heritage gates and lodge.

Overall, therefore, the proposed development, whilst cumulatively substantial in scale, will bring about much required improvements to this collection of heritage assets and will secure its long-term future. The design of the extensions and new build development forming this application have been done sensitively and are respectful of the importance of each of the individual listed buildings and as a collection, and have responded to previous heritage and design advice offered by Officers and Historic England and accord with policy NBE9 of the HLP32. Across the development, as a whole, the impact on the heritage assets is one of less than substantial harm and on the low to medium scale of the range. In accordance with Paragraph 208 of the NPPF this harm must be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

Landscape

The application site is situated within the North East Hampshire Plantations and Heath Character Area (as defined within the Hampshire Integrated Character Assessment). Some of the key characteristics of this landscape area are:

- distinctive 'heathy' character throughout reflected in acidic loving vegetation and giving rise to a colourful landscape through the seasons.
- Contains internationally important habitats including dry and wet heaths, bogs, scrub and woodland
- Land use comprises a mosaic of woodland, including conifer plantations, blocks of remnant open heathland and medium scaled pasture fields
- Strong connections to military training from the 18th century and aviation.
- Concentration of large parkland landscapes and extensive areas of mineral extraction.

The site is defined by many of these characteristics, including large parkland landscape which is formed of the Grade II Registered Park and Garden and therefore, any proposal must preserve or enhance the setting of this asset and its significance. Historic England notes within the official listing that the gardens and pleasure grounds have fluctuated over the years, with changes to the woodland, lawns, and flower gardens and also an area of parkland. The landscape is not experienced as a static structure or form.

Policy NBE2 of the HLP32 is clear that development must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes, and this is specifically applied to historic landscapes, such as the Registered Park and Garden, under NBE2(c).

The application focuses development to the ensemble of existing buildings and their immediate surrounds and does not extend into the wider park estate. Whilst there will be some inevitable change to the landscape character through the introduction of new buildings beyond PDL, these are limited to the areas immediately within service yards, tennis courtyard, and small area of woodland beyond (i.e. Forestry Building, Spa Complex and new extension to the Manor House). However, it is considered that this change will not demonstrably alter the wider character of the Registered Park and Garden and its place within the defined landscape character area, and will benefit from some visual mitigation in the form of the number of green roofs proposed to new buildings.

The proposed landscape plans are broadly indicative at this stage, in terms of plant species and quantum. The proposed site plans prepared by the Architects do indicate areas where

there will be new landscape arrangements, such as the courtyard enclosure to the south of the Orangery and Arch Suites; within the walled Kitchen Gardens; within the walled gardens of the Spa Complex, the Stable Courtyard, and generally to the immediate setting of the extension to the Manor House. These plans do lack detail however, within the Design and Access Statement and Heritage Appraisal, it is not proposed to make significant changes to the landscape arrangement. Overall, the general soft landscape proposals are sympathetic to the existing garden design and arrangement however, it will be necessary to secure a detailed landscape masterplan and maintenance schedule by planning condition. This can include securing details of the retention and protection of the Orchard within the walled kitchen garden.

The application also includes new areas of hard landscape and reconfiguration of existing hard landscape primarily for car parking (201 spaces in total). The largest of these areas is located to the south of the proposed Forestry Building at the north end of the site providing 101 spaces; 51no. spaces within the walled garden car park adjacent to the Officer's Annexe; and 11 spaces between the new Office Hub and boundary wall. Further small parking areas are distributed around the site.

It should be noted that the area of parking within the walled car park is largely formed of existing hardsurface and built form. And therefore, whilst this does create an enlarged parking court, it is not considered to represent an unacceptable degree of hard landscaping and which will be broken up with new tree and other soft planting, the details of which can be secured by condition as part of the wider landscape masterplan.

The large parking area to the north of the site is considerable in scale however, it is physically and visually constrained by the proposed new Forest Building. It is noted that this building does extend built form beyond the extent of PDL, it is however of a simple vernacular which does not seek to overwhelm the landscape character. In terms of landscape impact, both this building and the large parking court to the front, whilst considerable in scale, result in less than substantial harm to the registered park.

Additionally, it is proposed to provide an emergency access leading from the walled garden car park around the north of Arch Cottage. This is necessary, as the listed arch is not sufficiently tall, nor is it sufficiently wide enough to allow for larger emergency vehicles to traverse, as such this intervention into the landscape near to the Wellingtonia Avenue is considered acceptable and details can be secured by condition both in terms of material but equally of construction methods.

Overall, the proposed development will have limited harm to the landscape character of the area and will, subject to securing a landscape masterplan, preserve the setting and experience of the Registered Park and Garden. The proposed areas of hard and soft landscape are proportionate to the scale and use of the site and accords with Policy NBE2 of the HLP32. It is considered that the proposal will result in a moderate benefit.

Trees and Ecology

Trees

A number of trees are protected by Tree Preservation Order (Council reference: ORD/16/00007 dated 9 June 2016). There are also areas of Priority Habitat (Traditional Orchard, Priority Deciduous Woodland, and Priority Wood Pasture and Parkland).

The NPPF at paragraph 136 is clear that trees make an important contribution to the character and quality of urban environment and can also help mitigate and adapt to climate change. It further states that:

“opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.

The importance of trees is further emphasised at NPPF paragraph 186(c) noting development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

Policy NBE2 of the HLP32 confirms that development must respect and wherever possible enhance the special characteristics, value or visual amenity of the District’s landscape. Criteria (d) to this policy requires there be no adverse impact to important local, natural or historic features such as trees, woodlands, and hedgerows.

Policy NBE9 is a generic design policy and identifies at criteria (d) that development should respect local landscape character and sympathetically incorporate any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site.

The area of development does not extend to the whole of the Registered Park and Garden and for the avoidance of doubt, the Applicant has confirmed the withdrawal of the Landscape Masterplan drawing prepared by Historic Environment Associates (dwg C.01 Rev A). That drawing had not been updated in line with the amendments made during the course of the application and to align with the Architect’s drawings package. The assessment on the tree environment is therefore based on the Purcell plans and more specifically the technical arboricultural report and appendices prepared by SJA.

The Applicant’s arboricultural technical report (prepared by SJA) was updated to respond to earlier comments provided by the Council’s Tree Officer. The SJA report and survey extends to the areas of the site where development is proposed. This clarification is important, as it excludes areas which were previously covered by the now withdrawn Landscape Masterplan and where concern had been raised by the Council. The Purcell site plan drawings do not show the same level of technical detail in respect of trees and therefore, the following assessment is based on the technical SJA plans.

The Applicant surveyed a total of 209 individual trees, 15 groups of trees and one area of Woodland, as listed at Appendix 2 to their report which are relevant to the development area. 54 individual trees together with 3no individual trees within woodland block W1 are proposed to be removed as a result of the proposed development. None of the trees proposed to be removed have been assessed as Category A. 13no. Category B trees are proposed to be removed; 4no. individual trees categorised as dead or hazardous will also be removed, and 12no. groups of trees are either partially or fully removed.

The Council’s Tree Officer has, in his most recent consultation response (15 January 2023), maintained the previous objections raised. Concern has been expressed regarding the limited information on details of construction, such as foundations, parking spaces, and service runs however, on a development of this scale, it is not unusual for this level of detail to be undertaken as part of Technical Design stage (referred to as RIBA Stage 4) and for this reason, it is considered appropriate for this level of information to be secured by condition.

As noted, the drawings prepared by SJA are the plans which specify works to trees and their environs. The Council's Tree Officer has queried the loss of trees along the highway. The SJA drawings indicate that highway trees T22 and T107 are to be retained whereas T27 is within the group of highway trees to be removed. This will need to be aligned with the separate Section 278 Highways Agreement, and as such a condition can be secured to secure this confirmation. Further, HCC Highways have requested compensation for the loss of highway trees in the form of a Capital Asset Value for Amenity Trees (CAVAT) financial payment.

The Council's Tree Officer has identified inconsistencies between the registered TPO and the species of tree within the SJA plans. This discrepancy is unfortunate, but it does not go to the heart of the development proposed, and those trees are not affected by the development. There is further reference to mitigation planting relating to a Red Oak tree already removed. This does not form part of the application, and the Council has other enforcement powers available in respect of felling of TPO trees without prior consent.

Turning to tree loss and the wider arboricultural impact, the Council's Tree Officer has conveyed the harm that the loss of trees to the highway frontage arising from the access works together with loss of trees in the location of the proposed Forestry Building will have on the site and its character. The loss of trees as part of any development is highly unfortunate however, additional planting is proposed. Whilst the number of trees proposed to be removed is not insubstantial, it must be taken in the wider context of the site, and part of the planning balance.

In this respect, the loss of trees on this site will result in harm however, when considered in the context of the wider treed landscape and the mitigation proposed together with conditions to secure this mitigation and further technical detail, it is considered that the harm is at the moderate level of harm.

Ecology

Policy NBE4 of the HLP32 seeks to conserve and enhance biodiversity and confirms that new development will be permitted where three criteria are satisfied. These criteria are that development will not adversely affect the integrity of the international, national or locally designated sites (refer to Thames Basin Heath SPA in next section of this report); that development will not result in the loss or deterioration of irreplaceable habitats; and opportunities to protect and enhance biodiversity habitat connectivity are taken. The policy further confirms that where harm arising from development cannot be avoided, mitigated or compensated for, then planning permission should be withheld.

The applicant has submitted an Ecological Appraisal (August 2022) wherein it sets out the extent and methodology of the ecological surveys. The Phase 1 survey has identified habitat and protected and notable species which is further supported by Preliminary Bat Roost Assessment, Bat Emergence and Re-Entry Survey, and Badger Survey.

The appraisal concludes that bats are present on site with buildings supporting bat roosts whilst many of the trees on site also support roosting bats. Dormouse are unlikely to be present on site due to the sub-optimal habitat and connectivity. Additionally, due to absence of on-site water bodies otter, water vole and great crested newts have been discounted as being present on site. In terms of badgers, the survey confirmed that there are no active badger setts within the development area, with previous surveys concluding the presence of setts within the wider estate.

Given the proximity of the site to the Thames Basin Heath SPA, establishing the presence of breeding birds, particularly ground nesting birds, is important. No Nightjar, Woodlark or

Dartford Warbler were recorded during the surveys. Given the amount of hardstanding, buildings and formal gardens present within the development site, the habitat has been concluded as sub-optimal for these species.

The Council's Ecologist has concluded that the applicant's ecological information is acceptable and agrees that the recommendations made at Section 5 together with enhancement measures set out as Section 8 to the Ecological Appraisal will mitigate any harm, and which can be controlled through appropriately worded planning conditions. Overall, therefore, the proposed development accords with policy NBE4 to the HLP32.

Thames Basin Heaths Special Protection Area

Special Protection Areas are designated under the 2019 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations. This legislation requires decision making authorities to consider the effects of development both alone and in combination with other plans and projects. The northern section of the site falls within the 400m buffer zone of the Thames Basin Heaths SPA whilst the southern section of the site falls within the 5km buffer zone. The nearest Thames Basin Heaths SPA is located 10m east of the site boundary (i.e. wider estate boundary) at Castle Bottom to Yateley and Hawley Commons SSSI.

Policy NBE3 of the HLP32 states that new development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (TBHSPA) will be required to demonstrate that adequate measures will be put in place to avoid or mitigate any potential adverse effects. In the supporting text to this policy, it states that *"Proposals falling within Use Classes C1 (Hotels) and C2 (Institutions) will be assessed on a case by case basis in consultation with Natural England"*.

Natural England within their consultation response dated 29 June 2023 confirm that whilst the application site proposes a change of use to a significant hotel, restaurant and wedding venue, the proposed mitigation measures and SAMM contributions (equivalent to 10 dwellings) are sufficient to rule out adverse effects on integrity of the designated site.

It is noted from the applicant's planning agent letter dated 22 February 2023 that a question has been raised regarding the logic for this contribution requested by Natural England, confirming that there is no staff residential accommodation proposed as part of the C1 use and as such a contribution should be superfluous. However, evidence provided by the applicant's ecologist must equally be noted, and in this respect, the applicant's Ecological Appraisal (August 2022) states at paragraph 8.2.5 that *"Under the SPA avoidance strategy guidance, hotel accommodation (non-residential) does not automatically result in an impact on the SPA and schemes are screened on an individual basis. Staff accommodation associated with the hotel can however contribute towards the net change in residential units at the site where permanently occupied."*

It further states at paragraph 8.2.6:

"Up until recently (after the SPA was designated) residential accommodation at the Minley Manor site has comprised 102 residential units. Of these, 7 were standard dwellings for occupation by officers with families and the remainder were occupied on a short to long-term basis by residential staff. In addition the site was used for daily office use and military training including fitness, dog handling etc. When not performing their duties, the residential staff (and their families) would have been at liberty to leave the site and access the SPA. The proposed redevelopment at the Minley Manor site is to provide a hotel with 100 rooms/suites within new and existing buildings, including existing stables forming 8 hotel suites and garages being demolished and converted to provide a further 7 courtyard hotel rooms. The 6 existing

residential dwellings will be retained, with minor works proposed to Kennel Cottage. The number of residential units on the site will remain unchanged, which is a substantial reduction to the 102 residential units associated with the site's former use. There will be no net gain in residential units or hotel accommodation within 400m of the SPA boundary."

The applicant has proposed that despite the reduction in residential accommodation, as set out above, that they nonetheless propose mitigation measures to avoid any uncertainty with regard to cumulative effects on the SPA due to the shift in the type of residential accommodation proposed at the site. In this regard, the applicant put forward a proposed financial contribution (SAMM tariffs) equivalent to 10 new dwellings in relation to the Strategic Access, Management and Monitoring of the SPA.

The planning agent has suggested that a condition limiting access would prevent access to the adjacent SPA, therefore suggesting the SAMM payment would not meet the conditional tests however, due to the proximity of the SPA and the various uses, including longer stay accommodation, this would not be sufficient to prevent access to the adjacent SPA by visitors to the hotel and spa.

Natural England has confirmed no objections to this aspect of the application as put forward by the applicant, subject also to securing a Car Parking/ Vehicle Management Plan, which is required to ensure that the car park on site is not used in association with access to the SPA.

On the basis of securing the SAMM tariff equivalent to 10 new dwellings together with the car park management plan, the proposed development complies with the Council's policy on Thames Basin Heaths SPA protection and accords with policy NBE3 of the HLP32. These measures are to be secured by S106.

Flood Risk, Drainage and Climate Change

The site is located within Flood Zone 1 which is an area defined as having a low probability of flooding; it is also located within an area at low risk from surface water flooding, based on Environment Agency records. There are no watercourses within 500m of the site and no main rivers within 2km.

National Policy at paragraph 159 of the NPPF confirms new development should avoid increased vulnerability to the range of impacts arising from climate change and at paragraph 173 confirms that Councils should ensure that flood risk is not increased elsewhere.

Policy NBE5 of the HLP32 addresses flood risk from all sources, confirming that development will be permitted provided inter alia there will not be an increase in the risk of flooding elsewhere; and sustainable drainage systems are to be incorporated into all major development.

Due to the size of the application site together with the change in use, National Planning Policy requires a site-specific Flood Risk Assessment. The Applicant has submitted an FRA which details that in accordance with technical guidance the proposed hotel use is classified as 'More Vulnerable' within the risk classification. However, 'More vulnerable' developments located within Flood Zone 1 are considered appropriate under the NPPF. Again, due to the size of the site, consideration under the requirements of the 'Sequential Test' are also necessary. It is agreed with the applicant that there are no more suitable, developable and deliverable alternative sites, better located from a flood risk perspective (as the site is within Flood Zone 1) which could accommodate the proposed development, and the Council's Drainage Engineer has confirmed that there are no concerns relating to fluvial, surface or groundwater flooding.

In terms of drainage, the developable area is largely PDL, with some limited incursion into undeveloped amenity land (i.e. Forestry Building, Spa Complex and Orangery extension). The areas of PDL primarily comprise hard standing tarmac and roofs, with some areas of grass and general landscape. The Council's Drainage Engineer has confirmed that there would be a decrease in the total impermeable area and the proposed surface water drainage strategy will sustainably manage surface water falling on the site.

The Council's Drainage Engineer has concurred with the applicant that the evidence rules out infiltration as a viable method of discharging surface water from the site due to low infiltration rates and high groundwater. Instead, surface water will be stored and discharged safely and at a controlled rate into the surrounding environment. This rate will be set at 3.0l/s for the northern drainage catchment and 1.0l/s for the southern drainage catchment. Green roofs will also be included to manage flow rates and provide additional benefits. A condition controlling the surface water drainage strategy can be applied.

In terms of foul water drainage strategy, the flows generated from the development will discharge via gravity to either onsite septic tanks or the existing onsite foul sewer before discharging into the foul sewerage network off-site. The proposed buildings that lie some distance from the existing network will drain to septic tanks and buildings in closer proximity to, and including, the converted manor house itself will continue to utilise the existing sewer network. The total foul flows generated from site entering the existing sewer network will be approximately 4.5 l/s. The Council's Drainage Engineer has recommended a condition to confirm agreement with Thames Water.

Overall, the reduction in impermeable area and incorporation of sustainable drainage infrastructure and management of foul drainage is compliant with Policy NBE5 of the HLP32 and of moderate benefit in the wider planning balance.

Highways Safety, Access and Parking

The site is served by two existing points of access and egress onto Minley Road and which is currently unrestricted in terms of the number of vehicle movements which can utilise the access points associated with the former MOD premises.

Access

The heritage gates (southern access) are statutorily listed and therefore, it is agreed with the applicant that the increase in the width of this point of access is not realistic given the heritage harm that would arise, and this entrance is therefore to be retained as egress only. The northern point of access is not curtilage listed, and it is this access which is proposed to be widened to allow for access and egress lanes.

In terms of usage of these two access points, the heritage gates are proposed for egress use by guests, servicing vehicles and staff. Vehicles egressing from this point would be permitted to turn both left and right, whereas the northern access will be reconfigured and widened to provide a two-way access for use by hotel, spa guests and conference delegates, as well as delivery and servicing vehicles and staff.

Additionally, and to provide protection at this access for vehicles wishing to turn right into the site from Minley Road, the applicant has proposed a ghost island right turn, as well as a proposed pedestrian refuge.

The Applicant's Transport Assessment has stated the required visibility to the left (north) are 121.4 metres whilst the required visibility to the right (south) is 110.7 metres. These visibility

splays are to be kept free of obstructions over 1m, and which will require the removal of some highway trees (refer to Tree section earlier within this report) and which will be subject to a Capital Asset Value for Amenity Trees (CAVAT) financial payment, the details of which will need to be secured through the Section 278 agreement. In terms of the technical specification of the widened access, this too will be subject to a Section 278 agreement and details can also be secured via condition.

Trip Generations

HCC Highways confirmed in their consultation response, dated 9 December 2022, that the trip rates provided in the Applicant's Transport Assessment are comparable to other similar developments located across the county for hotel and spa facilities. There were no objections on this ground or on movements associated with weddings. However, there were concerns regarding the information provided in respect of the conference facilities, in particular the number of delegates during the peak period, with concern raised that this may adversely affect the flow of traffic in the PM peak period at Junction 4 of the M3. The Applicant in their 18 December 2023 and January 2024 submissions has provided HCC Highways with additional clarification on this matter. HCC Highways has confirmed in their most recent consultation response dated 22 January 2024 that this additional modelling demonstrates, to their satisfaction, that the junction remains within capacity taking the proposed development into account, and is not considered to result in a severe impact at this junction.

Travel Plan and WCHAR

A Framework Travel Plan was submitted as part of the application, and which sets out a number of modes of transport to encourage alternative modes of transport other than the private car. One such mode is a new shuttle bus for hotel guests and conference delegates. To ensure delivery, this will need to be secured through a S106 legal agreement.

Additionally, HCC Highways requested of the applicant demonstrated the suitability of the shared pedestrian/cycleway on the northern side of Minley Road to facilitate pedestrian and cycle movements and where staff would travel to/from. This is referred to as a Walking, Cycling and Horse-riding Assessment Report (WCHAR). The Applicant has since provided this information, and whilst the measures are desirable they do not meet the tests for an obligation under a S106 agreement and do not therefore feature in the proposed heads of terms below.

Alterations to the internal road layout and servicing and car parking

As already noted, the site access and egress arrangements outlined above mean that all vehicles will enter the site from the new main access taken from Minley Road. Vehicles associated with the proposed spa and function suite and hotel guests staying in the Officers Annexe would be directed to park in the northern car park. Staff would also be able to park in this car park. Guests staying in the main house would be directed to park in the Walled Garden car park and blue badge holders would be directed to the spaces at the front on the Manor.

In terms of emergency access, all buildings will be serviceable. However, the access to the main Manor House courtyard forecourt is restricted due to the height and width of the listed Arch. As such, in order that large fire appliances can avoid the Arch, a new route is proposed to run from the walled courtyard parking area north of the Arch, and which would be provided as grass reinforcement. This would be used only in the event of an emergency and not as an everyday route. This measure has been addressed elsewhere in this report in terms of landscape and arboricultural impact, however, it is considered appropriate as a mitigation to avoid harm to the listed Arch.

As already set out earlier in this report under Landscape, it is proposed to provide 201 car parking spaces distributed across the site. Based on the Council's 2008 parking standards, the development as a hotel, conference and spa facility, it is anticipated that the use will generate the requirement for 208 spaces. Whilst this parking guidance is now of some age, it is considered that the parking proposed and distributed across the site strikes the right mix to meet the need arising without compromising the heritage assets.

The applicant has estimated that in the region of 20 cycle spaces would be required on the site, however the exact positioning and quantity of cycle parking can be agreed by condition.

Overall, the Applicant has addressed the previous HCC Highways holding objections. The measures proposed as part of the package of highway infrastructure address the impacts arising from the development and rationalise the access arrangements, site servicing, and parking. The development accords with policy INF1 and INF3 of the HLP32 and would result in a moderate benefit.

Impacts on Amenity

There are 6no. residential units within the site that benefit from a lawful use, these being Arch Cottage, Church Lodge, Orchard Cottage, Bothy Cottage, Main Gate Lodge and Kennel Cottage) (refer to planning history section of this report). Therefore, consideration must be afforded to the occupants of those properties and the impact of activities (such as vehicle movements and noise) arising from the new use, on their amenity. These homes already sit within an MOD premises with its associated movements and activities and therefore, whilst the nature of proposed use of the site will invariably change, the Council's Environmental Health Officer has stated that the activities, such as weddings and corporate events can be controlled through a noise management condition. The deliveries and corporate events will be within usual working hours and again can be controlled by condition. In respect of guest movements, whilst these may vary across the day and evening, it is not considered that these will be so significant to adversely affect the amenity of those properties.

Additionally, consideration has been given to the relationship between Kennel Cottage and the proposed Spa Complex. The southern elevation of Kennel Cottage sits within the courtyard wall. As discussed earlier in this report, it is proposed that the windows within this elevation be blocked in. It is further proposed that the single storey central linking building (formed of treatment rooms) would form this boundary, albeit offset from the courtyard wall. It is considered that the proposed building, without fenestration within the northern elevation, would provide a buffer to the spa use.

The development accords with the requirements of policy NBE9 of the HLP 32.

Contamination

Policy NBE11 of the HLP32 requires that where development is proposed on or near a site which may be impacted by historic contamination due to its use, or may give rise to pollution, then an assessment of the risks associated with the site and the possible impacts on the development, its future users and the natural and built environment must be secured. The Council's Environmental Health Officer has advised in their consultation response that this information can be secured by condition and required prior to any ground works.

Additionally, the Council's Environmental Health Officer also noted in their consultation response that the development, specifically the extension to the Manor House, includes chimneys, and has directed the Applicant to the relevant separate Clean Air legislation. Should planning permission be granted, it is recommended that this be added as an informative. Overall therefore, the development accords with policy NBE11 of the HLP32 and a moderate benefit is secured.

Other Matters

It is noted that the larger suites proposed within the Stable Building are intended for longer stay accommodation however, the Applicant has confirmed that these suites will form part of the hotel use, as alternative provision and will not be used as self-contained private dwellings. An appropriately worded planning condition can be attached, should permission be granted, to ensure that these units are not independently let by third parties or are separated from the hotel use.

In determining this application, the Council, as required, had regard to its obligations under the Equality Act 2010. There has been no indication or evidence (including from consultation on the application) that the protected groups as identified in the Equality Act have, or will have, different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, there would be no significant adverse impacts as a result of the proposed development on protected groups.

CONCLUSION AND PLANNING BALANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The applicant seeks the change of use of Minley Manor and ancillary land and buildings from the former Ministry of Defence premises (C2A Use Class) to a boutique hotel (108 suites) and spa, including ancillary restaurant and wedding venue use. The application also seeks permission for physical extensions and internal and external alterations (including some demolition) to existing buildings.

The buildings have been empty and underutilised for a period of approximately 8 years. Many of the buildings are in a poor state of internal repair due to previous uses and some suffer from damp ingress. Whilst permission has been granted for a number of temporary permissions, a permanent use for the buildings resulting in their long-term preservation has not been secured to date.

The application has been assessed against the policies within the Development Plan, and having regard to the NPPF, and other material considerations. In assessing the appropriateness of the use, it is concluded that the development is an acceptable re-use of previously development land, and proportionate new buildings within the countryside, which represents the optimum viable use for the buildings, and therefore satisfies the requirements of Policy SD1, ED3(a),(b),(c), and (e) together with NBE1(h),(j), and (l) of the HLP32. This represents a substantial benefit

The proposed development, whilst cumulatively substantial in scale, will bring about much required improvements to this collection of heritage assets and will secure its long-term future. Across the development, as a whole, the impact on the heritage assets is one of less than substantial harm and on the low to medium scale of the range.

Moderate benefit is delivered to the landscape by means of securing a comprehensive landscape masterplan and maintenance strategy, including the safeguarding of the Orchard within the kitchen garden. Moderate benefit arises from the highways improvements, including the provision of a pedestrian refuge and shuttle service for visitors to the site. Moderate benefit also arises from measures proposed to protect the TBHSPA.

However, moderate harm has been identified due to the number of trees proposed to be lost, including highway trees which will inevitably alter the visual character of Minley Road.

Taking all of this into the balance it is necessary to assess whether the public benefits accrue are sufficient to outweigh the harm. The Public Benefits include:

- Bringing a collection of underutilised heritage assets back into use, securing the optimum viable use
- Allowing for public access on designated Heritage Open Days
- Benefit of access to the site more generally by reason of hotel and spa users and visitors, which would not otherwise be available.
- Restoring and repairing damage to the physical buildings
- Implementing a landscape masterplan
- Providing pedestrian crossing
- Biodiversity enhancements through the landscape masterplan and inclusion of numerous green roof systems
- Employment opportunities within the short term (construction) and long term through the operation of the hotel, spa and other ancillary activities such as maintenance of the Registered Park and Garden

It is therefore recommended that the application be granted, subject to securing conditions and Section 106 legal agreement.

In terms of the S106, the following are the Heads of Terms to be secured:

- SAMM financial payment equivalent to 10no. dwellings
- Annual Heritage Open Day(s)
- Travel Plan (to include requirement for shuttle bus)
- Travel Plan monitoring fees of £1,500 for the initial monitoring fee and £3,000 per annum for 5 years (£15,000)
- WCHAR identified works and scheme to improve visibility for pedestrians and cyclists crossing at Hawley Lake bellmouth
- S278 highway works to secure the northern access junction works, pedestrian refuge, ghost lane, and visibility splays

OFFICER RECOMENDATION:

RECOMMENDATION A

Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations detailed below (and any section 278 agreement so required), with delegated authority to the Executive Director – Place to make or approve changes to the planning obligations and planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit, resolve to PERMIT subject to planning conditions as listed below:

SECTION 106 OBLIGATIONS:

- **SAMM financial payment equivalent to 10no. dwellings**
- **Annual Heritage Open Day(s)**
- **Travel Plan (to include requirement for shuttle bus)**
- **Travel Plan monitoring fees of £1,500 for the initial monitoring fee and £3,000 per annum for 5 years (£15,000)**
- **S278 highway works to secure the northern access junction works, pedestrian refuge, ghost lane, and visibility splays**

CONDITIONS:

- 1) 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 (as amended)

- 2) The development shall be carried out in accordance with the following list of plans and documents.

Reason: For the avoidance of doubt and in the interests of proper planning.

Pre-Commencement

- 3) Prior to commencement of development, a Phasing Plan shall be submitted to the Local Planning Authority indicating the discreet phases of development, and which prioritises the works to the Manor House. The development shall be implemented in accordance with the approved Phasing Plan.

Reason: For the avoidance of doubt and in the interests of securing the heritage benefits at the earliest opportunity in accordance with Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and Section 16 of the NPPF 2023.

- 4) Prior to the commencement of development a site-wide Construction Environmental Management Plan shall be submitted to and approved by the Local Planning Authority. The CEMP shall include, but not be limited to, the following details:

- The phased programme of demolition and construction works
- Construction worker and visitor parking;
- Hours of construction
- Anticipated number, frequency and size of construction vehicles;
- Dust and Noise/Vibration mitigation measures;
- Dust suppression measures;
- Site security;
- Vehicle manoeuvring/ turning and measures to avoid conflicts along the site access track with vehicles not associated with the construction of the development;
- Locations for the loading/unloading and storage of plant, building materials and construction debris and contractors offices;
- Procedures for on-site contractors to deal with complaints from local residents;
- Measures to mitigate impacts on neighbouring highways; and
- Details of wheel water spraying facilities;
- Protection of pedestrian routes during construction;

Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period.

Reason: To ensure safety and protect residential amenities in accordance with Local Plan Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 Saved Policies and in accordance with Policies NBE9 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032.

- 5) Notwithstanding the site wide CEMP required by condition 5, a CEMP for each Phase as identified by condition 3 shall be submitted to and approved in writing by the Local Planning Authority. The Phase-wide CEMP must demonstrate compliance with the principles secured within the site wide CEMP.

Reason: To ensure safety and control any nuisance in accordance with Policies NBE9

and NBE11 of the Hart Local Plan (Strategy and Sites) 2032.

- 6) Prior to commencement of development, a Landscape Masterplan shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Masterplan shall accord with the phasing plan, and shall include:
- Hard landscaping details
 - proposed finished levels or contours;
 - means of enclosure;
 - car parking layouts;
 - other vehicle and pedestrian access and circulation areas;
 - hard surfacing materials;
 - minor artefacts and structures;
 - proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
 - retained historic landscape features and proposals for restoration, where relevant.
 - Soft landscaping details
 - planting plans,
 - schedules of plants, noting species, plant size and proposed numbers and densities, as well as a programme for implementation.
 - Management and Maintenance Plan for the whole development site to include
 - Aims and Objectives
 - A description of key Landscape Components
 - Strategic Management Prescriptions
 - Principles of maintenance operations and the timing, and shall demonstrate full integration of landscape, biodiversity and arboricultural considerations
 - A detailed programme of works, including timeframes for implementation.

The hard and soft landscaping of the site shall thereafter be implemented, retained and maintained in accordance with the approved details.

Reason: To ensure that the proposed landscaping is appropriate to the context of the site and to protect the heritage and trees of amenity value on site in accordance with policies NBE2 and NBE8 of the Hart Local Plan (Strategy and Sites) 2032.

Slab Level

- 7) In accordance with the Phasing Plan, no development above ground floor slab level shall commence on the
- a) Manion House extension,
 - b) Orangery extension,
 - c) The Arch Suites,
 - d) Spa Complex,
 - e) Stable Office Hub,
 - f) Pool House extension,
 - g) Officers Annexe and
 - h) Forestry Building
- until a schedule and samples of materials to be used in all external finishes to each of the buildings identified have been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the approved materials

Reason: In order to secure high quality finish of the development in the interests of visual amenity in accordance with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, and Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies).

Pre-Occupation

- 8) Prior to first use and/or occupation of any part of the development, a Car Park Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall specify measures to prevent public use of the car park for access onto the SPA. The Car Park Management Plan shall be implemented in accordance with the approved measures.
Reason: In order to mitigate the likely significant effect of the development on the Thames Basin Heaths SPA in accordance with Policy NBE3 of the Hart Local Plan (Strategy and Sites) 2032 and Saved Policy NRM6 of the South East Plan 2009.
- 9) Prior to first use of the site for private events or weddings, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall consider the impacts of the activities and any necessary mitigation measures between the facilities and residential uses within and adjacent to the site. Every private event or wedding shall be conducted in accordance with the approved Noise Management Plan.
Reason: In order to prevent adverse noise impacts from the proposed corporate and wedding events which would otherwise cause noise, disturbance and loss of neighbouring amenity for adjacent occupiers in line with Policies NBE9 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032
- 10) The development hereby approved shall be carried out in strict accordance with the recommendations and mitigation measures outlined in Section 5 and Section 8 of the Ecological Appraisal prepared by Hankinson Duckett Associates reference HDA ref: 762.2, dated August 2022
Reason: To protect ecology and biodiversity of the locality in accordance with Policy NBE4 of the Hart Local Plan (Strategy and Sites) 2032.
- 11) The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment & Development Drainage Strategy prepared by MJA Consulting, reference SS/22/0233/6691 Rev.A, dated 02/11/22; to include the following plan; Drainage Strategy Drawing number: 6691-MJA-SW-XXDR- C-01 Rev. P3 (dated 17/04/23), & MicroDrainage calculations. Surface water will drain via cellular attenuation tanks and discharge at the agreed rates of 1.0l/s for the southern catchment and 3.0l/s for the northern catchment.
Reason: To ensure that the proposed development would not increase the risk of flooding within the site and elsewhere, be safe from flooding and to satisfy Policy NBE5 of the adopted Hart Local Plan (Strategy and Sites) 2032.
- 12) Prior to first use, confirmation from Thames Water shall be submitted to the Local Planning Authority that the proposed discharge rate of 4.5l/s into the public sewer is acceptable and that there is adequate capacity in the network.
Reason: To ensure foul water flood risk is not increased and ensure no further control measures are required on site in accordance with Policy NBE5 of the adopted Hart Local Plan (Strategy and Sites) 2032
- 13) Prior to the installation of any external lighting, a Lighting Strategy and Specification shall

be submitted and approved in writing by the Local Planning Authority. The strategy shall accord with the Landscape Masterplan (condition 7) and implemented in accordance with the approved details.

Reason: To protect the local landscape and biodiversity and to accord with Policies NBE4 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032.

- 14) Prior to the installation of any external mechanical and electrical plant on any building, a detailed specification shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include dimensions and noise and/ or odour measures. The plant shall be installed and maintained in accordance with the approved details.

Reason: To control any nuisance associated with the plan and to accord with Policies NBE9 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032.

- 15) No development shall commence (excluding demolition) until a detailed contaminated land report to assess potential contaminants has been prepared, submitted, and agreed in writing with the Local Planning Authority in accordance with the 3-stage strategy below.

A. Site Characterisation

The investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

The report of the findings must include:

- i. a survey of the extent, scale and nature of contamination;
- ii. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
- iii. (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The

Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: In the interest of the occupiers' health and amenity and to satisfy Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2032, saved Policy GEN1 of the Hart Local Plan 2006 and the NPPF 2023.

- 16) Notwithstanding Condition 15, should any land contaminants or unexpected ground conditions be identified during the course of development then ground works shall cease, and the Environmental Health Department shall be notified so that any required remediation can be approved in writing before implementation.

Reason: In the interest of the occupiers' health and amenity and to satisfy Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2032, saved Policy GEN1 of the Hart Local Plan 2006 and the NPPF 2023.

- 17) Before the development is brought into use, the means of vehicular access to the site and associated highway works shall be constructed in accordance with the approved plan (Drg No. 2021-6037-001 P11). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1.0m in height above the adjacent carriageway and shall be subsequently maintained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety and to accord with Policy INF3 of the Hart Local Plan (Strategy and Sites) 2032

- 18) No development shall take place until an arboricultural method statement (AMS), in accordance with BS5837:2012, has been submitted to and approved in writing by the Local Planning Authority. Specifically, the AMS shall include:

- a specification for tree protection measures.
- a programme of arboricultural supervision commencing with a prestart meeting and with regular site visits as deemed appropriate to meet criteria of BS5837:2012.
- timing of installation and dismantling of such tree protection measures, which must in any case be installed prior to commencement of any site clearance or ground works and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.
- a plan at 1:500 or lower scale, detailing the location of such tree protection measures, including annotation that such measures shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.
- demonstration that all proposed new services and utilities can be provided outside the plotted RPAs of retained trees.
- demonstration that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.

The development shall be carried out in accordance with the approved details.

Reason: To secure tree protection throughout the lifetime of the development being carried out with trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to ensure the necessary measures are in place before development commences in accordance with Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032 and Saved Policy CON8 of the Hart District Local Plan 2006.

- 19) Notwithstanding the details provided within the Arboricultural Implications Report prepared by SJA Trees reference SJA air 22294-01c, dated December 2023, prior to the commencement of the emergency access track adjacent to the Arch, details of construction of the track and measures to avoid compaction of tree roots are required. The development shall be carried out in accordance with the approved details.
Reason: To secure the protection throughout the lifetime of the development is being carried out with trees within or adjacent to the site and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence in accordance with Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032 and Saved Policy CON8 of the Hart District Local Plan 2006 and the aims of the NPPF 2021.
- 20) The use of the hereby permitted long-stay suites within the Stable shall be used only as ancillary hotel accommodation and not be let by third party or as independent residential dwelling houses
Reason: Having regard to the location of the site within the open countryside and in the interests of the amenities of the area in accordance with Policies NBE1 and NBE9 of the Hart Local Plan (Strategy and Sites) 2032.
- 21) The use of the hereby permitted Office Hub shall be used only as ancillary office accommodation for use by visitors to the hotel and not as independent commercial accommodation.
Reason: Having regard to the location of the site within the open countryside and in the interests of the amenities of the area in accordance with Policies NBE1 and NBE9 of the Hart Local Plan (Strategy and Sites) 2032.
- 22) Prior to the commencement of works for the excavation and construction of the Spa Complex, a detailed method statement for the construction of the subterranean area shall be submitted to and approved in writing by the LPA. The methodology shall include measures to ensure that the heritage assets in the vicinity will not be undermined by the excavation works, and where relevant, shall include a schedule of protective works for the Kennel Cottage and garden walls. The submitted report shall be prepared by a conservation accredited structural engineer, or other such competent person. The works shall thereafter be carried out in strict accordance with the details submitted, unless otherwise first agreed in writing by the LPA.
Reason: To preserve the special architectural and historic interest of the adjacent listed buildings to comply with S66 (2) of the Planning (Listed Building and Conservation Areas) Act 1990, Policy NBE8 of the Hart Local Plan 2032 and guidance contained within the National Planning Policy Framework 2023.
- 23) Prior to the commencement of works for the excavation and construction of the Mansion House, a detailed method statement for the construction of the subterranean area shall be submitted to and approved in writing by the LPA. The methodology shall include measures to ensure that the heritage assets in the vicinity will not be undermined by the excavation works, and where relevant, shall include a schedule of protective works for the Kennel Cottage and garden walls. The submitted report shall be prepared by a conservation accredited structural engineer, or other such competent person. The works shall thereafter be carried out in strict accordance with the details submitted, unless otherwise first agreed in writing by the LPA.
Reason: To preserve the special architectural and historic interest of the adjacent listed buildings to comply with S66 (2) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the HLP32 and guidance contained within the National Planning Policy Framework 2021.

INFORMATIVES

1. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.
2. Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
3. The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, bats are a protected species, and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to www.naturalengland.org.uk or contact Natural England (S.E. regional office) on 0238 0286410.
4. Any heritage harm identified would need to be considered in the overall planning balance and it would need to be determined if the harm could be avoided and where it couldn't be then there would need to be clear and convincing justification for the development/works proposed
5. The applicant is advised they may need to make an application for chimney height approval under the Clean Air Act 1993. They should check the following information first in context of their proposal and if necessary, please contact eh@hart.gov.uk for further
6. While formalising a Noise Management Plan reference should be paid to the Institute of Acoustics (2003) "Good Practice Guide on the Control of Noise from Pubs and Clubs", the services of an approved acoustic consultant may also be of benefit.
7. The planning permission does not authorise the undertaking of any works within the highway (carriageway, footway or verge). Any works within the highway must be approved by S278 Agreement, details of which can be found at <https://www.hants.gov.uk/transport/developers/constructionstandards>

RECOMMENDATION B

In the event that the S106 agreement is not completed within six months of the date of the Committee resolution (or longer period as may be agreed by the Executive Director – Place) permission be REFUSED under delegated powers for the following reasons:

REASONS:

1. The application fails to secure the required Strategic Access Management and Monitoring necessary to reduce the impact of recreational pressures arising from the development in proximity to the Thames Basin Heath Special Protection Area. In the absence of such, the application does not meet the requirements of the Habitats Regulations and the application is therefore contrary to South East Plan Saved Policy NRM6 and Policies NBE3 and 4 of the Hart Local Plan (Strategy & Sites) 2032.
2. The proposed development would be likely to have an unacceptable adverse impact on highway safety and efficiency and would not promote the use of sustainable transport modes and would therefore be contrary to Policy INF3 of the Hart Local Plan (Strategy & Sites) 2032.