

Application No: 20/00773/FULL Full Application

Site: Cloud Hotel, Meerut Road, Brockenhurst, SO42 7TD

Proposal: Change of use to B&B and tea room; single storey conversion to facilitate managers accommodation; first floor extension to facilitate managers accommodation; 2no. roof lights; alterations to fenestration; extension; pitched roof to kitchen extension; 2no. self-contained holiday lets and 2no. holiday lets (use class C3); 2no. bike stores and cycle racks; demolition of single storey rear extensions and outbuildings

Applicant: Mr C Legg

Case Officer: Clare Ings

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP4 Spatial strategy
 SP5 Nature conservation sites of international importance
 SP6 The natural environment
 SP16 The historic and built environment
 SP17 Local distinctiveness
 SP46 Sustainable tourism development
 DP2 General development principles
 DP18 Design principles
 DP45 Extensions to non-residential buildings and uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Building a strong, competitive economy
 Sec 12 - Achieving well-designed places
 Sec 15 - Conserving and enhancing the natural environment
 Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal:

- The PC considers it is important to maintain hotel provision in the area to accommodate increasing numbers of visitors but are concerned that the addition of a tearoom will lead to over-intensification of use
- Parking is already very limited in this residential area and the proposals are likely to lead to further parking, traffic and road safety issues, particularly given the site's open forest frontage and proximity to a dangerous bend in the road

8. CONSULTEES

- 8.1 Building Design & Conservation Area Officer: No objection, subject to conditions
- 8.2 New Forest District Council (Employment & Tourism Officer): No objection
- 8.3 Highway Authority (HCC): No objection to receipt of amended plans

9. REPRESENTATIONS

- 9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Single storey extension; alterations to fenestration (18/00832) granted permission on 09 January 2019
- 10.2 Conservatory (03/79583) granted permission 27 November 2003

11. ASSESSMENT

- 11.1 The Cloud Hotel faces the open forest and is located within the Waters Green sub area of the Brockenhurst, The Weirs and Sway Conservation Area, to the north of the village. The building dates from the early C20 and was originally two pairs of cottages which were later altered and extended to the front and rear over many years. The central entrance is art deco in style. The building is characterful, and it is noted as a non-designated heritage asset within the Conservation Area Appraisal. To the rear is a mix of single storey additions and extensions with a small garden area for the hotel. The hotel lies in a primarily residential area but fronts the open Forest. Directly opposite is a small parking area.

- 11.2 The proposals seek to rationalise the site and enhance the original buildings to create a bed and breakfast business with tea rooms, together with four cottages, two of which would be for self-contained holiday lets, and a manager's cottage to the rear. This would involve the removal of the flat roofed extensions and conservatory ranges attached to the rear and a garage, and reinstatement of windows and doors to the cottages. The parking area to the rear would also be slightly increased and re-arranged.
- 11.3 The key considerations are:
- The implications for policy, especially the loss of the hotel use;
 - The design of the proposal and its impact on the character and appearance of the conservation area;
 - The impact on parking and traffic;
 - Any impact on ecology; and
 - Any impact on neighbour amenity.
- 11.4 Policy SP46 (sustainable tourism) supports tourism development in the National Park and one of the ways to do this is included in subsection b) of the policy by seeking the retention of existing serviced accommodation where it contributes to the sustainability of local communities. The current hotel has 17 bedrooms, and the revised proposal would retain seven of these for B&B accommodation (one of the B&B units is a family suite with two bedrooms). In addition, two of the cottages would be retained as self-catering holiday lets and these would be subject to a condition. Whilst this does represent an overall reduction in the number of units available to visitors, with the combination of B&B and some self-catering accommodation, it is considered that the wider contribution to the visitor economy is retained. This would help to ensure that, whilst the number of direct jobs on site is likely to reduce, the benefit to the wider local economy through the wider spend of visitors will be preserved. The inclusion of a tea room would also attract additional visitors, not necessarily those staying at the premises, and would result in increased use, thus assisting with sustainable tourism in the area.
- 11.5 As the existing building is a non-designated heritage asset, any consideration has to be made with regard to Section 16 of the NPPF, Sections 72 of the 1990 Act and Policy DP2 (General Development Principles), SP16 (Historic & Built Environment), Policy SP17 (Local Distinctiveness) and Policy DP18 (Design Principles) of the New Forest National Park Local Plan). The proposals are advocating very little change to the facade of the building, other than a re-arrangement of doors and windows to allow the conversion to the cottages - both for sale and for holiday let. At the rear, a number of the single storey elements would be removed to create amenity space for the cottages, and also a sitting out area for the tea room. The main construction works would be to the manager's flat, which would involve adding some limited first floor accommodation. In design terms, this would have a similar appearance to the existing first floor elements with

regard to roof heights and pitches, and would be considered appropriate to the site. Overall, the works would be considered to enhance the setting of the buildings, and with the use of quality materials and finishes, would improve the ambience of the buildings and their setting within the Conservation Area in accordance with Policy SP16 of the adopted Local Plan.

- 11.6 The proposal includes five spaces on site for the five residential units. Whilst this equates to only one space per unit (rather than the usual two), as two of the units would be for holiday lets, and the site lies within a defined village which contains all services, together with a railway station, it is considered that a reduced number of spaces per unit would be acceptable in this case. In addition, there is an informal parking area in front of the building which is for sole use by the premises. In respect of parking provision, there is no objection from the Highway Authority. The Highway Authority also made no comment in relation to traffic movements which is unlikely to be significantly different from a 17 bedroom hotel.
- 11.7 The Highway Authority's main concern was with the layout of the parking area to the rear which was described as being "tight", particularly space 5 which could require reversing out of the site. However, additional information has been submitted showing the tracking of vehicles and, based on this information, the Highway Authority has now indicated no objection.
- 11.8 An Ecological Survey was submitted which did not reveal the presence of any protected species at the site, and also the fact that the site, which contains a small area of lawn and other decked sitting out areas, is unlikely to have potential for protected species. One element where additional survey work may be required for bats relates to the garage which is to be demolished. Whilst there was no evidence of bats and it is also considered to have low potential, a Phase II Survey was recommended prior to its demolition as small gaps, which could be suitable for roosting bats, were observed. However, as this is a separate element to the main conversion at the site, it is considered that a suitable condition could be recommended to ensure that no work to remove the garage would commence until such time as this additional survey was submitted.
- 11.9 As a result of the proposed development, the number of bedrooms would remain the same; that being the case, and with regard to the Habitats Regulations, it is not considered that there would be any increase in potential harm to the ecological interests of the nearby New Forest SPA such that any contributions towards mitigation would be required. Similarly, as there is no net increase in the number of bedrooms, the impacts surrounding nitrate neutrality do not require further assessment.

- 11.10 It is not considered that there would be any adverse impact on the private amenities of adjoining dwellings.
- 11.11 In conclusion, the proposal is considered to be acceptable with respect to the loss of the hotel, given that some tourist accommodation would still be retained, and would not be contrary to policy. The design would be acceptable and would preserve both the existing non-designated heritage asset and the character and appearance of the conservation area. No contribution would be necessary with regard to the Habitats Regulations, but contributions would be sought with respect to public open space in light of the introduction of the two open market cottages through the submission of a Section 106 agreement, to which the applicant has agreed.

12. RECOMMENDATION

Subject to the prior completion of a section 106 agreement to secure public open space contributions, the Executive Director of Strategy & Planning be authorised to grant planning permission subject to the following 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with Drawing nos:
9470-SHA-SW-SW-DR-A-100 Rev P1
9470-SHA-SW-SW-DR-A-103 Rev P2,
9470-SHA-SW-ZZ-DR-A-104 Rev P3,
9470-SHA-SW-ZZ-DR-A-105 Rev P2,
9470-SHA-SW-ZZ-DR-A-106 Rev P2,
9470-SHA-SW-XX-DR-A-107 Rev P2,
9470-SHA-SW-SW-DR-A-108 Rev P2 and 2009063-TK02.
- No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Typical joinery details and sections for the replacement windows and doors at a scale of 1:10

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage as since shown on Drwg No. 2009063-TK02 have been implemented.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

- 6 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) details of the boundary with Meerut Road;
- (e) all external lighting including that attached to the buildings; and
- (f) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure

that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 Prior to the demolition of the garage, a Phase II Bat Survey shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report (Preliminary Ecological Appraisal dated 6 November 2020 from ecosupport approved as part of this planning application).

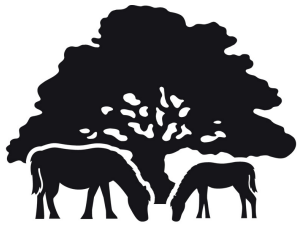
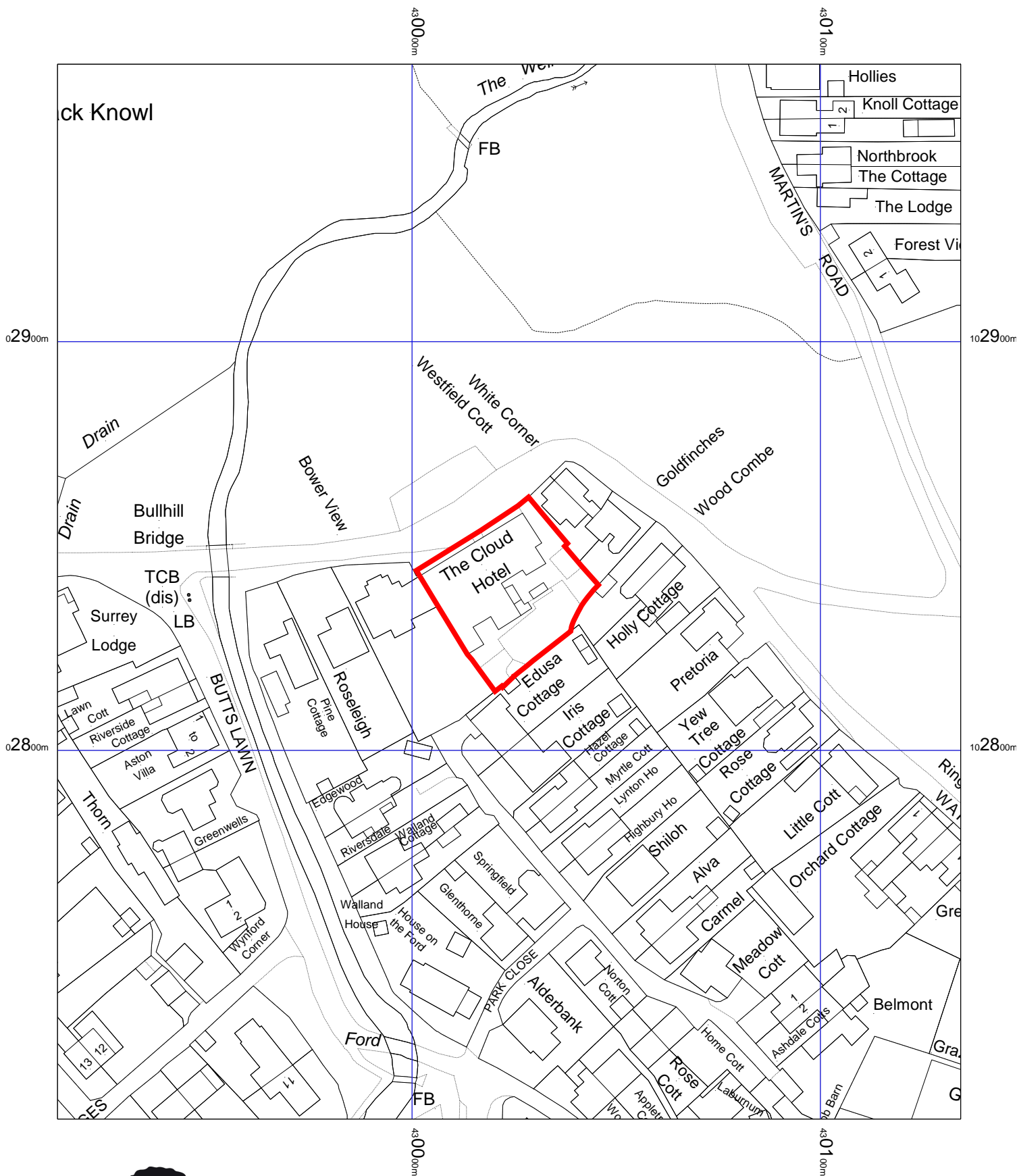
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 No development shall take place until details of a compound to be provided for the storage of materials, machinery, waste materials and spoil have been submitted to and approved in writing by the National Park Authority. All materials, machinery, waste materials and spoil shall be stored within the approved compound.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 9 Cottages 3 and 4, the subject of this permission, shall not be used as permanent dwellings and shall only be used for holiday use by the same person, group of persons or family for periods not exceeding a total of 28 days in any one calendar year. A register of holiday makers shall be kept and made available at the request of the New Forest National Park Authority.

Reason: In order to retain a suitable level of serviced accommodation in accordance with Policy SP46 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).



NEW FOREST
NATIONAL PARK

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