

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	James	Surname:	Hughes-Hallett
Company name:					
Street address:	Hunters Lodge				
	Studley Lane				
Telephone number:					
Mobile number:					
Town/City:	Wanstrow				
Fax number:					
Country:	UK				
Email address:					
Postcode:	BA4 4TG				
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No				

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jamie	Surname:	Brown
Company name:	Trail Architects				
Street address:	Trail Architects				
	12 Carpenter Street				
Telephone number:	01738230360				
Mobile number:					
Town/City:	Perth				
Fax number:					
Country:					
Email address:					
Postcode:	PH1 5LZ				
	jamiebrown@trailarchitects.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of former golf club and driving range buildings at Thoulstone Park. Construction of self-catering holiday accommodation, restaurant, farm shop, conference space, spa treatment rooms, leisure pool and community hall. With staff accommodation, car parking and associated landscaping works.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

The advice received from the Pre-Application document commented on the planning history at the site, principle of development, relevant policy, highways, housing issues, ecology, drainage, drainage, public protection, archaeology, access, biodiversity, waste and planning balance.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

There will be very minor amendments at the existing site access, in accordance with comments received from Highways Officers.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

During operation, waste in the central buildings will be kept to a minimum, and space will be allocated for the separation of different categories of recyclable waste. All accommodation across the site will have easy access to spaces for the storage of waste, enabling the separation of different categories of recyclable waste.

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Spaces will be allocated in the Central Buildings for the separation of different categories of recyclable waste. All accommodation across the site will have easy access to spaces for the storage of waste, enabling the separation of different categories of recyclable waste.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Various: Fences, hedges, existing woodland.

Description of *proposed* materials and finishes:

As existing, various: Fences, hedges, existing woodland.

Doors - description:

Description of *existing* materials and finishes:

The doors in the disused buildings are generally boarded up.

Description of *proposed* materials and finishes:

Holiday Accommodation (and staff accommodation): Timber faced doors with various glazed openings.
Central Buildings: Glazed doors. Generally grey louvred doors to plant areas.

Lighting - description:

Description of *existing* materials and finishes:

Unknown, presumably disused.

Description of *proposed* materials and finishes:

Lighting at low levels (close to ground) directed to the ground, at low lux levels.

Roof - description:

Description of *existing* materials and finishes:

Grey tiles to the disused golf club building. Corrugated panels to the disused driving range.

Description of *proposed* materials and finishes:

Holiday Accommodation (and staff accommodation): Slate, red tiles, grey tiles.
Central Buildings: Metal standing seam.

Vehicle Access - description:

Description of *existing* materials and finishes:

Single large asphalt car park.

Description of *proposed* materials and finishes:

Landscaped car park adjacent to the site access.

Walls - description:

Description of *existing* materials and finishes:

Disused two storey building: Red brick base course with render above. Disused one storey building: Red brick with some stained timber cladding. Disused driving range: generally timber cladding / panels.

Description of *proposed* materials and finishes:

Holiday Accommodation (and staff accommodation): Natural stone, red brick, timber cladding. Central Buildings: Red brick and buff brick, timber cladding, metal cladding (to match roof), glazing.

Windows - description:

Description of *existing* materials and finishes:

The windows in the disused buildings are generally boarded up.

9. Materials

Description of *proposed* materials and finishes:

Grey aluminium faced timber windows.

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Black downpipes with matching gutters.

Description of *proposed* materials and finishes:

Grey downpipes with matching gutters.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Refer to proposed elevations and the Design and Access Statement, submitted with the application.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	155	173	18
Cycle spaces	0	120	120
Disability spaces	0	20	20
Motorcycles	0	9	9

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

13. Biodiversity and Geological Conservation

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

14. Existing Use

Please describe the current use of the site:

Disused former golf course, with derelict former club house buildings and former driving range.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site:

Golf club.

When did this use end (if known) (DD/MM/YYYY)?

01/06/2002

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- Yes
 No

Land where contamination is suspected for all or part of the site?

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination?

- Yes
 No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

- Yes
 No

17. Residential Units

Does your proposal include the gain or loss of residential units?

- Yes
 No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	4	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	4
Total existing residential units	

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	0	0	347	347
A3 - Restaurants and cafes	0	0	545	545
C1 - Hotels	0	0	2,707	2,707
D2 - Assembly and leisure	2,165	2,165	1,977	-188
Total	2,165	2,165	5,576	3,411

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels		68	68

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees			28

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1	09:00:00	17:00:00	09:00:00	17:00:00	09:00:00	17:00:00	<input type="checkbox"/>
A3	08:00:00	22:00:00	08:00:00	22:00:00	08:00:00	22:00:00	<input type="checkbox"/>
D2	07:00:00	19:00:00	07:00:00	19:00:00	07:00:00	19:00:00	<input type="checkbox"/>

21. Site Area

What is the site area?

39.07

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date