

Planning Statement for proposed Hot Tubs and associated facilities within woodland setting at Higher Trapp Hotel, Trapp Lane, Simonstone, Burnley, BB12 7QW

This application is for the location of 3 No hot tubs within a small woodland area to the north of Higher Trapp Hotel and surrounding garden areas and car parking located to the north east of Simonstone village and accessed from Trapp Lane. The hotel was constructed in the early 1900s as a private residence and has been a hotel and venue for weddings possibly since 1960s. The hotel building is of traditional construction including stone walling, with half timber and render upper storey and which includes a number of ad-hoc, later extensions which have been constructed to provide additional hotel facilities. The hotel benefits from substantial landscaped garden areas and car parking which is used by hotel residents and for weddings and conferencing etc... The existing woodland area to the north of the hotel currently includes informal footpaths, with open fields to the north.

The Hotel has been able to survive and continue develop as a viable business because it has moved with the times and provides a wide range of facilities including conferencing and licenced weddings in addition to traditional hotel accommodation. The hotel will need to remain viable and continue to strive to provide new and additional facilities in order to remain competitive and where guests and users of the hotel are now demanding hot tub facilities which can be used by hotel guests and wedding parties during their stay. The hotel owner is now wishing to provide hot tubs as an additional offering to clients and as a way of meeting the aspirations / needs of hotel users.

The proposed hot tubs are to be located on freestanding timber decks which are raised off the woodland floor to allow wildlife and surface water run off to be undisturbed. The timber deck will be constructed off 4 small concrete bases which are to be constructed in a way which will provide the minimum impact to the woodland floor. Each of the 3 timber decks will include a hot tub, a small changing enclosure and perimeter fencing – all to be constructed / clad in natural timber boarding and left unstained. Each of the 3 hot tub locations will include an electricity supply and drain down pipework which will discharge into the existing foul water drainage system to the hotel. Low level lighting will be incorporated in to the design of the raised deck and access pathways only to avoid any unnecessary light spillage in to the adjacent woodland / areas. The footpaths will be constructed using sections of tree logs fixed in to the ground using steel pins with compacted gravel in fill between the log steps.

The impact of the proposals on the existing woodland and wider hotel environment has been carefully considered and kept to a minimum. An ecological survey and assessment has been undertaken by ERAP (Consultant Ecologists) Ltd and their report (Ref:2022-260) accompanies the application to ensure the ecological impact of the proposals are carefully considered and minimised.

A topographical survey (Ref: TRI-3903) has been undertaken and which identifies the exact location of existing tree stems and bushes and where care has been taken to minimise the removal of any trees or bushes, by locating the hot tubs in existing clearings within the woodland. The topographical survey has been included within the supporting information with this Planning Application. A tree survey has not been undertaken as only a limited number of small saplings will need to be removed to create the 3 hot tub decks.

Detailed proposals showing the location and design of the hot tub decks are included within architectural drawing (Ref: C-0533-15) which accompany the Planning Application.

It is hoped that the design and location of the hot tub decks not only have a minimum impact on the woodland setting in terms of disturbance of any existing ecology, but also the open deck design for the hot tubs will also have a minimal or no impact on the openness of the woodland area.

Equilibrium Architects Ltd

Date: 31.01.2023