

Development Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA



25 July 2024

Ref: 031014/L001

Dear Sir/Madam,

**PROPOSED TEMPORARY HOT TUB FACILITIES AT HIGHER TRAPP HOTEL, TRAPP LANE,
SIMONSTONE, BURNLEY, BB12 7QW**

On behalf of Lakeside Collection Limited (trading as Lavender Hotels), the Applicant, please find enclosed a full planning application proposing the installation of two temporary hot tub facilities within the grounds of Higher Trapp Hotel on Trapp Lane in Simonstone.

Proposals

It is proposed to install two hot tub facilities within the lawned gardens at Higher Trapp Hotel. Each hot tub facility will comprise a timber decked platform accommodating a changing room cabin and a hot tub, enclosed by a timber screen and partial roof covering. The two hot tub facilities will be located adjacent to each other within an area of lawn located to the south west of the hotel building

It is proposed that the hot tub facilities are erected on the site and made available for use by hotel guests on a temporary basis, for a period of seven months over the spring and summer season between April and September each year. Accordingly, the construction of the facility has been designed to enable it to be erected with minimal ground disturbance, and so that it can be easily dismantled and transported away from the application site for storage.

Each hot tub and cabin will sit on a timber deck, which itself will stand on eighteen foundation posts fixed to the ground in shallow footings. Therefore, the proposal will only necessitate ground disturbance to dig the footings for the foundation posts at the start of the season, and the removal of the posts, filling in and turfing over the footing holes at the end of the season. No fixed drainage is proposed, with the tubs being filled by hosepipe and emptied using a pump to the hotels septic tank.

The hot tub facilities will, therefore, be temporary in terms of their construction and temporary in terms of their presence on the application site.

The use of the hot tub facilities will also be strictly controlled. The hotel will make the facilities available to hotel guests only on a pre-booked basis. The facilities will be available for 45-minute

Plan A (North West) Limited
32 Aughton Road
Southport
PR8 2AG

sessions between 12 noon and 7pm when this aligns with other events and functions at the hotel. The facilities will not be made available for use when there is a wedding/wedding reception being hosted, for example. Furthermore, the use of the facilities will cease no later than 7pm in order to remove the potential for any disturbance to other hotel guests and neighbours. No music-playing facilities will be provided. The booking system will require guests to agree to a series of rules over the use of the hot tub facilities prior to confirming the booking, thereby enabling the hotel staff effectively supervise their use, enforcing the rules when necessary.

The proposed facilities are not intended to be in use all day, every day. Instead, the hotel seeks to provide an additional attraction to help increase occupancy rates in between times of higher demand, whereby short breaks including use of the hot tub facility can be offered on a select basis.

Out of season, the hot tub facilities will be dismantled and stored elsewhere on the hotel site, with the application site being subject to the required remedial works to return it to lawn.

Planning Appraisal

The proposed development is temporary in nature. As a result, the material effects that the proposal may have in a planning context must also be temporary. Indeed, all aspects of the proposal are reversible, and will be reversed, at the end of each season.

The application site is located within the grounds of Higher Trapp Hotel, which is an appropriate location to deliver ancillary facilities to support the function of the hotel. The design of the hot tub facility is predicated upon its temporary nature and the need to assemble and disassemble the temporary building, and the need to manoeuvre the building components to and from the application site, on an annual basis. Timber is, therefore, the material of choice, with the design of the buildings being appropriate to their ancillary context. Indeed, ancillary buildings of the nature, scale and appearance proposed are commonplace in a wide range of residential and commercial settings.

The direct ability of the hotel staff to supervise and control the use of the hot tub facility serves to ensure that potential amenity impacts will not arise. Indeed, it is not in the best interests of the hotel to permit the proposal to be used in a manner that creates disturbance to other hotel guests. It is, therefore, highly unlikely that any wider amenity impacts will occur. Nevertheless, the hours of use (and the months of the year of use) can be controlled by planning conditions.

The proposals give rise to no highways effects. All users of the hot tub facilities will be guests at the hotel, so no increase in vehicle movements or parking demand will be generated.

The proposals also give rise to no ecological effects. The facilities will sit on a deck above ground level, with the only disturbance to the ground being the digging of shallow footings to support the deck. Only small areas of turf will need to be removed to create the footings. Furthermore, the footings will be filled-in with earth and re-turfed at the end of each season, thereby returning the site to its existing state and reversing the negligible impact of the proposed works.

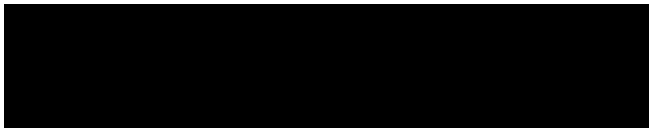
The proposed development is, therefore, expected to result in very limited impacts on any planning consideration, and all impacts will, nevertheless, be fully reversed due to the temporary nature of the proposal. The proposal should, therefore, be found to be acceptable in all regards.

Biodiversity Net Gain

The two timber decks accommodating the hot tub facilities will be erected above ground level, thereby resulting in very limited ground disturbance. The footings for each deck will result in disturbance to no more than 9m² of ground area in total (for both decks at 0.25m² per footing). Furthermore, the proposed development provides for the restoration of the lawn at the end of the annual season. The application site does not accommodate any existing priority habitat and, therefore, the Applicant contends that the *de minimis* BNG exemption is applicable.

We trust you will find the planning application in order and that it will be validated in due course. However, please be in touch if you have any queries.

Yours faithfully,



Chris Smith

