MILFORD HALL HOTEL, CASTLE STREET, SALISBURY SP1 3TE



Proposed hotel main entrance extension, restaurant extension to replace an existing structure, a new shop front and entrance to the detached spa building and the installation of solar PV panels.

PLANNING STATEMENT

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EXECUTIVE SUMMARY

i. This Planning Statement is submitted in support of a planning and listed building application for the proposed development at Milford Hall Hotel, Salisbury to extend the main entrance, extend the restaurant to replace a lightweight structure, construct a new shop front and entrance to the Spa and install solar PV panels.

ii. Pre-application advice was obtained for the proposals and is discussed further below. The pre-app scheme also included an extension to create 8 hotel bedrooms but the Applicant has chosen to omit the bedrooms from the submitted application at this stage.

iii. The proposals have been developed having regard to the relevant national and local planning policies, specifically;

- The proposed development is of a high quality design appropriate to the character of the area,
- The proposals will improve the appearance of the building, preserving the significance and setting of the grade II* listed building,
- The application site is located within the principal settlement of Salisbury where the sensitive extension, upgrading and intensification of existing tourism accommodation facilities is supported,
- The scale of the proposed development is sympathetic to the existing building,
- The impact on existing trees and landscaping will be minimised.

iv. The application is accompanied by a full set of technical reports undertaken by suitably qualified consultants and the plans have been developed with due regard to their findings. The application proposals are therefore appropriately considered and informed.

v. Having regard to the contents of this Planning Statement, and the other reports that accompany the application, we conclude that the planning permission can reasonably and justifiable be granted for the development.

1. Introduction

1.1 This Planning Statement is submitted in support of planning and listed building applications for works to the Milford Hall Hotel which comprise an extension to the main hotel entrance, a restaurant extension to replace an existing lightweight structure, a new shop front and entrance to the detached spa building and the installation of solar PV panels.

1.2 This Planning Statement demonstrates how the proposals will comply with Wiltshire Core Strategy Policy 57: 'Ensuring High Quality Design and Place-Shaping' in that they will respect the setting and character of site. The proposed development will make efficient use of the land and improve the appearance and energy efficiency of the grade II* listed building.

1.3 The application comprises the following plans and documents:

- Completed application form and ownership certificate.
- Plans
- This Planning Statement
- Heritage Statement
- Design and Access Statement
- Arboricultural Impact Assessment

2. Site Context

2.1 The application site lies on the east side of Castle Street and within the built-up area of Salisbury, close to the city centre. It is occupied by an attractive three storey listed building that fronts Castle Street and has previously been extended to the rear, currently operating as a Hotel, restaurant and Spa. The main building fills the width of the plot, with the southern section occupied by the former coach house (now the Spa), pedestrian and vehicle access off Castle Street and on site car parking. The hotel's main entrance and dining room are located in the middle section of the building.

2.2 Land uses in the immediate vicinity of the site are mixed and comprise a variety of buildings in residential and commercial use. The application property is one of the few remaining more historic buildings in this section of Castle Road. The original building that fronts the highway is grade II* listed. The listing description for the building as given by Heritage England is as follows:

2. Circa 1800, 2 storeys and attic, brick, rusticated stone quoins painted, small moulded and bracketed cornice, plain parapet, stone coping, very wide slate mansard roof. Flanking chimneys, 3 windows 4 panes wide on first floor. 2 windows and central door on ground floor. All windows have moulded stone cills and shaped C19 early sun blindcases. 6-Panelled door, arched fanlight over with radiating, wreathed and concentric glazing pattern, under deep porch, with carved 'palm trunk' colunms and pilasters, broken entablature with denticulated cornice and curved, moulded, denticulated open pediment. End elevation have 2 windows in attic. The house is set back from the road in garden flanked by limes and a group of fine cedars to right hand. Interior has staircase with mahogany handrail, square balusters, turned newels.

The impact of the proposed development on the significance of the designated heritage asset is set out in the submitted Heritage report.



Aerial view of the site and surroundings (www.google.co.uk)

2.3 The application site is located in flood zone 1, with a section of the land in the middle of the site at a low risk of surface water flooding. Soft landscaping on the site consists of mainly boundary trees and hedges and a front garden to the main listed building at the front of the site.

3. Relevant Planning History

3.1 There is extensive planning history for the application site which includes various extensions and alterations, including permission for the existing lightweight structure attached to the restaurant dining area which was approved in 2010 (reference S/2010/0766).

Pre-application advice

3.2 In June 2023 the Applicant sought pre-application advice from the LPA in relation to a proposal to extend the entrance, extend the restaurant, create a new spa shop front, install PV solar panels and an extension to form 8 new bedrooms and plant room. A response to the enquiry was issued by the LPA on the 18th September 2023 (Wiltshire Council ref. ENQ/2023/00950). The pre-app response sent by the LPA included the following feedback;

- The application site lies within the Salisbury settlement boundary, proposals to upgrade and increase the facilities of the hotel are acceptable in principle under CP1, CP2 and CP40,
- Application should be accompanied by a Heritage Assessment and Statement of Significance. The Conservation Officer comments included "*Bearing the existing situation in mind, the additions to the lobby and dining room are modest and would not have a substantial impact. The additional rooms to the easternmost block, while furthest from the listed building, would intrude into a hitherto unblocked view through the site to the trees on the boundary and on Kings Rd…..works to improve the frontage of the spa building are welcomed*",
- The proposed bedroom extension and plant room will require a noise impact assessment and consider other impacts on amenity,
- A tree survey and protection plan is required,
- The building is within Flood Zone 1 with parts identified as at risk of surface water flooding, a proportionate site specific flood risk assessment is required,
- The new shop front entrance door must open inwards and no steps or ramps installed on the highway. A Travel Plan Statement and parking accumulation survey is encouraged to support the proposed increase in bedrooms,
- New tourism accommodation is not included with the council's Strategic Mitigation Strategy.

4. The Proposed Development

4.1 In response to the pre-application advice feedback, the proposed development under this application is limited to the construction of an extension to the hotel entrance, a restaurant extension to replace the existing lightweight structure, a new shop front and entrance to the spa building and the installation of solar PV panels.

4.2 The proposed extensions to the main entrance and restaurant are designed to improve the overall appearance of this section of the hotel as well as provide more functional internal space. The proposal is for a clearer defined front entrance and lobby that will improve the relationship between the modern extensions and the listed building. Both extensions will be single storey and the proposed restaurant extension will replace a lightweight structure that was previously an outside terrace.



Proposed entrance and restaurant extension (Favonius Architects)

4.3 The spa building is located within the former coach house and serves hotel guests and members of the public, however it doesn't currently have a recognisable entrance from the street. The proposal is to replace the existing faux façade fronting the highway with a shop front design that replicates the original pattern of timber doors. The proposal will improve the appearance of this building in the street scene.



Proposed Spa shop front (Favonius Architects)

4.4 The proposed PV solar panels will be sited on an existing west facing roof section within the central bedroom accommodation block. They are designed to blend with the existing slate roof and sited away from the listed building.



Proposed site plan extract (Favonius Architects)

5. Relevant planning policies

National Planning Policy

5.1 The National Planning Policy Framework (NPPF) confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is defined as encompassing economic, social and environmental factors. The economic involves building a strong, responsive and competitive economy. The social role entails supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment. The environmental role requires protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change.

5.2 The NPPF confirms that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are

out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.3 Section 6 of the NPPF 'Building a strong, competitive economy' requires planning policies and decisions to help create conditions in which businesses can invest, expand and adapt.

5.4 Paragraph 93 of the NPPF, in promoting healthy and safe communities, planning policies and decisions should '*ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community*'.

5.5 Paragraph 124 of the NPPF requires that planning decisions should support development that makes an efficient use of land, taking into account local market conditions and viability and the desirability of maintaining an area's prevailing character and setting.

5.6 Paragraph 126 of the NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.

5.7 Paragraph 199 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Paragraph 201 advises where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.

Local Planning Policy

5.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 sets out that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.9 In this instance, the Development Plan comprises the Wiltshire Core Strategy (adopted January 2015);

5.10 The Wiltshire Core Strategy sets out a number of strategic objectives for the County. These include;

- Delivering a thriving economy

- Addressing climate change
- Providing everyone with access to a decent, affordable home
- Protecting and enhancing the natural, historic and built environment

5.11 Core Strategy Policy 1: Settlement Strategy – sets out the settlement strategy for new development in the District. It identifies where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. These comprise Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.

5.12 Core Strategy Policy 20: Spatial Strategy: Salisbury Community Area - sets out the housing and employment requirements for the Community Area over the Plan period.

5.13 Core Policy 39 refers to tourist development which states "*Extensions to existing facilities should be appropriate in scale to their location and help to ensure the future viability of the business*".

5.14 Core Policy 40 supports the sensitive extension, upgrading and intensification of existing tourism accommodation facilities within the Principal Settlements and Market Towns (which includes Salisbury). Proposals must not have detrimental impact on the vitality of the town centre and avoid unacceptable traffic generation.

5.15 Core Strategy Policy 50: Biodiversity and Geodiversity – requires development proposals to demonstrate how they protect features of nature conservation as part of the design rationale. In this case the application site does not lie within any designated nature protection sites and there are no known protected species on the application site.

5.16 Core Strategy Policy 57: Ensuring High Quality Design and Place-Shaping – requires a high standard of design for all new developments, including the creation of a strong sense of place through drawing on the local context and being complementary to the locality.

5.17 Core Policy 58: Ensuring the Conservation of the Historic Environment – requires new development to protect, conserve and where possible enhance the historic environment. The policy confirms that designated heritage assets and their settings will be conserved and where appropriate enhanced in a manner appropriate to their significance.

5.18 Core Policy 61: Transport and New Development – requires new development to be located and designed to reduce the need to travel, particularly by private car, and to encourage the use of sustainable transport alternatives. It requires development to be capable of being served by safe access to the highway network.

5.19 Core Policy 67 'Flood Risk' supports a sustainable approach to surface water drainage with development expected to incorporate SuDS wherever possible.

6. Design Considerations

Use

6.1 The application site operates an established hotel, restaurant and spa that serves residents and non-residents. The proposed development will not change the existing use of the site and the proposals are designed to support the future development and viability of the existing business by improving the external appearance and the internal space in accordance with policy 39.

Amount

6.2 The proposed plans show that the amount of development proposed has been led by the desire to work with the constraints of the heritage asset. The proposed single storey extensions are appropriate in scale and have been sensitively designed to create a more cohesive link between the listed building the modern extensions.

6.3 The proposed restaurant extension replaces an existing area covered by a lightweight structure which has been in place since before 2010. The new extension will not protrude any further than the existing structure, therefore views through the site will be preserved from the street will be preserved.

6.4 The proposed Spa shop front and solar panels will not increase the amount of built form. The new shop front and entrance is designed to improve the access to the Spa for non-resident customers which is anticipated will intensify the use of the spa, however not to a level that will be detrimental to the vitality of Salisbury centre or to cause significant traffic generation.

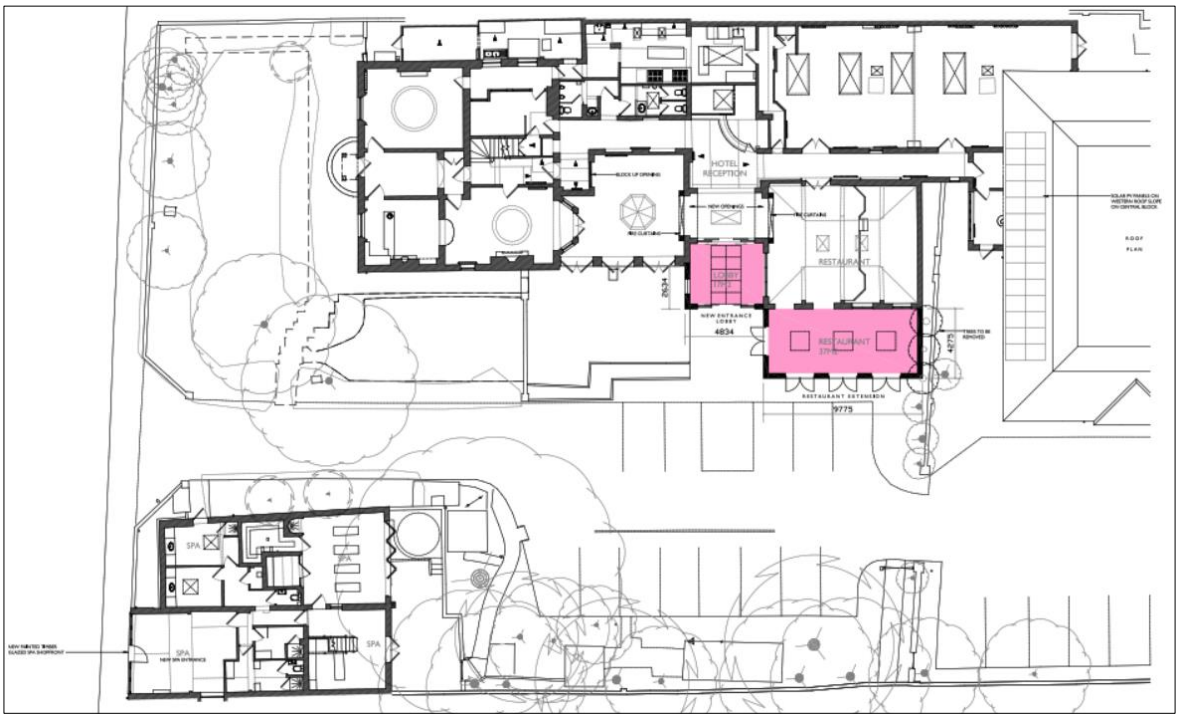
6.5 It is considered that the proposed quantum of development is appropriate with regards to upgrading the existing facilities and securing the future viability of the business in accordance with Policy 40.

Layout

6.6 The proposed layout of development is determined by the layout of the existing building. The proposed extensions will upgrade the existing main entrance and hotel restaurant, improving the hotel facilities and the appearance of the building. The siting of the proposed solar PV panels

will ensure optimum performance whilst being located on one of the later additions to the original building rather than on the original building itself. The proposed Spa shop front will front the highway and create a new entrance to the Spa.

6.7 The proposed development will not alter the layout of the existing access or parking area. The scale of the proposed extensions is limited and will not require any significant internal alterations.



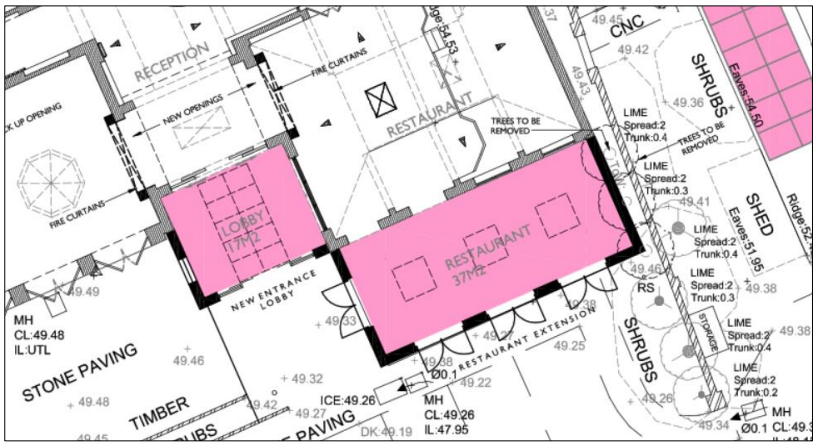
Proposed ground floor plans (Favonius Architects)

Appearance

6.8 The submitted Design and Access Statement considers the appearance of the proposed development, however for the purposes of this planning statement it should be noted that the proposed development is designed to improve the appearance of the hotel and spa and improve the visitor experience, which will help ensure that the hotel remains attractive to customers . The proposed Spa shop front is designed to respect the heritage of the former coach house, creating an active frontage and enhance the appearance within the street scene.

Landscaping

6.9 Three small trees adjacent to the covered terrace will need to be removed to facilitate the construction of the restaurant extension but the remaining trees will be protected, and existing landscaping retained.



Proposed site plan extract (Favonius Architects)

Access

6.10 The site is in a highly accessible location within Salisbury City Centre. The shops and services, and public transport within the city centre are within close walking distance. Castle Street is a main bus route into and out of Salisbury, and Salisbury train station can be accessed on foot within a 15 to 20 minute walk. Public car parks are available nearby on Mill Stream Approach.

6.11 The application site is already established as a hotel, restaurant and Spa, and the on site car park existing car parking is sufficient to meet the needs of the existing business. No car parking spaces will be lost from the site as a result of the proposals. Although the proposed development is designed to upgrade the existing facilities the proposed development is not expected to create a significant increase in vehicle movements or have a material impact on the local road network given that the increase in floor area is incidental space associated with the new lobby only.

7. Flood Risk

7.1 The Environment Agency Flood Map designates the application site as falling within the present-day Flood Zone 1. Some parts of the site are at medium to low risk of surface water flooding. The submitted Design and Access Statement includes a site specific assessment of flood risk and how the proposed development meets the standing advice for minor extensions.

7.2 As suggested in the pre-application advice response the proposed development will connect into existing surface water drainage arrangements. The development will not increase flood risk off site. As such, the proposals are considered to be acceptable in relation to flood risk in that the accommodation proposed shows an appropriate level of resilience against flood risk.

8. Conclusion

8.1 In having regard to the above considerations the proposals in this case are considered to constitute sustainable development for the following reasons;

- The proposals will upgrade the existing hotel, restaurant and spa facilities whilst improving the appearance of the building. The proposals are of an appropriate design and will preserve the character of the area,
- The extensions, shop front and solar panels have been carefully planned and sited to ensure that the significance of the grade II* listed building is preserved,
- The proposal will be safe from the risk of flooding,
- The proposed solar PV panels and the replacement of the lightweight structure with a permanent extension will improve the energy efficiency of the building.

8.2 Therefore, the proposed development is considered to meet the requirements of the relevant national and local planning policies.