

ITEM NUMBER: 5d

21/04246/FUL	Retention of the existing marquee for a maximum of 30 events each calendar year.	
Site Address:	The Watermill Hotel London Road Bourne End Hemel Hempstead Hertfordshire HP1 2RJ	
Applicant/Agent:	Mr H Somani	Mrs Rebecca Lord
Case Officer:	Nigel Gibbs	
Parish/Ward:		Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	In the opinion of the Assistant Director, given the decision to grant temporary permission in respect of application 4/00206/17/MFA was taken by DMC, the extension to the temporary grant of permission be also taken by Development Management Committee.	

1.RECOMMENDATION

1.1 That temporary planning permission be **GRANTED**.

2.SUMMARY

2.1 The Watermill Hotel is a long established integral part of Bourne End village and the Borough's tourist facilities occupying a rural location in the Green Belt, but close to Hemel Hempstead and Berkhamsted, historically representing a very significant local economic asset providing jobs within the Borough.

2.2 The application has been submitted following temporary planning permissions for the marquee, with reference to its fundamental role in maintaining the hotel's future viability. This is set against the Hotel business being most recently affected by the very harsh impact of the unprecedented Covid 19 pandemic which has adversely affected the catering trade as a whole.

2.3 The hotel complex of buildings and car parking is previously developed land within the Green Belt focussed around a Grade 2 listed mill.

2.4 The marquee is positioned on land beyond but immediately adjoining the longstanding hotel operational built footprint. This land is not previously developed land within the Green Belt. For this reason the proposal represents inappropriate development in the Green Belt which is by definition harmful. The indefinite retention of the marquee would be permanently harmful to the openness of the Green Belt.

2.5 The Government discourages the continued use of temporary permissions. However, in accordance with the National Planning Policy Framework's (The Framework) economic, social and environmental objectives in supporting sustainable development, it is considered that there are robust reasons to justify another window of opportunity for the Hotel to adapt by granting another temporary permission in the interests of the Watermill's future.

2.6 The application is recommended for temporary planning permission until September 2024 in the interests of enabling the hotel to continue to make a valuable economic, social and environmental contribution to the Borough and review its future, which has implications for the Borough's economy and Bourne End. This period would not permanently harm the openness of the Green Belt.

2.7 On this basis it is considered that there are very special circumstances to justify the marquee for the limited period, enabling the hotel to continue to function in the short term. The timeframe will again enable the consideration of the long term options in maintaining the hotel's continued viability.

2.8 There is no other harm. A range of conditions are necessary.

3.SITE DESCRIPTION

3.1 The Watermill is a long established hotel located on the northern side of London Road. This former motel, of 1970's origins, is distinguished by its elongated frontage to London Road. The hotel footprint has been developed around a Grade 2 listed mill and associated culverted stream/weir with the buildings set back from the London Road frontage, separated by customer parking to both sides of its centralised gated access.

3.2 The Hotel consists of 71 bedrooms, two internal function rooms, a bar and restaurant.

3.3 There are two substantial areas of land to the immediate west of the longstanding hotel complex/ built footprint of buildings and car parks. These are separated from the narrow, rural Sharpes Lane, by a meadow and each other by the River Bulbourne, but connected by a footbridge. Sharpes Lane serves dwellings and local moorings linked to the London Road.

3.4 The two areas are as follows:

Area 1. The southern higher part features a hedged elongated frontage (incorporating the War Memorial) to London Road to the immediate west of the south western bedroom block and car park. There is a vehicular access/ opening from the car park. The hedge fully screens Area 1 from London Road. This area is used for additional car parking when the marquee is in use.

Area 2. The northern part between the River Bulbourne and the Grand Union Canal. There is a strong hedged buffer dividing this land and the canal towpath and its moorings. The area features a double marquee which is the subject to this application.

3.5 A range of residential and commercial buildings of various ages and designs are located opposite the Watermill's buildings and car parks fronting London Road. These include the listed Anchor and White Horse Public Houses, and new housing on the former Complete Outdoors (previously the former Little Chef Restaurant) and its car park.

4. PROPOSAL

4.1 The proposal is for the indefinite retention of the existing marquee for a maximum of 30 events each calendar year.

4.2 The marquee (810sqm) is currently in place within the grounds of the hotel following the grant of temporary Planning Permission 4/00206/17/MFA which expired on 1 January 2020, just before the Covid 19 pandemic.

4.3 This permission enabled the marquee to only be used for the holding of functions by the Watermill Hotel for a maximum of 30 events in each calendar year, with 18 events until 24.00 hours (midnight) and 12 events until 23.00 hours. This was restricted to there being no use between 24.00 hours and 09.00 hours.

4.4 Based upon previous information the marquee capacity/ event space can accommodate 450 people including staff. As confirmed, Area 2 is available for parking to serve the marquee.

4.5 The application is supported by a Planning Statement, Flood Risk Assessment, Noise Impact Assessment, Marquee Evacuation Routes and Lighting Plan, Instructions in Case of a Fire/ Evacuation Plan and Fire Safety Equipment Management Guide.

4.6 Current Application 21/04246/FUL was submitted following the withdrawal of an earlier application.

5. PLANNING HISTORY

Planning Applications

20/01740/ROC - Variations of Condition 1 and Condition 3 Attached to Planning Permission 4/00206/17/MFA (Proposed construction of marquee for three years commencing, 1st January 2017 and finishing 1st January 2020. Maximum of 30 events in each year 18 events till midnight and 12 events until 11pm)

WDN - 2nd February 2021

4/00206/17/MFA - Proposed construction of marquee for three years commencing, 1st January 2017 and finishing 1st January 2020. Maximum of 30 events in each year 18 events till midnight and 12 events until 11pm

GRA - 4th September 2017

4/00211/15/MFA - Proposed construction of marquee for nine months in a calendar year, 1st April to 31st December commencing 1st April 2015 and finishing 5th January 2018. Maximum of 30 events in each year 18 events till midnight and 12 events until 11pm

WDN - 11th August 2015

4/00210/15/MFA - Proposed construction of marquee for five years commencing, 1st January 2015 and finishing 5th January 2020. Maximum of 30 events in each year 18 events till midnight and 12 events until 11pm.

WDN - 3rd October 2016

4/02040/13/FUL - Proposed construction of marquee for nine months in a calendar year, 1st April to 31st December commencing 1st April 2014 and finishing 5th January 2017. Maximum of 30 events in each year 12 events until midnight 6 events until 11pm 12 events until 9pm.

WDN - 24th November 2014

4/02039/13/FUL - Proposed construction of marquee for 5 years commencing 31st October 2013 and finishing 5th January 2019. maximum of 30 events in each year 12 events until midnight, 6 events until 11pm, 12 events until 9pm

WDN - 24th November 2014

4/01330/11/RET - Construction of marquee from 30/06/11 to 31/10/11 and for seven months of the year from 1/04/12 to 31/10/12 and 1/04/13 to 31/10/13

GRA - 16th November 2011

4/02065/09/FUL - Construction of marquee for seven months in one calendar year, April 1st to October 31st and from 1 April 2011 to 30 June 2011. Change of use of part of paddock to use in association with hotel (amended scheme)

GRA - 19th August 2010

4/00667/09/FUL - Proposed construction of marquee for seven months in one calendar year, April 1st to October 31st. change of use of part of paddock to use in association with hotel

Important note: fire access to be addressed in requested revised design and access stat
WDN - 14th January 2010

4/00666/09/FUL - Over spill car parking
REF - 22nd June 2009

6. CONSTRAINTS

EA BankTop EPlanning Tool: Banktop 20m Buffer
British Waterways (25m Buffer): GU(S): 25m buffer
British Waterways (25m Buffer): GU(N): 25m buffer
Canal Buffer Zone: Major
Canal Buffer Zone: Minor
CIL Zone: CIL2
EA: Flood Zone 2
EA: Flood Zone 3
Former Land Use (Risk Zone):
Green Belt: Policy: CS5
Listed Building, Grade: II,
Parish: Hemel Hempstead Non-Parish
RAF Halton and Chenies Zone: Yellow (45.7m)
Parking Standards: New Zone 3
EA Source Protection Zone: 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents

National Planning Policy Framework (2021)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies

Dacorum Core Strategy

NP1 - Supporting Development

CS1 - Distribution of Development

CS5- Green Belt
CS8- Sustainable Transport
CS10 - Quality of Settlement Design
CS11 -Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13- Quality of the Public Realm
CS16 - Shops and Commerce
CS23- Social Infrastructure
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32- Air Soil and Water Quality
Countryside Place Strategy

Site Allocations 2017

Dacorum Local Plan

13- Planning Conditions
51-Development and Transport Effects
54-Highway Design
58- Private Parking Provision
62-Cyclists
90-Tourism
92-Hotels and Guest Houses in the Green Belt and Rural Area
99- Preservation of Trees, Hedgerows and Woodlands
106-The Canalside Environment
111-Heights of Buildings
113- Exterior Lighting
119- Development Affecting Listed Buildings
Appendix 8 – Exterior Lighting

Supplementary Planning Guidance/Documents

Parking Standards (2020)
Environmental Guidelines (May 2004)

Water Conservation & Sustainable Drainage (June 2005)

Energy Efficiency & Conservation (June 2006)

Landscape Character Assessment (May 2004): Landscape Character Area 118 : Lower Bulbourne Valley

Sustainable Development Advice Note (March 2011)

Hertfordshire's Local Transport Plan (adopted 2018)

9. CONSIDERATIONS

Main Issues

9.1 The main issues are:

- The Green Belt implications / The economic issues regarding the hotel's future viability.
- The Countryside/ Heritage issues.
- The effect upon the residential amenity/ Bourne End village residential environment.
- Access, highway, traffic and parking implications.
- Flooding.

Policy and Principle: The Green Belt Implications and the Economic Issues regarding the Hotel's Future Viability: Role of the Marquee

9.2 The application should be considered on basis that the marquee is not in place. As confirmed the marquee is located beyond the Hotel's established built footprint/previously developed land and the immediate longstanding hotel grounds. The land is regarded as agricultural land within the Green Belt.

National Planning Policy Framework/ Context

9.3 Through Para 149 a LPA should regard the construction of new buildings as inappropriate development in Green Belt. Exceptions to this include:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

9.4 Para 147 explains that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

9.5 Para 148 clarifies that when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Dacorum Core Strategy Policy CS5 Green Belt

9.6 This specifies amongst a range of matters that the Council will apply national Green Belt policy to protect the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements.

9.7 Within the Green Belt, small-scale development will be permitted: i.e.

- (a) building for the uses defined as appropriate in national policy;
- (b) the replacement of existing buildings for the same use;
- (c) limited extensions to existing buildings;
- (d) the appropriate reuse of permanent, substantial buildings; and
- (e) the redevelopment of previously developed sites, including major developed sites which will be defined on the Proposals Map

provided that:

- i. it has no significant impact on the character and appearance of the countryside; and
- ii. it supports the rural economy and maintenance of the wider countryside.

Overview

9.8 Notwithstanding that the marquee would conflict with Green Belt purpose (c) of the Framework's Para 138 – to assist in safeguarding the countryside from encroachment in spatial and visual terms- it is considered that there are very special circumstances to justify the marquee for an additional temporary period. This is with reference to the relevant economic policies, ensuring The Watermill's continued immediate viability as referred to below.

Dacorum Core Strategy: Part 11: Strengthening Economic Prosperity and Policy CS14: Economic Development with reference to the Rural Economy and Tourism

9.9 Part 11's defined Strategic Objectives include the promotion of a vibrant and prosperous economy. One identified way is to maintain commercial enterprise and employment opportunities in the market towns and large villages and to support rural enterprise.

9.10 Policy CS14 includes reference to the encouragement of development that supports the rural economy and sustainable tourism. This is consistent with the Framework's 'Supporting a prosperous rural economy' through its Para 84, in particular criteria (a), (c) and (d) with reference to sustainable rural tourism and the retention of local facilities such as public houses. The Core Strategy's Countryside Place Strategy's Local Objectives (p183) echo this approach, with Paras 26.6 (retention of rural facilities) and 26.11 supporting sustainable tourism acknowledging the role of hotels.

9.11 The aforementioned Core Strategy Strategic Objectives and the other specified objectives under para 11.8. reflect the aspirations set out within the Council's regeneration plans. They are also reflected in the Economic Development Strategies Objective for both Hertfordshire and Dacorum. The Core Strategy's Table 4 HCC identified aspirations, which includes stimulating enterprise, innovation and inward investment and supporting tourism.

9.12 Para 11.10 explains that the diversity of the Borough is reflected within the make-up of the economy, which includes a significant rural sector that will be supported. The term 'rural economy' refers to economic activities that support employment in rural villages and sustain land uses across the rural area. This can include rural tourism.

9.13 Paras 11.17, 11.18 and 11.19 focus upon 'Supporting Tourism':

- 11.17 Although the borough is not currently a main destination for tourism, it does attract both leisure and business visitors. The tourism sector is also closely linked to the area's cultural facilities (under Section 15).

- 11.18 Many visitor destinations are currently accessed by car. The promotion of sustainable tourism aims to reduce this dependence by creating new opportunities for tourism in locations with good access to public transport; promoting access by non-car modes to existing destinations; and respecting the built and natural environment.
- 11.19 Whilst there is already a reasonable range of visitor accommodation within the borough, there is scope for this sector to grow. Facilities that support local tourism, the rural economy and those that support existing businesses, through the provision of meeting and conference facilities, will be particularly encouraged. All new tourist facilities should seek to develop strong linkages with existing visitor attractions.

9.14 This approach to tourism reinforces that of saved Policy 90 (Tourism) of Dacorum Borough Local Plan.

Saved Policy 92 of Dacorum Borough Local Plan: Hotels and guest houses in the Green Belt and the Rural area

9.15 This specifies amongst a range of matters that in the Green Belt, permission will not be given for new buildings to provide hotel and guest house accommodation and proposals to extend existing hotels and guest houses will not normally be permitted in the Green Belt, but elsewhere in the countryside. The reasons for Policy 92 explains that 'Hotels and guest houses are best located in the main towns of the Borough, where other requirements, such as entertainment and business services, can be satisfied. The impact of tourist accommodation on the rural environment needs to be carefully controlled, but the reuse of existing buildings and well designed extensions to existing facilities can increase the amount of accommodation provided and benefit the rural economy with little effect on the open countryside. Hotels and guest houses are not normally appropriate Green Belt uses, but there may be circumstances such as the protection of a listed building where a new use and/or a well-designed extension could be justified'.

Assessment

9.16 The proposal is inappropriate development in the Green Belt. As confirmed by definition it is therefore harmful. It can only be supported if there are very special circumstances and there is no other harm.

9.17 Key parts of the Agent's Planning Statement in support of the application are referred to at Appendix 1. These include reference to the following which amount to the Applicant's Very Special Circumstances.

- The current owner Mr Somani previously had a financial interest in the business and had invested a significant amount of money in upgrading some of the hotel rooms in 2019 before taking full control of the business in 2021.
- In the event that the Council do not accept the indefinite retention of the marquee as an appropriate form of development in the Green Belt, it is advanced that very special circumstances exist to support the retention, in terms of the economic viability of the business and employment retention.
- also the need to retain tourist accommodation as identified in the development plan.
- Prior to the pandemic, in 2018 there was already a drop in both occupancy and event income. From 2020 the hotel was closed to the public for many months as a result of government requirements in response to the Covid 19 pandemic. Bookings and events were cancelled, and

even when allowed to open operational capacity was limited. There have been no large events at the hotel since before March 2020.

- Going forward the hotel needs to be in a position to respond rapidly to customer's needs for large events as this is an integral part of the business.
- The existing function rooms within the building are simply too small to hold large weddings and other events. The ability to hold larger events supports the hotel use through increased room bookings and patronage of the bar and restaurant. The marquee remains crucial to the flexibility of the business to respond to market demand and therefore to the profitability of the business going forward and in turn return to the pre-pandemic staffing levels.
- Core Strategy Policy 1 states that development which supports the vitality and viability of local communities, causes no damage to the character of a village, and is compatible with policies regarding the Green Belt, AONB's etc. will be supported. Significant weight should be given to the employment the business provides, and the tourism and economic benefits it generates for the local economy.
- The indefinite retention of the marquee is necessary whilst the new owner seeks a longer term strategy for the hotel and the business. In addition, the viability of the business has been badly impacted by the Covid 19 pandemic. Paragraph 81 (d) of the Framework requires planning policy and decisions to be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices and to enable a rapid response to changes in economic circumstances. The business now needs to be in a position to be flexible in responding to market demands in order to remain viable.
- The hotel business supports the local economy in terms of employment and providing a facility for tourism, functions, and events. The retention of the marquee for an indefinite period would allow time and flexibility for the owner to review, plan and implement measures to improve and upgrade the premises and the operation of the business to meet current and emerging market demands.
- However, in the event that the LPA considers an indefinite period is not acceptable it would be possible to impose a planning condition with an end date.

9.18 Further information from the applicant see reference at Appendix 2 states that The Watermill was contracted by the Home Office last August to provide temporary accommodation as part of the Afghan citizens resettlement scheme. Although no date has been given, this contract will inevitably come to an end at some point soon and so the owners of the hotel are looking ahead and making plans to reopen for general bookings in a market that has changed as a result of Covid.

9.19 From a financial perspective the weddings have historically made the difference between the hotel trading at a loss and having to look at cutting back on staff etc or returning a modest profit which can be reinvested into the business.

9.20 There is strong policy support for the Borough's tourist sector. This includes the rural parts of Dacorum. The proposal would benefit the local economy reinforcing inward investment.

9.21 However, whilst The Watermill is long established, saved DBLP Policy 92 is not supportive of new hotel development at new or existing Green Belt sites. This specifies a limited window of opportunity such as the protection of a listed building. The proposal will assist in the Hotel's viability with its origins based upon the listed historic mill.

9.22 As noted in the 2017 Report :

'Whilst the grant of temporary permissions is not normal practice, there are very special circumstances to support this due to viability. It is fully recognised that there will be a resultant impact upon the Green Belt's openness for a temporary period.

It is not considered that the use of Area 1 for associated car parking adversely affects the openness of the Green Belt. The fallback position for under permitted development is that for 28 days in any one calendar year it can be used for temporary parking.

It is fully acknowledged that with time a marquee at site has become an integral part of its facilities, however this has to be weighed against the long term implications for the openness of the Green Belt. Its permanency is not before the Council- it is now a matter of requesting a further permission to enable the immediate/medium term viability of the Hotel.

As to the longer term it is not for the LPA to prejudge a more permanent solution at this stage.

Clearly if approved it would be recommended the Watermill soon engages with the Council in terms of feasibility with reference to the Green Belt implications, including its existing footprint'.

Effect upon the Character and Appearance of the Area- Countryside / Setting of the Listed Building

9.23 If the marquee was permanent there would be a significant impact upon the character and appearance on the countryside establishing a large physical encroachment. It would conflict with Dacorum Core Strategy Policy CS 5 criteria (ii). For a temporary period however, there would not be that identified harm. There would be no adverse effect upon the setting of the listed mill or in the short term the canalside environment.

9.24 Moreover, the continued investment in The Watermill is in the interests of maintaining this important heritage asset which is in the public interest, with reference to the Framework's Part 16- 'Conserving and enhancing the historic environment'. In this respect The Watermill's grounds are high quality. This guardianship of the built heritage and upkeep such a large tract of land- which represents a substantial and significant publicly visible 'green gateway' through Bourne End- will be assured for the immediate future by the hotel's continued functioning.

9.25 In these respects the Design & Conservation Team's response to the application is very important:

'As a listed asset, there are significant limitations in terms of adapting the current accommodation to meet market demand for wedding and corporate event space.

The marquee venue enables the business to sustain the hotel commercially, compete with surrounding hotels, and respond to market demand. The temporary nature of the marquees under the current economic situation of the Hotel is seen to provide a balance between the built and hard surfaced areas, and the significant grounds of retained mature landscaping. The hotel preserves the significance of the heritage asset. Retaining The Watermill Hotel as a viable economic concern in allowing the continued enjoyment of public access to the well maintained and managed heritage asset. Recommendation: We would not object to the proposals'.

Impact upon Residential Amenity

9.26 Background. The previous report provides important background information in 4 parts:

'This is in the context of Dacorum Core Strategy Policy CS12 and the Framework's (sic) paragraph 133. It has been evident that over a substantial period at times the marquee use has attracted some very serious localised objections, culminating in the issue of a noise abatement notice involving the previous management. To those - residential and the canalside moorings -closest to the marquee facility and the grounds there has been a fundamental problem of establishing an acceptable coexistence when both are in use. This is reinforced by the Canal & River Trust's response regarding the canalside moorings. The local planning authority is also unaware of any noise problems associated with the use the temporary use of Area 1 for ' overflow car parking'.

9.27 ' This issue is far from straightforward. Very significantly the Environmental Health Team raises no objections to the marquee subject to the imposition or a 50db perimeter noise boundary limit and the maintenance of amplification within the marquee. The combined role of the internal and external controls are expected to be effective in limiting the impact to an acceptable level'.

9.28 'Also a strong material indicator in considering the effect upon the residential amenity of the locality is the level of response to neighbour notification letters and Bourne End Residents Association's overall response to the application, set against the whole background'.

9.29 'On this evidence base and the aforementioned noise controls there are no objections to the application based upon the residential amenity of the locality. The context is that for a substantial part of the year the marquee is not in use when the established rural/ countryside tranquillity is assured'.

Overview

9.30. It is considered that, with a revised condition recommended by the Environmental & Community Environmental Health Team and the limitation upon the number of times that the marquee would be in use, there would not be a case to substantiate a refusal. This fully takes into account the representations from the Canal & River Trust and those from local residents regarding the Marquee's environmental impact.

Access/ Highway/ Traffic / Parking Implications

9.31 There are no objections from Hertfordshire County Council Highways. Hertfordshire Fire & Rescue Service did not object to the 2017 application following a site meeting and a comprehensive assessment of the fire safety/ access issues. The HFRS has not responded to the LPA's consultation regarding the current application.

9.32 The single access to the hotel is long established with sight lines in both directions along this controlled 30 mph section of London Road. There is significant capacity to provide on site parking, temporary overflow parking by the use of Area 1, which was however subject to a refused application for a car park.

9.33 With regard to 'Trip Generation & Impact on Surrounding Highway'. HCC Highways note that 'The trip generation associated with the marquee would not be considered to be significant or severe enough to recommend refusal from a highway perspective, particularly when taking into consideration that the marquee is on site and previously used as part of the temporary permission'.

9.34 Due the locality's highway layout/ design, on street parking in London Road, Bourne End Lane and Sharpes Lane is unavailable. Also in terms of sustainability the site is accessible by the 501 bus from both Hemel and Berkhamsted Railway Stations. A green transport plan is recommended by Hertfordshire County Council Highways, unlike its previous response to the 2017 application.

9.35 Based upon Hertfordshire Fire & Rescue's comprehensive site assessment for the 2017 Application, it was understood that there was no fundamental in principle fire access objection. The 2017 Report noted:

'This inspection was in the presence of the applicants, environmental health, licensing and case officers and with HFRS's representative liaising with the local HFRS officers and the applicants providing an emergency strategy to HFRS. This followed two previous recent visits by the buildingcontrol/other officers. It will be expected that there is access to the edge of the aforementioned river bridge and lighting. Whilst the marquees are well in excess of the travel distance for fire tenders and the bridge is incapable of providing access to tenders (width, construction and carrying capacity) onto soft ground, there is full confidence that an emergency could be dealt with by HFRS in accordance with Dacorum Core Strategy Policy CS12 criteria (a) and (b).

It will be essential that the fire tenders have a clear unimpeded route at all times from the existing car park through Area 1 with associated lighting including the bridge area and across to the marquee from the bridge. This is reflected by the recommended conditions. The fundamentally important advice from HFRS needs to be fully in association with the Environment Agency's recommended Emergency Evacuation Plan, as referred in the Representations and below'.

9.36 The existing hotel provides disabled parking, with the need for adaptations to the accesses to the marquee to address access for persons with disabilities. The Emergency Evacuation Plan will need to ensure that there is inclusive access.

Flooding

9.37 This has previously involved considerable input from the Environment Agency. The 2017 Report noted:

'In assessing flood risk in vulnerable areas 3b sites the LPA is entirely reliant upon the Environment Agency's expert technical input, as the statutory consultee. In summary notwithstanding the Environment Agency's fundamental initial objection based upon the 50% chance to flood every year, this has now been withdrawn.

The initial objection was based upon the land being functional floodplain:

'Development in the functional floodplain would therefore result in a net loss of floodplain storage and potentially increase flood risk elsewhere. The development type in the proposed application is classified as more vulnerable in line with Table 2 of the Planning Practice Guidance. Tables 1 and 3 of the Planning Practice Guidance make clear that this type of development is not compatible with this Flood Zone and should not therefore be permitted'.

This was set against its no objections to the 2015 applications given the latest floodplain modelling.

In its change of approach the EA clarifies:

'If the LPA accept that the proposed development is appropriate for this location, the LPA need to formally consider and be satisfied with the emergency planning and rescue implications as outlined in the development's evacuation plan. This forms part of the Flood Risk Assessment. At the moment this appears to be very basic so the LPA may ask for this to be updated. The EA also request that the applicant signs up to our Floodline Warnings Service'.

The EA were invited but unable to attend the site visit involving HFRS following its change of

response. The provision of the Emergency Evacuation Plan will require the EA's expert technical input as the Council has no specialist knowledge. Conditions are recommended....'.

9.38 Fundamentally, the Environment Agency does not object to the current application. This is set against its previous specialist advice and the content of the submitted 2013 submitted Flood Risk Assessment. Based upon its expert advice, this is subject to a range of caveats, in tandem to referring to the expectation of the LPA's responsibility to carry out the Sequential Test and a very wide range of other expectations over which the LPA has no expertise. This is in the context of the Framework's ' Planning and flood risk '. It is considered that the opportunities to provide similar hotel marquee facilities in a semi rural location in the immediate vicinity are now limited. This is because of the closure of the Bobsleigh Hotel and the dismissed appeal for a marquee at Boxmoor Lodge. In considering the exception test, a temporary marquee used on a very limited basis is not defined by the Framework's Annex 3- Flood risk vulnerability classification- however hotels are defined as 'more vulnerable'. Through the Framework's Para 164, to pass the exception test it should be demonstrated that :

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

With regard to (a) there are identified benefits for the community given the marquee's importance to The Watermill's future. In respect of (b) given the Environment Agency's specialist knowledge and how the Framework's Paras 159 to 169 are applied, it is interpreted that it did not consider the marquee to be unsafe (given the application's terms of reference). Otherwise, it would have been recommended for refusal. In this respect it would have taken into account the Framework's Paragraph 167 with reference to the marquee being of a temporary form of construction:

'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

On very fine balance, with reference to the EA's overview and recommendations (though through the recommended conditions and informatives), there does not appear to be an overriding floodrisk issue.

Other Issues

Permitted Development Rights for the Land and the Fallback Position.

9.39 Under Class B there can be the Temporary use of Land:

The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of—

- (a) the holding of a market;
 - (b) motor car and motorcycle racing including trials of speed, and practising for these activities,
- and the provision on the land of any moveable structure for the purposes of the permitted use.

In this case development not permitted under B.1 if—

- (a) it would consist of development of a kind described in Class E of this Part (temporary use of land for film-making);
- (b) the land in question is a building or is within the curtilage of a building;
- (c) the use of the land is for a caravan site;
- (d) the land is, or is within, a site of special scientific interest and the use of the land is for—
 - (i) motor car and motorcycle racing including trials of speed or other motor sports, and practising for these activities;
 - (ii) clay pigeon shooting; or
 - (iii) any war game, or
- (e) the use of the land is for the display.

9.40 Based upon these rights the land at Areas 1 and 2 and the adjoining meadow can all be used for a range of purposes involving a moveable structure(s) for 28 days for purposes similar or the same as the proposal. This fallback position/ starting point is that the collective/individual impact of the exercise of permitted development could be significant.

Ecological Implications/ Biodiversity

9.41 There were no objections from Hertfordshire Ecology for the 2017 Application, with HE being unable to respond to the current application. The retention of the adjoining meadow as undeveloped/ unused has ecological benefits.

Contamination

9.42 There are no issues.

Exterior Lighting/ Light Pollution/ Visual Impact at Night .

9.43 There would be some need for lighting to serve the marquee for overriding safety reasons. A condition is recommended. The lighting would need to balance safety with the environmental implications, taking into account the E1 Lighting Zone and the response by ecological issues referred by Hertfordshire Ecology's response to the 2017 application.

Crime Prevention/ Security

9.44 The LPA is unaware of any issues.

Environmental Impact Assessment

9.45 This is not necessary.

Chiltern Beechwood Special Area of Conservation (SAC)

9.46 The planning application is within the Zone of Influence of the Chilterns Beechwoods Special Area of Conservation. The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Reg 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019 to protect the CB SAC from harm, including increased recreational pressures.

9.47. There is a heightened risk to the designated sites from development that is in close proximity to them. Recreational use is much higher from homes that are in easy walking distance of the site, and it is considered very difficult to deflect such access with alternative greenspace. Fire risk, fly-tipping, light and noise and other urban effects are also more acute close to their boundary. Furthermore, mitigation approaches, such as access management and warden control, are less effective.

9.48 It is considered that there is unlikely to be a significant direct effect to the SAC directly resulting from the marquee's use, and therefore an appropriate assessment is not required in this case. This is because it is expected that visitors to the marquee for weddings would be visiting the Watermill for this specific purpose with few likely to visit the SAC before or afterwards. This has been discussed with Natural England who has been consulted upon the application.

Issues referred to by Residents Representations

9.49 It is considered that the planning issues referred to have been addressed through this report.

10. CONCLUSION

10.1 The marquee represents inappropriate development in the Green Belt.

10.2 The Watermill Hotel is a long established integral part of Bourne End village and the Borough's tourist facilities occupying a rural location in the Green Belt, but close to Hemel Hempstead and Berkhamsted, historically representing a very significant local economic asset providing jobs within the Borough.

10.3 Like many businesses in the tourist industry The Watermill has been hit hard by the pandemic. The application has been submitted following temporary planning permissions for the marquee, with reference to its fundamental role in maintaining the hotel's future viability.

10.4 The hotel complex of buildings and car parking is previously developed land within the Green Belt focussed around a Grade 2 listed mill. The marquee is sited on land beyond but immediately adjoining the longstanding hotel operational built footprint. This land is not previously developed land within the Green Belt. For this reason the proposal represents inappropriate development in the Green Belt which is by definition harmful. The indefinite retention of the marquee would be permanently harmful to the openness of the Green Belt.

10.5 The Government discourages the continued use of temporary permissions. However, in accordance with the National Planning Policy Framework's (The Framework) economic, social and environmental objectives in supporting sustainable development, it is considered that there are robust reasons to justify another window of opportunity for the Hotel to adapt by granting another temporary permission in the interests of the Watermill's future.

10.6 It is considered that there are very special circumstances to justify the marquee for the limited period, enabling the hotel to continue to function in the short term. The timeframe will again enable the consideration of the long term options in maintaining the hotel's continued viability.

10.7 Given all the background and the impact of COVID 19, there is a case to recommend a further temporary planning permission, which would ensure that The Watermill can continue its longstanding role in accordance with the Framework's economic and social objectives of delivering sustainable development.

11. RECOMMENDATION

11.1 That planning permission be **Delegated with a view to approval** subject to notification being sent to the Secretary of State in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 and subject to the following conditions:

Condition(s) and Reason(s):

1. **The marquee hereby permitted shall be totally dismantled and permanently removed from the site on or before 1 September 2024.**

Reason: In the interests of safeguarding the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy. The marquee represents inappropriate development in the Green Belt. Such development is by definition harmful to the Green Belt. There are very special circumstances for the local planning authority to support this inappropriate development in the Green Belt for this specified period.

2. **The marquee hereby permitted shall only be used for the holding of functions by the Watermill Hotel for a maximum of 30 events in each calendar year, with 18 events until 24.00 hours (midnight) and 12 events until 23.00 hours. There shall be no use between 24.00 hours and 9.00 hours.**

Reason: To safeguard the character of this part of the Green Belt countryside and its local environment, including the residential and canalside amenity, in accordance with Policies CS 5 (criteria ii), CS10, CS12 and CS25 of the Dacorum Core Strategy (2013) and saved Policy 106 of Dacorum Borough Local Plan (2004).

3. **Following the last use of the marquee subject to this planning permission the land used for the installation of the marquee shall be reinstated by re-seeding grass during the planting season starting 1 October 2024. Following this, an ecological management plan for the land the area shall be carried out fully in accordance with a scheme submitted to and approved in writing by the local planning authority.**

Reason: In the interests of safeguarding character and appearance of this part of the Green Belt and biodiversity in accordance with Policies CS5, CS25 and CS29 of the Dacorum Core Strategy (2013).

4. **Prior to the first use of the marquee hereby permitted a written Noise Management Plan shall be submitted and agreed by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. The Noise Management Plan shall include, but not be restricted to, the use and operation of a noise limiting device. Thereafter, the use shall not commence or continue until the approved Noise Management Plan has been fully implemented.**

The music noise level at any noise sensitive receptor shall not exceed the levels set out in Table 3 of the Assessment of Potential Noise Impact report prepared by 24 Acoustics Limited (reference R8764-1 Rev 0 dated 27/10/2020) at any time.

The rating noise level from plant or other equipment shall not exceed the levels set out in Table 5 of the Assessment of Potential Noise Impact report prepared by 24 Acoustics Limited (reference R8764-1 Rev 0 dated 27/10/2020) at any noise sensitive receptor. All measurements, computations, and corrections shall have regard to the latest version of BS4142.

Reason: To safeguard the character of this part of the Green Belt countryside and its local environment, including the residential and canalside amenity, in accordance with Policies CS 5 (criteria ii), CS12 and CS 32 of the Dacorum Core Strategy (2013) and saved Policy 106 of Dacorum Borough Local Plan (2004).

5. **The marquee hereby permitted shall only be used in accordance with an approved emergency planning and rescue evacuation plan which shall include all the Environment Agency's and Hertfordshire Fire and Rescue's operational requirements.**

Reason : To ensure that in the public interest that the marquee and the associated land is only used at all times in accordance with all safety expectations of the Environment Agency and Hertfordshire Fire & Rescue Service in accordance with Policies CS8, CS9 and CS12, saved Policies 51 and 54 of the Dacorum Borough Local Plan (2004) and Paragraph 112 (d) of the National Planning Policy Framework (2021).

6. **The plan subject to Condition 5 shall include full details of the emergency access route from the existing car park to the edge of the river bridge. All of this access route shall be subject to approved emergency warning signage and at all times during the use of the marquee to be demarcated to ensure that it is free from any customer/ visitor parking.**

Reason: In the interests of ensuring that all times during the use of the marquee this emergency access route is kept clear of any obstruction to prevent access by emergency vehicles. This is to ensure that in the public interest that the marquee and the associated land is only used at all times in accordance with all the safety expectations of the Environment Agency and Hertfordshire Fire & Rescue Service in accordance with Policies CS8, CS9 and CS12 of Dacorum Core Strategy (2013) and saved Policies CS51 and CS54 of the Dacorum Borough Local Plan (2004) and Paragraph 112 (d) of the National Planning Policy Framework (2021).

7.The additional exterior lighting in the interests of public safety in accordance with the requirements of Condition 5 shall be installed and maintained at all times fully in accordance with details submitted to and approved in writing by the local planning authority. All the approved lighting shall be removed permanently from the site in accordance with the requirements of Condition 1.

Reason: To safeguard the character and appearance of the locality, the local environment, in the interests of biodiversity, road and rail safety to accord with the requirements of Policies CS5, CS12 , CS25, CS26, and CS32 of the Dacorum Core Strategy (2013) , Policy 113 and Appendix 8 of the Dacorum Borough Local Plan (2004) and Paragraph 112 (d) of the National Planning Policy Framework (2021).

8.Land hatched by the approved drawing shall be used for no more than 30 times each calendar year for car parking to serve the hotel marquee hereby permitted and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2016 (Class B Temporary Uses of Land: any Order amending or re-enacting that Order with or without modification) the land crosshatched by this drawing shall not be used for any temporary purpose without the prior written approval of the local planning authority.

Reason: In the interests of safeguarding the Green Belt and the residential amenity of the locality in accordance with Policy CS5 of the Dacorum Core Strategy (2013).

9. **At least 1 month prior to the first use of the approved development a detailed Travel Plan Statement for the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The approved Travel Plan Statement shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development hereby permitted is used.**

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018), Policy CS8 of the Dacorum Core Strategy (2013) and Part 9 of the National Planning Policy Framework (2021).

10. **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**1002A
1001B**

Reason: To safeguard and maintain the strategic policies of the local planning authority and for the avoidance of doubt.

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
2. Building Regulations
An application for Building Regulations Approval is necessary.

Fire/ Flood Emergency Access
In addition to the requirements of Building Regulations and Conditions 5, 6 and 7 , based upon Hertfordshire Fire & Rescue Services recent site inspection for Application it is essential that there is regular contact with HFRS and Environment Agency to ensure that all times the marquee's emergency evacuation plan is acceptable to both organisations.
3. HCC as Highway Authority has recommended that a traffic and parking management plan is provided and submitted (and in approved in writing by the Highway Authority's Network Management team) for any large events where there may be potential for impacts on the surrounding highway network, the provision of electric charging points and cycle storage.
4. Environment Agency Advice

Flood Risk Activity Permit
The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - o on or within 8 metres of a main river (16 metres if tidal)
 - o on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)

- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Flood Resistance and Resilience

The Environment Agency strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance (PPG). Further guidance on flood resistance and resilience measures can also be found in:

- o Government guidance on flood resilient construction here;
- o CIRIA Code of Practice for property flood resilience here;
- o British Standard 85500 - Flood resistant and resilient construction here.

Flood Risk Issues not within the Environment Agency's Direct Remit

The following issues are not within the EA's direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application the EA recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought:

- o Adequacy of rescue or evacuation arrangements;
- o Details and adequacy of an emergency plan;
- o Provision of and adequacy of a temporary refuge;
- o Details and adequacy of flood proofing and other building level resistance and resilience measures;
- o Details and calculations relating to the structural stability of buildings during a flood;
- o Whether insurance can be gained or not;
- o Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased.

Flood Warning and Emergency Response

The EA do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as the EA do not carry out these roles during a flood.

The EA's involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The planning practice guidance (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. This is on the understanding that you have concluded that the proposed development has passed the flood risk sequential test. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG.

Within the application documents the applicant should clearly demonstrate to you that a satisfactory route of safe access and egress is achievable. It is for you to assess and determine if this is acceptable. Please note we have not assessed the proposed access and egress route.

Advice to Applicant

Signing up for Flood Warnings

Since there are areas of Flood Zone 3 on site, the applicant/occupants should phone Floodline on 03459881188 to register for a flood warning, or visit this site. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

- o For practical advice on preparing for a flood, visit this site.
- o To get help during a flood, visit this site.
- o For advice on what do after a flood, visit this site.

Final Comments

These include:

Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

APPENDIX 1

The Submitted Planning Statement (2 November 2021)

4.7 This includes reference to a range of issues including:

4.7.1 This report is submitted on behalf of the current owner of Peacock Hotels Ltd. The proposal is for full planning permission to allow for the retention of the marquee previously granted a temporary consent under reference 4/00206/17/MFA.

4.7.2 It is proposed that the conditions in the temporary consent regarding frequency of use would be replicated including the limitation on the number of events annually and the time of operation.

4.7.3 The background to this application is that Peacock and Dove Ltd, who have owned and operated the hotel since 2005, completed administrative changes in May 2020 such that the company has been transferred in its entirety to Mr H. Somani as the sole director. Prior to this Mr Somani had a financial interest in the business and had invested a significant amount of money in

upgrading some of the hotel rooms in 2019 before taking full control of the business this year. This recent change in ownership and control resulted in changes in the management team.

4.7.4 The hotel was closed to the general public during the national lockdown from 29th March 2020 as a result of the Covid19 Pandemic and Government restrictions, and subsequently the hotel was required to operate within the limitations in terms of the operation and capacity due to social distancing measures, followed by further lock down periods.

4.7.5 There have been additional operational costs to meet with Government requirements to prevent the spread of the disease. These closures and limitations have had a significant detrimental impact on the viability of the business. The customer demand for hotel accommodation in this location has also been reduced.

4.7.6 Currently, the hotel employs 12 full time staff as no weddings or other events are planned. Before the pandemic, the hotel had employed up to 25 full time and 18 part time staff.

4.7.7 In the event that the Council do not accept the indefinite retention of the marquee as an appropriate form of development in the Green Belt, it is advanced that very special circumstances exist to support the retention, in terms of the economic viability of the business and the employment retention (as discussed below), also the need to retain tourist accommodation as identified in the development plan. These matters either taken individually or in combination amount are presented as very special circumstances to outweigh any nominal harm to the Green Belt.

4.7.8 Further, should the LPA not be willing to allow the retention of the marquee for an indefinite period it would be open to the decision makers to allow retention for a given period of time.

Sustainable Economy / Viability

4.7.9 As noted previously the current owner has only full control of the business and property just before the Covid pandemic. It was a stage transition and investment in improvements to the fabric of the hotel had commenced prior to full transfer by the upgrading a number of hotel rooms in the block at the front of the property. Ultimately, the aim is to refurbish guest rooms, and perhaps reconfigure the restaurant and function rooms.

4.7.10 As can be seen in the confidential figures previously provided to the Local Planning Authority there is a correlation between occupancy and event income, also that in 2018 there had been a drop in both. Last year the hotel was closed to the public for many months as a result of government requirements in response to the Covid 19 pandemic. Bookings and events were cancelled, and even when allowed to open operational capacity was limited. There have been no large events at the hotel since before March 2020.

4.7.11 There were additional operating costs as a result of the pandemic such as providing:

- screens at the reception and till areas,
- staff with Personal Protection Equipment (PPE),
- customer hand cleansing stations and
- other Covid avoidance measures and materials.

This is likely to be the situation for some time to come, in addition it is apparent that there may be a reduction in market demand for hotel accommodation in this location currently.

4.7.12 Going forward the hotel needs to be in a position to respond rapidly to customer's needs for large events as this is an integral part of the business.

4.7.13 The existing function rooms within the building are simply too small to hold large weddings and other events. The ability to hold larger events supports the hotel use through increased room bookings and patronage of the bar and restaurant. The marquee remains crucial to the flexibility of the business to respond to market demand and therefore to the profitability of the business going forward and in turn the increase to the usual 25 full time and 18 part time staff

4.7.14 Core Strategy Policy 1 states that development which supports the vitality and viability of local communities, causes no damage to the character of a village, and is compatible with policies regarding the Green Belt, AONB's etc. will be supported. Significant weight should be given to the employment the business provides, and the tourism and economic benefits it generates for the local economy.

4.7.15 The indefinite retention of the marquee is necessary whilst the new owner seeks a longer term strategy for the hotel and the business. In addition, the viability of the business has been badly impacted by the Covid 19 pandemic. Paragraph 81 (d) of the Framework requires planning policy and decisions to be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices and to enable a rapid response to changes in economic circumstances. The business now needs to be in a position to be flexible in responding to market demands in order to remain viable.

4.7.16 Going into the winter this year the Government has Plan A in place; however, it advises that it is possible that this might not be sufficient. Whilst this is not the Government's preferred outcome, but it is a plausible outcome and one that must be prepared for. The Government's plan B would seek to reduce the transmission risk inside and outside of the workplace, including by reducing the number of people taking public transport and the number of face to face meetings and social activities, and thereby reducing community and household transmission. It is likely this would negatively impact on the hospitality industry.

4.7.17 In view of the unprecedented and uncertain times, which could not have been envisaged at the time of plan making, and the consequent economic impacts both at a national level and locally for this business, a grant of planning consent for the indefinite retention of the marquee would be consistent with the provisions on the Framework to allow for flexibility.

Conclusion

4.7.18 In conclusion following the final transfer of control of the business to the current owner investment has been made into improvements to the hotel prior to this, but much more is required in order to meet customer expectations.

4.7.19 As a result of the Covid pandemic the hotel was either closed for business or under severe operating restrictions from March 2020 through to June 2021 resulting in a significant disruption to the business and a financial loss.

4.7.20 As a result of the pandemic and the continuing uncertainty about potential restrictions going into the winter period the applicant has been unable to plan for the business going forward. The pandemic has impacted on the viability of the business and the owner's ability to invest and plans for the necessary improvements.

4.7.21 The hotel business supports the local economy in terms of employment and providing a facility for tourism, functions, and events. The retention of the marquee for an indefinite period would allow time and flexibility for the owner to review, plan and implement measures to improve and upgrade the premises and the operation of the business to meet current and emerging market demands.

4.7.22 An approval to allow the retention of the marquee would accord with both local planning policy and the provisions of the Framework. It is therefore requested that this application be approved as applied for.

4.7.23 However, in the event that the LPA considers an indefinite period is not acceptable it would be possible to impose a planning condition with an end date.

APPENDIX 2

Information Update: Watermill Hotel – Impact Statement from Group Operations Director Somani Holdings: July 2022

4.8.1 The Watermill Hotel, London Road, Bourne End was contracted by the Home Office last August to provide temporary accommodation as part of the Afghan citizens resettlement scheme.

4.8.2 Although no date has been given, this contract will inevitably come to an end at some point soon and so the owners of the hotel are looking ahead and making plans to reopen for general bookings in a market that has changed as a result of Covid.

4.8.3 The hotel has excellent on-site conference facilities with syndicate rooms and guest rooms in the same block for an immersive experience.

4.8.4 Prior to Covid this provided a key source of income for the hotel, alongside guests staying during the week for business. It is unclear how quickly conference and business bookings will return and if they will be as strong as before due to the work from home culture and advent of more remote learning / conferencing etc. Weekend leisure stays have never accounted for much in terms of the hotel's revenue.

4.8.5 However, the hotel is a perfect location for weddings with the discrete positioning of two marquees and the supporting infrastructure of the hotel so close by. There is separate on-site car parking and thus the impact on other guests and local residents is minimal. The marquees are enclosed by the hotel on one side and woodland on the other which help to absorb noise, which is closely monitored and managed by the hotel staff.

4.8.6 From a financial perspective the weddings have historically made the difference between the hotel trading at a loss and having to look at cutting back on staff etc or returning a modest profit which can be reinvested into the business.

4.8.7 The importance of this revenue to the future viability of the hotel is likely to be even greater in the years to come. In summary, when the Home Office contract ends we fear that the hotel could have a bleak future if planning is not granted for the continued use of the marquees to allow weddings to be hosted at the Watermill Hotel. Thank you for your consideration.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Bourne End Village Association	On behalf of Bourne End Village Association, representing the community of Bourne End, we have responded to the application 21/04356 and seek enforcement of the conditions laid out below imposed by the planning authority for the protection of our community and act as a precedent for the current application.

The proposal is for the indefinite retention of the marquees for up to 30 events per year. The structures are considered as permanent and as such are inappropriate development in the green belt and harmful to it. Given the declaration of climate crisis, the impact of restrictions on buildings must be considered. The special circumstances for supporting development in 2017 were specifically time limited. If officers are minded to allow the retention of marquees this must be time limited again not only to preserve the openness of the area adjacent to the flood risk area but also protect the wider community and specifically the towpath amenity area.

In the interests of public confidence, we feel conditions on planning approval should be imposed to safeguard and maintain the strategic policies of the local planning authority and for the avoidance of doubt. The land has never been removed from the green belt or subjected to planning permission for that end, nor has the temporary nature of the permission in 2017 been appealed so we expect its terms to have been accepted by all parties and therefore enforced.

Further, in the absence of precise definition of event, some can last more than 30 days. The permission sought may be for 30 days or 90 which is a considerable impact on the site and cannot be considered acceptable.

The permission sought relies on agreements that were made in 2017 eg regarding fire safety. These agreements took a very long time to be finalised during which the marquee was already in use as a venue causing complaints particularly about noise to neighbouring residents. Further the main access to the site has been changed and would need a new fire safety inspection at the very least. Planning officers may not be aware that fireworks were set off in the green field adjacent to the London Road (A4251) by the Watermill attending the marquee venue and using that field as an overflow car park. The fireworks actually fell on the London Road itself including the pavement on which a member of the public was walking at the time. Fireworks were also the cause of a problem for the horse at Bourne End Farm opposite the Watermill and a major neighbour dispute arose as a result.

CONDITIONS APPLICABLE TO APPLICATION: 4/00206/17/MFA Date Decision: 04 September 2017 Date Decision Dispatched: 04 September 2017 (These would have to be incorporated in any agreement going forward)

1 The marquee hereby permitted shall be totally dismantled and permanently removed on or before 1 January 2020. Reason: In the interests of safeguarding the Green Belt with Policy CS5 of the Dacorum Core Strategy. The marquee represents inappropriate development in the Green Belt. Such development is by definition harmful to the Green Belt. There are very special circumstances for the local planning authority to support the retention of the marquee for development in the Green Belt for this specified period. After 1 January 2020 there is no evident planning justification to substantiate marquee's further retention in the Green Belt as it will affect its openness.

2 The marquee hereby permitted shall only be used for the holding of functions by the Hotel for a maximum of 30 events in each calendar year, with 18 events until 24.00 hours

and 12 events until 23.00 hours. There shall be no use between 24.00 hours and number of events held for 2017 shall be calculated upon those which have taken place from January 2017 and the date of this planning permission. Reason: To safeguard the character and appearance of this part of the Green Belt countryside and its local environment, including the residential and canalside amenity, in accordance with Policies CBS 5 (criteria ii), CS10, CS12 and CS25 of the Dacorum Core Strategy and saved Policy 106 of Dacorum Borough Local Plan.

3 Following the last use of the marquee subject to this planning permission the land for the installation of the marquee shall be reinstated by re-seeding grass during the period starting 1 October 2020. Following this, an ecological management plan for the land shall be carried out fully in accordance with a scheme submitted to and approved in writing by the local planning authority. Reason: In the interests of safeguarding character and appearance of the Green Belt and biodiversity in accordance with Policies CS5, CS25 and CS29 of the Dacorum Core Strategy.

4 The noise level at the northern boundary with the Canal, Sharpes Lane and London Road shall be at no more than 50 dBA Leq over 5 minutes at any time whenever the marquee hereon is in use. At all times noise limiting equipment, loudspeaker systems to restrict amplification and when live or recorded music is played within the marquee shall be used. Reason: To safeguard the character of this part of the Green Belt countryside and its local environment, including residential and canalside amenity, in accordance with Policies CBS 5 (criteria ii), CS10, CS12 and CS25 of the Dacorum Core Strategy and saved Policy 106 of Dacorum Borough Local Plan.

5 The marquee hereby permitted shall only be used in accordance with an approved fire safety planning and rescue evacuation plan which shall include all the Environmental Health and Hertfordshire Fire and Rescue's operational requirements. Reason : To ensure the public interest that the marquee and the associated land is only used at all times in accordance with the safety expectations of the Environment Agency and Hertfordshire Fire & Rescue Service in accordance with Policies CS8, CS9 and CS12 and saved Policies CS51 and CS54 of the Dacorum Borough Local Plan.

6 The plan subject to condition 5 shall include full details of the emergency access route from the existing car park to the edge of the river bridge. All of this access route shall be subject to emergency warning signage and at all times during the use of the marquee to be kept clear to ensure that it is free from any customer/ visitor parking. Reason: In the interests of public safety at all times during the use of the marquee this emergency access route is kept clear of any vehicles to prevent access by emergency vehicles. This is to ensure that in the public interest the marquee and the associated land is only used at all times in accordance with all the safety expectations of the Environment Agency and Hertfordshire Fire & Rescue Service in accordance with Policies CS9 and CS12 and saved Policies CS51 and CS54 of the Dacorum Borough Local Plan.

7 The additional exterior lighting in the interests of public safety in accordance with the requirements of Condition 5 shall be installed and maintained at all times fully in accordance with the details submitted to and approved in writing by the local planning authority. All the additional lighting shall be removed permanently from the site in accordance with the requirements of Condition 5. Reason: To safeguard the character and appearance of the locality, the local environment and the interests of biodiversity, road and rail safety to accord with the requirements of Policies CS5, CS25 and CS29 of the Dacorum Core Strategy.

	<p>, CS25, CS26, and CS32 of the Dacorum Core Strategy and Policy 113 and Appendix 1 of the Dacorum Borough Local Plan.</p> <p>8 The land hatched on the approved drawing shall be used for no more than 30 times per year for car parking to serve the hotel marquee hereby permitted and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) Part B Temporary Uses of Land: any Order amending or re-enacting that Order (or any modification) the land crosshatched by this drawing shall not be used for any temporary use without the prior written approval of the local planning authority. Reason: In order to safeguard the Green Belt and the residential amenity of the locality in accordance with CS5 of the Dacorum Core Strategy.</p> <p>9 The development hereby permitted shall be carried out in accordance with the following plans: Location Plan A1 PLA 1001 A Reason: To safeguard and maintain the strategic value of the local planning authority and for the avoidance of doubt.</p> <p>NOTE 1: Article 35 Statement Planning permission has been granted for this proposal. The council has acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015. Building Regulations Approval and retrospective Building Regulations Approval is necessary. Fire/ Flood Emergency Planning: In addition to the requirements of Building Regulations and Conditions 5, 6 and 7 of the Hertfordshire Fire & Rescue Services recent site inspection it is essential that the applicant in contact with HFRS and Environment Agency to ensure that all times the marquee has a fire evacuation plan is acceptable to both organisations. Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the bank of the River Bulbourne designated a 'main river'. From 6th April 2016, the Environment Agency Consent regime moved into the Environmental Permitting Regulations to become Environmental Activity Permits. The charges for the new permits are different and some lower risk activities are excluded or exempt from the permitting regulations. The council will be consulted and therefore enforced.</p>	
Strategic Planning & Regeneration (DBC)	Response awaited.	
Conservation & Design (DBC)	<p>We would reiterate previous views on the site.</p> <p>The hotel has its core of the original water mill. It was substantially extended in the second half of the 20th century. This was not particularly beneficial to the heritage asset beyond that it has been retained and has a use.</p> <p>As a listed asset, there are significant limitations in terms of adapting the current accommodation to meet market demand for wedding and corporate event space.</p>	

	<p>The marquee venue enables the business to sustain the hotel commercially, compete with surrounding hotels, and respond to market demand. The temporary nature of the marquees under the current economic situation of the Hotel is seen to provide a balance between the built and hard surfaced areas, and the significant grounds of retained mature landscaping.</p> <p>The hotel preserves the significance of the heritage asset. Retaining The Watermill Hotel as a viable economic concern in allowing the continued enjoyment of public access to the well maintained and managed heritage asset.</p> <p>Recommendation We would not object to the proposals.</p>
Food, Health & Safety (DBC)	Response awaited.
Licensing (DBC)	<p>Thank you for this - the premises licence conditions Peacock and Dove Hotels for the use of the marquee on 18 occasions per year, so it will be interesting to see the outcome of this.</p> <p>If they are successful in their planning application, and to utilise any new planning permission they will need to apply for a variation of premises licence - and most likely a full variation given that this condition was applied by the Licensing committee.</p>
Planning Enforcement	Response awaited.
Hertfordshire Ecology	Response awaited.
Hertfordshire Highways (HCC)	<p>Proposal Retention of the existing marquee for a maximum of 30 events each calendar year</p> <p>Decision Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following condition:</p> <p>1. Travel Plan Statement - Requested Prior to Use At least 3 months prior to the first use of the approved development a detailed Travel Plan Statement for the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The approved Travel Plan Statement shall be implemented</p>

in accordance with the timetable and target contained in therein and shall continue to be implemented as long as any part of the development is used.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

Comments / Analysis

The proposal is to allow for the retention of the marquee for events at the Watermill Hotel, Bourne end Hemel Hempstead.

Vehicular Access & Car Parking

There is an existing vehicle access into the hotel site from the A4251 London Road. The application does not include any new or altered access from the highway network. The hotel is then accessed via a private access road / driveway, which is also to remain as existing.

The application does not include any details of any new or altered on-site car parking provision. This is unlikely to be an issue from a highways perspective when taking into consideration the previous use of the marquee on site and existing car parking provision linked to larger hotel site. Nevertheless Dacorum Borough Council (DBC) as the planning and parking authority would ultimately need to be satisfied with the level of proposed parking linked to the planning application to ensure that car parking is in accordance with their adopted standards. The Highway Authority would be supportive of an appropriate level of electric vehicle charging provision (EVCP) and cycle parking.

Travel Plan Statement

Following consideration of the size and use of the development (with a proposed permanent use as opposed to the previously approved temporary use) and to ensure that sustainable transport options for employees and customers are encouraged and maximized, a travel plan statement would be required to be submitted and approved in accordance with HCC's travel plan guidance and to ensure that the proposals are in accordance with Hertfordshire's Local Transport Plan (2018). For further

information please see the following link:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-inf>

ormation/development-management/highways-development-management.aspx OR by emailing

travelplan@hertfordshire.gov.uk

Trip Generation & Impact on Surrounding Highway

	<p>The trip generation associated with the marquee would not be considered to be significant or severe enough to recommend refusal from a highway perspective, particularly when taking into consideration that the marquee is on site and previously used as part of the temporary permission.</p> <p>HCC as Highway Authority would recommend that a traffic and parking management plan is provided and submitted (and in approved in writing by the Highway Authority's Network Management team) for any large events where there may be potential for impacts on the surrounding highway network.</p> <p>Emergency Vehicle Access Some plans have been submitted as part of the application in relation to emergency access / evacuation routes etc. Due to the size of the proposals and the submitted details, as part of the highway authority's assessment of this planning application we have identified emergency access issues which may benefit from input from Herts Fire and Rescue.</p> <p>Conclusion HCC as Highway Authority considers that the proposal would not have an unreasonable or severe impact on the safety and operation of the surrounding highway network and would therefore not wish to object to the granting of planning permission, subject to the inclusion of the above planning condition and informatives.</p>
Hertfordshire Fire & Rescue	Response awaited.
Fire Hydrants	Response awaited.
Hertfordshire Building Control	Response awaited.
Parish/Town Council	<p>.</p> <p>The Watermill Hotel is not in our parish. It comes under Bourne End. It gets confusing as Bovingdon does include the service station, motel and part of the industrial area off the A41 at Bourne End.</p> <p>We have not previously been involved in any planning applications for the hotel.</p>
Canal & River Trust	<p>Thank you for your consultation.</p> <p>We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as</p>

	<p>habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.</p> <p>Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following general advice:</p> <p>The site is located to the south of the Grand Union canal and the submission indicates that the site is surrounded by tall conifer hedging which screen the marquee from outward views along the canal corridor. In order to retain the current landscaped character and appearance of the waterway, opportunities to enhance and strengthen the landscape screen, and ensure existing landscaping is retained should be secured by condition.</p> <p>The submitted noise assessment does not appear to have undertaken any noise monitoring along the canal corridor or considered users of the canal, including nearby moorers, as sensitive receptors. This should be addressed by the applicant/developer and details of any necessary mitigation measures provided or conditions regarding noise limits secured in accordance with advice from the Council's EHO.</p> <p>Please do not hesitate to contact me with any queries you may have.</p>
<p>Planning Liaison Officer</p>	<p>The Watermill Hotel, London Road, Bourne End, Hemel Hempstead, HP1 2RJ.</p> <p>Thank you for consulting us on the above application. We have no objection to the application as submitted. Please include the below informative in any permission given.</p> <p>Informative Flood Risk Activity Permit The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:</p> <ul style="list-style-type: none"> o on or within 8 metres of a main river (16 metres if tidal) o on or within 8 metres of a flood defence structure or culvert (16 metres if tidal) o on or within 16 metres of a sea defence o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert o in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission. <p>For further guidance please visit</p>

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Advice to Local Planning Authority

Sequential Test

In accordance with the NPPF (paragraph 158), development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to determine if the sequential test has to be applied and whether or not there are other sites available at lower flood risk. Our flood risk standing advice reminds you of this and provides advice on how to apply the test.

Flood Resistance and Resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance (PPG). Further guidance on flood resistance and resilience measures can also be found in:

- o Government guidance on flood resilient construction [here](#);
- o CIRIA Code of Practice for property flood resilience [here](#);
- o British Standard 85500 - Flood resistant and resilient construction [here](#).

Flood Risk Issues not within our Direct Remit

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- o Adequacy of rescue or evacuation arrangements;
- o Details and adequacy of an emergency plan;
- o Provision of and adequacy of a temporary refuge;
- o Details and adequacy of flood proofing and other building level resistance and resilience measures;
- o Details and calculations relating to the structural stability of buildings during a flood;
- o Whether insurance can be gained or not;
- o Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased.

Flood Warning and Emergency Response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The planning practice guidance (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. This is on the understanding that you have concluded that the proposed development has passed the flood risk sequential test. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG.

Within the application documents the applicant should clearly demonstrate to you that a satisfactory route of safe access and egress is achievable. It is for you to assess and determine if this is acceptable. Please note we have not assessed the proposed access and egress route.

Advice to Applicant

Signing up for Flood Warnings

Since there are areas of Flood Zone 3 on site, the applicant/occupants should phone Floodline on 03459881188 to register for a flood warning, or visit this site. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

- o For practical advice on preparing for a flood, visit this site.
- o To get help during a flood, visit this site.
- o For advice on what do after a flood, visit this site.

Final Comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information

	<p>submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.</p> <p>Should you have any queries regarding this response, please contact me.</p>
<p>Environmental And Community Protection (DBC)</p>	<p>I have reviewed the application and the Assessment of Potential Noise Impact report prepared by 24 Acoustics Limited (reference R8764-1 Rev 0 dated 27/10/2020) and make the following observations:</p> <p>The development site is relatively close to dwellings and therefore the application represents a significant risk to local residential amenity; its unlimited proposed duration is also a cause for concern and I would caution the Local Planning Authority (LPA) against granting any such permission given the inherent uncertainty associated with noise predictions involving temporary structures such as a marquee.</p> <p>Notwithstanding the above, I am of the opinion that it is possible for the site to be used for entertainment of the kind proposed, within a marquee, without causing undue disturbance to the local community contingent on a number of mitigation measures; accordingly, I recommend the following conditions should the LPA be minded to grant permission:</p> <ol style="list-style-type: none"> 1) The marquee hereby permitted shall only be used for the holding of functions by the Watermill Hotel for a maximum of 30 events in each calendar year, with 18 events until 24.00 hours (midnight) and 12 events until 23.00 hours. There shall be no use, including the operation of plant or other equipment, between 24.00 hours and 9.00 hours. 2) Prior to the first use of the marquee hereby permitted a written Noise Management Plan shall be submitted and agreed by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. The Noise Management Plan shall include, but not be restricted to, the use and operation of a noise limiting device. Thereafter, the use shall not commence or continue until the approved Noise Management Plan has been fully implemented. 3) The music noise level at any noise sensitive receptor shall not exceed the levels set out in Table 3 of the Assessment of Potential Noise Impact report prepared by 24 Acoustics Limited (reference R8764-1 Rev 0 dated 27/10/2020) at any time. <p>The rating noise level from plant or other equipment shall not exceed</p>

	the levels set out in Table 5 of the Assessment of Potential Noise Impact report prepared by 24 Acoustics Limited (reference R8764-1 Rev 0 dated 27/10/2020) at any noise sensitive receptor. All measurements, computations, and corrections shall have regard to the latest version of BS4142.
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
25	3	0	3	0

Neighbour Responses

Address	Comments
Cress Farm Sharpes Lane Hemel Hempstead Hertfordshire HP1 2RX	<p>Dear Sirs,</p> <p>I write to object to the above Planning Application.</p> <p>I object on several grounds.</p> <ol style="list-style-type: none"> 1. The repeated granting of Planning permission for the temporary buildings concerned with this application breach the planning policy for temporary buildings. The building concerned are marquees and stay up permanently, therefore they cannot be considered temporary. 2. The current application seeks 30 events per year. This is a significant increase. Given these events are large weddings the majority of which would be in the summer months suggests that at least two weddings could take place per week. The weddings put a great pressure on local traffic and parking. The noise is intrusive. Typically, the weddings include fireworks late at night which have a significant effect on the local residents and livestock particularly horses. <p>The following material planning matters should be taken into account when considering the application.</p> <ol style="list-style-type: none"> 1. Loss of Privacy 2. Adequacy of parking. 3. Noise and disturbance. 4. Design and materials in that these building are large tents or marquees which are white in colour and intrusive in appearance. <p>I trust you will make the correct decision</p>
Bourne End Moorings Sharpes Lane Hemel Hempstead Hertfordshire	<p>In the past, when weddings have been held in the marquee many of the wedding celebrations are spread over 2 days with drums beating during the day, loud music during the evening finalizing the celebration with fireworks. This sound is echoed around the valley making the noise in</p>

<p>HP1 2RX</p>	<p>the evenings unbearable and affecting the ability to sleep at night until the celebrations have ended at midnight. This is very unfair to the neighbours. The horses in the field are frightened by the fireworks. I understand that previously environmental agencies have been involved due to the high noise. I also notice that the marques in the field are not dismantled all year round and remain visible. If the weddings were to be held within the hotel building this noise pollution would not happen and affect the local neighbourhood.</p> <p>In the past, when weddings have been held in the marquee many of the wedding celebrations are spread over 2 days with drums beating during the day, loud music during the evening finalizing the celebration with fireworks. This sound is echoed around the valley making the noise in the evenings unbearable and affecting the ability to sleep at night until the celebrations have ended at midnight. This is very unfair to the neighbours. The horses in the field are frightened by the fireworks. I understand that previously environmental agencies have been involved due to the high noise. I also notice that the marques in the field are not dismantled all year round and remain visible. If the weddings were to be held within the hotel building this noise pollution would not happen and affect the local neighbourhood.</p>
<p>Lake View Pix Farm Lane Hemel Hempstead Hp1 2ry</p>	<p>I object to the planning application due to the reasons set out below:-</p> <ol style="list-style-type: none"> 1. Noise nuisance - The majority of the "events" that were carried out in the Marquee previously were weddings, mainly in the summer months. Residents were disturbed most weekends by the loud music playing along with fireworks in the evening until midnight making it very difficult to sleep especially in the hotter evenings when the windows are open. After the evening had ended the noise of visitors leaving the premises and the noise of the staff clearing up with glass bottles being shattered kept you awake until the early hours, having an impact on mental wellbeing. 2. Safeguarding of greenbelt. The large marquee which was white in colour was very visible from the canal side and Sharpes Lane, and not in keeping with the natural greenbelt area.