



**Development & Regulatory Services Directorate**  
Town Hall Long Eaton Derbyshire NG10 1HU

Telephone: 0845 907 2244 Fax: 0115 907 2267  
Email: [planning@erewash.gov.uk](mailto:planning@erewash.gov.uk) [www.erewash.gov.uk](http://www.erewash.gov.uk)

**ERE/0210/005**

Application for Planning Permission.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

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

**1. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code:  National Number:  Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code:  National Number:  Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

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

**VALIDATED**  
**- 4 FEB 2010**  
**EBC**

**PLANNING**  
**22 JAN 2010**  
**EBC**

#### 4. Site Address Details

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

Description:

House:  Suffix:   
House name: MORLEY HAYES LEISURE LTD  
Street address: MAIN ROAD  
MORLEY  
Town/City: ILKESTON  
County:   
Postcode: DE7 6DG

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

Easting: 440116  
Northing: 342163

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

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

Officer name:

Title: Mr First name: Chris Surname: MacArthur

Reference: CMC/075875

Date (DD/MM/YYYY): 08/01/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Chris commented that the design and nature of the proposal was sympathetic with the buildings it would be associated with, he recommended that the policies in the PPG2 are adhered to, this has been done within the drawings and the design and access statement

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

Is a new or altered vehicle access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

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

Yes  No

If Yes, please provide details:

As existing

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

#### 9. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

Yes  No

#### 10. Materials

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

## 10. (Materials continued)

### Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Proposed Brickwork to match existing

### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

to match existing slate tiles

### Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Proposed timber double glazed units

### Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Proposed timber doors, to match existing

### Others - description:

Type of other material:

Balcony

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber balcony with stone base to match existing hotel

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

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

3580/ 1001, 1002, 1003 and 1100, 1101, 1102, 1103, 1104 and Design and Access Statement

## 11. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
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## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

## 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

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

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

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

#### 14. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

#### 15. Existing Use

Please describe the current use of the site:

Golf Club, Hotel, Function Rooms

Is the site currently vacant?       Yes       No

Does the proposal involve any of the following:

Land which is known to be contaminated?       Yes       No

Land where contamination is suspected for all or part of the site?       Yes       No

A proposed use that would be particularly vulnerable to the presence of contamination?       Yes       No

##### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

#### 16. Trees and Hedges

Are there trees or hedges on the proposed development site?       Yes       No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?       Yes       No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

#### 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?       Yes       No

#### 18. Residential Units

Does your proposal include the gain or loss of residential units?       Yes       No

#### 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?       Yes       No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C1      Hotels and halls of residence	530.0	0.0	157.0	157.0
Total	530.0	0.0	157.0	157.0

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

#### 20. Employment

If known, please complete the following information regarding employees:

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

## 21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
C1	00.00	24.00	00.00	24.00	00.00	24.00	<input type="checkbox"/>

## 22. Site Area

What is the site area?

923,864

sq.metres

## 23. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?

Yes  No

## 24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 25. Site Visit

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

Yes  No

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

The agent  The applicant  Other person

## 26. Certificates (Certificate A)

### Certificate of Ownership - Certificate A

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: NIK Surname: CLARKE

Person role: Agent Declaration date: 19/01/2010  Declaration made

## 26. Certificates (Agricultural Holdings Certificate)

### Agricultural Holding Certificate

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: Mr First Name: NIK Surname: CLARKE

Person role: Agent Declaration date: 19/01/2010  Declaration Made

## 27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date: 19/01/2010

ERE/0210/005

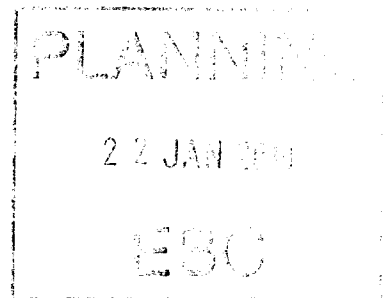
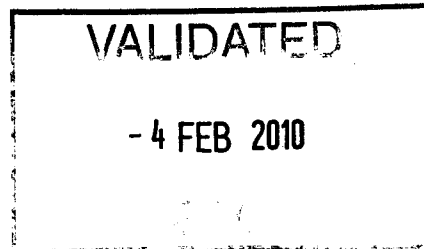
morrison design ltd  
chartered architects

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## MORLEY HAYES HOTEL AND GOLF CLUB

### PROVISION OF DISABLED FACILITIES

## DESIGN & ACCESS STATEMENT



Directors:  
D.E. Hartland RIBA  
N. Walding BA Dip Arch RIBA (Secretary)  
G. Love Dip Arch RIBA

Associates:  
K.M. Slattery Dip Arch(Hons) RIBA (Senior Associate)  
I.D. Brown BA(Hons) HNC Construction (IT Manager)  
P.I. Webster (Technical Manager)  
L.J. Witten BA(Hons) Dip Arch RIBA

Registered Office:  
Morrison Design Ltd  
103 Belper Road, Derby DE1 3ES.  
Registered in England No. 2044929



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**DRAWINGS INCLUDED WITH APPLICATION**

3580/ 1001, 1002, 1003, 1100, 1101, 1102, 1103 & 1104

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## INTRODUCTION

It has become clear to the management of Morley Hayes Hotel and Golf Club that current disabled access and facilities to the Sacheverell function suite are inadequate.

Much of the business generated for this space involves weddings and party celebrations, etc. There are a significant number of guests who require either full wheelchair access or improved access for older people who, whilst ambulant, find the existing stair difficult to negotiate.

A separate issue is that the ongoing success of the business is very much related to weddings and currently there is no dedicated space for the Registrar to hold the required meetings with the couple to be married and this has been requested by Derbyshire County Council. This additional space is also being included in the proposals.

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## PROPOSALS

All of the existing hotel, golf and leisure development lies within a designated Green Belt and, as such, the proposed extension should adhere to the requirements of Planning Policy Guidance 2.

PPG2 notes, in Section 3.4, that essential facilities are permissible provided that they do not impact on the openness of the Green Belt and do not conflict with the purposes of including land in it.

The proposals, which comprise modification to the existing staircase, lift, lift lobby, Registrar's room, disabled and general toilet facilities on the first floor, and a balcony, are all contained within a modest extension to the existing 2-storey building; as can be seen from reference to the drawings, in particular drawing no. 3580/1003 - proposed elevations.

Materials, pitched roofs, glazing patterns and general form all closely follow the style of the existing development. The balcony design is carried through from the Hotel.

The extension is contained within the existing developed "courtyard", which is formed from the original range of farm buildings that created the core of the development in the past and, as such, will have no impact on the general openness of the landscape.

In terms of parking and traffic management, we confirm that the proposed facilities will have no impact.

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**CONCLUSION**

On the basis that the extension is primarily intended to provide improved disabled access, has no significant impact on the openness of the landscape and is already sympathetically designed in keeping with the existing development, we believe that the requirements of PPG2 are fulfilled.

3580  
January 2010

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