



Friends of Ashby Bath Grounds



NEWSLETTER OCTOBER 2019

SEPTEMBER 2019: NEW PLANNING APPLICATION SUBMITTED FOR DEVELOPMENTS IN THE GROUNDS OF THE ROYAL HOTEL

Oakland's Hotels Ltd and Peveril Homes Ltd have submitted a planning application (19-01729-FULM) to the NWLDC planning department for the: **'Erection of a 30 apartment terrace, B1(c) office building, cafe kiosk and 45 senior living apartment block with associated car parking access, landscaping and associated access amendments'**.



As you may be aware, the principle objective of the Friends of Ashby Bath Grounds (FOABG) is to protect and improve the Bath Grounds as a free, public access park and recreational facility for the benefit of the whole community.

Our collective efforts, especially over the last 18 months have gone a long way towards achieving that objective. The support of our members and the almost 8000 Ashby residents who signed our petition against development on the Bath Grounds have resulted in the Developer withdrawing the proposal to build houses on the Bath Grounds from his new plans.

The Town Council's proposed purchase of the freehold of the Bath Grounds from Oakland's Hotels (which is dependent on the Developer gaining planning approval for this new application) will secure the Bath Grounds for the community, removing any threat to development on this important heritage green space and allowing the cricket

and bowls clubs to extend their leases and apply for the sports development funding which they desperately need.

There are 4 aspects to this planning application as follows;

Royal Hotel

Although not part of this application, it is proposed by Oakland's Hotels that the Royal Hotel will be refurbished as follows:

The hotel will provide 29 bedrooms together with a new 86 cover restaurant and small, conference and meeting facilities. It is estimated that it will create 25 full time and 25 part-time jobs. There will be 60 car-parking spaces for hotel use.

The developer states that *'All of the individual elements are required to raise funding to restore the Royal Hotel and for it to reopen for its optimum beneficial use.'*

1. Apartment Terrace

This is located on the eastern side of the car park to the north of the Royal Hotel. It sits on the site of the former Ivanhoe Spa. It will provide 30, one and two bedroom apartments with balconies. The building will be of a contemporary design and be constructed of three storeys plus a lower ground floor. There will be 43 car-parking space

2. Senior Living Building

This is to be located to the south of the Royal Hotel within the wooded area of Hastings Garden and will accommodate 45 units. This will be on four levels, including a guest suite for visitors and a homeowner's lounge and outdoor terrace. The ground floor will accommodate an office, staff space and a scooter store. Access will be off a revised Station Road entrance. It will involve the loss of some trees to enable construction of the building and associated parking. Some 29 car parking spaces will be provided together with cycle racks.

3. Café/Kiosk.

This will be located immediately adjacent the footpath that runs along the western edge of the Bath Grounds. It will be a single storey unit of approx. 70 sq. metres. It would also incorporate some outdoor seating. The facility would be available for hotel guests and people enjoying the Baths Grounds



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4. Office Building

This is located at the western end of the existing northern car park and to the north of the hotel. This is a single storey building with a 6 space car park and cycle storage.

Access to Bath Grounds

The southern access onto Station Road will serve the Senior Living Building and the Hotel. This road will also provide access to the cricket club and Bath Grounds for pedestrians and vehicles.

Our Opinion of the Planning Application

Having reviewed the current application, the FOABG Committee have a number of concerns and we have submitted the following response to the Planning Department. These concerns include;

- *We note that there is no reference in the Application to the policy requirements laid down in the Ashby Neighbourhood Plan*
- *We note that there is no reference in the Application to contributions via a Section 106 Agreement to improvements in local infrastructure.*
- *A 'Travel Plan' which would have been expected with a development of this scale, is it the Council's intention to request a Travel Plan?*
- *We have some concern regarding the adequacy of parking spaces for the hotel, residents, staff and visitors to the Senior Living Block.*
- *The access for service vehicles to the Senior Living block would be via the southern entrance, with vehicles using the Bath Grounds car park as a 'turning head'. We believe that this will not be a practical or workable option, particularly when the car park is in full use by the cricket club.*
- *We would also ask that measures are put in place to prevent vehicles parking along the full length of the southern access road.*
- *We have asked that places for cycles are reassessed as currently we do not feel that the number is adequate*
- *The drawing No (08)012B is misleading in that it makes reference to a 'public car park' when there is no such provision in the proposed scheme.*
- *We would strongly suggest that the issue of external lighting, CCTV and other security issues are considered in detail and an appropriate scheme incorporated into the Application before it is considered by the Planning*

Committee. These areas have a recent history of anti-social behaviour and it would be remiss of the Council if they were to allow a scheme which didn't remove the possibility of this issue reoccurring in the future.'

Castle View Wildlife walk – Hedge Laying And volunteering

This winter we will be starting to 'lay' the Hawthorn hedge that runs adjacent to the Prior Park Fence along the Wildlife Walk. This will ultimately result in a much better hedge for bird nesting, protection, food for other wildlife as well as giving the area a much more aesthetic look.

We are planning to start in January 2020 and we are very keen to encourage any volunteers to help us with this very important project. Everyone is welcome, no experience needed. Please drop us an email or give us a call if you would like to join us.

A couple of our committee members are trained in basic hedge laying and we will also have a consultant hedge layer from the Heart of England Hedge Laying Group helping us.

This is a great opportunity to learn a new skill and work alongside other passionate people who understand the importance hedges have in sustaining our wildlife



Contact details:

J. Birch: Chair - Tel: 07958 232281

V. Mott: Secretary - Tel: 07800 76574

Email: bathgroundsfriends@gmail.com

Webpage: www.bathgroundsfriends.com