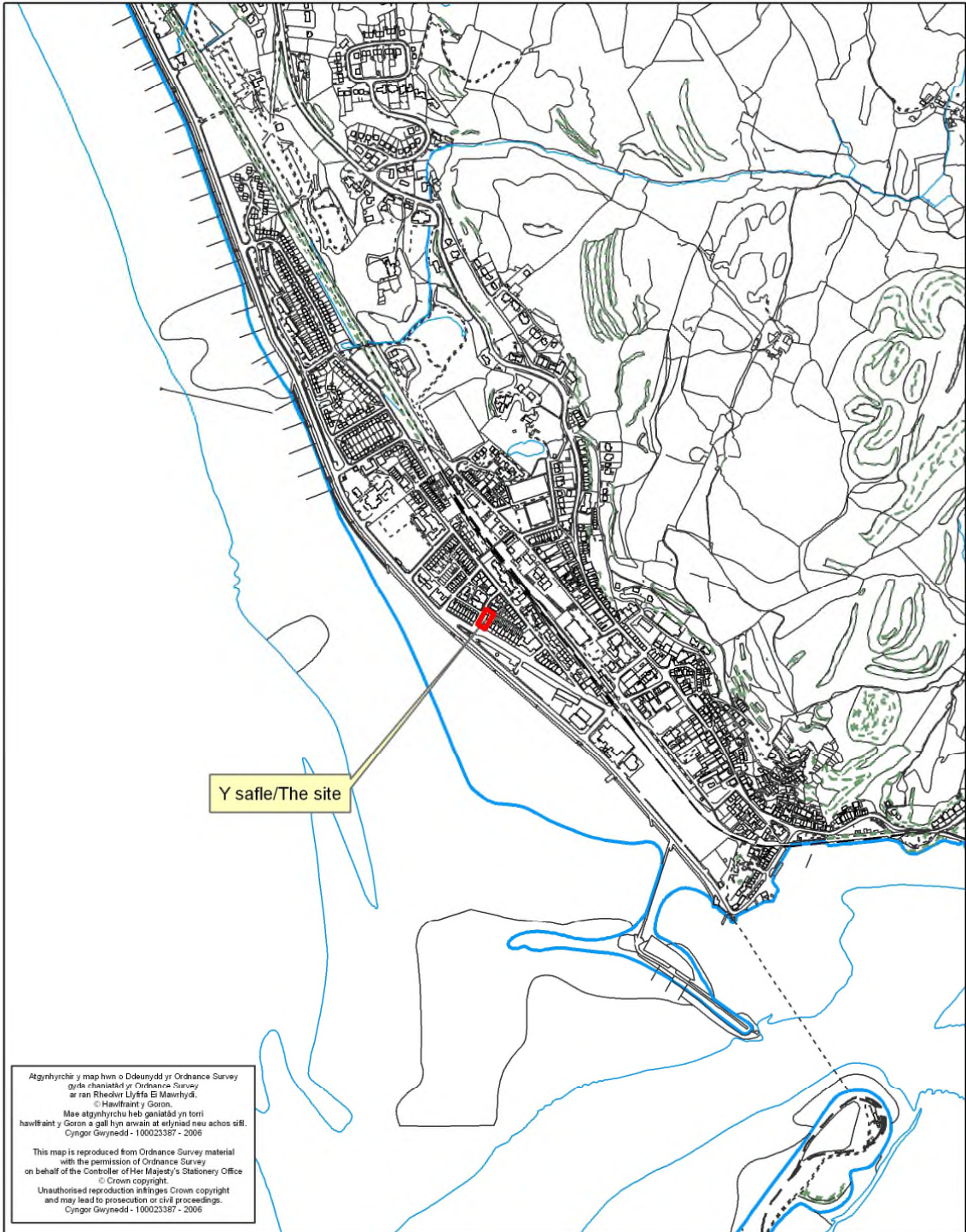


Number: 3



Rhif y Cais / Application Number : C14/0284/00/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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PLANNING COMMITTEE	DATE: 15/12/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C14/0284/00/LL
Date Registered: 02/04/2014
Application Type: Full - Planning
Community: Barmouth
Ward: Barmouth

Proposal: CONVERT HOTEL INTO 8 TWO BEDROOM FLATS AND A SINGLE THREE BEDROOM HOUSE ALONG WITH ALTERATIONS AND DEMOLITION OF EXTENSION
Location: VICTORIA HOTEL, 11-12, MARINE PARADE, BARMOUTH, LL421NA

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1. The application is a full application to convert a former private hotel into eight self-contained two bedroom flats and a single three bedroom unit with alterations that would include creating parking spaces to the rear of the property.
- 1.2. The building is located in a prominent position at the end of the striking Marine Parade terrace which forms part of the Barmouth Promenade area, it is located within the development boundary as defined in the Gwynedd Unitary Development Plan. It is a double fronted three-storey building with bay windows on the prominent elevations to the front and side. Public parking spaces are located to the front of the building while a public road leads past the side of the site with an access road to the rear of the terrace. There is a yard to the rear of the site which includes 'lean-to' buildings of varying sizes. The building has been empty since 2006, but it appears that the use of the building had ceased prior to this date.
- 1.3. This proposed development seeks to convert the ground floor, first floor and second floor into 2 two bedroom flats while a three bedroom unit would be created within the rear section of the building. The building will have accesses to the front, side and rear with a specific space for bin storage to the rear of the site. It is intended to demolish 'lean-to' buildings to the rear of the property in order to create eight parking spaces and also reduce the height of the stone wall to the side and remove the entire rear wall. Also, it is intended to install enclosed stairs to the rear of the building within an extension in the form of glass panels and to the front of the building, it is proposed to excavate a section of land in order to create an access to the lower ground floor that would include stores for the flats.
- 1.4. The application was amended from its original submission following concern from the Transportation Unit regarding the element that would create a vehicular access from the road which passes the site. It can now be seen that the access to the parking spaces would be from the access road that passes the rear of the site.
- 1.5. The following were also submitted as part of the application:
 - Design and Access Statement
 - Community and Linguistic Statement
 - Valuation Report
 - Report on the current accommodation in Barmouth
 - Marketing Report
 - Planning Statement
 - Financial Feasibility Report and building costs
 - Flooding Survey

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2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application regarding any significant likely environmental or other impacts in the form of an environmental impact assessment or other impact assessments.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B24 - ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE - Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B29 – DEVELOPMENT ON LAND AT RISK OF FLOODING - Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they conform with a series of criteria relevant to the features on the site and to the purpose of the development.

POLICY C1 - LOCATING NEW DEVELOPMENT – Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE – Proposals to adapt buildings for re-use rather than demolish them will be approved provided they conform to specific criteria relating to the suitability of the building, visual considerations, design and the effect on the vitality of neighbouring towns and villages.

POLICY CH11 – CONVERSION OF BUILDINGS WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES FOR RESIDENTIAL USE - Proposals to convert buildings for residential use within the development boundaries of villages and local centres will be approved provided they conform to criteria relating to local need, impact on holiday accommodation and community services and occupancy of the dwelling.

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POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new development, extension of existing development or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

2.3 National Policies:

Planning Policy Wales (Version 7) 2014

TAN 12: Design

TAN 15: Development and Flood Risk

3. Relevant Planning History:

3.1 Application C08M/0057/00/LL – Conversion of hotel into nine flats including alterations - refused 10.07.08.

3.2 Application C07M/0027/00/LL – Conversion of hotel into nine flats - refused 19.04.07.

4. Consultations:

Town Council: No objection

Transportation Unit: By amending the plans relating to the parking arrangements it is accepted that the proposal is acceptable, and suggest including relevant conditions.

Natural Resources Wales: Confirm that the site is located within an A flood zone, TAN 15 states that flooding is not likely to restrict development in this zone, but it is likely that the site could suffer from tidal flooding. It is suggested that a flood consequence assessment should be submitted because of this, and a further appropriate assessment has been submitted and Natural Resources Wales are satisfied with its contents.

Welsh Water: Standard conditions and advice.

Biodiversity Unit: No objection

Strategic Housing Unit: Offer observations on affordability matters

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The original advertisement period has expired and a second consultation was held following amendments to the proposal, this period has also expired. Two correspondences were received objecting on the grounds of:

- No need for flats
- Need for local affordable units
- Loss of hotel/tourist facility
- Parking problems

In addition to the above objections, objections were received that were not valid planning objections which included:

- Arrangements for the sale/value of the building

A letter was received supporting / providing observations on the application on the grounds of:

- The appearance is currently unkempt, by approving it, the elevations of the seafront area of Barmouth would be improved
- Current use/demand for places to stay is low

5. Assessment of the material planning considerations:

5.1 The principle of the development

5.1.1 A number of factors in relation to this application must be considered, including the principle of changing the use of a building, the location of the site, affordability/linguistic issues etc.

5.1.2 In this case, the location of the building is within the development boundaries of Barmouth and the building is suitable to be converted for the proposed use in terms of its size and structural condition, it is therefore considered that the principle of the proposal is acceptable and that it meets with the requirements of policies C1 and C4. In terms of Policy CH11, it is not considered that criterion 3 is relevant and in terms of criterion 2, it is considered that sufficient and strong evidence has been submitted with the application to prove that the property has been marketed for a reasonable and fair price for a continuous 12 month period without any success. Criterion 1 of the policy asks for affordable units to be provided, unless it would be inappropriate to do so, and this is considered in the section of the assessment relating to 'Affordable Housing Matters'. In this respect, it is considered that the proposal is acceptable in terms of Policy CH11 which relates to the conversion of buildings.

5.1.3 Detailed reports and assessments have been submitted to support this application and it is therefore considered that the requirements of policy A1 have been satisfied. The principle of the proposal is acceptable, however we must also consider its merits in the context of all other material planning matters, including local and national policies, and these are discussed below.

5.2 Visual amenities

5.2.1 The location of this building is in a prominent spot near Barmouth sea front. The building forms part of a row of buildings that are striking for their size and appearance and for decades, they have formed a visually important part of the attraction of the town as a tourist centre.

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5.2.2 With this in mind, its current condition is damaging to the elevations and visual amenities of the nearby area as the ground floor windows have been boarded up. All nearby buildings appear to be in current use, and therefore it is believed that this is the only building that is truly empty at the moment.

5.2.3 The proposal shows that the most prominent elevations of the building will be retained and that the work of bringing it back into use will retain and improve the elevations. The most notable changes will be made to the rear of the building where a general variety of extensions/features can be seen at the rear of the street's buildings. It is believed that currently, the condition and appearance of the building is harmful to the amenities of the local area. With this in mind, and given the proposal to undertake alterations, it is believed that this proposal is acceptable and that it meets the requirements of policies B22, B23, B24 and B25 of the UDP.

5.3 General and residential amenities

5.3.1 Observations have been received from a neighbour stating that the current condition of this building affects their bed and breakfast business on ground of visual amenities, incidents of vandalism and pollution. As noted above, the current condition affects the general amenities of the area and therefore, it inevitably affects nearby residential amenities, for both permanent residents and visitors who choose to stay at one of the many bed and breakfasts or hotel accommodation nearby.

5.3.2 It can be seen from the history that this building has been used for residential purposes in the past, in the form of serviced holiday accommodation of course, but it is a residential use nonetheless. This proposal would be for permanent residential use and it is not considered that the proposed use would lead to a substantial change in the character of the use of the building compared with what it could be used for at the moment. Therefore, it is not believed that the proposed development would affect the general amenities of the area or local residents any more than if it were to retain its current use and therefore it is believed that the proposal meets the requirements of policy B23.

5.4 Transport and access matters

5.4.1 Following initial concerns regarding the site's proposed parking arrangements, the application was amended by removing the access to the two spaces from the road running past the building's gable end, and turning these spaces and creating an access to them from the back road. In doing so, it has been confirmed by the Transportation Unit that the proposal is acceptable and therefore it is considered that the proposal is acceptable and that it meets the requirements of policies CH33 and CH36.

5.4.2 The approach to the building is level and accessible. The proposal shows that this will be retained and that two internal lifts will be provided in order to facilitate access to the building's upper floors. It is therefore believed that the proposal is acceptable in terms of providing access to a wide range of people and therefore meets the requirements of Policy CH30.

5.5 Relevant planning history

5.5.1 It can be seen from the planning history that two previous applications to redevelop the building for residential use, as intended in this case, have been refused in the past. The primary reasons for refusing the previous applications related to the lack of evidence of sufficient marketing (also a different policy framework existed at the time).

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- 5.5.2 Evidence was submitted with this application in the form of a formal report showing and explaining the steps taken to market this building for its current use. It is believed that in this case, the applicant has submitted sufficient and indisputable evidence to justify changing the use of this building to residential use and that this evidence confirms that formal arrangements have been undertaken in an (unsuccessful) attempt to market the building for its re-use as a hotel. The building has been empty since 2006, but it appears that the use of the building ceased before this date.
- 5.5.3 Observations have been submitted that refer to the loss of a holiday accommodation resource of this type within a popular tourist location such as Barmouth. In terms of the information received regarding the site, since its purchase in the early 1960s, the building has been used as a private hotel for members of the Church Gresley Old Folks Guild only. It was let to the members during a 14 week period within any year and was not open to members of the public while in the ownership of the 'Guild'.
- 5.5.4 It therefore appears that the building has not been a conventional holiday accommodation for many years and approving its use for permanent residential units will not lead to any actual loss of holiday accommodation.

5.6 Flooding Issues

- 5.6.1 The initial observations of Natural Resources Wales stated that the site was located within an 'A' flood zone, namely an area that could suffer tidal flooding.

It was suggested that a Flood Consequence Assessment (FCA) should be submitted prior to determining the application in order to assess the probability of this occurring and the impact it would have on the property.

- 5.6.2 Further information was received from the applicant regarding the finished floor levels of the building and the comparison made with the flood risk data of Natural Resources Wales. It was found that stormy weather would not pose a significant risk to the building.
- 5.6.3 Natural Resources Wales have acknowledged this information but note that not enough attention was given to the likely climate change. However, it is acknowledged that the floor level of the building complies with the guidelines of TAN 15 and it is suggested that appropriate measures be included within the development in order to protect it in the event of storms. It is therefore believed that it is possible to protect the building and that the proposal would not be contrary to the relevant requirements of Policy B29 or TAN 15.

5.7 Language Matters

- 5.7.1 As required, a Language Assessment was submitted in relation to this application.

The content of the report was assessed by the officers of the Joint Planning Policy Unit. A number of factors that must be considered in relation to this application were noted, including the low number of Welsh speakers in Barmouth, protecting the use of the units for permanent residential use rather than holiday use and the importance of pricing the units in order to help keep the local population within the local community and to encourage residents to move back to the area. As a whole, it is considered that the proposal is acceptable in this context and that it accords with Policy A1.

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Affordable Housing Matters

5.8.1 The Strategic Housing Unit states that there is general demand for affordable housing in Barmouth and that therefore two affordable units should be included in this scheme. It appears that the average price of two bedroom flats in the Barmouth area is £122,000. The applicant has provided detailed reports in relation to the viability/costs of the proposed development along with an assessment of the local housing market. These details show the individual prices of the units and it is seen that the cost of two units would be £75,000 and £95,000 (units 2 and 8) while unit 9 would be £102,000. It can be seen that these prices are below the area's current price and adding an usual discount of 30% to these units would make them much lower in price than the current average. The requirements of policy CH11 ask for a proportion of affordable units as part of any development, but it is believed in this case on the grounds of size and valuation, that at least two of these units are affordable and adding a further discount to them is likely to lead to concerns in terms of viability.

5.8.2 In terms of the first criterion of policy CH11, it can be argued that not all residential developments in local centres such as Barmouth must provide affordable units unless it is appropriate to do so. In this case due to the size and the price of the units, it is believed that the units are already affordable. Having considered all the relevant factors, it is believed that it would not be appropriate to provide affordable units through a formal 106 agreement on this specific site as there is no need for this obligation to make the development acceptable in planning terms as it is considered to all intents and purposes that the proposal is already affordable. It is considered that the proposal continues to comply with the requirements of the first criterion of policy CH11, but there is no need to limit this further through a 106 Agreement in order to apply a discount on the open market price.

5.9 Response to the public consultation

5.9.1 It is believed that full consideration has been given to the relevant planning matters raised in observations submitted in relation to this application. These matters have been discussed in the above paragraphs and have received the appropriate attention and weighting in the assessment of this application.

6. Conclusions:

6.1 Having considered the above assessment and all the relevant planning matters including the local and national policies and the observations received, it is believed that this application to convert a former hotel into nine residential units is acceptable and that it complies with the requirements of the relevant policies noted above.

7. Recommendation:

7.1 To approve the application subject to conditions:

1. Time
2. Comply with plans
3. Materials
4. Highway conditions
5. Welsh Water

NRW Note
Welsh Water Note.

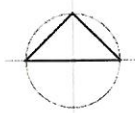
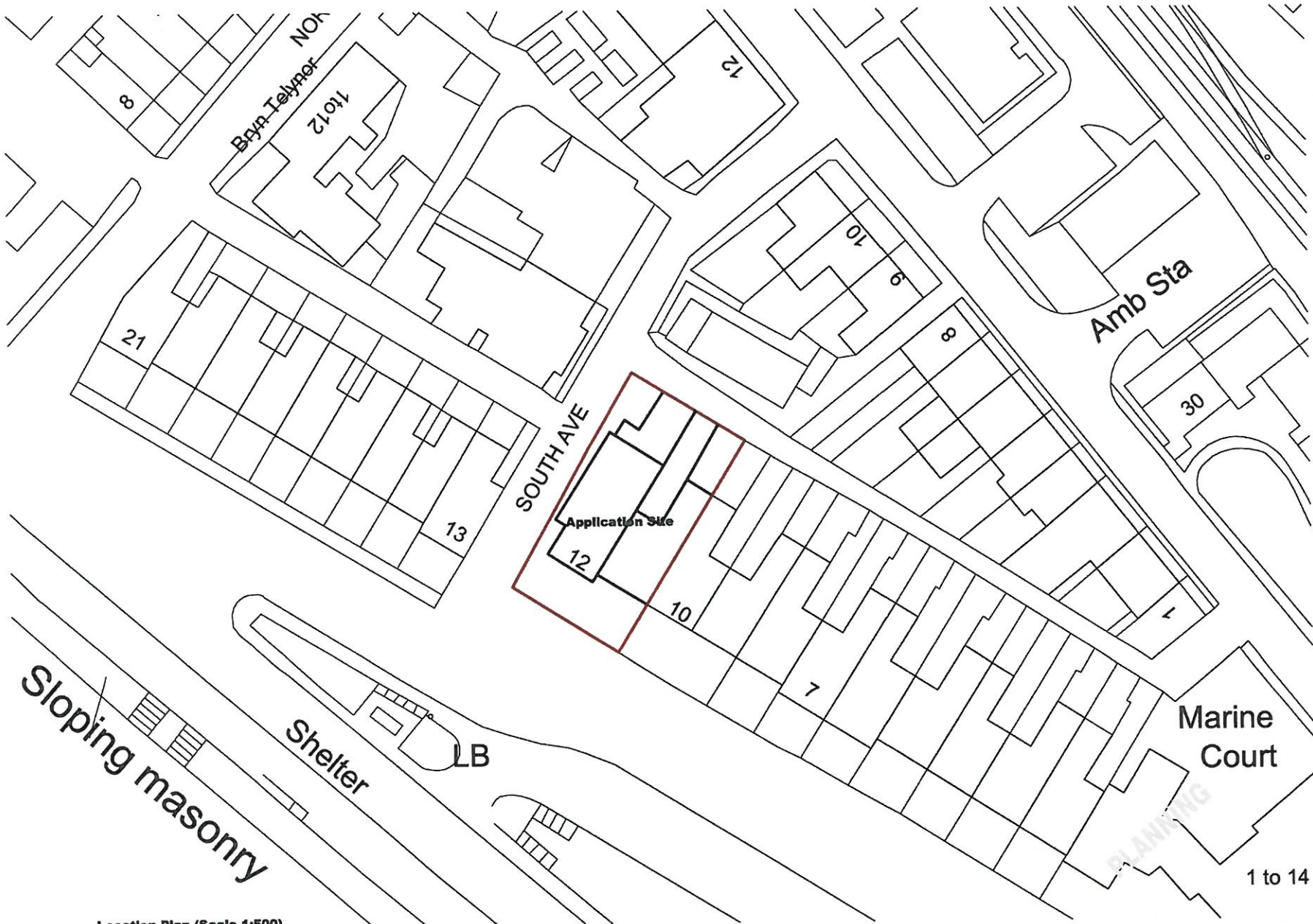


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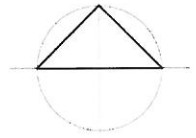
Rev	Detail	AL	Drawn
Bermo Homes Ltd			
Proposed conversion of The redundant Victoria Hotel No. 11 & 12 Marine Parade Barmouth, Gwynedd			
Location Plan			
12/003/100	1:200	07/12	07/12
		ROC	EX-001
c.t.d.e. ltd CONSULTING AND ENGINEERING 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100			
Felix Goring City of Barmouth Management, Pwllheli, Gwynedd Tel: 01492 621 824 Fax: 01492 621 777			

Location Plan (Scale 1:500)
 Site edged in red

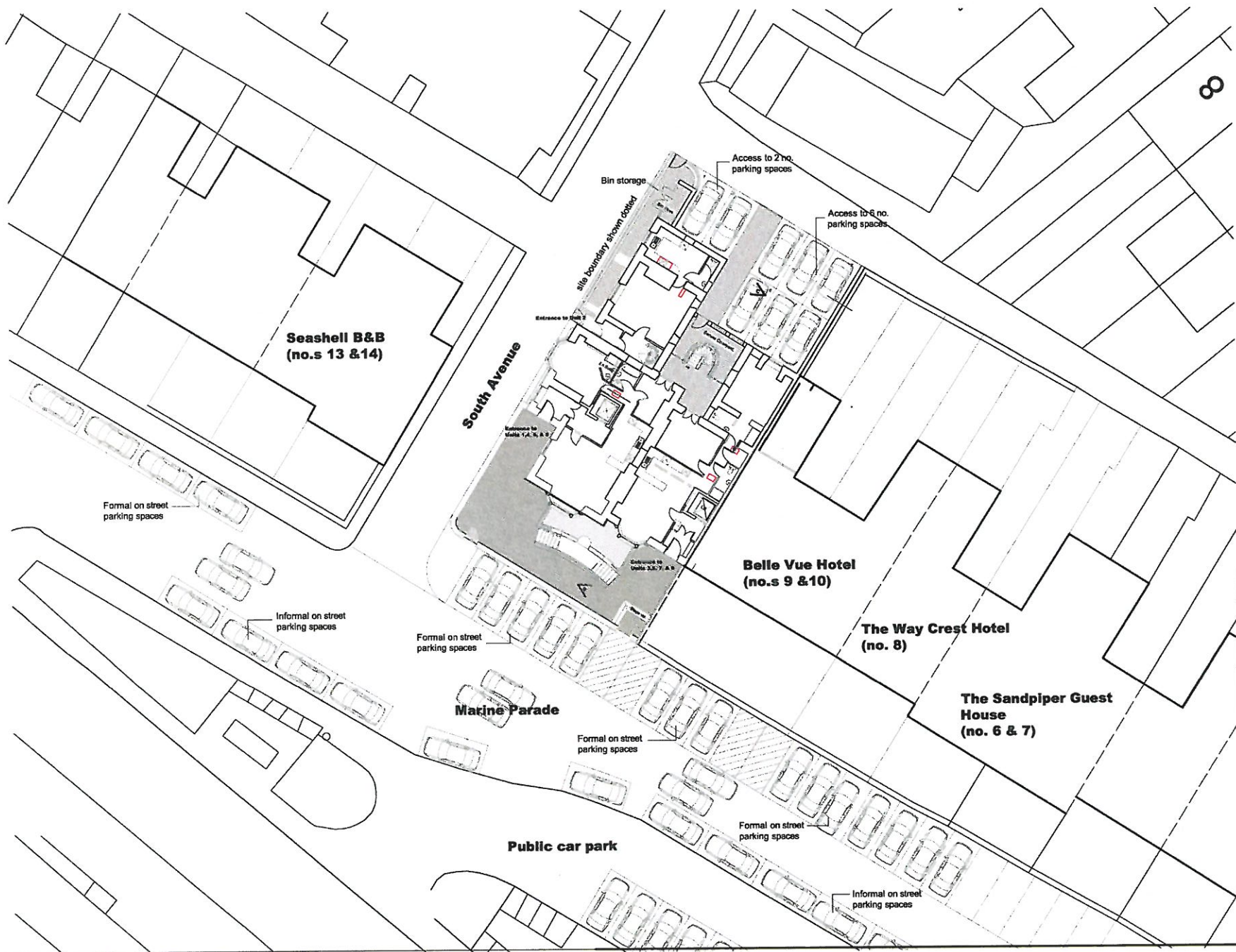
1 to 14



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PLANNING



B	Parking layout amended	10.10.14
A	Parking annotations amended	21.05.14
Rev	Details	AIL Date/CHK

CLIENT
Bermo Homes Ltd

PROJECT
Proposed conversion of
The redundant Victoria Hotel
No. 11 & 12 Marine Parade
Barmouth, Gwynedd

DRAWING
Drawings as Proposed:
Proposed Site Plan

DRAWING NUMBER	REVISION	DRAWN BY	CHECKED BY	DATE
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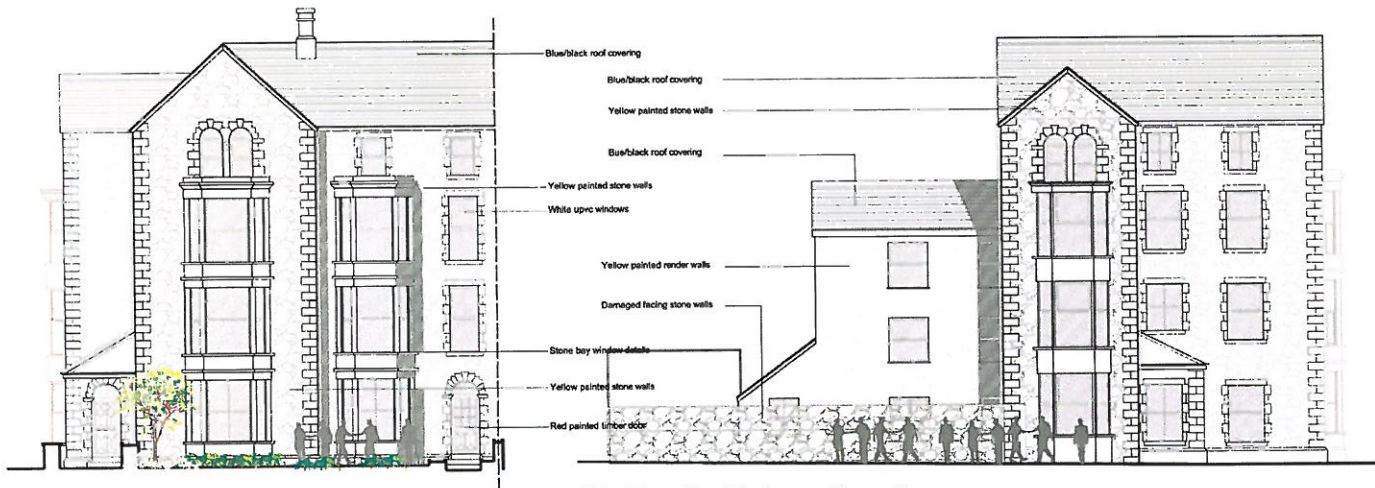
c.t.d.e. Ltd
building surveys code assessors
E-mail: charlotte@ctde.co.uk

design environmental

Felin Gwynn
Cefn y Coad Road, Abermule
Montgomery, Powys SY15 8NL
Tel 01686 630 594 Mo 07855 503 777

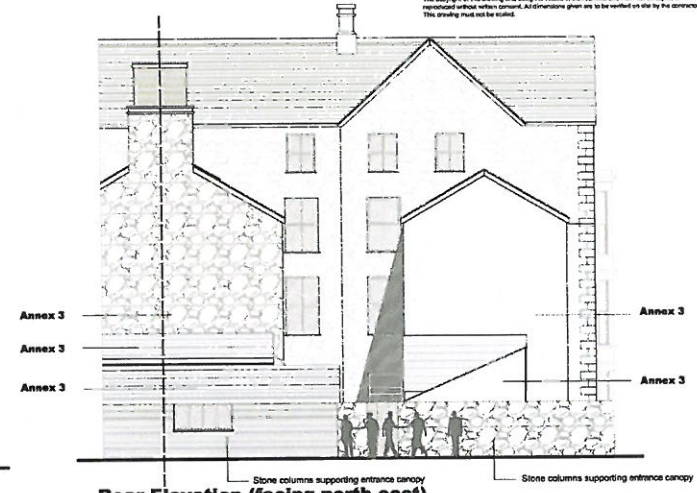


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Front Elevation (facing south west)
Scale 1:100

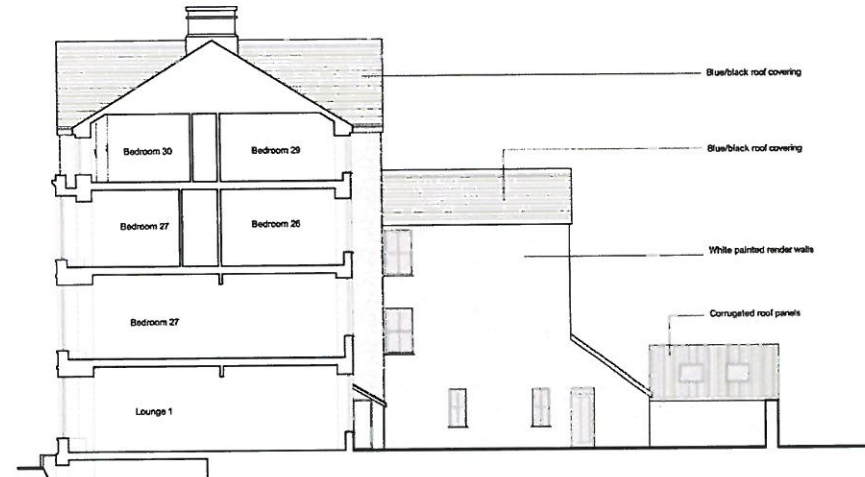
Side Elevation (facing north west)
Scale 1:100



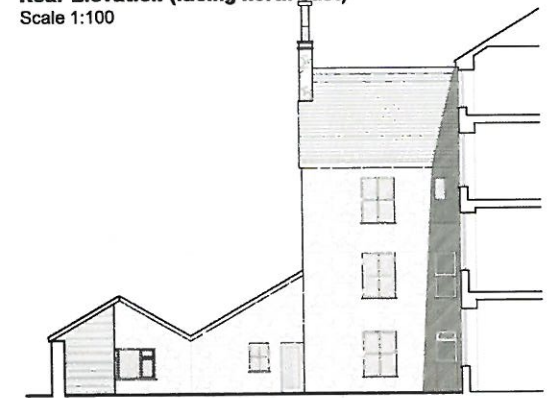
Rear Elevation (facing north east)
Scale 1:100



Section A-A
Scale 1:100



Section B-B
Scale 1:100



Section C-C
Scale 1:100

Rev	Details	Alt	Date/Chk

CLIENT
Bermo Homes Ltd

PROJECT
Proposed conversion of
The redundant Victoria Hotel
No. 11 & 12 Marine Parade
Barmouth, Gwynedd

DRAWING
Drawings as Existing;
Sections and Elevations

DATE/NUMBER	REVISION	DATE/NO	BY
12/003/103	RGC	07/12	

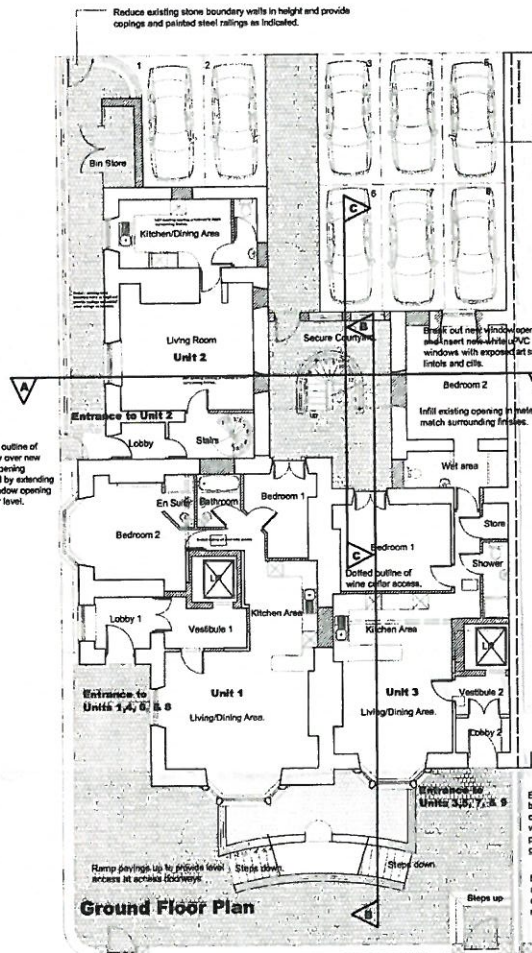
c.t.d.e. Ltd
c.t.d.e. design environmental

c.t.d.e. Ltd
Building Services and Planning
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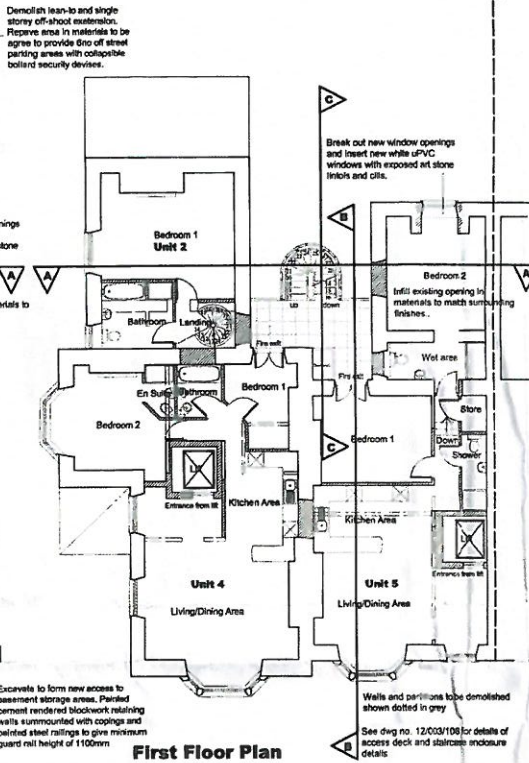
PLANNING



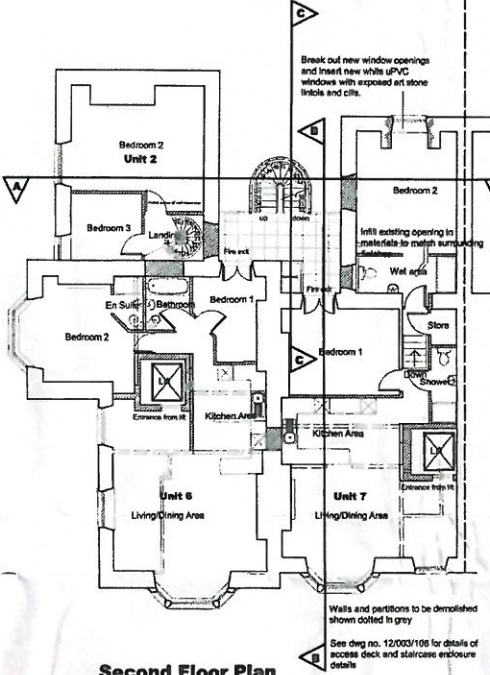


Ground Floor Plan

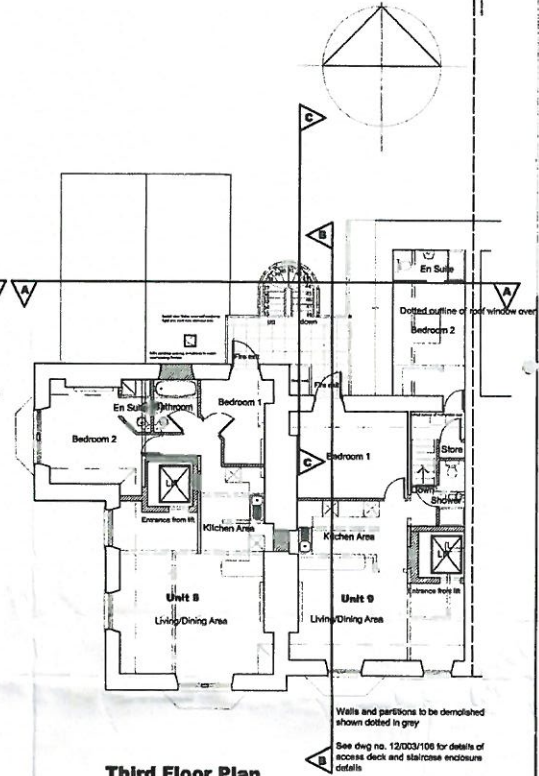
Walls and partitions to be demolished shown dotted in grey



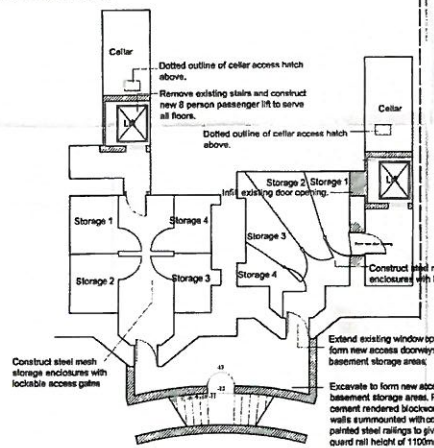
First Floor Plan



Second Floor Plan



Third Floor Plan



Schedule of Accommodation:

Gross internal floor areas.

- Unit 1; 2 bed apartment = 69.88 sqm
- Unit 2; 2 bed apartment = 80.37 sqm
- Unit 3; 3 bed town house = 118.74 sqm
- Unit 4; 2 bed apartment = 76.22 sqm
- Unit 5; 2 bed apartment = 87.29 sqm
- Unit 6; 2 bed apartment = 75.67 sqm
- Unit 7; 2 bed apartment = 87.56 sqm
- Unit 8; 2 bed apartment = 72.33 sqm
- Unit 9; 2 bed apartment = 76.24 sqm

Total 9 units; 1 = 3 bed town house, 8 = 2 bed apartments?
Gross internal livable floor space = 744.30 sqm (excluding basement level storage and wine cellars).

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Rev	Details	AI	Date/CHK
D	Parking arrangements altered		10.10.14
C	Parking annotations amended		21.05.14
B	Floor area calculations amended		11.04.14
A	Annotations amended		20.03.14

CLIENT
Bermo Homes Ltd

PROJECT
Proposed conversion of
The redundant Victoria Hotel
No. 11 & 12 Marine Parade
Barmouth, Gwynedd

DRAWING
Drawings as Proposed:
Floor plans

DATE	SCALE	DATE
12/003/105	1:100	07/12
	D	ROG

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PLANNING

