


Number 8

	<b>Rhif y Cais / Application Number : C14/1208/39/LL</b>
<b>Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.</b> <b>Location Plan for identification purposes only. Not to scale.</b>	



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SENIOR MANAGER PLANNING AND ENVIRONMENT SERVICE REPORT	DOLGELLAU

Application Number: C14/1208/39/LL  
Date Registered: 09/12/2014  
Application Type: Full - Planning  
Community: Llanengan  
Ward: Abersoch

Proposal: DEMOLITION OF EXISTING HOTEL, CONSTRUCTION OF A MIXED USE STRUCTURE INCORPORATING A 42 BEDROOM HOTEL AND SPA FACILITY, A RESTAURANT/BAR AND 18 RESIDENTIAL APARTMENTS WITH ASSOCIATED CAR PARKING, SERVICING AREAS AND LANDSCAPING

Location: WHITE HOUSE HOTEL, ABERSOCH, PWLLHELLI, LL537AG

**Summary of the Recommendation:**

TO APPROVE WITH CONDITIONS

**1. Description:**

1.1 The proposed development relates to the resubmission of an application for the demolition of the existing hotel building and the construction of a 42 bedroom hotel which would also include a bar, a restaurant for approximately 140, a conference facility and spa which would include a swimming pool, sauna, gym and fitness studio. It would also include 18 residential units. The development would be over five floors which would include a basement, ground floor, first floor, second floor and third floor as follows:-

- Basement – spa area including a swimming pool, fitness studio, gym and bar.
- Ground floor – restaurant, bar, kitchens, storage areas, office and goods delivery area.
- First floor – 21 bedrooms for the hotel, three apartments.
- Second floor – 21 bedrooms for the hotel, three apartments.
- Third floor – 12 apartments

1.2 Four apartments would be one bedroom units and 14 apartments would include two bedrooms. The 18 residential units would be available on the open market and the proposal does not include any units for affordable dwellings for a local need or any financial contribution for off-site provision. The issues relating to viability are dealt with later on in part 5 of this report.

1.3 The form of the building would be circular in nature and from the first floor up the building would appear to be broken up to take the form of two limbs. It is proposed to finish the basement and the ground floor in local slate. The three upper floors would be finished with render with timber detail. There would be a vehicular and pedestrian access from Lôn Pont Morgan to the east. The development would include 62 parking spaces and there is a provision for keeping bicycles.

1.4 The site lies within the development boundary of Abersoch. Towards the east is the A499 class 1 highway, namely Lôn Pont Morgan. On the other side of the road is the boundary of the Llŷn Area of Outstanding Natural Beauty (AONB). The site is located within a Landscape Conservation Area and within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. There are trees on and in close proximity to the site which are the subject of a tree preservation order.

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- 1.5 The site faces the A499 and it is on ground sloping from west to east. The existing building of the White House hotel currently occupies the site. The existing hotel is a building which is two and a half storeys high. The hotel has been vacant for several years now and in the past few years the site has been used as a car park. The surrounding area is mainly residential in nature. The residential house of Hunter's Moon is surrounded by the application site. The houses towards the north of the site are on higher ground than the application site.
- 1.6 A design and access statement, a planning statement, a landscape and visual impact assessment, a sustainable housing code assessment, a BREEAM assessment, a daylight and sunlight amenities assessment, a traffic statement, an ecological survey, an arboricultural survey, a community involvement statement, a financial viability appraisal and valuation report, and a community and language assessment were submitted as part of the application.
- 1.7 This application is for the same scheme that was refused by the Planning Committee in June, 2014.

## 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 A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY A3 – PRECAUTIONARY PRINCIPLE - Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt ultimately that the impact can be avoided or alleviated.

POLICY B8 – THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty (including views into and out of the area) by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

#### POLICY B10 – PROTECT AND ENHANCE LANDSCAPE CONSERVATION AREAS

Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant harm to recognised features.

POLICY B12 – PROTECTING HISTORICAL LANDSCAPES, PARKS AND GARDENS - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

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**POLICY B19 – PROTECTED TREES, WOODLANDS AND HEDGEROWS -** Approve proposals that will lead to the loss of, or damage to protected trees, woodlands or hedgerows only when the economic and/or social benefits of the development outweigh any harm.

**POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT -** Refuse proposals which are likely to cause disturbance or unacceptable damage to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of the site.

**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 aiming to safeguard the recognised features and amenities 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 B27 – LANDSCAPING SCHEMES -** Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

**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 C3 – RE-USING PREVIOUSLY DEVELOPED SITES -** Proposals which give priority to reusing previously developed land or buildings and are located within or adjacent to development boundaries will be permitted if the site or the building and use are appropriate.

**POLICY C7 – BUILDING IN A SUSTAINABLE MANNER -** Proposals for new developments or for adapting and changing the use of land or buildings will be refused unless consideration is given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

**POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES –** Approve proposals for the construction of new dwellings on unallocated sites within the development boundaries of Local Centres and Villages if they conform to criteria aimed at ensuring an affordable element within the development.

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POLICY CH10 – SECOND HOMES - Refuse proposals for new dwelling(s) which would lead to an increase in the number of second homes within a community where they already constitute a high percentage of the housing stock.

POLICY CH30 – ACCESS FOR ALL - Refuse proposals for residential/business/commercial 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 if they can conform to specific criteria regarding the vehicular access, standard of the existing road 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 distance from the site to a public car park.

POLICY D13 – ATTRACTIONS AND FACILITIES – Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. It will be a requirement that each proposal conforms to the criteria regarding the development of ‘niche’ markets or support for the development of the recognised Gwynedd Tourism Strategy and also the design, appearance and setting of the proposed development.

POLICY D14 – SERVICED HOLIDAY ACCOMMATION - New proposals or adaptations of existing buildings or extensions to existing holiday accommodation establishments will be approved if the design, setting and appearance of the development is of high standard and if it conforms to the criteria regarding the location and scale of the development.

D15 – SELF-SERVICED HOLIDAY ACCOMMODATION – Proposals for the development of new, permanent self-serviced holiday accommodation or for the conversion of existing buildings or the extension of existing establishments will be approved provided the design, setting and appearance of the development are of a high standard and provided they conform to criteria relevant to the location and scale of the development; loss of permanent housing stock; residential areas and a concentration of this type of holiday accommodation.

Supplementary Planning Guidance – Holiday Accommodation (2011)  
 Supplementary Planning Guidance – Planning for Sustainable Building (April 2010)  
 Supplementary Planning Guidance - Affordable Housing (November 2009)  
 Supplementary Planning Guidance – Planning and the Welsh Language (2009)  
 Supplementary Planning Guidance - Housing Developments and Open Spaces of Recreational Value (2009)

## 2.3

### **National Policies:**

Planning Policy Wales (7th edition, July 2014)

Chapter 5 - Conserving and Improving Natural Heritage and the Coast

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Chapter 7 – Economic Development  
Chapter 9 - Housing  
Chapter 11 - Tourism, Sport and Recreation

Technical Advice Note 2: Planning and Affordable Housing (2006).  
Technical Advice Note 12: Design (2014)  
Technical Advice Note 13: Tourism (1997)  
Technical Advice Note 18: Transport (2007)

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Technical Advice Note 20: Planning and the Welsh language (2013)

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Technical Advice Note 23: Economic Development (2014)

### **3. Relevant Planning History:**

- 3.1 C01D/0005/39/LL – Rear extension – Approved 05 March 2001.
- 3.2 C05D/0627/39/LL – Extensions and alterations to existing hotel – 23 December 2005.
- 3.3 C06D/0275/39/LL – Demolition of hotel and construction of a 35 bedroom hotel with restaurant and health spa – Approved 16 June 2006.
- 3.4 C07D/0682/39/CC - Maintenance work and safeguarding four trees which are the subject of a tree preservation order – Approved 29 January 2008.
- 3.5 C13/0403/39/LL – Demolition of existing hotel, construction of a mixed use structure incorporating a 42 bedroom hotel and spa facility, a restaurant/bar and 18 residential apartments with associated car parking, servicing areas and landscaping – Refused 26/6/14 (The applicant had offered £150,000 towards affordable housing provision off-site).

Following the refusal of the above application an appeal has been registered with the Planning Inspectorate and in accordance with the wishes of the applicant will take the form of a public inquiry. The exact dates are yet to be confirmed.

### **4. Consultations:**

Community Council: The application is supported as there is a real need for a quality hotel in Abersoch and the area and also to tidy the area. However, great concern was expressed that no financial contribution is offered for the benefit of the community.

Transportation Unit: No objection to the proposal. The proposal utilizes the existing access which serves a private road and it is confirmed that the access is acceptable. The proposal shows that a total of 62 parking spaces will be included. In accordance with the guidelines of CSS Wales, one space is required for every bedroom in the hotel and one parking space for each flat with one to two bedrooms. Therefore, the parking provision for these elements is acceptable. Parking for staff should also be considered and a parking space for HGV vehicles servicing the site. A turning and reversing space is shown to the rear of the development which appears to be acceptable for HGVs. No information was submitted regarding the number of staff, however, it is believed that the location is accessible and it is believed that a

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percentage of the staff would be likely to depend on other forms of transport to the site. Propose a condition regarding the need to complete parking spaces prior to commencing the use.

Environmental Health / Public Protection:

Recommend that the application is supported.

Welsh Water:

Propose standard conditions regarding drainage and the sewerage system.

Natural Resources Wales

Awaiting response

Biodiversity Unit

An ecological report (Revised Ecological Appraisal and Bat Mitigation Strategy undertaken by FPCR Environment and Design Ltd) dated March 2013 has been submitted with this application; it contains a bat survey and bat mitigation. Three dusk emergence surveys and one dawn return survey were carried out in May 2011, together with an inspection inside the building. A lesser horseshoe bat was found roosting in the cellar and three pipistrelle bats were roosting in the eaves. The dusk/dawn surveys recorded 2 pipistrelle bats flying out of the building and 5 pipistrelle bats returning to the building at dawn.

These surveys have confirmed that this building supports a pipistrelle bat roost and a lesser horseshoe bat roost, although small numbers of bats. Bat roosts are protected by law, whether the bats are present or not. Although it has not been confirmed whether the lesser horseshoe bats use this as a hibernating site (a further visit/survey in cold winter months would confirm this).

To ensure the protection of bats the following planning conditions are required:

1. Before any demolition takes place the designs and plans of the bat roost must be agreed by the LPA.

To ensure that the bat mitigation will be successful we require detailed architectural designs and plans for the bat roost, this should include the measurements of the building, the location and position of the bat access points, internal features for bats, such as roosting points, cool box (for hibernation) and hot box (maternity roost), materials (e.g. traditional felting under slates, roughly sawn timbers, slates, breeze blocks).

2. The bat roost must be completed to the satisfaction of the LPA before any demolition takes place.

To ensure that a bat roost is not destroyed before a replacement is ready. Bat boxes are not suitable for lesser horseshoe bats; this species of bat is unable to access bat boxes.

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Trees Unit: A new tree report will be required as the situation has changed since the original survey was made. Trees have been lost during last year's storms. My original comments (made on the previous application) still stand: 'The tree report that has been submitted on this application is of high standard. There are important trees of a high amenity value on the site that have been protected with the tree preservation order. Conditions are suggested on any planning permission in order to protect the trees'. As a new report is now required it will be possible for this to take into consideration my previous comments (as outlined above)

AONB Unit Comments.

- A very visible site directly opposite the AONB boundary
- No objection in principle to a new hotel but it should be in keeping with the background and location.
- There is agreement on the methodology of the Landscape and Visual Impact Assessment but doubt regarding the conclusions.
- No detailed consideration given to the AONB
- The size and density of the proposed development is substantially larger than the existing buildings and appears discordant in an area of dwelling houses.
- The plan and design of the development is modern and alien for a seaside village in Llŷn and adjacent to the protected landscape of the AONB.
- There is concern about creating 18 new living units in a village where the percentage of second homes is already high and the language and local culture are under pressure and not much effort was put into the Community and Language Statement.

Strategic Housing Unit Confirmation was received that there were 72 names on the waiting list for housing in the Llanengan Community Council area which includes the village of Abersoch.

State that the community sum that is proposed is insufficient based on the principle of having 30% of the units as affordable units. The developer is requested to revisit this. It is important that affordable units are secured as house prices in the Abersoch area are amongst the highest in Gwynedd and the Strategic Housing Unit would be willing to collaborate to find a solution and not to provide information about a discount but to provide information about house prices.

Gwynedd Archaeological Planning Service: Comments.

- The site is within 50m of the Abersoch motte (PRN 1239).
- There have been discussions with the applicant prior to submitting the application. It appears that the site has been the subject of substantial landscaping work previously and, therefore, there is very little potential for finding very deep archaeological deposits. Consequently, it was decided that an archaeological assessment was not required as part of the



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application.

- The existing building is of some historical interest as an Edwardian residence and for its contribution to the tourist industry in the 20<sup>th</sup> century. Its demolition represents a loss to the historic built environment.
- Propose a condition to ensure that an archaeological record is completed of the building prior to its demolition.

Economy and Community Department:

Confirm the full support of Gwynedd Council's Economy and Community Department to this application.

The redundant site of the former White House Hotel is in a prominent location and it is an eyesore which is detrimental to the tourist resort of Abersoch. Considering the significance of tourism to Gwynedd's economy (£917m per annum and 16,000 jobs), and to the Llŷn peninsula specifically, Gwynedd Council's Economy and Community Department believes that redeveloping the site of the former White House Hotel is a priority for the area.

Only 6% of the 125,000 visitor bed spaces in Gwynedd are serviced accommodation and the Gwynedd Destination Management Plan 2013 – 2020 notes that the limited variety of serviced accommodation (especially high quality hotels) restricts the opportunities to extend the season. Gwynedd needs more of a variety of serviced accommodation provision if it is to take more advantage of the tourist market. The Economy and Community Department has been holding discussions with accommodation providers for several years to try to attract investment into the area but the interest has been very limited because of the difference in the development cost and the value of the resource as a business.

Considering that the proposed development is high quality accommodation and that employment for the area will be substantial during the construction period and beyond (65 FTE during construction and 65 FTE directly to run the business thereafter which could increase to 120 mid-summer jobs with an opportunity to stimulate 22 indirect jobs in the area as a result), the development contributes to our economic aims.

Gwynedd Council's Strategic Plan identified the intention to develop an Employment Plan for the area of Llŷn and Eifionydd. Work on analysing the economy has already commenced and arrangements are in place to develop a work programme with Members of the Dwyfor area. Although the aim will be to try to ensure a variety of jobs in the area in a variety of economic sectors; without a doubt tourism jobs will be important to maintain the rural communities of Llŷn. The 65 new full time jobs and the investment of £1.5 million annually to the local economy can contribute to the short-term targets of the Employment Plan.

The Department has collaborated with the applicant to identify opportunities to maximise the local economic benefit from this investment. The Council supports the methodology used to measure the economic impact and welcomes the steps that have been taken to

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plan to keep the benefit local. Support is available for the company to collaborate with the College and schools to ensure that there is a suitable provision of skills available to take advantage of the opportunities resulting from the investment. We will also offer a service for the Company to raise their awareness of local suppliers and providers along with assistance to promote the Welsh language.

**Public Consultation:** A notice was placed in the press and on the site and nearby residents were consulted by letter. The public consultation period has expired. Several responses were received supporting the proposal, these are summarized below:

- The derelict site is an eyesore and is having an adverse impact of the visual amenity of the area.
- Few hotel rooms/bed spaces at present
- The proposal would bring more visitors and boost the local economy
- Would create employment locally
- Would complement other local facilities/attractions e.g. golf
- Refusing would be detrimental to the community/economy/Welsh language and culture
- Support principle of the development but balance required regarding providing affordable dwellings.

## **5. Assessment of the material planning considerations:**

### **Principle of the development**

- 5.1 The site is located within the development boundary of Abersoch as indicated on the GUDP proposal maps. No part of the site has been specifically designated for housing in the GUDP. Policy C1 of the GUDP states that land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. Furthermore, the policy states that new buildings, structures and ancillary facilities in the countryside (i.e. outside development boundaries and outside the developed form of rural villages) will be refused with the exception of development that is permitted by another policy of the Plan.
- 5.2 The site is also considered to be on previously developed land. Policy C3 of the GUDP states that proposals that give priority, wherever possible, to reusing previously developed land or buildings that are located within or near development boundaries, rather than using greenfield sites, will be approved provided that the site or building and the proposed use are suitable and conform to the Plan's objectives and development strategy. The proposal would therefore make acceptable use of previously developed land.
- 5.3 Policy D14 deals with the provision of serviced holiday accommodation. This policy approves new hotel development on sites located within the development boundary or on a previously developed site, provided that the design, setting and appearance of the development is of high quality. Therefore, it is considered that the principle of redeveloping the site for hotel use is acceptable in the context of policy D14.

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- 5.4 Policy CH4 relates to housing developments within development boundaries. This policy approves, in principle, proposals to build new homes on unallocated sites within the development boundaries of villages provided a proportion of the units on each site (which will vary from site to site) are affordable units to meet the general local need determined for affordable housing, unless it can be proven to the satisfaction of the Planning Authority that, having considered all the relevant factors, it would be inappropriate to provide affordable housing on the site.
- 5.5 Consequently, and subject to assessment of the following issues: affordable housing and viability issues, language and community, economic, visual, general and residential amenities, transportation, biodiversity, sustainability, the principle of the proposal is considered acceptable.

#### **Economic and Tourism Matters**

- 5.6 Paragraph 7.1.1 of Planning Policy Wales states that economic development for planning purposes is a development activity which provides land on which activities will be held that generate wealth, jobs and income. Land that is used for economic purposes includes traditional employment land (offices, research and development, industry and warehousing) as well as uses such as retail, leisure and public services. Furthermore, paragraph 7.6.1 states that, in determining applications for economic land uses authorities should take account of the likely economic benefits of the development and in assessing the benefits the key factors to consider are:
- The numbers and types of jobs expected to be created or retained on the site;
  - Whether and how far the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing employment opportunities or upgrading the environment;
  - A consideration of the contribution to wider spatial strategies, for example for the growth or regeneration of certain areas.
- 5.7 Paragraph 11.1.1 of Planning Policy Wales states that tourism is vital to economic prosperity and job creation in many parts of Wales. It is a significant and growing source of employment and investment, based on the country's cultural and environmental diversity. Tourism can be a catalyst for environmental protection, regeneration and improvement in both rural and urban areas.
- 5.8 At present, the White House hotel site is redundant other than the use of the car park and therefore it does not currently contribute to the economic growth in the area. The location is quite prominent when approaching the village of Abersoch and the condition of the building has deteriorated over the years. Therefore, redeveloping the site would be of assistance in regenerating the site itself and would also improve the appearance of the site as visitors approach the village.
- 5.9 The applicant has submitted details of the socio-economic benefits that the proposal would bring. The details state that the proposal would be involve an investment of £7.8 million in construction and supporting infrastructure. It is considered that the construction work would be over a period of two years and would be sufficient to support 65 full-time jobs per year. These jobs would be on-site and off-site. Following the completion of the shell of the building there would be additional jobs in terms of installing the fixtures and fixings which could create up to four additional full-time jobs. Figures obtained from the Office of National Statistics in February 2014 show that 255 benefits claimants looking for work in Gwynedd are looking for jobs in the construction field. It is expected that a significant number of the

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construction jobs would be taken by residents of the area and the construction work would include varied jobs e.g. site labourers, skilled construction jobs such as plumbers, carpenters and site managers/supervisors.

- 5.10 Following the construction period, direct jobs would be available at the hotel. By the third year of the hotel being operational, it is expected that between 65 and 75 full-time jobs would be created. The hotel would also be expected to employ several casual staff for activities such as weddings and also during the peak holiday season when the number of visitors would increase. The developer anticipates a total of between 100 and 120 jobs. These jobs would be varied and would include managerial / supervisory jobs, skilled jobs, specialist jobs and lower-skilled jobs. The proposal would also support indirect and induced employment.
- 5.11 It is considered that using local products, services and goods would contribute approximately £1.5 million to be spent locally every year. This, along with spending by visitors staying at the hotel, would contribute to creating jobs which would be indirectly linked to the proposal. The wider contribution of the proposal would include an increase of 25% in bed spaces in serviced accommodation, an increase in facilities available locally such as the spa, fitness facilities, restaurant and bar and an improvement to the built environment of Abersoch.
- 5.12 Considering the significance of tourism to Gwynedd's economy (£917m per annum and 16,000 jobs), and to the Llŷn peninsula specifically, Gwynedd Council's Economy and Communities Department believes that redeveloping this site is a priority for the area. Only 6% of the 125,000 visitor bed spaces in Gwynedd are serviced accommodation and the Gwynedd Destination Management Plan 2013 – 2020 notes that the limited variety of serviced accommodation (especially high quality hotels) restricts the opportunities to extend the season. Gwynedd needs more of a variety of serviced accommodation provision if it is to take more advantage of the tourist market. The observations of the Economy and Communities Department state that the proposed development is high quality accommodation and that employment for the area will be substantial during the construction period and beyond with 65 FTE during construction and 65 FTE directly to run the business thereafter which could increase to 120 mid-summer jobs with an opportunity to stimulate 22 indirect jobs in the area as a result. Gwynedd Council's Strategic Plan has identified the intention to develop an Employment Plan for the area of Llŷn and Eifionydd and although the aim would be to try to ensure a variety of jobs across the area in a variety of economic sectors, without a doubt tourism jobs will be important to maintain the rural communities of the Llŷn peninsula. The 65 new full time jobs and the investment of £1.5 million annually to the local economy can contribute to the short-term targets of the Employment Plan.
- 5.13 The Economy and Communities Department has collaborated with the applicant to identify opportunities to maximise the local economic benefit from this investment. The Economy and Community Department supports the methodology used to measure the economic impact and welcomes the steps that have been taken to plan to keep the benefit local. Support is available for the company to collaborate with the College and schools to ensure that there is a suitable provision of skills available to take advantage of the opportunities resulting from the investment. They will also offer a service for the Company to raise their awareness of local producers and providers along with assistance to promote the Welsh language.

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5.14 As a result of this information and the observations noted above, there is no doubt that the proposal to construct a hotel, spa, restaurant and bar would make a significant economic contribution to the area and would contribute in terms of creating jobs and income not only within the application site but also within the wider area. The 'Planning Statement' submitted states that the 'updated Financial Viability Appraisal provided...highlights...the vital significance of the apartments as an 'enabling' element of the scheme to support the development of the hotel, whilst demonstrating starkly that the proposed scheme cannot stand any form of on-site affordable housing nor any commuted sum in lieu of such housing'.

#### **Affordable Housing and Viability Matters**

5.15 In addition to the provision of a hotel, the proposal includes the construction of 18 residential units. Paragraph 2.17 of the Council's adopted Supplementary Planning Guidance – Affordable Housing (November 2009) states that the local planning authority, when assessing an application in accordance with Policy CH4, will consider the situation that exists in the settlement in question. This will include consideration of matters such as:

- evidence of the factors which influence affordability in the local area;
- evidence of a specific need for housing in the Village or Local Centre;
- the current availability of affordable housing in the Village or Local Centre, i.e. the mixture of housing, in terms of tenure;
- to what extent will it be possible, realistically, to meet the need for affordable housing on land within the development boundary;
- proposed housing association schemes (within or immediately adjoining the development boundary);
- evidence of the financial feasibility of providing affordable housing on the site.

5.16 There is evidence that there are problems with housing affordability in the Abersoch area and that there is a need for affordable housing in the area. Also, a significant percentage (around 45%) of the housing in Abersoch consists of second homes. Details were received from the Housing Strategy Unit of the number of people on the Tai Teg waiting list for housing in Abersoch. Confirmation was received that there were 72 names on the waiting list for housing in the Llanengan Community Council area which includes the village of Abersoch. Therefore, this information leaves no doubt that there is a proven need for affordable dwellings for local need in this area.

5.17 However, in accordance with the policy as seen above, it is vital that consideration must also be given to the financial feasibility of providing affordable housing on the site. Paragraph 10.6 of Technical Advice Note 2 – Planning and Affordable Housing, states that the viability of a site will be a critical factor to consider in determining thresholds (for affordable housing), particularly on small sites. The impact of specific costs on the viability of a development is a factor which is considered in the first criterion of Policy CH4. This criterion states that a proportion of the units on a site of this type should be affordable, unless it can be demonstrated to the satisfaction of the Planning Authority that, having considered all the relevant factors, it would be inappropriate to provide affordable housing on the site. Paragraph 5.2.30 of the GUDP states that specific costs associated with the development of the site is a factor to be considered when negotiating with a developer in relation to the provision of affordable housing.

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- 5.18 In relation to the above, and as part of the application, the applicant has submitted a Financial Viability Appraisal prepared by Eddisons, dated November 2014. This is supported by a Valuation Report prepared by Colliers International, dated October 2014. The Valuation Report states that ‘we have relied upon the information provided to us...’ and list the information that they have been provided with. The list includes: Draft Market Assessment for the White House Hotel and Spa prepared by RGA Consulting, July 2009; Financial Viability Appraisal prepared by Petty Chartered Surveyors, September 2012; Financial and Economic Appraisal prepared by Five Lines Consulting Ltd, November 2013. The list also refers to a Viability Report and letter from Dr Andrew Golland, who provided expert advice to Gwynedd Council on viability issues in relation to the previous application which was refused.
- 5.19 The Planning Statement submitted with the application states that ‘the proposal includes provision for 18 open market apartments, available to all and to raise the necessary revenue to assist scheme viability. As a result, no affordable housing is proposed either on site or via contribution’. It goes on to say ‘similarly, no contributions towards other planning obligations are proposed. The updated Financial Viability Appraisal (Eddisons, November 2014) provided...highlights that, if anything, the financial viability of the scheme has deteriorated further since the time of the previous submission. This underpins the vital significance of the apartments as an ‘enabling’ element of the scheme to support the development of the hotel, whilst demonstrating starkly that the proposed scheme cannot stand any form of on-site affordable housing nor any commuted sum in lieu of such housing’.
- 5.20 In relation to the viability issues that were raised in the context of the previous application the Local Planning Authority had originally sought the advice of Dr Andrew Golland. However, in light of the planning refusal, further discussions with applicant and agent and the submission of a planning appeal, the Local Planning Authority commissioned the District Valuer Services (DVS) to undertake a further independent review of development viability. In order to carry out this work all the documents listed in paragraph 5.18 above were made available to the DVS as well as other relevant documents which have been listed in the DVS report.
- 5.21 The previous application was refused as it was not considered that the applicant had demonstrated with robust evidence that it would not be viable to provide affordable housing and that a contribution of £150,000 (which was not supported by evidence) was insufficient to provide affordable housing for local need off site. The Council in accordance with the advice from, Andrew Golland Associates were of the opinion that the viability argument had not been justified with robust evidence. Therefore, owing to a lack of appropriate and realistic evidence of the actual value of the development from the applicant and the fact that the offer made was significantly lower than what would be expected on the site as a contribution towards affordable housing on the site, it was not considered that the application complied with Policy CH4 of the GUDP.
- 5.22 Following further assessment of the applicants’ viability and cost details, the DVS has identified deficiencies in the applicant’s cost assessment (it appears, on the face of it, that the applicant’s cost and revenue assessments have been undertaken on the basis of different plans and different development schemes). The DVS report states that: ‘given these inconsistencies, in my opinion the cost assessments submitted by the applicant were neither reliable nor robust and were not presented in the required format or in sufficient detail to facilitate a robust and comprehensive viability assessment. Given the deficiencies in the applicant’s cost assessment and having regard to the previous viability advice provided by Dr Golland, it seems reasonable

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that the Council refused the original application'. The DVS report goes on to say: 'when a planning applicant advises that the cost of providing affordable housing means that the site would not be financially viable to develop, it is expected that the applicant will provide appropriate evidence in the form of cost and value assessments that support this view. This process will include a thorough appraisal of the site economics and will require co-operation and an open book approach between the applicant and the LPA. Again, in my opinion, based on the inconsistencies in content and format of the cost assessment information submitted, the applicant failed to properly fulfil this requirement'.

5.23 In light of the above the DVS states 'given that the applicant's cost assessment was neither reliable nor robust, I instructed my QS to undertake a thorough review of both the proposed floor areas and development costs'.

5.24 Concerns are raised in Section 2 'Development and Abnormal Costs' of the DVS report regarding the 'measurement and calculation of the new building area and this therefore leads to concerns in respect of the applicant's cost assessment'. Additionally, it is noted that the applicant's cost estimate is significantly out of date and 'it is certainly not clear whether it covers all aspects of the latest planning application. My QS has requested further information and evidence in support of the applicant's cost estimates but (has) been advised that no such information exists'.

5.25 Furthermore, the report states 'it is a concern that cost assessments provided by the applicant are inconsistent and, in my opinion, cannot be relied upon to robustly demonstrate the viability (or not) of the proposed scheme. For this reason, it was very clear that a thorough review of the development's entire cost assessment was required'. Consequently a QS experienced in hotel developments such as this has undertaken a detailed review and the breakdown is included as part of the report. The report stresses that the review of costs was undertaken as the cost assessments provided by the applicant could not be relied upon as there is 'very little underlying arithmetical detail or proper explanation behind their costs and as such it is difficult to place any great degree of confidence in their cost assessment'.

5.26 The DVS report concludes that:

'My appraisal, accounting for the factors detailed (in the report and reproduced in Appendix T)...puts the overall development costs of the scheme at £12,486,935 against a value of £8,561,231...As a result, this shows that in my opinion even with the exclusion of your affordable housing provision the development proposals still result in a **very significant loss (viability deficit) of -£3,925,706**. This is mainly due to the significant costs related to the hotel element of the scheme. **As such it is my view that the development scheme proposed cannot financially support your authority's stated planning policy requirements for affordable housing, as the scheme even without such provision is in itself totally unviable. Even with end sales increases of +20% there is still a very significant viability deficit of -£2,615,732...which...calls into question the financial viability of the entire proposals**'.

5.27 It is clear from the assessment undertaken by the DVS that the Council's decision to refuse the previous application was reasonable, given that the financial information provided by the applicant was neither reliable nor robust. The DVS and Andrew Golland Associates are in agreement in so far as the evidence provided by the applicant was insufficient to prove their case regarding the viability of the scheme. However, the DVS did secure further cost information from the applicant but

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ultimately the DVS conclude that the scheme is unviable on the basis of their own full cost review of the scheme, rather than on the basis of the cost information provided by the applicant. Therefore, whereas the work undertaken by Andrew Golland Associates was essentially an assessment of the applicant's information on costs, the work undertaken by the DVS also includes this type of assessment with consideration of additional information, but also includes an independent cost review of the scheme as whole. On this basis, it is considered that more weight needs to be given to the work undertaken by the DVS when considering viability issues in relation to this application.

- 5.28 It is therefore completely evident based on the full cost review by the DVS that it is not financially viable for the applicant to provide affordable dwellings for local need on the site or to make a financial contribution for off-site provision. It is therefore accepted that the proposal is in accordance with Policy CH4 and the provisions of the SPG: Affordable Housing as the DVS report, commissioned by the Local Planning Authority, provides robust evidence that it would not be viable to provide affordable housing on the site as the scheme even without such provision is in itself totally unviable. It must be emphasised that the possibility that a scheme may never happen, because it is unviable in this case, is not a material planning consideration. The issue that is a material planning consideration with this application is whether it would be viable for the scheme to provide affordable housing. The recent evidence resulting from the work of the DVS, proves that it would not be viable for the scheme to provide affordable housing and that the application therefore complies with Policy CH4 and the provisions of the SPG : Affordable Housing.

**Language and Community Matters**

- 5.29 A language and community statement was received as part of the application. It is noted that the percentage of Welsh speakers in Abersoch is comparatively low, and that it has reduced between 2001 and 2011. It is recognised that the site is located in a convenient place in Abersoch, close to services and facilities, and is therefore likely to have a positive effect on local shops and services. The development should improve the visual environment and make the area a more attractive place to live. No specific mitigation measures have been proposed in the language and community statement. Providing a supply of open market housing without any control over their occupancy or their price at this location is likely to lead to more second/holiday homes, which is contrary to Policy CH10 of the GUDP. There will be a need to ensure that an adequate portion of the relevant units are affordable and attractive to local individuals who are in need of affordable housing (in accordance with Policy CH4 which is discussed elsewhere in this assessment). It is also difficult to anticipate whether the Welsh language will be harmed by attracting more visitors, and therefore the potential impact of the hotel on the language should be considered against the benefits that will be created from the development of the hotel and the potential of creating jobs and other economic benefits for the local population.
- 5.30 From a community perspective, Policy CH10 of the UDP which deals with second homes is relevant to the application. However, it is essential to note that the Planning Inspectorate affords very little weight to this policy when determining appeals that are based on this policy. What the appeal decisions convey is that there is no robust evidence available to prove that the residential units would be used as holiday homes or second homes. Although there are a substantial percentage of second homes in Abersoch, an appeal on the site of the Power Boat Club has been approved, contrary to the decision of the Council. The appeal related to deleting a condition which restricted the occupancy of the open market housing to be developed on the site for



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use as permanent homes only. As a result of such appeal decisions, we cannot lend much weight to this policy when considering planning applications.

### **Design and Visual Amenities**

- 5.31 Policies B8, B10, B22 and B25 of the GUDP are relevant to this application and relate to: design, finishes, elevations, visual amenities and protected landscapes. The design is modern and contemporary compared with the nearby buildings. The development would be located on a site that is fairly prominent when approaching Abersoch. The site is also on an incline with higher land towards the north-west of the site. The adjacent dwellings vary in respect of size, design and finishes. They have no definite pattern or common theme, and there are some modern designs in the vicinity of the application site. However, it is considered that any new development must be designed in a compatible manner that will not detract from the area's existing character.
- 5.32 It is acknowledged that difference of opinion on a modern design is an objective matter and differing opinions have been conveyed in relation to the design of the proposed plan. From previous input given by the Design Commission it is apparent that they are supportive of the principle of the development, but are not completely satisfied with the plan that has been submitted, including the scale, bulk and mass of the proposal.
- 5.33 The proposal offers a building that is substantial in size. A landscape and visual impact appraisal was provided as part of the application and this assessment notes that the footprint of the proposed building would be approximately 2.5 times larger than the existing building, and would be approximately 4.5 metres higher. The building would be five storeys, as was the hotel that was granted permission under application number C06D/0275/39/LL which was not implemented. Although five storeys high, effort has been made to reduce the effect of the proposal on the landscape. The lower floors make use of the slope of the land by cutting into the land and working with the slope so that the proposed building would be located lower down on the site than the ground level of the existing building. In addition, since the design of the upper floors are in the form of two arms, there would be an empty space in the middle of the building, and there would be a green roof above the central part between the two 'arms'. This green roof would be located above the ground floor. It is considered that this is a means of reducing the bulk of the building and breaking it up, which also therefore assists in reducing the impact of the proposal on the landscape. It is also proposed to face the two lower floors with local slate, and the upper three floors would be covered with a combination of render and timber. The use of local slate on the two lower floors assists in giving the impression that the building is three storeys rather than five storeys. It is also considered that the use of different materials assists in breaking up the building and providing a variety of finishes. In terms of size and scale the proposed building would be larger than other buildings in the vicinity, and it is likely that such a building which also has a modern design will divide opinions. The site is located within a Landscape Conservation Area and the boundary of the Llŷn AONB is on the other side of the county road. However, due to its position amongst other buildings, it is not considered that the proposal would stand out prominently in the landscape, and any views of the building would be in the context of other buildings in the surrounding area. The combination of materials proposed to be used – local slate, render and timber – contribute to the modern appearance, but at the same time they are not materials that are uncommon in the area which will respect the features of local building materials.

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- 5.34 Therefore, having weighed up the design of the proposed building, it is not considered that the proposed development would have a detrimental impact on the character and appearance of the area and although it is a modern and different design, it is considered that it would suit the surrounding area. Similarly, it is not considered that it would have a detrimental impact on the Landscape Conservation Area, or that it would impact significantly on the views into and out of the nearby AONB. Consequently it is considered that the proposal conforms to policies B8, B10, B22 and B25 of the GUDP.

**General and residential amenities**

- 5.35 Policy B23 requests that consideration is given to the effect of the proposal on nearby residential amenities. Furthermore, concern has been expressed by objectors regarding overlooking and loss of privacy. There are dwelling houses located around the site and one house, namely Hunter’s Moon, is encircled by the application site. The proposal contains several balconies and windows. The design has taken into consideration the location of adjacent houses and measures have been included within the design to reduce the effect of the proposal on those houses. The balconies on the western side are in a direction facing away from the nearby dwellings, towards the sea. On the eastern side it is proposed to use vertical louvres in order to direct views away from adjacent dwellings. As part of the application the applicant submitted a daylight and sunlight amenity assessment. This assessment concludes that there would be loss of aerial visibility; however, the windows would still receive sufficient levels of daylight, either individually or through the distribution of sky light within the room which the windows serve. It is considered that some of the windows in Hunter’s Moon would not meet the daylight guidelines. However, it appears from the assessment that there are circumstances that are not associated with the proposed development that contribute to this. This includes the fact that there is a balcony/canopy above one window and the fact that there are evergreen trees on the boundary between the site and the property which contributes to the loss of light to other windows, and the fact that the assessment cannot take account of such vegetation. The assessment then concludes that the proposal would not have a material effect on sunlight amenities and that the development would not have an unacceptable impact on the occupants of nearby dwellings. It must also be borne in mind that hotel use currently exists on the site and that there is an existing building on the land. Effort has also been made to sink the proposal into the ground to reduce its impact. Having weighed up the information to hand along with the location of the nearby houses in relation to the proposed development it is not considered that the proposed development would impact significantly on the amenities of the adjacent houses. Therefore, it is not considered that the proposal would cause significant harm to the amenities of the residents of nearby houses or the local neighbourhood and as a result, the proposal is considered acceptable in respect of Policy B23.

**Transport and access matters**

- 5.36 The development would use the existing vehicular access to the county road, but there would be adaptations to the entrance to the car park. The proposal would include a parking area for a total of 62 vehicles, including five disabled parking spaces. It is also proposed to have bicycle parking facilities. Contrary to the current arrangement where all the parking spaces are to the front of the building, the proposed development would include parking spaces to the rear of the property. The Transportation Unit was consulted on the application. The observations note that the proposal uses an existing access which serves a private road and it is confirmed that the access is acceptable. The observations also state that it is proposed to have 62 parking spaces, and in accordance with the guidelines of CSS Wales one space is required for every bedroom in the hotel, and one space for every flat with 1-2

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bedrooms, therefore the provision offered is acceptable. Parking for staff should also be considered and a parking space for HGV vehicles servicing the site. A turning and reversing space is shown to the rear of the development which appears to be acceptable for HGVs. No information was submitted regarding the number of staff, however, it is believed that the location is accessible and it is presumed that a percentage of the staff would be likely to depend on other forms of transport to the site. It is therefore considered that the proposal is acceptable in respect of policies CH33 and CH36 which relate to road safety and parking.

#### **Biodiversity matters**

- 5.37 The applicant submitted an ecological survey (March 2013) with the application. The Biodiversity Unit and Natural Resources Wales were consulted on the application. The observations received from the Biodiversity Unit state that the surveys submitted have found that there are bats using the building. The surveys submitted suggest mitigation measures for dealing with the loss of a roost, which would include building a new roost in the north-eastern part of the site. The Biodiversity Unit is happy with this provision subject to conditions relating to methods of mitigation including details of the new bat roost and that it should be completed prior to any part of the existing hotel being demolished. It would also be necessary to condition that the remainder of the development is carried out in accordance with the scheme of mitigation set out in the ecological survey submitted. As a result, it is considered that the proposal is acceptable in terms of policy B20 of the GUDP.
- 5.38 There are trees on and in close proximity to the site which are the subject of a tree preservation order. An arboriculture survey was submitted as part of the application however the situation on site has altered since the survey was carried out. As a consequence, the Trees Unit has requested that a new survey be carried out and that this should take into account previous comments made regarding the protection of existing trees. . As a result of the above, and subject to relevant conditions, it is considered that the proposal is acceptable in respect of policy B19 of the GUDP.

#### **Sustainability matters**

- 5.39 As part of the application a BREEAM assessment was received for the hotel element and a CODE assessment was submitted for the residential units. As a result of recent changes to national policy such assessments are no longer a requirement of national planning policy. However, the applicant's commitment to building in a sustainable manner is to be supported and in this context it is considered that the proposal is acceptable in relation to Policy C7 of the GUDP which relates to building in a sustainable manner.

#### **Archaeological Matters**

- 5.40 The observations received from the Gwynedd Archaeological Planning Service state that discussions took place with the applicant before the application was submitted and that the potential for archaeological deposits on the site is very low, therefore there was no need for an archaeological assessment as part of the application. However, the building is of some historical interest as an Edwardian residence, and for its contribution to the tourism industry in the 20<sup>th</sup> century, and demolishing it would represent a loss to the historic built environment. They have no objection to the proposal but they recommend imposing a condition for completing an archaeological record before commencing the development. As a result, it is considered that the proposal is acceptable in respect of policy B7 of the GUDP.

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### **Relevant planning history**

5.41 In 2006 permission was granted to application C06D/0275/39/LL for demolishing a hotel and building a 35 bedroom hotel with a restaurant and a health spa. This permission was not carried out but it should be noted that it was for a five-storey building, but which had a smaller footprint than that of the current application.

5.42 More recently planning application C13/0403/39/LL for the demolition of the existing hotel, construction of a mixed use structure incorporating a 42 bedroom hotel and spa facility, a restaurant/bar and 18 residential apartments with associated car parking, servicing areas and landscaping was refused (26/6/14). The reason for refusal stated:

*'There is no evidence which proves that it would not be viable for the scheme to include an element of contribution towards affordable housing and the financial contribution offered is insufficient and, therefore, the proposal is contrary to Policy CH4 of the Gwynedd Unitary Development Plan and Supplementary Planning Guidance: Affordable Housing (November 2009)'.*

5.43 Following the refusal of the above application an appeal has been registered with the Planning Inspectorate and in accordance with the wishes of the applicant will take the form of a public inquiry. The exact dates are yet to be confirmed.

### **Response to the public consultation**

5.44 The comments received as a result of the public consultation and which were relevant planning matters have been given due weight and consideration in assessing this proposal.

## **6. Conclusions:**

6.1 It is considered that the development, from the perspective of having a new hotel on this site, is acceptable with respect to the relevant policies noted above, and having weighed up the matter it is considered that the location, design, finish and form of the development are acceptable. It is not considered that it would have a detrimentally harmful impact on the amenities of the area (including the AONB) or on neighbouring residents. It is also acknowledged that the development of a hotel is also likely to bring a wide range of economic benefits and have a positive impact on the local economy.

6.2 However, Policy CH4 of the UDP highlights the need for a proportion of the units on an unallocated site within the development boundary of a village such as Abersoch to be affordable units which meet a local need. In considering the provision of affordable housing, officers are fully aware that consideration needs to be given to the suitability of the site, the economics of the provision, specific costs associated with developing the site and the need to consider whether providing affordable housing would impact on the ability to realise other planning objectives.

6.3 In terms of realising other planning objectives, a Socio-Economic Impact Assessment was submitted highlighting the potential economic benefits that such a scheme would bring and a Planning Statement submitted by the agent stresses the significance of the 18 apartments as an 'enabling' element of the scheme to support the development of the hotel. It reasoned that the construction of such a high quality development provides valid and exceptional circumstances which support the regeneration of the site for the proposed use as a hotel, spa, restaurant, bar and 18 apartments. It must be acknowledged that the applicant has provided evidence which shows that the

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development would be a significant investment for Abersoch and that there will be significant economic and social benefits arising from this for Abersoch, the Llŷn Peninsula and Gwynedd.

- 6.4 Paragraph 2.1.2 of Technical Advice Note 23: Economic Development states that there will be occasions when social and environmental considerations will outweigh economic benefit and that the decision in each case will depend on the specific circumstances and the planning authority's priorities. As part of the application the applicant submitted appraisals and valuations to try and demonstrate that it would not be viable to provide affordable housing on the site, or to provide a financial contribution towards affordable housing. It is essentially the decision of the applicant / developer whether to implement a development if planning permission is granted, but this decision would normally be based on the percentage of return on the investment. The assessment by the DVS comes to the conclusion that this scheme would be unviable making a loss of **£3,925,706** and on that basis the DVS does question whether the development will ever happen. Therefore, whilst there could be economic benefit if the scheme was implemented this must be considered having regard to the likelihood of whether the scheme (in its current form), would ever be implemented. However, it must be emphasised that the possibility that the scheme may not happen is not a material planning consideration.
- 6.5 In relation to the viability issues that were raised in the context of the previous application the Local Planning Authority had originally sought the advice of Dr Andrew Golland. However, in light of the planning refusal, further discussions with applicant and agent, the submission of a planning appeal and this fresh planning application, the Local Planning Authority commissioned the District Valuer Services (DVS) to undertake a further independent review of development viability.
- 6.6 The DVS report states: 'when a planning applicant advises that the cost of providing affordable housing means that the site would not be financially viable to develop, it is expected that the applicant will provide appropriate evidence in the form of cost and value assessments that support this view. This process will include a thorough appraisal of the site economics and will require co-operation and an open book approach between the applicant and the LPA...in my opinion, based on the inconsistencies in content and format of the cost assessment information submitted, the applicant failed to properly fulfil this requirement'.
- 6.7 The DVS report also states: 'in my opinion the cost assessments submitted by the applicant were neither reliable nor robust and were not presented in the required format or in sufficient detail to facilitate a robust and comprehensive viability assessment. Given the deficiencies in the applicant's cost assessment and having regard to the previous viability advice provided by Dr Golland, it seems reasonable that the Council refused the original application'.
- 6.8 In light of the above the DVS undertook a thorough review of both the proposed floor areas and development costs.

The DVS report concludes that:

'My appraisal, accounting for the factors detailed (in the report and reproduced in Appendix T)...puts the overall development costs of the scheme at £12,486,935 against a value of £8,561,231...As a result, this shows that in my opinion even with the exclusion of your affordable housing provision the development proposals still

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result in a **very significant loss (viability deficit) of -£3,925,706**. This is mainly due to the significant costs related to the hotel element of the scheme.

**As such it is my view that the development scheme proposed cannot financially support your authority's stated planning policy requirements for affordable housing, as the scheme even without such provision is in itself totally unviable...Even with end sales increases of +20% there is still a very significant viability deficit of - £2,615,732...which...calls into question the financial viability of the entire proposals'.**

- 6.9 It is therefore completely evident that it is not financially viable for the applicant to provide affordable dwellings for local need on the site or to make a financial contribution for off-site provision. It is therefore accepted that the proposal is in accordance with Policy CH4 and the provisions of the SPG: Affordable Housing as the DVS report, commissioned by the Local Planning Authority, provides robust evidence that it would not be viable to provide affordable housing on the site as the scheme even without such provision is in itself totally unviable. Furthermore, given the scope of the work undertaken by the DVS, it is considered that more weight must be given to the DVS report in dealing with the issues relating to viability.
- 6.10 In conclusion, and based on the findings of the DVS report as set out above and which are considered to be relevant material planning considerations, it is accepted that it would not be viable for the applicant to provide any form of affordable housing or financial contribution as the whole scheme is unviable. Therefore, officers are of the opinion that the application is in accordance with all the relevant local and national policies set out in this report and should be approved subject to relevant conditions.

## **7. Recommendation:**

- 7.1 To approve subject to conditions
1. Development to begin within 5 years.
  2. In accordance with the submitted plans.
  3. To agree the external appearance.
  4. The car parking to be completed before the use commences.
  5. Biodiversity Unit / Natural Resources Wales conditions for protecting bats.
  6. Tree protection conditions.
  7. Archaeology condition.
  8. The submission and agreement of a surface water drainage scheme.
  9. Welsh Water conditions.



Rhif y Cais / Application Number :

C14/1208/39/LL

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

Y safle/The site

Aberdaron

Nefyn

Pwllheli

Criccieth

Porthmadog

Blaenau Ffestiniog

Barmouth

Tywyn

Bangor

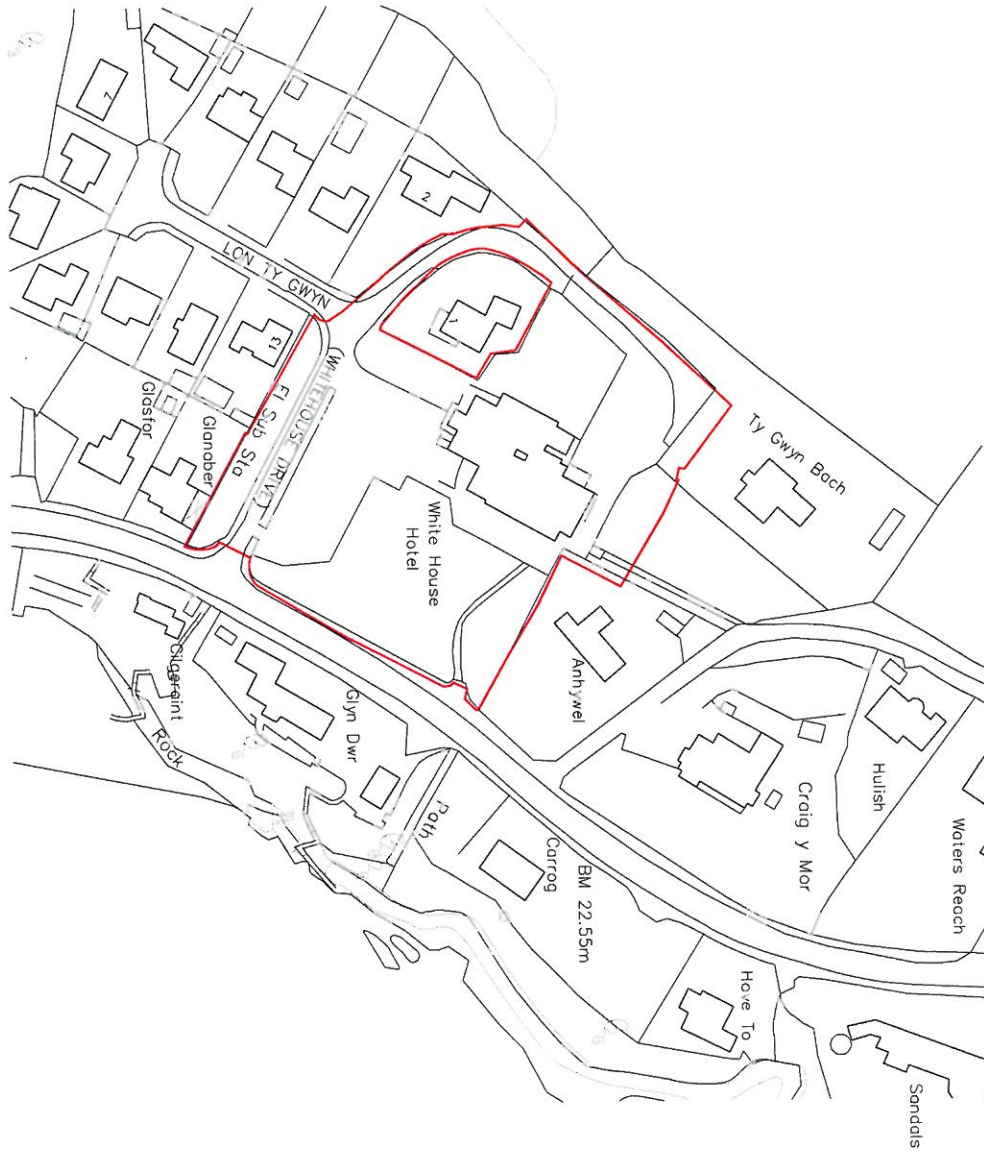
Bethesda

Caernarfon

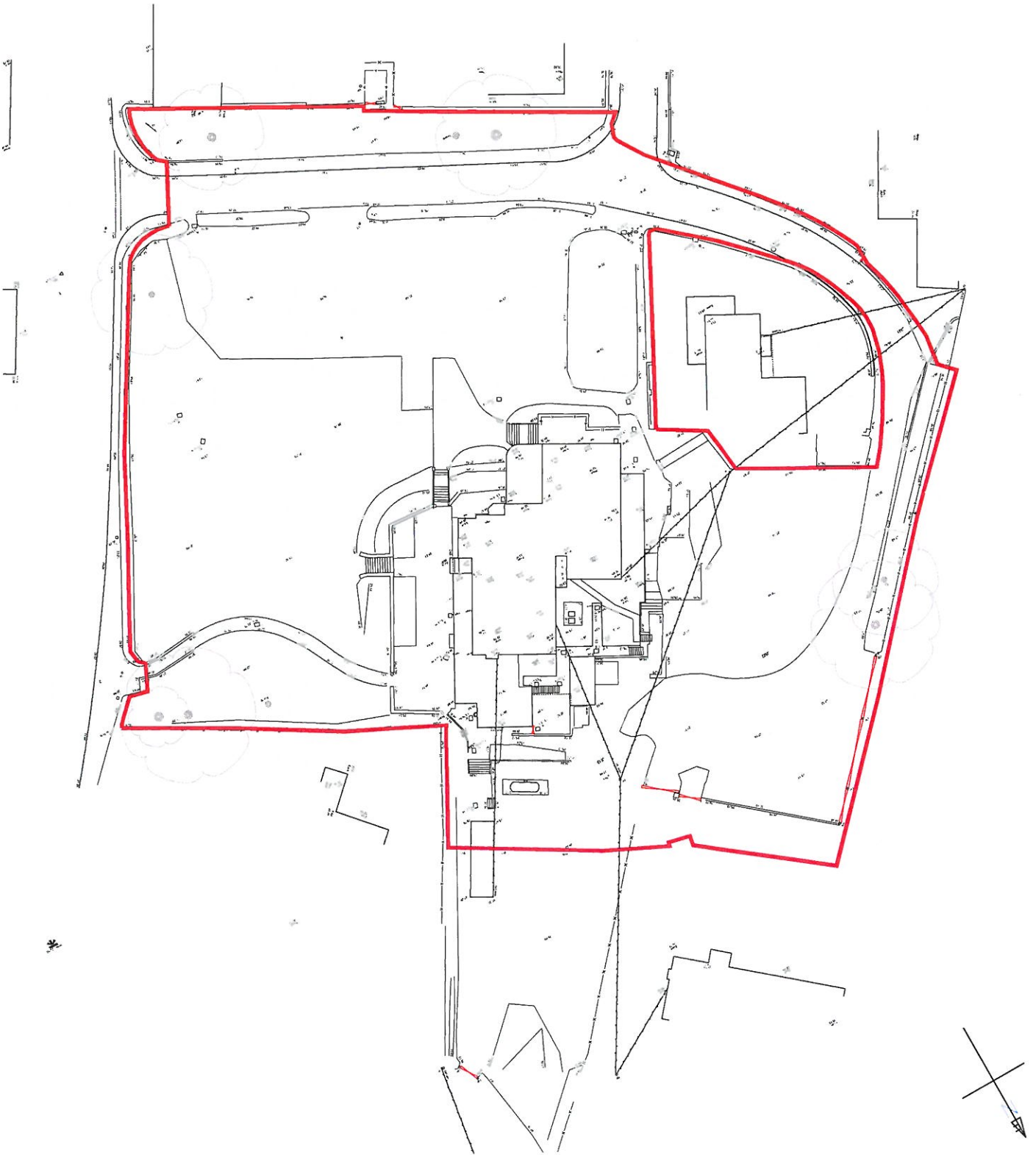
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 White House Hotel  
**EXISTING SITE PLAN**  
 02.06.11 LK 1:500 @ A3  
**10061 (PI) 002 \***

revision date drawn description

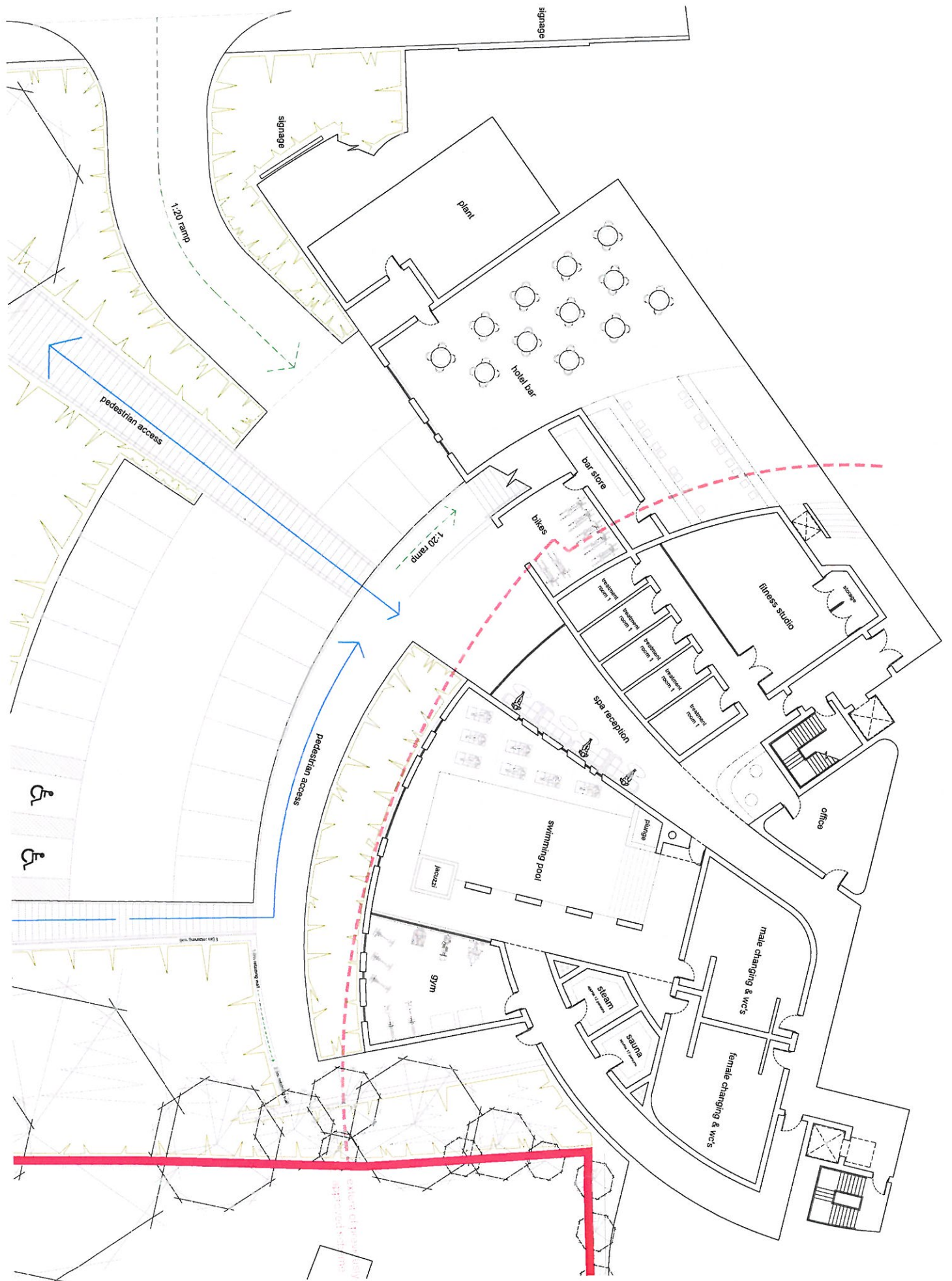
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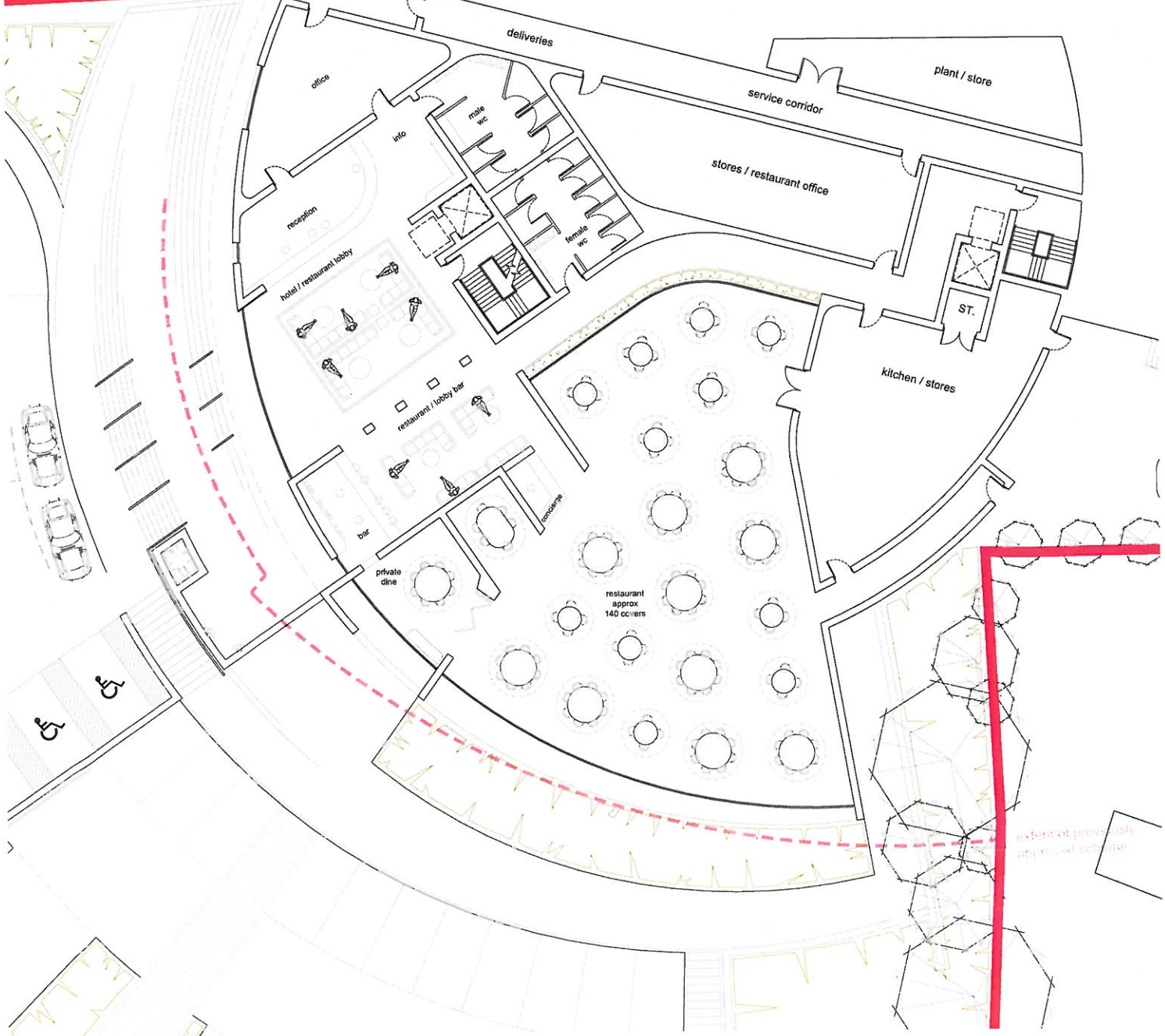
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revision	date	drawn	description
A	15.03.12	MP	Revised layout
B	08.05.12	MP	Revised site boundary & service access
C	06.06.12	MP	Revised parking layout to Eastern, lower ground level, to accommodate TRP zone
D	15.06.12	MP	Bat roost included to northern corner of site
E	30.07.12	MP	General amendments



section boundary line in Blueprints Mass



existing ed previously  
159 ground level



'S MOON

STORE

extent of previously approved scheme



'S MOON

STORE

extent of previously approved scheme

'S MOON

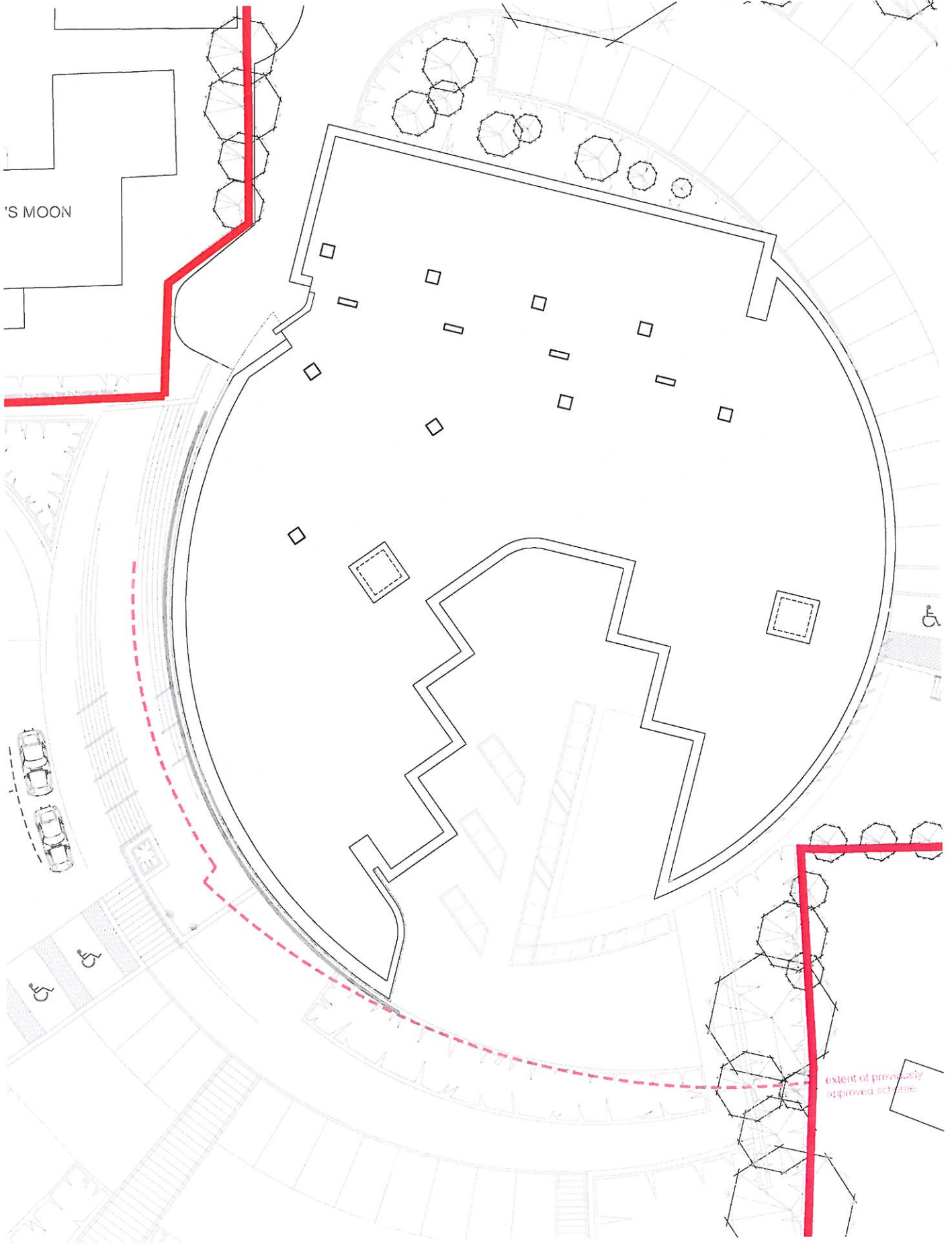
STORE

extent of previously approved scheme

	<b>Broomca (3857) Ltd</b> <b>White House Hotel</b> <b>PROPOSED THIRD FLOOR PLAN</b>		
	02.06.11	LK	1:100 @ A1
<b>10061 (PI) 114 G</b>			 <a href="http://www.calderpeel.com">www.calderpeel.com</a>

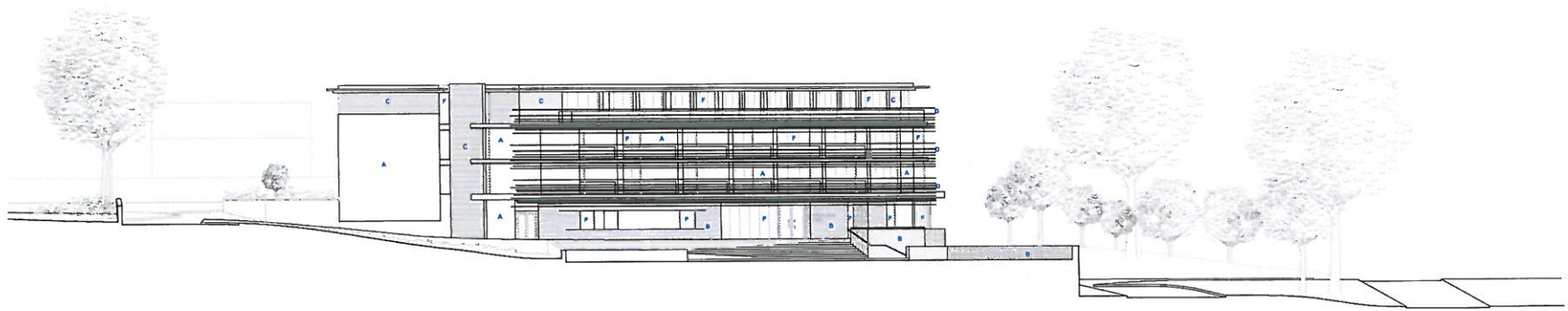
revision	date	drawn	description
A	15.03.12	SWP	Structural layout
B	17.05.12	SWP	Structural layout
C	22.05.12	SWP	Rear lights to restaurant added
D	06.06.12	SWP	Landscaping and parking to Eastern tower ground level amended to accommodate Terra Roof Protection scheme.
E	26.07.12	SWP	General Amendments
F	26.09.12	SWP	Site Boundary Amended
G	01.10.12	SWP	Amended scheme with reduced mass of roof



extent of previously approved scheme

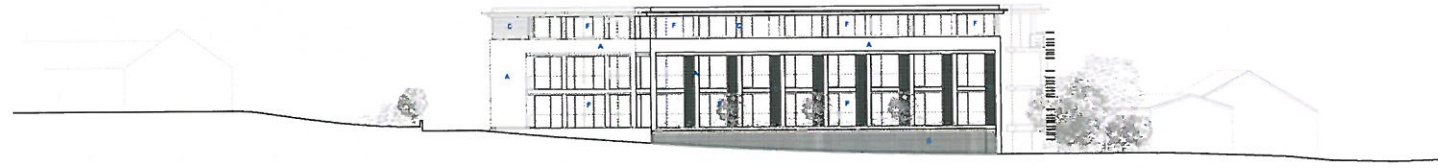


(ROOF) +38.32  
 (APARTMENTS) +35.00  
 (HOTEL ROOMS) +32.00  
 (HOTEL ROOMS) +29.00  
 (HOTEL ENTRANCE) +25.00  
 (HOTEL ENTRANCE) +21.00



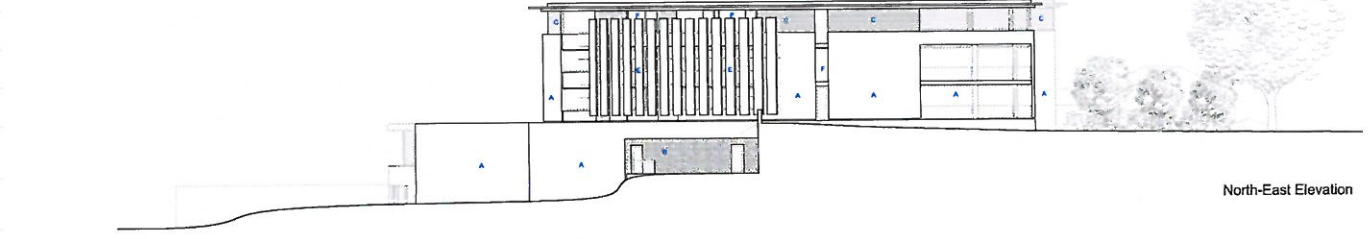
South-East Elevation

(ROOF) +38.32  
 (APARTMENTS) +35.00  
 (HOTEL ROOMS) +32.00  
 (HOTEL ROOMS) +29.00  
 (HOTEL ENTRANCE) +25.00  
 (HOTEL ENTRANCE) +21.00



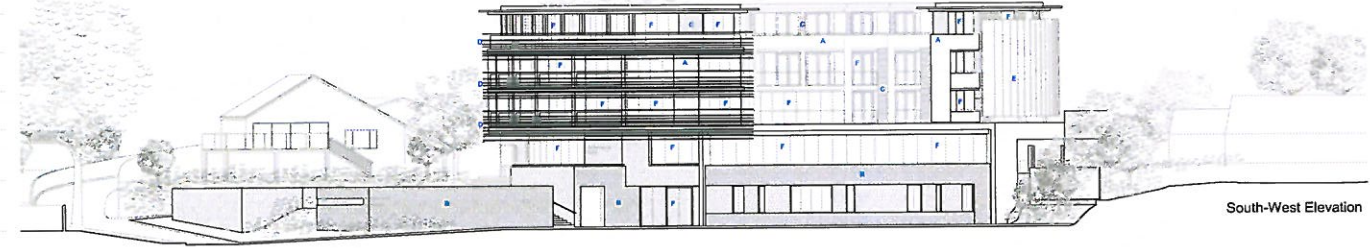
North-West Elevation

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 (APARTMENTS) +35.00  
 (HOTEL ROOMS) +32.00  
 (HOTEL ROOMS) +29.00  
 (HOTEL ENTRANCE) +25.00  
 (HOTEL ENTRANCE) +21.00



North-East Elevation

(ROOF) +38.32  
 (APARTMENTS) +35.00  
 (HOTEL ROOMS) +32.00  
 (HOTEL ROOMS) +29.00  
 (HOTEL ENTRANCE) +25.00  
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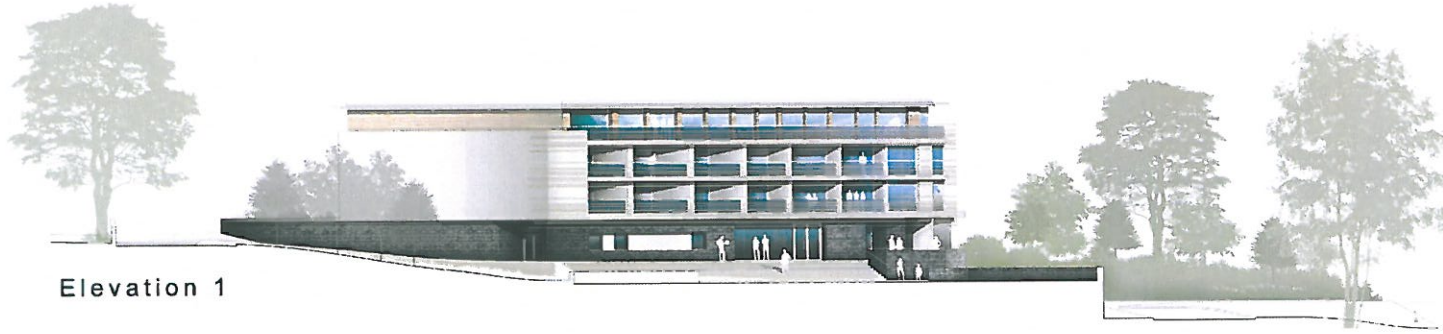


South-West Elevation

- MATERIAL KEY
- A RENDER
  - B STONE
  - C TIMBER CLADDING
  - D HORIZONTAL TIMBER SLATS
  - E VERTICAL TIMBER SLATS
  - F GLASS

Project: White House Hotel  
 Date: 11/11/20  
 Scale: 1:100  
 Author: Calderpeel Architects

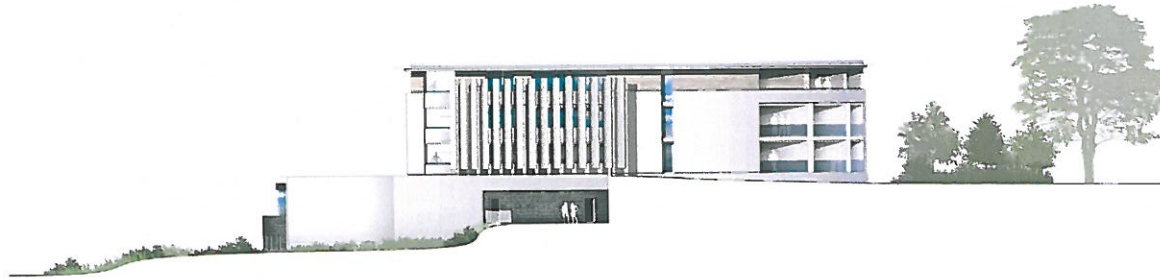
Elevation 1



Elevation 2



Elevation 3

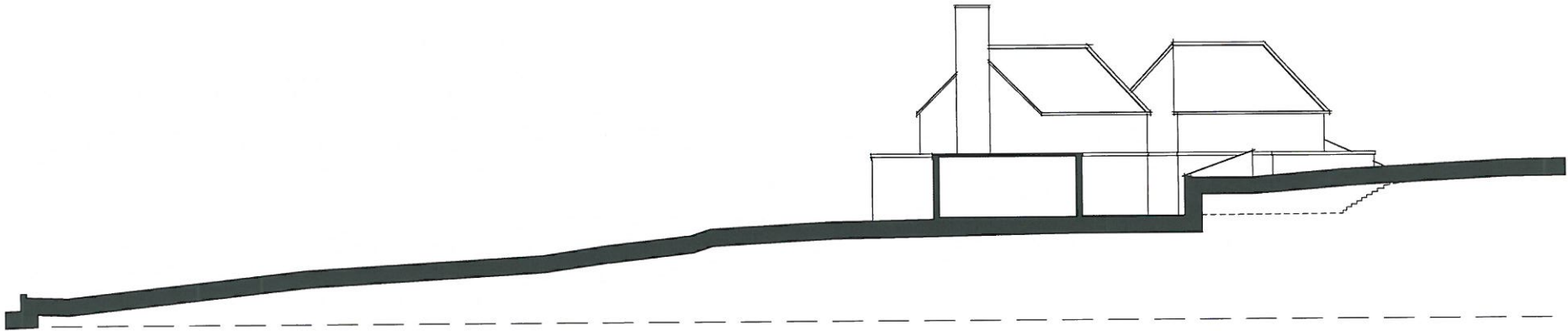
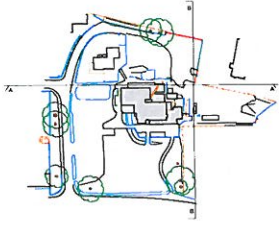


Elevation 4

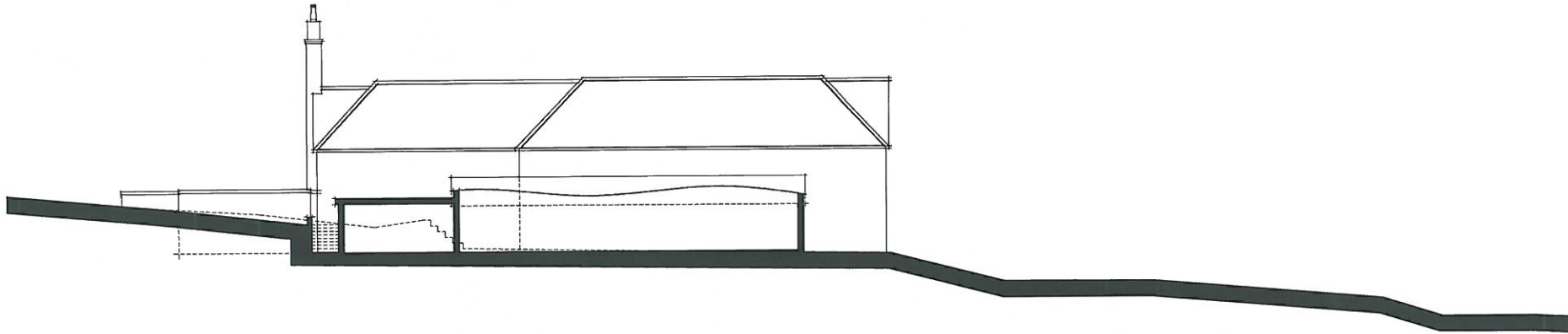


revision	date	description
1	20.01.13	Initial design
2	28.01.13	Final design
3	28.01.13	Final design
4	28.01.13	Final design
5	28.01.13	Final design

Broomco (3857) Ltd  
 White House Hotel  
**PROPOSED COLOUR ELEVATIONS**  
 30.01.13 MP 1:200 @ A3  
**10061 (PI) 212 C**



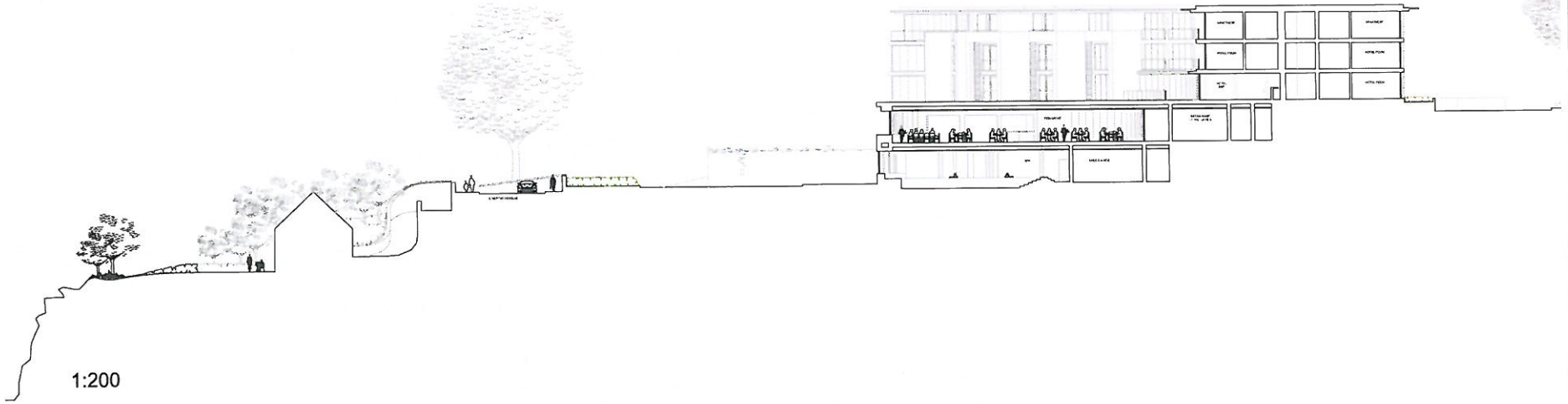
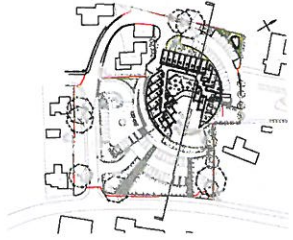
SECTION A - A



SECTION B - B

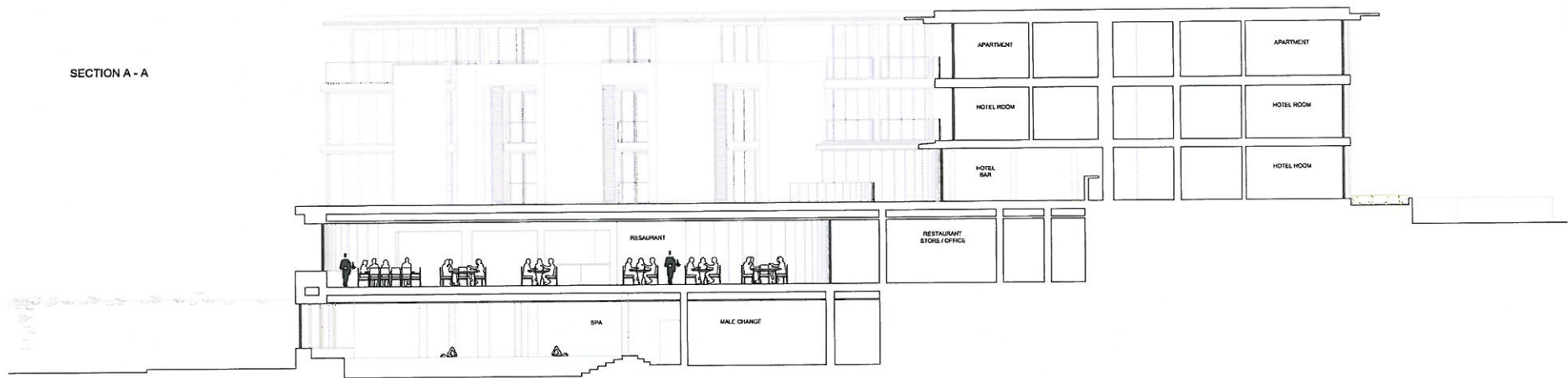
David McLean  
White House Hotel  
EXISTING SITE SECTIONS  
02.08.11 LK 1:100 @ A1  
10061 (PI) 300 \*

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1:200

SECTION A - A



1:100

SECTION A - A  
 14.01.11  
 1:100

Brommcs (3857) Ltd  
 White House Hotel  
**PROPOSED SITE SECTION**  
 08.05.11 LK 1:200 @ A1  
**10061 (PI) 310 A**

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