

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **2nd SEPTEMBER 2020**

REPORT BY: **CHIEF OFFICER (PLANNING, ENVIRONMENT AND ECONOMY)**

SUBJECT: **FULL APPLICATION FOR THE CHANGE OF USE FROM A PUBLIC HOUSE, HOTEL AND MANAGERS ACCOMODATION INTO SEVEN HOLIDAY LET UNITS**

APPLICATION NUMBER: **061081**

APPLICANT: **MS JAN ALAM**

SITE: **PWLL GWYN HOTEL, DENBIGH ROAD, AFONWEN, CH7 5UB**

APPLICATION VALID DATE: **28TH FEBRUARY 2020**

LOCAL MEMBER: **COUNCILLOR T JONES**

TOWN/COMMUNITY COUNCIL: **CAERWYS TOWN COUNCIL**

REASON FOR COMMITTEE: **AT THE REQUEST OF THE LOCAL MEMBER DUE TO CONCERNS OVER THE APPROPRIATENESS OF THE DEVELOPMENT IN THE LOCATION; CONFLICTS WITH THE UDP BROADER POLICIES AND DEMAND FROM THE COMMUNITY THAT THE BUILDING SHOULD NOT BE REPURPOSED**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a full application for the change of use of the Pwll Gwyn from a public house and hotel with managers accommodation into a single seven bedroomed holiday let. In addition, the application proposes the improvement and alteration to the existing

accommodation in the converted stables to provide a total of six holiday lets.

- 1.02 The proposed scheme will bring about the re-use and improvement to the Listed Building without causing any adverse impact on neighbouring amenity or highway safety.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
- Time limit on commencement
 - Compliance with plans
 - Facilities shall be provided for the parking and turning of vehicles
 - Holiday occupation use

3.00 CONSULTATIONS

3.01 Local Member

Councillor Tudor Jones – Requests planning committee determination due to concerns over inconsistencies in the application; inappropriate development in this location; broader compliance with UDP policies and community demand that the building should not be repurposed.

Caerwys Town Council

Subject to compliance with relevant policies and planning guidance notes, then no objections raised to the proposals for this Grade II listed building on the proviso; that all work is undertaken sympathetically and all assets of heritage interest are protected. Liaison between the applicant and FCC's Conservation Officer is requested to be maintained until completion of all work and records appertaining to the building's listing be updated if necessary'.

However, the Town Council do share the concerns that have been received from a number of residents in Afonwen.

Highways Development Control

The amended plans submitted satisfy highway concerns and if planning consent is granted then a condition relating to parking and turning areas is recommended.

Community and Business Protection

No adverse comments to make regarding the proposal

Clwyd Powys Archaeological Trust

No archaeological implications but recommends that the Conservation Officer be consulted on the works to the Listed Building

4.00 PUBLICITY

4.01 Press Notice, Site Notice and Neighbour Notification Letters. 31 letters of objection and 1 letter of support received raising the following:-

- Loss of the public house and community facility
- Potential noise and nuisance
- Loss of community jobs
- Already tourist accommodation in the Afonwen area but with no facilities
- Increase in traffic
- Proposal does not comply with UDP policies
- Supports the tourism proposal and re-use of the building

5.00 SITE HISTORY

5.01 052414 - Part change of use to small scale artisan production of sauces and condiments including bottling and distribution – Approved 19/11/2014

035819 - Conversion and extension of outbuildings to provide holiday Accommodation – Approved 01/10/2003

035955 - Listed Building Application - conversion and alterations of existing outbuildings to provide holiday accommodation – Consent 15/10/2003

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR6 - Tourism

GEN 1 – General Requirements for Development

GEN 3 – Development in the Open Countryside

D2 – Design

HE2 – Development Affecting Listed Buildings and their Settings

AC13 – Access and Traffic Impact

AC18 – Parking Provision and New Development

S11 – Retention of Local Facilities

T3 – Self-catering Tourist Accommodation

T8 – Holiday Occupancy Conditions

CF1 – Retention of Existing Facilities

EWP13 - Nuisance

SPGN 6 – Listed Buildings

SPGN 24 – Retention of Local Facilities

7.00 PLANNING APPRAISAL

- 7.01 Introduction
This is a full application for the proposed change of use of a public house, hotel and managers accommodation into holiday let accommodation at the Pwll Gwyn Hotel, Afonwen. The proposal will result in one large seven bed roomed unit, one single bed unit and improvements to the existing five letting units. The main issues to consider in determination of this application are the impact of the development on the Listed Building, the loss of the community facility and the impact on living conditions of adjoining residents.
- 7.02 Site Description
The application site is a triangular parcel of land located close to the small settlement of Afonwen. The site consists of a large detached Grade II Listed Building which has been used as a public house, hotel and managers accommodation. To the east of the site is a stable block which has been converted into five holiday lets. Due to the topography of the site the building sits lower than the road but due to its size and character it is a highly visible feature in the area.
- 7.03 The site is located off the A541 Denbigh Road with two points of access and a large area of car parking situated to the front and east of the building.
- 7.04 Proposed Development
The application proposes the change of use of the main former public house building to create a seven bed roomed holiday let. Minor alterations are proposed to the exterior of the building with careful alterations and repairs to be carried out internally with the retention of significant historical features.
- 7.05 In addition to the change of use of the main building the application also proposes the upgrading of the existing holiday let accommodation located in the former stable block, and the subdivision to create an additional unit, bringing the total units in this building to six. Minimal external alterations are proposed with much of the work focused on the internal improvements.
- 7.06 Main Issues
The main issues to consider in determination of this application are the proposed use of the building as self-contained tourist accommodation; impact on the Listed Building; loss of the community facility and impact on neighbouring amenity.
- 7.06 Principle of Development
Policy T3 of the Flintshire Unitary Development Plan deals with proposals for new self-catering tourist accommodation. It details that for proposals outside of settlement boundaries development will only be permitted in the form of extensions to existing facilities or the conversion of existing buildings subject to additional criteria.

- 7.07 In terms of the scale, type and character of the proposal. The development proposes the change of use to form a seven bedroomed holiday let. From the planning history and listing details it appears that the building was originally a Country House which was subsequently altered into a public house with guest accommodation. The Local Planning Authority acknowledges that the guest accommodation may not have been taking place for some time but in terms of the proposed use this does not seem out of character given the historical use.
- 7.08 Policy T3 goes on to detail that any development of new self-catering tourist accommodation should not have a significant impact on features of historic value. This application has been submitted in parallel to an application for Listed Building Consent with the Council's Conservation Officer involved in both pre-application and ongoing discussions with the applicant. The proposed conversion and improvements have been designed sympathetically and it is acknowledged that the works will address some long standing repair issues. It is considered that the change of use should secure a new and sustainable use for the historic building in compliance with both policy T3 and HE2 of the FUDP.
- 7.09 The application proposes the provision of new landscaping areas to the front of the site together with improvements to the gardens located to the rear and west of the buildings.
- 7.10 Loss of Community Facility
There have been a number of objections to the proposal raising a variety of concerns with the predominant issue being the loss of the public house/community facility and the impact on living conditions for nearby residents.
- 7.11 With regards to the loss of the public house/community facility policy S11 of the FUDP together with SPGN24 deals with proposals which involve the loss of a community facility. It stresses the importance of keeping viable community facilities such as public houses and shops open and accessible to the local residents. In this case however the Local Planning Authority must balance the loss of the facility against the protection of the Listed Building and ensure that the building is brought back into use to avoid any further deterioration. In addition, consideration has to be given to the fact that the public house has been closed for in excess of five years at the time of the application. Accordingly, on balance it is considered that the protection and re-use of the Listed Building holds more weight in the overall planning balance.
- 7.12 Impact on Neighbouring Residential Living Conditions
With regards to concerns over living conditions it is considered that the proposed use for holiday let would not give rise to any adverse impact on those neighbouring properties. No objection has been

raised from the Council's Community and Business Protection with regards to possible nuisance. In addition, given the previous use as a public house with five self-contained holiday lets there is no evidence provided to demonstrate that the conversion of the public house into a single holiday let, albeit it with seven bedrooms, would give rise to any additional noise issues. . Should there however be any associated impact from noise disturbance this will be under the control of the management of the site or through separate environmental protection legislation

7.13 Highways

An amended plan was submitted following initial consultation with the Highways Development Control Officers which addresses any concerns.

7.14 Objections were received raising concerns that the proposed change of use would bring about a rise in traffic. Given the previous use of the site as a public house which had the potential for a significant numbers of vehicles and the number of parking spaces being provided in this application no concerns are raised with this regard.

7.15 Other Matters

Concerns have been raised that the application will not benefit the local economy or provide any employment opportunities. Whilst it is acknowledged that there will be little employment opportunity, as detailed above a significant material consideration in determining this application is the protection of the Listed Building and accordingly this outweighs the possible small number of jobs that could be created if the public house were to reopen. However, there is also no evidence to support that the public house would realistically open in the foreseeable future.

7.16 Third parties have stated that holiday accommodation already exists in Afonwen however there is not a defined limit to the amount of holiday accommodation and the current UDP policies support the conversion of an important Listed Building such as this to protect its future existence.

8.00 CONCLUSION

The proposed conversion of the former public house into a single holiday let unit, together with the improvement and sub-division of the existing accommodation to create a total of six holiday lets will bring about the re-use and significant improvement to the Grade II Listed Building. The concerns of local residents have been taken into consideration but it is considered that the use will cause no adverse impact on the amenity of neighbouring properties.

It is therefore considered that the proposal complies with local and national policy. Accordingly, I recommend that planning permission be granted subject to condition.

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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