

REPORT TO: STRATEGY AND RESOURCES COMMITTEE

Date: 3RD AUGUST 2020

TOPIC: LEE BAY HOTEL SITE DESIGN GUIDE

REPORT BY: HEAD OF PLACE

1 INTRODUCTION

- 1.1 The Lee Bay Hotel has been disused since it ceased trading in 2005. There have been several applications to demolish the existing hotel buildings and redevelop the site for housing, but none have been approved.
- 1.2 The most recent application (63167) was to demolish the existing hotel, erect 21 dwellings, form a new public open space, extend the existing car park, erect a cafe & WC block. This planning application was refused in April 2019. The reasons for refusal related to an adverse landscape impact on the AONB, harm to the special character and appearance of Lee Conservation Area, harm to the setting of nearby listed buildings and non-compliance with the settlement strategy for Rural Settlements such as Lee.
- 1.3 There is a current pre-application enquiry for this site.
- 1.4 Planning Committee (17 April 2019) resolved that a design guide be prepared to provide guidance for the type and scale of redevelopment that would be acceptable on this site. This has now been drafted and is presented for adoption.

2 RECOMMENDATIONS

- 2.1 That the Council adopts the Lee Bay Hotel site Design Guide (appendix 1) as a material planning consideration.

3 REASONS FOR RECOMMENDATIONS

- 3.1 To provide guidance for developers and assurance for the local community as to the type and scale of development that would be acceptable and appropriate for redevelopment of this site
- 3.2 To clarify the weight that should be given to the Lee Bay Hotel site Design Guide in determining any future planning applications.

4 REPORT

- 4.1 In view of the range of landscape and heritage constraints affecting this site, the design guide was prepared in partnership with the AONB Manager and the Council's Conservation Officer. The draft design guide was shared with Lee and Lincombe Residents Association and Ilfracombe Town Council. Amendments were made as a result of the comments received.
- 4.2 The design guide identifies the range of policy and legal constraints that affect this site, then assesses how best to address these issues. The Design Requirements set out at the end of the document list the key criteria that any future development proposal would need to meet, and against which the acceptability of any future proposal would be assessed.
- 4.3 The Local Planning Authority and local community accept the principle of redeveloping this previously developed site which, over the years following its closure, has become an 'eyesore' within Lee village. However, it is considered that the acceptance of any redevelopment here should also be for the benefit of the local community.
- 4.4 The design guide is not attempting to identify a single design solution for the site, nor to restrict unnecessarily the opportunities for redevelopment. It is not stopping innovative design solutions, but is identifying the design requirements that any future redevelopment scheme will need to satisfy. It attempts to guide development so that a design proposal will satisfy the range of landscape, heritage and legal constraints affecting redevelopment of this site.
- 4.5 It is not proposed that the design guide is adopted as a supplementary planning document, because it would not be supplementing a specific policy in the adopted North Devon and Torridge Local Plan. The site is not identified or allocated for redevelopment in the Local Plan and a draft design guide has not been formally published for 6 weeks of public consultation.
- 4.6 However, by adopting it as a material planning consideration following targeted engagement with the local community, the design guide would become a relevant supporting document with some weight to be considered by the local planning authority including the Planning Committee when determining any future planning applications on or adjoining this site.

5 RESOURCE IMPLICATIONS

- 5.1 The cost of adopting the Design Guide as a material planning consideration has no direct cost and can be undertaken within existing resources.

6 EQUALITY and HUMAN RIGHTS

- 6.1 There are not considered to be any negative equality impacts arising from the Design Guide.

7 CONSTITUTIONAL CONTEXT

Article and paragraph	Appendix and paragraph	Referred or delegated power?	A key decision?	In the Forward Plan?
Part 3, Annexe 1.1		Referred	No	Yes

8 STATEMENT OF CONFIDENTIALITY

8.1 This report contains no confidential material under the provisions of Schedule 12A of 1972 Act.

9 BACKGROUND PAPERS

9.1 The following background papers have been used in the preparation of this report:-

- National Planning Policy Framework (February 2019)
- North Devon and Torridge Local Plan (adopted October 2018)
- North Devon Coast Areas of Outstanding Natural Beauty Management Plan (2014)
- Marine & Coastal Access Act 2009
- Natural Environment and Rural Communities Act 2006
- Countryside & Rights of Way Act 2000
- Planning (Listed Buildings & Conservation Area) Act 1990
- Wildlife & Countryside Act 1981
- Lee Conservation Area Character Appraisal (adopted March 2018)
- Previous planning applications relating to this site

9.2 Background papers will be available for inspection and will be kept by the author of this report.

10 STATEMENT OF INTERNAL ADVICE

10.1 The author (below) confirms that advice has been taken from all appropriate Councillors and officers.

Lead Member: Cllr Malcolm Prowse

Author: Andrew Austen (Lead Officer Planning Policy)

Date: 2nd July 2020

Reference: S&R – 3 August 2020 Lee Bay Hotel site