

6.64.369.Z.FULMAJ

ROSE MANOR HOTEL

APPENDIX 1 – ECONOMIC DEVELOPMENT OFFICER RESPONSE

DCCONMEM

03/05472/FULMAJ 6.64.369.Z.FULMAJ

COUNCIL OF THE BOROUGH OF HARROGATE

To:
From: Director of Technical Services
Case Officer: Mr A Hough
Extn: 6563 FAX: 01423 556620
From: Economic Development Officer
Date: 12 December 2003

PLANNING CONSULTATION

APPLICATION TYPE: Full application - Major
APPLICATION NO: 6.64.369.Z.FULMAJ 03/05472/FULMAJ
PROPOSAL: Erection of 15 no flats, 26 no Category II sheltered flats, and conversion of existing hotel buildings to form 12 Category II sheltered flats, managers accommodation and separate office block (use class B1)(site area 1.04ha).
LOCATION: Rose Manor Hotel Horsefair Boroughbridge York North Yorkshire YO51 9LL
GRID REF: E 439320.000 N 466440.000
APPLICANT: McCarthy & Stone (Devs) Ltd

I enclose details of the above proposal. If you have any observations I would be grateful to receive these by 2 January 2004.

If by that date I do not receive your observations or hear that you intend to make observations, I propose to proceed on the assumption that you have no objections to the proposal.

I would also like to take this opportunity to draw you attention to our E-mail consultation response service at jppu@harrogate.gov.uk. By E-mailing responses you can ensure they get to us more quickly and saves on paper. If you would like to use this service, please contact Mr D Clothier, telephone 01423 556554.

G Bell

Chief Planner (Development Control)

REPLY FROM: Economic Development Officer

BEFORE: 2 January 2004

My observations on the above application are as follows:-

PLEASE REGARD THIS AS A JOINT RESPONSE TO 2 APPLICATIONS (W/ 03/05485/FULMAJ).

I ENCLOSE MY EARLIER RESPONSE OF 14 FEB 2002 AND 25 OCT 2002. I REMAIN UNCONVINCED THAT THIS LOSS OF A GOOD HOTEL WILL HELP THE LOCAL ECONOMY.

I AM LED TO BELIEVE THAT THE TOURISM SECTOR IS NOW RECOVERING AND VISITOR SPEND IN OUR AREA IS INCREASING.

I CANNOT SUPPORT ^{THESE} ~~THE~~ APPLICATIONS.

G. Fitzmaurice. 23/12/03.

COUNCIL OF THE BOROUGH OF HARROGATE

From : G. Fitzmaurice

To : Head of Planning Services
fao : Mr A Hough
Development Control Team 2

Ref: 6.64.369.X.FUL 02/045451.FUL

Tel: 799104

Date : 25 October 2002

ROSE MANOR HOTEL (THREE ARROWS) BOROUGHBIDGE

Thank you for consulting me on the above application, which seems to be a revised version of the earlier application of February 2002. Whilst my comments remain similar to those sent earlier, the Applicant has emphasised these economic advantages:

1. The office development is likely to result in more direct jobs than the current hotel provides.
2. The loss of the hotel may help boost the trading position of nearby hotels and help them remain trading rather than lead to similar applications from other hotels.
3. Lost visitor spend will not occur to the extent that one might first expect as the new residents will also spend in the local economy, and, as they are not of an employable age, they will not be seeking to displace jobs locally.
4. The new office block is expected to be retained for office use for the longer term, and there is no current intention for the space to be considered for residential use in the future.

What weight might be put to this advantage is for the Committee to consider. Were the application simply for a new development on suitably allocated land I would be supportive. I remain concerned that such an application will result in other landowners seeing this as a precedent and the long-term result may be an erosion of the tourism infrastructure in this market town.

G. Fitzmaurice

Projects Officer.

fax to 556620

COUNCIL OF THE BOROUGH OF HARROGATE

From : G. Fitzmaurice

To : Head of Planning Services
fao : Mr A Hough
Development Control Team 2

Ref: 6.64.369.U.FUL 02/00266.FUL

Tel: 799104

Date : 14 February 2002

ROSE MANOR HOTEL (THREE ARROWS) BOROUGHBIDGE

Thank you for consulting me on the above application which seeks approval for the conversion of a prominent and long standing hotel into flats and offices. My comments are as follows;

1. The need to provide alternative employment for employees affected by structural changes in local businesses has been a strong policy objective both for this district and nationally. We have, over many years, sought to sensitively build up the tourist trade in this important market town in pursuit of this objective.
2. The loss of the hotel may have an adverse effect on the local economy over the short and long term as it may lead to similar applications from other hotels as the capital value of residential property rises. Allowing a policy of converting hotels to private accommodation will undermine our tourism package and reduce visitor spend in the surrounding area. It may also lead to a decline in jobs and job opportunities in this location for local people. This is precisely what we are seeking to avoid and we should not be seen to be encouraging or allowing this to occur. The tourist trade has suffered recently from a number of set backs, and the closure of a significant and established hotel will not help matters.
3. The hotel is located very close to the A1(M) and also benefits from close proximity to the town centre - to which visitor spend will be directed. This extra spend helps support the vitality and viability of the town centre and thus helps ameliorate some of the negative impact created by the motorway.
4. I understand that the development will include some office use, but I am concerned that the net result of this proposal on the local economy will be negative. Unlike Harrogate, Boroughbridge is not an office based economy, and I seriously doubt if the proposal for offices would have materialised if they were not developed to house this specific business. Should the proposed occupant decide to relocate again in the future I am concerned that the vacated space would not attract another occupier very easily. In all probability we would see an application for conversion of the proposed offices to further residential use.