

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

10 February 2011

REPORT OF THE CORPORATE DIRECTOR – COMMUNITIES

Porthcawl Harbour View (formerly Dunraven Flats) – Development Brief

1. Purpose of Report

- 1.1 To obtain endorsement from Members for an updated development brief for the site of the former Dunraven Flats and to agree that it becomes a material consideration in the determination of any future planning applications received for the site.

2. Connections to Corporate Improvement Plan/Other Corporate Priorities

- 2.1 The project links with the following strategic themes in the Corporate Plan:

Theme 1 Strong Communities – by helping to create a safe, vibrant, inclusive, healthier and sustainable community

Themes 5 & 6 Proud Past and Green Spaces – by helping our town centres retain their character, heritage interest and local distinctiveness, and ensuring that land is used sustainably.

3. Background

- 3.1 Members may recall that a Development Brief for this site was approved by the Planning & Development Committee on 9th August 2007 for release to potential developers. The site remains in the ownership of the Borough Council and undeveloped.
- 3.2 Significant progress has been made with the selection of the developer for the first phase of the Porthcawl Regeneration scheme on adjacent land. This presents an opportunity for the former Dunraven Flats site to be marketed afresh and released for a quality development that will contribute to the regeneration of the waterfront.

4. Current Situation/Proposal

- 4.1 The previously approved Design Brief has been updated to take account of changes in legislation and the time which has elapsed.

- 4.2 Members are referred to the freestanding coloured A4 document accompanying this report. This provides design advice to potential developers seeking to bring forward proposals for the site formerly occupied by the Dunraven Flats. For marketing purposes the site is being called Harbour View.
- 4.3 The objectives of the brief are to:
- promote the development of this Local Authority owned site;
 - ensure that the aims and aspirations of the wider Seven Bays Supplementary Planning Guidance are taken into account;
 - ensure that the development has a design quality that enhances the character and appearance of the Porthcawl Conservation Area; and
 - ensure that development takes account of the principles set out in Planning Policy Wales July 2010 and relevant Technical Advice Notes (TANs).
- 4.4 The original brief was prepared in association with the Welsh Assembly Government, who retain a financial interest in the site as a result of earlier grant funding from the Welsh Development Agency towards the scheme to clear the site. Discussions are taking place between BCBC officers and the Assembly on this issue.
- 4.5 The changes to the current brief are primarily reference updates (e.g. where circulars have been superseded) and as a result there has been no direct consultation with WAG over these as the principles for development of the site remain unaltered.
- 4.6 The brief will be supplied as part of a marketing package to potential developers, along with a technical pack of additional supporting information.

5. Effect Upon Policy Framework and Procedure Rules

- 5.1 The project and development brief are in full accordance with the allocation for this site within the Unitary Development Plan, and with the Supplementary Planning Guidance for Porthcawl Waterfront (adopted November 2007) that includes this site within its boundary.

6. Equalities Impact Assessment

- 6.1 A screening exercise has been undertaken, the conclusion from which is that the project is likely to have a low impact at this stage. The marketing of the site may result in a new development on the site and a further Equalities Impact Assessment would be carried out at this stage.

7. Financial Implications

7.1 There are no financial implications directly related to endorsement of this document.

8. Recommendation

8.1 That Members endorse the updated development brief for the site of the former Dunraven Flats and agree that it becomes a material consideration in the determination of any future planning applications received for the site.

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4th February 2011

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Background documents Seven Bays Project Porthcawl Waterfront – adopted Planning Guidance (November 2007)