

Reference: 06/13/0538/F

Parish: Cobholm

Officer: Mr G Clarke

Expiry Date: 26-11-2013

Applicant: Citygate Developments Ltd

Proposal: Demolish hotel and replace with an A1 (bulky goods) unit with associated works

Site: Two Bears Hotel
Pasteur Road
Cobholm
Great Yarmouth

REPORT

1. Background / History :-

- 1.1 The Two Bears Hotel is a two-storey building on the corner of Mill Road and Pasteur Road. The main entrance and principal elevation of the building faces Pasteur Road, to the rear is Heritage Mews which is a recent development of three-storey town houses and to the south west side is the Cobholm and Lichfield Health and Resource Centre which is a building of modern design. The opposite side of Mill Road and the part of Southtown Road between Mill Road and Steam Mill Lane consists of older properties which are used for a variety of commercial purposes.
- 1.2 The Two Bears is a prominent landmark building, dated 1910, on one of the principal entrances to the town, it is not on the statutory list of historic buildings or in a conservation area but it is of local interest. Since closing as a hotel it has become run down and is now in need of repair.
- 1.3 In 2010 planning permission was granted for a change of use from public house/hotel to offices (ref: 06/10/0388/F), in 2012 permission was granted for change of use to a youth hostel with some first floor extensions at the rear (06/11/0635/F). Neither of these permissions was implemented so the current authorised use of the building remains as a hotel with bar/restaurant/function room on the ground floor.

2. Consultations :-

- 2.1 Highways – no objection subject to standard highway conditions and conditions restricting deliveries to 7.5 tonne rigid goods vehicles and a loading restriction being put in place along the Mill Road frontage between Pasteur Road and High Mill Road.
- 2.2 Neighbours/Article 13 Notice – 14 letters have been received, copies of which are attached. The comments relate to increased traffic, delivery times, the need for another shop unit, method piling and that the existing building or at least the frontage should be retained.
- 2.3 Environment Agency – no objection subject to conditions.
- 2.4 Historic Environment Service – requests a condition that no development shall take place until the applicant has secured the implementation of a programme of historic building recording.
- 2.5 Building Control – no adverse comments.
- 2.6 Highways Agency – no objection, the proposed development is unlikely to affect the A12.
- 2.7 Environmental Health – conditions should be imposed regarding hours of work and details of any external lighting and ventilation/air conditioning systems should be submitted for approval.
- 2.8 Strategic Planning – the relevant Policies of the Borough-Wide Local Plan are EMP10 and TCM9 which are deemed to be in general conformity with the policies and objectives of the National Planning Policy Framework. The relevant policies of the emerging local plan are CS7, CS8, CS10 and CS13.
- 2.9 Trees Officer – the site contains and is adjacent to a number of trees including 5 protected by a Tree Preservation Order.
- 2.10 Norfolk Fire & Rescue Service – no objections providing the proposal meets the requirements of the current Building Regulations.
- 2.11 Conservation Officer – The Two Bears although not listed or in a conservation area is regarded as a heritage asset and is held in high esteem in the area and has been put forward for 'local listing' in the emerging local plan. The front range and facade are particularly important and should be retained and incorporated in any new development.

2.12 GYB Services – will be trade waste so will require a duty of care and space for trade bins.

2.13 Town Centre Manager – no reply.

3. Policy :-

3.1 POLICY BNV8

THERE WILL BE A STRONG PRESUMPTION AGAINST THE DEMOLITION OF ANY BUILDINGS WHICH ARE OF LOCAL IMPORTANCE (INCLUDING THOSE OF ARCHITECTURAL, HISTORICAL, SOCIAL, CULTURAL OR RELIGIOUS INTEREST OR SIGNIFICANCE) AND EVERY EFFORT WILL BE MADE TO FIND ALTERNATIVE USES FOR THESE BUILDINGS WHILST RETAINING THEIR ESSENTIAL CHARACTER.

(Objective: To protect important non-listed buildings which are of local significance or architectural interest.)

3.2 POLICY TCM9

PENDING PROVISION OF AN ALTERNATIVE ACCESS ROAD TO SERVE COBHOLM, MAJOR DEVELOPMENT THERE WILL ONLY BE PERMITTED IF DEVELOPERS CAN DEMONSTRATE THAT THE EXISTING ROAD NETWORK, PARTICULARLY THE MILL ROAD/BRIDGE ROAD JUNCTION, WOULD BE ABLE TO ACCOMMODATE SATISFACTORILY THE ADDITIONAL TRAFFIC ATTRIBUTABLE TO ANY DEVELOPMENT PROPOSAL.

(Objective: To ensure that access and circulation problems are not exacerbated).

3.3 POLICY EMP10

SUBJECT TO THE DEVELOPMENT HAVING NO SIGNIFICANT DETRIMENTAL AFFECT ON NEIGHBOURING USES, MIXED USES MAINLY COMPRISING GENERAL INDUSTRIAL, LIGHT INDUSTRIAL AND WAREHOUSING DEVELOPMENT BUT WITH A CONTENT OF RETAIL AND LEISURE USES NOT EXCEEDING 20% OF THE BUILT DEVELOPMENT WILL BE PERMITTED ON 8.8ha OF LAND BOUNDED BY PASTEUR ROAD, THE BY-PASS, MARSH ROAD, CORONATION GREEN AND HIGH MILL ROAD, AS SHOWN ON THE PROPOSALS MAP.

(Objective: To facilitate the development of constrained industrial land.)

4. Emerging Policies – Draft Core Strategy

4.1 Policy CS7:

Sets out the Council's preferred approach to strengthening the Borough's centres by seeking to focus future development and investment towards the Borough's designated centres. The policy also seeks to ensure that all proposals for town centre uses outside of defined centres demonstrate that there are no sequentially preferable sites available and that the proposal can be accessed by sustainable transport.

4.2 Policy CS8:

Sets out the Council's preferred approach to promoting tourism, leisure and culture by seeking to safeguard the existing stock of visitor holiday accommodation, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation.

4.3 Policy CS10:

Sets out the Council's preferred approach to safeguarding local heritage assets. Point a) which seeks to conserve and enhance heritage assets including buildings of local historic value is particularly relevant to this application. This point was particularly supported by English Heritage.

4.4 Policy CS13:

Sets out the Council's preferred approach to protecting areas at risk of flooding or coastal erosion. Point a) states that new developments should be directed away from areas of highest risk of flooding unless it can be demonstrated that the requirements of the Sequential Test are met and where applicable the requirements of the Exceptions Test are met. A satisfactory Flood Response Plan should also be prepared.

5. National Planning Policy Framework (NPPF)

5.1 Retail

Paras 24 to 27 of the NPPF state that where a proposal for a town centre use would be located in an edge of centre or out of centre location; preference should be given to accessible sites that are well connected to the town centre with any associated reasoning set out clearly in a sequential test.

5.2 Conservation

Protecting and enhancing the historic environment is an important component of the NPPF's drive to achieve sustainable development (as defined in Paras 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' (Para 17 bullet 10) that underpin the planning system. This is expanded upon principally in Paras 126-141 but policies giving effect to this objective appear elsewhere in the National Planning Policy Framework.

6. **Assessment :-**

- 6.1 The Two Bears is within an edge of centre area as defined in the Great Yarmouth Retail Study which is separated from the town centre by the river. Within the nearby area there is a Matalan store to the east of the site, smaller shops and commercial units to the north east between the site and the bridge and further out of town along Pasteur Road there is a tile centre, the B & M store, Lidl and an empty unit which was formerly used for retail of beds. There is also a pharmacy which is part of the Cobholm and Lichfield Health and Resource Centre.
- 6.2 The proposed store will have a retail floor area of 480 sq. m. with 277 sq. m. of storage space and 99 sq. m. for office/ancillary use, the store will be used for retail of bulky goods falling within Class A1 of the Use Classes Order. The proposed store will provide 15 full time jobs, 12 within the store and 3 carrying out deliveries. According to the information submitted with the application this is not a speculative development and there is a specific user intending to occupy the unit but for reasons of commercial confidentiality the user cannot be revealed at the present time. The Sequential Test Report looks at other sites that are currently available within the town centre and edge of centre areas and from the information submitted with the report there are no other sites that are available that would be suitable for the intended occupier of the site. The site is within an edge of centre area and has other retail uses nearby that are considered acceptable in such a location, the site is also within reasonable walking distance of the town centre.
- 6.3 The original Sequential Test Report submitted with the application did not include the empty Bennetts Electrical store next to Matalan, this was brought to the attention of the applicant and a revised Report was submitted. The revised report did not assess the Bennetts store in the same way as the other sites that were included in the report but came to the conclusion that the store was not suitable for the proposed user.

- 6.4 Taking the above into account it is felt that the applicant has provided sufficient information to satisfy the needs of the NPPF and emerging policy CS7 of the Draft Core Strategy.
- 6.5 The main objection to the proposal from residents and from the Council's Conservation Officer is to the demolition of the building. The Two Bears is a prominent building on one of the main approaches to the town and is of historic interest due to its links with the former Southtown Station that stood nearby. The building has an impressive frontage to Pasteur Road with the decorative pediment and the statues of bears on either side. The building is not listed and is not in a conservation area, it is a building that is included on the proposed local list of buildings of local historic and architectural significance. The local list has not yet been formally adopted by the Council and as the building is not listed or in a conservation area it has no formal protection and there is nothing to prevent it from being demolished.
- 6.6 The Conservation Officer produced some sketches showing alternative designs that would retain the facade of the building with new development to the rear. These proposals were put to the agents for the application but were rejected as the extra costs involved would mean that the development would not be commercially viable. It was also stated that the future occupiers wanted a modern building with large amounts of glazing and that the old frontage would not be suitable for the proposed use.
- 6.7 The other objection that has been raised by several residents and in the petition is the access for delivery vehicles and increased traffic in the area. In his initial comments on the application the County Council's Highways Officer stated that the proposed parking (26 spaces) falls short of the recommended maximum parking requirements for a development of this nature. He went on to say that parking on the surrounding highways is restricted and taking into account the location it is considered that this will deter displacement of parking and abuse of the parking restrictions. It was also noted that there are public car parking areas within walking distance of the site. Taking this into account he considered that providing the use was conditioned to prevent the use for food retail/superstore then the parking provision would be acceptable.
- 6.8 The new development will use the existing access off Mill Road which has some on street parking on the opposite side of the road to the access. The Highway Officer requested that the applicant submit a further drawing showing turning movements to prove that HGVs could access and egress the site without affecting the present parking and also to show that they could turn within the site.

- 6.7 A drawing was submitted showing the turning movements as required by Highways, this drawing showed that the turning provision within the site would only be able to accommodate 7.5 tonne rigid goods vehicles. The applicant has stated that the site will not be serviced by vehicles of a greater size and therefore Highways would not object subject to a condition restricting deliveries to such vehicles.
- 6.8 The Highways Officer went on to say that although there are parking restrictions on Mill Road there are no loading restrictions and that a loading restriction should be imposed along the Mill Road frontage of the site.
- 6.9 Subject to the above conditions and other standard highway conditions, Highways have no objections to the proposed development.
- 6.10 The site is within Flood Zone 3 which is an area at high risk of flooding, the application includes a flood risk assessment which has been considered by the Environment Agency (EA). The EA has replied to say that they have no objection subject to the building being built using flood resilient construction methods and the submission of a Flood Response Plan.
- 6.11 The other concern that has been raised is the possibility of damage being caused to surrounding buildings by piling for the new building. If piling is necessary it can be conditioned that the method of piling must be agreed by the Local Planning Authority prior to any construction taking place.

7. Conclusion

- 7.1 The existing building is historically important within the town and it would be preferable if a form of development could be found that would preserve the building. However it has been empty for some time and is in a bad state of repair, previous planning approvals for use as offices and a youth hostel came to nothing and no other alternative uses for the building have been put forward. Whilst the Council agrees with the views of residents that it would be preferable to at least retain the frontage of the building the developer has stated that this would not be commercially viable and would not suit the needs of the proposed user. It also has to be taken into account that the existing building has no legal protection and could be demolished without consent.
- 7.2 The proposed building is of modern design and will consist of large glazed areas with metal cladding panels, the drawings show the two bear statues being resited above the proposed entrance to the building. Although the design will be a complete contrast to the existing building it is next to the resource centre which is a recent building and will be a distinctive building in its own right at this entrance to the town.

- 7.3 The applicant has looked at other available sites within the town centre and edge of centre areas and has found no other sites that are suitable for the proposed user. The required Sequential Test has been carried out and has come to the conclusion that the proposed development would not result in significant harm being caused to the town centre. If approved a condition should be imposed restricting the type of goods to be sold in order to prevent future uses that could cause harm to the town centre.
- 7.4 Access and parking issues have been considered by Highways and the Highways Officer has come to the conclusion that it is not possible to sustain a Highway objection to the proposal subject to conditions.

8. RECOMMENDATION :-

- 8.1 Approve – the proposal complies with Policies TCM9 and EMP10 of the Great Yarmouth Borough-Wide Local Plan and is in line with the requirements of the NPPF and emerging policy CS7.
- 8.2 Approval should be subject to a condition restricting the type of goods to be sold, Highways conditions, hours of use, working hours and method of piling (if required) as well as standard application conditions.

06/13/0538/F

ACK 18/11/13

S



T J Allcock,
40 Coronation Road,
Cobholm,
Great Yarmouth,
Norfolk.
NR31 0BW.

6th November 2013.

To: The Planning Dept,
Great Yarmouth Borough Council,
Town Hall,
Hall Plain,
Great Yarmouth,
Norfolk.
NR30 2QF.

Dear Sirs,

We, the Cobholm Residents Association, wish to register an objection to the proposed development on the site of the Two Bears Hotel. Having looked at the plans, we believe that this development will bring extra traffic into the area close to a busy junction, leading to congestion and possibly to accidents. There are a number of businesses on the opposite side of Mill Road which already frequently have vehicles parked beside the road. There is also a series of light-controlled pedestrian crossings at the junction. The term "bulky goods" used in the application suggests heavy delivery vehicles arriving and leaving, adding to the problem.

We are concerned at this vague description of the proposed use. Several businesses have opened in this area, and then closed. In particular, we have seen Bennetts, Comet, Economy Carpets and Dreams (bedding) closed in this area in recent years.

Close to the proposed parking area is the children's playground at the Cobholm and Lichfield Health and Resource Centre. If this proposal goes ahead, the children playing there will be exposed to excessive exhaust fumes from vehicles using the car park.

In view of these factors, we urge you to refuse permission for this development.

Yours faithfully,
On behalf of the Cobholm Residents Association,

A black rectangular redaction mark covering the signature of T J Allcock.

T J Allcock

Application Reference 06/13/0538/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lorna Arundell

Address 82 Busseys Lake

Bradwell

Post Code

Telephone

Email Address lornaarundell@hotmail.com

For or Against NOS Subject to Condition

Speak at Committee

The facade of the Two Bears Hotel has been found worthy of an entry on the Recording Archive for Public Sculpture for Norfolk and Suffolk at <http://www.racns.co.uk/> It would be a shame if it's status were to change from extant to lost.

Could it not be incorporated into any design that is proposed for this site?

Date Entered 04-11-2013

Internet Reference OWPC114

Application Reference 16/13/0538/F

Attachments

ACK 7/11/13

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lorna Arundell

Address 32 Busseys Loke Bradwell

Post Code

Telephone

Email Address lornaarundell@hotmail.com

For or Against OBJ Object

Speak at Committee

I should have added to my previous comment that the entry for the Two Bears Hotel Hotel on the Recording Archive for Public Sculpture in Norfolk & Suffolk forms part of a nationwide recording by the Public Monuments and Sculpture Association at <http://www.pmsa.org.uk/> so please save the fa ade.

Lorna Arundell

Date Entered 04-11-2013

Internet Reference 0WPC115

ACK 6/11/13

S

Mr Peter Charles Lee
133 Mill Road
Great Yarmouth
NR31 0HS

31 October 2013

Great Yarmouth Borough Council
Planning Services Department
Development Control
Town Hall
Hall Plain
Great Yarmouth NR30 2QF



Dear Sirs,

Re: Planning Application: 06/13/0538/F
Pasteur Road, Two Bears Hotel, Great Yarmouth, NR31 0HU

Thank you for your letter of 14 October regarding the above.

I would wish to lodge an objection to this application for the following reasons.

I see from looking at the plans that there is no details of where the lorries would come out of the premises. This I think would probably mean that the lorries would come out on to Mill Road to gain access to either Norwich or Lowestoft which would cause bad congestion in the Mill Road/Pasteur Road area. It is already a very busy road and there are many children that use this road to either go to school or nursery and I fear that there could be an accident waiting to happen..

Another reason is that the road has a 30 minute parking restriction so this is in use almost daily and this is opposite the exit from the Two Bears., so again this would cause even greater congestion than is currently experienced.

I also think that having an industrial unit built on this site would be detrimental to house prices within this area which already has the lowest prices in the Yarmouth area.

Within the area there are many empty units which would be more suited for this type of business, i.e. Bennetts old building and Dreams building which both have their own parking area and have access to Pasteur Road and South Town.

Also I believe that the Two Bears Hotel is an iconic building within this area and feel that it could be put to a far better use than just destroying the building.

Because of the Government cuts in social housing I feel that this building could be turned into one bedroomed units to help alleviate the downsizing that people are now currently facing..

Yours faithfully

A black rectangular redaction box covering the signature of Peter Charles Lee.

Peter Charles Lee

Application Reference 06/13/0533/F

Attachments

ACK 6/11/13 S

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mark Hayter

Address The Hollies

Sharmans Loke

Belton

Post Code NR31 9NH

Telephone

Email Address mcw.hayter@btinternet.com

For or Against OBJ Object

Speak at Committee

Better to use existing unused business locations.

Traffic on this junction is already busy.

Would be a great shame if the building facade were to be removed when it has been the entrance to Great Yarmouth for so many years.

Maybe just stick up another 6 storey block of apartments to make a twin towers eye-sore.

Date Entered 04-11-2013

Internet Reference IOWPC116

ACK 7/11/13

S

7 Glenview Terrace
NR 31 0DS

3 - 11 - 13

APP NO 06/13/0538/F

Two Bears Hotel

Dear Sir

I should like to support the suggestion that at least the facade of the Two Bears should be preserved in any new development.

Also I would like to point out that there are two large shops within 100 yards of the hotel site that have stood empty for at least 2 years, the former Bennetts

next to Matalan &
Dreems in the TOPS
tiles shed.

Further more shouldn't
retail development be
on the empty land
around Tesco's rather
than in residential
areas.

yours sincerely

Application Reference 06/13/0538/F

Attachments

ACK 4/11/13

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs P Long

Address 83 Middlegate

Great Yarmouth

Norfolk

Post Code NR30 2RS

Telephone

Email Address plong1@sky.com

For or Against OBJ Object

Speak at Committee

It might be that the Two Bears has outlived it's usefulness as an Hotel but I don't think it should be demolished to make way for a retail unit when there is an empty one across the road (Bennett's) which hasn't had any company snap it up to set up shop there. Building another retail unit that will lie empty is stupid, so would splitting it into two once built, which was a suggestion, especially when the retail park is really at Garton Hall which would see more footfall because of the companies already down there. There's more than enough shops that need to be filled up in and out of town already.

It's a pity someone like the Heritage Society can't take it over, renovate it and perhaps turn it into a museum for the railway history in the area or for that matter, a museum dedicated to Great Yarmouth and the surrounding area's of historical interest, I'm sure people would pay to visit it. Parking could be a problem though, mind you, whatever gets built there, parking will be a problem.

Date Entered 03-11-2013

Internet Reference 0WPC113

Application Reference 06/13/0538/F Attachments

Ack 4/11/13 S
Copy to existing Consultee? ☐Invalid Consultee Comment? ☐

Name kevin day

Address 95 lowercliff

Post Code NR31 5AZ

Telephone

Email Address kevin.44day@ntlworld.com

For or Against NOS Subject to Condition

Speak at Committee

whilst I agree some think needs to be done with this site it must be remembered that this has a significant link to the past railway history of the area most of which has already been lost and ANY PROJECT should retain the front face of the building. previous judgement(selling the car park) have servilely limited the opportunity for the site the ajisaent corner occupied by pizza hut has retained the railway history whilst changing the use and there for sets a president for future design

Date Entered 03-11-2013

Internet Reference 0WPC112

HCK 4/11/13
R C Lamb
Cuckoos Nest, Sandy Lane, Belton
Gt Yarmouth Norfolk NR31 9LT
Tel: (01493) 781371 Mobile: 07775 874283

31st October 2013

Mr D Minns (Group Manager)
Planning Department
Town Hall, Hall Plain
Great Yarmouth
Norfolk NR30 2QF

Dear Mr Minns

Application 06/13/0538F – Two Bears Hotel

I refer to the letter received from your department, which was sent to my property at 135/136 Mill Road, regarding the above application for planning permission.

I viewed the proposed drawings which I obtained from your Mrs E Helsdon as per your letter, and I have no reason to not approve of same.

I would however, respectfully suggest that rotary piling is employed if deemed to be necessary. This suggestion is made as a result of percussion piling during the erection of housing on the then Two Bears car park, resulting in the damaging of the gable end of my shop at 136 Mill Road, Great Yarmouth.

The whole area not too long back was marshland, with the exception of a spit of sand which ran from Burgh Castle to the present Haven Bridge, hence the railway surveyors using the same, and the building of Haven Bridge where it is.

Yours sincerely


R C Lamb
Proprietor



ACK 4/11/13

22 Mill Road
Cobholm
Great Yarmouth
NR310AX

31/10/13

Dean Minns
Planning Services Department
Great Yarmouth Borough Council



Dear Sir/Madam.

Re: Planning Application 06/13/0538/F

With reference to the above proposed application to replace the Two Bears Hotel with a bulky goods unit, the below-named residents wish you to note their concerns regarding access to this site for heavy goods and other delivery vehicles.

Residents viewed the plans submitted as part of the application and could not discern any specific access point for such vehicles, which suggested to them that Mill Road is the intended access point. We feel this matter needs to be clarified.

If it is the case that heavy goods and other delivery vehicles will use Mill Road for access then residents living in the vicinity feel they must raise concerns that Mill Road is wholly inadequate for such purposes, since:

- 1) The access point is too close to a busy junction (Mill Road/Southtown Road/Pasteur Road), raising traffic safety concerns,
- 2) The access point would necessarily cross a busy pedestrian footway that is particularly well-used by children, again raising safety concerns,

Please respond as a matter of urgency.

Yours sincerely,

[Redacted signature]

Christina Stewart

Also the below named:

Name

Address

PETER LEE 133 MILL RD.
PETER LEE

MRS M PLAIN 8 QUEENS PLACE
MR N THOMPSON 13 QUEEN PLACE

MR E. MARTINAVICIUS 12 HERITAGE MEWS
MRS G. LEE 2 HERITAGE MEWS

Name

Address

A. Wright 10 Heritage Meadows Mill Road.

C. Plummer 9 Heritage Meadows Mill Road.
A.R. DORRANT 11 MILL RD COBHAM - GUY.

J. Collins 13. MILL RD.

Richard Piches 17 MILL ROAD.

H. Cook 19, MILL ROAD.

G. Lawson 131a Mill Road.

A. Wright 132 Mill Road.

Therese 40 Beavens CRT.

Mrs Samba 41 Beaven CRT

J. Cusack 22 Beavens CRT.

K. Cooke (K. COOKE) 4 QUEENS PLACE, MILL ROAD.

REF PLANNING APPLICATION
06/13/0538/F



ACK 4/11/13

1- High mill Road
Cobholm
Gt Yarmouth
Norfolk
NR31 0DJ

Planning Application.

Application 06/13/0538/f

28/10/2013

Dear Sir/Madam,

after looking at the proposal for the two bears Hotel Great Yarmouth there are a few concerns. As I am the owner of 1- Highmill Rd on the plans a car park is planned along the length of my house my concern is cars parking too close to my property may result in damage may be a barrier of some sort to keep cars away from the property.

Another concern is if it was turned in to a unit (bulky goods) etc. The delivery times throughout the day, will there be a shut off time in which they can not deliver goods due to noise, forklifts etc. as the public living so close and children asleep.

Yours faithfully

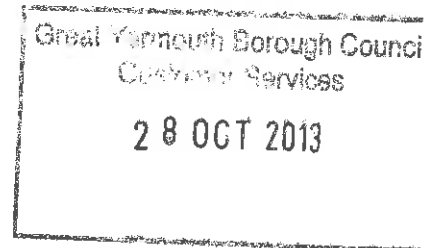
11/10/13
Bridget Heriz, Sculptor
145 Southtown Road, Great Yarmouth, Norfolk NR31 0LA

01493 602698
mobile: 07818557393

Email: b.herizsmith@btinternet.com
www.bridgetheriz.co.uk

24th October 2013

Planning Services Department,
Development Control,
Town Hall,
Hall Plain,
Great Yarmouth, NR30 2QF.



For the attention of Dean Minns, Group Manager

Dear Mr. Minns,

Reference Planning Application 06/13/0538/F
Two Bears Hotel, Pasteur Rd, Great Yarmouth, NR31 0HU.

Thank you for your letter dated 14th October, informing me of the proposal to demolish the existing Two Bears Hotel and replace it with an A1 (bulky goods) unit.

I understand that the building as a whole has been standing empty and falling into disrepair for some considerable time with no new owner coming forward, possibly because there is not a good economic use for a building that does not meet contemporary standards. It is sad to see the façade in a deteriorating state at this significant gateway into Yarmouth.

However, I am extremely disappointed at the proposed development which brings the anonymous industrial aspect along Pasteur Rd. right up to the entrance to Cobholm. It can only further any negative impression one might receive on entering the town from either Southtown or Pasteur Rd.

Though business investment is essential to the economic welfare of Great Yarmouth, I feel the rich cultural heritage of the town is an essential asset for attracting future investment across a wider spectrum than we currently enjoy. Preserving some of the built environment that refers to the prestige of past times, with its fine local architecture, is therefore surely a wise policy towards future economic regeneration.

With this in mind, I believe it would be disastrous to lose the façade of the Two Bears Hotel, which has grandeur and visual character. Sited, as it is, opposite what was the Station Hotel, the vista has many associations with the historic infrastructure that existed at that location, the loss of which would be especially detrimental to the identity of Cobholm now and to future generations.

I therefore feel very strongly that every effort should be made to safeguard the frontage of the Two Bears, whilst I would have no objection to a new build being constructed behind, as is frequently done in London and other places where an historic street façade is very well understood as a commercial and cultural asset.

Yours sincerely,

A black rectangular redaction mark covering the signature of Bridget Heriz.

Bridget Heriz

Application Reference 06/13/0538/F Attachments

ACK 28/10/13

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Paul Davies

Address 67 North Denes Road

Gt Yarmouth

Gt Yarmouth

Post Code NR30 4LU

Telephone 01493 843647

Email Address paulpearce@yarmouth8143.freemove.co.

For or Against OBJ Object

Speak at Committee ☐

The Two Bears lies in a prominent position by Haven Bridge and at the entrance to Cobholm and stands at the head of Southtown Road. While appreciating the difficulties in finding a use for the property, I feel that the decorative facade ought to be retained, as once renovated it will enhance the area, which has now become blighted by warehouse type modern buildings.

I have no objection to a modern development behind the facade.

Paul Davies

CHAIRMAN GT YARMOUTH ARCHAEOLOGICAL SOCIETY

Date Entered 25-10-2013

Internet Reference 10WPC107

ACK 25/10/13

S

Queens Place, Mill Road, Great Yarmouth, Norfolk, NR31 0HT



Dear Sir/Madam

Application Number 06/13/0538/F.

We are contacting you regarding the above planning application. We strongly oppose this application for the following reasons.

The Two Bears is a unique, landmark historic building, demolishing the building will have a long term negative impact on the community, and an irreversible effect on the landscape. Communities are richer for having a tangible presence of past eras and this building should be conserved due its own irreplaceable value, it is an emblem of Great Yarmouth's cultural heritage. Once renovated the building will enhance the quality of the local environment and the community will benefit from the increased property prices.

There are already three empty commercial units in the vicinity of the Two Bears which have been empty for some time all have traded as bulky goods premises, Bennetts, Dreams and Comet. Moreover within the town there is the Co-op department store, again set up for bulky goods, all would serve this particular companies purpose. Furthermore these units have been empty for some time, what happens if this company decided to leave Great Yarmouth, the residents will be left with a yet another empty displeasing eyesore, instead of the aesthetic albeit dilapidated Two Bears Hotel. When the YMCA proposed making changes to the facade they were not allowed to, so why now can this company demolish the whole of the building to make way for a commercial metal clad structure which will be totally out of character for the area. It will essentially turn Cobholm from a residential area to a commercial/industrial area.


The proposed development will bring an increase of heavy goods vehicles along Pastuer Road, this road is already congested and at time the flow of traffic is impeded by Haven Bridge. Mill road is a residential road and the increase in heavy goods vehicles will have a detrimental effect on families, house prices and the landscape. With heavy goods vehicles there will be an increase in noise and pollution. At the present time Pizza huts delivery lorries implead the flow of traffic along Mill Road, my house vibrates when heavy goods vehicles use Mill road.

There is already parking issues in Cobholm, although there is parking at the new proposed site there will be over spill into the surrounding community, many residents have already

experience problems parking due workers who park their cars in the area and walk to their work places in town.

The structure that is been proposed for the site is not aesthetically pleasing and will be do little to enhance either the landscape or the lives of the community. We do not want a metal clad/roofed industrial building, instead of the distinctive building that stands on the site. The present building has historic links to Cobholm the building is the gateway to Cobholm and Great Yarmouth, we have already lost the Victorian railway station we should not lose another beautiful building albeit in need of extensive repair, renovating this building would provide a strong model of what can be done with historic buildings and revitalise the area. There is already a building on this site, it makes sense to preserve it and bring it back into use. There is no evidence that the present structure is in such a bad state of decay that demolition is the only avenue.

The Two Bears Hotel has had a succession of owners who have allowed the building to stand empty and erode. There is a high demand for affordable, quality homes in Great Yarmouth; the Two Bears could be renovated to provide accommodation. Many of Great Yarmouth's old buildings have been given a new lease of life and provide both accommodation and businesses premises. These buildings have enhanced the quality of the local environment.



Ack 25/10/13

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Newlyn House, 9 Mill Road, Great Yarmouth, Norfolk, NR31 0HS



Dear Sir/Madam

Application Number 06/13/0538/F.

It has been brought to my attention that a planning application for the demolition of The Two Bears Hotel has been submitted to the planning department. After examining the submitted plans I strongly oppose the application for the following reasons.

The Two Bears is a landmark building, demolishing it will have a negative impact on the community, and a permanent effect on the landscape.

There are three empty commercial units in the district which have been empty for some time all have traded as bulky goods premises, Bennetts, Dreams and Comet. Moreover there is the Co-op department store in the town. I am concerned that if the company decided to leave the town we shall be left with a displeasing eyesore. I believe that when it was proposed by the YMCA that the facade should be changed they were not allowed to do so. I now have to ask the question why can this company demolish the whole of the building to make way for what is little more than a metal monstrosity devoid of any aesthetic character.

Pasteur Road is already congested and at times the flow of traffic is impeded by Haven Bridge. Mill Road is a residential road and the increase in heavy goods vehicles will have a detrimental effect on residences, house prices and the landscape. There will be an increase in noise and pollution. There is a speed limit of 20 mph along Mill Road it has been my experience that heavy goods vehicles pay little heed to this limit.

Although there is parking at the new proposed site there will be over spill into the surrounding area, many residents have already experienced problems parking due to workers/shoppers parking and walking into town.

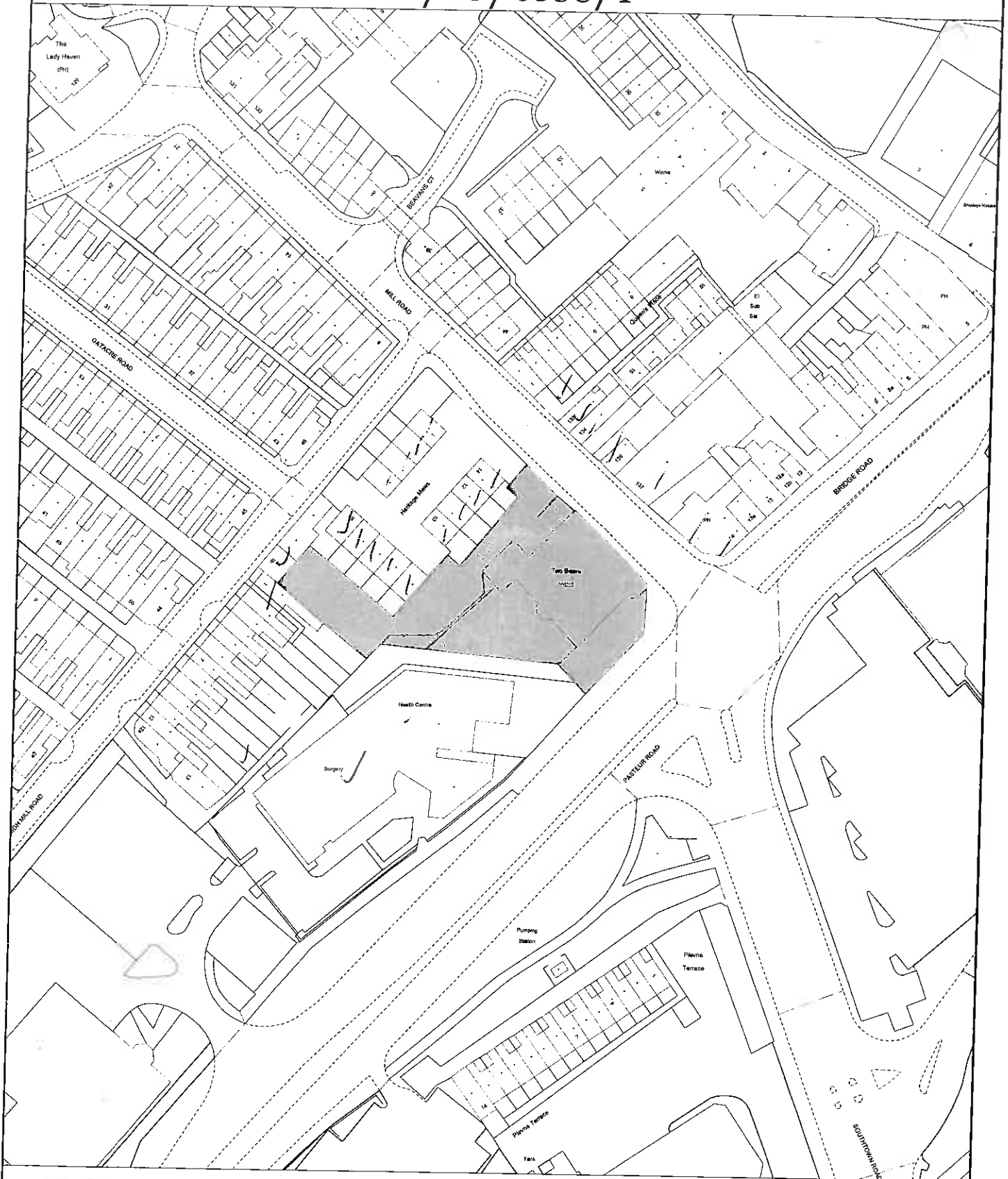
The structure that is being proposed for the site is far from pleasing and will do little to enhance the landscape. I do not want a metal clad/roofed industrial building, instead of the distinctive building that stands on the site. Since there is already a building on this site, it makes sense to preserve it and bring it back into use.

The Two Bears Hotel has had a succession of owners all have allowed the building to fall into disrepair and decay. Great Yarmouth Council has done nothing to make sure the building is renovated and brought back into use. The image of Cobholm is one of deprivation and this

new proposed building will do little to change the image. Cobholm will in effect become little more residential wasteland.

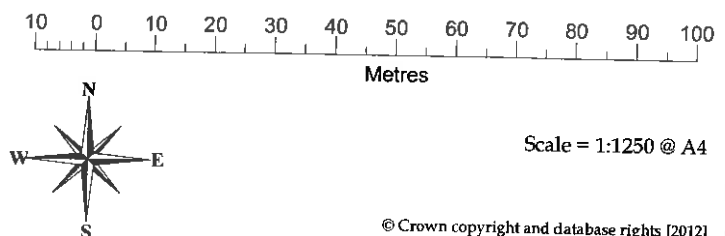
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SITE NOTICE
06/13/0538/F



GREAT YARMOUTH
BOROUGH COUNCIL

Property Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4

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