

MEETING	Llŷn AONB Joint Advisory Committee
DATE	November 20 th 2018
TITLE	Tourism development at Pistyll
PURPOSE	Inform members
AUTHOR	Llŷn AONB Officer
ACTION	None

1.0 INTRODUCTION

- 1.1 This report has been included on the Joint Advisory Committee's agenda on the Chairperson's request. It concerns a recent tourism development in the Pistyll area which is within the Area of Outstanding Natural Beauty.

2.0 THE BACKGROUND

- 2.1 Plas Pistyll was a hotel built in the 19C by the Goddard family. After a fairly prosperous period the hotel fell on hard times and closed in the 1980s and was put up for sale. The ownership then changed numerous times. The condition of the Plas deteriorated over time and it became an eyesore in a prominent location within the AONB. Gwynedd Council put pressure on the owners on numerous occasions to take measures regarding the building's condition.
- 2.2 Pistyll Farm used to be a traditional farm and had developed a static caravan site as a means of creating additional income. There were 29 static caravans on the site until relatively recently.

3.0 SUSTAINABLE LEISURE LTD

- 3.1 Around 2005/6 Pistyll Farm was bought by a company named Sustainable Leisure Ltd. Soon after Plas Pistyll was also bought by the same company. The company submitted 3 planning applications relating to Plas Pistyll and Pistyll Farm:
- *C07D/0309/43/LL – Conversion and extension of outbuildings into 8 self catering holiday units and one staff unit (permitted with a conditions including a condition to restrict occupancy but this was later removed through appeal).*
 - *C07D/0635/43/LL – Leisure Building to house swimming pool, replacement of 29 static caravans for twin unit timber chalets and revised site layout (permitted with conditions).*
 - *C08D/0422/43/LL – Conversion of former Plas Pistyll hotel to 14 apartments for holiday use (permitted with conditions).*
- 3.2 Sustainable Leisure Ltd went bankrupt in 2009 before completing the above developments.

4.0 NATURAL RETREATS

4.1 Natural Retreats came to be the owner of Plas Pistyll and Pistyll Farm following the demise of Sustainable Leisure Ltd. Since then this company, and associated companies/ agents, has submitted a series of planning applications relating to both sites. Information regarding the main applications have been noted below:

- *C11/0661/43/LL – Demolish Plas Pistyll and erect 20 self catering holiday units and the erection of 16 self catering holiday units in lieu of the existing caravan site (permitted with conditions).*
- *C13/0322/43/LL – Delete a condition which restricts any person/ family from residing in the unit for more than 3 months (permitted but a holiday use condition attached).*
- *C13/1021/43/LL – Construct a reception building to include office/ store (permitted with conditions).*
- *C16/0976/43/LL – Vary conditions 2 and 7 on permission C11/0661/43/LL in order to amend the development design and reduce the number of holiday units to 19 together with deletion of conditions 8,9 and 10 (permitted with conditions).*
- *C16/1595/43/LL – Vary condition in order to use staff accommodation as a holiday unit (permitted with conditions).*
- *C17/0416/43/LL – Alterations to holiday unit to include installation of 3 conservation roof lights, new gable window and internal alterations (permitted with conditions).*
- *C17/1010/43/LL – Vary conditions on permission C11/0661/43/LL - Condition 2 in order to build the holiday units to revised plans and Condition 21 to vary the materials proposed for the unit's external walls (permitted with conditions).*
- *C18/0678/43/HY – Install 2 temporary signs (refused).*

4.2 Details of the applications, including comments made by the AONB Unit, can be seen on Gwynedd Council's **Track and Trace Planning service**. Also, comments made by other organisations on the applications can also be seen.

5.0 RECOMENDATION

5.1 To accept the information.