

PLANNING COMMITTEE	DATE: 01/02/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 2

Application Number: C18/0698/35/LL

Date Registered: 22/11/2019

Application Type: Full

Community: Cricieth

Ward: Cricieth

Proposal: Application to extend a nursing home building and car park together with confirming the location of the existing biomass unit.

Location: Pines Care Home, The Pines Ffordd Penpaled, Cricieth, Gwynedd, LL52 0DE

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to extend an existing nursing home building and the car park together with confirming the location of the existing biomass unit.
- 1.2 The site is located in a central location in the town of Cricieth. The site is located within the development boundary on a piece of land with a level that descends from the adjacent road towards the coast. The existing building is on a site that has already been significantly extended and is currently used as a nursing home. There is a small car park to the side of the site and the site side faces the rear of Ffordd Penpaled terrace. A path runs between the site and the back of this terrace. The front of the site faces Wellington Terrace. The site includes a piece of green land situated to the side of the existing car park.
- 1.3 The site is located within the Cricieth Conservation Area and is within 500m to the Ancient Monument of Cricieth Castle.
- 1.4 The proposal before you is to extend the existing nursing home building. The proposed main extension measures a maximum of 28m by 16m and 7.9m high to the ridge and 5m high to the eaves. The extension is to be located on part of the site that is lower than the main road on the front section of the building. This extension would provide 11 rooms together with linked staff/nurse rooms on the ground floor as well as 9 additional rooms (20 in total) on the first floor together with a reception and other associated rooms.
- 1.5 The proposal also provides a single-storey building to be used as a living room at the rear of the site. It is proposed to link this building to the main building with a glazed corridor either side. This building measures 14.5m by 6m and 2m high to the eaves and 3.5m high to the ridge.
- 1.6 It is intended to finish the extensions to be in keeping with the cladded sections as well as a slate roof.
- 1.7 It is also proposed to extend the existing car park to a section of green land situated directly next door to the site so that it provides 14 parking spaces along with a disabled parking space. It is proposed to retain the remainder of the green land for wildlife.
- 1.8 The application also includes the existing biomass boiler that is on the site.
- 1.9 The following documents have been included as part of the application:
- Air-conditioning details 16.01.2020
 - Travel plan including bus and train timetables and car park plan 22.11.2019
 - Bat and Reptiles Survey 22.11.2019
 - Ecological report and survey and habit management 22.11.2019
 - Biomass boiler details 18.06.2019
 - Design and Access Statement.
 - Welsh Language Statement and Staff Information

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

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2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PS1: The Welsh Language and Culture

ISA 4: Safeguarding existing open spaces

PS4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

TAI 11: Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for Older People

PS19: Conserving and where appropriate enhancing the natural environment

PS20: Protecting and where appropriate enhancing heritage assets

AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities

2.4 **National Policies:**

Planning Policy Wales (Edition 10) 2018

Technical Advice Note (TAN) 12: Design (2009)

Technical Advice Note (TAN) 16: Sports, Leisure and Open Spaces (2009)

Technical Advice Note (TAN) 24: The Historic Environment (2017)

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3. Relevant Planning History:

C07D/0128/35/LL - CONSTRUCTION OF THREE-STOREY EXTENSIONS TO INCREASE THE NUMBER OF BEDROOMS FROM 19 TO 63 TOGETHER WITH CREATING A NEW CAR PARK - REFUSED - 04.06.2007

C07D/0489/35/LL - CONSTRUCTION OF THREE-STOREY EXTENSIONS TO INCREASE THE NUMBER OF BEDROOMS FROM 19 TO 41 TOGETHER WITH A NEW CAR PARK - REFUSED - 23.10.2007

C08D/0356/35/LL - CONSTRUCTION OF TWO-STOREY REAR EXTENSION AND A THREE-STOREY SIDE EXTENSION WITH THE LOWER FLOOR BELOW THE GROUND LEVEL TO INCREASE THE NUMBER OF BEDS FROM 19 TO 34 TOGETHER WITH CREATING A NEW CAR PARK – APPROVED - 22.01.2009

C10D/0031/35/LL - VARIATION OF CONDITION 2 ON PLANNING PERMISSION C08D/0356/35/LL (DEVELOPMENT TO BE COMPLETED IN ACCORDANCE WITH REVISED PLANS) TO INSTALL WINDOWS TO AN OPEN PORCH AND ERECT AN EXTENSION TO THE ENTRANCE - APPROVED - 26.03.2010

C11/0141/35/LL - VARIATION OF CONDITION 14 ATTACHED TO PLANNING PERMISSION C08D/0356/35/LL TO INCREASE THE NUMBER OF RESIDENTS FROM 34 TO 38 - APPROVED - 30.03.2011

4. Consultations:

Community/Town Council: Response 30.12.2019

Object to the application as it is an over development of the site and the facilities of the Local Health Centre will not be able to cope. The Council had already objected the application in October 2018 and it was noted at the time that there was strong opposition to this application locally and a letter had been received from the Chair and the Clerk and also a number of persons were present at that meeting to express their objection.

Transportation Unit: Response 07.08.2019

The CSS Wales parking standards recommend the following for residential homes or nursing homes for zones 2 – 6 (town centre down to rural areas):

For staff: 1 space per residential staff and 1 space per 3 non-residential staff

For visitors: 1 space per 4 beds

Sufficient operational space must also be provided close to the

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building to enable ambulance access and egress.

On the assumption that the home operates on a one resident per bedroom ratio the above equates to $55\text{beds}/4 = 14$ spaces for visitors

The staffing levels are unknown however from previous applications I believe the owners provide accommodation in town for the nursing staff (at Min y Gaer) and previously at a location in Porthmadog) and transport them to work by minibus. The site is also well located near to the town centre and accessible by various means of travel, if staff were to be expected to find their own way to work. I assume some staff such as managers and owners will choose to drive, but again the exact staffing structure is unknown.

The proposal as presented with 16 spaces would therefore be acceptable to the transportation unit. It allows for the 14 spaces as required above for visitors and two additional spaces which would suffice as parking for up to 6 non-resident staff.

Response 25.09.2019

Have received the attached additional information from the Pines agent.

Briefly, the excel sheet shows that the majority of staff arrive at the workplace on a bus or on foot with only approximately 8-10 at the most travelling in a vehicle. I have no information to argue otherwise, therefore I confirm that the parking provision as shown on the latest plans are acceptable.

Response 17.12.2019

I refer to the above consultation and specifically to the additional information. I confirm that I have no objection to the proposal as I assume that the revised parking scheme as well as the travel plan are a response to any concerns regarding the parking and travel arrangements to the site.

Natural Resources Wales:

Response 18.12.2019

Continue to have no objection

Welsh Water:

Response 02.01.2019

Having reviewed the additional details/ amended plans, we would refer back to our previous comments, dated 21/09/2018 made under ref: PLA0037365.

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Response 21.09.2018

General conditions

Public Protection Unit:

Response 04.01.2019

We wish to inform you please that the applicant is required to provide the following information:

- Full details of the biomass unit to be installed including the manufacturer, model, thermal size and all the technical information.
- Details regarding the maximum PM10, PM2.5 and NO2 emissions.
- Diameter and height of the stack that will serve the biomass unit above the ground.
- The size and measurements of the structure the stack will be placed onto.
- Size, measurements and distances of any building within 5 times the height of the stack above the ground.

Response 18.06.2019

Thank you for providing this information. I can confirm that the ETA Hack 200 Wood Pellet Boiler is on the list, "The Smoke Control Areas (Exempted Classes of Fireplace)(Wales) Order 2019". The fireplace must be installed, maintained and operated in accordance with the following specifications: Instruction manual reference "HACK20-200_Bedienun 2011-06_EN" dated June 2011.

The Public Protection Service have no further comment on application C18/0698/35/LL.

Response 20.01.2020

The Public Protection Service has received complaints during summer 2019 regarding noise from patients who live at the home. In considering the extension, it is possible that this may cause more noise as more patients will be able to stay in the building. Although the Service has not fully investigated the allegations of noise nuisance, we believe that the noise may derive from the site because the windows are left open. Therefore, we suggested to the applicant to consider installing sufficient noise insulation in the new extension. This may include the installation of ventilation units so that windows are not opened in the evening, windows will be insulated or other

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measures will be taken to ensure that noise does not cause problems.

The agent has informed the Authority that cooling units will be installed in the rooms. The applicant will have to ensure that the units are sufficient in terms of ventilation so that it will not be necessary to open windows. The applicant should show the Authority what noise insulation measures will be linked to this development to ensure that noise does not affect nearby residents.

If ventilation units are to be installed outside the building with this development now or in the future, the applicant will have to provide unit details to the authority, of any plant, machinery or equipment used in connection with the development hereby approved and shall be such that any associated noise complies with Noise Rating Curve 25, between the hours of 2300 and 0700 and Noise Rating Curve 35 at all other times; when measured within any nearby residential dwelling. Prior to the installation of any machinery outside full details will have to be provided that prove that the unit complies with the above.

Biodiversity Unit

Response 16.07.2019

The applicant has provided an ecological report produced by Greenman Ecology dated 4 July 2019. I can confirm that the survey and the report have been produced to a good standard.

The survey found that the site comprised the following habitats: brambles, bare area and a structure. The survey found that reptiles were present (slow worms and grass snakes).

Reptiles are protected under the Wildlife and Countryside Act 1981; and are listed under section 7 of the Environment (Wales) Act 2016 as an important species in terms of biodiversity.

The report assesses that the brambles proved a valuable habitat to wildlife (reptiles, birds, butterflies, pollinators). This site provides a stepping stone for species that move through the landscape and its loss would lead to less of a link for wildlife and a loss of reptile habitat. Therefore, I recommend that this proposal should be amended to reduce the loss of habitat, and I suggest that half of the bramble area should be kept within the development site.

In addition to the amended plan, the applicant should also provide a report outlining the measures to avoid harm to reptiles (such as fencing to exclude reptiles, catch and re-locate, timing of the clearance of vegetation and the presence of an ecologist).

The land would have to be managed for reptiles in the long-term, therefore the applicant should submit a reptile habitat management plan for the next 5 to 10 years.

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Response 08.10.2019

Thank you for advising me of the amended plan.

As the site is important for reptiles, the applicant will have to provide evidence, such as a mitigation strategy, to prove that the development will not affect the reptile population. In addition, the applicant will have to provide a plan to manage the site for reptiles and wildlife in the long term.

Therefore, without further information I cannot assess the plan.

Response 16.03.2020

The applicant has provided a Habitat Management Plan (section 10 of the Phase One, preliminary bat, and reptile survey report updated 22 November 2019). I can confirm that I am satisfied with the management of the habitat for reptiles within this plan.

I recommend the following planning conditions:

- A mitigation measures within the Greenman Ecological report, updated 22 November 2019, must be followed and evidence provided to the LPA.
- All reptile habitat management measures within the Greenman Ecological report, updated 22 November 2019, must be implemented to the satisfaction of the LPA and written evidence provided to demonstrate this.

Gwynedd Archaeological
Planning Service

Response 06.01.2020

Regarding planning application C18/0698/35/LL (The Pines, Cricieth) – GAPS has previously responded to this application (our ref. 1008je01/D3300) in October of 2018. The same recommendation still stands with respect to this more recent submission.

Response 08.10.2018

I have checked the details of the above application against the regional Historic Environment Record (HER) and found that the proposals may have archeological implications.

Appropriate archaeological mitigation should be undertaken in accordance with a standard condition.

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Social Services

Response 10.10.2018

Thank you for forwarding the application to us. There is a scarcity of homes in Gwynedd who can offer nursing care, and specifically dementia nursing care. As commissioners, we are glad to see a Home that offers this type of care looking to develop and increase future capacity.

Health Board

Not received

Waste Unit

Not received

CADW:

Response 17.01.2019

The application area is located some 150m northeast of scheduled monument CN173 Cricieth Castle, Outer Bank Defences and 160m north of scheduled monument CN015 Cricieth Castle: However intervening buildings block or extensively screen the proposed development in views from the scheduled monuments. Consequently in our opinion that the proposed development will not have any impact on the settings of scheduled monuments CN015 and CN173.

Language Unit

The identified risk/impact on the language:

Positive

An opportunity to care for vulnerable individuals within their local communities, and closer to family and friends. A home where there is a great deal of Welsh to be heard due to the number of staff who can speak Welsh.

The extension is also an opportunity to offer a good number of new jobs.

Language Unit's brief opinion:

Agree with the opinion and additional information provided as a result of the questions regarding the current staff language skills and the number of new jobs that will be created.

Reference is made to the More than Just Words Framework in the statement, and to the intention to offer Welsh language lessons to new staff who wish to participate. It states 'that every member of staff will be encouraged to learn Welsh'. Recognising that the care field is one that faces huge recruitment difficulties, and this is a

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barrier to satisfy the requirements of the More than Just Words Framework, the information provided by the applicant indicates that 64% of their current staff can speak Welsh. If this level can be maintained, and if it can be ensured that the majority of staff are Welsh speakers when recruiting new staff, then there will be no significant impact on the company's ability to provide care through the medium of Welsh.

Jobs - the extension represents an estimated 20 new jobs, and 5 of these are Registered Nursing of Dementia Care Specialist jobs, and therefore offer new employment opportunities in the area.

Public Consultation:

A notice was posted on site and in the local paper and nearby residents were informed and the advertising period has elapsed. A number of letters / correspondences of objection were received on the following planning grounds:

- Work on trees carried out under C18/0069/35/CT without any ecology report or impact assessment on the Conservation Area or that the proposal was part of a larger development.
- Impact on Biodiversity
- Litter
- Current parking
- Pollution and the biomass boiler
- The biomass boiler does not have planning permission
- Noise nuisance
- Impact on the Welsh language.
- Location, size and design of the extension
- Over-development
- Needed to increase the number of rooms
- Anti-social impact
- Impact on green area
- Loss of view
- Loss of light
- Planning history - development on the green section refused in the past
- Impact on the Conservation Area
- Visual impact
- Lack of landscaping
- The site does not employ local workers

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 A section of the site is part of a historical open space located in the town centre opposite Tanygrisiau Terrace. This open space has a long planning history; several planning applications and appeals pertaining to this site have been refused in the past. The site that is the subject of the

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application lies to the side of a site that related to previous applications, and the proposed extension will be located on a site below.

- 5.2 It is noted that the inspectors' decisions referred consistently to the status of this open space within the village and Conservation Area; furthermore, the developments proposed at the time involved the erection of 5 houses (two and three-storey) in the area nearest to Tanygrisiau Terrace. This report considers the matters raised in the previous appeals, and assesses the proposal on its own merits, against the current policies of the Local Development Plan.
- 5.3 The site within the applicant's ownership is located opposite Tanygrisiau Terrace, with part of it adjoining the highway in front of the terrace, descending towards the north east along and towards the home's current site. The application site itself includes part of the green area, the existing car park together with extensions on the current building. The green section of the site is overgrown with brambles. A stone wall forms the boundary between the site and the public highway. From the pavement on the highway, it is possible to view across the site towards the sea through the gap in the development near the junction between Penpaled Road and Lôn Felin. The site is located within the development boundary of Cricieth and the Conservation Area.
- 5.4 It is noted that the proposed site is located within the Cricieth development boundary as noted in the Anglesey and Gwynedd Joint Local Development Plan. In accordance with Policy PCYFF 1 proposals will be approved within development boundaries in accordance with the other policies and proposals in the joint Local Development plan, national planning policies and other relevant planning considerations.
- 5.5 While Policy TAI 11 deals with proposals for developing new residential care homes, extra care housing or specialist care it is believed that the principles of this Policy should be considered with this application. Criterion (1) of the Policy refers to the fact that the proposal is located within the development boundary of a Sub-regional, Urban or Local Centre. Cricieth has been identified as a Local Service Centre in the Plan. In addition, criteria (4) refers to the need to ensure that the proposal does not lead to an over provision of care accommodation compared to the needs of the local area. To this end, the Council's Social Services have confirmed that there is a lack of homes in Gwynedd who can provide nursing care, and specifically dementia nursing care. As commissioners, they are glad to see a home that offers this type of care looking to develop and increase future capacity.
- 5.6 The location of the proposal is within reasonable walking distance to services and facilities in the Centre and is located on a public transport route and therefore to this end it is considered that the proposal complies with the requirements of policy PCYFF 1 and TAI 11.
- 5.7 As noted above, the importance of this open space in the town centre and the views from the site towards the coast were highlighted in past planning decisions made near the site. The area had been protected as an open space in the Unitary Development Plan but is not formally protected under the current Local Development Plan; however, the term 'open space' as referred to in policy ISA 4 includes green amenity spaces, allotments, public parks and gardens, open-air sports grounds and play provision for children and young people, as described in Technical Advice Note 16: Sports, Leisure and Open Spaces.
- 5.8 Therefore, this open space is considered to be a green amenity space as defined, above, and the requirements of policy ISA 4 are relevant to the proposal. This policy states that applications that

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would lead to the loss of existing open spaces should be refused unless the proposal meets the following criteria:

1. There is an overall surplus of provision in the community;
 2. The long-term requirement for the facility has ceased;
 3. Alternative provision of the same standard can be obtained in the area, which is as accessible to the local community in question;
 4. Redeveloping a small part of the site would be the best way of ensuring the future and improvement of that facility.
- 5.9 The application as submitted does not encompass the open space in its entirety. Half of it is not within the applicant's ownership, and is the subject of a separate planning application to erect a single-storey property on part of it. This application entails retaining approximately half of the green area that is within the applicant's ownership as undeveloped. Due to the site levels descending to the east; it could be possible to provide a suitable development on the part of the site where the home already exists and where it is proposed to erect extensions, on condition that the upper section and the most visible part would be kept open and empty and for parking and Biodiversity only. This would mean the loss of only part of the open space, with the upper section kept green and wild as existing. It is noted that this area is private land and therefore is not open for use by the public and its importance here is on the basis that it contributes to the open sense of the area rather than the use available to the public or to safeguard a private view.
- 5.10 The site is located within the Cricieth Conservation Area and is within 500m to an Ancient Monument and these matters are addressed under the relevant heading below.
- 5.11 It is therefore considered, that the development as submitted would be acceptable in terms of its location, height and scale, and would mean that the most important element of the open space would be retained, and that the open character of the area, the view and the character of the Conservation Area would remain. As a result, officers therefore consider that the proposal complies with the requirements of policies ISA4, PCYFF 2 and PCYFF 3 of the Local Development Plan.

Visual, general and residential amenities

- 5.12 The site is currently a nursing home and is situated within the residential area and the Cricieth Conservation Area. The proposed extensions are fairly substantial, however, they are located on a level below the existing building and are two-storey and single-storey only.
- 5.13 A number of objections have been received regarding the location, size and design of the proposed extensions from nearby residents who specifically live in Wellington Terrace, Tanygrisiau Terrace and Penpaled Road. As I have already mentioned, the extensions are substantial, however, due to the existing size of the site and location, the proposal's size and design, it is considered that the extensions do not appear oppressive compared to the existing building and are not oppressive in the landscape. It is not considered that the proposal would be tantamount to an over-development of the site as the location and block plan show that there are empty spaces around the building. The nearest houses to the site (Mona Terrace) are situated across a narrow track to the site boundary where it is proposed to erect a single-storey extension only. Information provided regarding the existing and proposed levels indicate that this extension

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would be lower than the ridge level of Mona Terrace housing and there would be approximately 6.5m between this extension and the boundary of the back gardens of Mona Terrace and the houses themselves are approximately 7m further away. The two-storey extension is located approximately 28m away from the wall that forms the boundary of the back gardens of Mona Terrace. It is intended to finish the extension with render to match as well as cladding to be agreed with slate on the roof and this is considered to be acceptable.

- 5.14 The proposal also includes the existing biomass boiler that is on the site. Plans submitted with the application confirm the location of the boiler and recognise that no planning permission exists for the current situation. Concerns have been highlighted by the public regarding pollution deriving from the boiler and the visual impact. It is considered that landscaping may be provided to partly mitigate any visual impact via a planning condition, and the Public Protection Unit have confirmed that the type of boiler is suitable for a residential area and the details submitted as part of the application will be conditioned and it is expected that the development will be in accordance with the submitted details.
- 5.15 Please note that several comments have been received regarding the noise that emanates from the existing home together with cases of antisocial behaviour at times. The nursing home currently exists and there are measures outside the control of planning enforcement that deal with nuisance incidents as noted. The site is located within a busy area of Cricieth and it is not considered that the proposal before you is likely to have more of a significant impact on the amenities of local residents in terms of this. The Public Protection Unit have provided a response regarding the noise nuisance that derives from the existing site and notes that the extension should include measures to reduce the need to open windows etc. The application's agent has confirmed the proposal to provide ventilation units within the rooms which means that it would not be necessary to open windows in the summer/at night to try and reduce the noise impact. The Public Protection Unit has confirmed that it would be necessary to agree on further details prior to their provision and this can be ensured via a planning condition.
- 5.16 A number of observations have been received regarding the current refuse situation on the site. No specific plan to deal with waste has been submitted and no observations have been received from the Waste Unit. In order to secure the situation for the future it is considered that it is appropriate to set a condition to agree on an acceptable method to deal with refuse that derives from the site.
- 5.17 Although the existing site includes vast sections of hard standing, it is considered that the opportunity should be taken to try and get better landscaping for the site and therefore it is considered appropriate to set a condition to agree on suitable landscaping for the site.
- 5.18 Therefore, to this end it is considered that the proposal complies with the requirements of policies PS5, PCYFF 2, 3 and 4 of the LDP.

Transport and access matters

- 5.19 The proposal before you involves extending the existing car park in order that it provides 16 parking spaces as well as one for the disabled. The plan to extend the car park has been the subject of extensive discussion between the agent and the Local Planning Authority, the Transportation Unit and the Biodiversity Unit to ensure that an acceptable percentage of the open space is retained in order to safeguard the open element of Biodiversity, as well as to provide sufficient parking for the proposal.

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5.20 It is also noted that several objections have been received from the public regarding the existing parking situation, with concerns regarding the future parking situation as a result of the extension. The proposal offers an extension to the car park and the Transportation Unit has confirmed that the provision reaches the statutory parking requirements. Due to the objections and to confirm the local parking situation, the agent has provided information regarding on-street car parking provision, public parking together with public transport details. It is noted that the on-street provision and public car parks are generally available for residents and visitors to Cricieth as well as home users, and the Transportation Unit has confirmed that this provision is sufficient to deal with a parking system that derives from the development before you.

5.21 On this basis, it is considered that the proposal is acceptable and complies with the requirements of policies PS4, TRA2 and TRA4 of the LDP.

Biodiversity matters

5.22 The Bats and Reptiles Survey (22.11.2019) and the Ecological and Habitat Management Plan and Survey (22.11.2019) have been submitted as part of the application as a result of an intention to develop a section of the green area located near the existing car park. As noted above, the proposal involves extending the existing car park to approximately half this green area, on condition that the other half is protected and improved. The plan to extend the car park has been the subject of extensive discussion between the agent and the Local Planning Authority, the Transportation Unit and the Biodiversity Unit to ensure that an acceptable percentage of the open space is retained in order to safeguard the open element of Biodiversity, as well as to provide sufficient parking for the proposal. By now, sufficient ecological information has been provided to ensure that Biodiversity within the open space is protected and improved and the Biodiversity Unit has confirmed that the proposal is acceptable subject to planning conditions to ensure that the mitigation measures proposed are carried out. Therefore, it is considered that the proposal complies with Policy PS19 of the LDP.

Archaeological and historic matters

5.23 The site is located within the Cricieth Conservation Area. As noted above, past planning and appeal decisions have referred to this open space and the view over the site from the pavement along Tanygrisiau Terrace; and have noted its contribution to the general area in terms of open space and the view afforded to the public towards the mountains and the sea. It is noted that these comments were submitted in the context of a much larger development in terms of size and area than the application before the committee today; however, they are deemed to be matters which require attention in this case.

5.24 As noted already, part of the site, which has already been developed, is on a substantially lower level than the highest part of the site, and the road along Tanygrisiau Terrace. A row of individual houses is located along Ffordd Penpaled which backs onto the site (a path/narrow road runs between the back of the terrace and the application site) and therefore it is considered that this part of the site may be developed in an acceptable manner, and that any visual impact would be mitigated by the roofs of the existing houses and the existing building in the background.

5.25 The plans submitted as part of the application indicate that the extension, despite being two-storey, would be located on a level below the existing building and therefore it would appear significantly lower from the front and from Tanygrisiau Road. Penpaled Road descends towards the sea, and the houses on this road are two/three-storey. The extensions are two-storey and

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single-storey and are located on land that descends and corresponds to Penpaled Road and therefore it is not considered that it will appear oppressive.

- 5.26 CADW has confirmed that the proposal would not have a substantial impact upon the setting of Cricieth Castle and its outer bank defences, which are both scheduled ancient monuments. Gwynedd Archaeological Planning Service have also confirmed that there is a potential for an impact on archaeology and therefore it is considered that a condition is required to ensure that sufficient investigation work and mitigation is provided on the site.
- 5.27 Based on the above, it is considered that the proposal conforms to the requirements of policy PS20 and AT1 of the LDP.

Language Matters

- 5.28 The proposal does not reach the thresholds set in policy PS1: The Welsh Language and Culture, to provide a language statement. Although the extension is substantial, it is not considered that it would lead to a significant increase in the workforce and the language statement notes the total increase of 20 workers. Some local objections note that many of the current workforce here are from overseas. A number of the home's workforce are persons who have received specific safeguarding nursing training and live locally due to the nature of the shift work and, to this end, it is considered that there are local opportunities available to improve their language skills including the Welsh language.
- 5.29 As this is a Committee application, the SPG: 'Maintaining and Creating Unique and Sustainable Communities', require applicants/agents to provide a statement to explain how the proposal gives consideration to the language. Officers have requested and have received a statement and this has received attention from the Language Unit who have confirmed that the impact of the development is positive. Whilst recognising that the care field is one that faces huge recruitment difficulties, and that this is a barrier to satisfy the requirements of the More than Just Words Framework, the information provided by the applicant indicates that 64% of their current staff can speak Welsh. If this level can be maintained, and if it can be ensured that the majority of staff are Welsh speakers when recruiting new staff, then there will be no significant impact on the company's ability to provide care through the medium of Welsh. In terms of jobs, the extension represents an estimated 20 new jobs, and 5 of these are Registered Nursing or Dementia Care Specialist jobs, and therefore offer new employment opportunities in the area.
- 5.30 Based on the above, it is not considered that the proposal is contrary to the specific requirements of policy PS1 of the LDP or the SPG.

Response to the public consultation

- 5.31 Following a period of public consultation, a substantial number of objections to the application were received and have been noted above. A number of the matters raised have already received attention in the above report, and the remaining receive attention below.
- 5.32 There is an allegation that work on trees was carried out under C18/0069/35/CT without any ecology report or impact assessment on the Conservation Area or that the proposal was part of a larger development. The trees subject to the application referred to were located within the conservation area; however, they are not the subject of a Tree Preservation Order. The correct procedure to deal with the proposal to undertake work to trees like this is to present a notice application to the LPA and then the proposal receives attention based on its impact on the

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Conservation Area and general amenities. The proposal was assessed by the Council's Biodiversity Unit and it was determined that there was no objection to the proposed work. The correct process has been followed and therefore the work has been agreed.

- 5.33 It is noted that a number of observations refer to the site's care history and the care given there. This is a matter that is outside the control of the planning system, and is the subject of a separate control by other specific bodies. This cannot be taken into consideration when dealing with the application before you.

6. Conclusions:

- 6.1 Having considered the above and all the material planning matters, including the local and national policies and guidance, it is believed that this proposal to extend the existing home is acceptable and complies with the requirements of policies as noted above.

7. Recommendation:

- 7.1 Approve - conditions

1. Five years
2. In accordance with the plans and reports
3. Slate
4. External finish
5. Welsh Water conditions
6. Agree on the details and location of external ventilation unit(s) prior to installation
7. Windows that open will not be permitted on the extension that is subject to this permission
8. Noise condition - noise rating 25 between 2300 - 0700 and 35 at any other time
9. Archaeological conditions
10. Landscaping
11. Waste Plan
12. Parking to be completed in accordance with the approved details and to be fully operational prior to commencement of building use