

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

**Number: 2**

**Application Number: C17/1172/19/LL**

**Date Registered: 09/04/2018**

**Application Type: Full - Planning**

**Community: Bontnewydd**

**Ward: Bontnewydd**

**Proposal: Change of use of a former residential nursing home to create four self-contained holiday units, erect a separate building to be used as a swimming pool together with extensions and alterations to the existing building.**

**Location: Plas y Bryn Nursing Home, Bontnewydd, Caernarfon, LL54 7YE**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

## 1. Description:

- 1.1 Members are reminded that this application was deferred at the Planning Committee meeting on 25 June, 2018 in order for the agent to confirm some specific aspects of the application and in order to hold a site visit. A site visit was held on 23 July 2018 but the application was not discussed at the subsequent Planning Committee on this date. Furthermore, the Welsh Government Transportation Unit gave instruction not to determine the application until further information had been received about the likely figures for the flow of traffic to and from the development in order to assess its impact on the nearby trunk road.
- 1.2 Full application for the change of use of a building that was until fairly recently used as a residential nursing home for older people, to create self-contained holiday units together with erecting a separate building to house a swimming pool, as well as extensions and alterations to the existing building.
- 1.3 The plans show the following as part of the proposed development:
- Construction of three conservatories
  - Creation of dormer windows and new rooflights within the main building space
  - Erection of a separate building measuring 7m x 16m to house a swimming pool

The plans indicate how the building would be split into four separate units, namely:

- Unit 1 (over two floors) - 10 bedrooms, 1 bunk-room, games room, kitchen/dining room, 2 lounges, conservatory
- Unit 2 (over two floors) - 11 bedrooms, 1 bunk-room, lounge/kitchen/dining room, play room, conservatory
- Unit 3 - 13 bedrooms, 1 bunk-room, games room, kitchen/lounge/dining room, conservatory
- Main building/Unit 4 (over three floors)- lounge, dining room, 2 kitchens, manager accommodation, 13 bedrooms (including the married couple's bedroom), family lounge

To confirm the number of residents:

- Unit 1 - 10 bedrooms, 1 bunk-room = total of residents at the unit = 28 individuals
- Unit 2 - 11 bedrooms, 1 bunk-room = total residents at the unit = 30 individuals
- Unit 3 - 13 bedrooms, 1 bunk-room = total residents at the unit = 34 individuals
- Unit 4 - 13 bedrooms, manager accommodation (a separate residential unit within the building for the manager) = total residents at the unit = 28 individuals
- Total number staying at the holiday accommodation would be 118 with room for two at the manager's accommodation, bringing the total to 120.
- It was confirmed that the number of guests would vary according to the season but that the likely number at any one time would be between 50% and 60% (up to 70 people) of the building's residential capacity.

The following information was submitted with the application:

- Transport Assessment (with a subsequent amended Assessment)
- Bat Survey

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

- Trees Report
- Business plan
- Language Assessment

- 1.4 Detailed information was submitted in the form of a financial/business plan.
- 1.5 The site is located on elevated land on the outskirts of the village of Bontnewydd, there are several mature trees within and surrounding the site (some are the subject of a formal Tree Preservation Order). A holiday chalet park backs onto the south eastern boundary of the site and there is also a working farm in the same direction but further away.
- 1.6 The existing site is extensive and comprises a lawn in front of the main building together with service areas to the side and rear. It is seen that substantial existing extensions have been added to the back of the original building. The internal layout of the building is shown (namely its former use as a nursing home) to include 57 bedrooms with all the associated resources for a residential home such as a kitchen, sitting rooms, office etc. It is also known that the building's historical use (before its use as a nursing home) was as a hotel.
- 1.7 According to the information submitted, visitors to the site will use the existing car park within the site. Access is gained to the site off the A487 highway along a class 3 road and then along a private road up to the site itself.
- 1.8 The application has been amended since its original submission by deleting the building that was to operate as a 'wedding barn' on part of the site with a linked path, in addition the plans were amended to show a space within the roof that would act as a roosting site for bats and a transportation assessment was received. A second full consultation was undertaken following the receipt of these amendments and additional information. The application was amended further by including self-service accommodation (to include a bathroom, kitchen, living/sleeping area) for the manager on the ground floor.
- 1.9 The application is submitted to the Committee as three or more letters of objection have been received during the public consultation.
- 1.10 An enquiry was submitted prior to the submission of the application where the principle of the proposed development was discussed and matters were highlighted that required specific attention as part of the application such as the need to submit tree and bat surveys and a business plan.

## **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.
- 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.

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26 adopted 31 July 2017**

TRA 2: Parking standards  
 TRA 4: Managing transport impacts  
 PCYFF 2: Development criteria  
 PCYFF 3: Design and place shaping  
 PCYFF 4: Design and landscaping  
 PS 6: Alleviating and adapting to the effects of climate change  
 ISA 1: Infrastructure provision  
 PS 14: The visitors' economy  
 TWR 1: Visitor Attractions and Facilities  
 TWR 2: Holiday accommodation  
 PS 19: Conserving and enhancing the natural environment where appropriate  
 AMG 5: Local Biodiversity Conservation  
 AMG 6: Protection Sites of Local or Regional Significance  
 PS 20: Preserving and where appropriate enhancing heritage assets

Supplementary Planning Guidance: Holiday accommodation

2.4 **National Policies:**

Planning Policy Wales Edition 9 2016

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 15: Development and Flood Risk

Technical Advice Note 18: Transportation

3. **Relevant Planning History:**

3.1 C09A/0270/19/LL - siting a temporary residential caravan for the manager - approved 09.07.09

C08A/0182/19/LL - erection of a one-storey building to include an 8 bed care unit - approved 16.10.09

4. **Consultations:**

Community/Town Council: Unacceptable increase in transport, access road narrow, access and road safety problems, need to protect trees, need to ensure that the infrastructure is sufficient

Transportation Unit: No objection and general observations. Please see further observations regarding this aspect in the report.

Natural Resources Wales: An initial comment was received referring to the bats survey and the need to include suitable mitigation measures. Having received amended plans and re-consultation, confirmation was received that there was no objection to the application or the contents of the relevant conditions.

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

Welsh Water: Standard observations and conditions regarding drainage matters

Public Protection Unit: Not received

Biodiversity/Trees Unit: The trees survey is acceptable and there is a need to follow the recommendations. The bat survey states the need for mitigating measures due to the presence of bats. An amended plan was received in due course showing an earmarked space in the roof for bats.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and letters / correspondence were received objecting on the following grounds:

- Standard of information is poor and unclear
- Lack of arrangement and suitable internal layout
- Concern regarding the condition and size of the access road
- Unacceptable increase in traffic movements
- Insufficient parking provision
- Infrastructure/sewerage problems
- Development too large/no local benefit
- Detrimental effect on the amenities of local residents.

Observations were received supporting the proposal on the following grounds:

- Suitable use
- No significant transportation impact

Based on receiving further/amended information, a second full consultation was undertaken. Local residents provided further observations referring to concerns about the movement of traffic associated with the new use and the resulting impact on local amenities.

## 5. Assessment of the material planning considerations:

### The principle of the development

5.1 This application is for the change of use of a former nursing home to be used as holiday accommodation. Due to the nature of the proposal, this type of development is considered as self-service accommodation and is therefore considered under the relevant requirements of policy TWR 2 in the Local Development Plan. This policy states that proposals for:

1. *The development of new permanent serviced or self-serviced holiday accommodation, or*
2. *the conversion of existing buildings into such accommodation, or*

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

3. *extending existing holiday accommodation establishments will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:*

- i. In the case of accommodation which is a new build, that the development is located within a development boundary, or makes use of a suitable previously developed site;*
- ii. That the proposed development is of appropriate scale considering the site, location and/or settlement in question;*
- iii. That the proposal does not lead to a loss in the permanent housing stock;*
- iv. That the development is not located in a mainly residential area, and does not cause substantial harm to the residential character of the area;*
- v. That the development does not lead to an excess of such accommodation in the residential area.*

5.2 In this case, the location of the proposed development lies outside the development boundary of the village of Bontnewydd and is therefore in open countryside. However, the proposal is for the conversion of an existing building and would make use of a suitable site that was previously developed. It is considered therefore that the proposal is acceptable in respect of criterion ii. *i.* It is noted here that in the past, according to the submitted plans, there were 57 bedrooms and, according to the agent's knowledge, the home had 48 residents. The agent also confirms that the exact number of staff at the home during its final phase as a nursing home is unknown, but estimates that from the night and day shifts arrangements, there would have been approximately 26. According to the proposed plans for this current application, there are 51 bedrooms including single accommodation for a manager. It is acknowledged that three of the 51 rooms would be bunk-rooms and could, therefore, accommodate more than the usual numbers for a normal bedroom. It is, therefore, acknowledged that the numbers staying at the building could be greater than during its former use but it is believed that the building and the site in terms of its size is large enough to accommodate these numbers. It must also be considered that the building could be used as a nursing home or another use within the same class, whereby managing numbers would be almost impossible from the perspective of planning regulations.

5.3 The site is extensive and until comparatively recently had intensive historical use. The agent confirmed that the former use as a nursing home had ended around January 2016 and that it had lain vacant before being bought by the applicant of this current application in 2017. Although the condition of the building has deteriorated a little, as is to be expected after a period of disuse, it is believed that this is minor deterioration or superficial deterioration rather than substantial structural deterioration as it was only vacant for a relatively short while. The agent confirms that it is in very good condition and that the structure has not been compromised. Internal clearance work has been carried out (getting rid of furniture and installations associated with its former use). Internal inspection work has been carried out in order to determine the condition and form of the walls and floors of the building. Since some defects were detected on some internal partitions, these were removed from some rooms. Toilets and basins have been removed from some rooms. Apart from erecting three conservatories and a building for the swimming pool, it is not proposed to undertake any extension or significant alterations to the existing building. Therefore, it is deemed that the scale of the amendments will blend in easily with the site and the existing building. It is considered therefore that the proposal is acceptable in respect of criterion ii. *ii.*

5.4 Previously the building was used as a residential nursing home, although this use was residential to an extent, this use had now ended and it is not considered that there would be a permanent loss of housing stock as stated in criterion iii. *iii.* For information, it is

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

noted here that the building's former use as a nursing home falls within class C2 usage. Boarding schools and colleges, hospitals and convalescence homes fall within the same class of use as nursing homes. The current buildings could, therefore, be converted into any of the above uses without the need for any further formal Planning permission. Its use as a nursing home could also, of course, be re-established without any further permission and without the Planning department controlling the number of users and/or staff.

5.5 Although scattered residential housing existing nearby, it is not considered that the site itself within the residential area is prominent and therefore the proposal is not considered unacceptable in terms of criterion iv.

5.6 It is deemed that this is the first application for this type of holiday units and size within the nearby area. The agent submitted further details about the structure and arrangements for the use of the site. It was noted that the manager's accommodation within the building would be for constant 24 hour supervision. In addition, it is believed that a manager and specialist staff would be required during weddings. It is noted that groups of the intended size usually manage themselves because of the differences between the generations, but if there were any unacceptable behaviour, it would be managed internally. The financial details within the Business Plan submitted show a progressive profit projection over 10 years from the commencement date of the enterprise, which suggests that the business is viable. As noted above, a Business Plan was submitted with the application, the information has been assessed by the Joint Planning Policy Unit, which states:

- That the business is part of an already established business;
- It will offer other services, namely wedding services and events;
- The budget is in place
- The company markets with experts in the holiday accommodation field.

Therefore, the proposal is not considered to be unacceptable and is in accordance with the requirements of point v. above. v. above.

For information, the company operates at the following locations:

- Lombard, Dolgellau
- Ship Inn, Old Colwyn
- Mountain View, Penmaenmawr
- Bluebell, Yorkshire

5.7 In terms of proximity to the roads network, the site is located less than a mile from the A587 highway. The Transportation Unit had no concerns regarding the proposal and therefore it is considered that the proposal is acceptable in terms of access roads that serve the site. This matter is discussed further in the report.

5.8 The general requirements of policy TWR 1 state that proposals will be supported to develop new facilities by re-using existing buildings or previously used sites. In this case it is considered that the site, despite its location in the countryside, is suitable to be converted for the proposed use and make appropriate use of buildings and a fairly extensive site.

5.9 From the information submitted, it is seen that the proposal is to split the buildings into four separate holiday units for groups of families and extended friends. In the information it is noted that the units will be expected to be full during occasions when

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

weddings take place and run on a 50/60% capacity at other times. As is often the case with developments to create holiday accommodation in the countryside, standard conditions are included in order to ensure that permanent residential use will not be made of the units with a record kept via a formal register of those who use the facilities.

- 5.10 As a consequence of the above assessment, it is considered that the principle of the proposal is acceptable and is acceptable in terms of the relevant requirements of policies TWR 1 and TWR 2 of the LDP.

#### **Visual amenities**

- 5.11 The site is in an elevated location and it is not considered to be fully visible from sites within the village due to the presence of so many surrounding mature trees. It is likely that it would be partly visible from places that back onto the site and higher locations to the south and east but as the alterations to the buildings are minor, it is not deemed that a prominent change would be visible.
- 5.12 The relevant requirements of policy TWR 1 state that a proposed development will be of a high quality in terms of design, setting and appearance. In the same manner, policies PCYFF 2 and PCYFF 3 refer to amenity and design matters.
- 5.13 In the case of this particular application it is considered that what is proposed in terms of the size of the alterations and additions proposed namely three conservatories, swimming pool room and installation of dormer windows are acceptable and within the context of the existing site and the surrounding area, do not appear as an intrusive or unacceptable feature.
- 5.14 Therefore, it is believed that the proposal is acceptable in respect of the relevant policies of TWR 1, PCYFF 2, PCYFF 3.

#### **General and residential amenities**

- 5.15 The site is located on the outskirts of the village of Bontnewydd in a location on its own. It recognised that residential housing will be passed along the road that leads from the A487 to the site and that a holiday chalet park and a farm are fairly close to the site boundary. Consideration has to be given to the historical use of the site and what is proposed in this case, weighing up the obvious differences between both. Intensive use has been established on the site because of its use as a residential nursing home, it is imagined that there was some disturbance at times due to staff movements arriving and leaving, visitors, deliveries, doctors/ambulance etc. The agent submitted information stating that 48 individuals lived at the home. There were approximately 26 members of staff, some full time and others part time including the manager and deputy manager, nurses, care staff, cleaning and maintenance staff, kitchen staff and laundry staff. The staff were scheduled to provide constant day and night care on site. In addition, it is assumed that there would have been regular visitors to the home in the form of specialist workers such as doctors, social workers; also families and so on. It is accepted that movements will also stem from this proposed development, but it is not considered that it would be to an extent that would be significantly greater than what was already experienced and that could legally recommence without requiring any further permission. Residential dwellings are scattered about on the approach to the site, on the public road or on the private access road. Movements associated with the proposed use are unavoidable in much the same way as previously with the nursing home and before that with the hotel. Some disruption has already existed and this use as a nursing home or any other use within the same class of use could be re-established without further permission. The nature of the movements is unlikely to be prominent or substantially

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

greater than in the past. It is deemed that the nature of the development and its location on its own would be an acceptable use, and would not have a greater unacceptable significant impact on the general and residential amenities of local residents and therefore it is not believed that it would be contrary to the relevant requirements of policy PCYFF2.

### **Transport and access matters**

- 5.16 As noted above, there was full consultation regarding the proposal with the Council's Transportation Unit. The Transportation Unit confirmed that it had no objection to the proposal to convert the nursing home and what was formerly a hotel into four holiday units. Whilst accepting that the holiday units were larger than the usual, and contained at least ten bedrooms each, the traffic assessment submitted with the application shows that the proposal would not lead to any increase in traffic.
- The assessment of movements is comparable to its use as a nursing home and is, therefore, unlikely to have a detrimental or significant impact that is any different from this situation as confirmed by the Transportation Unit.
- The proposal to create four holiday units on a scale that is sufficient to accommodate a whole family or party of friends is quite unique. Although the number of bedrooms suggests a high level of traffic, however, it is presumed that such groups as these are more likely than not to share cars. As such, the level of traffic would be less than the comparative pattern for a normal hotel or for a higher number of holiday units on a smaller scale.
- It must also be noted that improvements have already been completed as part of a previous development: parking spaces have been created to improve access along the class three road leading to the site off the nearby trunk road.
- In terms of parking arrangements on the site, it is noted that a parking space would be allocated for staff and residents of the units whilst during weddings, staff would be on hand to manage parking arrangements for visitors.
- 5.17 It is recognised that concerns have been highlighted by local residents regarding the impact of the proposed development on the private access road together with the public road that leads to the access off the A487 highway. The road is winding, steep and comparatively narrow in places, however, the road has been so for many years including when it served the residential nursing home. A transportation assessment was submitted as part of the application along with an amended version, where it was shown that use of the road during its time as a residential home was frequent and intensive. The assessment and the figures included therein have been assessed in detail by the Transportation Unit. It is not believed that this proposal would result in increased movements along this road or that it would cause substantial and obvious harm compared to its historical use as residential nursing home; therefore, the proposal is not considered unacceptable in terms of the relevant requirements of policies TRA2 and TRA4.
- 5.18 Welsh Government's Transportation Unit originally submitted an observation noting that further information would have to be submitted relating to the number and type of traffic movements. As a result of this observation, the agent held discussions with officers from the Government. Consideration was given to the traffic assessment submitted by Government officers, including the number and type of traffic flow likely to be associated with the proposed development. The Government eventually confirmed that it would not provide further comment on the grounds that there were no obvious concerns about the impact on highways and that it, consequently, retracted its objection.

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

### **Biodiversity matters**

- 5.18 Observations were received from the Biodiversity Unit regarding matters dealing with trees and bats. It is accepted that the trees report submitted is acceptable and by imposing relevant conditions it is deemed that trees on the site, including trees that are subject to a Preservation Order, will be protected. The application was amended as a result of the Biodiversity Unit and NRA comments in order to include a roof space to secure a roosting area for bats. It is accepted that the space is acceptable for this purpose and by imposing relevant conditions to ensure appropriate control and that the recommendations of the Ecology Evaluation report submitted with the application are followed.
- 5.19 Part of the access proposed towards the site borders the Special Area of Conservation and the Afon Gwyrfai and Cwellyn Site of Special Scientific Interest. This road has existed for several years and it is not proposed to undertake alterations to this road as part of the existing application. It is believed that the use of this road was established a long time ago in parallel with these designations, without evident damage to these. No increasing evident damage will stem from the proposed use compared to the previous use as a residential nursing home, therefore it is believed that the relevant requirements of policies PS19, AMG 5 and AMG 6 of the LDP are satisfied.

### **Flooding/Conservation matters.**

5.20 There is a bridge on a small section of the access road that leads to the site, crossing afon Gwyrfai which is some distance lower than the bridge itself. This bridge is a grade II listed structure and is also part of the road and within the flood zone. The current proposal has to be considered in the context of the previous use as a residential nursing home. It is not believed that the use of the site would intensify compared to the previous use and the nature of the movements would not be significantly different to what it was in the past. It is not believed that the proposal would be unacceptable in terms of its impact on the listed bridge as it would not intensify or change the pattern of use. In the context of the application, the Council's Senior Conservation Officer has no concerns regarding the use of the proposed bridge. In the same manner, it is not believed that the proposed use would be significantly different to the historic use in terms of the type of use and intensity in terms of numbers/movements etc and therefore there would be no concerns regarding floods. No observations were received regarding this aspect from Natural Resources Wales. Therefore, it is believed that the proposal is acceptable in respect of the relevant requirements of policies PS 20 and PS 6.

### **The economy**

- 5.21 Strategic Policy PS14 states that we must "support the development of the local tourism industry by managing and enhancing the provision of high quality un-serviced tourism accommodation in the form of self-catering cottages and apartments..." In this case, it is believed that the proposal contributes to the local economy in a positive way by offering an alternative accommodation provision to the traditional type of accommodation generally found in the area. The proposed units offer accommodation on a larger scale than what is assumed to be currently available in the area. From the information submitted, it appears that the main use of the site will be for weddings, as units of the proposed size would be suitable for letting to groups of families and friends, not currently available in the nearby area. It is considered that this is supported by the Council's adopted policies and that economic benefits would derive from the proposal, thus making appropriate use of buildings and the extensive existing site.

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

### **Infrastructure matters**

- 5.22 It is noted that observations have been received from an objector referring to historical problems regarding drainage and sewerage arrangements on the site. In its response to the public consultation, Welsh Water, who is responsible for such issues, notes that it considers the drainage arrangements to be acceptable and suggests that a condition and standard advice be imposed on any permission regarding the future drainage arrangements of the site. Having considered this, it is believed that sufficient infrastructure is available to serve the site in accordance with the relevant requirements of policy ISA 1.

### **Business Plan**

- 5.23 As noted above, a Business Plan was submitted with the application. The background to the application is explained in the Plan along with the background of the company that runs other sites it owns. It is noted that the main element of this plan is the ability of units to provide large scale accommodation for families or groups with high quality facilities for users. The Business Plan states that the proposed use is unique and has already succeeded in other locations. It is not believed that accommodation provision on this scale is available in the area.
- 5.25 After receiving the Business Plan, the Joint Planning Policy Unit assessed the content and there is no objection based on the content of the business plan because:
- The business will be part of an already established business;
  - It will offer other services namely wedding services and events;
  - The budget is in place
  - The company markets with experts in the holiday accommodation field
- 5.26 In terms of planning policy, it should be noted that Policy PS13 does not require a business plan as part of an application for holiday accommodation. Nevertheless, the Draft Planning Guidance on Holiday Accommodation, which is currently in the consultation process, does request such a plan for all applications for self-serviced accommodation. It should also be noted, according to the latest figures of the Joint Planning Policy Unit, that there are only eight self-service holiday units in the Bontnewydd ward, which equates to 1.5% of all properties in the ward. There is no evidence, therefore, that there is an excess of holiday accommodation within the area. Nevertheless, the Tourism Unit did not provide further information about the number of units within the community at the time of writing this report. The information will be submitted to the Committee once it is eventually received.

### **Language Matters**

- 5.27 A language assessment was received along with the application. No comments had been received on the content of the assessment at the time of writing this report. Comments of the Policy Unit on its content are being awaited and the matter will be further reported at the Committee. In order to protect and promote the Welsh language, it is suggested that mitigation measures be implemented as part of the application, such as Welsh signs and opportunities to learn about Welsh.

### **Response to the public consultation**

- 5.28 As previously referred to, observations/objections to the proposal have been received from local residents objecting to the proposal, and a number of matters relating to the

PLANNING COMMITTEE	DATE: 14/01/19
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

proposed development have been raised concerning the access and movements stemming from the proposed development.

5.29 It is considered that these matters have received thorough consideration in the above assessment.

5.30 The historical and legal use of the site are material when considering this application and although there has been some disturbance in the past, and this in itself is no justification for approving damaging developments, it is not believed in this case that what is proposed will be substantially detrimental to the general and residential amenities of the area.

## **6. Conclusions:**

6.1 Having considered the above and all the material planning matters, including the local and national policies and guidance, together with all the observations received from statutory consultees and local residents, it is considered that this proposal is acceptable in terms of compliance with the requirements of the relevant policies as noted above, subject to relevant conditions.

## **7. Recommendation:**

7.1 Approve - conditions

1. Time
2. Comply with plans
3. Biodiversity
4. Restrict to holiday use only.
5. Site Management Plan
6. Protecting trees
7. Natural Resources Wales conditions
8. Welsh Water conditions
9. Materials
10. Restrict the number of residents
11. Traffic Management Plan