



**Planning Permission**  
**Town and Country Planning Act 1990**

**Name and address of Applicant**

Mr John Smith  
C/O Agent

**Name and address of Agent (if any)**

Mr Matthew Gray,  
Asbri Planning  
Suite D, 1st Floor, 220, High Street  
Swansea  
SA1 1NW

**Part I - Particulars of application**

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Date of application: **18-Apr-2018**

Application Number: **17/1285/PA**

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Particulars and location of development:

**Change of use of former hotel to 48 bedroom care home - Cleddau Bridge Hotel, Essex Road, Pembroke Dock, Pembrokeshire, SA72 6EG**

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**Part II - Particulars of decision**

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development shall begin no later than five years from the date of this decision.

*Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).*

2. The development shall be carried out in accordance with the following approved plans and documents:

Amended location plan @ scale 1:1250 received on 9th May 2018

Proposed site layout plan CB/P/06

Proposed entrance level plan CB/P/04

Proposed lower level plan CB/P/05

Existing and proposed views/elevations CB/P/06, CB/P/07, CB/P/08, CB/P/09 and CB/P/10

*Reason: In the interests of amenity and to comply with the requirements of policy GN.1 of the Local Development Plan for Pembrokeshire (Adopted 28th February 2013).*

**Decision Date: 22-May-2018**

**County Hall  
Haverfordwest  
Pembrokeshire**



**DIRECTOR OF DEVELOPMENT**

**Notes to Applicant**

1. Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as summarised below

Policies SP 1, SP 12, SP 13, SP 14, GN.1, GN.2 and GN.30.

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

## Notes

If you are in receipt of a householder or minor commercial decision and are aggrieved by the decision of the local planning authority to refuse permission, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision or determination giving rise to the appeal.

If you are in receipt of any other decision notice and are aggrieved by the decision of the local planning authority to refuse permission or, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the notice of the decision or determination giving rise to the appeal. The Welsh Government has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which exclude the delay in giving notice of appeal. The Welsh Government is not required to entertain an appeal if it seems to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of any development order, and to any directions given under the order. In practice, the Welsh Government does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Welsh Government.

### **How can you submit your appeal?**

You can download the appeal forms online through the planning portal website at: [www.planningportal.gov.uk/wales/public](http://www.planningportal.gov.uk/wales/public). Once you have downloaded the appeal forms you can complete them electronically and email them to us at [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk).

You can also either print off the downloaded appeal forms or get a copy of the forms by contacting us on 0303 444 5940 and complete them by hand. They need to be sent into the address: The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff. CF10 3NQ.

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Welsh Government on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Your attention is drawn to the fact that the proposed development may be located in an area affected by radon gas. Further information may be obtained from the Council's Building Control Section.**

**Note: This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under Building Regulations or any other enactment, byelaw, order or regulation. You are advised to contact that Section separately to ascertain whether you require their prior approval before commencing any work on site.**

**This planning permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant, including Council owned land**