

Development Management Committee

9 July 2025

Present

Councillor Dr SL Hancock (Chair)

Councillor S Alderman, Councillor D Clements, Councillor T Evans, Councillor C George, Dr M Havard, Mrs S Hoss, Councillor M James, Mr GA Jones, Councillor S Skyrme-Blackhall, Dr RM Plummer, Councillor B Price, Councillor V Thomas, Councillor A Tinley and Councillor C Williams.

Officers in attendance

Ms K Attrill, (Development Management Manager), Mr C Felgate (Solicitor), Ms B Gledhill (Planning Officer), Mr M Kent (Monitoring Officer), Mrs S Morris (Director of Place and Engagement), Mr A Richards (Principal Planning Officer), Mrs C Llewellyn (Minutes)

[Online meeting 10.00am – 12.00am;
12.10pm - 1.05pm]

1. **Apologies**

An apology for absence was received from Councillor M Bowen.

2. **Disclosures of interest**

The following Member(s)/Officer(s) disclosed an interest in the application(s) and/or matter(s) referred to below:

Application and Reference	Member(s)/Officer(s)	Action taken
Minute 6(a) below NP/25/0137/FUL - Change of use from interpretation centre to mixed use interpretation centre with Rum themed bar (A3) – The Coastal Schooner, The Harbour, Saundersfoot	Councillor C Williams	Withdrew from the meeting while the application was discussed
Minute 6(b) below NP/25/0149/FUL - The redevelopment and extension of the existing holiday park, to include the installation of bases for the siting of	Councillor S Alderman	Remained in the meeting and played a full part in the discussion and voting



caravans; demolition of buildings; the conversion of an agricultural barn to a residential dwelling, with installation of roof-mounted solar PV panels; erection of a garage; associated works including access, car parking, hard and soft landscaping and infrastructure above and below ground – Rowston Holiday Park, New Hedges

Minute 6(c) below
NP/25/0106/FUL - Re-submission of
NP/23/0636/FUL –
change of use of land for creation of mobile lodge/caravan under policy 41 with provision of dedicated community car park/turning area, passing bays, together with ecological & landscape enhancements – Land adjacent to Old Lime Kilns / Cottages, Middle Kilns Road, Herbrandston

Councillor C George

Remained in the meeting and played a full part in the discussion and voting

3. Minutes

The minutes of the meetings held on the 21 May and 18 June 2025 were presented for confirmation and authentication.

On the proposal of Councillor James, seconded by Councillor Skyrme-Blackhall, it was **resolved** that the minutes of the meeting held on the 21 May 2025 be confirmed and authenticated.



On the proposal of Dr Havard, seconded by Councillor Alderman, it was **resolved** that the minutes of the meeting held on 18 June 2025 be confirmed and authenticated.

4. Members' Duties in Determining Applications

The Solicitor's report summarised the role of the Committee within the planning system, with particular focus on the purposes and duty of the National Park. It went on to outline the purpose of the planning system and relevant considerations in decision making, and the Solicitor added that consideration also needed to be given to the National Development Framework - Future Wales: The National Plan 2040 adopted by the Welsh Government on 24 February 2021 as well as its own Local Development Plan 2. The report also noted that the Authority also had a duty to carry out sustainable development, ecological considerations which included the role of the Environment Wales Act 2016, human rights considerations, the Authority's guidance to members on decision-making in committee and also set out some circumstances where costs might be awarded against the Authority on appeal. Finally, the Solicitor added that the report didn't mention that the Authority's decisions were subject to the scrutiny of the courts and could be subject to a judicial review and it was therefore important that they were lawfully based.

Noted.

5. Right to speak at Committee

The Chairman informed Members that due notification (prior to the stipulated deadline) had been received from interested parties who wished to exercise their right to speak at the meeting that day. In accordance with the decision of the National Park Authority of 7th December 2011, amended 16 June 2021, speakers would have 5 minutes to speak unless they had spoken on the same application previously when they would have 3 minutes in which to present new information (*the interested parties are listed below against their respective application(s), and in the order in which they addressed the Committee*):

Reference number	Proposal	Speaker
NP/25/0137/FUL Minute 6(a) refers	Change of use from interpretation centre to mixed use interpretation centre with Rum themed bar (A3) – The Coastal Schooner, The Harbour, Saundersfoot	Alec Cormack – Saundersfoot Community Council Chris Williams - County Councillor



NP/25/0149/FUL Minute 6(b) refers	The redevelopment and extension of the existing holiday park, to include the installation of bases for the siting of caravans; demolition of buildings; the conversion of an agricultural barn to a residential dwelling, with installation of roof-mounted solar PV panels; erection of a garage; associated works including access, car parking, hard and soft landscaping and infrastructure above and below ground – Rowston Holiday Park, New Hedges	Rhys Jordan – County Councillor Helen Ashby- Ridgway – Agent
NP/25/0106/FUL Minute 6(c) refers	Re-submission of NP/23/0636/FUL – change of use of land for creation of mobile lodge/caravan under policy 41 with provision of dedicated community car park/turning area, passing bays, together with ecological & landscape enhancements – Land adjacent to Old Lime Kilns / Cottages, Middle Kilns Road, Herbrandston	Cllr Galdo – Community Council Andrew Vaughan- Harries – Agent

6. Report of Planning Applications

The Committee considered the detailed reports of the Development Management Manager, together with any updates reported verbally on the day and recorded below. The Committee determined the applications as follows (*the decision reached on each follows the details of the relevant application*):

[Councillor Williams disclosed a personal and prejudicial interest in the following application and left the meeting. However he advised that he had registered to speak on the application as a County Councillor and would return to the meeting at the appropriate time to give his speech.]



- (a) Reference: NP/25/0137/FUL
Proposal: Change of use from interpretation centre to mixed use interpretation centre with Rum themed bar (A3)
Location: The Coastal Schooner, The Harbour, Saundersfoot

It was reported that the application site was part of the Coastal Schooner building which was located on the deck area over the sluice facility within Saundersfoot Harbour. The building was a replica of a traditional coastal schooner vessel which operated from the harbour during the coal mining era to transport coal from Saundersfoot. The existing structure comprised a side main entrance into the interpretation area within the middle section, an associated small cinema area was located within the bow area and a café was located to the stern area with a separate access, and all this was accommodated within the hull section of the building.

The current proposal sought to provide a new A3 use within the interpretation area to accommodate a 'Rum Themed Bar' with the remaining area to be retained as an interpretation area. No external alterations were proposed as part of this application.

The application for a new A3 use within the existing Coastal Schooner was considered to fall outside of the defined retail area for Saundersfoot which was where these uses were to be sited in line with the Welsh Government sequential test to locate retail development within defined areas to promote a 'Town Centres First' policy.

In addition to this concern, the new use would also create a greater concentration of A3 uses within a small area within Saundersfoot where there was a mix of residential and commercial and was considered to be likely to impact on the amenity of the area, and especially nearby residential dwellings, either directly or in combination with other A3 uses and could not be supported by officers.

At the meeting, the officer noted that the applicant had questioned why A3 uses had been approved at other locations in Saundersfoot, and he explained that the instances referred to (at Ocean Square and the Marine Centre of Excellence) had been assessed in respect of location, scale, impact on amenity and the sequential test for new retail and commercial development and found acceptable. In addition there was no condition in the extant permission for the Schooner to limit the area used for A3 within the structure and there was concern that such a use could be extended to dominate the structure, with the D1 (interpretation) use being limited which would lead to a change in the character of the site.

The Solicitor then expressed concern that Councillor Williams had not had the benefit of hearing the officer presentation and would therefore not



be able to respond to anything said in the meeting. Councillor Williams was therefore asked to rejoin the meeting and the officer repeated his presentation.

In response to a question from a Member, the officer confirmed that the current café area would be retained, but that the D1 (interpretation) use was to be mixed with the rum themed bar, with standing and seating areas to be located throughout the structure. He was uncertain whether the structure currently had an alcohol licence but confirmed that it would be difficult to control and enforce consumption of alcohol on the events deck or on the deck of the structure.

The first speaker was Councillor Alec Cormack, speaking on behalf of Saundersfoot Community Council. He stated that the Community Council had considered the application at its meetings and many of the points outlined in the 'public response' section of the report before the Committee had been raised. The Council agreed with the reasons for refusal, particularly the second, regarding disturbance to neighbouring dwellings, and noted that residents had only supported the original application due to the heritage use of the structure. While the Community Council acknowledged that the original use had not proved commercially viable, and agreed that an alternative was needed, it was considered inevitable that the structure would attract children and the proposed rum bar was not suitable, particularly due to the limited internal space and the health and safety concerns raised by the combination of alcohol with the open top deck. It was acknowledged that this was a unique structure and he asked the Committee to reject the application, and urged the applicant and the harbour authority to engage with the community to provide a more family friendly solution that everyone could support.

The second speaker was Councillor Chris Williams. He repeated his personal and prejudicial interest in the application and stated that he was speaking as a County Councillor, representing the views of his constituents, rather than as a Member of the Authority. He explained that the Schooner had been constructed as part of the wider £10 million redevelopment of the harbour in 2021/22. The vision submitted to the public was of a life size replica of a traditional coal trading vessel as a maritime attraction with interpretation exploring Pembrokeshire's maritime history and a high ropes course and built in conjunction with Pembrokeshire College's maritime training programme, however this was not achieved. What existed was timber clad steel frame that was not authentic, occupying a sensitive and highly visible position on the harbour. He believed that planning permission had been granted based on the commitment that the schooner would serve as a cultural and educational resource and concerns expressed at the time regarding its



scale and impact on the landscape were overridden on the grounds of the promised community benefit that had not materialised.

Councillor Williams considered that the new application for a private rum-themed bar deviated from the original use and National Park policy; altered the purpose of a publicly funded facility from a community asset and thereby breached public trust; was incompatible with the family oriented setting of Saundersfoot harbour; damaged the reputation and integrity of the National Park by undermining its commitment to education, sustainability and cultural preservation; would set a damaging precedent through culturally framed development being repurposed for private commercial gain; and was clearly contrary to the views of the local community. There were also concerns about increased noise, traffic congestion and visual impact. He concluded by saying that the original intent of the schooner aligned with the National Park's objectives of education, heritage, community amenity and sustainable development and these should not be abandoned in favour of commercial activity centred on alcohol sales. He urged Members to reject the application.

[Councillor Williams then left the meeting.]

Members expressed disappointment that the intentions of the original application hadn't been carried through. The motion to refuse the application was proposed by Councillor Clements, seconded by Mrs Hoss and carried. Members hoped that the applicant would engage in discussion with the local community to find a suitable use for the building.

Decision: That the application be refused for the following reasons:

- 1. The proposed new retail (A3) use within this building is considered to fall outside of the defined retail area and is not considered to be acceptable in principle and would be contrary to policies 56 (Retail in the National Park and 57 (Town and District Shopping Centres) of LDP2.**
- 2. The proximity of the proposed use to neighbouring dwellings is considered to be too close in this instance both directly and in combination with other A3 uses which will likely result in significant noise disturbance and will have an adverse impact on the amenity of the area and neighbours and be detrimental to the quality of the environment currently enjoyed at this location. The increase in noise impact resulting from close proximity to the proposed facility to neighbouring dwellings is considered to be contrary to criteria a & c of LDP2 Policy 30 (Amenity)**

[Councillor Williams returned to the meeting and Councillor Alderman reiterated his declaration of personal interest in the following application.]



- (b) Reference: NP/25/0149/FUL
Proposal: The redevelopment and extension of the existing holiday park, to include the installation of bases for the siting of caravans; demolition of buildings; the conversion of an agricultural barn to a residential dwelling, with installation of roof-mounted solar PV panels; erection of a garage; associated works including access, car parking, hard and soft landscaping and infrastructure above and below ground
Location: Rowston Holiday Park, New Hedges

It was reported that this application, which was classed as a major development, formed part of the currently operating Rowston Holiday Park which was located to the south east of the Rural Centre of New Hedges and also some agricultural land to the north of the site. The application sought approval for the redevelopment and extension of the existing holiday park, to include the installation of bases for the siting of caravans; demolition of buildings; the conversion of an agricultural barn to a residential dwelling, with installation of roof mounted solar PV panels; erection of a garage; associated works including access, car parking, hard and soft landscaping and infrastructure above and below ground. The proposed amendments to the existing holiday park aspect sought to replace the tourer / tent site with static caravans. This would result in a reduction from a total of 225 holiday units down to 172 static caravans spread out around the site area and 15 touring caravans which would be re-located to the southwest corner of the site near to the service access.

Whilst there would be an overall reduction in pitch numbers to 187, there would be an increase in the number of static caravans from 133 to 172, which by their nature were larger and more permanent than touring / motorhome units. It was considered that the proposed appearance, landscaping, layout, access and scale of the proposed scheme would be in accordance with the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 12) and having regard to all material considerations it was considered that the development would provide a an extension to an existing holiday park site which resulted in a reduction of numbers and overall environmental improvement together with other associated works including a conversion of an outbuilding to a managers dwelling whilst sustaining the local character. As such, and subject to a schedule of suitable conditions to control the development, the development was considered to be acceptable and the recommendation was one of approval.

At the meeting, the officer provided additional information in response to updated conservation (Regulation 37) advice and conditions assessment for marine protected areas, released on 25 June by Natural Resources Wales (NRW).

The updated Reg 37 recognized that some Special Areas of Conservation (SAC) features assessed were in unfavourable conditions due to nutrient enrichment and NRW acknowledged the potential legal implications of this. However, they were not currently advising that nutrient neutrality be applied as a blanket requirement for marine SACs while further technical work was undertaken to understand these nutrient impacts. The current advice from NRW was for local planning authorities to continue applying existing NRW guidance when screening and assessing plans and projects under the conservation of habitats and species regulations. The local planning authority would now screen every application in respect of the Reg 37 to identify if there were additional foul water flows from the proposed development and where these were identified the LPA would undertake an appropriate assessment through the habitats regs assessment process to ensure that the SAC features were maintained and where possible enhanced. Where the LPA identified that the proposed development provided no additional foul flows or sought to reduce foul water flows from a development, this would be screened out.

Officers had carefully considered the application before Members and assessed the overall reduction in numbers; in addition to this, additional information had been provided by the agent. Based on these scenarios it was considered that the proposed development scheme would not result in additional foul water flows from the site and subject to conditions on lighting, construction management plan and the inclusion of relevant drawings and documents to support the proposed development, the appropriate assessment had concluded that the application would not adversely affect the integrity of the SAC.

The officer also outlined some proposed changes to conditions, with condition 4 amended to cover no tents being permitted on this site; the wording of conditions 7 and 12 would also be amended slightly. As the exterior lighting design strategy had been submitted and agreed, Condition 20 had been changed from a condition requiring information to a compliance condition and then condition 23 had been added to cover the written scheme of investigation.

The officer drew Members attention to the existence of a small amount of grade 3A agricultural (BVA) land within the site, however as this was currently not farmed successfully, officers were content that it could be lost. Part of this would be used for screening and the agent had clarified that 1600 new trees would be planted. This would help to screen the



development from the wider landscape and would reduce the intervisibility with an adjacent caravan site. Members also asked about the loss of mature hedgerows and the officer confirmed that there would be a minimal loss of hedgerows, but translocation of them would be difficult, however the Authority would be looking to ensure material was retained and reused on site. He also noted that some planting had already taken place and a good mix of new planting was proposed which would provide screening such that the development would become less noticeable in time.

The first of two speakers was Councillor Rhys Jordan who spoke in support of the application, believing that this was a high quality development with the applicant having engaged with the community with the result that the majority were in support of the proposed changes. There would be a meaningful community benefit in attracting visitors outside of the summer season to the benefit of the local pub, shop and post office. The development would also create long term, well-paid jobs, during both construction and operation. He also considered that high quality lodges were important in easing the pressure of second home ownership as these did not take away permanent housing stock. He therefor urged Members to support the application.

The second speaker was Helen Asby-Ridgeway, the agent. She said that the applicant, the Hean Castle Estate, welcomed the recommendation and had developed the proposals with full regard to the purposes of the National Park, to LDP policies and comments from officers, consultees and the community. She acknowledged that the holiday park would extend over a larger area than currently, however there would be significant improvements, particularly in views into the site from the sea once planting had been established. There would also be a benefit in the change of colour of the caravans to more muted tones which would blend into the landscape and an improved layout siting caravans away from the most highly visible areas. There would also be significant additional planting and retention of the majority of existing trees, with much of this taking place before re-siting of the caravans took place. There would be significant improvements to bat and dormouse commuting routes and habitats, a sensitive lighting scheme and implementation of a sustainable drainage scheme for surface water. She noted that there would be no physical or visual coalescence with the neighbouring site, with retention of a green wedge. The proposal would also see removal of unused sheds and conversion of a redundant barn to manager's accommodation. Enhancements would also lead to an increase in the numbers employed at the site, as well as a reduction in the number of touring caravans travelling through the village. There would be no changes to the existing access and a new crossing on the road through the village would improve pedestrian safety and encourage use of local facilities. She added that



when the opportunity arose for the estate to take back the lease of the site, it was decided to redevelop it to meet the Estate's own high standards, and those expected by visitors. The development would deliver a net benefit for biodiversity and a more sustainable site which was well located in respect of bus service and access to the coast path and wider public rights of way. The agent noted that those objections which had been received had been addressed in the report and there had been support from the local Member and Community Council. The development was in accordance with key policies of the Local Development Plan and supported the visitor economy in rural areas. She asked that Members support the officer recommendation.

Members asked whether the lighting was conditioned in perpetuity and officers advised that the wording of the condition covered this intent; it was requested that the dark skies guidance be referenced in the reasoning. Members were reassured by officers' explanations regarding landscape capacity, loss of BVA land and the occupancy condition in respect of the manager's accommodation. The officer recommendation of approval, subject to conditions including those added and amended during the meeting, was proposed by Dr Plummer, seconded by Councillor Williams and carried.

Decision: That the application be approved subject to conditions in respect of timing of the development, accordance with approved plans and documents, number of caravans, occupancy of the caravans for holiday accommodation and of the barn for an employee of the business, surface water drainage, phasing plan, colour of the caravans, footway/crossing, accessible parking, electric vehicle charging points, Construction Traffic Management Plan, working hours for demolition and construction, arboricultural plans and assessments, adherence to Green Infrastructure Statement, landscape management plan, Landscape and Ecological Management Plan, Construction Environmental Management Plan, lighting, waste recycling, access track and written scheme of investigation for existing buildings.

[The meeting was adjourned between 12.00pm and 12.10pm]

[Councillor George re-iterated her personal declaration in the following application]



- (c) Reference: NP/25/0106/FUL
Proposal: Re-submission of NP/23/0636/FUL – change of use of land for creation of mobile lodge/caravan under policy 41 with provision of dedicated community car park/turning area, passing bays, together with ecological & landscape enhancements
Location: Land adjacent to Old Lime Kilns / Cottages, Middle Kilns Road, Herbrandston

It was reported that this application was a resubmission of previously refused application NP/23/0636/FUL which sought permission for the change of use of land for creation of mobile lodge / caravan, provision of dedicated community parking / turning area, together with ecological and landscape enhancements.

This current application differed from the previous application only by the submission of a green infrastructure statement, and a drawing showing the location of potential passing places along Middle Kiln Road. There had been no policy changes since the refusal of the previous application.

The site was located in a highly sensitive area, being in close proximity to both a Site of Special Scientific Interest (SSSI) (Milford Haven Waterway) and Special Area of Conservation (Pembrokeshire Marine SAC). It was also located within the countryside; therefore Policy 7 (Countryside) of LDP2 was relevant. This Policy stipulated the types of development / uses that were deemed acceptable and appropriate within the countryside. It was considered that the proposed siting of a mobile lodge / caravan was contrary to the provisions of Policy 7. As such, the proposal failed to comply with the provisions of Policy 41 (Caravan, Camping and Chalet Development) of LDP2.

Given the unsustainable location of the development, coupled with the lack of sustainable travel opportunities, the proposal was also contrary to Policies 59 (Sustainable Transport) and 60 (Impacts of Traffic) of LDP2.

A habitats regulations assessment (HRA) had been carried out, with the outcome being that the development had the potential to have a significant effect upon the Greater Horseshoe Bat, which was a mobile feature of the designated Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation (SAC) arising from disturbance to the foraging and commuting corridor due to the extent of glazing proposed.

There were also concerns in relation to green infrastructure, as some site clearance had begun prior to the submission of the previous application and prior to the carrying out of the ecological survey. There was therefore no certainty of the site's baseline green infrastructure and whilst



ecological enhancements were proposed, there was no certainty that those enhancements would result in a net benefit for biodiversity.

Overall, whilst the proposal sought to improve the parking facilities on Middle Kiln Road, the proposal remained unacceptable due to the harm that would be caused as a result. The recommendation was to refuse permission.

At the meeting, the officer apologised for two typographical errors in paragraph 44 of her report – the width of the road should have been recorded as 2.9m wide and the highway name the C3001. As with the previous application considered by the Committee, the officer provided additional information in response to updated conservation (Regulation 37) advice and conditions assessment for marine protected areas, released on 25 June by Natural Resources Wales (NRW).

The updated Reg 37 recognized that some Special Areas of Conservation (SAC) features assessed were in unfavourable conditions due to nutrient enrichment and NRW acknowledged the potential legal implications of this. However, they were not currently advising that nutrient neutrality be applied as a blanket requirement for marine SACs whilst further technical work was undertaken to understand these nutrient impacts. The current advice from NRW was for local planning authorities to continue applying existing NRW guidance when screening and assessing plans and projects under the conservation of habitats and species regulations. The local planning authority would now screen every application in respect of the Reg 37 to identify if there were additional foul water flows from the proposed development and where these were identified the LPA would undertake an appropriate assessment through the habitats regs assessment process to ensure that the SAC features were maintained and where possible enhanced. Where the LPA identified that the proposed development provided no additional foul flows or sought to reduce foul water flows from a development, this would be screened out.

With regards to the application under consideration, as the development proposed additional foul flows, it would be screened in and would fail a Habitat Regulations Assessment by virtue of resulting in additional foul water flows as a result of the proposed private treatment plant. Natural Resources Wales had agreed with this outcome. As such, an additional reason for refusal was proposed.

The Solicitor advised that matters of planning judgement did not apply to assessments under the Habitat Regulations and therefore the Committee would have great difficulty in approving this application lawfully.



The first of two speakers was Councillor Galdo from Herbrandston Community Council which had objected to both this, and the original application. He stated that Sandy Haven Estuary, as part of the SAC, should be protected and respected and the destruction of plants and wildlife undertaken by the applicant in this area using heavy machinery was unacceptable. He believed that there was a duty of care to maintain its tranquillity for future generations. The change of use would also be detrimental to the shoreline and have a negative impact on species. The Community Council believed that allowing a dwelling at a SSSI would be devastating and could set a precedent for other locations.

In response to a question from a Member, Councillor Galdo estimated that the land had been cleared approximately three years ago, not long after the applicant had purchased the land. He confirmed that the area subject to a TPO had not been cleared.

The second speaker was the Agent, Mr Andrew Vaughan-Harries. He acknowledged that the Committee had heard a lot of negativity and policy constraints that Members had to take account of, however he wanted to highlight some positive aspects. He stated that the land was in a poor state when purchased by the applicant 3 years previously. Although the foreshore was a popular walking and recreation area, it had become an unofficial dumping ground which the applicant had taken the time to clear of tyres and rubbish, undertaken gentle repairs to the road and bridleway and in consultation with the Building Conservation Officer he had also repaired and upgraded the Grade II listed limekiln. There was also a community gain as the applicant allowed parking on his land and it was proposed that this would be laid out and resurfaced. He said that his client was happy to work with officers to see whether the proposed passing places could be delivered. There was also adequate land to plant additional trees and hedgebanks to provide additional enhancements. Further discussion could also be had in relation to meeting the criteria of the policy on caravans in the countryside.

Mr Vaughan-Harries also took exception to the suggestion of wilful destruction, as the applicant had made a TPO application to trim the trees and clear ivy around the limekiln. He acknowledged that some clearance had taken place, however he asked the Committee to take into consideration the enhancements undertaken and stated that the applicant didn't want to harm the National Park, but to enhance it.

One Member expressed some sympathy for the applicant, however given the policy objections put forward by the officers, the recommendation of refusal, to include the additional reason for refusal set out at the meeting, was moved by Councillor Clements, seconded by Dr Havard and carried.



Decision: That the application be refused for the following reasons:

- 1. The proposal would be contrary to Policy 7 (Countryside) of the Pembrokeshire Coast National Park Local Development Plan (adopted 2020) as it would result in unacceptable development within the countryside, also contrary to the principles of Planning Policy Wales Edition 12 (2024) (paragraph 3.60).**
- 2. The proposed mobile lodge / caravan and associated development would be contrary to Policy 41 (Caravan, Camping and Chalet development) of the Pembrokeshire Coast National Park Local Development Plan (adopted 2020) and the adopted Caravan and Camping Supplementary Planning Guidance as it would result in development at the coast. This development would result in unacceptable visual intrusion in this location, harming the special qualities of the National Park, contrary to the requirements of Policy 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park and 29 (Sustainable Design) of the Pembrokeshire Coast National Park Local Development Plan (adopted 2020).**
- 3. The proposal would result in negative environmental impacts through increased traffic movements to and from the site, which is deemed to be unsustainable, contrary to Policy 59 (Sustainable Transport) of the Pembrokeshire Coast National Park Local Development plan (adopted 2020) and paragraphs 4.0.3 and 4.1.51 of Planning Policy Wales Edition 12 (2024).**
- 4. The proposal would result in a significant effect on the foraging and commuting corridors of a species protected by the Wildlife and Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations (2010). The proposal would have significant adverse effects on the integrity of a mobile feature of a Nationally Protected Site (Pembrokeshire Bat Sites and Bosherton Lakes SAC) and is therefore contrary to the provisions of Policy 11 of the Pembrokeshire Coast National Park Local Development Plan 2 (adopted 2020) and to Regulation 63 of the Habitat Regulations.**
- 5. There is uncertainty in relation to the baseline Green Infrastructure on the site due to the site clearance which has already taken place. There is therefore uncertainty as to the proposal's compliance with paragraph 6.4.5 of Planning Policy Wales Edition 12 (2024).**
- 6. There is insufficient information to demonstrate that the proposal would not adversely affect the water quality of the Pembrokeshire Marine Special Area of Conservation (SAC) by adding foul flows and nutrient load to a feature and overall Special Area of Conservation which is already failing in terms of water quality. This would be contrary to Policy 11 of the Pembrokeshire Coast National Park Local Development Plan 2 (Adopted 2020) and to Regulation 63 of**



the Conservation and Habitats Species Regulations 2017 (as amended).

7. Appeals

The Development Management Manager reported on 7 appeals (against planning decisions made by the Authority) that were currently lodged with the Welsh Government, and detailed which stage of the appeal process had been reached to date in every case.

The results of three appeals were reported to the Committee, all of which had been dismissed: EC22/0024 Erection and siting of summerhouse/shed - Land referred to as Llainfach, northwest of Carnhedryn Uchaf, near St Davids; EC23/0076 Removal of native trees and flattening of land - Land to the south of Parc Yr Eglwys, Bryn-Henllan, Dinas Cross; and NP/24/0369/FUL Erection of 6 x 6m decking area to the front of building (retrospective) - The Hibernia Inn, 60 Angle Village, Angle.

Reflecting on the positive decisions, the Chair of the Committee commended the professionalism of planning staff and the robustness of the decision making; the Development Management Manager added her thanks to the enforcement team for their hard work to reduce the number of enforcement cases generated since Covid.

In response to questions from the Committee, the officer advised that the Carnhedryn application was an appeal against the enforcement notice, so that would now take effect. With regards to the Hibernia Inn, she advised that officers believed there was a solution and it was hoped that further discussions could take place.

Noted.

The Minutes of this meeting were confirmed at the meeting of the Development Management Committee held on 3 September 2025 without amendment
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