

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

10 February 2020

Present: Councillor M Williams (Deputy Chair in the Chair)
Councillor Mrs D Clements, Mrs S Hoss, Councillor M James, Councillor P Kidney, Councillor PJ Morgan, Dr RM Plummer and Councillor A Wilcox.

(Site Inspection Penally: 10.30 a.m. – 11.00 a.m.)

1. Apologies

Apologies for absence were received from Councillor P Baker, Councillor K Doolin, Councillor M Evans, Councillor P Harries, Dr M Havard, Dr R Heath-Davies, Mrs J James, Mr G Jones, Councillor R Owens and Councillor S Yelland

2. One Planet Development to include a cabin, shed, livestock barn, produce barn, compost toilet, greenhouse, farm-gate stall and removal of hedgerow to create car parking area (part retrospective) – Lily Pond Farm, Whitewell Lane, Penally, Tenby

The Chair welcomed Members to the meeting and reminded them that the purpose of the visit that day was purely to enable Members to acquaint themselves with the application site and its surroundings. No decision would be made until the planning application was considered at a future meeting of the Development Management Committee.

Members were reminded that this application had been considered at the Development Management Committee in December 2019 when it had been deferred to allow a site inspection to take place. Planning permission was sought for a single temporary dwelling in the form of a cabin which fitted within the definition of a caravan and a number of outbuildings under the principles of One Planet Development. The application was submitted partly in retrospect, with a shed/office/store already having been built, a barn partly constructed and the new access and parking area already in place. The applicants intended to meet their needs through their farming the land with heavy horses, primarily producing wheat, oats, barley, potatoes, carrots, beans, onions and leeks.

The officer advised that updated plans and an updated management plan had been received 10 days previously, however these had not yet been fully assessed. The updated plans were circulated to the Committee and these showed that the compost toilet had been moved away from the stream. The positions of the partly constructed barns and the shed were pointed out as well as the proposed location of the cabin, which had been



marked out.

In response to a question from a Member, the agent advised that the Business Plan had not changed, however he noted that despite containing conservative production figures, it was still projected that the target income would be £10,000 by year five. All the issues highlighted in the previous report to the Committee had been addressed and vets bills had now been included within the costs.

The applicant then explained that he was undertaking the project as he took seriously his contribution to dealing with the problems caused by ongoing damage to the environment. He believed that simple ideas could make a contribution, and crisis point would be reached unless action was taken. Farming the land was not really viable and he did not expect to make a profit. However he didn't believe that what he was doing would damage the community or the environment.

A Member asked what happened after 5 years, and the agent replied that the Management Plan would be updated every five years and an annual report had to be submitted to the Authority demonstrating how the criteria set out in the Management Plan were being met, and how any problems would be remedied. Ultimately if thresholds were not being met, the exit strategy took effect which would result in all buildings being removed from site.

Members then walked down to the bottom of the site to view the shed that had been constructed. This would be used for food preparation (bread making) as well as food storage. They were informed that the caravan currently on site would be removed once the cabin was completed. The site was wet, and as it was on sloping land, extremely slippery; it was noted that one of the plans that had been circulated showed that a stone path would be laid through the lower part of the site.

The Chairman thanked everyone for attending the site visit and closed the meeting.

