

DEVELOPMENT MANAGEMENT COMMITTEE

9 December 2020

Present: Councillor R Owens (Chair)

Councillor P Baker BEM, Mrs D Clements, Councillor K Doolin, Councillor M Evans, Councillor P Harries, Dr M Havard, Dr R Heath-Davies, Mrs S Hoss, Councillor M James, Mr GA Jones, Councillor P Kidney, Councillor PJ Morgan, Councillor M Williams and Councillor S Yelland

[Councillor A Wilcox joined the meeting prior to the receipt of Disclosures of Interest (Minute 2); Mrs J James joined the meeting following consideration of application NP/20/0437/FUL (Minute 6a)]

[Llanion Park, Pembroke Dock 10.00am – 12.05pm]

1. Apologies

An apology for absence had been received from Dr RM Plummer. Mrs J James had advised that she was having difficulty in connecting to the meeting.

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
<i>Minute 6(a) below</i> NP/20/0437/FUL – Apple Tree Gallery, The Ridgeway, Saundersfoot	Councillor P Baker	Remained in the meeting and played a full part in the debate.
Minutes 6(b) below NP/19/0522/FUL – Buttyland Caravan & Camping Park, Manorbier	Councillor M Evans	Withdrew from the meeting while the application was discussed
<i>Minutes 6(c) below</i> NP/20/0371/FUL – Newport Links Golf Club, Golf Course Road, Newport	Councillor P Harries	Remained in the meeting and played a full part in the debate.



Councillor P Kidney advised that Mr Ray Hughes was present in his house in order to observe the meeting, however he would have no influence during the meeting.

3. Minutes

The minutes of the meeting held on the 21 October 2020 were presented for confirmation and authentication.

It was **RESOLVED** that the minutes of the meeting held on the 21 October 2020 be confirmed and authenticated.

NOTED.

4. 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. The Chair reminded speakers of the importance of using their time to raise material planning issues which would help Members of the Committee to reach a decision on the application under consideration. He advised speakers that if, despite warning, a speaker persisted in raising issues that were not relevant, the administrator would be instructed to mute the speaker's microphone.

In accordance with the decision of the National Park Authority of 7th December 2011, speakers would have 5 minutes to speak (*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/19/0522/FUL <i>Minute 6(b) refers</i>	Outline planning permission for 14 affordable housing units. Full planning permission for the change of use of land from 85 tents & tourers to 85 static caravans with associated landscaping, distributor roads and new sewage pumping station – Buttyland Caravan & Camping Park, Manorbier	Geraint John - Agent



NP/20/0381/FUL
Minute 6(d) refers

Erection of a meteorological mast for measurement of wind and weather data, maximum height 120m from ground level, for a temporary period of up to 3 years – Land at South Studdock Farm, Angle, Pembroke

David Jones – on behalf of Applicant

5. 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 Authority. It went on to outline the purpose of the planning system and relevant considerations in decision making, the Authority's 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.

NOTED

6. Report of Planning Applications

The Committee considered the detailed reports of the Development Management Team Leader, 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*):

[With the agreement of the meeting, the Chair took the following application out of order on the agenda.]

- (a) REFERENCE: NP/20/0437/FUL
APPLICANT: Mr & Mrs D & Y Mannings
PROPOSAL: Retrospective planning application for doorway on west elevation and proposed skylights
LOCATION: Apple Tree Gallery, The Ridgeway, Saundersfoot

Members were reminded that a previous application for alterations, extensions and a change of use of the gallery at this site had been refused by the Committee in September 2020. The current application sought permission for a reduced set of alternations and not for a change of use or extension. Permission was sought retrospectively for a door in



the western elevation and new development was proposed in respect of an additional window and two roof lights in the west elevation.

It was reported at the meeting that officers had received a request from a Member to defer this application to allow proper consideration of information circulated two days previously, and to allow this to be made available to local residents and the Community Council. The Chair added that as there were two public speakers in relation to this application, he would take any motion to defer the application first, to allow the speakers the opportunity to speak at a later meeting.

DECISION: That the application be deferred to allow circulation and proper consideration of additional information provided by the applicant.

- (b) REFERENCE: NP/19/0522/FUL
APPLICANT: Mr D Brown and Ateb
PROPOSAL: Outline planning permission for 14 affordable housing units. Full planning permission for the change of use of land from 85 tents & tourers to 85 static caravans with associated landscaping, distributor roads and new sewage pumping station.
LOCATION: Buttyland Caravan & Camping Park, Manorbier

Members were reminded that at the previous meeting of the Committee, Members had been minded to refuse this application contrary to the officer recommendation. As a result the Director of Planning and Park Direction had invoked the Authority's 'Cooling Off' procedure which required the application to be considered afresh at the next appropriate meeting. The Solicitor reminded Members of the procedure to be followed in that a recorded vote would be required, and if a further motion that was contrary to the officer recommendation was received, valid planning grounds for refusal had to be provided prior to the vote.

The application was a 'hybrid application', that is one that sought outline planning permission for one part and full planning permission for another part of the same site, as set out in the proposal above. The site was a long established caravan site on the road running towards Manorbier Station. The caravan site area straddled the Rural Centre boundary as defined by Policy 6 of Local Development Plan 2, with the eastern part of the site (the caravan and camping site) falling in the open countryside.

Officers considered the development to be acceptable in terms of local policy, highway safety and landscape impacts, and the recommendation remained one of approval subject to S106 legal agreement and conditions as set out in the report. Notwithstanding the above, if Members were



mindful to refuse the application based on the reasons cited at the previous meeting, suggested wording for reasons for refusal were provided for Members' consideration.

In answer to a question from a Member regarding the potential for discussion of staggered arrival and leaving times for those staying in the caravans in order to ease congestion at peak times, the officer replied that as it was the view of officers and the Highway Authority that the application was acceptable in its present form, no such discussions had taken place. In response to a second question, Members were advised that it was proposed that the 15 tent and 70 touring units would become 85 static units which would be controlled in respect of holiday occupancy, and therefore the static caravans could be owner occupancy or used for holiday letting purposes. Finally the officer confirmed that cars would be parked adjacent to caravans, with an overspill carpark also available, as was the case currently, however the robust landscaping scheme would provide greater screening than existed at present.

The Agent, Geraint John, who had been working alongside Gerald Blain Associates, then addressed the Committee. He advised that he had sent a detailed letter to Members prior to the meeting, however he wished to highlight a number of points. He stated that officers had assessed the application and the report said that it was acceptable with regards to planning policy and other material considerations. No objections had been received from statutory consultees and the recommendation was one of approval. However he recognised that Members still had some concerns which he would try to address. In respect of highway safety, the Highway Authority had concluded that a safe and acceptable solution had been proposed which would lead to a reduction in numbers to the site overall. In respect of landscape and visual amenity, a detailed landscape assessment had been submitted to enhance the site which would improve the spacing and appearance of units. Conditions had been suggested to control this and as a result the immediate and wider surrounds, as well as the special characteristics of the National Park, would be protected. This overall enhancement had been welcomed by Natural Resources Wales, whose initial concerns had been addressed. In respect of the suggestion of over-development, Mr John questioned how this could be manifest, as there was expected to be a reduction in traffic, no increase in numbers and capacity in the area for sites to change the types of caravan/camping units they offered. In addition there was surplus capacity in the school and a need for affordable housing, which would be secured through a legal agreement. He also stated that there would be no impact on privacy or amenity, but that the development would enhance tourism, provide affordable housing, improved drainage, and improvements to the appearance and control of the site. Finally in answer to Members' earlier questions, he anticipated that the majority of units would be owner



occupied, although this was to be confirmed, and as it would only be cars arriving, rather than touring caravans, the impact of their arrival and departure would be less. He also thought it was likely that the static caravans would screen cars parked next to them better than touring caravans or tents would.

Thanking officers for the strengthened condition to require colour of the units to be retained in perpetuity, Members remained concerned that this information, together with that relating to the removal of permitted development rights, would be passed on to owners of the caravans. Officers replied that the Authority could not control what information was provided by the landowner, but hoped that such relevant information would be passed on. Nevertheless, enforcement action could be taken against a landowner and any interested parties.

Councillor P Kidney then reported to the Committee that he had met with Network Rail three weeks previously, and they had advised that they wished to close the nearby Beavers Hill unmanned level crossing in the next 3-4 years, meaning that most traffic between the Ridgeway and the A4139 in the Manorbier/Jameston area would travel past this site. He also pointed out the applicant's poor record in complying with planning conditions. He also noted the cumulative effect of developments in the area on residents and moved that the application be refused. This was seconded.

Before going to the vote, the Director of Planning and Park Direction asked Members to confirm that the reasons for refusal were as set out in the report, which they did. She also advised Members that if there was an appeal, they would have to defend the decision, noting that previously consultants had been used to assist Members.

A recorded vote was then taken on the motion to refuse the application, with the following result:

For – Cllr P Baker, Dr R Heath Davies, Cllr M James, Cllr P Kidney, Cllr P Morgan, Cllr R Owens, Cllr A Wilcox, Cllr S Yelland;

Against – Cllr D Clements, Cllr K Doolin, Cllr P Harries, Mrs S Hoss, Mrs J James, Mr G Jones, Cllr M Williams

Abstain – Dr M Havard

Absent – Cllr M Evans, Dr R Plummer

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

- 1. By virtue of the scale and nature of the proposed development the development would result in significant increase in vehicle movements to and from the site that would adversely affect the free flow of traffic on the immediate highway network and adversely**



impact on highway and pedestrian safety, which is contrary to Pembrokeshire Coast National Park Local Development Plan 2 (Adopted 2020) Policy 60 (Impacts of Traffic).

- 2. The proposal to provide 85 year round static caravans on a site located in a countryside location will result in an adverse impact on the immediate and wider landscape and the special qualities of the National Park, which is contrary to Pembrokeshire Coast National Park Local Development Plan 2 (Adopted 2020) Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 38 (Visitor Economy), 40 (Self-Catering Development) and 41 (Caravan, Camping and Chalet Development).**
- 3. The proposal would introduce a development which has a scale and siting which will result in a significant impact on the privacy and amenity of neighbouring properties and is contrary to Pembrokeshire Coast National Park Local Development Plan 2 (Adopted 2020) Policies 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).**

[Mrs J James was not present during consideration of the following application]

- (c) REFERENCE: NP/20/0371/FUL
APPLICANT: Mr C Noot, Newport (Pembs) Golf Club Ltd
PROPOSAL: Change of use from redundant Managers accommodation to self-contained holiday unit
LOCATION: Newport Links Golf Club, Golf Course Road, Newport

It was reported that this property was set at the edge of an established golf course and had an occupancy restriction for use as manager's accommodation. Due to the changing circumstances of the occupant and the golf-course business, the application sought to replace the occupancy restriction with one to allow use of the property as a holiday let.

Although Local Development Plan 2 prioritised open market housing over housing with a holiday letting occupancy restriction, as the former would require commuted sums to help provide for off-site affordable housing provision, in this instance the building was not served by private amenity space or separate access and was located within a wider complex. Use of the property as an affordable unit in itself would result in an isolated unit within the midst of a golf club setting and therefore there was sufficient justification to support the application subject to conditions.

At the meeting, the officer advised that she would like to add another condition to restrict the boundary treatments and extensions to the



dwelling. No physical alterations were proposed to the building as part of the current application.

The application, including the additional conditions was supported by Members as it would assist the tourism offer in Newport, although they hoped that should there be a need for manager's accommodation in future that this could be provided through purchase and conversion of an existing property on the site, rather than a new build. The recommendation of approval was moved and seconded.

DECISION: That the application be approved subject to conditions relating to the timing of development, accordance with plans, occupancy as holiday accommodation only and removal of permitted development rights to the house and garden.

[Councillor M Williams tendered his apologies and left the meeting during consideration of the following application.]

- (d) REFERENCE: NP/20/0381/FUL
APPLICANT: Mr B Huskinson, BlueGem Wind
PROPOSAL: Erection of a meteorological mast for measurement of wind and weather data, maximum height 120m from ground level, for a temporary period of up to 3 years.
LOCATION: Land at South Studdock Farm, Angle

It was reported that this proposal was to support a wider project related to marine renewable energy development. The developer BlueGem Wind was seeking to collect wind and weather data to assess the capacity of the Celtic Sea to deliver off shore wind energy projects. This data would inform opportunities for and the feasibility of future offshore wind projects. These would be offshore developments for which marine licences would be required outside the jurisdiction of Pembrokeshire Coast National Park, but with the potential to impact on its special qualities. The National Park Authority would be consulted upon any future off-shore developments.

In identifying a suitable site, the applicant had considered other options for measurement and had outlined the reasons for rejecting the alternatives considered. Much of the search area identified was covered by other designations, such as Special Protection Area, Site of Special Scientific Interest or Special Area of Conservation as well as land use constraints and activities.

The mast was required to provide at least one full year of wind measurement data. To allow for flexibility and an appropriate contingency, this application sought permission for the mast to be in situ for a period of



up to three years and the agent had stated that the minimum time would be 15 months. At the end of this consent period, the mast would be decommissioned and removed, with the site restored to its previous use and condition.

A review of the Landscape and Visual Appraisal (LVA) produced for the Applicant had been commissioned by the National Park Authority and a copy had been circulated to Members prior to the meeting. This document had suggested additional landscape enhancement measures and these had been agreed with the applicant. Therefore an additional condition was suggested to secure landscape enhancement that also delivered biodiversity enhancement.

The development would not require a compound and there was an existing access to the site. The applicant had advised that an infrared light would be sufficient for navigation purposes and a bold light would not be necessary.

Overall it was concluded that while there were adverse impacts from the mast, these could be mitigated if the mast was only present for a short time. Therefore, subject to an appropriate condition securing that the mast was temporary for 15 months or until it was no longer needed, and that the site was restored to its former condition, the application was recommended for approval.

It was noted that Angle Community Council had not commented on the application, and the officer advised that this was due to its temporary nature. They had also indicated that they did not wish to speak at the meeting.

David Jones then addressed the Committee on behalf of the applicant. He explained that the project was a joint venture with a vision for low carbon energy generation in the Celtic Sea. Floating wind was a relatively new technology which involved a wind turbine on a floating platform located offshore where windspeeds were higher and more consistent. They also had a reduce impact both visually and on marine users. He stated that the Committee on Climate Change had said such technology was critical to meeting the UK net zero target and the development accorded with the Welsh Marine Plan. He believed that Pembrokeshire was becoming a centre of excellence for marine renewable energy generation. Due to its temporary nature and the need to respond to the climate crisis, he urged Members to support the application.

Members asked Mr Jones about the need for an onshore, rather than offshore, mast, and he explained that there would be offshore monitoring



through a floating LIDAR (Light Detection And Ranging), however this required an onshore mast for validation.

Thanking officers for a detailed report and a helpful presentation, Members believed this was an interesting project, and although they did not wish to see anything detracting from what was an iconic landscape, it was considered that the importance of renewable energy and temporary nature of the development outweighed the slight detraction to the landscape. The recommendation of approval was moved and seconded.

DECISION: That the application be approved subject to conditions relating to the timing of the application, accordance with plans, removal of the mast not later than 15 months after erection, submission of Construction Environmental Management Plan, landscape/biodiversity enhancement and no visible spectrum lighting to be attached to the mast.

7. Appeals

The Director of Planning and Park Direction reported on 1 appeal (against a planning decision made by the Authority) that was currently lodged with the Welsh Government, and advised that initial paperwork had been sent to the Planning Inspectorate.

In response to a question from a Member, the Director advised that the Environmental Statement in relation to the Appeal at Trewern had been submitted and consultation with the community would begin shortly; a copy of the document would be placed on the Authority's website.

NOTED.

8. Season's Greetings

The Chair thanked Members and officers for their contributions over the previous year and wished everyone a Happy Christmas.

NOTED.

