

DEVELOPMENT MANAGEMENT COMMITTEE (Site Inspections)

10 May 2021

Present: Councillor R Owens (Chair)

Councillor P Baker (Freshwater East and Saundersfoot only), Councillor Mrs D Clements (Freshwater East and Saundersfoot only), Councillor M Evans (Freshwater East only), Councillor P Harries, Dr M Havard (Freshwater East and Saundersfoot only), Mrs S Hoss, Mrs J James (Freshwater East and Saundersfoot only), Councillor M James, Mr GA Jones, Councillor P Kidney, Councillor PJ Morgan, Dr RM Plummer (Freshwater East and Saundersfoot only), Councillor A Wilcox (Freshwater East and Saundersfoot only) and Councillor M Williams (Freshwater East and Saundersfoot only).

Officers Present: Mrs N Gandy, Mr A Richards (Freshwater East only), Mr M Higgins (Freshwater East and Saundersfoot only), Ms K Atrill (Poppit only), Mrs C Llewellyn.

(Site Inspection: Freshwater East 10.00 a.m. – 10.35; Saundersfoot 11.30 – 11.45 a.m; Poppit 2.00 p.m – 2.30 p.m.)

1. Apologies

Apologies for absence were received from Councillor K Doolin, Dr R Heath-Davies and Councillor S Yelland.

2. NP/19/0328/S73 - Variation of condition no.2 of NP/14/0014 - Residential Development Plot adjoining D, Plots adjoining Devon Court, 5, Freshwater East, Pembroke

The Chair welcomed Members to the meeting and reminded them that the purpose of the visits that day was purely to enable Members to acquaint themselves with the application sites and their surroundings. No discussion would take place and no decision would be made until the planning applications were considered at a future meeting of the Development Management Committee.

Members were reminded that all applications had been considered at the Development Management Committee on 21 April 2021 when they had been deferred to allow a site inspection to take place.

Members proceeded to view the site and the site surroundings. The officer noted that the agent had marked the front corner of the proposed dwelling and also the edge of the path as shown on the drawing he had made available to the Committee by email; copies were provided to



Members on site. The officer also drew the Committee's attention to the fir trees to the rear of the site which belonged to the neighbouring property and to the excavation work that had previously been undertaken on site and confirmed that this had constituted a material start. He confirmed that the property would have been dug into the slope of the land under the previous application, as well as in that proposed and that the changes in scale and design were acceptable in planning terms. The application had been recommended for approval.

Members sought clarity on the location of the edge of the track as marked, as this did not coincide with the track as it appeared on the ground. The agent was permitted to respond to this question, and explained that he had researched the legal background of the site and the markings were made from a plan prepared by the surveyor appointed by the Court in the 2005 civil case (who had marked out the rights of way on site and photographed the results); the agent had overlaid the right of way at 4 metres width on the GPS survey he had prepared for the site. This showed that the centre line of the deeded right of way went through the trees and he believed that the discrepancy had arisen because until 2014 the area had been overgrown, but not wanting the right of way to be lost, residents had cleared a path on a line of convenience.

Members then asked about the existence of Tree Preservation Orders (TPOs) on site and whether any trees in the vicinity were suffering from Ash Dieback. The Tree and Landscape Officer advised that a TPO covered the block of woodland to the south. He also explained the symptoms of the disease and confirmed that the three ash trees which were located adjacent to the track in front of the proposed dwelling (and therefore on the line of the deeded right of way shown on the Agent's plan) were suffering from Ash Dieback.

Thanking all those present, the Chair then adjourned the meeting to allow Members to travel to the next site.

3. NP/21/0172/TPO - Fell 1x Monterey cypress (*Cupressus macrocarpa*) to ground level, leaving stump in situ. (T12 on TPO 33, wrongly identified as a Douglas Fir) - Beach Court, The Strand, Saundersfoot, Pembrokeshire, SA69 9EU

It was reported that this application was to remove the tree in question and which was subject to a Tree Preservation Order (TPO) on grounds of health and safety, due to degradation of its crown and concern regarding the stability of the root system in the long term. The tree was not currently being managed and the applicant had advised that they were not able to take responsibility for it beyond cutting it down.



Members asked about ownership of the tree and were advised that the outcrop on which the tree was located had not been registered with the Land Registry. Although ownership was not a material planning consideration, the officer believed that the tree was outside of a line which could be drawn between the walls of Beach Court which were on either side of the outcrop. He also noted that two tree reports had been received and these could be found on the planning application section of the Authority's website; they had been amended at the request of officers to include hazard and risk assessment information.

Thanking all those present, the Chair then adjourned the meeting to allow Members to travel to the next site.

4. NP/21/0060/FUL - Replacement dwelling - Morwennau, Poppit, Cardigan, Pembrokeshire, SA43 3LP

Members were reminded that this site visit had been requested to allow the Committee to consider the concerns of overlooking from the proposed dwelling expressed by the resident of Briar Bank. The Committee proceeded to the objector's property to view the application site from the patio area and path which ran around the outside of his property.

[Councillor Paul Harries then took the Chair, as the application site was not fully accessible.]

The remaining Members then proceeded to Morwennau and looked down towards Briar Bank.

This concluded the Site Visit.