

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

21 June 2021

Present: Councillor R Owens (Chair)

Councillor P Harries, Dr M Havard, Mrs S Hoss, Councillor M James, Mr GA Jones, Councillor P Kidney (Broad Haven sites only), Councillor PJ Morgan, Councillor A Wilcox, Councillor M Williams (Broad Haven sites only) and Councillor S Yelland.

Officers Present: Mrs N Gandy, Ms K Atrill, Mrs C Llewellyn.

(Site Inspection: Ringstone, Broad Haven 10.00 a.m. – 10.35; Bower Farm Broad Haven 10.55 – 11.25 a.m; Pencastell, Moylegrove 12.45 p.m – 1.20 p.m.)

1. Apologies

Apologies for absence were received from Councillor P Baker BEM, Councillor Mrs D Clements, Councillor K Doolin, Councillor M Evans, Dr R Heath-Davies, Mrs J James and Dr RM Plummer.

2. NP/21/0102/FUL - Demolition of existing residential dwelling house and garage. Construction of new residential dwelling house and garage - Ringstone, Haroldstone Hill, Broad Haven

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 9 June 2021 when they had each been deferred to allow a site inspection to take place.

Having viewed the existing dwelling, Members proceeded to view the site from the garden of the neighbouring property, from whose occupants objections had been received regarding privacy. The officer advised that a number of windows would face the neighbour, at an oblique angle but also a higher level, at a distance of approximately 14m.

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



3. NP/21/0215/FUL - Proposed conversion and extension of the existing barn into a three bedroom dwelling. Removal of the existing residential static caravan. Relocation of existing hay barn and replacement with a stable - Bower Farm, Broad Haven

The officer explained that while the principle of conversion was acceptable, officers were concerned with the design of the extension as it changed the look of the barn greatly. She added that a structural survey had been received which confirmed that the barn was able to be converted.

Thanking Members for coming to view the site, the applicant explained that she had marked out the position of the extension and the Committee proceeded to walk around its perimeter.

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

4. NP/21/0110/FUL - Replacement Dwelling - Pen-castell, Moylegrove

[Dr M Havard, the Deputy Chair took the Chair, as the Chair was late arriving.]

The officer explained that she now understood the property to have been built as four agricultural workers dwellings which were converted into a single property in the 1930s. The principle of its replacement was acceptable as the Building Conservation Officer had advised that it was of no special architectural or historic merit. However officers were concerned with the height and design of the proposed replacement due to its prominent position on the cliff top and proximity to the Coast Path. She also advised that it was proposed to move the footprint of the dwelling closer to the cliff edge and a geological survey had been requested.

Members proceeded to walk around the existing property, noting the location of the coast path and the cliff edge.

This concluded the Site Visit.

