

DEVELOPMENT MANAGEMENT COMMITTEE (Site Inspections)

4 October 2021

Present: Dr M Havard (Deputy Chair in the Chair)
Councillor M James, Councillor P Kidney, Councillor PJ Morgan, and
Councillor M Williams.

Officers Present: Mrs N Gandy, Mr M Griffiths, Mrs C Llewellyn.

(Site Inspection: Meadow House Caravan Park, Summerhill 10.00 a.m. –
11.00am)

1. Apologies

Apologies for absence were received from Councillor P Baker BEM, Councillor Mrs D Clements, Councillor K Doolin, Councillor M Evans, Councillor P Harries, Dr R Heath-Davies, Mrs S Hoss, Mrs J James, Mr GA Jones, Councillor R Owens, Dr RM Plummer, Councillor A Wilcox and Councillor S Yelland.

2. NP/21/0085/FUL - Change of use of land for the siting of 9 relocated static caravans, associated infrastructure, improvements to existing site access and ecological enhancement. - Meadow House Holiday Park, Stepside, Narberth, Pembrokeshire, SA67 8NS

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 discussion would take place and no decision would be made until the planning application was considered at a future meeting of the Development Management Committee.

Members were reminded that the application had been considered at the Development Management Committee on 8 September 2021 when it had been deferred to allow a site inspection to take place. It had been reported that there were a number of objections, however notwithstanding these, officers considered that as the proposal was subject to effective landscaping and the reduction in units elsewhere on the site, this would have an overall effect that would conserve and enhance the existing character of the site and the special qualities of this area of the National Park. Subject to a schedule of suitable conditions and completion of a S106 Agreement to modify existing planning permission reference NP/10/0450 to prevent the full development of the site as authorised, it was recommended for approval. Any approval would need to be delegated to officers to allow for completion of the S106 Agreement.



Members began by viewing the proposed site, part of which currently served as 'back of house' storage. The agent advised that a storage compound would be created adjacent to the LPG tankers at the entrance to the site. The location of the removed *Leylandii* trees was pointed out and the Agent advised that these had been removed due to their age and condition. The officer also pointed out the roofs of neighbouring properties and the difference in levels between them and the site. It was noted that some earth moving work had been done to level the site, and the officer advised that he would look at the feasibility of including an additional condition regarding site levels. He also advised that the existing hedge would be retained and there would be additional planting. The distance between the caravans and the hedge would be between 7 and 10 metres.

Members then viewed the access to the caravan site where an improvement to the visibility splay had been requested by the Highway Authority. They proceeded to walk along the road to view the site from the level of neighbouring properties. Returning to the site, the Committee then had the opportunity to stand on the patio of the reception/restaurant building which was elevated above the proposed site and was therefore more visible to neighbouring properties.

Members then walked to the area from which the caravans would be relocated. The officer explained that the 2010 permission had been implemented, however the caravans as sited were at a reduced density to that permitted; the reduction in numbers would be controlled by the S106 Agreement. Plans to show this reduction would be shown at the meeting when the application was considered. The Agent clarified that of the 47 units permitted, 31 had been sited in the northern field; therefore with 9 units to be sited as per the application under consideration this meant a net reduction in 7 units on the site overall.

The Committee then proceeded to walk to the highest point of the site, which looked out towards Monkstone Point, to gain a context for the development.

Thanking everyone for their attendance, the Chair concluded the site visit.