

**DEVELOPMENT MANAGEMENT COMMITTEE  
(Site Inspections)**

**10 January 2022**

Present: Councillor R Owens (Chair)

Councillor K Doolin, Councillor P Harries, Dr M Havard, Councillor M James, Councillor P Kidney, Councillor PJ Morgan and Councillor S Yelland.

Officers Present: Mrs N Gandy, Ms K Atrill, Ms J Rees-Wigmore (Trefin only), Mrs C Llewellyn (Minutes).

(Site Inspection: Newport 10.15 am. – 10.30 am; Trefin 11.30 am – 12.00 pm)

**1. Apologies**

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

**2. NP/21/0508/FUL - Erection of a dwelling - Dandre, Feidr Ganol, Newport, Pembrokeshire, SA42 0RR**

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 decisions would be made until the planning applications were considered at future meetings of the Development Management Committee.

Members were reminded that the application had been considered at the Development Management Committee on 8 December 2021 when it had been deferred to allow a site inspection to take place. At that meeting both Newport Town Council and an objector had expressed their concerns regarding road safety in respect of the application, although it had been noted that the Highway Authority had recommended conditional consent as they were satisfied that sufficient parking would be provided both at Dandre and the proposed site.

Officers had considered that the proposed scheme was acceptable in terms of scale, form, use and design. The development would not cause an unacceptably detrimental impact to the special qualities of the National Park and was not considered to cause an unacceptable impact upon privacy or amenity of neighbouring properties. They had recommended that the application be delegated for officers to approve, subject to receipt of a completed Unilateral Undertaking.



Members viewed the site of the proposed dwelling and the officer explained that the access would be widened and the wall along the roadside would be reduced in height to improve visibility. The proposed changes to the parking layout at Dandre was also viewed. They then walked a short distance along Feidr Ganol to understand the character of the road, which though narrow had many driveways which could be used to allow traffic to pass. It was also noted that the road was well used by pedestrians walking into the town from the outskirts of Newport and the coast path as there was no pavement through the town along the A487. The officer added that she believed that motorists using Feidr Ganol were aware of its nature and the presence of pedestrians and moderated their speed accordingly.

Finally, referring to the point made by objectors that the view through the site had been labelled as important in the Conservation Area Statement, the officer advised that the Building Conservation Officer was satisfied that due to the position of the dwelling, the view would remain, and that there would be no detriment to the Conservation Area.

The Chair then adjourned the site visit for onward travel to the next site.

**3. NP/21/0577/FUL - Residential development of 11 dwellings (including 2 affordable) – Land adjacent to Cefn Gallod, Trefin, Haverfordwest, Pembrokeshire, SA62 5AP**

This major development application sought full planning permission for the erection of 2 affordable houses and 9 open market houses on a green field site, allocated for residential development within the Local Development Plan (LDP).

The officer advised that the site would be accessed off Cefn Gallod, and that a number of concerns had been expressed with regard to this and the resultant loss of parking. Members viewed the proposed access and then walked to the existing field access which would be used for construction traffic, but would be closed once construction was complete. It was noted that the site was bounded on three sides by an historic hedgebank which the LDP identified as being important to the character of this part of the village and recommended its retention. The hedge would be protected both during construction and once the development was complete. The officer agreed to investigate who would be responsible for its long term maintenance.

The officer also noted that a consultation response was still awaited from Dyfed Archaeological Trust which was seeking to ascertain that the site was not of archaeological importance as the location of a former Bishop's Palace.



Finally, Members went onto the site and noted the ridge heights of dwellings in the vicinity, as a result of the sloping nature of the land.

Thanking everyone for their attendance, the Chair closed the site inspection.

