

**DEVELOPMENT MANAGEMENT COMMITTEE  
(Site Inspections)**

**7 February 2022**

Present: Dr M Havard (Deputy Chair in the Chair at Herbrandston); Councillor R Owens (Chair at Newgale)  
Councillor Mrs D Clements (Newgale only), Councillor P Harries, Councillor M James, Mr GA Jones (Newgale only), Councillor P Kidney, Councillor PJ Morgan and Councillor M Williams.

Officers Present: Mrs N Gandy, Mr M Higgins (Herbrandston only), Ms S Tyler (Newgale only), Mrs C Llewellyn (Minutes).

(Site Inspection: Herbrandston 10.00 am – 10.40 am; Newgale 11.30 am – 11.50 am)

**1. Apologies**

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

**2. NP/21/0591/TPO - Works to trees at TPO133 – Land at Middlekilns Road, Herbrandston**

The Chair welcomed Members to the meeting and reminded them that the purpose of the visits that day was purely to enable them 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 both applications had been considered at the Development Management Committee on 26 January 2022 when they had been deferred to allow a site inspection to take place.

It was reported that TPO133 related to an area of woodland containing a Grade II listed limekiln thought to have been constructed c1800 as well as other walls and structures from the inter-war period that did not appear to be part of the direct listing. The application sought to remove or coppice various specimens, some of which were growing directly from the limekiln masonry.

The Tree and Landscape officer was asked to provide some context for the application and explained that following the sale of the woodland, concerns over its future had been expressed by the Community Council,



and it had been assessed as suitable for TPO designation in 2017. The application before the Committee had now been received for management of the woodland, and it was considered that removal of some of the trees was justified as their retention was detrimental to the protection of the listed limekiln. Others were failed specimens and the works could be interpreted as meeting the Dead, Dying and Dangerous (DDD) exemption, which meant that consent was not required to remove these. However removal of other trees was not justified at the current time in terms of management of the woodland or for reasons of health and safety. The recommendation was therefore one of partial approval and refusal subject to a condition relating to the timing of the work, and also one requiring a method statement for the work to be undertaken around the limekiln; a template for this would be produced by the Building Conservation Officer.

Members asked what the sanction would be if trees beyond those permitted were removed, and the officer advised that as TPOs were the subject of strict guidance, this would be a criminal offence and the Authority would seek to address the matter through the courts.

The Committee then walked around the site, and it was pointed out that it was rare in Pembrokeshire for such a woodland copse to be found so close to the estuary and that the rich biodiversity was the result of there being no active management of the woodland in recent years. The position of the trees growing out of the limekiln was also noted and the officer explained that effectively the National designation provided by the Cadw listing took precedence over the TPO which was designated at Authority level.

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

**3. NP/21/0133/FUL - Rebuild, increase in floor level and roof height and alternative front & rear disabled access (partially retrospective) - Sands Cafe, Newgale**

It was reported that this application for a rebuild and remodelling of this property included increases in floor and ridge heights (part retrospective) as well as alterations to accesses and entrances, fenestration, external finishes, addition of rooflights, mechanical vents and a rear canopy, also enlargement of the outdoor customer seating areas.

At the meeting on 26 January, the officer had explained that planning permission for remodelling of the café had been granted in 2018 (the fall-back position) for a scheme that was similar to the application before the Committee, however it had not been built in accordance with the plans and therefore the current application sought to regularise the development and to make amendments in respect of inclusive access arrangements.



The main issue of concern was the raising of the slab level by approximately 0.5m, leading to an increase in the ridge height of the property by just over 0.5m. This caused the obscuring of a window in an adjacent property. Officers had noted that the room served by the window was dual aspect, with French doors to the rear, and Members were advised that it was for them to decide if this degree of obscuring was acceptable. They had therefore resolved to visit the site.

The officer advised that since the Committee, two additional drawings had been received, the first providing further detail of the ridge beam and showing that the finished roof line was expected to be approximately 15cm higher than the steel framework which could be seen currently in situ at the site and the second showing the expected shadow from the proposed building on the affected window of the neighbouring property in question.

Members were not able to enter the site due to health and safety requirements, so they viewed the structure and its relationship to the window in question from the pavement. The position of the patio doors to the rear were pointed out and it was noted that the distance between the two buildings was 1.27m.

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

