

DEVELOPMENT MANAGEMENT COMMITTEE (Site Inspections)

13 June 2022

Present: Councillor R Owens (Chair)

Councillor S Alderman (St Ishmaels only), Councillor Mrs D Clements, Dr M Havard, Councillor M James, Mr GA Jones, Councillor R Jordan, Councillor PJ Morgan, Dr RM Plummer, Councillor Mrs S Skyrme-Blackhall, and Councillor C Williams.

Officers Present: Mrs N Gandy, Mr R James, Mrs C Llewellyn (Minutes).

(Site Inspection: Talbenny 1.35pm – 2.35pm; St Ishmaels 2.50pm – 3.35pm)

1. Apologies

Apologies for absence were received from Councillor S Hancock, Dr R Heath-Davies, Mrs S Hoss, Mrs J James, Councillor P Kidney, Councillor M Wiggins and Councillor A Wilcox.

2. NP/21/0399/FUL - The retrospective construction of a livestock barn and works to / related to a silage clamp to support functioning of the working farm - Land opposite Middle Broadmoor, Talbenny, Haverfordwest, Pembrokeshire, SA62 3XD

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 18 May 2022 when they had been deferred to allow a site inspection to take place.

The planning officer reported that retrospective consent had been sought for a silage pit and livestock shed on two separate sites accessed off the unclassified access road. The silage pit and shed were required to support the functioning of the farming business at Lower Broadmoor Farm. The shed and silage pit had been located away from the main complex of farm buildings so as to provide young stock a degree of separation from the main herd to help prevent the spread of TB. The sites chosen were situated on previously developed land associated with the former WW2 aerodrome.

Members first visited the shed, and it was pointed out that it was predominantly screened from the wider area by an existing hedge bank



and existing trees/scrub running along the road boundary. However it was visible at a distance, from the PCNP Coast Path and was situated on the skyline so was visible from the wider landscape. The location of additional planting requested by Natural Resources Wales (NRW) was noted.

In response to questions from the Committee, employees of the applicant explained the procedures for disposal of the animal and feed waste from the shed, which was undertaken 2 or 3 times per week using a machine, however as a compromise to neighbouring properties, no operations were commenced before 8.30am. They clarified that there was no lighting on the site and that prior to construction of the shed, a silage clamp and derelict barn had been located there.

Members then crossed the lane to view the site from the perspective of the objectors at the neighbouring camp site. It was noted that this was a Certificated Site, for use by the relevant Club's members, which could operate without the need to obtain planning permission. The existence of the signs requesting traffic to travel at 20MPH were pointed out.

Members then viewed the site of the silage pit, and again the location of the proposed landscaping was indicated. It was noted that further details could be found in the [landscape specification and management plan](#) submitted and that this could be found on the Authority's website. However as the clamp was made of concrete, it blended with the concrete of the former runway on which it was situated in any views of the site. It was clarified that any liquid from the silage would drain into an underground tank that was pumped out periodically.

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

3. NP/21/0743/FUL - Proposed residential development of 15 dwellings and associated works - Land adjacent to the Primary School, Trewarren Road, St. Ishmael's, Pembrokeshire, SA62 3SZ

The planning officer reported that this was a major application which sought full planning permission for 15 dwellings (of which 4 would be affordable) at land adjacent to the school in St Ishmaels. The site lay within the Centre boundary of St. Ishmaels, a Rural Centre as defined by Local Development Plan (LDP) 2, and was allocated for 13 no. dwellings, which had outline consent, of which 3 were affordable. The principle of development on this site was therefore established, and the existing consent provided a fall back position. However the current application provided for an additional affordable dwelling and a £21k contribution towards access improvements between the school and the sports club; these would be secured through a S106 Agreement.



The Chair explained that the school, as outlined by the Head Teacher at the Committee meeting, had a number of concerns with the application, principally regarding the potential worsening of traffic congestion at the beginning and end of the school day and also safeguarding. The Committee was then invited to view the site from the outdoor learning area for foundation and nursery pupils which was located to the rear of the building. This was adjacent to the site, unlike the main playground which was to the side of the building. From there, the officer pointed out that the boundaries of the properties would be set back from the hedge to allow for a 1.5m wildlife corridor. Additional landscaping would also be provided.

Going into the site, the officer explained that a new entrance would be created to replace the old. He added that the Highway Authority were happy with the proposals, considering that sufficient parking would be provided and that there would be no net increase in traffic as a result of the development.

Members noted the position of the school's outdoor learning area from the site and the location of existing trees, which the officer confirmed would be retained.

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