

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

18 January 2023

Present: Dr M Havard (Chair)

Councillor S Alderman, Councillor Dr S Hancock, Mrs S Hoss, Mr GA Jones, Councillor R Jordan (St Brides and Broad Haven only), Councillor R Owens (Newgale only), Dr RM Plummer, Councillor PJ Morgan, Councillor Mrs V Thomas and Councillor M Wiggins.

Officers Present: Mrs S Morris, Ms K Attrill and Mrs C Llewellyn (Minutes); Mr A Richards, Mr J Houser and Ms R Blackman (St Brides and Broad Haven only).

(Site Inspection: St Brides: 10.00am – 10.55am; Broad Haven: 11.20am – 11.40 am; Newgale: 1.10pm – 1.25pm)

1. Apologies

Apologies for absence were received from Councillor Mrs D Clements, Dr R Heath-Davies, Mrs J James, Councillor M James, Councillor Mrs S Skyrme-Blackhall, Councillor A Wilcox and Councillor C Williams.

2. Purpose of the Visits

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 the applications had all been considered at the Development Management Committee on 7 December 2022 when they had been deferred to allow a site inspection to take place.

3. NP/22/0240/FUL - The proposed demolition of the modern farm buildings, and the construction of a replacement new build dwelling including, in part, the conversion of existing historic barns, landscaping, solar panel array, bat night roost and associated works - Lower Ripperston Farm, St. Brides, Haverfordwest, Pembrokeshire, SA62 3AH

The planning officer explained that this application was a major development and of public interest and for these reasons it was considered helpful for Members to visit the site prior to its consideration. The current proposal was to create a single residential unit from the existing farmhouse and adjoining cottage and to utilise some of the



existing buildings across the site to create a large second dwelling, linked at sub-terranean level and with two additional buildings that would appear as single-storey stone structures at ground floor level. In total two new dwellings would be formed as part of the proposed development and there would therefore be no net gain in the number of dwellings on the site. He circulated some plans, and these showed that all the existing stone-built buildings onsite would be retained and converted, while the modern “Atcost” structures would be removed, leading to a 65% reduction in the quantity of buildings on the site.

In response to a question regarding the future agricultural use of the site, the officer confirmed that the farm was part of a larger holding and while the land would continue to be used for agriculture, the agricultural enterprise would take place on larger farms nearby, also owned by the company. The Agent added that in recent years, the farm buildings had been used only occasionally for isolation of cattle with TB, however the owners had chosen this location to create a home for their family.

Members then walked around the site, and the location of the various elements of the proposal were indicated. The officer explained that officers considered the proposals would lead to a betterment of the landscape through replacement of the modern farm buildings with a dwelling, albeit a large one, of a traditional design. This would particularly be the case when the site was viewed from the coast path and the sea beyond. There would be additional landscaping with a resultant biodiversity enhancement. The officer noted that the existing irrigation ponds would be retained and Natural Resources Wales’ (NRW) initial concerns regarding them had been addressed through the recommendation of conditions.

Turning to the other works proposed on site, the location of the solar array and walled garden were indicated, and it was noted that stone salvaged from the site would be used for the walls of the latter and that all existing boundary walls on the site would be retained. One Member noted some unique features on the stone buildings and hoped that these would be retained, or at least recorded by the Archaeological Trust.

Thanking the agents for their attendance, the Chair adjourned the meeting for onward travel to the next site.

4. NP/22/0424/FUL - Demolition of existing residential dwelling and construction of new house and garage - Ringstone, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JP

Members were reminded that the application sought replacement of this dwelling, and it was noted that the roof gable of the replacement would be turned by 90 degrees to a north-south alignment. To the rear, a flat roof



would block views to the properties located to the west. It was noted that replacement plans had been received in respect of the line of the boundary with the nearest property, and this was now shown correctly on the drawings.

Officers noted that a number of different schemes had been submitted for this property in recent years and officers were now content to support the present scheme. It was also supported by the Community Council, and the Highway Authority were happy with the arrangements for parking and turning. The design and scale of the proposals were not considered to be dissimilar to the existing property, being less than 60m² larger, but of a more contemporary design.

The Authority's Ecologist was present and she noted that there had been four or five bat surveys on the site over a number of years, and no roosts had been recorded, and relatively few bats. She was happy that there would be no harm caused by demolition of the property.

Officers noted that the dwelling formed part of a group of properties and that concerns had been expressed by neighbours regarding the development. It was suggested that Members may therefore wish to view the application site from the garden of a neighbouring property, permission having been gained previously for them to do so.

In the neighbouring garden, the officer confirmed that the boundary wall was to be retained by condition, and that this would protect the tree in the garden. The objectors' principal concern was regarding overlooking from the replacement dwelling, however the officer noted that the agent had produced a plan (No [P003](#)) which showed the sight lines from the relevant first floor windows and this demonstrated that there would be no overlooking due to the existence of the flat roof. It was also noted that in the context of the complex of dwellings at this location, the development was considered to have an acceptable impact on residential amenity.

Thanking the objector for allowing Members to access the garden, the Chair adjourned the meeting for lunch and onward travel to the next site.

[Councillor R Jordan tendered his apology for the remaining site visit, while Councillor R Owens was present for the final visit only.]



5. Demolition of existing toilets/shower/store/laundry & removal of touring caravans for reception to an alternative site outside the flood zone with expansion, replacement toilets/showers/store/laundry room, reception/office & meeting room, creation of 12 grass tent plateaus (retrospect), erection of security cctv flagpole, conversion of relighquished public toilet block to takeaway cafe/ice cream parlour with small extension to create a replacement public toilet & associated works - Newgale Camping Site, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS

Members were reminded that due to the prominence of this site within the National Park, it had been agreed that a site visit would be beneficial prior to consideration of the application. The officer explained that this was a complex application as part of the application site fell within the Coastal Change Management Zone, and therefore different policies applied.

Members walked around the site, and the locations of the various elements were indicated. It was noted that additional landscaping was proposed to the rear of the site. The officer agreed to request a plan showing the levels and a site cross section prior to consideration of the application by the Committee.

In response to a question, the officer advised that the site had a certificate of lawfulness as a camping site for tents and dormobiles, however there was no limit on the number of tents that could be pitched.

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