

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

19 February 2024

Present: Dr M Havard (Chair)
Councillor S Alderman, Councillor D Clements, Councillor R Jordan,
Dr RM Plummer, Councillor B Price and Councillor S Skyrme-
Blackhall.

Officers Present: Mrs S Morris, Ms K Attrill, Mr S Davies, Mrs C Llewellyn
(Minutes) and Ms G Jones.

(Site Inspection: 10.30am – 11.15am)

1. Apologies

Apologies for absence were received from Dr R Heath-Davies, Councillor Dr S Hancock MBE, Mr GA Jones, Mrs S Hoss, Mrs J James, Councillor M James, Councillor PJ Morgan, Councillor M Wiggins, Councillor A Wilcox and Councillor C Williams BEM.

2. Purpose of the Visit

The Chair welcomed Members to the meeting and reminded them that the purpose of the visit that day was purely to enable them to acquaint themselves with the application site and its surroundings. No discussion would take place and no decisions would be made until the planning application was considered at a future meeting of the Development Management Committee.

3. NP/21/0752/FUL - The erection of 2 no. 4 bedroom detached dwellings - Mountain Ash Cottage, Sandy Hill Road, Saundersfoot, Pembrokeshire, SA69 9PL

The Director explained that the proposal was for the erection of two dwellings to the rear of Mountain Ash Cottage. Members were reminded that the site already benefitted from an existing planning permission for two new dwellings but which included the demolition of Mountain Ash Cottage.

The application had been reported to the Development Management Committee held on 31st January 2024, when the Officer's recommendation had been one of approval. Members had, however, resolved to defer the application to allow the Committee to inspect the site whilst officers asked the applicant if they would consider changes to the design.

Copies of some of the plans presented to the January Committee were circulated, however the Director advised that she had received



confirmation from the Agent that amended plans would be submitted removing the balcony, however these had not been received at the time of the visit.

As the Agent had not been able to mark the position of the south eastern corner of the southernmost property on the site, officers showed the approximate position of the corner closest to the objector's property. The objector had himself marked what he considered to be the approximate heights of the first floor level and hand rail level of the balconies on his boundary fence.

Members then walked around the site and a short distance down the adjacent public footpath. They then walked along the road frontage to view the front elevation of Mountain Ash Cottage in the context of the street scene before viewing the site from the garden of the neighbouring property.

Officers confirmed that the Agent would be asked to provide further information regarding the heights and relative levels of the properties in advance of the Committee. Shading plans for the trees on site would also be requested.

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

