

Development Management Committee

17 July 2024

Present (In Person)

Dr M Havard (Chair)

Councillor Steve Alderman, Councillor Dr SL Hancock MBE, Dr R Heath-Davies, Councillor M James, Mr GA Jones, Councillor V Thomas, Councillor M Wiggins and Councillor C Williams BEM.

Present (Remotely)

Councillor M Bowen, Councillor D Clements, Councillor C George, Mrs S Hoss, Mrs J James, Councillor S Skyrme-Blackhall and Councillor B Price.

Officers in attendance

Mr C Felgate (Solicitor), Mrs S Morris (Director of Place and Engagement), Mrs K Attrill (Development Management Manager), Ms C Broome, Ms B Gledhill, Mr R James, Mr A Richards (Planning Team), Mr T Boothroyd (Minerals Officer), Mrs C Llewellyn (Minutes)

[Llanion Park, Pembroke Dock and Virtually 10.00am – 11.45am;
12.00pm – 1.15pm; 1.45pm - 2.45pm]

1. **Apologies**

Apologies for absence were received from Councillor PJ Morgan, Dr RM Plummer and Mr M Kent (Monitoring Officer)

2. **Disclosures of interest**

The following Member(s)/Officer(s) disclosed an interest in the application(s) and/or matter(s) referred to below:

Application and Reference	Member(s)/Officer(s)	Action taken
Minutes 6(b) below NP/22/062/FUL - Proposed development of 72 residential units - Land East of Sandy Hill, Saundersfoot	Councillor C Williams	Remained in the meeting and played a full part in the discussion and voting thereon
Minutes 6(c) below NP/24/0213/FUL - Retrospective Planning Application for Reprofiling of the Southern Face of Carew Quarry and Associated	Councillor V Thomas	Remained in the meeting and played a full part in the discussion and voting thereon



Landscaping Works -
Carew Quarry, Carew
Newton

Minutes 6(d) below
NP/24/0227/FUL -
Campsite for 40 grass
pitches including
infrastructure, drainage,
electric hook ups and
sanitary facilities – Parke
Farm, Merrion

Councillor S Alderman

Withdrew from the
meeting while the
application was
discussed

Minutes 6(f) below
NP24/0160/FUL -
Change of use of land to
accommodate a French
van style catering unit -
Land to the front of Coal
Building, Saundersfoot

Councillor C Williams

Withdrew from the
meeting while the
application was
discussed

3. Minutes

The minutes of the meetings held on the 5 June 2024, 19 June 2024 and 8 July 2024 were presented for confirmation and signature.

On the proposal of Councillor James, seconded by Councillor Thomas It was **resolved** that the minutes of the meetings held on the 5 June 2024, 19 June 2024 and 8 July 2024 be confirmed and signed.

Noted.

4. Members' Duties in Determining Applications

The Solicitor's report summarised the role of the Committee within the planning system, with particular focus on the purposes and duty of the National Park. It went on to outline the purpose of the planning system and relevant considerations in decision making, and the Solicitor added that consideration also needed to be given to the National Development Framework - Future Wales: The National Plan 2040 adopted by the Welsh Government on 24 February 2021 as well as its own Local Development Plan 2. The report also noted that the Authority also had a duty to carry out sustainable development, ecological considerations which included the role of the Environment Wales Act 2016, human rights considerations, the Authority's guidance to members on decision-making in committee and also set out some circumstances where costs might be awarded against the Authority on appeal. Finally, the Solicitor added that the report didn't mention that the Authority's decisions were subject to



scrutiny and could be subject to a judicial review and it was therefore important that they were lawfully based.

Noted.

5. Right to speak at Committee

The Chairman informed Members that due notification (prior to the stipulated deadline) had been received from interested parties who wished to exercise their right to speak at the meeting that day. In accordance with the decision of the National Park Authority of 7th December 2011, amended 16 June 2021, speakers would have 5 minutes to speak unless they had spoken on the same application previously when they would have 3 minutes in which to present new information (*the interested parties are listed below against their respective application(s), and in the order in which they addressed the Committee*):

Reference number	Proposal	Speaker
NP/22/0621/FUL Minute 6(b) refers	Proposed development of 72 residential units - Land East of Sandy Hill, Saundersfoot, Pembrokeshire SA69 9DR	Mr Robert Clements – Objector James Scarborough – Agent
NP/24/0213/FUL Minute 6(c) refers	Retrospective Planning Application for Reprofiting of the Southern Face of Carew Quarry and Associated Landscaping Works – Carew Quarry	Catherine Nicholas – Objector Ian Walton – Agent
NP/24/0160/FUL Minute 6(f) refers	Change of use of land to accommodate a ‘French van’ style catering unit – Land to the front of Coal Building, Saundersfoot, Pembrokeshire, SA69 9HE	Philip Odley – Applicant

6. Report of Planning Applications

The Committee considered the detailed reports of the Development Management Team Leader, together with any updates reported verbally on the day and recorded below. The Committee determined the applications as follows (*the decision reached on each follows the details of the relevant application*):



- (a) Reference: NP/24/0198/FUL
Applicant: Adventure Beyond (Jet Moore)
Proposal: Proposed building and change of use to outdoor adventure centre, with art studio & storage space above, and associated works
Location: The Old Bus Depot, Moylegrove, Cardigan, Pembrokeshire, SA43 3BW

It was reported that consideration of this application had been deferred until the next meeting.

Noted.

- (b) Reference: NP/22/0621/FUL
Applicant: Persimmon Homes West Wales
Proposal: Proposed development of 72 residential units
Location: Land East of Sandy Hill, Saundersfoot, Pembrokeshire SA69 9DR

It was reported that the application site comprised two large sections of existing agricultural fields immediately west of Sandy Hill Park residential estate within Saundersfoot. The site was an area of land allocated for residential development within the National Park Local Development Plan 2 (LDP2).

Planning approval was sought for the construction of 72 No. dwelling houses and apartments together with the formation of estate roads and associated infrastructure, including a Local Equipped Area for Play (LEAP). The development would include 47 full market dwellings and 25 affordable housing units.

Following consideration of the policies contained within the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 12) and having regard to all material considerations it was considered that the development would be in accord with the Development Plan and the development was considered to provide a development which was acceptable in principle and could be supported by officers subject to receipt of an appropriate legal agreement to secure necessary planning obligations for the site. It was therefore recommended that the application be delegated to officers to issue consent subject to receipt of a Section 106 legal agreement addressing the provision of Affordable Housing, Open Space and financial contribution towards the Active Travel Route and bus stop improvements and subject to the conditions as set out in the report, provided that the legal agreement was received within 3 months of the decision date.



It was reported at the meeting that since writing the report, responses had been received from Natural Resources Wales and the Authority's Ecologist, and both supported the revised scheme subject to conditions. The officer also advised that both the applicant and agent's names had been amended and there had been a number of changes to the proposed conditions, and these were outlined; they had also been circulated to Members prior to the meeting. In summary, conditions 4, 15, 16 and 17 were to be omitted, while conditions 2, 5, 7, 8, 9, 10, 11, 12 and 14 were subject to wording changes. Condition 6, relating to work to upgrade the existing bus stop, would be included in the S106 Agreement. Additional conditions were also requested requiring submission for agreement of a sample of external finishes and also a lighting scheme for the dwellings. Members asked that the latter condition be amended to require it to be maintained in perpetuity.

In response to questions from Members, the officer noted that with regard to the loss of historic hedgerows, the sections to be removed were permitted by the Hedgerow Regulations and the application provided a robust landscaping scheme to help screen the development as well as biodiversity enhancement measures. Regarding the active travel route, the officer clarified that this would run from Saundersfoot harbour to New Hedges roundabout, making use of existing footpaths and upgrading other sections; the applicants would make a financial contribution to the scheme as a whole, as well as providing a section of path inside the boundary of the site. The officer also clarified that Pembrokeshire County Council's Housing Officer had been consulted regarding the mix of affordable housing to be provided.

The first of two speakers was Robert Clements. He thanked the developers and the Authority for addressing a number of the issues raised by the local community at earlier stages, but remained concerned that the dwellings would become holiday rentals or second homes and believed that a primary dwelling condition should be applied to some if not all of the open market properties. He also considered that the proposals constituted overdevelopment of the site, with the density having increased from the 30 dwellings per hectare set out in the Local Development Plan (LDP). He believed that the proposed layout, where parking for some dwellings was not adjacent to their properties would lead to pavement parking and pinch points on the access roads. He also expressed concerns regarding additional traffic on Sandyhill Road making worse existing congestion. Mr Clements stated that safe pedestrian access to and from the site needed to be agreed as this was not shown on the plans and that a condition limiting hours of work to mitigate noise impacts should be included. He noted that the doctor's surgery was already overloaded and was concerned that this development would not improve



the situation. Other concerns related to private shared roadways and the use of grey stone which was not in-keeping with the local area.

The agent, James Scarborough, then addressed the Committee. He noted that the development was compatible with the LDP2 through which the site was allocated. A higher number of much needed homes in Saundersfoot would be provided, with 72 units rather than the anticipated 68, of which 47 would be market dwellings and 25 units of social housing, which would be provided in the apartment blocks; an extensive assessment had been undertaken to identify local need. The application had also been subject to extensive consultation and no technical objections had been raised by statutory consultees. The agent considered the scheme to be high quality and that the proposed layout and density protected amenity; a Local Equipped Area of Play (LEAP) would also be provided. No highways objections had been received, adequate visibility could be achieved and the 30mph speed limit would be extended by traffic regulations prior to occupation of the dwellings; a financial contribution to the Active Travel Route was provided for. The applicant had worked with the ecologist to ensure biodiversity enhancement as well as native infill planting, trees and hedgerows. A Landscape and Ecological Management Plan (LEMP) had been provided which would ensure this was maintained in the short and long term. An attenuation basin was proposed in respect of drainage and Dŵr Cymru/Welsh Water had confirmed that the Waste Water Treatment Works had sufficient capacity. In summary, the development was in accordance with policy and contributed to housing supply in a sustainable location.

In response to questions from Members, the Agent confirmed that there had been consultation with local residents at pre-application stage in May 2022, and their comments had been addressed in the scheme before the Committee. Also that the shared access path would be operational before the site was occupied. With regards to the 4 low-cost home ownership (LCHO) properties, he advised that their location had yet to be determined, and the Director of Place and Engagement confirmed that these could be specified in the S106 Agreement, as would triggers for completion of the affordable units. She also clarified that LCHO properties could only be sold at 70% of the open market value to a qualifying person and these criteria would be maintained in perpetuity. The Agent added that Persimmon Homes typically sought a 5% deposit on its properties which provided for a greater opportunity for local people to buy properties.

Some Members were concerned about parking, and it was confirmed that every house would have 2 spaces and every flat 1 space. The officer noted that of those properties with integral garages, only three had only 1



parking space in addition to the garage. With regards to hours of working, the officer advised that submission of a Construction Traffic Management Plan would be required by condition, and this would specify usual construction times.

Members went on to seek officers views on the visibility of the development given its elevated position, and they were advised that the development would be set back from the road and this combined with retention of the existing hedgerow would provide screening. With regards to concerns about second homes, the Director referred Members to the extensive assessment appended to the report. The officer also advised that the Active Travel route did not form part of the application, however he understood that the Highway Authority were looking at a variety of options to ease congestion.

On the proposal of Councillor Clements, seconded by Mrs James, it was proposed that the application be delegated to the Chief Executive, Director of Planning or to the Development Management Manager to issue consent subject to receipt of a Section 106 legal agreement addressing the provision of Affordable Housing, Open Space, bus stop improvements and financial contribution towards the Active Travel Route and subject to conditions as advised at the meeting.

Decision: That the application be delegated to the Chief Executive, Director of Planning or to the Development Management Manager to issue consent subject to receipt of a Section 106 legal agreement addressing the provision of Affordable Housing, Open Space, bus stop improvements and financial contribution towards the Active Travel Route and subject to conditions relating to timing of the development, accordance with approved plans and documents, drainage, LEMP, provision of a shared use path, extension of speed limit, access arrangements, parking and turning, Construction Traffic Management Plan, Arboricultural details, landscaping, tree/hedgerow protection, planting, ecology, Biodiversity Enhancement Scheme, lighting and external finishes.

If the Section 106 legal agreement was not completed within 3 months of the date of the Committee resolution, then delegated power was given to the Chief Executive, Director of Planning or to the Development Management Manager to exercise discretion to Refuse the application on the grounds of non-compliance with Policy 48 (Affordable Housing) and Policy 55 (Infrastructure Requirements) of the Local Development Plan 2.

[The meeting was adjourned between 11.45am and 12 noon]



- (c) Reference: NP/24/0213/FUL
Applicant: A & C Aggregates
Proposal: Retrospective Planning Application for Reprofilling of the Southern Face of Carew Quarry and Associated Landscaping Works
Location: Carew Quarry, Carew Newton, Kilgetty, Pembrokeshire, SA68 0TP

It was reported that the application site was located immediately to the south of the permitted Carew Quarry. Following reports of unauthorised engineering works and tree removal from the site in October 2023 a Planning Contravention Notice and Enforcement Warning Notice were issued and subsequently this application was submitted. An application for retrospective planning permission for reprofilling works on agricultural land to the south of Carew Quarry to include 2 temporary monitoring boreholes, had been granted delegated approval at the June Development Management Committee meeting and subsequently issued on 24 June 2024 following confirmation from NRW (Natural Resources Wales) on the approach taken to the Habitats Regulation Assessment.

The quarry was located in a very sensitive landscape which was of outstanding historical value with a range of assets including Scheduled Ancient Monuments, Listed Buildings and the Carew Conservation Area, with Carew Castle and Tidal Mill in close proximity. A desk-based assessment of these historic assets had been submitted with the application which concluded that there was limited potential for any archaeological remains within the site, additionally, that there would be no impacts on the heritage assets identified, or their settings.

A stability report for the area to the south of the quarry had indicated that the additional excavation operations had been required to reduce the likelihood of any stability issues, particularly due to the presence of a fault line running parallel to the previous position of the quarry face. Information relating to the water environment had concluded that, with the proposed mitigation measures, the development would not have any adverse impacts on the local water environment. In terms of ecology the proposal had sought to evaluate the value of the habitat prior its removal and the value of any mitigation measures put in place. These considerations, along with considerations relating to landscape and the setting of the nearby listed buildings, had also influenced the landscape design scheme and the species of trees and shrubs that had been included within this. In terms of the landscape, it was recognised that the removal of the ash trees had, and would, result in short term effects. However, with the inclusion of conditions, in particular in relation to a detailed planting scheme (with some amendments to species and density, from the submitted plan) it was considered that the planted bund would



result in a longer-term benefit in replacing the felled trees and would provide sufficient screening of the quarry.

Officers considered that overall, the proposal delivered an acceptable form of mitigation for the development which had already taken place at the quarry. The proposed measures provided suitable mitigation and compensation for the loss of the ecological and screening features at the site and these complied with the requirements of national and local planning policy and the application was therefore recommended for conditional approval.

A draft Habitats Regulations Assessment (HRA) had been carried out by the Ecologist and had concluded that, with appropriately worded conditions, there would be no adverse impacts on any of the designated features in the vicinity. The HRA had not yet been formally agreed by NRW and so the recommendation was to delegate approval to Officers, subject to signed agreement of this assessment being received from NRW.

It was reported at the meeting that a further response had been received from NRW requesting further details regarding silt management and as a result a further condition was proposed requiring submission of a Silt Management Plan.

The first speaker on this application was Katherine Nicholas who was speaking on behalf of her parents and a number of other villagers to express their concerns regarding the quarry, stating particularly that work was habitually undertaken without planning permission and without consultation with local people. She also highlighted the loss of trees, which were not only ash, but also oak, hornbeam and horse chestnut and these, along with the hedgerow were home to a variety of wildlife. She remained concerned about work being undertaken on the site, which was causing noise and dust pollution, and asked the purpose of the monitoring boreholes. She was also very concerned that the company planned to quarry the west face which was very close to buildings in the village, the highway and other utilities as well as the Castle.

In response to a question from a Member, the Director advised that the quarry was subject to inspection and as a result of the concerns expressed additional monitoring would be taking place. She also advised that the Authority welcomed any information/concerns being raised by Members of the public, photographs in particular being helpful.

The Agent, Ian Walton, then addressed the Committee. He explained that the quarry was operational and its planning permission had last been reviewed in 2019. He noted that the retrospective application had been



accompanied by a geotechnical survey which highlighted the health and safety justification for the work. He noted that the majority of the hedgerow had been removed to address the ash dieback as recommended in an arboricultural survey. However the applicant welcomed the condition regarding a landscape management scheme and annual review meetings. With regard to flood risk and the management of runoff, he noted that an application for SAB approval had already been submitted and this had included a silt management plan. Finally he commented that the photographs presented that morning showed a 20m high vertical quarry face, however he noted that there was a further 30m face below the water, which meant that the quarry face was in fact 50m near vertical and this was potentially very unstable as identified in the geotechnical report. This situation was inherited when the current owners AC Aggregates purchased the site. He also hoped the proposed bund would provide a long term solution to noise and dust by improving the screening of the existing quarry operations; the applicant supported the informative which suggested an acoustic assessment prior to the use of heavy plant and machinery in line with good practice.

One Member asked about the lack of consultation with local residents, and the agent noted the concerns raised and advised that his clients had taken over the site a few years ago and he had recommended that public engagement would be sensible. The company had also provided access to the local ornithologist and were heartened to hear that the recent blasting had not impacted the nesting Peregrine Falcons. In response to points raised by the objector, Mr Walton confirmed that no more rock than necessary had been extracted and that it was necessary to remove the hedgerow to stabilise the quarry face. He also explained that the boreholes were a requirement of an abstraction licence needed to reduce water levels in the quarry. The Director confirmed that they formed part of the application considered at the previous meeting of the Committee.

Although Members were disappointed with the retrospective application, the recommendation of delegated approval was moved by Councillor Hancock, seconded by Mr Jones with the additional condition in respect of silt management and also a further condition suggested by the officer requiring the materials forming the track behind the bund to be agreed in writing.

Decision: That the application be delegated to officers to approve subject to receipt of a formal response from Natural Resources Wales in relation to the Habitats Regulations Assessment and subject to conditions relating to the timing of the development, accordance with approved plans and documents, tree/hedgerow protection, landscaping scheme, landscape management scheme,



annual review and aftercare, silt management and agreement of track materials.

[Having disclosed a prejudicial interest, Councillor S Alderman left the meeting during consideration of the following application.]

- (d) Reference: NP/24/0227/FUL
Applicant: Charles Goldsworthy
Proposal: Campsite for 40 grass pitches including infrastructure, drainage, electric hook ups and sanitary facilities
Location: Parke Farm, Merrion, Pembroke, Pembrokeshire, SA71 5DU

It was reported that this application was the resubmission of a scheme previously refused by Development Management Committee on the basis that development of the site would involve the loss of Best and Most Versatile (BMV) Agricultural Land. The applicant had submitted additional information following an Agricultural Land Classification Report showing that not all of the land which was the subject of the application was Grade 2 as shown on the Welsh Government predictive Agricultural Land Classification (ALC) Map.

Planning Policy Wales 12 (PPW12) required that BMV agricultural land should be conserved as a finite resource for the future with considerable weight given to protecting it from development. Such land should only be developed if there was an overriding need for the scheme and either previously developed land or land in lower agricultural grades was unavailable. Welsh Government had been consulted and had agreed with the findings of the submitted ALC Report.

Officers considered that matters of layout, design, highways impact and biodiversity were acceptable, and the proposal was considered to comply with relevant national and local planning policies and therefore the application was recommended for approval subject to conditions.

It was reported at the meeting that since writing the report a response had been received from the Authority's ecologist recommending inclusion of a biodiversity enhancement condition and the officer advised that this could be achieved through submission of a Landscape and Ecological Management Plan and requirement for the land to be maintained in accordance with the Plan thereafter. The officer also advised of minor amendments of a typographical nature to conditions 2 and 7.

One Member questioned the criteria for allowing campsites outside of settlements and the Director advised that the Authority's policy looked at



the sustainability of the location and the landscape impact. In this instance, the site was within walking distance of sustainable transport connections and there was a condition to limit the number and seasonality of caravans to protect the landscape, particularly when there were no leaves on the trees. In response to a question regarding the temporary structures applied for, the officer advised that a further application would be required for permanent structures.

The recommendation of approval, subject to conditions including the additional biodiversity condition, was proposed by Dr Heath-Davies, seconded by Councillor James.

Decision: That the application be approved subject to conditions relating to the timing of the development, accordance with approved plans and documents, number and timing of caravans on site, surface water, access improvements, passing bays, parking, tree/hedgerow protection, arboricultural method statement, landscaping, watercourse protection, lighting and biodiversity enhancement.

[Councillor Hancock and Dr Heath-Davies tendered their apologies and left the meeting at this juncture]

[The Committee was adjourned between 1.15pm and 1.45pm]

[Councillor Alderman and Councillor Williams rejoined the meeting online]

- (e) Reference: NP/23/0622/S73
Applicant: Mr J Edwards
Proposal: Variation of Condition no.2 of NP/16/0247/S73 - Revised plans
Location: Plot 1, Uzmaston Projects, Broadway, Haverfordwest, Pembrokeshire, SA62 3HX

The officer apologised that the incorrect planning reference had been given in the Committee report. She reported that permission was sought under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 of application ref NP/16/0247/S73 to allow for a change of design for a proposed new dwelling located on Plot 1, Broadway. All other details remained as previously granted.

The location of the plot was in an area which the current LDP2 did not identify as a suitable location for new dwellings, however the existing planning permission which was in place was a significant material consideration. The application was therefore presented to the Development Management Committee as it was a departure from the



adopted local plan, and a recommendation to grant permission was being made. No adverse comments had been received from any of the consultees, and no third-party representations had been submitted. The Development Management Manger confirmed that there was no requirement to notify Welsh Government of a departure in respect of a minor scheme.

A new legal agreement had been submitted to the Authority in relation to a commuted sum towards off-site affordable housing, and, for the use of the attic space to remain as such in perpetuity.

The design of the new dwelling, whilst quite different from that which had originally been proposed, was deemed to be acceptable. Overall, the proposal was considered acceptable and a recommendation to grant planning permission, subject to conditions, and a legal agreement, was made.

It was noted that when the development had originally been granted, conditions had been imposed in terms of landscaping and external lighting. These conditions had been discharged under application NP/17/0475/DOC. A Green Infrastructure Statement had been submitted with the application which made reference to the previously discharged conditions, and that all landscaping would be carried out as per those conditions. However, since the granting of an application made under Section 73 was, in effect, the granting of a new permission, a new landscaping scheme, for Plot 1 would be required. Additional conditions in respect of proposed and any additional future lighting were also requested, together with one requiring a bird/bat box. Condition 6 would also be omitted as it duplicated condition 4.

Not all Members liked the new design, but recognised that such an opinion was subjective, they were, however, pleased to see the lighting conditions as the new design contained more glazing. On the proposal of Councillor Clements, seconded by Mrs James, the recommendation of approval, subject to conditions including those advised at the meeting, was moved.

Decision: That the application be approved subject to conditions relating to accordance with approved plans and documents, landscaping scheme, planting and seeding, parking and turning, access, foul and surface water drainage, removal of certain permitted development rights, contamination, lighting and provision of a bird/bat box.

[Having disclosed a prejudicial interest, Councillor Williams left the meeting during consideration of the following application.]



- (f) Reference: NP/24/0160/FUL
Applicant: Mr P Odley
Proposal: Change of use of land to accommodate a French van style catering unit
Location: Land to the front of Coal Building, Saundersfoot, Pembrokeshire, SA69 9HE

It was reported that this application sought consent for the change of use of land to the front of the Coal Building at Saundersfoot Harbour, for the siting of a mobile catering unit. The unit itself would take the form of a French-style van and would be blue and cream in colour. One third party representation had been received in relation to the application and the main points raised were outlined in the report, and material concerns were considered.

The Strategic Policy Team had highlighted the fact that the proposal lay outside of the retail centre for Saundersfoot and was therefore, contrary to Policies 56 and 57, however the scale and nature of retail use proposed was not considered to be of a type that would have an adverse impact on the viability of Saundersfoot centre. The redevelopment of the Saundersfoot Harbour as part of a Welsh Government backed regeneration project had resulted in a movement of the retail Centre within recent years and this proposal was considered to be an ancillary use in support of the wider regeneration of this area. As such, despite its location outside the Retail Centre it was recommended for approval on a seasonal basis.

At the meeting, the officer requested that proposed condition 2 be amended to include the biodiversity enhancement plan in the list of plans and to omit condition 5 as the risk of flooding to the coal building was so small, it was not eligible to subscribe to NRW's flood advice warning service, and the condition was therefore unreasonable. The information would, however, be included as an informative.

The applicant, Mr Phil Odley, then addressed the Committee. He advised that he had been selling donuts in Saundersfoot for 26 years and had relocated his premises to allow for the new harbour development. However he had found that the new units were small, and his sales had suffered, hence this application had been submitted. He stated that he had been a founder member of Saundersfoot Chamber of Tourism and had been part of the business community of Saundersfoot all his working life. The proposed unit would employ 2 seasonal staff and an additional 2 staff part-time during the school holidays.

In response to questions from Members, Mr Odley confirmed that the van was semi-static and would remain in situ for the duration of the season.



There followed some debate about when the vehicle could remain parked at the location, and Members agreed that the wording of the condition to control these times/days could be delegated to officers. Mr Odley also confirmed that the van would sell only donuts and officers confirmed that such use was controlled by the description of the development and the detailed plans.

Members also expressed concern regarding a lack of greenery in the harbour area, and officers advised that they were aware of such concerns, and the Authority was working with partners to improve the situation, however it was considered that provision of 2 planters was reasonable and proportionate for the application before the Committee.

The officer recommendation of approval was proposed by Councillor James, seconded by Councillor Skyrme-Blackhall, subject to delegation of the wording of condition 4 (hours and dates of siting and use).

Decision: That the application be approved subject to conditions relating to the timing of the development, accordance with plans and documents, biodiversity enhancement plan and hours of operation and siting.

[Councillor Williams re-joined the meeting, however Councillors Bowen, James and Skyrme-Blackhall tendered their apologies and left.]

- (g) Reference: NP/24/0177/FUL
Applicant: N Powell
Proposal: Change of use to residential and replacement of front bay windows
Location: Dolphin House & Myrtle Cottage, High Street, Saundersfoot, Pembrokeshire, SA69 9EJ

The report recommended approval for change of use from retail to residential for two adjoining properties in Saundersfoot Retail Centre. The application represented a departure from LDP policy and the resubmission of a previously withdrawn application. This application was supported by adequate marketing evidence showing a lack of commercial demand. It was considered that the change of use to residential would not be detrimental to the retail centre of Saundersfoot, where the application site properties had remained vacant for over 3 years. Consequently, the proposal would positively contribute to the special qualities of Saundersfoot more broadly and the application complied with the overall aims of LDP2, notwithstanding the technical departure to Policy 57.

Following consultation, no objections had been received from statutory consultees or from third parties, and the officer confirmed that although



Saundersfoot Community Council had not responded, they had raised no objection in respect of the previous application which had been withdrawn.

One Member asked about the type of glazing proposed for the replacement bay windows and was advised that bay type sash windows were proposed. Another Member noted that for 18 months the units had been used by a charity shop, but that use had since ceased. Members agreed that a residential property was preferable to empty shop units. On the proposal of Councillor Clements, seconded by Mrs Hoss, the recommendation of approval was moved.

Decision: That the application be approved, subject to conditions relating to the timing of the development, accordance with approved plans and drawings, biodiversity enhancement scheme and lighting.

7. Appeals

The Development Management Team Leader reported on 9 appeals (against planning decisions made by the Authority) that were currently lodged with the Welsh Government, and detailed which stage of the appeal process had been reached to date in every case.

Officers explained that they understood that PEDW (Planning and Environment Decisions Wales) had a significant backlog of appeals which they were working to address. All the appeals were to be dealt with by written representation rather than hearing.

Noted.

