

Development Management Committee (Site Inspections)

12 May 2025

Present: Dr M Havard (Chair)

Councillor D Clements, Councillor T Evans, Councillor Dr S Hancock, Mrs S Hoss, Mrs J James, Mr GA Jones, Dr RM Plummer, Councillor S Skyrme-Blackhall, Councillor V Thomas and Councillor C Williams.

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

(Site Inspection: 10.15am – 10.45am)

1. Apologies

Apologies for absence were received from Councillor M Bowen, Councillor C George, Dr R Heath-Davies, Councillor M James, Councillor B Price and Councillor A Tinley.

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 the next meeting of the Development Management Committee.

3. NP/24/0638/FUL - The creation of one traveller site incorporating one static caravan, one touring caravan, day/utility room & ecological enhancements (partly retrospective) - Land at Froghall Yard, Moreton Lane, Saundersfoot

Members began by viewing the access road and the adjacent unmetalled track which was a public right of way and a bridleway. It was noted that the Highway Authority were satisfied with the access and had recommended conditional consent together with the submission of additional information in respect of access for emergency vehicles, as part of the road over which the site was accessed was within a flood zone.

The officer then showed a plan of the site, and noted that the static caravan on site was not in the location proposed on the plan and that there was also a temporary shed which was not included as part of the application. Members were advised that an enforcement notice had been



served on the site, however this was not being progressed, pending determination of the application. Further information on this was provided in the report to the Committee as part of the planning history.

Members noted the existence on site of a small area of concrete slab and a blockwork wall. The officer advised that this was probably the remains of a cottage, a refusal to rebuild it having been dismissed on appeal in 1972 as the cottage was derelict and abandoned.

In response to a question about excavation of the site, the officer noted that there had been an element of clearance, but that he was not aware of any excavation apart from the associated supply of electricity and water to the site; the applicant advised that he had cleared scrub/bracken, and removed rubbish. The agent agreed to supply officers with photos of the site before clearance and these would be shown at the Committee. The officer also noted that the site was surrounded by Tree Preservation Orders (outside of the fence line), however he was not aware of any harm to trees at this time.

The officer advised that a preliminary ecological assessment had been received and an update on this would be provided at the meeting. A Habitats Regulation Assessment had been carried out in respect of protected species and this would be forwarded to Natural Resources Wales; again any response would be reported to the Committee.

Members also asked about connection of services to the site. It was confirmed that electricity and water were currently connected. The officer confirmed that the site would be subject to SUDS and that connection to the sewerage system was constrained, however the Agent stated that he believed an engineering solution existed for connection to mains drainage. An oil tank existed on site and the applicant advised that he had thought to use this for water storage.

Finally it was noted that there were a number of solar lights within the site. Members had received correspondence alleging that there had been light in the caravan the previous evening. The applicant confirmed he had visited the site but had not stayed in the caravan and that there was no-one living in it at present.

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