

Development Management Committee

15 October 2025

Present

Councillor Dr SL Hancock (Chair)

Councillor S Alderman, Councillor M Bowen, Councillor T Evans, Ms H Gwenllian, Dr M Havard, Mr J Hogg, Mr GA Jones, Councillor S Skyrme-Blackhall, Dr RM Plummer, Councillor B Price, Councillor V Thomas, Councillor A Tinley and Councillor C Williams.

Officers in attendance

Ms K Attrill, (Development Management Manager), Ms Heledd Davies (Interpreter), Mr C Felgate (Solicitor), Mr M Kent (Monitoring Officer), Mrs S Morris (Director of Place and Engagement), Mr A Richards (Principal Planning Officer), Mrs C Llewellyn (Minutes).

[Virtual meeting 10.00am – 11.30am;
11.40am - 12.10pm]

1. Apologies

Apologies for absence were received from Councillor D Clements, Councillor C George, Mrs S Hoss and Councillor M James.

2. Disclosures of interest

There were no disclosures of interest.

3. Minutes

The minutes of the meeting held on the 3 September 2025 were presented for confirmation and authentication.

On the proposal of Councillor Hancock, seconded by Dr Plummer, it was **resolved** that the minutes of the meeting held on the 3 September 2025 be confirmed and authenticated.

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 the scrutiny of the courts 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/25/0483/S73 Minute 6(a) refers	Variation of condition No. 4 of NP/23/0527/FUL for food outlet to ice-cream/coffee bar/sandwich/hot food(not fried) & alcohol sales (Partly Retrospective) - The Landsker Line, Adjoining Newgale Camping Site, Newgale	Mr M Harris (Applicant)
NP/24/0639/FUL Minute 6(b) refers	Change of use of former historic agricultural storage compound to manège (in retrospect) - East Nolton Farm, Nolton Haven	Mr A Vaughan-Harries (Agent)

6. Report of Planning Applications

The Committee considered the detailed reports of the Development Management Manager, 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/25/0483/S73
Proposal: Variation of condition No. 4 of NP/23/0527/FUL for food outlet to ice-cream/coffee bar/sandwich/hot food (not fried) & alcohol sales (Partly Retrospective)
Location: The Landsker Line, Adjoining Newgale Camping Site, Newgale, Haverfordwest

Members were reminded that the previous planning application for the site had been approved by the Committee in March 2024. The application before the Committee was a Section 73 application. Section 73 of the 1990 Act allowed applications to be made for planning permission without complying with conditions previously imposed on an extant planning permission. Where a Section 73 application was granted, its effect was to grant a new planning permission.

The original application involved the change of use of a former toilet block to an ice cream and coffee shop. As part of this conversion an accessible toilet and disabled car parking space were provided. The application before the Committee sought to amend the development to enable a broader range of retail sales including alcohol and hot food (not fried). It also sought to amend details of the external lighting fixtures from that previously approved and agreed under a discharge of condition relating to NP/23/0527/FUL. A minor adjustment to the signage of the disabled parking bay was also included on the plans.

The proposal was considered acceptable and could be supported by Officers, however as the effect of an approval was to grant a new permission, the policy considerations relevant to the original permission had been revisited, and updated Welsh Government (WG) policy on flood risk considered. The original permission was granted to run until 2034 – as the considerations which supported this time limit had not changed, this condition was recommended once again. Conditions in relation to the availability of the accessible toilet and the hours of operation of that facility and the business as a whole were also considered to remain necessary.

It was recommended that the application be approved subject to the conditions set out in the report. As a result of discussions with the Authority's Ecologist and Dark Skies policy officer, an additional condition, together with an amendment to condition 8, both in respect of lighting, was proposed.

At the meeting, the Director answered a number of questions from Members. She confirmed that external seating was considered to be movable chattels, although that on the pebble bank opposite was not authorised and could be subject to enforcement; the hours of opening of



the disabled toilet reflected those in the legal agreement which the applicant had signed with Pembrokeshire County Council (PCC), while a condition in respect of waste management was included and this was considered sufficient. With regard to condition 3 which limited use of the site until 01/02/2034, she explained that this timescale was again taken from the previous application which had allowed the business to operate for 10 years, balanced against the fact that PCC had advised that they would maintain the road until 2030.

The applicant, Mike Harris, then addressed the Committee. He expressed his gratitude to the Committee for granting permission to convert the redundant toilet building in 2024, noting that this derelict eyesore had been turned into a thriving business, employing 12 staff in high season. The coffee bar was open every day from 8am until 10pm, which allowed the toilet to be open for longer than had previously been the case, and was very popular with both visitors and locals; it would therefore remain open until mid-December, closing in January and February for holidays and maintenance work. He stated that the licensed coffee bar had also helped fill the community void caused by the unfortunate loss of the pub to fire and had extended the season at the campsite, which benefitted local businesses and staff employment. Mr Harris went on to say that he had worked with officers to adjust lighting which would protect both the night sky and wildlife. He was therefore seeking Members' support for the S73 amendment which would bring planning conditions into alignment with the premises licence granted by PCC and ensure that the venue served both the community and visitors in line with the objectives of the National Park. He concluded by thanking officers for their constructive approach, noting that the transformation of the building had been overwhelmingly positive both socially and economically and he hoped that the Committee would support this modest but important next step.

In answer to questions from a Member, Mr Harris confirmed that there was no RADAR key for the disabled toilet, so it could only be used during opening hours, and that as acoustic music only was performed occasionally at the campsite, a TEN (Temporary Events Notice) licence was not normally necessary. He reassured Members that the music was low level and suitable for families.

Members supported the conditions imposed to manage the changes and those carried forward from the previous permission which would safeguard the special qualities of the National Park, and were pleased that the application would have a positive impact on the economy. The recommendation of approval, subject to conditions including those added and amended at the meeting, was proposed by Dr Plummer, seconded by Councillor Price. A question was raised regarding litter and waste management, and it was suggested that this could be conditioned. The



Director replied that the previous application contained conditions in respect of waste, which had been the subject of consultation with officers from PCC waste management who were content. Therefore it was proposed that this condition be carried forward to this application as condition 12. As no complaints regarding waste management had been received, she considered that imposing a further condition would not be reasonable and the Solicitor agreed that while it might be possible to draft such a condition, its reasonableness was a matter of planning judgement. The motion as proposed and seconded was put to the vote and carried.

Decision: That the application be approved, subject to conditions in respect of timing, accordance with approved plans and documents, discontinuance of the use and removal of the building by 01/02/2034, size and use of the retail floorspace, hours of opening, opening of the disabled toilet, lighting, surface water drainage, planting, disabled parking and refuse storage and management.

- (b) Reference: NP/24/0639/FUL
Proposal: Change of use of former historic agricultural storage compound to manège (in retrospect)
Location: East Nolton Farm, Nolton Haven, Haverfordwest

It was reported that the proposal comprised the change of use of a former historic agricultural storage compound to a horse manège (in retrospect) within a corner of a large field in farmland to the southeast of Nolton and a short distance due south of Nolton Stables.

Officers considered the proposed scheme to have a design, scale, and siting that was acceptable. The proposal would be well screened from the immediate and wider landscape and would not harm biodiversity or the area's special qualities. Additional planting would be required under condition 4 which would support biodiversity net gain.

The development was on land identified as best and most versatile (BMV) agricultural land, however it was recognised that amending the siting of this manège to a location with lower grade agricultural land value would result in increased visual intrusion within the National Park landscape. The development was also recognised as one which required a countryside location and supported an existing tourism business – these were material considerations which it was considered outweighed the National Planning policy presumption against the loss of BMV agricultural land in this specific circumstance. In response to a question, it was noted that the area to be lost represented only a small portion of the overall field.



As such, the application was recommended for approval, subject to appropriate conditions.

The agent, Mr Andrew Vaughan-Harries then addressed the Committee. He confirmed that the size of the manège was 1155 square metres, which was not significant. He advised that the property was a working farm that incorporated many leisure uses also, having once been a prolific horse centre. He noted that the tracks were still used for trekking and the manège would be used for horses to warm up and also to practice jumps. He noted that previously the area had been used for tractor storage and silage, however moving the use to lower grade land would result in its location in a more prominent position. It was currently well screened but this would be supplemented by the additional planting to fill in any gaps. It was noted that there were no plans for lighting, and the Sustainable Drainage permit had already been granted by PCC.

In response to a question from a Member, the agent explained that the existing hedgerow would be strengthened with native species, and the bank would be planted to achieve a biodiversity net gain. He noted that over 10,000 trees had already been planted on the farm under a Welsh Government Woodland Management Scheme.

Members considered that 1ha out of a 10ha field was a small area to lose from BMV agricultural land and given its location close to the farmstead on an established rural enterprise use, this was a reasonable judgement to make. Planting to support biodiversity was also welcomed. The recommendation of approval was proposed by Councillor Alderman, seconded by Dr Plummer and carried at the vote.

Decision: That the application be approved subject to conditions in respect of timing, accordance with approved plans and documents, lighting and scheme of planting.

[The Committee was adjourned between 11.30am and 11.40am.]

- (c) Reference: NP/25/0267/S73
Proposal: Variation of condition no. 2 of NP/21/0786/FUL
Location: Triangle Village Store, 9, Angle Village, Angle, Pembroke

It was reported that Triangle Store was located on the main street of Angle within the Conservation Area. Planning permission had been granted in 2023 under NP/21/0786/FUL for the 'Refurbishment of ground floor store/cafe. Two storey rear extension to replace existing single storey extension. Proposed two bedroom flat to first floor'. The present application was for the addition of solar panels and two roof-lights to the



front (north-east) elevation. The original scheme included the complete replacement of the roof structure.

The Development Management Manger explained that following commencement of the build, it had become apparent that the plans were not being implemented in terms of the roof structure, and a number of rooflights and solar panels had now been applied for which had not originally been consented. Following comments from the Authority's Building Conservation Officer, the scheme had been amended to reduce their impact.

The proposal was considered acceptable and could be supported by Officers, however as the effect of the permission was to grant a new permission, the policy considerations relevant to the original permission had been revisited and updated Welsh Government policy on flood risk considered.

The site lay within a high risk C2 Flood Zone for both tidal and fluvial flood events when it was originally determined, and this was now shown as Zone 3 on the new floodmaps. The site also lay within the Coastal Change Management Area. While the ground floor proposal of a shop and café was a less vulnerable use and would comply with TAN 15 guidance and the Authority's Local Development Plan (LDP) 2, the first floor residential use proposed highly vulnerable use. This element, although not requiring permission as it was classed as permitted development, was contrary to the LDP 2 policy approach and contrary to TAN 15.

Following amended plans received during the course of the original application, the proposal was regarded as remaining compatible with the above policies and to be acceptable in terms of design and the conservation of the National Park. This extant consent which had been implemented, formed an important material consideration. The only changes to the original application were the solar panels and the conservation rooflights, which in themselves would not raise any new risks not previously considered. It was reported at the meeting that Natural Resources Wales (NRW) had been reconsulted and had confirmed that they had no objection to the scheme.

It was also requested at the meeting that condition 19 be amended to require dusk to dawn automatic sensors to be installed on the black out blinds to address the Community Council's concerns with regard to light pollution.

The application was partly retrospective and it was recommended that it be delegated to officers for approval, subject to no new material



considerations being raised as a result of its advertisement as a departure from the LDP.

Having received clarification from the officer on a number of points relating to the flood risk aspect, and being reassured regarding the preservation of the character and appearance of the conservation area, the recommendation of delegated approval was proposed by Mr Hogg, seconded by Dr Havard and this was carried at the vote.

Decision: That the application be delegated to the Director for Place and Engagement to grant permission subject to no new material considerations being raised following its advertisement as a departure from the Local Development Plan 2, and subject to conditions in respect of timing, accordance with approved plans and documents, ventilation/extraction units, surface water drainage, Construction Environmental Management Plan, tree and hedgebank protection, privacy screen, flood evacuation scheme, boundary treatment, hours of operation of the café/shop, use of the garden, waste disposal and storage, rooflights, external surfaces and finishes, lighting, biodiversity enhancement scheme and blackout blinds.

7. Appeals

The Development Management Manager reported on 7 appeals (against planning decisions made by the Authority) that were currently lodged with Planning and Environment Decisions Wales (PEDW) on behalf of the Welsh Government, and detailed which stage of the appeal process had been reached to date in every case.

One decision was reported, in respect of Nettie's Lodge, Happy Acre, Lydstep, (EC21/0201) which was dismissed. It was noted that subsequently an application to convert a barn into a dwelling at the site had been approved and work had commenced.

The judgement in respect of the judicial review of the Authority's decision to grant permission for an outdoor adventure centre at the Old Bus Depot, Moylegrove was also reported. The Judge found against the National Park Authority on two of the five grounds submitted. While Judicial Review challenges did not consider the merits of a planning decision itself, but rather the process by which a decision had been reached, the planning permission was nevertheless quashed and the planning decision would need to be retaken by the Authority at a future date.

Noted.



8. Tree Preservation Order 167- White Horses, Saundersfoot

It was reported that Tree Preservation Order TPO167 was provisionally made by this Authority on the 5 August 2025. The deadline for affected parties to submit objections to the order was 2 September 2025, and no objections had been received. The TPO was therefore confirmed. This was reported for Members' information only, and no decision was required.

Noted.

