

Development Management Committee

3 December 2025

Present

Councillor Dr SL Hancock (Chair)

Councillor S Alderman, Councillor M Bowen, Councillor D Clements, Councillor T Evans, Councillor C George, Ms H Gwenllian, Dr M Havard, Mr J Hogg, Mrs S Hoss, Councillor M James, Mr GA Jones, Dr RM Plummer, Councillor B Price, Councillor V Thomas, Councillor A Tinley and Councillor C Williams.

[Councillor A Tinley joined the meeting prior to consideration of NP/25/0146/LBA]

Officers in attendance

Ms K Attrill, (Development Management Manager), Mr C Felgate (Solicitor), Mr M Higgins (Tree and Landscape Officer), Mr M Kent (Monitoring Officer), Mrs C Llewellyn (Minutes), Mrs S Morris (Director of Place and Engagement), Mr R Scourfield (Building Conservation Officer)

[Virtual meeting 10.00am – 11.35am]

1. Apologies

An apology for absence was received from Councillor S Skyrme-Blackhall.

2. Disclosures of interest

There were no disclosures of interest.

3. Minutes

The minutes of the meeting held on the 15 October 2025 were presented for confirmation and authentication.

On the proposal of Councillor Hancock, seconded by Councillor Alderman, it was **resolved** that the minutes of the meeting held on the 15 October 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 one interested party who wished to exercise their right to speak at the meeting that day. Mr Wyn Harries, the Agent for both applications under consideration, did not wish to address the Committee, however he was available to answer any questions.

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/25/0143/FUL
Proposal: Conversion of outbuildings into three dwellings
Location: Llwyngwair Home Farm, Newport, Pembrokeshire, SA42 0LX

It was reported that this application was for the conversion and extension of a range of outbuildings to three residential dwellings. Two of the outbuildings – referred to as the Stables and Dairy – were listed; the third was referred to as the pigsty or northern complex and was of listed status as historic ancillary buildings. The buildings were recorded on the 'buildings at risk' register and were in varying states of disrepair.

Supporting information had been provided which demonstrated that the cost of conversion (due to the listed nature of the buildings and the degree of restoration work required) alongside a financial contribution for affordable housing (which was required under Policy 48 (Affordable Housing) of LDP2) would make the scheme unviable. The Authority



considered that in this instance the value of delivering a conversion scheme which would ensure the preservation and restoration of the Listed Buildings, was a significant material consideration which in this instance outweighed the need for a financial contribution.

The proposed development would result in the loss of trees on site; however, these were a reasonable loss in order to maintain these listed buildings currently at risk. The application also provided a suitable landscape scheme which would protect and enhance the retained features on and immediately adjacent to the site, as well as planting additional landscaping within the site to ensure that a net benefit for biodiversity and green infrastructure enhancement was achieved upon completion. Subject to suitable conditions, the proposal could be supported in regard to the immediate landscape.

Natural Resources Wales (NRW) had noted that the site was within 500m of the Pembrokeshire Bat Sites and Bosherston Lakes Special Area of Conservation (SAC) and Llwyngwair Mill Site of Special Scientific Interest (SSSI) which was designated for greater horseshoe bats, with lesser horseshoe bats being listed as a qualifying feature. North Pembrokeshire Woodlands SAC was within 3km and featured Barbastell bats as a designated feature. A bat survey had identified over 8 species of bat on site. There were also records of dormice within 2km of the site and Cockshut wood, immediately adjacent to the site, was identified as restored ancient woodland.

The Authority's Ecologist had completed a Habitat Regulations Assessment (HRA) for the proposed development, which had been sent to NRW which had replied that in consideration of the mitigation measures detailed, they agreed with the conclusion that the development was unlikely to have an adverse effect upon the integrity of the SAC. In response to a question from the Solicitor, it was clarified that the Authority's ecologist had concluded that there would be no impact on the integrity of the SAC.

Officers considered the proposed scheme to be in keeping with the character of the Listed Buildings and their setting in terms of design and form and the application could be supported subject to conditions. However, such a recommendation was contrary to the requirements of Policy 48 (Affordable Housing) of LDP2 which required commuted sums provision off-site for conversions and the prioritisation of affordable housing in conversions. The scheme had therefore been advertised as a departure to Local Development Plan 2 and was presented to the Committee for determination.



At the meeting, the Director suggested updates to the conditions set out in the report. Additional conditions were requested in respect of retention of the hedgebanks in perpetuity, completion of proposed ecological mitigation and enhancement prior to occupation and retained in perpetuity and specification of the species to be used in the proposed Green Roofs. Also amendment of wording in conditions 9 (to ensure adherence to a submitted lighting plan), 11 (submission of detailed appraisal setting out the extent of repair and re-building required), 6 (landscape works to accord with the Woodland Management Plan) and 8 (submission of the landscape management plan within 3 months).

A Member requested that reference to the draft Dark Skies Supplementary Planning Guidance be included in the reason for the lighting condition and this was agreed.

In response to questions, the Agent, Wyn Harries noted that it had been over a decade since the initial survey work at this site had taken place and his client had worked with officers for more than 2 years to undertake the necessary surveys, design work, etc in support of the application. He added that once the ivy was removed the condition of the stonework would be assessed, alongside officers. Where underlying structural problems were found, stones would be carefully removed, recorded and returned to their original positions where appropriate. He also confirmed that barn owl boxes would be located at various sites which formed part of the applicant's agricultural holdings.

One Member asked whether it was possible to reduce, rather than remove, the financial contribution for affordable housing, but was advised that the likely selling costs reflected the abnormal significant development costs with no financial viability to pay an affordable housing contribution. The Director also explained that the conditions, particularly those added and amended at the meeting, would help to balance the needs of protected species with need to protect buildings at risk. The Management Plan in particular would ensure net biodiversity gain in the longer term.

While one Member was unsure whether people and nature could co-exist on the site and questioned whether the buildings should be left to return to nature, most Members agreed that the project would preserve vernacular buildings while taking account of the needs of bats and barn owls and appreciated the time and effort taken to progress the application. The recommendation of approval, with the conditions as amended at the meeting was proposed by Councillor Clements, seconded by Councillor Alderman and carried.

Decision: That the application be approved subject to conditions in respect of timing of the development, accordance with approved



plans and documents, submission of details of materials, percolation testing, archaeological scheme of investigation, planting, tree protection, landscape management plan, lighting, foul drainage, demolition, materials, permitted development rights, ecological mitigation and green roofs.

[Councillor A Tinley joined the meeting at this juncture]

- (b) Reference: NP/25/0146/LBA
Proposal: Works in association with conversion of outbuildings into three dwellings
Location: Llwyngwair Home Farm, Newport, Pembrokeshire, SA42 0LX

It was reported that this application fell within the provisions of the Listed Building Delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012 (as amended). As it was for listed building consent, there was no requirement for it to be determined in accordance with the policies of the development plan; however it was presented to the Committee as the full planning application to which this application related (NP/25/0143/FUL) had been considered by the Committee (minutes 6(a) refers).

The site comprised a complex of Grade II-listed outbuildings immediately south-east of Llwyngwair Mansion and just south-west of the Llwyngwair Home Farm. The buildings originally comprised coach housing and stabling for the mansion and were later in use in conjunction with the more modern home farm when the mansion and grounds were redeveloped as hotel and caravan site. At this date, many of the original fixtures were removed and some openings altered. The buildings were in varying states of decrepitude and on the Authority's Buildings at Risk Register.

The proposed scheme was in keeping with the character of the Listed Buildings, and their setting in terms of design and form. As such, the application could be supported subject to conditions. It was noted that Condition 7 listed in the report was amended, alongside those for the planning application, to refer to the submitted external lighting plan. Similarly, additional conditions were also proposed requiring submission of details of repair and re-building works and completion of proposed ecological mitigation and enhancements in compliance with approved plans and retained in perpetuity.

Members noted the importance of the buildings and their 'at risk' status. It was considered that there was a need to ensure steps were taken to preserve national heritage. On the proposal of Councillor Hancock,



seconded by Councillor James, the recommendation of approval, subject to conditions, was carried.

Decision: That listed building consent be granted subject to conditions in relation to timing of the application, accordance with approved plans and documents, archaeological scheme of investigation, phased program of works, method statement/details of repair and replacement, further details of rooflights, slates and ridge tiles, lighting, repairs of trusses and purlins, consent for further demolition and ecological mitigations and enhancements

7. Appeals

The Development Management Manager reported on 8 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.

Two decisions were appended to the report. The first was in respect of NP/24/0440/FUL Sands Café, Newgale (Partially dismissed and partially allowed), with a decision for award of costs dismissed; it was noted that an application would be invited for the ramp/step element which had been dismissed. The second was for NP/24/0472/FUL Land East of Bryntirion Lodge, Cippyn, St Dogmaels, which was dismissed.

Noted.

8. Tree Preservation Orders

It was noted that Tree Preservation Orders without modification and objection had been confirmed at:

- TPO 158 - The Glen, Saundersfoot
- TPO 159 – Lundy View, Freshwater East
- TPO 163 – 38 Port Lion, Llangwm
- TPO 164 – Monkhill, St Ishmaels
- TPO 165 – South Boundary of Ash Wood, Boulston
- TPO 166 – 2 Bethesda Cottages, Narberth Road

Noted.

