

Development Management Committee

11 March 2026

Present (In Person)

Councillor Dr SL Hancock (Chair)

Ms F Day, Councillor T Evans, Councillor C George, Dr M Havard, Councillor B Price, Councillor V Thomas, Councillor A Tinley and Councillor M Williams.

Present (Remotely)

Councillor M Bowen, Councillor D Clements, Ms H Gwenllian, Mrs S Hoss, Councillor M James, Councillor S Skyrme-Blackhall and Councillor C Williams.

Officers in attendance

Ms K Attrill, (Development Management Manager), 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)

[Llanion Park, Pembroke Dock and Virtually 10.00am – 10.55am]

1. **Apologies**

Apologies for absence were received from Mr J Hogg and Mr GA Jones.

2. **Notices**

The Chair welcomed Councillor M Williams to the Authority and explained that due to changes in the political balance at Pembrokeshire County Council he had replaced Councillor S Alderman. The Chair also expressed his thanks to Councillor Alderman for his contribution to the work of the Authority during his term.

The Chair also congratulated Mrs S Morris, the Director of Planning Engagement who had recently been named as one of the Women of Influence 2026 by The Planner.

3. **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 7(a) below NP/25/0614/FUL - Reconfiguration of part of site layout and substitution of approved residential apartments with dwellinghouse types (known as Phase 3) upon a	Councillor C Williams	Withdrew from the meeting while the application was discussed



partly completed residential development (granted planning permission under reference NP/23/0168/FUL) - Land North of Whitlow, Saundersfoot

Minute 8 below - EC23/0076 - Land to the south of Parc Yr Eglwys, Brynhenllan, Dinas Cross, Newport	Councillor Dr S Hancock	Withdrew from the meeting while the matter was discussed
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4. Minutes

The minutes of the meeting held on the 28 January 2026 were presented for confirmation and signature.

On the proposal of Councillor Dr Hancock, seconded by Dr Havard, it was **resolved** that the minutes of the meeting held on the 28 January 2026 be confirmed and signed.

Noted.

5. 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.

6. Right to speak at Committee

The Chairman informed Members that no 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.



7. Report of Planning Applications

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

[Having disclosed a prejudicial interest, Councillor C Williams withdrew from the meeting during consideration of the following item]

- (a) Reference: NP/25/0614/FUL
Proposal: Reconfiguration of part of site layout and substitution of approved residential apartments with dwellinghouse types (known as Phase 3) upon a partly completed residential development (granted planning permission under reference NP/23/0168/FUL)
Location: Land North of Whitlow, Saundersfoot

It was reported that this application was for development of an alternative scheme for phase 3 of a part-built housing development on a parcel of land immediately north of Whitlow residential estate within Saundersfoot. Phase 3 formed part of the centre of the overall site which had been granted planning permission under reference NP/23/0168/FUL.

This application sought to change the site layout and dwellinghouse types for the remainder of the development, referred to as Phase 3. The existing permission was for 19 no. 1 and 2-bed apartments, located in the middle of the development site. The proposal was to change the housing types to 2 no. 3-bed detached houses, 3 no. 2-bed detached bungalows, 4 no. 2-bed terraced townhouses and 3 no. 3-bed terraced townhouses. The proposed housing mix would reduce the housing numbers of Phase 3 from 19 apartments to 12 houses and the overall housing numbers of the site from 54 to 47. The number of affordable dwellings was not proposed to change; therefore, the reduction in the number of market housing units would result in a higher percentage of affordable dwellings on site (35.1% increasing to 40.4%).

The consent granted under NP/23/0168/FUL placed a requirement for 71% of the open market apartments (13 no. apartments) to have a C3 occupancy restriction condition applied to ensure that these could be occupied as sole or main residences only and could not be occupied as second homes (C5) or short-term holiday lets (C6). This was due to the prevalence of such properties in Saundersfoot which were occupied for C5 or C6 use. An updated assessment had been carried out of the proposed revised dwelling types: detached houses, bungalows, and terraced townhouses. The analysis had shown a lower prevalence of detached, semi-detached and terraced houses being occupied as second homes and holiday lets, and therefore it was considered that there was



limited justification for imposing a C3 occupancy restriction on the proposed dwellings.

Officers consider that the proposal to substitute the consented 19 no. apartments with 12 no. detached and semi-detached houses, bungalows, and terraced townhouses was acceptable, in principle. It also had a scale, form, mass, and design that were in-keeping with the development already built out in phases 1 & 2 of the residential site and with other adjacent development in this area of Saundersfoot. Officers had identified issues in respect of net benefit for biodiversity, cycle storage and charging points but considered that these could be resolved through planning conditions.

The planning application NP/23/0168/FUL was subject to a Section 106 Legal Agreement that sought to secure 19 affordable housing units on the site and several planning contributions. It was noted that none of the triggers set out in the Agreement had been met in relation to the affordable housing or financial contributions; therefore, officers considered that a new or amended S106 Legal Agreement was required to ensure that any dwellings built pursuant to this permission triggered the above obligations and to replicate the controls imposed in the previous legal agreement and this could be done by ensuring that triggers were enforceable on the basis of cumulative development of the site through both this application and NP/23/0168/FUL.

Following consideration of the policies contained within the statutory Development Plan and National Planning Policy, and having regard to all material considerations, it was considered that subject to appropriate planning conditions and the provision of a Section 106 legal agreement to deliver planning obligations, the Phase 3 development would provide a development which was acceptable in principle and could be supported by officers with the recommendation being one of delegated approval.

At the meeting, the officer indicated that a consultation response had been received from Pembrokeshire County Council Drainage Engineers indicating that the drainage strategy remained unchanged and was sufficient for the revised proposal; no adverse comments were therefore raised. No other outstanding consultation responses had been received. He also added that conditions 13 to 16 as set out in the report had been duplicated and would therefore be omitted should permission be granted. An additional condition in respect of broadband infrastructure was also proposed. He confirmed that the conditions would be renumbered appropriately.

The officer also noted that the application took account of recent case law (Hillside Parks Ltd v Snowdonia National Park Authority) in respect of 'drop-in' and 'drop-out' permissions which confirmed that it was possible



to submit a separate 'drop-in' planning application to amend an existing permission provided it was constructed so that the new 'drop-in' permission did not materially depart from the earlier permission and related well to the remainder of the development. In response to a question, the officer confirmed that there was no intention to restrict the developer's ability to implement the original consent and either could be implemented. It was also confirmed that the new S106 Agreement would duplicate the previous requirements and that none of the contributions would be lost.

Members were pleased to see that the development was progressing and that despite the reduction in overall numbers, the amount of affordable housing was unchanged; however it was considered reasonable to amend the housing mix in response to changing market needs. The increased green space was welcomed, as was the proposal to build more homes suitable for families. The recommendation of delegated approval, subject to the amended schedule of conditions discussed at the meeting was proposed by Ms Gwenllian, seconded by Councillor Tinley and carried.

Decision: That the application be delegated to officers to issue permission upon receipt of a completed legal agreement to cover the planning obligations, including affordable housing delivery, its retention in perpetuity and the financial contributions towards Library Services, Recreational Open Space and Sustainable Transport. If no completed legal agreement was received within 3 months, delegation was granted to refuse the application due to a lack of a mechanism for securing planning obligations and affordable housing in accordance with Policies 48 and 55 of LDP2. The permission would also be subject to conditions in respect of timing of the development, accordance with approved plans and documents, planting, off-street parking, bicycle storage, ULEV Charge points, surface water drainage, access, hours of construction, Construction Environmental Management Plan, Ecological Enhancement Plan and provision of broadband infrastructure.

[Having disclosed a prejudicial interest, Councillor Hancock withdrew from the meeting before discussion of the following item. The Deputy Chair, Councillor V Thomas, took the Chair]

8. Enforcement - EC23/0076 - Land to the south of Parc Yr Eglwys, Brynhenllan, Dinas Cross, Newport

It was reported that in May 2023, the Authority had received a complaint that a field located within the open countryside had been stripped of its vegetation and turned into a mobile home park by the new landowners. A site inspection confirmed the carrying out of operational development and



a change of use of the land. A Planning Contravention Notice was subsequently issued and served in relation to the removal of hedgebanks/hedgerows, widening of the existing access, alterations to ground levels, construction of a track and the siting of a storage container. The report to the Committee set out the timeline of subsequent applications and the serving of an Enforcement Notice which had been unsuccessfully appealed. A correction was noted in paragraph 8 of the report which should have stated that the period for complying with the Enforcement Notice expired on 4th September, rather than 4th June. It was also noted that the latest application had been refused since writing the report, however no appeal had yet been lodged.

Officers considered that the continued failure to comply with the Enforcement Notice undermined the integrity of the planning system and public confidence in its proper operation. It also resulted in an unnecessary incursion into the rural countryside which caused a significant visual intrusion to the detriment of the special qualities of the National Park. Officers therefore considered it expedient and in the public interest to pursue prosecution proceedings should the breach remain unresolved. It was clarified that should an appeal be submitted, the request to the Magistrates Court could be held in abeyance.

Members considered that the Authority seemed to have acted generously, offering maximum opportunity for concerns to be addressed, and a failure to enforce undermined its role as Planning Authority. The recommendation to delegate authority to instruct solicitors to commence prosecution proceedings in the Magistrates' Court under section 179(2) of the Town and Country Planning Act 1990 (as amended) for failure to comply with the steps required to be taken by the Enforcement Notice EC23/0076 after the end of the period for compliance was proposed by Dr Havard, seconded by Councillor Clements and carried.

[Councillor Hancock returned to the meeting and resumed the Chair]

9. 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.

Decisions were reported in respect of EC21/0081 Unauthorised signage – Land to south of Blockett Farm, Blockett Lane, Little Haven and NP/25/0066/FUL Existing shed replaced with summerhouse for holiday let accommodation - 19a, Wesley Road, Little Haven, both of which were dismissed, together with the request for costs in respect of the former.

Noted.

