

Development Management Committee

2 September 2026

Present (In Person)

Mr J Hogg (Deputy Chair in the Chair)

Councillor M Bowen, Dr M Havard, Mrs S Hoss, Councillor H Murphy, Councillor S Skyrme-Blackhall, Councillor V Thomas, Councillor A Tinley and Councillor M Williams.

Present (Remotely)

Councillor D Clements, Miss F Day, Ms H Gwenllian, Councillor M James, Mr GA Jones and Councillor B Price.

Officers in attendance

Ms K Attrill, (Development Management Manager), Ms C Broome (Senior Planning Officer), Mr C Felgate (Solicitor), Mr J Hauser (Planning Officer), Mr M Kent (Monitoring Officer), Mrs S Morris (Director of Place and Engagement), Mr A Richards (Principal Planning Officer), Mr I Wilson (Planning Ecologist), Mrs C Llewellyn (Minutes)

[Llanion Park, Pembroke Dock and Virtually 10.00am – 11.40am;
11.50am - 12.50pm]

1. **Apologies**

Apologies for absence were received from Councillor C George, Councillor Dr SL Hancock and Councillor C Williams

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 7(a) below EC24/0029 – Land at Froghall Yard, Moreton Lane, Saundersfoot	Councillor V Thomas	Declared a prejudicial interest but remained in the meeting as the item was for information only.

3. **Minutes**

The minutes of the meeting held on the 15 July 2026 were presented for confirmation and signature.



On the proposal of Dr Havard, seconded by Councillor Thomas, it was **resolved** that the minutes of the meeting held on the 15 July 2026 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 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/25/0156/FUL Minute 6(a) refers	Installation of bases for the siting of holiday accommodation (which falls under the definition of a caravan) and decking, with associated access, landscaping and	Helen Ashby- Ridgway – Agent



infrastructure works -
Lydstep Beach Village,
Lydstep Haven

NP/26/0253/RES Minute 6(b) refers	Approval is sought for all reserved matters comprising appearance, landscaping, layout, scale and access (NP/23/0545/FUL) - Land Adjacent to Bro Dawel, Solva, Haverfordwest	Elene Gegeshidze – Agent
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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/25/0156/FUL
Proposal: Installation of bases for the siting of holiday accommodation (which fall under the definition of a caravan) and decking, with associated access, landscaping and infrastructure works
Location: Lydstep Beach Village, Lydstep Haven, Tenby, Pembrokeshire, SA70 7SB

It was reported that this application was presented to the Committee in accordance with the scheme of delegation as the proposed development did not accord with the provisions of the adopted Local Development Plan 2. In addition, both Community Councils had objected to the application and Natural Resources Wales had objected to landscape impacts.

The report advised that the application site comprised two parcels of land within the established Lydstep Beach Village holiday park at Lydstep Haven. It was a long-established holiday park providing approximately 471 holiday accommodation units together with associated internal roads, leisure facilities, landscaping and open space. The site occupied a prominent coastal location overlooking Lydstep Bay and was situated in proximity to the Limestone Coast of Southwest Wales Special Area of Conservation (SAC) and the Lydstep and Tenby Burrows Site of Special Scientific Interest (SSSI).

Planning permission was sought for the installation of 12 bases for the siting of holiday accommodation units (falling within the definition of a caravan), together with associated decking, internal access roads, parking, landscaping and drainage infrastructure. Eleven units were



proposed within the 'South of Pine Tree' area and one unit within the 'North of Haven Crest' area. The proposal represented a modest infill development within the existing operational holiday park and did not extend the established site boundary into the surrounding countryside.

The application was supported by a comprehensive suite of technical documents, including a Planning Statement, Landscape and Visual Impact Assessment, Ecological Impact Assessment, Green Infrastructure Statement, Arboricultural Impact Assessment, Bat Conservation Plan, Construction Environmental Management Plan and Lighting Strategy. These documents concluded that, subject to the implementation of the proposed mitigation and enhancement measures, the development would not give rise to unacceptable impacts on the landscape, biodiversity, highway safety, residential amenity or the special qualities of the Pembrokeshire Coast National Park.

Having regard to the Development Plan, national planning policy, consultation responses and all other material considerations, Officers considered that the proposal represented an appropriate form of tourism development within an established holiday park and recommended that planning permission be granted subject to appropriate conditions.

It was noted at the meeting that the application had been advertised as a departure from the Local Development Plan as it was considered that there had been a change of pitch type within the site. However, upon further examination, officers recognised that the larger part of the application site was currently a holding area for caravans and did not represent formal pitches within the site and it was not now considered to be a departure. However, the additional advertisements which had taken place were not considered to disadvantage the application process.

It was also noted that the number of existing caravans and overall numbers of units proposed were incorrectly stated throughout the report. The officer advised that the correct figures were 475 existing pitches and 487 overall total as proposed.

Finally additional consultee responses had been received from Natural Resources Wales, which stated their agreement with the Authority's ecologist on the Habitats Regulations Assessment and were happy to support the conclusions set out in that report; also Dŵr Cymru/Welsh Water had provided an updated response which now took account of issues within Wastewater Treatment works in the area. As a result, an additional condition was recommended to ensure that no caravans on the application site should be brought into beneficial use until work at the Tenby Wastewater Treatment Works had been completed. This was planned for completion by 31/12/2026.



Members asked whether use of the caravan 'holding area' for pitches would lead to displacement of this use leading to sprawl. Officers advised that no replacement holding area was proposed as part of the application and any future proposals would require planning permission. It was also noted that condition 16 limited the total number of caravans on site. A question was also asked about the overall capacity of the Landscape Area, and officers advised that these were considered minor extensions to the site which were well screened and not considered to undermine the overall capacity of the Landscape Area or the character of the area. Finally a Member suggested that the definition of a caravan in planning law needed to be updated as he considered these units to be chalets, rather than caravans. In response, Officers confirmed that the units fit within the legal definition of a caravan.

The Agent, Helen Ashby-Ridgeway then addressed the Committee. She explained that Haven were committed to continual investment at its sites in Pembrokeshire which supported the vital visitor economy. However, this location within the National Park meant that the priority had been to protect and enhance its special qualities. She noted that Policy 41 was the key policy in terms of caravan development and this supported extensions in well screened locations, subject to additional criteria including landscape impact. The development was not considered to have any unacceptable adverse impacts as there would be only extremely limited glimpse views of the development through substantial existing tree belts when viewed from the coast path to the north and these would be mitigated by further tree planting and the use of muted colour caravans. An additional 12 pitches would not be perceptible in distant views. It was acknowledged that there would be a change to the visual amenity in the vicinity of the public right of way which connected the road with the main body of the park, however anyone walking along the path would already be aware that they were in a holiday park, with caravans already in existence and Ms Ashby-Ridgeway did not consider the change to be as pronounced as Natural Resources Wales (NRW) had suggested, noting that the Authority's Public Rights of Way Officer had not objected. She further noted that the path did not connect to the wider countryside.

The Agent noted that in addition, the development would deliver enhanced landscaping along the roadside boundary and net benefit for biodiversity, including a wildflower meadow. Haven employed 123 people at Lydstep Beach village and this development would serve the evolving needs of visitors and reinforce existing jobs at the park and increase spending in the county and therefore improve resilience of the hospitality sector. With the proposal meeting Development Plan policies and



supporting the visitor economy, she asked that Members support the officer's recommendation of approval.

Members took the opportunity to ask the agent about the loss of the holding area, and Ms Ashby-Ridgeway explained that no replacement holding area was proposed and Haven would better manage the movement of surplus caravans off-site going forwards. She suggested that, if Members were concerned, a condition could be included for submission of an operational management plan to explain how caravans would be managed and moved off site. Members considered this to be a helpful suggestion and officers agreed this could be included as an additional condition.

Some Members were concerned about the proximity of the footpath to the main road, however officers advised that this was not something that could be considered as part of the application. It was suggested that the provision of signage could be included as part of the operational management plan.

Another concern related to the loss of the informal recreation area at the smaller of the two site locations. Members were advised that this was not a formal play area and other play areas – both formal and informal - were located across the wider site.

A question was also asked about whether all trees on the site were protected. The officer advised that the site was extensively covered with Tree Preservation Order protection, however not all trees were protected but that the Tree and Landscape Officer had worked with the site owners over many years to manage trees within the holiday village.

Members were pleased that the overall number of caravans on the site would be controlled, and that recessive colours would be used for the proposed development. It was hoped that such colours could be used for more caravans on the site and officers advised that while the Authority had no control over the remainder of the site, it was hoped that this application would act as a catalyst for future replacements.

Officers noted that as NRW had expressed their agreement with the Authority's Habitats Regulations Assessment, the recommendation was now one of approval, subject to conditions, including the additional conditions relating to the timing of occupation of the caravans and submission of an operational management plan and this was proposed by Councillor Clements, seconded by Councillor James, and carried at the vote.



Decision: That the application be approved subject to conditions in respect of timing of the development, accordance with approved plans and documents, landscape management plan, landscaping, accordance with the Arboricultural Method Statement, Precautionary Working Method Statement, accordance with Ecological Impact Assessment, accordance with the Green Infrastructure Statement, light mitigation strategy, tree protection, surface water drainage, colour palette for new caravans, occupancy, maximum number of caravans on site at any time, operational management plan and no use of the caravans until completion of planned works at Tenby Wastewater Treatment Works.

- (b) Reference: NP/26/0253/RES
Proposal: Approval is sought for all reserved matters comprising appearance, landscaping, layout, scale and access (NP/23/0545/FUL)
Location: Land Adjacent to Bro Dawel, Solva, Haverfordwest, Pembrokeshire, SA62 6XW

It was reported that this application was being presented to the Committee as it fell under the planning definition of a ‘major application.’ as defined by the Town and Country Planning (General Development Management) (Wales) Order 2012. A statutory consultee Natural Resources Wales (NRW) had also raised concerns about the application which was recommended for approval.

Members were reminded that planning application NP/23/0545/FUL had been considered by Development Management Committee in April 2025. This was a hybrid planning application for an affordable housing exception site consisting of full planning permission (Phase 1) for 17 no. social rented dwellings, reinstatement of junior football pitch and associated works; in addition to outline planning permission (Phase 2) for further social rented dwellings (all matters reserved for future consideration). The decision had been formally issued in April 2026 following completion of a legal agreement controlling various provisions including the retention in perpetuity of the affordable housing.

The report before the Committee recommended approval for the reserved matters (phase 2) of the previous hybrid planning application. It provided details of 11 affordable housing dwellings, consistent overall with the details submitted at outline, and represented an acceptable continuation of dwelling appearance, access, layout and landscaping. The proposal did not introduce any new issues, and the recommended planning conditions were recommended in the context of the conditions subsisting as part of the hybrid consent.



Highways Development Control had previously advised providing a second access point via the unadopted highway between the site and Bro Dawel to provide an emergency access route for fire appliances/ambulances or other vehicles should the main access become blocked. It was noted that revised plans had been submitted and these had been subject to re-consultation, but no objections had been received. It was also noted at the meeting that an updated landscape plan had been received which addressed planting replacement frequency concerns.

The report noted that NRW had raised concerns, because since determination of the original application Dŵr Cymru Welsh Water had confirmed that the Waste Water Treatment Works (WWTW) was failing to comply with its flow past forward requirement and as such no development could take place until work to address this had been completed; this work was scheduled for completion by 31/12/26. As the hybrid application required the work to be phased, the order and timing of the development could be controlled to be in line with the completed upgrade of the WWTW and no separate condition was required. Although Solva WWTW fed into the Special Area of Conservation, the site did not feed into a waterbody within the Marine SAC Freshwater Catchments requiring Nitrogen Neutrality as identified by Natural Resources Wales and the Authority's Ecologist had screened the proposal as not having potential for likely significant effects on a European Site and had considered that appropriate assessment was not required. The Ecologist was present at the meeting and explained that the existing phasing condition was considered to address NRW's concerns.

The Agent, Elene Gegeshidze, then addressed the Committee. She explained that the principle of 11 homes was established and a legal agreement secured 28 affordable homes across both phases of the hybrid full and outline applications in perpetuity. The Reserved Matters application before the Committee therefore concerned the acceptability of appearance, landscaping, layout, scale and access, and officers had concluded that they were happy with those details and had recommend approval. The scheme remained faithful to the approved parameters and created a coherent development with a consistent built character, the design having been developed in response to Solva's wider character. Particular care had also been taken with the landscaping, given the National Park setting, with assistance from two specialist landscape consultants. Existing native planting had been retained to a large extent and additional planting carefully chosen to suit local weather patterns. The framework for managing the landscaping was set out in the submitted landscape management plan.

She went on to advise that no access concerns remained, following further consultation with the Highway Authority and incorporation of the



secondary emergency access. Sustainable Drainage arrangements had been approved through the statutory SAB process.

The Agent concluded that the 11 homes would provide much needed social rented accommodation in Pembrokeshire, against a background of environmental constraints regarding nutrients in other areas, the necessary Welsh Water upgrades at Solva taking place later in the year. The proposed mix of housing had been shaped by identified local need but providing some larger homes to support a balanced community going forward. Approval of the application would therefore secure high-quality affordable homes for people who needed them. The scheme had been delivered in close collaboration with the Solva Community Land Trust, with direct community engagement helping to shape the scheme, giving a local foundation. She therefore asked the Committee to support the officer recommendation of approval.

The recommendation of approval was proposed by Councillor Price, seconded by Councillor Tinley and carried unanimously.

Decision: That the application be approved subject to conditions in respect of timing of the development, accordance with approved plans and documents, hours of construction, scheme for internal estate roads, driveways and footways and secondary access and parking and turning.

[The meeting was adjourned between 11.40 and 11.50am]

7. Enforcement

[Councillor V Thomas disclosed a personal and prejudicial interest in the following matter, but as the item was for information only she had been advised she could remain in the meeting.]

(a) EC24/0029 – Land at Froghall Yard, Moreton Lane, Saundersfoot, Pembrokeshire, SA69 9JG

The report set out the background to an enforcement case regarding the making of a material change of use of the above-mentioned land from woodland to a mixed use of woodland and the siting of a mobile home for residential and/or storage purposes and the carrying out of engineering operations involving the laying of drainage pipes and associated groundworks.

At the date of writing the report, the site was still the subject of a planning breach and it was recommended that should the caravan, shed and associated paraphernalia remain on site beyond the 28th August 2026 delegated authority be given to the Director of Place and Engagement to instruct solicitors to commence injunction proceedings in relation to the



ongoing failure to comply with the Enforcement Notice and to delegate authority to the Director to make all necessary decisions in relation to the conduct of such injunction proceedings.

At the meeting, the Director advised that a phonecall had been received from the owner confirming that the site had been cleared, and this had been confirmed by an officer site visit on 27th August. She was grateful that this had occurred without the need for the Authority to proceed with legal action and she was therefore no longer seeking permission to commence injunction proceedings. It was confirmed that a third planning application had been received for the site, and explained that under Welsh legislation the Authority was required to determine this. The application would be reported to a future meeting of the Committee.

In response to questions from Members, the Officer confirmed that the site had previously consisted of a combination of scrub and woodland, and was outside of a centre boundary and therefore was classed as being in the Countryside – Policy 7 of Local Development Plan 2 and Welsh Government policy would be applicable. The new application had been validated and was live for comment.

Noted.

(b) EC25/0051 – Land opposite Wynd Hill, Manorbier

The report set out the background to this enforcement matter which related to non-compliance with the Enforcement Notice dated 19 December 2025. This had involved creation of an access point through a hedgerow and partial clearance of a wooded area (approximately 0.61 acres) located within the open countryside. This had resulted in a material change of use of the land.

It was noted that the Planning Contravention Notice had not been returned and the steps set out in the Enforcement Notice, namely removal of the gates and restoration of the land and hedgerow to its former condition before the breach occurred, had not taken place within the required timeframe.

It was noted that in recent months additional works had been carried out and further items, including a touring caravan, had been brought onto the site. Officers advised that it was intended to serve a further Enforcement Notice in respect of the caravan in due course.

Officers considered that the landowner had had multiple opportunities to remedy the breach of planning control and comply within the requirements of the Enforcement Notice. The continued failure to comply with the Enforcement Notice undermined the integrity of the planning system and public confidence in its proper operation as well as causing



highway safety concerns. It also resulted in an unnecessary incursion into the rural countryside which caused significant visual intrusion to the detriment of the special qualities of the National Park.

It was therefore considered expedient and in the public interest to pursue prosecution proceedings should the breach remain unresolved and Delegated authority was therefore sought for officers to instruct the Authority's 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 EC25/0051 after the end of the period for compliance.

Members considered the work to be a major intrusion on the landscape of the National Park and were disappointed that the landowner had not responded to officers' requests. Members asked whether there was any action that could be taken to reverse the damage done to the land, and the Solicitor replied that alternatives to prosecution would be for the Authority to seek an injunction from the Court requiring the situation to be remedied or to undertake direct action, and seeking to recover the costs of doing so. Officers added that further action had not been ruled out if prosecution did not result in restoration of the site.

Stating that it was their duty to protect the National Park, and take such illegal action seriously, the recommendation was proposed by Councillor Clements, seconded by Ms Gwenllian and carried unanimously at the vote.

It was **resolved** that delegated authority be granted for officers to instruct the Authority's 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 EC25/0051 after the end of the period for compliance.

8. Appeals

The Development Management Team Leader reported on 13 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.

Appeal decision were appended in respect of:

- a) NP/25/0538/FUL Alterations to front facade (Retrospective) - Herons Reef, Guildford Row, Llangwm Ferry, Haverfordwest;
- b) NP/25/0632/FUL New two storey dwelling with detached garage and detached annex - Plot adjacent to Coedmor, Dinas Cross; and



- c) NP/25/0668/FUL Application in retrospect for a first-floor timber decked balcony, with proposals to include an open rafter timber structure with solid panels at 1800mm high where necessary along with an extension to the existing balcony footprint - 60, Scandinavia Heights, Saundersfoot.

All three had been dismissed.

A decision was also appended in respect of the decision by Welsh Ministers regarding CAS-01352-L3N2P8, application under the Electricity Act 1989 – Section 36 and the Town and Country Planning Act 1990 – Section 90 by Llŷr Floating Wind Limited - Construct and Operate an Offshore Generating Station in the Celtic Sea and Associated Infrastructure, approximately 35km Offshore Southwest from the Angle Peninsula on the Pembrokeshire Coast.

The Authority had been a consultee on the application and had initially objected (NPA meeting March 2025), but had modified that to a statement of concern (NPA May 2025) following offers by the applicants to limit the height of the turbines, hood them and site at the furthest point from land as well as offering a contribution to strengthen hedgerows across the peninsula.

It was noted that a Planning Inspector appointed by the Welsh Ministers had considered the above applications and had recommended that both the section 36 application and deemed planning permission be refused (IR 100).

However while the Welsh Ministers agreed with the Inspector's assessment of the project's impacts, including the identification of the main issues, they considered the economic and renewable energy benefits of the scheme were also significant considerations. They also disagreed with the relative weight given to the adverse environmental impacts compared to the weight given to the contribution of the proposals to supporting the economic growth and progress towards renewable energy objectives.

The Welsh Ministers had therefore granted consent under section 36 of the Electricity Act 1989 for the construction and operation of the development described in application ref: CAS-01352-L3N2P8 and in Annex 1, subject to the conditions therein, and given a direction which granted deemed planning permission under section 90(2) of the Town and Country Planning Act 1990. The opportunity for a contribution to strengthening hedgerows was not taken forward in the decision.



Members noted that this decision raised many questions which it was considered it would be helpful to discuss in a Workshop later in the year.

Noted.

