

DEVELOPMENT MANAGEMENT COMMITTEE

30th July 2014

Present: Mrs G Hayward (Chair)

Mr A Archer, Mr D Ellis, Ms C Gwyther, Councillor P Harries, Councillor M James, Councillor L Jenkins, Councillor R Kilmister, Councillor RM Lewis, Councillor PJ Morgan, Councillor R Owens, Councillor D Rees, Mr AE Sangster, Mrs M Thomas, Councillor A Wilcox and Councillor M Williams.

[Councillor O James arrived during consideration of the first application NP/13/0448]

[Llanion Park, Pembroke Dock 10.00am – 12.00pm]

1. Apologies

An apology for absence was received from Councillor S Hudson.

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
Minute 6(a)below NP/13/0448, Fig Tree Cottage, Wogan Lane, Saundersfoot	Mr A Archer	Withdrew from the meeting while the application was discussed
Minute 6(b)below NP/14/0185, Tenby Junior Community School, Heywood Lane, Tenby	Councillor R Lewis	Withdrew from the meeting while the application was discussed
	Councillor M Williams	Disclosed a personal but not prejudicial interest and remained in the meeting taking full part in the discussions
Minute 6(c) below NP/14/0229, Fforest Farm, Newport	Councillor P Harries Mrs G Hayward	Withdrew from the meeting while the application was



<i>Minute 6(d) below</i> NP/14/0244, Fforest Farm, Newport	Mrs G Hayward	discussed Withdrew from the meeting while the application was discussed
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3. Minutes

The minutes of the meetings held on the 9th June 2014, 11th June 2014 and 18th June 2014 were presented for confirmation and signature.

It was **RESOLVED** that the minutes of the meetings held on the 9th June 2014, 11th June 2014 and 18th June 2014 be confirmed and signed.

NOTED.

4. 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, speakers would have 5 minutes to speak (*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/13/0448 <i>Minute 6(a) refers</i>	New vehicular access & parking, Fig Tree Cottage, Wogan Lane, Saundersfoot	Mr Huw Morris, Saundersfoot CC Mr P Mortimer, Objector Nick Willis, Agent
NP/14/0233 <i>Minute 6(e) refers</i>	Concrete strips between Cwm Connell & Tre Rhys Farm including new passing places, Cwm Connell, Moylegrove	Mrs Lisa Godfrey, Applicant

5. Members' Duties in Determining Applications

The Solicitor's report summarised the role of the Committee within the planning system and stated that planning decisions had to be made in accordance with statutory provisions and the adopted Local Development Plan unless material considerations indicated otherwise. It stressed that non-material considerations had to be disregarded when taking planning decisions and stated that personal circumstances were only very rarely material to planning decisions. Provided members applied the Planning



Acts lawfully and in a fair and impartial manner they would also comply with the Authority's duties under the Human Rights Act 1998 insofar as it applies to planning decisions. It was also important that Members applied the guidance contained in the Authority's Planning Code of Good Practice while carrying out their statutory duties.

NOTED

6. Report of Planning Applications

The Committee considered the detailed reports before them, 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*):

[Mr A Archer disclosed an interest and withdrew from the meeting while the following application was considered. Councillor O James arrived while it was being considered]

- (a) REFERENCE: NP/13/0448
APPLICANT: Mr John Collins
PROPOSAL: New vehicular access and parking
LOCATION: Fig Tree Cottage, Wogan Lane, Saundersfoot

Members were reminded that this application had been considered by the Committee at its previous meeting and an associated application for Discharge of a Section 106 Agreement requiring access/parking of vehicles (NP/13/0480) had also been the subject of a Site Visit earlier in the year. It was reported that application NP/13/0480 had now been withdrawn and therefore this application for a new vehicular access and parking had to be determined on its own planning merits.

The site had a complicated planning history and this was set out in the report before Members. Also discussed were the main issues to be considered, in relation to the principle of development, the impacts on visual amenity and the character of the area, highway safety and impact on users of the Public Footpath along the lane.

It was acknowledged that there was originally an objection to a new access off Wogan Lane to serve this site on the grounds that the lane was inadequate in width, alignment and lack of suitable passing places, however upon consideration of the proposal now put forward, the Highway Authority did not object to the provision of access and parking directly to the application site, and officers had no evidence to contradict their professional advice. It was considered that there was physically, sufficient space at the application site to allow for parking clear of Wogan Lane, without causing adverse harm to the character and appearance of



the area. There was also no objection from the Highway Authority with regard to the interaction between vehicles and users of the Public Footpath arising from the proposal. It was noted that while the use of public footpaths by vehicles is prohibited without lawful authority this was not a material planning consideration and was a matter covered by other legislation for which the Highway Authority was responsible. As such it was not considered that there were any substantive planning grounds to refuse the application and it was recommended for approval subject to conditions.

There were three speakers on the application, the first of whom was Mr Huw Morris from Saundersfoot Community Council. He stated that since the early 1980s the National Park had ruled that Wogan Lane could not take any more traffic, and he considered that the condition of the lane had not improved since that time. Initial applications were refused as there was no passing place over the length of the lane and visibility was severely constrained and did not meet the Welsh Office guidance in place at the time. Fig Tree Cottage was granted permission as an annex to Abingdon House, rather than as a separate dwelling, and therefore didn't need parking provision in its own right unless that situation had changed. Mr Morris was not aware of any such change.

The next speaker was Mrs P Mortimer, an objector. She outlined the history of the site: in 1988 when planning permission was first sought, the application was refused as both the then National Park Committee and Welsh Office said it was too narrow for further vehicular access. In 1996 planning permission was granted for the annex at Fig Tree Cottage, subject to a 106 Agreement with 11 conditions, none of which, she stated, had been implemented; this required vehicular access to be via Frances Lane not Wogan Lane. Planning approval had not been granted for a separate dwelling. The first application for vehicular access was refused in 1999 as the lane was inadequate to accommodate an increase in traffic and the access was unsuitable; also adequate provision was provided for with parking off Frances Lane. Mrs Mortimer stated that since the applicant had moved into the property, he had been using the lane and parking outside his property; vehicular use had increased dramatically with 8 carers calling daily. The condition was being ignored and this had caused an accident. Mrs Mortimer rebutted the Agent's claim that there had been a garage on the site previously, asserting that the site had been bounded by a stone wall. She stated that the Highway Authority had done a complete turnaround since they now recommended conditional consent. In 1991 the lane had been classified by Dyfed County Council as a footpath for existing dwellings. There were no passing places and cars therefore had to pull onto drives within the lane or reverse out onto the road; this put pedestrians at risk - Saundersfoot School was close by and the safety of children ought to be paramount. Turning to the associated



S106 Agreement, Mrs Mortimer stated that she had been advised by the Authority in 2007 that this would need to be revoked and as the recently submitted application had now been withdrawn, she believed that this application currently before the Committee could therefore only be refused. She argued that the Agreement had been implemented in the past but not used in recent times as the applicant was ignoring the condition and using the lane instead. She therefore asked the Committee to uphold the Authority's long held view and to refuse the application.

The final speaker was Mr Nick Willis, the Agent. He said that the history of the site had already been outlined, however things happened and people moved on. Highways and other legislation had changed and as a result there were lanes all around the country which were not up to standard. In this case, the Highway Authority had visited and assessed the situation and was happy; they were the experts. He acknowledged that his clients were parking at the property and were in poor health, with carers seeing to their needs and thus traffic was in excess of what would normally be expected, however he was not aware of any problems, police reports of any accidents or of other neighbours making objections. He also stated that arrangements for dropping off children at the school had changed, meaning people no longer needed to take shortcuts, as had the road layout in the village. The legal opinion he had received was that the Section 106 Agreement had expired and that application had therefore been withdrawn. Mr Willis stated that he also felt it was morally unfair for others to have access to the lane while his clients were not allowed to park on their own property. Whilst acknowledging that the situation wasn't ideal, he did not think it was a disaster for his clients to be allowed to park 2 vehicles on their own property and did not believe there was a danger to traffic or the public.

Members sought clarification on what was meant in the recommendation by 'limiting the area to parking only' and also whether or not the right to drive up Wogan Lane was a material consideration. Officers advised that the condition would mean that the area could not be used, for example, for the storage of caravans and that what was being sought was vehicular access from Wogan Lane onto the property and the provision of 2 parking spaces within the site.

Members agreed that the site had a long and convoluted history but noted that the Highway Authority did not object and officers had advised that accordingly there was now no justifiable reason not to grant permission. The recommendation of approval was therefore moved and seconded.

Some Members raised concerns, expressing the view that granting permission would compound an already difficult situation, and that the access, particularly onto Wogan Terrace, was dangerous.



DECISION: That the application be approved, subject to conditions requiring the parking area to be provided in accordance with the approved details within six months of the permission and limiting the area to the parking of vehicles only.

[Councillor R Lewis disclosed an interest in the following application and withdrew from the meeting while it was discussed.]

- (b) REFERENCE: NP/14/0185
APPLICANT: Mr M Moran, Pembrokeshire County Council
PROPOSAL: Demolition of existing infant school and erection of new English medium community School
LOCATION: Tenby Junior Community School, Heywood Lane, Tenby

This application sought full planning permission for the erection of a new community school on the existing playing field to the east of the junior school in Heywood Lane, Tenby. The existing infants school on land to the south side of Heywood Lane would be demolished and reinstated as a grassed playing field as part of the scheme. The application also included a Multi User Games Area (MUGA) to the rear of the existing junior school. Members were reminded that a Committee Site Visit had taken place in June which had provided them with an opportunity to view these sites.

This was a major application, with some 2,970 sq metres of new floorspace being provided. The proposed new school building was to BREEMAM excellent standard – modern in appearance, predominately single storey with a central 2 storey section to accommodate the plant at first floor level. The ground floor would be used for 12 classrooms, 2 learning resource centres, hall and kitchen facilities. Construction would be coloured blockwork and a standing seam roof covering. There would be a photovoltaic panel array on the roof. With regard to vehicular and pedestrian access, the proposal included a new car drop-off/pick up area and staff and visitor parking to the front.

The report addressed both policy issues and those raised by objectors. It was reported at the meeting that since writing the report a further 13 letters had been received, most of them following the public meeting arranged by Simon Hart MP, and the points made in these were outlined, however it was noted that these matters had already been addressed in the report. Simon Hart MP had also written to the Chief Executive and a copy of his letter had been sent to all Members of the Committee. Additional comments made by Tenby Civic Society were also reported, however it was noted that the comments relating to educational matters, and the consultation carried out by PCC on this issue were not



matters for the Committee whose duty was to consider the proposals in planning terms.

Taking into account the planning matters raised by the public and other consultees, officers considered that the demolition of the existing infants' school and the proposed new school was acceptable and would provide an important new addition to school provision in the area. The proposals would retain sufficient open space provision in the area and whilst of contemporary design, the design approach was considered to be appropriate for a large, community building. This approach respected the privacy and amenity of adjoining properties and addressed past problems with parking and access to the school, whilst also making provision for other travel modes. It was therefore recommended that the application be approved subject to conditions.

Members raised a number of concerns, regarding design of the building, the loss of open space and the limited amount of parking provided. The issue of increased levels of traffic on what was only a lane was also raised, together with concerns that the infants' school building could not be re-used and a question over the sufficiency of the drainage arrangements proposed.

The Agent was asked to clarify the level of increase in pupil numbers proposed, and she advised that on day 1, an 11% increase in pupils was expected, however if both schools were at capacity the increase would be 44%, although few schools operated at this level.

With regard to the loss of open space, the Director of Park Direction and Planning advised that the level of open space would accord with the "Six Acre Standard" and policies of the Local Development Plan, and future provision of open space would also be judged against these.

Nevertheless, Members agreed that the new school would provide a modern airy building which would improve the educational facilities in the area, and the recommendation of approval subject to conditions was moved and seconded. With regard to the condition on lighting one Member asked that if there was to be no community use of the Multi Use Games Area, that no lighting be allowed after 6pm, and it was agreed that this be included in the list of conditions.

DECISION: That the application be approved subject to conditions including matters relating to: standard time for implementation, compliance with approved plans and ecological survey, method statement for the construction phase, timing for the provision of the open space on the infant's school site, landscaping and boundary details to be agreed, hours of use for the Multi User Games Area,



control of lighting including no lighting after 6pm, contamination, highways, archaeology and the footpath.

[Mrs G Hayward and Councillor P Harries disclosed an interest in the following application and withdrew from the meeting while it was discussed.]

- (c) REFERENCE: NP/14/0229
APPLICANT: Miss R Curtis, Rebecca Curtis Racing
PROPOSAL: Retention of 2 stable buildings and existing track and siting of horse walker (resubmission of NP/13/0367)
LOCATION: Fforest Farm, Newport

Members were reminded that planning permission had been granted in January 2011 for new stables and a horse walker at this site. At a visit by officers in connection with the discharge of conditions on the application, it was discovered that both the horse walker and stables were sited in a different place to that consented and that an additional building had been constructed. This application had therefore been submitted to regularise the situation.

It was reported that this was a major development application, with a total new floor space exceeding 1000 square metres. Whilst it was unfortunate that it was retrospective, the development proposed for retention offered the opportunity to support an existing and now well established rural enterprise at Fforest Farm which provided employment for 22 staff in total. While the development was of a considerable mass and form, the site was positioned such that the development, subject to additional screening through a proposed hedgebank and planting, would have no adverse impact on the special qualities of the National Park. Subject to improvement to the existing site access, as required under the previous application NP/10/508, and the imposition of additional conditions relating to matters including surface water drainage, landscaping and completion of the buildings, officers considered the scheme to be, on balance, acceptable and it was recommended for approval.

While regretting the retrospective nature of this application, Members were supportive of the positive economic impact the current business had upon the locality. Although the site was well screened, the importance of landscaping to soften the impact of the large buildings was also emphasised by Members and officers confirmed that both hedgebanks and planting would be required as part of the landscaping scheme.

DECISION: That the application be approved subject to conditions to require the following within 4 months: Finishing of buildings in



accordance with plans, existing hedge to be repositioned 1m behind the visibility splay, surfacing of existing access, access and visibility improvements, surface water drainage scheme, lighting scheme, detailed landscaping scheme and Business Management Plan.

[Mrs G Hayward disclosed an interest in the following application and withdrew from the meeting while it was discussed; Councillor P Harries was not present when the application was considered.]

- (d) REFERENCE: NP/14/0244
APPLICANT: Mr T Curtis
PROPOSAL: Cattle accommodation building, dairy building & associated concrete hardstanding
LOCATION: Fforest Farm, Newport

It was reported that this building was the second of two applications at Fforest Farm. This was also a Major Development application, having a total new floor space exceeding 1000 square metres.

Following an assessment of the planning merits of the proposal as set out in the report, officers concluded that the buildings proposed would allow an increase in production, welfare and efficiency on site, and would improve the agricultural enterprise as a whole. The buildings and extent of agriculture to take place would have no adverse impact upon the special qualities of the National Park and were designed sympathetically to the existing environs of the farm. Subject to conditions to control the extent of development including highway access improvements and provision of landscaping, the scheme was considered to meet with the aims of Planning Policy Wales and the Local Development Plan and was recommended for approval.

Members noted the massing and scale of the proposed buildings, however they agreed that they had been sited to minimise their visual intrusion and although they would be visible from the coast path, this would be as part of an existing farm complex. One Member asked that additional landscaping be put in place to break up the mass of the horizontal lines of the large buildings, possibly through stands of trees and officers agreed that additional landscaping could be sought. The recommendation to approve the application subject to this and the other conditions listed in the report was therefore moved and seconded. There was also some general discussion on the industrial nature of some farming activities and structures required for such operations and some Members believed that this was a cause for concern.

DECISION: That the application be approved subject to conditions to require the following: time limit for implementation, development in



accordance with approved drawings, no development to take place until the existing hedge was repositioned 1 metre behind the visibility splay or surfacing of existing access is carried out, access and visibility improvements retained to serve farm, a scheme of additional landscaping to be submitted, and this to be carried out in the first planting season and lighting in accordance with approved details.

- (e) REFERENCE: NP/14/0233
APPLICANT: Mr P Godfrey
PROPOSAL: Concrete strips between Cwm Connell & Tre Rhys Farm including passing places
LOCATION: Cwm Connell, Moylegrove

It was reported that the application site comprised the northern section of Bridleway 87/44 and was also used as a private vehicular access to the dwellings at Tycanol and Cwm Connell and by Tre-Rhys Farm to access fields from the bridleway. The application proposed to improve access along this section of the bridleway from Tre-Rhys via Ty Canol to Cwm Connell by replacing the existing surface of stone and earth with concrete strips to the outside and a central strip of gravel. It was proposed that four passing places would be provided, together with seven full width concrete sections to provide turning for gateways onto the lane. New drainage had also been included just north of Cwm Connell.

During the processing of the application, amended plans had been received which altered the specification of the proposed works to fully comply with the guidance issued by the British Horse Society. Additional drainage had been added to the fourth full width section where a small stream crossed the lane and details of the proposed re-alignment of a section of an existing hedgebank to provide a wider field access for modern agricultural machinery to turn from the narrow lane had also been received.

Officers considered that the amended scheme had a siting, scale and detailed design which was acceptable in this instance. The design, appearance and location of the works would ensure that the special qualities of the National Park were maintained when viewed from the immediate and wider landscape. The proposal also ensured that the existing bridleway surface would be improved and maintained in compliance with British Horse Society (BHS) guidance. As such the proposal was acceptable in principle and subject to satisfactory consultation responses from the outstanding consultations could be supported by officers.



It was reported at the meeting that in respect of the further consultations on amended drawings, Nevern Community Council had asked for a site meeting with the Committee; the BHS had asked for the central grass strip to be widened and for an increase in the number of passing places; the Authority's Landscape Officer had recommended conditional consent; and the National Trust had concerns about the realignment of the hedgerow. Taking these concerns into account, officers considered that the current scheme was acceptable.

Mrs Godfrey, the applicant, then addressed the Committee, saying that she had spent a lot of time talking to people about this application prior to its submission, particularly to her neighbours and to users of the lane. Currently the lane was not very passable and was quite unsafe in winter and consequently barely used by riders or walkers – there were days when it was so bad they were unable to leave their property. Visitors to holiday cottages which she operated had also expressed dismay at the state of the lane. She explained that the northern part of the lane suffered from water damage and approximately £800 was spent each year reinstating the surface, in addition to much time and effort. Although objections had been received from Nevern Community Council and path users, she felt that the proposed solution would be much safer for everyone. Mrs Godfrey concluded by saying that, in line with Welsh Government and National Park policies to promote tourism, they wanted to invest in their business, particularly to attract visitors in the winter season and the “shoulder” months, however there was little point in doing so until the access to the property had been improved.

Members were pleased to support the recommendation, which was moved and seconded as they felt it would be safer for all users of the lane, including horse riders and wheelchair users, as well as supporting a local business. They considered that the use of strips, rather than full width concrete, would not detract from the beauty of the lane.

DECISION: That the application be delegated to the Head of Development Management to issue conditional consent on receipt of satisfactory consultation responses. Conditions to be: development to be implemented within 5 years, in accordance with the approved drawings, landscaping/Pembrokeshire hedge bank detail and any additional relevant conditions suggested by outstanding consultations.



(f) REFERENCE: NP/14/0234
APPLICANT: Mrs S Simpson, Whitbread Group PLC
PROPOSAL: Premier Inn branded signage for new build hotel
LOCATION: Premier Inn, The Norton, Tenby

Advertisement consent was sought for the erection of 4 x internally illuminated fascia signs, 1 x externally illuminated hanging sign, 1 x internally illuminated ground mounted sign and 4 x ground mounted directional signs to be located at various locations on the site along White Lion Street and Greenhill Road and on the approved but yet to be constructed Premier Inn building itself.

It was reported at the meeting that due to the concerns expressed, the application had been amended since the report had been written through the withdrawal of signs H1, H2 and H10 and removal of the internal illumination from signs H3 and H5 – these would now be externally illuminated. As a result the application was now recommended for approval as the proposed signs were acceptable in terms of public safety and amenity, in that they would not be visually intrusive due to their scale, siting and design, or hazardous by distracting or confusing members of the public.

Members sought clarification with regard to the concerns over illumination of the signs expressed by Tenby Town Council, and were advised that no signs would now be internally illuminated. Members were pleased that the applicant had taken note of the concerns expressed by officers and the recommendation was moved and seconded.

DECISION: That the application be approved subject to conditions relating to the 5 year time limit, compliance with plans, maintaining the advertisements in a clean, tidy and safe condition and their removal to the satisfaction of the LPA on the expiry of the 5 year permission applicable to all advertisement consents. Signs H8 and H9 would also be conditioned so that all parts of the signs and supports were erected clear of and not overhanging any part of the public highway including the verge and that they were also erected clear of the visibility sight lines for the access/exit from the car park.



(g) REFERENCE: NP/14/0250
APPLICANT: Ms S Jones
PROPOSAL: Redesign of existing bungalow to provide gabled roof design together with single storey rear extension on larger scale. The proposal also includes new fenestration, rooflights & chimneys in addition to alterations & extension to existing garage & replacement of front boundary wall with traditional hedgebank (alternative scheme to NP/13/0486)
LOCATION: Watamu, Cilgwyn, Newport

Members were reminded that permission had been granted in January 2014 under NP/13/0486 for the re-design of the existing bungalow at this site to provide a gabled roof design together with a replacement single storey rear extension on a larger scale. The permission also included new fenestration, roof lights and chimneys, in addition to alterations and extensions to the existing garage structure and the blocking up of the existing vehicle access and the provision of a new vehicle access to the site from an extension of the curtilage.

The current application sought full approval for an alternative scheme based on the recent consent but with amendments relating to fenestration and timber cladding to the garage structure, an increase in height to the dwelling of 200mm to allow roof insulation to be incorporated within the dwelling. Other changes included omitting the consented new access and reverting to the existing access and omitting the proposed extension of curtilage and retaining the existing residential curtilage.

Officers did not consider that the proposal for an amended scheme was fundamentally different to the previous approval and the minor changes were considered to be acceptable. The proposal would also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such the proposal could be supported, subject to appropriate conditions.

Members agreed with the officer recommendation, particularly the condition restricting use of the garage structure for ancillary use only which had also been included on the previous approval. The recommendation of approval subject to conditions was therefore moved and seconded.

DECISION: That the application be approved subject to appropriate conditions relating to work commencing within 5 years, in accordance with approved plans, the provision of parking and turning, post development landscaping, new hedgebank details and a condition restricting the use of the garage structure for ancillary



use.

- (h) REFERENCE: NP/14/0293
APPLICANT: Mr R Morris
PROPOSAL: Agricultural building
LOCATION: Southern Pits Farm, Lawrenny, Kilgetty

Approval was sought for the erection of an agricultural shed to house cattle. The application was reported to the Committee due to the size of the agricultural building.

It was reported at the meeting that Natural Resources Wales had responded recommending approval subject to a condition with regard to slurry disposal. Officers therefore considered the proposed building to be acceptable and would not have an adverse impact upon the special qualities of the National Park or neighbouring amenity. The proposal complied with the relevant policies of the Local Development Plan and was recommended for approval subject to conditions.

Members commented on the need for landscaping to break up the horizontal elevation of the proposed building, suggesting that stands of trees should be used, and also asked whether the conditions to control lighting would limit the times it could be used. Officers replied that the conditions would include a requirement for plans of both landscaping and lighting to be submitted that officers would then assess. Members were happy with this approach and the recommendation of delegation subject to conditions was moved and seconded.

DECISION: That the application be delegated to the Head of Development Management to issue conditional consent on receipt of satisfactory consultation responses from Pembrokeshire County Council's Pollution Control Officer. Conditions would be related to time for implementation, compliance with plans, landscaping, control of lighting and any others recommended by statutory consultees.

7. Enforcement – NP/13/0440 Llethyrr, Pontfaen, Fishguard

Members were reminded that the above mentioned planning permission was approved subject to conditions at the Authority's Development Management Committee in December 2013. Due to the site's long planning history of applications and enforcement notices, Members had stressed at that meeting that all the conditions imposed on the current planning permission had to be followed through and vigorously pursued by the Authority. They also requested that an update be provided to the Committee after six months reporting on enforcement of the conditions. The report before Members provided such an update. It was noted that



some of the conditions could now be discharged and Enforcement Officers would continue to monitor the situation.

NOTED.

8. Appeals

The Director of Park Direction and Planning 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. It was reported that the appeals in respect of dwellings on Blockett Lane, Little Haven would now be held on 25th September at Llanion Park, not on the 24th as reported. The Chairman said that it would be helpful if some Members were able to attend to support officers at this hearing.

The Appeal decision with regard to Land at Burgate Green Road, St Ishmaels was reported as having been dismissed. One Member noted that the Inspector had made some interesting comments with regard to the need for affordability and viability to be proven.

NOTED.

