

## DEVELOPMENT MANAGEMENT COMMITTEE

22<sup>nd</sup> January 2014

Present: Mrs G Hayward (Chair)

Mr A Archer, Mr D Ellis, Councillor P Harries, Councillor S Hudson, Councillor O James, Councillor L Jenkins, Councillor RM Lewis, Councillor PJ Morgan, Councillor R Owens, Councillor D Rees, Mr AE Sangster and Councillor M Williams.

[Ms C Gwyther arrived following consideration of Item 3 on the agenda, and Mrs M Thomas during consideration of NP/13/0405]

[Llanion Park, Pembroke Dock 10.00am – 1.25pm]

### 1. Apologies

Apologies for absence were received from Councillors M James, R Kilmister and A Lee. Mrs M Thomas was caught up in traffic and would arrive late.

### 2. Disclosures of interest

There were no disclosures of interest.

*[Ms C Gwyther arrived during consideration of the following item]*

### 3. Minutes

The minutes of the meeting held on the 18<sup>th</sup> December 2013 and 13<sup>th</sup> January 2014 were presented for confirmation and signature.

It was **RESOLVED** that the minutes of the meeting held on the 18<sup>th</sup> December 2013 and 13<sup>th</sup> January 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 7<sup>th</sup> 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/13/0405	Change of use of artists studio	Councillor Jill



<i>Minute 7(a) refers</i>	to holiday let (Retrospective), Morwynt, Abercastle	Morgan, Objector Mr Alun Rees, Agent
NP/13/0426 <i>Minute 7(b) refers</i>	Construction of detached, single storey timber frame building to contain swimming pool and facilities, Henllan, Dinas Cross	Prof. John Ratcliffe, Objector
NP/13/0434 <i>Minute 7(c) refers</i>	Demolition of existing redundant glass house & associated buildings, replacement of existing garden centre buildings plus development of 18 timber clad built lodges for holiday purposes in a landscaped setting, St Ishmaels Nursery, St Ishmaels	Mr John Everett, Community Council Mr Jonathon Boot, Applicant
NP/13/0539, etc <i>Minutes 7(f) and following refers</i>	Change of use from educational centre to visitor centre and extensions and alterations, landscaping within the car park, change of use of Pantglas from visitor centre to office and staff use. Extension to existing toilet block and erection of tent structure (semi- permanent), Castell Henllys Iron Age Fort, Felindre Farchog, Crymych. Also various associated signage applications	Mr Phil Roach, applicant

## 5. Planning Applications received since the last meeting

The Head of Development Management reminded Members of the protocol that had been introduced whereby “new” applications would now be reported to Committee for information. These “new” applications were ones that had been received since preparation of the previous agenda and were either to be dealt with under Officers’ delegated powers or at a subsequent meeting of the Development Management Committee. The details of these 28 applications were, therefore, reported for information and Members were informed that 11 were deemed to be invalid.



## NOTED

### 6. 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

### 7. Report of Planning Applications

The Committee considered the detailed reports of the Head of Development Management, 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*):

*[Mrs M Thomas arrived during consideration of the following application]*

- (a) REFERENCE: NP/13/0405  
APPLICANT: Messrs S, L & M Barrett, Davies & Ward  
PROPOSAL: Change of use of artists studio to holiday let (Retrospective)  
LOCATION: Morwynt, Abercastle, Haverfordwest

Members were reminded that planning permission was sought for the change of use of a single storey ancillary building to a single holiday let, which would remain within the existing curtilage of the main dwelling, Morwynt. The ancillary building currently had planning permission for use as an artist's studio linked to the main dwelling. However the building had recently been used as a holiday let and the Authority had started the enforcement process in regard to the unauthorised use. The current application had been submitted as a result of this process and consequently further enforcement work was held in abeyance until the application was determined.

The application had originally been reported to the Committee in December 2013, when it was resolved to defer the determination of the



application to allow Mathry Community Council adequate time to provide a response to the revised parking and turning arrangement for the proposed development. The Community Council had objected to the application as submitted, however at the time of writing the report no further comments had been received with regard to the revised parking and turning. The proposed development would accord with the policies of the current development plan, therefore subject to no further material objection being raised to the amended parking and turning arrangements for both The Smithy and Morwynt, the proposal was considered acceptable and the recommendation was one of approval.

The first speaker on the application was Councillor Jill Morgan from Mathry Community Council. She stated that although they had found the Authority to be helpful in the past, the Community Council had found the whole procedure surrounding this application to be unacceptable, particularly issues of communication. She explained that the Community Council had agreed to the original application for conversion of the building to an artist's studio on the condition that no holiday letting or other commercial use was allowed. The current use contravened this position; this had been pointed out to the Authority however she stated that no action had been taken. She went on to say that the original conditions had been imposed due to the restricted turning and parking and the problems this could cause for users to the nearby turning and parking area. The Community Council did not feel that this issue had been resolved and feared that despite the amended plan, vehicles from the property would still park outside of the designated area. They also questioned how the condition would be enforced. Ms Morgan then referred to a new earthen bank that had been created to the side of The Smithy and questioned whether this implied the creation of an additional parking area. The Community Council felt that the Committee should visit the site to see for themselves and stressed that it was imperative that The Smithy was never given consent for full residential use as this would lead to more problems in the future.

Mr Alun Rees, the agent, then spoke. He wished to reiterate a number of points mentioned by officers – that the application did accord with the current development plan fully, noting that a different development plan had been in force at the time of the original application for an artist's studio. Mr Rees explained that he was a highway engineer, and that he had agreed the requirements regarding the number of vehicles to be accommodated and their arrangement to allow access to both the main dwelling and the holiday let, with the Highway Authority. The revised arrangements complied with these requirements and the issue had thus been resolved. He concluded that as the proposal complied with LDP policies and addressed the concerns of the Highway Authority, Members



were asked to look positively on the application and grant planning permission.

In considering the application, some Members agreed that it would be helpful to visit the site so that they could see the situation on the ground for themselves, and this proposal was seconded. Other Members pointed out that the Committee relied on the advice of professional officers, and in this case the Highway Officer was happy with the arrangements and there was therefore no reason to visit the site. Members wished to ensure that the annexe was tied to the existing building and could not be sold separately from it and officers advised that an appropriately worded condition could be applied in addition to an occupancy condition. Some concern was also expressed with regard to the earthen bank referred to by the objector and whether this would affect sight lines. Officers advised that the Highway Authority would have considered the sight lines in their consideration, however a condition requiring sight lines to be maintained could be included in any consent as long as the Highway Authority were happy with that.

A vote was then taken with regard to a site visit, and this was lost 3 votes to 10. The substantive motion of approval of the application subject to conditions was then voted upon and this was won 9 votes to 3 with 1 abstention.

**DECISION: That the application be approved subject to standard conditions relating to time, accordance with amended plans, holiday occupancy condition, the property being tied to the main dwelling and conditions suggested by statutory consultees. The Highway Authority would be consulted upon the inclusion of a condition to maintain sight lines.**

- (b) REFERENCE: NP/13/0426  
APPLICANT: Mr R Pott  
PROPOSAL: Construction of detached, single storey timber frame building to contain swimming pool and facilities  
LOCATION: Henllan, Dinas Cross

This proposal involved the construction of a detached garden outbuilding to provide a domestic swimming pool facility. It was reported that the site formed part of the curtilage of Henllan, a detached dwelling set back from the public highway and served by a shared private driveway in the ownership of the applicant. The building would be substantially screened by existing trees and shrubs and would not be readily visible from any public vantage point. The building is to be sited in such a manner as to create a courtyard effect with the traditional cottage, and it was not considered that the appearance and character of the property would be



adversely affected. There was therefore not considered to be any sustainable planning objection to the development and approval was recommended. The application was before the Committee as this recommendation was contrary to the views of Dinas Cross Community Council that the building was too large for the site and too near the period farmhouse and pig cott. It was reported at the meeting that the Authority's Landscape Officer was satisfied that the trees on the site could be retained.

The Committee was then addressed by an objector, Professor John Ratcliffe, who explained that he lived adjacent to Henllan. He didn't think there was any precedent for such a leisure building in a garden and wished to challenge a number of points within the officers' report. He agreed with Dinas Cross Community Council that the building was too large and the site inappropriate; for comparison he said that the footprint of the proposed building exceeded that for an average 3 bedroomed dwelling – he did not believe this to be 'moderate for an ancillary building' as reported. He also disagreed with the officer's assessment that it was located in an open garden setting and that it complemented the courtyard effect of existing buildings, stating that it was a wooded site which abutted the southern hedgebank of his garden and the 'courtyard' space comprised two modern residences. Professor Ratcliffe considered that there were other opportunities within the curtilage of Henllan, and the building would be more appropriately located away from the proposed location. He went on to say that with regard to privacy and amenity, the existing trees would not provide a useful screen as their canopy was higher than the roof of the proposed building, and the existing hedge was poor. He believed that the extensive excavations would compromise the trees. Professor Ratcliffe considered that as a result the unrelieved long wall of the proposed building would be overlooked from the living rooms of his house which were located at first floor level. Finally he was surprised that there was no mention of the sustainability of the building within the report, in terms of its water use and energy conservation, as he would have expected high standards for a swimming pool in a National Park. In conclusion he said that the report was inaccurate and flawed and that the building was too large and should be sited elsewhere within the curtilage of the property.

Some Members expressed surprise at the officer recommendation, considering the proposal to detract from what was an attractive, traditional building, even if it was not listed, and be harmful to the special qualities of the National Park. Concern was also expressed about light pollution, the incongruous design of the proposed building and the loss of the garden area.



Taking up some of the points made by the objector, Members asked whether the building could be located on the other side of the house so that it was not so intrusive to neighbouring properties and about its sustainability. Officers replied that the Committee could only consider the application that was before it. With regard to sustainability, the standards for ancillary buildings was not as stringent as for new dwellings, however the building would be insulated and the materials used – timber and slate – were considered to be sustainable.

A vote was then taken on the amendment, for refusal of the application and this was lost on the Chairman's casting vote. The substantive motion for approval was then voted upon and this was won 8 votes to 6.

**DECISION: That the application be approved subject to standard time limit, compliance with the approved plans and associated reports and restricting the use to ancillary purposes to the residential property Henllan.**

*[It was reported that reference was made in report NP/13/0434 to an appendix which was not included with the report. This was circulated and Members given a few minutes in which to read the document.]*

- (c) REFERENCE: NP/13/0434  
APPLICANT: St Ishmaels Garden Centre  
PROPOSAL: Demolition of existing redundant glass house & associated buildings, replacement of existing garden centre buildings, plus development of 18 timber clad built lodges for holiday purposes in a landscaped setting.  
LOCATION: St Ishmaels Nursery, St Ishmaels, Haverfordwest

The application proposed the demolition of existing redundant glasshouses and associated buildings, the replacement of the existing garden centre buildings with new ones, plus the erection of 18 timber clad holiday lodges in a landscaped setting at St Ishmaels's Nursery. The application was a re-submission of a scheme refused by the Authority in March 2013, however the current application, which again proposed 'holiday lodges', sought to change their form from moveable caravan units to fixed chalet units. The application also removed a portion of land formerly proposed as a picnic/recreation/wildlife area in connection with the site which was located to its west and included provision for landscaping.

Officers had carefully considered the proposal against the relevant local and national development plan policies and all relevant material considerations had been taken into account. As a result and on balance,



the application was recommended for refusal for two reasons. The first reason was that the scheme providing for the erection of 18 new holiday lodges in an area of countryside was contrary to policies 7, 35, 37 and 38 of the adopted Local Development Plan in that the policies did not allow for the erection of new holiday accommodation in the National Park. There were exceptions to this policy including where a scheme involved the conversion of existing buildings in the countryside, where a proposal involved the erection of holiday accommodation within a centre on a brownfield site and where a changeover from camping/caravanning to self-catering accommodation was proposed. However the scheme failed to accord with the exceptions set out in the adopted policy. The second reason was that the proposed chalets, by virtue of their siting, location, and design would unacceptably change the character and appearance of the land within the National Park which would be harmful to its special qualities. As a result the development failed to accord with policies 8 and 15 of the Local Development Plan.

The applicant had put forward material considerations to suggest that this was a unique site adjacent to an existing centre which would not set a precedent, brought employment benefits and that it would result in better quality tourist accommodation in this particular area of Pembrokeshire. In addition the Authority was in receipt of a petition from residents of St Ishmaels and further afield supporting the development. However the material considerations put forward were not considered to be sufficient to outweigh the harm or policy position in this instance. Officers were concerned that a difficult precedent would be set with regard to redundant building in countryside locations. Creation of a site for 18 lodges would also displace tourists from existing sites and the solution to improved quality facilities lay in upgrading existing sites, as set out in the adopted Destination Management Plan for Pembrokeshire. The development was therefore recommended for refusal.

The first speaker was Mr John Everett from St Ishmaels Community Council who explained that he had been a member for 35 years and never had he seen a development with so much local support. The Community Council believed that the remaining objection to the proposal was based on interpretation of LDP policy, and having scrutinised the LDP, had found many policies which supported the change of use, which he outlined, as well as frequent references to sustaining rural communities. He added that there was a dire need for employment in the village and even 9 jobs would make a big difference. With regard to holiday accommodation, this was not evenly spread across the county and there was currently no accommodation of this type on the Dale Peninsula. Turning to the remains of the glass houses, these would deteriorate even further and become a blot on the landscape if no sustainable use could be found for them; however if the application was





approved, the site would be transformed. The Community Council therefore asked the Committee to listen to the unanimous views of local residents and allow this redundant site to become something to be proud of.

The applicant, Mr Jonathan Boot, then addressed the Committee. He recalled that when the application had been considered previously, it had been refused by only a narrow margin. He had therefore taken the Committee's views on board and improved the plan. The lodges were more attractive, aiming at the top end of the market, and screening had been improved. The site plan was also less formal. With regard to the perceived oversupply, this was general and not specific to the local area; at the top end of the market there was huge demand and a lack of supply. Mr Boot was of the opinion that both improvements to existing sites as well as new sites were needed. He also pointed out that the lodges were suitable for people with disabilities, for which type of accommodation there was also a demand. In an ideal world, he said, the glass houses would be used for their original purpose, however that was no longer commercially viable. Redevelopment of the site would provide an economic boost to the area by protecting existing and creating new jobs as well as benefitting local businesses and therefore the local economy. He believed that each site should be considered on its merits and that there were compelling material considerations for approving the application contrary to the development plan. He concluded by saying that the proposals had the backing of the Community Council, local AM and MP as well as a large petition and he urged Members to support the application.

A number of Members spoke in favour of the application, highlighting the quality of the lodges proposed, the fact that they were accessible to those with disabilities and agreeing that in the height of the season there was little accommodation available in the south west of the county. They also wished to support a business in a rural area to remain viable and generate and support new jobs. Redevelopment of a redundant, brownfield site and the amount of local support were other reasons given for supporting the application.

The Head of Development Management pointed out that permission should not be granted because something was redundant but based on whether the proposal was acceptable or not. She added that many farm buildings were redundant but she would not want to see similar development in other places across the county. Even if Members wanted to see redevelopment of the site, there were other options that were more important in the LDP strategy, such as exceptional housing land release.



Other Members, however, pointed out that there was no doubt that the application was contrary to policy, and the issue was whether that was outweighed by material considerations. One Member pointed out that the priority for the Authority was to protect the landscape of the National Park, and he feared that this application would set a precedent. He pointed out that a redundant development should not be replaced with something that was contrary to policy just because it was an improvement.

There was some discussion as to whether the lodges would be providing holiday accommodation or owner occupation, and the applicant clarified that due to the economics of the situation, some lodges would have to be sold and the figures in the application had therefore been based on a 20 week season. Another Member pointed out that ownership was immaterial as all owners tried to generate money.

A motion for approval of the application was therefore moved and seconded. When put to the vote this was won by 9 votes to 4 with 1 abstention.

Members were advised that a resolution to approve the application, contrary to the Officer's recommendation was a significant departure from the Authority's adopted policy, and as such the Authority's protocol for a 'cooling off' period should be applied, under which the application would be reconsidered at the next meeting of the Committee and a recorded vote taken. It was pointed out that this would also allow time for appropriate conditions to be considered, should Members again vote for approval of the application.

**DECISION: The application be deferred to the next meeting of the Development Management Committee as Members resolved to approve the application, contrary to the Officer's recommendation, and it was considered this was a significant departure from the Authority's adopted policy.**



- (d) REFERENCE: NP/13/0486  
APPLICANT: Mr S Jones  
PROPOSAL: Re-design of existing bungalow to provide gabled roof design together with a replacement single storey rear extension on a larger scale. The proposal also includes new fenestration, roof lights and chimneys, in addition to alterations and extensions to existing garage structure and the blocking up of the existing vehicle access and provision of a new vehicle access to the site from proposed extension of curtilage  
LOCATION: Watamu, Cilgwyn, Newport

It was reported that Watamu was a detached hipped roof bungalow with a large detached single storey garage/office and store structure located to the south of the dwelling. Vehicular access to the site was currently provided by a short and narrow drive with an access gate provided some three metres off the road which prevented vehicles pulling off the road entirely before the gates could be opened.

Officers considered that the proposed modest extension of curtilage to enable a new access to be created was acceptable in this instance and would not result in the loss of valuable agricultural land. The proposed scheme for alterations and extension to the dwelling and garage structure were considered to be acceptable and had a scale, mass, form and detailed design which was in-keeping with the overall design approach taken within the site. The appearance and location of the new landscaping would ensure that the visual amenities of the existing site would be improved without having an adverse impact on neighbouring properties and the surrounding area. 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.

The application was before the Committee for determination as the views of Nevern Community Council were contrary to those of officers. When initially consulted they had advised that they supported the alterations to the dwelling, however could not support those to the garage, seeing these as a precursor to the creation of a new dwelling. When asked to clarify, they advised that their overall view had to be one of objecting to the application.

Officers confirmed that it was recommended to impose a condition restricting the use of the garage structure for ancillary use only and clarified that this meant it could not form a separate entity to the main dwelling but could take the form of overspill accommodation, play room or garage. Members were happy with such a condition being imposed and



hoped this would allay the concerns of Nevern Community Council. One Member did ask if officers felt that losing a classic, probably pre-1939 design, would lead to the loss of a traditional building within the National Park. Officers replied that both hipped and gabled roofs were traditional within the National Park and the proposal was of appropriate design.

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

*[The Committee took a short break at this juncture between 12pm and 12.15pm]*

- (e) REFERENCE: NP/13/0506  
APPLICANT: Mr & Mrs J & L Smith  
PROPOSAL: Part demolition of existing attached domestic outbuilding and provision of single storey extensions to the south and west to enlarge outbuilding. In addition to associated external works to provide garden retaining wall and access steps  
LOCATION: Glanafon, Upper West Street, Newport

It was reported at the meeting that this application had been withdrawn.

**NOTED.**

- (f) REFERENCE: NP/13/0527  
APPLICANT: PCNPA  
PROPOSAL: Change of use from educational centre to visitor centre and extensions and alterations, landscaping within the car park, change of use of Pantglas from visitor centre to office and staff use. Extension to existing toilet block and erection of tent structure (semi-permanent)  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog, Crymych

It was reported that this application for planning permission proposed various works at the Castell Henllys Iron Age Fort visitor site, which was owned by the Authority, and hence before the Committee for consideration. The scheme involved a change in the use of an existing educational centre at the site into a visitor centre which would have internal rooms providing a kitchen, office, exhibition, toilets and an open



plan room providing space for a new café with exhibition/interpretation and retail area. A side extension to the building was proposed along with a covered porch and surrounding balcony. Improved pedestrian access into the site, a change in use of the building Pant Glas from a visitor centre into office and staff use, an extended toilet block and demountable tented structure for children's activities were also proposed.

Officers considered that the application would result in an improved visitor experience at Castell Henllys with improvements to the use of the existing education centre on site and enhancement to access and facilities. The works would complement the existing character of the site and have no harmful impact upon the special qualities of the surrounding area within the National Park. Subject to suitable conditions to require diversion of the public right of way adjoining the toilet block and tented structures, approval of details relating to the appearance and form of the ramp and other enclosures and developing in accordance with the submitted details and protected species and trees reports, the development was considered to be acceptable and complied with the Local Development Plan.

The applicant, Mr Phil Roach, then addressed the Committee. He explained that the Authority was undertaking a fundamental review of what was being done at Castell Henllys, and the changes proposed were a physical expression of that. Essentially what was proposed was changing over the use in two buildings on the site so that the little used interesting building became the main focus for visitors while the building currently used as a visitor centre took on a back office role. Internal reconfiguration would be required, together with modest extensions to the proposed visitor centre building. Other proposals – to enlarge the existing toilet block and erect a semi-permanent tent structure – would be for the use of the many children who visited the site and these were therefore located away from the public area.

With regard to the condition to divert the footpath, Members asked if it were possible to divert it even further away so as to avoid any conflict with the children's activities. The Authority's Access Manager advised that under planning law, the footpath could only be diverted the minimum necessary for the development to take place. However a larger diversion could be done at the desire of the applicant under other legislation.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, the development to be undertaken strictly in accordance with the deposited plans restricting the use of Pant Glas to office/staff facilities in association with Castell Henllys, the requirement for a diversion of the public right of way adjoining the toilet block and tented structures, approval of details relating to the appearance and form of the ramp**



**and other enclosures and developing in accordance with the submitted protected species and trees reports.**

- (g) REFERENCE: NP/13/0528 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Interpretation Panel on gatepost  
LOCATION: Access Gate, Pentre Ifan, Nr Nevern

Advertisement consent was sought for a single interpretation panel sign relating to the historical burial chamber known as Pentre Ifan. The sign would be placed on the gatepost of the existing wooden gateway which gave access to the historical site. It was reported that the application was before the Committee as the applicant was National Park Authority.

Officers considered that the proposed sign was appropriately sited, and of an acceptable scale, colour and design which was in harmony with the historical context of the site. As such the proposal did not adversely affect the visual amenity of the immediate surroundings or cause any harm to public safety. Accordingly the advertisement was considered to be compliant with the policies of the Local Development Plan, national guidance and advertisement regulations and was recommended for approval subject to conditions.

The applicant, Mr Phil Roach, addressed the Committee on this and other advertisement applications which were before the Authority (*Minute 7(h) to 7(y) refer*). He explained that as part of the project at Castell Henllys it was proposed to install interpretation signs/panels at various prehistory satellite sites throughout the North of the county within the National Park. However as these were iconic sites, all the signs would be less than A4 in size and would be located on existing gate posts, etc, to avoid the need for any new furniture. Signage on the Castell Henllys site itself would be reduced, with all signage being removed from the hillfort itself, which would make the site more legible. There would also be a more strategic approach to signage within the valley.

Members were supportive of the overall reduction in signage at Castell Henllys. One Member asked whether there were proposals to provide braille on the signage, and Mr Roach replied that there were no plans at the moment, however the advice of an access consultant had been taken and this had recommended a font and style that was as legible as possible.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, that the development was to be undertaken strictly in accordance with the deposited plans, that**



**the display shall be maintained in a clean and tidy condition, and shall be removed to the reasonable satisfaction of the local planning authority at the expiry of the standard 5 year period given for advertisement consent.**

- (h) REFERENCE: NP/13/0529 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Interpretation Panel  
LOCATION: Gate Post into site of Carreg Coetan Arthur, Carreg Coetan, Newport

Advertisement consent was sought for a single interpretation panel sign relating to the Neolithic burial chamber known as Carreg Coetan Arthur which was situated within a residential cul de sac in Newport. The sign would be placed on the gatepost of the existing wooden gateway which gave access to the historical site. It was reported that the application was before the Committee as the applicant was the National Park Authority.

Officers considered that the proposed sign was appropriately sited, and of an acceptable scale, colour and design which was in harmony with the historical context of the site. As such the proposal did not adversely affect the visual amenity of the immediate surroundings or cause any harm to public safety. Accordingly the advertisement was considered to be compliant with the policies of the Local Development Plan, national guidance and advertisement regulations and was recommended for approval subject to conditions.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, that the development was to be undertaken strictly in accordance with the deposited plans, that the display shall be maintained in a clean and tidy condition, and shall be removed to the reasonable satisfaction of the local planning authority at the expiry of the standard 5 year period given for advertisement consent.**

- (i) REFERENCE: NP/13/0530 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Interpretation Panel  
LOCATION: Open Access Gateway, Near Mountain Bach, Foel Drygarn & Carn Menyn, Nr Crymych

Advertisement consent was sought for the erection of an interpretation panel sign to be positioned on a public right of way gate near Mountain Bach, Foel Drygarn & Carn Menyn. It was reported that the application was before the Committee as the applicant was the National Park Authority.



Officers considered that the proposed sign did not have a detrimental impact upon the amenity of the National Park or public safety due to its scale, design, siting and the associated removal of four signs in proximity to the proposed sign. The application was therefore considered to comply with the policies of the Local Development Plan and as such was recommended for approval subject to conditions.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, compliance with plans, maintaining the advertisements in a clean, tidy and safe condition, and their removal to the satisfaction of the local planning authority on the expiry of the 5 year permission applicable to all advertisement consents.**

- (j) REFERENCE: NP/13/0531 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Interpretation Panel  
LOCATION: Finger Post indicating bridleway at entrance to Maes yr Efydd, Nr Mynachlogddu, Haverfordwest

Advertisement consent was sought for the erection of an interpretation panel sign to be positioned onto a timber finger post indicating the direction of the bridleway entrance location, near Maes yr Efydd, Mynachlogddu. It was reported that the application was before the Committee as the applicant was the National Park Authority.

Officers considered that the proposed sign did not have a detrimental impact upon the amenity or special qualities of the National Park or public safety due to its scale, design and siting. The application was therefore considered to comply with the policies of the Local Development Plan and as such was recommended for approval subject to conditions.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, compliance with plans, maintaining the advertisements in a clean, tidy and safe condition, and their removal to the satisfaction of the local planning authority on the expiry of the 5 year permission applicable to all advertisement consents.**





- (k) REFERENCE: NP/13/0532 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Interpretation Panel  
LOCATION: Gate post of metal kissing gate leading to Gors Fawr Stone Circle, Mynachlogddu

Advertisement consent was sought for the erection of an interpretation panel sign to be positioned onto a timber gate post that adjoined a metal kissing gate, adjacent to a highway, that led to Gors Fawr Stone Circle. It was reported that the application was before the Committee as the applicant was the National Park Authority.

Officers considered that the proposed sign did not have a detrimental impact upon the amenity or special qualities of the National Park or public safety due to its scale, design and siting. The application was therefore considered to comply with the policies of the Local Development Plan and as such was recommended for approval subject to conditions.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, compliance with plans, maintaining the advertisements in a clean, tidy and safe condition, and their removal to the satisfaction of the local planning authority on the expiry of the 5 year permission applicable to all advertisement consents.**

- (l) REFERENCE: NP/13/0533 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Interpretation Panel  
LOCATION: Gatepost on the way into access Crugiau Cemaes, Nr Nevern, Newport

Advertisement consent was sought for a single interpretation panel sign relating to the Bronze Age barrow cemetery known as Crugiau Cemaes. The sign would be placed on the gatepost of the existing wooden gateway which gave access to the historical site. It was reported that the application was before the Committee as the applicant was the National Park Authority.

Officers considered that the proposed sign was appropriately sited, and of an acceptable scale, colour and design which was in harmony with the historical context of the site. As such the proposal did not adversely affect the visual amenity of the immediate surroundings or cause any harm to public safety. Accordingly the advertisement was considered to be compliant with the policies of the Local Development Plan, national guidance and advertisement regulations and was recommended for approval subject to conditions.



**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, that the development was to be undertaken strictly in accordance with the deposited plans, that the display shall be maintained in a clean and tidy condition, and shall be removed to the reasonable satisfaction of the local planning authority at the expiry of the standard 5 year period given for advertisement consent.**

- (m) REFERENCE: NP/13/0534 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Interpretation Panel  
LOCATION: Finger Post on way into Youth Hostel, Pwll Deri, Pencaer, Goodwick

Advertisement consent was sought for the erection of an interpretation panel sign to be positioned onto a timber finger post indicating the direction of the public right of way that formed part of the Pembrokeshire Coast Path. It was reported that the application was before the Committee as the applicant was the National Park Authority.

Officers considered that the proposal did not have a detrimental impact upon the amenity or special qualities of the National Park or public safety due to its scale, design and siting. The application was therefore considered to comply with the policies of the Local Development Plan and as such was recommended for approval subject to conditions.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, compliance with plans, maintaining the advertisements in a clean, tidy and safe condition, and their removal to the satisfaction of the local planning authority on the expiry of the 5 year permission applicable to all advertisement consents.**

- (n) REFERENCE: NP/13/0535  
APPLICANT: PCNPA  
PROPOSAL: To install 2 x pre-entrance arrival signs to Castell Henllys  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

It was reported at the meeting that this application had been withdrawn.

**NOTED.**



- (o) REFERENCE: NP/13/0536 (Advert)  
APPLICANT: Pembrokeshire Coast National Park  
PROPOSAL: To install 2 x pre-entrance arrival signs to Castell Henllys  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

It was reported at the meeting that this application had been withdrawn.

**NOTED.**

- (p) REFERENCE: NP/13/0537 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Install 2 x pre-entrance signs adjacent to the A487 to help visitors gain access to Castell Henllys  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

It was reported at the meeting that this application had been withdrawn.

**NOTED.**

- (q) REFERENCE: NP/13/0538  
APPLICANT: PCNPA  
PROPOSAL: Install 2 x pre-entrance arrival signs adjacent to the A487 to help visitors gain access to Castell Henllys  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

It was reported at the meeting that this application had been withdrawn.

**NOTED.**

- (r) REFERENCE: NP/13/0539  
APPLICANT: Pembrokeshire Coast National Park  
PROPOSAL: Install a sense of arrival totem pole at the main entrance to the site  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

Planning permission was sought for the erection of a carved timber Totem Pole at the main entrance to the Castell Henllys Iron Age Fort site. Officers did not consider the proposal caused any significant detrimental impact upon the amenity of neighbouring properties or on the special qualities of the National Park as it would not be visually intrusive or insensitively and unsympathetically sited within the landscape. The application was therefore considered to comply with the relevant policies of the LDP and as such was recommended for approval.



The application was before the Committee as the applicant was the National Park Authority.

It was reported at the meeting that a query had been received about the public site notice, however officers were confident that all statutory requirements had been carried out correctly.

**DECISION: That the application be approved subject to conditions relating to the five year expiration date and to be carried out in accordance with the approved plans.**

- (s) REFERENCE: NP/13/0541 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: To install 4 x wayfinding signs and 1 x arrival sign at Castell Henllys  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

Advertisement consent was sought for the erection of 4 x timber wayfinding signs and 1 x timber arrival sign to be positioned at various points along the metalled access road leading from the A487 to the Castell Henllys Iron Age Fort. Officers did not consider that the proposal had a detrimental impact upon the amenity of the National Park or public safety due to its scale and design. The application was therefore considered to comply with the relevant policies of the LDP and as such was recommended for approval.

The application was before the Committee as the applicant was the National Park Authority.

**DECISION: That the application be approved subject to conditions relating to the 5 year time limit, compliance with plans, maintaining the advertisements in a clear, 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.**

- (t) REFERENCE: NP/13/0542  
APPLICANT: PCNPA  
PROPOSAL: To Install 4 x wayfinding signs and 1 x arrival sign at Castell Henllys Iron Age Village  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

Planning permission was sought for the erection of 4 x timber wayfinding signs and 1 x timber arrival sign to be positioned at various points along the metalled access road leading from the A487 to the Castell Henllys Iron Age Fort. Officers did not consider that the proposal had a detrimental impact upon the amenity of neighbouring properties or on the



special qualities of the National Park as it would not be visually intrusive or insensitively and unsympathetically sited within the landscape. The application was therefore considered to comply with the relevant policies of the LDP and as such was recommended for approval.

The application was before the Committee as the applicant was the National Park Authority.

**DECISION: That the application be approved subject to conditions relating to the five year expiration date and to be carried out in accordance with approved plans.**

- (u) REFERENCE: NP/13/0545 (Advert)  
APPLICANT: PCNPA  
PROPOSAL: Install 1 x coach park sign at Castell Henllys Iron Age Village  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

Advertisement consent was sought for a single coach park sign at Castell Henllys Iron Age Fort. The proposed sign would be secured on a timber post supporting a wattle panel to be located within the area identified as the site's coach park on the entrance route in to the Castell Henllys site. The proposed sign would replace the existing yellow coach parking sign and would assist visitors arriving by coach.

Officers considered the proposed sign to be appropriately sited and of an acceptable scale, colour and design which was in harmony with the visual appearance and features of its setting. As such the proposal did not adversely affect the amenity of the immediate or distant landscape or cause any harm to public safety. Accordingly the advertisement was considered to comply with the relevant policies of the Local Development Plan and advertisement regulations and was recommended for approval subject to appropriate conditions.

The application was before the Committee as the applicant was the National Park Authority.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, that the development was to be undertaken strictly in accordance with the deposited plans, that the display shall be maintained in a clean and tidy condition, and shall be removed to the reasonable satisfaction of the local planning authority at the expiry of the standard 5 year period given for advertisement consent.**



- (v) REFERENCE: NP/13/0546  
APPLICANT: PCNPA  
PROPOSAL: Install 1 x coach park sign at Castell Henllys Iron Age Village  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

Full planning permission was sought for the erection of timber posts supporting a wattle panel to which a printed composite aluminium sign would be secured. The proposed sign would replace the existing timber coach parking sign which was located within the area identified as the site's coach park on the entrance route in to the Castell Henllys site.

Officers considered the proposed sign to be appropriately sited and of an acceptable design and material which was compatible with the visual appearance and features of its setting. As such the proposal did not adversely affect the special qualities of the National Park or the amenity of the immediate neighbourhood. Accordingly the proposal was considered to comply with the relevant policies of the Local Development Plan and was recommended for approval subject to appropriate conditions.

The application was before the Committee as the applicant was the National Park Authority.

**DECISION: That the application be approved subject to conditions relating to the standard time of five year and that the development to be undertaken strictly in accordance with the deposited plans.**

- (w) REFERENCE: NP/13/0547  
APPLICANT: PCNPA  
PROPOSAL: To install 3 x seats with lettering at Castell Henllys Iron Age Village (Full)  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

This application sought approval for the installation of 3 x timber seats with forged stainless steel back rests located along the non-metalled track leading up to the Iron Age Roundhouses within the Castell Henllys Iron Age Fort. The proposal was not considered to cause any significant detrimental impact upon the amenity of neighbouring properties or on the special qualities of the National Park as it would not be visually intrusive or insensitively and unsympathetically sited within the landscape. Officers therefore considered the application complied with the relevant policies of the LDP and as such it was recommended for approval.

The application was before the Committee as the applicant was the National Park Authority.



In response to a question from Members regarding the design of the seats, Mr Phil Roach, the applicant, explained that the Authority wanted to use some iron in the design of the seats, as this was an Iron Age Fort. He explained that it was hoped to obtain an Arts Council grant to make the design more interesting, and the design put forward was a starting point.

**DECISION: That the application be approved subject to conditions relating to the five year expiration date and to be carried out in accordance with the approved plans.**

- (x) REFERENCE: NP/13/0549  
APPLICANT: PCNPA  
PROPOSAL: To install car park orientation signage at Castell Henllys Iron Age Village. This is a single installation consisting of 3 signage panels  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

Planning permission was sought for the erection of a single structure, comprising of timber posts supporting three wattle panels to which three printed composite aluminium signs would be secured. The proposal would be located adjacent to the footpath that led from the car park to the visitor centre at Castell Henllys.

Officers considered that while the timber structure was large in size, it was appropriately sited and of an acceptable design and materials which were compatible with the visual appearance and features of its setting. The signage would also replace a number of separate signs at the site. As such the proposal would not adversely affect the special qualities of the National Park or the amenity of the immediate neighbourhood. Accordingly the proposal was considered to comply with the relevant policies of the Local Development Plan and was recommended for approval subject to appropriate conditions.

The application was before the Committee as the applicant was the National Park Authority.

**DECISION: That the application be approved subject to the conditions relating to the standard time of 5 years and that the development be undertaken strictly in accordance with the deposited plans.**



- (y) REFERENCE: NP/13/0550 (Advert)  
APPLICANT: Pembrokeshire Coast National Park  
PROPOSAL: To install car park orientation signage at Castell Henllys Iron Age Village. This is a single installation consisting of 3 signage panels  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

Advertisement consent was sought for car park orientation signage, which was a single installation consisting of 3 signage panels at Castell Henllys Iron Age Village. The three signs would be secured on a wattle panel supported by timber posts and would be located adjacent to the footpath that led from the car park to the visitor centre.

Notwithstanding the fact that the proposal comprised the addition of three large signs within the countryside, officers considered that the signs were appropriately sited and of an acceptable scale, design and colour which was in harmony with the visual appearance and features of its setting. In view of the above, and taking into account that the proposal amalgamated existing signs, the proposal would not adversely affect the amenity of the immediate and distant landscape or cause any harm to public safety. Accordingly the advertisement was considered to comply with the relevant policies of the Local Development Plan and advertisement regulations and was recommended for approval subject to appropriate conditions.

The application was before the Committee as the applicant was the National Park Authority.

**DECISION: That the application be approved subject to conditions relating to the standard time of 5 years, that the development was to be undertaken strictly in accordance with the deposited plans, that the display shall be maintained in a clean and tidy condition, and shall be removed to the reasonable satisfaction of the local planning authority at the expiry of the standard 5 year period given for advertisement consent.**

- (z) REFERENCE: NP/13/0543  
APPLICANT: Pembrokeshire Coast National Park  
PROPOSAL: Install Event Teaser Castell Henllys Iron Age Village  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

It was reported at the meeting that this application had been withdrawn.

**NOTED.**





- (aa) REFERENCE: NP/13/0544 (Advert)  
APPLICANT: Pembrokeshire Coast National Park  
PROPOSAL: Install Event teaser sign at Castell Henllys Iron Age Village  
LOCATION: Castell Henllys Iron Age Fort, Felindre Farchog

It was reported at the meeting that this application had been withdrawn.

**NOTED.**

- (ab) REFERENCE: NP/13/0557  
APPLICANT: PCNPA  
PROPOSAL: Replacement of concrete stepping stones with concrete box culvert  
LOCATION: Stepping Stones, Sandy Haven

Planning permission was sought for works to replace the existing concrete stepping stones across Sandy Haven Pill with concrete box culverts, which would form a new path surface for the low tide crossing. The stepping stones were part of the Pembrokeshire Coast Path National Trail between Herbrandston and Sandy Haven and the new box culverts would be positioned on the same route.

No objections had been received to the proposal from statutory consultees or third parties. The application site fell within the Pembrokeshire Marine Special Area of Conservation (SAC) and the Milford Haven Waterway Site of Special Scientific Interest. Under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 there was a legal requirement to consider whether a plan or project which was not directly connected with or necessary to the management of a European site was likely to have a significant effect on that site and, if so, to make an appropriate assessment of the implications for that site in view of its conservation objectives. In this context the term 'plan or project' includes development proposals or anything else that could result in an activity that could have implications for the integrity of a European site and the Natura 2000 network. The appropriate screening had been undertaken by the Authority's Ecologist, who had advised that there would be no likely significant effect on the features of the Pembrokeshire Marine SAC arising from the project described in the planning application and supporting documentation, subject to compliance with a method statement. It was reported at the meeting that Natural Resources Wales had formally agreed with this view.

The proposal had arisen out of concern in respect of the condition of the existing timber foot crossing and stepping stones across Sandy Haven Pill, which can be accessed at low tide. Maintenance of the existing



concrete stones was hampered by the prevailing ground conditions and the frequency and cost of maintenance of the existing path was considered to be unsustainable. The nature of the stepping stones is such that they prevent access by all users of the National Trail, with young children, the less ambulant and cyclists not able to achieve safe access. It was considered that the installation of box culverts would provide a safer, more level surface, and would result in this section of the National Trail being more accessible to a wider range of users. Whilst more engineered in appearance, the culverts would have a sand textured, non-slip surface, which would blend appropriately with the surrounding landscape. The culverts would be set to the same alignment and at the same height as the existing stones, so as to allow boats to freely navigate at high tide.

The application was before the Committee as the applicant was the National Park Authority. However the recommendation was one of approval subject to conditions.

One Member questioned whether replacement of the stepping stones with a box culvert would allow debris to become trapped, to which officers replied that the box culverts were not solid but open in the middle and in any case this was not a planning consideration. Another Member noted that St Ishmaels Community Council were concerned that they had not be consulted on the proposal prior to the planning application, however they were quite sympathetic of the need to replace the existing stepping stones.

**DECISION: That the application be approved subject to conditions relating to time, accordance with submitted plans and conditions recommended by statutory consultees.**



- (ac) REFERENCE: NP/13/0564  
APPLICANT: Slebech Park Estate  
PROPOSAL: Change of use of Siebech Park to hotel/conference facilities & associated development comprising of:-8 new family eco-lodges; new managers low impact dwelling; reinstate former kennels to provide on site creche/nursery; new pool/spa facility; The Hide relaxation area; conservatory extension to The Park Restaurant; permanent Harbour Room function suite; reinstate former greenhouses with a central palmhouse; remodel Ferrymans Cottage; infill courtyard bedrooms with glass box marriage ceremony suite above; conversion of mansion into luxury bedrooms with new penthouses on roof; remodel existing stable block bedrooms & courtyard & infill entrance; new energy centre; new staff accommodation block; extension to existing farm buildings to provide equestrian centre, stables, indoor dressage/show jumping arena, grooms cottage & of road hacking tracks etc; remodel existing estate yard buildings for storage associated with development; provision of country education facility & access to ponds/woods etc; remodel 2 existing estate cottages to provide staff flats (existing lodge remains untouched); open up existing bridlepaths to provide access to the eastern Cleddau & (subject to adjoining owners agreement) extension to the nearby Sustrans Cycle Network; as well as including bat mitigation measures on nearly all buildings, allowing further species of wildlife to be encouraged to visit the site & link to education centre with CCTV; various estate road passing places & landscaping works throughout the estate.
- LOCATION: Slebech Park, Slebech, Haverfordwest

It was reported at the meeting that this application had been withdrawn.

**NOTED.**

**9. Appeals**

The Head of Development Management 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. An appeal decision was reported for an Infill plot adjacent to Greenhill, Portclew Road, Freshwater



East, Pembroke which was dismissed, with an application for costs refused.

**NOTED.**

**10. Prohibition Order – Penberry Quarry, St Davids**

It was reported that Policy 26 of the Local Development Plan, having regard to the requirements of Minerals Planning Policy Wales, stated that where the Authority was satisfied that the winning and working of minerals or the depositing of mineral waste had ceased permanently it would investigate the appropriateness of serving a Prohibition Order on the owners. Further considerations on the process of making and issuing of a Prohibition Order were set out in the report.

Within the National Park the quarry site at Penberry Farm, St Davids had been classed as dormant by the Authority and the report provided an assessment of the relevant matters that had been taken into consideration to conclude that the winning and working of minerals or the depositing of mineral waste at the site had ceased permanently. It was therefore recommended to approve the making of a Prohibition Order to prevent the resumption of mineral working at Penberry Quarry with the inclusion of a condition requiring the derelict buildings on the site to be demolished in the interests of landscape and visual amenity.

Members asked whether there had been any discussion with the owner of the quarry, particularly with regard to the cost of demolition of the derelict buildings on site and removal of the resultant waste. The Authority's Minerals Advisor replied that discussions had taken place over a number of years. The Head of Development Management added that the Order would clearly specify the buildings to be removed and this would be publicised.

It was **RESOLVED** that:

a) The making of a Prohibition Order to prevent the resumption of mineral working at Penberry Quarry be approved and that the Order be publicised and submitted to the Welsh Government for confirmation.

b) The inclusion of a restoration condition in the Prohibition Order requiring the derelict buildings on the site to be demolished in the interests of landscape and visual amenity be approved.

**11. Delegated applications/notifications**

30 applications/notifications had been dealt with since the last meeting under the delegated powers scheme that had been adopted by the Committee, the details of which were reported for Members' information.



Of the 30, it was reported that 2 applications had been refused, 1 cancelled and 4 withdrawn.

**NOTED.**

**12. Urgent business**

It was **RESOLVED** that by reason of special circumstances, the following item be raised as a matter of urgency, pursuant to Section 100(B)(4)(b) of the Local Government Act 1972.

**13. Meeting with Minister for Housing and Regeneration**

The Chairman informed Members that last Thursday, 16<sup>th</sup> January, a meeting had been held between the Minister for Housing and Regeneration, Carl Sargeant, the Chairman of the Authority, Chair of Development Management Committee together with officers. At that meeting the Minister recognised the improvements in the Planning service provided by the Authority over the previous four years, the need for a Local Development Plan for the Authority and for decisions to be taken by Members of the National Park Authority. However he did ask for greater collaboration to improve performance and requested a pilot project with Pembrokeshire County Council (PCC) to identify how to improve operations, and this project would be supported by Welsh Government officers. The terms of reference of the project would be agreed between PCC, PCNPA and Welsh Government. The Chairman pointed out that the Authority had already undertaken substantial collaboration and this project would further focus this work and improve the service, however she noted that the publication of the report by the Williams Commission could have a substantial impact on this pilot project.

**NOTED.**

