

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

9th June 2014

Present: Mrs G Hayward (Chair)
Mr D Ellis (Little Haven only), Councillor P Harries
(Rhosygilwen/Glanrhyd only), Councillor S Hudson, Councillor M
James, Councillor O James, Councillor L Jenkins, Councillor R
Kilmister, Councillor RM Lewis (Little Haven and Glanrhyd only),
Councillor PJ Morgan (Little Haven only), Councillor D Rees, Mrs M
Thomas, Councillor A Wilcox (Tenby only) and Councillor M Williams
(Tenby only).

(Site Inspection: Tenby 10.10 a.m. – 10.40 a.m.
Little Haven 11.55 am – 12.15 pm
Rhosygilwen/Glanrhyd 2.00 pm – 3.00 pm)

1. Apologies

Apologies for absence were received from Mr A Archer, Ms C Gwyther,
Councillor R Owens and Mr AE Sangster.

2. Chairman's Introduction

The Chairman welcomed Members to the meeting and reminded them
that the purpose of the visit that day was purely to enable Members to
acquaint themselves with the application sites. No decisions would be
made until the planning applications were considered at future meetings
of the Development Management Committee.

**3. NP/14/0185 – Demolition of existing Infant School and erection of
new English medium Community School – Tenby Junior Community
School, Heywood Lane, Tenby**

The Head of Development Management reported that planning
permission was sought for a new community school on the existing
playing field to the east of the junior school. 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 to the rear of the
existing junior school. It was noted that this building would be unchanged
and would become a Welsh medium primary school on completion of the
new school.

The proposed school would include 12 classrooms, 2 learning resource
centres, resource areas, hall, kitchen facilities and plant areas. A
designated car drop off and pick up area and car parking for staff and
disabled visitors were also proposed. The proposed school comprised a



major development and would be 2970m² in area and would be designed to BREEAM excellent standards as required by the 21st Century Schools Programme.

Members viewed the site of the proposed school and were advised of its approximate position within the current playing fields, together with the proposed access arrangements. They were advised that the floor level of the school would be approximately at current ground level and the area between it and the road would be graded. An existing footpath along the eastern boundary of the site would remain and would be surfaced and fenced off from the school. The location of the proposed Multi-Use Games Area was highlighted and it was noted that this facility would be shared by the two schools; a decision regarding any community use would be taken by the school governors. Members then went on to view the site of the existing Infants School which was proposed for demolition and the land reinstated as a playing field.

4. NP/14/0152 – Exception site for an affordable house (outline) – Penberry, Little Haven

Members were reminded that this application had been considered at the previous meeting of the Development Management Committee when it had been deferred for a site inspection. Outline consent was sought for the exceptional release of land for an affordable house within the garden of Penberry, Little Haven.

On site the agent had pegged out an illustrative area for the proposed dwelling and it was confirmed that the caravan currently on site would be removed. As this was an outline application, the location and design of any dwelling granted permission would be sought through a separate application. The agent advised that he believed that the only trees on the site to be affected by the proposals were two small apple trees; all other trees would remain. Officers also clarified for Members the position of the settlement boundary in relation to the site and highlighted the proximity of neighbouring dwellings. Having viewed the site, Members proceeded to the adjacent car park to see the location of the access.

5. NP/14/0184 – a ‘Solar Hamlet’ comprised of 2 detached & 4 semi-detached Ty Solar type houses – Land adjacent to Glanrhyd House, Glanrhyd, Nevern

Before viewing the site at Glanrhyd, Members visited a prototype of the proposed dwellings which had been erected at Rhosygilwen, outside of the National Park. There Members were able to look at both the inside and outside of the building and the agent explained its unique and innovative solar design, which because of its orientation, fenestration and solar panels, would be extremely energy efficient. He also explained that lessons had been learned from the prototype building and that the



proposed dwellings at Glanrhyd would differ slightly from the dwelling already constructed – principally in being at ground level, rather than raised up and also by not being constructed as a modular structure.

Members were reminded that the buildings would be constructed of wood from Welsh woodlands, the prototype being built from Sitka Spruce from South Wales with Larch cladding. Members asked about the durability of the building, and particularly the larch cladding and were advised that it was anticipated that the larch would last 25 to 50 years, but that individual pieces could be replaced as necessary.

Members then proceeded to Glanrhyd to view the site of the proposed dwellings where officers explained that the application was for 2 detached and 4 semi-detached houses. This was a brownfield site, having formerly been a garage and the access was as constructed. Levels on the site would remain similar to at present. Members asked about the retention of trees on site and other landscaping. They were advised that the tall ash trees on the side (west) boundary would be cut down and then coppiced. There would also be additional native planting along both the side and front boundaries. It was noted that there was Japanese Knotweed on the site and officers advised that an informative or condition would be placed on any permission that this be dealt with appropriately. Finally turning to contamination on the site, Members were advised that a geotechnical/geoenvironmental report had been received and that PCC Public Protection has advised that the issues raised could be dealt with through the imposition of conditions on any permission.

