

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

12 October 2015

Present: [At St Ishmaels]: Mrs G Hayward (Chair) Mr A Archer, Councillor ML Evans, Ms C Gwyther, Councillor R Owens, Councillor S Hudson, Councillor M James, Councillor L Jenkins, Councillor R Kilmister, Councillor RM Lewis, Councillor PJ Morgan, Councillor A Wilcox and Councillor M Williams

[At Felindre Farchog]: Councillor RM Lewis (Chair) Mr A Archer, Mr D Ellis, Ms C Gwyther, Councillor M James, Councillor L Jenkins, Councillor R Kilmister, Councillor PJ Morgan, Councillor R Owens, Councillor D Rees and Councillor M Williams

(Site Inspection: St Ishmaels 10.00a.m. – 10.30a.m.
Felindre Farchog 12.00pm – 1.05pm)

1. Apologies

Apologies for absence were received from Councillor P Harries, Mr AE Sangster and Mrs M Thomas.

2. NP/15/0031/OUT – Residential development – 27 dwelling units (outline seeking approval of Access & Layout – Land off Trewarren Road, St Ishmaels, Haverfordwest

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

As Members' main area of concern focused on the access to the site, the Head of Development Management began by pointing out the location of the entrance, to which he noted the Highway Authority had raised no objection. Members asked about the presence of otters at the site and were informed that there was no evidence for them in the ecological surveys that had been carried out, however it was reported locally that they had been present in the past. Members then walked along the western boundary of the site but did not go onto it.



3. NP/15/00417/FUL – Cattle accommodation buildings, slurry lagoon, silage clamps & open yard areas (part retrospective) and NP/15/0418/FUL – 0.5mw anaerobic digestion plant – Trewern, Felindre Farchog, Crymymch

The Chair of the Committee was not present at this site visit as she had previously disclosed an interest in the application; the Deputy Chair therefore took the Chair. The Committee first visited the Pentre Ifan burial chamber to see the view of the site from that viewpoint. The officer circulated a landscaping plan which showed how the site could look in 10 to 25 years. She explained that the tanks associated with the anaerobic digestion plant would be slightly higher than the existing buildings but that viewed from Pentre Ifan, above would not appear higher than existing. Several of those buildings formed part of the part retrospective application for cattle accommodation, and she understood that they had been erected to comply with TB regulations, however she noted that there had been no enforcement complaints about the structures and very little local objection to the proposals. She understood that the farm employed 12 people, 6 of whom lived on site with the remainder living locally. The officer also pointed out the line of the permitted path which ran along the line of trees on the southern boundary of the site and noted that this was the closest public vantage point to the Plant although it would, in time, be screened by landscaping. The potential for light pollution from additional security lighting was also noted.

Unfortunately the weather was not clear enough to see any impact on the view from Carn Ingli, so the Members did not visit, however the officer explained that from there it would be seen as part of the wider rural landscape and photographs would be shown when the application was considered by the Committee.

Members of the Committee then travelled onto Trewern where they walked onto the site of the anaerobic digestion plant which the officer explained would be cut into the slope. The applicant clarified that the containment area would be covered in chippings rather than concrete as this would provide better drainage. The location of the proposed bund was marked, and it was explained that this would be planted, with landscaping (a mix of native trees) extending to the edge of the field. The permissive footpath was situated in the already wooded area along the edge of that field.

Members then proceeded into the adjoining field, walking past the existing slurry lagoon and back past the existing silage clamp and cattle accommodation buildings, some of which were included in the part-retrospective application.

