

**Application Ref: NP/15/0194/FUL**

<b>Case Officer</b>	Caroline Bowen		
<b>Applicant</b>	Mr J Roberts		
<b>Agent</b>	Mr I Johnston, Harries Design & Management		
<b>Proposal</b>	Residential development of 35 dwellings (including 14 affordable units) incorporating open space & new access points of Feidr Eglwys and Feidr Bentinck		
<b>Site Location</b>	Land off Feidr Eglwys, Newport, Pembrokeshire		
<b>Grid Ref</b>	SN05943893		
<b>Date Valid</b>	30-Mar-2015	<b>Target Date</b>	24-May-2015

**Summary****Purpose of report**

To request that Members visit the application site prior to the consideration of the planning application at a future meeting of the Development Management Committee.

**Background**

The application site is located to the south east of the main settlement of Newport. Goat Street lies to the north, with residential development beyond; Feidr Bentinck lies to the east, with a small number of dwellings located on the eastern flank of the road, opposite the site; Feidr Eglwys lies to the south, with residential dwellings along the southern flank, and St Mary's Church and cemetery lie to the west. The land slopes down from south to north, and is comprised of five parcels partitioned by hedgebanks. To the west, between the cemetery and the land, runs a minor watercourse (Nant Ysgolheigon) which is predominantly wooded.

The site measures approximately 1.5 hectares and is currently pasture. There is an existing access onto the site via Feidr Eglwys.

This planning application will be brought before the Development Management Committee because it is a major application, as defined under the terms of the Town and Country Planning (Development Management Procedure)(Wales) Order 2012.

**Planning History**

- NP/11/453 – Screening opinion for proposed residential development. Decision – EIA not required - December 2011.

**Current Proposal**

Full planning permission is sought for a residential development comprising 35 dwellings on land adjacent to Feidr Eglwys, Newport. The proposal also

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incorporates open space and new access points off Feidr Eglwys and Feidr Bentick.

Of the 35 dwellings proposed, 14 will be affordable units, which will be accessed via Feidr Eglwys. A further 2 dwellings will be accessed via Feidr Eglwys, and the remaining dwellings will be set out in two 'cul-de-sacs' both accessed via Feidr Bentick. The existing field boundaries are to be retained, with the housing development set out between them. The proposed layout comprises a mix of tenure and the external appearance is intended to reflect the local vernacular, but with some contemporary detail. An area of open space is to be provided to the north east corner of the site, and two new footpaths to the north will link the development to the main town.

### **Recommendation**

In light of the complexity and range of issues that have been identified for the proposal; together with the level of response received to the proposed development following consultation, officers recommend that Members undertake a site visit prior to the full consideration of the planning application.