

## DEVELOPMENT MANAGEMENT COMMITTEE

3<sup>rd</sup> December 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 R Kilmister, Councillor RM Lewis, Councillor R Owens, Councillor D Rees, Mr AE Sangster, Mrs M Thomas, Councillor A Wilcox and Councillor M Williams.

[Llanion Park, Pembroke Dock 10.00am – 12.20pm]

### 1. Apologies

Apologies for absence were received from Ms C Gwyther, Councillor M James and Councillor PJ Morgan.

### 2. Congratulations

The Chairman congratulated Mr Liam Jones on his appointment as Head of Development Management.

### 3. Disclosures of interest

The following Member(s)/Officer(s) disclosed an interest in the application(s) and/or matter(s) referred to below:

<b>Application and Reference</b>	<b>Member(s)/Officer(s)</b>	<b>Action taken</b>
<i>Minutes 7(d) and 7(e) below NP/14/0445 and NP/14/0584 Saundersfoot Harbour, Saundersfoot</i>	Mr AE Sangster	Withdrew from the meeting while the application was discussed
	Councillor M Williams	Disclosed a personal but not prejudicial interest and therefore remained in the meeting and took a full part in the discussions and voting thereon
<i>Minutes 7(f) below NP/14/0458 – 32, Maescurig, Newport</i>	Councillor P Harries	Withdrew from the meeting while the application was discussed



#### 4. Minutes

The minutes of the meeting held on the 22<sup>nd</sup> October 2014 were presented for confirmation and signature.

Councillor R Lewis noted that his proposal with regard to NP/14/0311, which had been carried, was that the application be deferred until the next possible meeting.

It was **RESOLVED** that the minutes of the meeting held on the 22<sup>nd</sup> October 2014 be confirmed and signed subject to the above amendment.

#### NOTED.

#### 5. 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/14/0402 <i>Minute 7(b) refers</i>	Renewal of temporary permission for use as car park with associated pay machines, signage and planters – land formerly Tenby Ford Garage, Five Arches Car Park, South Parade, Tenby	Mr Andrew Davies, Town Council Cllr Mike Evans, County Councillor Mr Giles Birt, Applicant
NP/14/0443 <i>Minute 7(c) refers</i>	New two storey detached dwelling with access onto existing driveway and associated hard and soft landscaping – Larchlands, Swallowtree, Saundersfoot	Mr Alan Eldred, Objector Cllr John Preston, County Councillor Mr Jason Evans, Agent
NP/14/0461 <i>Minute 7(g) refers</i>	Residential Development of 8 dwellings – exception site for Affordable Housing – Land at Town Meadow, Marloes	Cllr C Jessop, Community Council



## 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*):

- (a) REFERENCE: NP/13/0441  
APPLICANT: Mr I Bowie, Humbergrange Ltd.  
PROPOSAL: Demolition of existing Motel & replace with 40 bed hotel with adjoining restaurant & associated parking & landscaping  
LOCATION: Rochgate Motel, Roch, Haverfordwest

Members were reminded that this application, which was considered to be a major development, had been deferred at the previous meeting of the Committee in October due to Members requesting that the applicant considered and submitted amendments to the scheme. Since that time, draft amendments had been received which provided traditionally formed windows on all elevations of the building in lieu of larger glazed openings, the creation of a roof structure above the flat roof at the entrance lobby, and amendment to the links between the proposed buildings.

Officers considered that the amended scheme would result in an acceptable design approach to this important site on the boundary of the National Park and recommended that the application be delegated to the Chief Executive/Director of Park Direction and Planning/Head of Development Management to grant permission subject to satisfactory receipt of amended drawings, no new issues being raised following fresh consultation and subject to planning conditions.



Although some Members expressed disappointment with the amended scheme, most were pleased with the revised proposals. They agreed that the quality of the scheme depended on the landscaping, materials and finishes and were pleased to see that these would be covered by conditions. One Member asked about the timescale for demolition of the existing buildings on site, given their poor condition, and officers replied that the fact that it was an eyesore was currently an enforcement issue, and they would therefore be working with the applicant to ensure progress was made.

**DECISION: That the application be delegated to the Chief Executive/Director of Park Direction and Planning/Head of Development Management to grant permission subject to satisfactory receipt of amended drawings, no new issues being raised following fresh consultation and subject to planning conditions relating to time limit for implementation, accordance with drawings, samples and finish details, visibility splays, stopping up present means of access, parking and turning, details of scheme to provide a footpath link to bus stop, landscaping scheme, demolition and construction method statement, details of Sustainable Urban Drainage Scheme, implementation of ecological enhancements, lighting scheme and foul and surface water to be discharged separately.**

- (b) REFERENCE: NP/14/0402  
APPLICANT: Mr G Birt, Five Arches Car Park Ltd  
PROPOSAL: Renewal of temporary permission for use of land as car park with associated pay machines, signage and planters  
LOCATION: Land formerly Tenby Ford Garage, Five Arches Car Park, South Parade, Tenby

It was reported that the site and use of the land as a temporary car park had been granted consent previously, and the site cleared of all but one structure which remained as an attendant's office. Full permission was now sought for renewal of temporary permission for 3 years for use of land as a car park (91 spaces), together with pay machines, signage, additional lighting and landscape planters, and these elements were retrospective. The site lay within the Tenby Retail Centre and Centre Boundary.

Tenby Town Council supported the application as it considered the car park to be a benefit to the town. Officers considered that no need for a continuation of this additional car park had been demonstrated with no



evidence being forthcoming from the application that there was a shortage of car parking within Tenby. Therefore a further temporary permission would be contrary to national and local planning policy and the traffic and parking management strategy for Tenby. The application was recommended for refusal.

It was reported at the meeting that 7 letters of support for the application had been received, as well as one from the Tenby Chamber of Trade and Tourism. The applicant had also sent letters directly to Members of the Committee.

The first of three speakers was Mr Andrew Davies, Clerk to Tenby Town Council. The Council agreed with reducing traffic within the town walls and supported the seasonal vehicular access restrictions, however it also believed that for these schemes to work, parking within easy walking distance was necessary and considered that since it had been granted temporary consent, this temporary car park had been a valuable asset to the town. Its location was geographically central and encouraged parking outside of the walled town.

Mr Davies stated that the number of residents permit schemes within the town had increased in recent years, with 25 currently operating. The scheme was currently oversubscribed and holiday makers were also permitted to apply. This, together with the proactive parking enforcement policy meant that there was an increased demand for off-street parking for visitors and those working within the town. He noted that the town centre multi storey car park operated by Pembrokeshire County Council was mainly full during the holiday season and the proximity of this car park to hotels and bed and breakfast establishments, most of which had no parking, was welcome.

He also noted that the PCC overspill parking at Trafalgar Road and The Clicketts were not currently in use and the application site had always provided an element of privately let car parking. Financial support for the Park and Ride schemes was reducing, and the suggested provision for New Hedges was a long term objective against which no progress had been made. Mr Davies countered the suggestion that continued temporary use of the site as a car park would intensify traffic flow within the town by stating that there was currently a signpost on South Parade for the Rectory Car Park – additional car parking would therefore ease congestion.

He concluded that alternative development of the site was unlikely in the foreseeable future with a recent report to the NPA stating that there was little or no interest in taking forward sites in Tenby in the short term. He



therefore considered that it was a better use of the land as much needed car parking than to leave the site vacant.

The second speaker was County Councillor Mike Evans, who admitted that he was a frequent user of the current car park and noted that as a society we were dependent on cars. He said he constantly fought the perception that it wasn't possible to park in Tenby and he had done much work to promote buses and trains with the result that Tenby station was the busiest in West Wales. He also pointed out that the references to the Regional Transport Plan in the officer report were now outdated as a new Transport Plan had been recommended for approval by Pembrokeshire County Council's Cabinet on 1<sup>st</sup> December and this did not contain proposals for a park and ride facility in New Hedges. He understood that all funding for the town's park and ride schemes had now been withdrawn and that it was proving difficult to find a private operator for the services next year. This meant that once the multi-storey car park was full it was a challenging walk for the elderly and those with young children to access the town centre. Cllr Evans said that he represented this ward, and knew that few of the properties had any parking and the residents needed somewhere to park in close proximity; it was also good for local businesses. He did not consider that this site would be developed in the next three years, and the granting of planning permission on this application would not prevent the site being brought forward for an alternative use in future.

He foresaw that with no use, the site would become overgrown. He noted that the application was welcomed by Cadw. While local businesses were aware that the use was only temporary, they believed it was good for business and Councillor Evans therefore considered that approval of the application would also foster the social and economic wellbeing of the area

The final speaker was the applicant, Mr Giles Birt. He distributed copies of a chart showing the number of tickets sold in the car park in the previous year as well as a letter which provided comments on the Committee report, both of which had previously been circulated to officers. He explained that he lived and worked in Tenby and was therefore familiar with its issues. He was not seeking permanent permission and noted that the economic climate over the last three years had not been conducive to development of the site – he wanted to ensure that development was sensitively handled, but it had to be commercially viable. He pointed out that the site had historically been used as a garage, and therefore its use for parking of vehicles was not recent. Its continued use as a car park would not cause an increase in traffic. The site was well used, particularly by residents and businesses – vehicles which would have had to park somewhere – and he considered that



Tenby did not have adequate parking, and had not thought it relevant to provide evidence of need. There was much local support and the car park was manned so as to manage highway safety. With regard to the provision of spaces for bicycles and disabled persons, these could be conditioned. The report stated that the application was contrary to both the LDP and Transport Plan, but the proposals contained in these had yet to be progressed. He also pointed out that many statutory consultees had raised no objection, and he was happy to accept the conditions suggested by the Civic Society to improve the appearance of the site. He therefore believed that the reasons for refusal were unfounded and asked the Committee to approve the application.

The Chairman asked for clarity over the change in Pembrokeshire County Council policy mentioned by Councillor Mike Evans. Councillor RM Lewis stated that the Cabinet had approved a new Joint Transport Plan for South West Wales at its meeting on 1<sup>st</sup> December and acknowledged that this omitted references to the New Hedges Park and Ride Scheme, but included references to a Tenby Sustainable Access project which would be developed over the coming years. He also agreed that financial support for the existing park and ride had been withdrawn and that it had last year been run on a commercial basis but it was unclear whether the providers would continue next year due to the financial situation. He pointed out that at the time the report had been written, the advice from Pembrokeshire County Council Highways Department was correct, as the plan had not been adopted. However he suggested that the application could be deferred to allow updated advice to be sought and other aspects of the report could also be clarified. Other Members agreed that the views of the Highway Authority were a material consideration and if they might change, updated comments should be sought.

Members were unconvinced by the arguments for refusal of the application put forward in the officers' report, with proposals for both approval and deferral being moved and seconded. Some Members considered that deferral would allow evidence of demand to be provided by the applicant and officers added that in such a situation evidence should also be sought from Pembrokeshire County Council as well as revised plans provided by the applicant which clearly delineated bays for disabled and cycle parking. The Director of Park Direction and Planning added that care had to be taken in continuing to grant temporary permission as this could be a material consideration in future applications for a more permanent use, a point the Solicitor agreed with.

Other Members, however, wished to grant temporary permission, with issues of landscaping and the provision for cycles and disabled parking being dealt with by condition. They agreed that this was a convenient site for a car park and its use for other purposes was unlikely in the current



economic climate, with a refusal therefore resulting in a vacant site which could become an eyesore. They considered that market forces would, in future, ensure that the site was developed.

The Director of Park Direction and Planning was asked whether approval of the application that day would trigger the 'cooling off' period and she agreed that it would as the decision would be contrary to policy. Such a period would allow the applicant to provide a plan showing provision of disabled spaces, cycle and motorcycle bays and officers to prepare a list of suitable conditions. It would also allow for Members to consider their reason for approval.

A vote was taken on the motion for deferral of the application and this was not carried. A vote was then taken on the substantive motion to approve the application subject to conditions and the provision of a revised plan by the applicant and this was carried.

**DECISION: That the Committee was minded to approve the application subject to conditions, however as the application was subject to the cooling off period, it would be considered again at the next possible meeting of the Committee.**

- (c) REFERENCE: NP/14/0443  
APPLICANT: Mr D Thompstone  
PROPOSAL: New two storey detached dwelling with access onto existing driveway and associated hard and soft landscaping  
LOCATION: Larchlands, Swallow Tree, Saundersfoot

It was reported that the application site formed part of the curtilage of the dwelling known as Larchlands. Planning approval was sought for a new two storey detached dwelling to be located within the garden area of the host property with a new access onto the existing driveway and associated hard and soft landscaping. The site was currently laid to lawn and bounded by a mix of mature landscaping and a timber fence.

The application was reported to the Committee as the Community Council did not support the proposed development, contrary to the views of officers, considering it to be over development of the site and likely to cause distress and aggravation to the surrounding residents.

Officers considered the scheme to have a scale, mass, form and detailed design which was acceptable in this instance. The proposal would provide adequate parking for the existing and new dwelling, and the design would ensure the amenity and privacy of neighbours was maintained and protected along with the special qualities of the National





Park when viewed from the immediate and wider landscape. However the issue of affordable housing had yet to be addressed, and it was therefore recommended that the application be delegated to officers to grant permission subject to a satisfactory unilateral undertaking being provided in accordance with adopted policy, as well as a satisfactory consultation response from Welsh Water.

The first of three speakers was Mr Alan Eldred, who lived opposite and who stated his views were shared by other local residents. He was concerned about the effect of the proposed dwelling on his privacy and standard of living and had explained this in detail in a letter to officers, accompanied by photographs. Mr Eldred explained that the properties at Swallowtree had a woodland setting on the edge of Saundersfoot with the dwellings being of low density, detached and therefore enjoying privacy and tranquillity; this amenity was enjoyed by other residents and tourists alike. He believed that the proposed development would have a detrimental effect on the character and would add to the overdevelopment of the area that had already occurred. The proposals would cause significant visual intrusion on his property and harm his privacy, with the main living and sleeping rooms being overlooked. From looking at the file, he believed there would be little or no provision for landscaping and the existing shrubbery and trees would be removed and replaced by paving slabs. The situation would be exacerbated by the gradient of the land which would mean that a 7m ridge would be more like 10m high, and this would also lead to overshadowing of his property. There were also concerns regarding water drainage, additional traffic and damage to what was a private road during construction. Mr Eldred concluded by saying that the proposal was neither reflective of the area nor respected it and asked for sensitive planning control to ensure that the essential character of the area was not damaged.

The second speaker was County Councillor John Preston. He also felt that the area had been overdeveloped in the past, and while the development was in accordance with policies of the Local Development Plan, this was only a plan and they were sometimes wrong and allow inappropriate development. He agreed that surface water was a problem in the area and there were ongoing difficulties to establish the ownership of the access road and pathways. He believed the location was one of outstanding beauty and he asked the Committee to visit the site to see the likely impact of the development on the area.

The final speaker was Mr Jason Evans, the Agent. He welcomed and supported the officers' report and pointed out that the scheme had been through the pre-application process and amendments had been made to the detailed design as a result. Turning to the objections from local residents, he stated that traffic generation would be minimal from one



dwelling and there had been no objection from the Highway Authority. The private road was a private matter and if the dwelling were allowed it would mean an additional contribution towards its upkeep. Turning to the landscaping, Mr Evans explained that the trees and fence would remain and the only element to be removed was shrubbery. He did not believe there would be any effect on amenity and it was proposed to site the dwelling away from existing properties to avoid overlooking. The properties were already surrounded by other properties on all sides. The ridge height of the proposed property had been reduced to ensure it was not overbearing. With regard to density, he believed this was average for the area, with examples of higher and lower density nearby. Surface water would be dealt with by means of a Sustainable Urban Drainage (SUDS) scheme which would feed into a soakaway system. Finally a unilateral agreement had been prepared which addressed affordable housing provision and this should arrive with officers that day.

Some Members were concerned by loss of shrubs and trees and the impact this would have on neighbouring properties, although others did not think this would be a problem. It was suggested that a site inspection might be helpful, however the recommendation of delegated approval was also moved and seconded. One Member, however was opposed to the development due to the effect of the proposed dwelling on the setting of the existing dwelling and the loss of its garden. The proposal for a site visit having been moved and seconded, this was put to a vote and this was carried.

**DECISION: That the application be deferred to allow Members to undertake a site visit.**

[There followed a short comfort break.]

[Mr EA Sangster disclosed an interest in the following two applications and withdrew from the meeting while they were considered. Councillor M Williams disclosed a personal but not prejudicial interest and remained in the meeting and voted on the application]

- (d) REFERENCE: NP/14/0445  
APPLICANT: Mr M Davies, Harbour Commissioners  
PROPOSAL: Construction of new slipway from harbour area to beach, installation of two/three tier dray racking system for boat storage on harbour, installation of inner harbour landing pontoon and access bridge, installation of decking over sluice, Demolition of Jones and Teague Buildings  
LOCATION: Saundersfoot Harbour, Saundersfoot



This application proposed the construction of a new commercial slipway leading from the harbour area to the beach, installation of a two/three tier dry racking system for boat storage on the harbour, installation of inner harbour landing pontoon and access bridge, installation of decking over the sluice and demolition of the Jones and Teague buildings.

Having regard to local and national policies together with all material considerations, officers considered that the development offered an opportunity to improve the quality of the environment at Saundersfoot Harbour. The development would be in keeping with the aims of the Local Development Plan in that the development would conserve and enhance the existing character of the harbour and contribute positively to ensuring its long term viability. As such, and subject to a schedule of suitable conditions to control the development and finishes, the development was recommended for approval.

It was reported at the meeting that a recent response from the Tree and Landscape Officer had highlighted the existence of a Tree Preservation Order adjacent to the proposed sluice decking. An additional condition would therefore be proposed to require protection of the trees throughout the course of the development. An additional letter had been received from the agent clarifying that the applicant was the Harbour Commissioners and that Mr Davies had only submitted the application on their behalf. Finally there had been another letter of objection regarding the loss of the facility for crabbing from the sluice walls. The agent had clarified that it was proposed to leave a gap between the proposed decked area and the wall to allow crabbing to continue, and this would be protected by a balustrade.

Members were fully supportive of the proposals and the recommendation of approval was moved and seconded.

**DECISION: That the application be approved subject to conditions relating to a 5 year time limit for implementation, development in accordance with drawing, samples/specification of proposed boat rack, simple/finish of proposed decking to sluice, full details of form and appearance of proposed harbour gate, including details of its future maintenance and operating procedure, Construction Environmental Management Plan, removal of the currently buried concrete ramp structure, scheme to deal with water management, lighting scheme, demolition method statement, details of suitable access point to 19<sup>th</sup> Century stone walling or provision of a suitable information board to be agreed, photographic survey of the existing buildings to be carried out, protection of trees.**



- (e) REFERENCE: NP/14/0584  
APPLICANT: Mr M Davies, Saundersfoot Harbour Commissoiners  
PROPOSAL: Demolition of existing buildings, linked to development proposals in planning application ref: NP/14/0445  
LOCATION: Jones & Teague, The Harbour, Saundersfoot

This was an application for conservation area consent for demolition of the vacant chandlery and boat shed at the former Jones & Teague boatyard. The demolition was required to allow the first phase of the redevelopment of the site approved under NP/14/0445 above (minute 7(d) refers), this seeking to renew previous outline consents for similar development. Since the demolition of the buildings and the redevelopment of the site had previously been deemed acceptable by the Authority, and the existing buildings were of little notable architectural, aesthetic or historic merit, officers considered that the proposed demolition would preserve and enhance the character and the appearance of the conservation area, subject to the development proposed under NP/14/0445 going ahead. Consent for the proposed demolition was therefore recommended, subject to a conditional requirement that NP/14/0445 be commenced alongside this permission.

It was reported at the meeting that since the report had been written responses had been received from Saundersfoot Community Council and Natural Resources Wales offering no objection.

Members were fully supportive of the proposals and the recommendation of approval was moved and seconded.

**DECISION: That the application be approved subject to conditions relating to a 5 year time limit for implementation, development in accordance with drawing, works not to commence until a contract for carrying out the works approved under NP/14/0445 had been made and a Construction Method Statement to include an asbestos survey and mitigation plan.**

[Councillor P Harries disclosed an interest in the following application and withdrew from the meeting while it was considered]

- (f) REFERENCE: NP/14/0458  
APPLICANT: Mr WJD Scarr  
PROPOSAL: Garden Shed (Retrospective)  
LOCATION: 35 Maescurig, Parrog Road, Newport

It was reported that this application was retrospective as the building was substantially complete and had been submitted following enforcement investigation by the Authority. It was placed before the Committee for



consideration as the view expressed by Newport Town Council was contrary to the officer recommendation.

The proposal involved the construction of a timber and concrete block outbuilding within the rear garden area of this semi-detached property. The garden had a frontage onto a rear service courtyard, and the outbuilding abutted the boundary with this area. The building was of typical garden design and appearance which would not adversely affect the appearance of the property or the locality. Approval was therefore recommended, subject to conditions.

One Member asked that if this building might require Building Regulations approval that we refer the matter accordingly. Another asked whether judicial planting could be required, but officers advised that this was likely to be considered unreasonable.

**DECISION: That the application be approved subject to conditions that the development be undertaken strictly in accordance with the submitted plans, the garden shed to be used for domestic purposes only, submission of final material and boundary finishes and submission of a scheme for surface water drainage.**

- (g) REFERENCE: NP/14/0461  
APPLICANT: Mr J Cole, Pembrokeshire Housing Association  
PROPOSAL: Residential Development of 8 dwellings – exception site for affordable Housing  
LOCATION: Land at Town Meadow, Marloes, Haverfordwest

This application proposed the erection of eight dwellings as an exception site for affordable housing. It was proposed to access the site off Glebe Lane in a cul-de-sac form of layout comprising three pairs of two storey dwellings and a pair of bungalows. Taking into account local and national policy and having regard to all material considerations, officers considered that the development offered an opportunity to provide affordable housing in an area of need. The proposed site lay adjacent to the east of St Peter's Church, a Grade II Listed building, however the design, layout and form of the development was considered to be acceptable having regard to the location, the setting of the Listed Building and all material planning considerations.

Subject to receipt of confirmation from Dyfed Archaeology and Welsh Water that there were no material objections to the scheme and subject to appropriate planning conditions to control the form and nature of the development, the scheme was considered to be acceptable and recommended for approval.



Councillor Jessop then addressed the Committee on behalf of Marloes and St Brides Community Council. He began by pointing out that the report stated that they simply had 'no objection', however this was incorrect as the Community Council actively supported the application and had worked with officers to bring the site forward. The Community Council recognised that this was a rare opportunity for locally born residents to remain in the village. Furthermore when jobs were offered locally, houses would be available close by. He stated that housing need was as great now as it had been nine years ago, with freehold properties being mostly unaffordable and becoming second homes or holiday lets. The population of the village therefore fell and it became like a ghost town in winter. The Community Council had received a letter assuring them that a local priority scheme would be operated and promising to consult the Community Council with regard to the letting. They considered that it was essential to retain families in the village in order to sustain rural life, and the clubs and schools, etc locally.

One Member noted that the Building Conservation Officer had raised objections, and asked what weight had been given to that response. The Head of Development Management replied that all responses were considered, however the recommendation of approval or refusal was made by the case officer, taking all material considerations into account. In the current application it was felt that there were overriding circumstances and no significant harm would be caused to the Listed Building. The Member went on to ask whether solar slates could be required on the rear of the dwellings, instead of solar panels, and whether it was appropriate to remove permitted development rights in order to control the erection of sheds and parking of caravans in the gardens of the properties. The officer replied that solar slates would have cost implications and that conditions had to be reasonable and take the whole scheme into account. It was also pointed out that the Authority had to consider the application as it was made. The Member then moved the recommendation. Other Members agreed that it was pleasing to see the development of housing for local people and wished to congratulate Pembrokeshire Housing.

**DECISION: That the application be delegated to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to grant planning permission subject to receipt of satisfactory consultation responses from Dyfed Archaeological Trust and Welsh Water.**

**The permission shall be issued subject to planning conditions to require the following measures in addition to any reasonable conditions requested from Dyfed Archaeological Trust and Welsh Water:- Time limit of 5 years to implement, In accordance with**



**drawings, Samples and finish details, Scheme to be carried out by, or on behalf of, a Registered Social Landlord only and development retained thereafter for meeting affordable housing needs, Full surface water drainage details, Construction Method Statement, Implementation of landscaping scheme and protection of existing landscape features, Provision of visibility splays, No growth or obstruction to visibility splay over 0.6m, Construction of access, estate road and turning area up to and including road base level and construction of visibility splays prior to housing construction, Suitable areas for parking and turning and loading and unloading and storage purposes prior to commencement of housing construction works, Access roads and footways be laid out and constructed to at least surface base course levels up to that dwelling prior to occupation of any dwelling, Parking spaces to be constructed before development is brought into use and thereafter used for no purpose other than parking, Lighting Scheme, Scheme providing for Ecological Enhancements across the site, Reptile mitigation strategy to show how the site is to be cleared and details of the relocation site and information on the exclusion during construction.**

- (h) REFERENCE: NP/14/0504  
APPLICANT: Mr A Salisbury  
PROPOSAL: Construction of raised decking area and replacement of an existing window with French doors  
LOCATION: 38 Lady Park, Tenby

Planning permission was sought to construct a small decked area to the front of this property with glazed balustrading and enlarge an existing window in the front elevation to French doors. Tenby Town Council had recommended refusal of this application on the grounds that the application would not be in keeping with property frontage within the area.

Although the proposal would be to the front of the property, officers considered that the street did not have a strong established building line and the property was set well back from the road at a much higher elevation such that the deck would be positioned inside the existing stepped access and behind the existing detached garage/mature landscaping. The lightweight glass balustrade further reduced any visual impact of the proposal upon the character of the property itself and the wider streetscene. The change from window to French doors would be negligible and there would be limited impact upon neighbour amenity as the proposal would look over the road and front areas of adjacent properties. The application was therefore recommended for approval subject to standards conditions.



Members agreed that there was no consistent frontage within this street and approval was moved, subject to retention of the semi-mature trees and shrubs in front of the dwelling. Officers confirmed that the plans showed retention of existing shrubs and trees.

**DECISION: That the application be approved subject to conditions relating to development within 5 years, in accordance with drawings and protection of trees.**

## **8. Appeals**

The Head of Development Management reported on 5 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.

Appeal decisions were reported for the four dwellings at Blockett Lane, Little Haven and the Cheese House, Penycwm

**NOTED.**

## **9. Planning Permissions NP/03/225 and NP/05/570 Section 106 Progress: South Hook LNG Terminal Company Ltd and Esso Petroleum Company**

This report had been prepared following a request from Members for a formal update on the progress being made on the implementation of a Section 106 agreement regarding land and uses at South Hook LNG Terminal Company Ltd and Esso Petroleum Company following the decision at the Development Management Committee in March 2014 not to agree that the financial contribution that was made by South Hook LNG to the Shared Use Path route between Herbrandston and Hubberston had effectively discharged the obligation to provide a footpath link to the north of the site.

Officers reported that meetings had been held with representatives of South Hook LNG and progress was being made on all three elements of the agreement. With regard to the first of these, the management of a Nature Conservation Area, the Authority's Ecologist would be meeting with South Hook LNG to discuss the recently submitted conservation management plan and identify what would be required to provide the best possible ecology outcome for this site. The second element related to dedication of the route of the Pembrokeshire Coast Path as a public right of way and officers were pleased to report that this matter would soon be concluded with the signing of a Creation Agreement, which was currently being finalised.





At the meeting, the Access and Rights of Way Manager reported that he had received a letter earlier in the week from South Hook LNG setting out that Esso as landowner had agreed in principle to a path to the north of the Terminal, the third element of the agreement. South Hook LNG had since identified a suitable route and prepared a draft creation agreement. It was hoped to conclude this process early next year.

Members were delighted to hear of the progress that had been made.

It was **RESOLVED** that:

- a) the proposed actions set out in the report be endorsed, with the following timetables being appropriate: The nature conservation ecological management plan being finalised by March 2015. Dedication of part of Coast path completed by the first quarter of 2015, and the northern footpath route being useable by end of 2016; and
- b) a progress report be brought back to the Committee on or around March 2015 and that the Community Council be kept abreast of progress.

#### **10. Christmas Greetings**

The Chairman concluded the meeting by wishing everyone 'Nadolig Llawn' – a Merry Christmas.

