

DEVELOPMENT MANAGEMENT COMMITTEE

12th August 2015

Present: Mrs G Hayward (Chair)

Mr A Archer, Mr D Ellis, Ms C Gwyther, Councillor P Harries, Councillor S Hudson, Councillor L Jenkins, Councillor R Kilmister, Councillor RM Lewis, Councillor PJ Morgan, Councillor D Rees, Mr AE Sangster, Mrs M Thomas, Councillor A Wilcox and Councillor M Williams.

[Councillor ML Evans arrived during consideration of application NP/15/0194 Land off Feidr Eglwys, Newport]

[Llanion Park, Pembroke Dock 10.00am – 10.30am]

1. Apologies

Apologies for absence were received from Councillor M James and Councillor R Owens.

2. Disclosures of interest

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

| Application and Reference | Member(s)/Officer(s) | Action taken |
|---|-----------------------------|---|
| <i>Minutes 7(a)below</i> NP/15/0194, Land off Feidr Eglwys, Newport | Mrs G Hayward | Withdrew from the meeting while the application was discussed |
| <i>Minutes 7(d)below</i> NP/15/0283, The Buccaneer Inn, St Julians Street, Tenby | Councillor ML Evans | Withdrew from the meeting while the application was discussed |

3. Minutes

The minutes of the meeting held on the 8 July 2015 were presented for confirmation and signature.

It was **RESOLVED** that the minutes of the meeting held on the 8 July 2015 be confirmed and signed.

NOTED.



4. **Matters Arising**

NP/15/0086/FUL – Velindre, St Nicholas, Goodwick

A Member asked whether a lighting scheme for the cattle sheds granted by the above mentioned application had been received. The Head of Development Management replied that nothing had yet been received, however the condition required this to be submitted and agreed within 3 months, which time had not yet elapsed.

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 7th 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/15/0246 <i>Minute 7(c) refers</i> | Construction of cattle feeding yard, slurry lagoon & earth bund wind screens, Haroldston Farm, Haroldston Hill, Broad Haven | Mr D Weston Arnold, Applicant |

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 G Hayward disclosed an interest in the following application and withdrew while it was being considered; the Vice-Chairman took the Chair for this item. Councillor ML Evans arrived during consideration of the following application.]

- (a) REFERENCE: NP/15/0194/FUL
APPLICANT: Mr J Roberts
PROPOSAL: Residential development of 35 dwellings (including 14 affordable units) incorporating open space & new access points off Feidr Eglwys and Feidr Bentinck
LOCATION: Land off Feidr Eglwys, Newport

It was reported that this application was to be considered by the Development Management Committee as it was a major application. 14 of the 35 dwellings would be affordable units which would be accessed via Feidr Eglwys. A further 2 dwellings would be accessed via Feidr Eglwys, and the remaining dwellings would be set out in two 'cul-de-sacs' both accessed via Feidr Bentinck. The existing field boundaries were to be retained with the housing development set out between them. The proposed layout comprised a mix of tenure and the external appearance was intended to reflect the local vernacular, but with some contemporary detail. An area of open space was to be provided to the north east corner of the site, and two new footpaths to the north would link the development to the main town.

In light of the complexity and range of issues that had been identified for the proposal, together with the level of response received following consultation, it was recommended that Members undertake a site visit prior to full consideration of the planning application.

Members asked that they be provided with a set of plans for this application prior to the site visit.

DECISION: That Members undertake a site visit prior to full consideration of this planning application.



- (b) REFERENCE: NP/15/0315/FUL
APPLICANT: Mr M Carey
PROPOSAL: Installation of 500kw anaerobic digester in connection with existing farming operation
LOCATION: Coedwynog, Felindre Farchog, Crymych

It was reported that this proposal for installation of an Anaerobic Digester was designed to process 20,000 tonnes of waste per year to produce 500Kw of energy. The input would comprise 12,000 tonnes of slurry waste from the dairy herd and 8000 tonnes of solid waste from a mixture of silage waste, bedding and green crop from the existing farm enterprise.

In light of the complexity and range of issues that had been identified for the proposal, together with the level of response received following consultation, it was recommended that Members undertake a site visit prior to full consideration of the planning application.

At the meeting the officer corrected a factual error in the report, as requested by the agent, that the nearest non related dwelling was in fact 270m, not 200m from the proposed CHP plant. The officer explained that this had been an estimate in the absence of an accurate plan. Plans had now been received and would be circulated to Members prior to the site visit.

DECISION: That Members undertake a site visit prior to full consideration of this planning application.

- (c) REFERENCE: NP/15/0246/FUL
APPLICANT: Mr D Weston Arnold
PROPOSAL: Construction of cattle feeding yard, slurry lagoon & earth bund wind screens
LOCATION: Haroldston Farm, Haroldston Hill, Broad Haven, Haverfordwest

The application was reported to the Committee as it was a Major Development. The application was retrospective and proposed the retention of the cattle feeding yard, slurry lagoon and earth bunds acting as wind screens and sited to the west and south of the existing farm complex.

Following careful consideration of the application and its merits, officers had concluded that the development represented an appropriate form of agricultural development in this location. The development by reason of its siting, form, design and mitigation would preserve and not harm the special qualities of the National Park, and would be compatible with the strategic aims of conserving or enhancing the natural beauty, wildlife and



cultural heritage of the Park, and the public understanding and enjoyment of those qualities. While the development expanded the farm complex further to the west of the existing farm buildings, this would not result in the loss of a sense of remoteness and tranquillity or result in adverse harm that would affect the qualities of the National Park. It was therefore concluded that, on balance, the development complied with policies of the Local Development Plan and National Policy and was recommended for approval.

It was reported at the meeting that a response had now been received from PCC Pollution Control raising no objection to the application. They advised that a new lagoon was required to meet slurry requirements at the farm and it had been designed to comply with legislation and the current needs of the farm.

There was one speaker on this application, the applicant, Mr David Weston Arnold. Noting that the officer's report had outlined the main issues, Mr Weston Arnold wanted to explain why he had commenced the development without planning permission. He summarised that the land which he farmed had a light soil which enabled him to keep cattle out over the winter without the soil becoming damaged, however it had an open aspect and during the winter of 2012/13 a number of cows had been affected by the inclement weather. He read out a letter from his vet which advised of the need for external shelter with a feeding area for the welfare of the animals and to avoid further losses. To achieve this he had remoulded an existing mound to provide shelter and investigations had proved that this required planning permission due to its size. Natural Resources Wales had also advised that a new slurry store was required, however he wished to avoid the erection of new buildings. Work had therefore begun on submission of the application, however there had been lengthy delays due to the need for supporting information. He was, however happy to comply with any conditions imposed.

Members asked whether three months would be sufficient time for the landscaping scheme to be submitted and approved. Officers advised that this was felt to be appropriate given the retrospective nature of the application and that no significant additional landscaping beyond seeding of the bunds was anticipated. Banking of both a natural and a manmade form were common throughout the area and it was not thought to be out of place.

Another Member pointed out that the reported comments of the Authority's Ecologist advising that given the retrospective nature of the application there were no adverse comments raised, should surely read there could be no adverse comments raised as anything of interest would have been lost.



Finally, with regard to lighting, officers advised that although no lighting was proposed as part of the current application it was felt prudent to impose a condition to control lighting at what would be a visible location.

DECISION: That the application be approved subject to conditions concerning accordance with plans, lighting, landscaping and slurry spreading/water pollution management.

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

- (d) REFERENCE: NP/15/0283/S73
APPLICANT: Mr M Evans
PROPOSAL: Variation of condition no 2 of NP/14/0194 for change in design necessitated by site conditions and discoveries of original opening have led to changes to approved design drawings
LOCATION: The Buccaneer Inn, St Julians Street, Tenby

This application was reported to the Development Management Committee as the application was a Member of the National Park Authority.

It was reported that the application site comprised a building currently under construction for change of use into a mixed use development of micro-brewery and storage areas in association with the Buccaneer Inn. The proposed employment use and visitor centre which would act as a visitor attraction was considered to be acceptable and was granted consent recently by the Authority. However when works commenced several original features were exposed that had necessitated design changes, in addition to those required as a result of building regulations requirements. Planning approval was therefore sought for the variation of condition 2 of NP/14/0194 to provide changes to fenestration provision, dormer access, roof heights and form, new fire exit, vent extract and roof lights.

Officers considered that the proposed variation of condition 2 would provide acceptable alterations to the previous planning consent. The proposal would also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such the application was supported, subject to appropriate conditions.

In moving that consent be granted, one Member of the Committee commended the quality of the development and the fact that the features that had been exposed were being brought back into use. He hoped that



the development would lead to a redevelopment of the Sargeants Lane area of the town which consisted of a collection of wonderful old buildings which he also hoped would soon be listed by Cadw.

DECISION: That the application be approved subject to conditions concerning accordance with plans, opening and delivery hours, submission of a travel plan, use for the purposes specified only and works carried out in accordance with the Bat Method Statement.

8. Appeals

The Head of Development Management reported on 3 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. The appeal decision for Land at The Woodland Farm, The Belts, The Rhos, Haverfordwest which had been dismissed was also attached.

NOTED.

