

**DEVELOPMENT MANAGEMENT COMMITTEE  
(Site Inspections)**

**9 May 2016**

Present: Councillor ML Evans, Councillor P Harries, Mrs G Hayward, Councillor S Hudson (Broad Haven only), Councillor M James, Councillor L Jenkins, Councillor RM Lewis, Councillor PJ Morgan, Councillor R Owens and Councillor M Williams.

(Site Inspection: Broad Haven: 10.00 a.m. – 10.30 a.m.  
Saundersfoot: 11.30 a.m. – 11.50 a.m.)

**1. Apologies**

Apologies for absence were received from Mr A Archer, Mr D Ellis, Ms C Gwyther, Councillor R Kilmister, Mr AE Sangster, Councillor D Rees, Mrs M Thomas and Councillor A Wilcox.

**2. NP/16/0047/FUL – 2 x 4-person 2-bedroom houses – Land at Peasey Park, Sandyke Road, Broad Haven**

The Chair 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 area. No decision would be made until the planning applications were considered at a future meeting of the Development Management Committee.

It was reported that at the meeting of the Development Management Committee held on 20 April 2016, it was resolved that this application, which sought full planning permission for a small residential development comprising two 2-bedroom, two-storey, semi-detached affordable dwellings, be deferred to allow the site to be visited by the Committee. Following Members' requests, further details of landownership and the status of the site as an open space would be provided to the Committee when the application was next considered.

On site, the approximate position and height of the proposed dwellings relative to other buildings in the vicinity were established, and Members viewed the site from the front, the adjacent public footpath and the gardens of the properties to the rear which were at a lower level.

Thanking Members for their attendance, the Chair adjourned the meeting for travel to the next site.



**3. NP/16/0083/FUL – Alterations & extensions comprising stepped extensions to the rear elevation, an extension over existing single storey element to the west gable and new dormer windows to the front roof elevation – Paulfryn, St Brides Lane, Saundersfoot**

It was reported that planning permission was sought for the extension and alteration of a detached dwelling house situated within a long garden plot within a densely developed setting. The application had been considered by the Committee at its previous meeting when some Members expressed concern over the mass and design of the proposed extension as well as the resulting loss of amenity to and overshadowing of neighbouring properties; it was resolved that a site inspection should take place.

On site Members viewed the garden area of the property, where the extension would be located, both from within the property and looking back from the bottom of the garden. The agent had marked out the footprint of the extension and also pointed out that the existing view of the neighbouring garden's patio area from within the property would be blocked by the proposed extension thus improving the neighbour's privacy. He also confirmed that all glazing to the side elevations of the property, and the sides of the proposed balconies, would be of obscured glass. It was observed that there were no properties close to the rear of the dwelling which would be affected by overlooking.

Thanking Members for their attendance, the Chair concluded the meeting by advising that it was expected that both applications would be brought back before the next meeting of the Committee for a decision.