

DEVELOPMENT MANAGEMENT COMMITTEE

10 May 2017

Present: Councillor RM Lewis (Chair)

Mr A Archer, Councillor ML Evans, Mrs G Hayward, Councillor S Hudson, Councillor P Harries, Councillor M James, Councillor L Jenkins, Councillor R Kilmister, Councillor PJ Morgan, Councillor R Owens, Mr AE Sangster, Councillor A Wilcox and Councillor M Williams.

[Ms C Gwyther arrived during consideration of the first application NP/16/0266/FUL]

[Llanion Park, Pembroke Dock 10.00am – 12.00pm]

1. Apology

An apology for absence was received from Councillor D Rees.

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>Minute 6(a) below NP/16/0266/FUL - Kiln Park Holiday Centre, Marsh Road, Tenby</i>	<i>Councillor M Evans</i>	Withdrew from the meeting while the application was discussed
<i>Minute 6(b) below NP/16/0652/FUL - Trewern, Felindre Farchog</i>	<i>Mrs G Hayward</i>	Remained in the meeting but did not speak or vote
<i>Minute 6(e) below NP/16/0685/FUL – Redlands, Hasguard Cross, Haverfordwest</i>	<i>Councillor M Evans</i>	Withdrew from the meeting while the application was discussed

3. Minutes

The minutes of the meetings held on the 22 March 2017 were presented for confirmation and signature.



One Member asked that a correction be made to the final paragraph of minute 6(d) as he had asked that the plan of the overall development at Blackpool Mill that was sent to Cadw be kept separate from the plans relating to the listed building application. Officers confirmed that this is the way in which the plans had been sent to Cadw and it was agreed that the minutes be corrected.

It was **RESOLVED** that the minutes of the meetings held on the 22 March 2017 be confirmed and signed subject to the above amendment.

NOTED.

4. 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/16/0266/FUL Minute 6(a) refers	Redevelopment & relocation of 117 existing bases & creation of 58 additional bases for static visitor caravans; reduction in number of touring & tent pitches; removal of 11 existing staff caravans & their utility connections; creation of 2 bases for static caravans for staff, demolition of shop (and relocation to Entertainment Complex) & removal of car parking spaces totalling 94 spaces & creation of car park spaces totalling 138 spaces; upgrading of pedestrian access to the park & ride for access into the town centre; works to & extension of existing attenuation pond; removal of crazy golf facility; relocation of play area & associated landscaping; drainage & access infrastructure works -	Ms Helen Ashby-Ridgeway - Agent



	Kiln Park Holiday Centre, Marsh Road, Tenby	
NP/17/0110/FUL Minutes 6(f) refers	Change of use of land into an area for parking of 2 vehicles - Curlew Call, 72 Port Lion, Llangwm, Haverfordwest	Mr Edward Perkins, Agent

5. 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. The duty of the Authority carry out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2017 Part 2 was also highlighted. 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

6. Report of Planning Applications

The Committee considered the detailed reports of the Development Management Team Leader, 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*):

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

[Ms C Gwyther arrived during the speaker's presentation on the following application and did not take part in the consideration of this item.]



- (a) REFERENCE: NP/16/0266/FUL
APPLICANT: Kiln Park Estates Ltd
PROPOSAL: Redevelopment & relocation of 117 existing bases & creation of 58 additional bases for static visitor caravans; reduction in number of touring & tent pitches; removal of 11 existing staff caravans & their utility connections; creation of 2 bases for static caravans for staff, demolition of shop (and relocation to Entertainment Complex) & removal of car parking spaces totalling 94 spaces & creation of car park spaces totalling 138 spaces; upgrading of pedestrian access to the park & ride for access into the town centre; works to & extension of existing attenuation pond; removal of crazy golf facility; relocation of play area & associated landscaping; drainage & access infrastructure works
LOCATION: Kiln Park Holiday Centre, Marsh Road, Tenby

It was reported that the application site formed part of a holiday park covering approximately 44 hectares of development and greenfield land. Approximately 80% of the holiday park fell within the National Park, with the remainder within Pembrokeshire County Council's boundary. Officers confirmed that a planning application for the creation of a maintenance area, staff accommodation, replacement of tent pitches and 11 staff static accommodation with 22 static caravans and the realignment of the internal road had been approved by Pembrokeshire County Council at its recent meeting.

A previous consent tied the whole park to a maximum of 620 static caravan bases, which was being increased by this application to 678.

Natural Resources Wales (NRW) had objected to the original application on the basis of flooding. However, the caravans which were to be placed in the flood zone had been redistributed within the existing confines of the site in response to this objection which had now been removed.

Cadw had also replied, expressing no concerns.

No objections had been received from the general public.

Officers considered that as this was a long established holiday park, the principle of development to enhance this use was acceptable. In addition, the proposed development would result in a reduction from 185 'touring' pitches to 87 with an increase in 58 static caravan pitches while not resulting in an increase to the overall area of the holiday park, and the impact of the increase being offset by the considerable landscape



improvements proposed. Consequently, the development was considered to be acceptable in terms of Policy 38. With regard to visual impact, conditions were recommended in respect of the proposed landscaping to ensure that the positive impacts on the visual amenity and the special qualities of the National Park were achieved.

It was therefore concluded that as NRW considered that the revisions to the numbers and siting of tourers and statics represented a betterment to the park as a whole in terms of flood risk, and combined with the comprehensive landscaping scheme proposed, officers considered that the environmental improvements were sufficient to allow this scheme to be supported subject to appropriate conditions.

There was one speaker, the agent, Helen Ashby-Ridgway who was an Associate with Nathaniel Lichfield & Partners. She explained that Bourne Leisure was the largest owner operator of caravan sites in the UK, employing some 5,000 full time and 10,000 part-time staff. They had a long association with Tenby and understood the importance of tourism to the Pembrokeshire economy; the Caravan Park provided high quality facilities which encouraged visitors to stay longer. With regard to the current application, Bourne Leisure had engaged with the Authority and stakeholders and had amended their plans to address the concerns raised regarding caravans in the flood risk areas, such that there were now no objections from either the consultees or the community. Landscaping would be agreed and this would enhance the site and its biodiversity. The setting of the limestone kilns would also be enhanced as there would be no caravans in their immediate vicinity. There would also be an improvement in footpath links to the town. The master plan proposed set out a 7 year investment strategy, amounting to some £6.7 million. This would attract new visitors and encourage others to return, as well as creating 17 additional jobs, many of whom would be local and in the 16-24 age group. She therefore asked the Committee to approve the application which would provide a significant environmental improvement and a quality visitor experience, as well as creating additional jobs and increasing local spending.

One Member expressed concern that the site was on or close to the flood plain and noted that the existing concrete bases for the static caravans displaced the water leading to an increased risk of flooding. Also there had been a reduction in the number of trees on the site over the last 10-15 years. He therefore welcomed the landscaping conditions recommended by officers and hoped that these would be rigorously enforced. The officer replied that Bourne Leisure had been actively managing the water on site in recent years by clearing culverts and drains and confirmed that Natural Resources Wales were happy that the static caravans were being relocated to a lesser flood risk area.



Officers' recommended that there be some amendments to the conditions proposed in the report to require the shop to be demolished within 12 months; to replace references to 'dwellings' with 'accommodation units' and that the landscaping scheme be phased to allow more comprehensive monitoring.

DECISION: That the application be approved subject to conditions relating to timing, accordance with plans, landscaping, occupancy, contamination, archaeology, lighting, drainage, demolition of the shop, works to the car park and completion of the footpath linking to the Salterns Car Park and amendments recommended by officers at the meeting.

- (b) REFERENCE: NP/16/0652/FUL
APPLICANT: Mr M Watkins
PROPOSAL: Retention of 5 static caravans occupied by agricultural workers for a period of 3 years & retention of laundry building and septic tank
LOCATION: Trewern, Felindre Farchog, Crymych

[Mrs G Hayward disclosed an interest in this application but remained in the room while it was discussed, although she abstained from voting]

Members were reminded that this application had been deferred at both the February and March meetings of the Committee in order to allow for the submission and consideration of further information. An Enforcement Notice had been served in respect of the caravans and laundry building giving 6 months for their removal, pending the decision made on this application.

An outline application for a single two storey, three bed dwelling had since been submitted, but as the site selected extended the farm's visual impact from several Scheduled Ancient Monuments, it had been screened as being EIA development.

Officers advised that local and national planning policy contained a basic presumption against development in the open countryside unless it was required for essential rural workers who had a special need to permanently be on site. In terms of rural enterprise dwellings, the most recent and appropriate policy guidance was Technical Advice Note (TAN) 6, and this was summarised in the report. It stated that a functional test was necessary to establish whether it was essential for workers to be readily available at most times, and had to be underpinned by a financial test to show the development was viable and likely to continue to be



viable, that any potential buildings suitable for conversion on the holding should be considered first, and that any dwellings in nearby proximity should also be considered.

The Authority's Agricultural Consultant had appraised the proposed scheme and the additional information received on 21 March and had concluded that as the enterprise at Trewern ran 24 hours per day, operating to some extent a shift pattern amongst the workers. He therefore did not see any requirement for the workers to live on site as accommodation could be provided away from the holding. Therefore, he did not consider that the application could be supported.

The officers report therefore concluded that based on the fact that a second dwelling had been approved in 1991 as an agricultural dwelling, and that the proposal failed to meet the requirements of TAN6, with no clear need for the workers to be housed on site, the application was recommended for refusal for the reasons set out in the report.

Several Members acknowledged that this was a challenging application with many factors to take into consideration. Some disagreed with the officer's recommendation, believing that because of the unsociable hours and health of the animals, someone needed to be on site at all times. There was also some concern regarding the financial impact that refusing the application would have on the enterprise. It was therefore proposed and seconded that a temporary permission be granted for two years, as suggested by the agent, to allow the workers to be housed in more appropriate accommodation.

Other Members, however felt that a one year period was sufficient for the situation to be resolved and an amendment to this effect was also moved and seconded.

However not all Members agreed that all the workers needed to be on site overnight, especially as staff worked shifts overnight. It was suggested that if the application was refused, the applicant could appeal the enforcement notices that has already been served and it would be within the power of a planning inspector to allow time for the situation to be resolved if the appeal was not upheld.

As a motion to approve the application contrary to the officer recommendation had been made, the Monitoring Officer asked the Chief Executive whether he wished to invoke the Authority's 'Cooling Off' procedure. He referred the question to the Development Management Team Leader who advised that as the application had been considered at two previous meetings, the 'Cooling Off' procedure would not be invoked.



The amendment to grant a 12 month temporary permission was therefore put to the vote and this was lost. The substantive motion to grant a two year temporary permission was then voted upon and this was also lost. The officer recommendation to refuse the application was then moved and seconded and approved.

DECISION: That the application be refused for the following reasons:

- 1. The proposal fails to meet the tests required by TAN 6 for temporary agricultural dwellings, and therefore represents an inappropriate form of residential accommodation in the National Park. There is not sufficient justification for the number of units proposed on the farm holding in addition to the farmhouse and second farm dwelling, and furthermore, there is potential alternative accommodation available both on the holding and in the locality. As such the proposal is contrary to Welsh Government Technical Guidance Note 6, and Chapter 9 of Planning Policy Wales (Edition 9, November 2016).**
- 2. The proposal does not represent an adequate form of permanent housing, and as such is contrary to Policies 44 and 45 of the Local Development Plan. Although proposed as temporary for a further period of three year, this would take the period of occupation for some of the caravans to 10 years, which is not considered to be a temporary form of accommodation**
- 3. The proposed developments by virtue of their form, nature, appearance and location will have a detrimental impact upon the visual amenities of the locality and wider area and harm the special qualities of the National Park. The development will cause further visual intrusion, be insensitively and unsympathetically sited within the landscape, will introduce a use not compatible with its location, will fail to harmonise with or enhance the landform and landscape character of the National Park and is therefore contrary to the requirements of Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) (criteria a, b, c, d and e), 29 (Sustainable Design)(criterion a), 30 (Amenity) (criteria a, b and d) of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).**
- 4. The application fails to provide adequate private amenity space to the occupiers of the caravans, and is therefore contrary to Policy 30 of the Pembrokeshire Coast Local Development Plan.**



- (c) REFERENCE: NP/16/0677/FUL
APPLICANT: Bluestone National Park Resorts Ltd
PROPOSAL: Conversion & restoration of existing Mill and ancillary buildings to provide heritage tourist facility. Construction of light narrow gauge steam railway with associated station & platform. Construction of 792sq.m all-weather events barn & associated facilities, cycle parking, car parking site infrastructure including drainage services along with hard & of landscaping & boundary treatments
LOCATION: Blackpool Mill, Blackpool Bridge, Narberth

It was reported that this application had been deferred at the request of the applicant

DECISION: That the application be deferred.

- (d) REFERENCE: NP/16/0679/FUL
APPLICANT: Bluestone National Park Resorts Ltd
PROPOSAL: Engineering works to facilitate the land train route from main resort centre, due north, to link with newly refurbished & extended car park to serve the Blackpool Mil proposal
LOCATION: Blackpool Mill, Blackpool Bridge, Narberth

It was reported that this application had been deferred at the request of the applicant

DECISION: That the application be deferred.

- (e) REFERENCE: NP/16/0685/FUL
APPLICANT: Mr D Flight
PROPOSAL: Siting of 46 static caravans in lieu of 60 touring caravan pitches & retention of 20 touring caravan pitches/glamping pitches together with environmental improvements
LOCATION: Redlands, Hasguard Cross, Haverfordwest

[Councillor M Evans disclosed an interest in this application and withdrew from the meeting while it was considered.]

It was reported that this site currently had permission and licencing for 60 static pitches and 20 tent pitches and was situated alongside the Haverfordwest to Dale road adjacent to two further caravan sites. The



Redlands site was located on land which rose and when approached from the east was on the skyline. The rows of trees within the site were distinctive and could be discerned from various points in the general area of the National Park, including some distant views.

The application sought a reduction in the number of overall pitches by 14, with no increase in the site area, and also proposed environmental improvements which would provide mitigation for the proposed change from touring to static caravans. The “glamping” structures proposed should meet the definition of a ‘caravan’ and a condition would be attached to any permission granted to ensure this. Policy 38 of the Local Development Plan sought to retain the status quo in terms of caravan and camping pitches, and as such officers considered that the principle of the proposed development was acceptable and that the application could be supported through Policy 38 in this instance.

In considering the impact of the proposal on the National Park, landscape was a key consideration. Removal of the non-native trees, which were considered to be incongruous features within the landscape, had been suggested by officers subject to their replacement with a new appropriate native landscaping scheme to the boundaries and within the site in general. This would also be considered to provide a good level of environmental improvement to the site overall. The reduction in the number of pitches would also assist to reduce the density of the development within the site and when viewed from the wider landscape. An amended landscaping drawing had been submitted and this was considered to address the concerns raised.

In conclusion, officers considered that the development offered an opportunity to retain and enhance an existing caravan site through the environmental improvements outlined in the report. 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 area. As such, and subject to a schedule of suitable conditions to control the development, the development was considered to be acceptable and complied with the policies of the Local Development Plan.

However, officers advised at the meeting that as the advertised period for receipt of any comments had not yet expired, the recommendation was one of delegation to grant planning permission subject to conditions as set out in the report and to no new material considerations being raised during the consultation period.

DECISION: That the application be delegated to the Chief Executive/ Director of Planning/Development Management Team Leader to grant planning permission subject to conditions relating to timing,



accordance with plans, lighting, ground levels, details of caravan colours and roof types, landscaping, sight lines, occupancy and numbers, locations and definitions of caravans and to no new material considerations being raised during the consultation period.

- (f) REFERENCE: NP/17/0110/FUL
APPLICANT: Mr R Tovey
PROPOSAL: Change of use of land into an area for parking of 2 vehicles
LOCATION: Curlew Call, 72 Port Lion, Llangwm, Haverfordwest

It was reported that the site formed a parcel of undeveloped land adjacent to the property known as Curlew Call, access to which was restricted during certain times of high tide events. Due to the lack of accessibility, the applicants had explored other options for the safe parking of their vehicles off the adjacent highway. The application site was currently not used and had a small stream running along the southern boundary. It was currently unregistered and the applicant had carried out the necessary notification and advertising procedures for such cases as part of the application process.

Officers considered that the current siting, scale, form, design and materials proposed were acceptable and incorporated sustainable elements within both its design and construction materials. There was not considered to be an adverse impact on neighbouring privacy or amenity and in terms of highway safety and access, the Transportation and Environment Section of Pembrokeshire County Council had expressed support subject to conditions.

Concerns had been raised by Llangwm Community Council regarding the impact of the proposal on the existing natural habitat and biodiverse area leading to the loss of existing habitat for butterflies and moths and also the excessive scale of the application area for the proposed 2 parking spaces. However, neither the Authority's Ecologist nor Natural Resources Wales had raised any objection to the proposed scheme, and the additional native species proposed as part of the landscaping would assist with screening of the parking spaces.

The officer advised that a consultation response had been received from Dyfed Archaeological Trust which had not raised any additional objections.

The Chair advised the meeting that Llangwm Community Council had been unable to attend the meeting that day, and had therefore written a letter which had been circulated to the Committee. Members were given a few minutes to read the letter.



Llangwm Community Council were strongly opposed to the application, however officers advised that their comments had been taken into consideration and it had been concluded that, having regard to planning policy and all material considerations, the development would be in keeping with the aims of the Local Development Plan and would sustain the local character. As such it was acceptable subject to a schedule of suitable conditions.

The chair also mentioned that the Agent had also circulated additional information to Members by email the previous day.

The Agent, Edward Perkins, then addressed the Committee. He stated that he was a Chartered Surveyor in Haverfordwest and had known the applicants for over 60 years. Mr Perkins explained that the application aimed to make a suitable and safe car parking area for his clients as their current parking area was down towards the river and was subject to flooding. Several alternative sites in the vicinity had been considered, with the site proposed being the most suitable. He also noted that the neighbour who lived across the road had created his own parking area opposite the one proposed by his clients; they were keen gardeners and did not want to change the landscape. He refuted the statement in the Community Council's letter that the area to be used covered 500m², stating that it was in fact 51m². Referring to the land ownership issue, Mr Perkins explained that as the land did not form part of the applicants' deeds, they had contacted all neighbouring parties to try to establish who the landowner was, however no-one had been found. He therefore asked the Committee to follow the officer's recommendation of approval.

Mr Perkins was asked whether there were any proposals to build paths between the applicant's land and the parking area, so that they would not have to walk along the road, to which the agent replied that there were no proposals.

In response to a question by Members regarding the parking of caravans on the land, the officer advised that this could not be controlled specifically, however due to the size of the parking area there would be insufficient space for cars to park in such a case. He added that the red line around the larger site allowed for landscaping to be provided and the siting of sheds, solar panels and other structures could also be controlled. The officer also confirmed that there was no proposal for retaining walls on the site.

Most Members were supportive of the application, noting that the amenity both of the applicants (through provision of a parking area) and their neighbours should be protected. However, one Member was opposed



and felt the loss of the vegetation to allow for the provision of two parking spaces was unfortunate.

DECISION: That the application be approved subject to conditions relating to timing, accordance with plans, visibility splays, landscaping, use for parking only and removal of permitted development rights.

7. EC13/0146 – Enforcement matter – Land at Caermeini Fields, Mynachlogddu, Clunderwen

It was reported that a complaint had been received by the Authority in November 2013 alleging a breach of planning control involving the change of use of land from agriculture to residential. Despite numerous attempts by officers to seek a voluntary resolution to remedy this breach of planning control, no attempt was made by the person responsible for the unauthorised works to remedy the breach. As a result, and in view of issues identified in the unauthorised development, it was considered expedient to pursue action through the service of an Enforcement Notice to secure the removal of the residential converted vehicle and the touring caravan and cease use of the land for residential purposes. This was served on all persons with an interest in the land on 21 May 2014, with the date for compliance being 23 December 2014.

Officers advised that the owners of the land used it for transitory residential purposes and for over-wintering. At the time of writing the report, the Enforcement Notice had not been complied with.

In conclusion, officers considered that the site lay in the open countryside outside of a defined Centre boundary as set out in the Local Development Plan and the use of the land for residential purposes had not be justified as being essential for agriculture or another related purposes for which a countryside location was essential. The vehicles and associated paraphernalia resulted in an unnecessary incursion into the rural countryside which caused significant visual intrusion to the detriment of the special qualities of the National Park. The development was insensitively and unsympathetically sited within the landscape, resulted in a use incompatible with its location and failed to harmonise with or enhance the landform and landscape character of the National Park contrary to policies of the Local Development Plan. The enforcement of planning control was in the wider public interest by preventing inappropriate and harmful development and to allow unauthorised development to remain on the land undermined the Authority's ability to take action against similar inappropriate development in the countryside within the National Park.



As the development was in domestic occupation it was necessary to consider the rights of the occupiers under the Human Rights Act 1998. However, it was considered that there would be no breach of these rights by a decision to instigate a prosecution for non-compliance with the Enforcement Notice. It was therefore recommended that the Chief Executive/Director of Planning/Team Leader Development Management be authorised to instruct solicitors to commence prosecution proceedings in the Magistrates Court for failing to comply with the requirements of the Enforcement Notice dated 21 May 2014 or to seek such other legal remedies as are deemed appropriate to effect compliance with the requirements of the said Enforcement Notice.

At the meeting, the Development Management Team Leader also asked that the recommendation be revised to allow the Authority to seek such other legal remedies as may be available and expedient for securing the objectives of the Enforcement Notice

It was **RESOLVED** that the Chief Executive/Director of Planning/Team Leader Development Management be authorised to instruct solicitors to commence prosecution proceedings in the Magistrates Court for failing to comply with the requirements of the Enforcement Notice dated 21 May 2014 and further authorised to seek such other legal remedies as may be available and expedient for securing the objectives of the Enforcement Notice.

8. Appeals

The Development Management Team Leader 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.

NOTED.

9. Other Planning Issues

REFERENCE: NP/17/0009/TPO
APPLICANT: Mr C Hopkinson
PROPOSAL: 1 x *Cupressus macrocarpa* – fell to ground level and leave stump in situ
LOCATION: Beach Court, The Strand, Saundersfoot

It was reported that this application sought consent to fell a *Cupressus macrocarpa* tree located on a rocky outcrop at Beach Court, Saundersfoot Beach and to leave the tree stump in situ. The tree is protected by Tree Preservation Order No TPO33 (T12). The application was considered by



the Committee as the officer recommendation differed from that of the Community Council.

Members were reminded that the application had been considered and deferred at the previous meeting of the Committee to allow the Tree and Landscape Officer to be present at the meeting.

Saundersfoot Community Council had objected to the proposal, and letters of objection had also been received from the Saundersfoot and District Historic Society and Friends of Saundersfoot. A Visual Tree Inspection report had been produced by Arb-Aid on behalf of the latter and this had been circulated to Members.

A detailed officer appraisal of the application was set out in the report, and this concluded that the total area of soil present would be insufficient to allow the roots of this tree to have adapted unimpeded to the area expected for a structurally stable tree. The available soil area was significantly smaller than the calculated root spread of this tree and it was therefore considered that although the tree was an identifiable landscape feature with likely locally historic relevance, it had outgrown its context and removal would be acceptable in terms of health and safety. The application was therefore recommended for approval.

Most Members remained of the opinion expressed at the previous meeting, that the tree was not yet dangerous and therefore permission should not be granted to cut it down, particularly as it did not appear to be within the applicant's ownership. They believed that it was likely that the Community of Saundersfoot would pay for the work needed to extend its life. The officer clarified that the *Miscellaneous Provisions Act* allowed Pembrokeshire County Council to deal with dangerous trees located on private land.

A motion to refuse permission was moved and seconded, and because this was contrary to the officer recommendation, officers were asked whether they wished to invoke the 'Cooling Off' procedure, which they declined to do as the item did not raise strategic planning matters. Members' reasons for refusal were given as: no immediate safety issues, significant amenity value as demonstrated by the Community, possible preservation by outside bodies resulting from an expert report that the tree was potentially sustainable.

DECISION: That the application to fell the tree be refused for the reasons given by the Members.



10. Thanks

As this was his last meeting, the Chair of the Committee thanked Members, and also officers for their hard work behind the scenes, and wished them well for the future. The Deputy Chair added his thanks to the Chair for his contribution to the Committee, to the Authority and to local government in Pembrokeshire over the previous 15 years and extended the Authority's best wishes to him for the future.

