

DEVELOPMENT MANAGEMENT COMMITTEE (Site Inspections)

3 July 2017

Present: Councillor R Owens (Chair)

Councillor P Baker, Ms C Gwyther, Councillor P Harries, Mrs G Hayward, Dr R Heath-Davies, Councillor P Kidney, Councillor M Williams and Councillor S Yelland

(Site Inspection: 10.00 a.m. – 10.35 a.m.)

1. Apologies

Apologies for absence were received from Mr A Archer, Councillor D Clements, Councillor K Doolin, Councillor M Evans, Councillor M James, Mrs J James, Councillor PJ Morgan, Mr AE Sangster and Councillor A Wilcox.

2. NP/17/0229/S73 - Vary Condition 2 of NP/15/0526/FUL – Alterations to Clubhouse – Buttyland Caravan & Camping Park, Manorbier, Tenby

The Chair welcomed Members to the meeting and reminded them that the purpose of the visit that day was purely to enable Members to acquaint themselves with the application site. 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 21 June 2017, Members had resolved to defer the above mentioned application to allow a site visit to take place. The officer outlined the application, pointing out the increase in height of the building by 20cm and the location of the first floor balcony with fire escape staircase. The Committee then proceeded to the front of the building from where they could see, through an open doorway, the girders needed to support the upper floor of the structure and which had necessitated the additional height. The wall which had replaced the hedge, subject of a separate enforcement case, -could also be seen.

The officer clarified that it was the submission of a Non-Material Amendment application which had alerted the neighbours to the increase in height of the Clubhouse. Officers also explained that they understood that the hedge had been removed as it was damaged, however they felt that the height of the replacement wall was sufficient to maintain the privacy of the neighbouring driveway. It was understood that discussions regarding rendering of the rear face of the wall were ongoing between the applicant and objectors.



3. NP/17/0258/FUL – Retention 35 hardstandings & electric hood-up points; temporary change of use of existing building as a fish & chip shop; use of portacabin as a temporary reception office – Buttyland Caravan & Camping Park, Manorbier

Turning to the second application on the site which had also been deferred at the meeting of the Development Management Committee held on 21 June 2017 to allow a site visit to take place, the officer again outlined the application. She explained that although a 3 year permission had been sought for the change of use of the fish and chip shop and retention of the Portacabin, the recommendation in the report to the Committee had been to grant permission for one year from the date of the permission. Conditions were also recommended in respect of details of the kitchen extractor systems to be received within one month; submission of an external lighting strategy; restriction of the opening hours of the fish and chip shop; surface water drainage and a scheme showing alternative material for the hardstandings and a colour scheme for the electric hood up points to be submitted, along with a timetable for implementation, within one month of the date of the permission.

Having viewed the reception building and fish and chip shop, Members proceeded to the northern field where the retention of the hardstandings and electric hood ups were sought and these were noted.

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.

