

# DEVELOPMENT MANAGEMENT COMMITTEE

13 December 2017

Present: Councillor R Owens (Chair)

Councillor P Baker, Mrs D Clements, Councillor M Evans, Councillor P Harries, Mrs G Hayward, Dr R Heath-Davies, Councillor P Kidney, Councillor PJ Morgan, Mr AE Sangster, Councillor A Wilcox, Councillor M Williams and Councillor S Yelland

[Ms C Gwyther arrived during consideration of NP/17/0334 *Minute 6(a) refers*]

[Llanion Park, Pembroke Dock 10.00am – 10.35am]

## 1. Apologies

Apologies for absence were received from Mr A Archer, Councillor K Doolin, Mrs J James and Councillor M James.

## 2. 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>Minute 6(c) below</i> NP/17/0562/FUL Foundry Point Caravan and Camping Ground, Wisemans Bridge	Councillor P Baker	Remained in the meeting and played a full part in the discussion and voting thereon
	Councillor M Evans	Withdrew from the meeting while the application was discussed
<i>Minute 9</i> Enforcement Update	Councillor M Evans	Withdrew from the meeting while the application was discussed

## 3. Minutes

The minutes of the meeting held on the 8 November 2017 and the site inspection minutes of 20<sup>th</sup> November 2017 were presented for confirmation and signature.



It was **RESOLVED** that the minutes of the meeting held on the 8 November 2017 and 20 November 2017 be confirmed and signed.

**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 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*):

<b>Reference number</b>	<b>Proposal</b>	<b>Speaker</b>
NP/17/0274/FUL <i>Minute 6(b) refers</i>	Change of use, extensions and alterations to provide two new retail units on ground floor and holiday let apartment above with associated three new roof windows, and associated external works and access improvements – Royal Mail Garage, The Green, Tenby	David Williams - Agent
NP/17/0652/FUL <i>Minute 6(c) refers</i>	Upgrade of existing caravan park comprising the reduction in density from 54 static caravans to 23 static caravans and 12 timber pods; together with re-cladding of existing toilet blocks, new internal access roads, children's play area, parking area, timber admin cabin, bin enclosure and landscaping – Foundry Point caravan & Camping Ground, Wisemans Bridge, Amroth	David Lewis - Applicant

**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*):

*[At the request of the case officer (who had a further meeting to attend), application NP/17/0334/FUL was taken as the first item on the agenda.]*

- (a) REFERENCE: NP/17/0334/FUL  
APPLICANT: Mr T Bean  
PROPOSAL: 1.5 storey side and rear extension  
LOCATION: 3 Coastguard Cottages, Angle, Pembroke

It was reported that this application was before the Committee as the applicant was a member of the Authority's staff. Further to the report, it was noted at the meeting that Pembrokeshire County Council drainage department had responded to the consultation on the application recommending standard drainage conditions.

The officer therefore advised members that the proposal complied with the relevant policies of the Local Development Plan and was recommended for approval subject to conditions.

**DECISION: That the application be approved subject to conditions relating to timing, accordance with plans and surface water drainage.**



- (b) REFERENCE: NP/17/0274/FUL  
APPLICANT: Mr P Walker  
PROPOSAL: Change of use, extensions and alterations to provide two new retail units on ground floor and holiday let apartment above with associated three new roof windows, and associated external works and access improvements  
LOCATION: Royal Mail Garage, The Green, Tenby

This application was reported to the Committee as the views of Tenby Town Council were contrary to those of officers.

It was reported that the site had previously been granted planning approval for a change of use from employment (business, general industrial, storage or distribution) to a mixed use site including retail (a Co-op supermarket) with associated parking and boundary enclosures. The application had been considered acceptable in principle as an element of traditional employment use (offices) remained on site and the proposal retail unit offered significant employment benefits to the area.

This proposal sought to replace the previously approved 7 offices with 2 ground floor retail units and a single holiday let accommodation above. The applicant had submitted information with the application indicating that there was very little/no market demand for office space in Tenby, thus making the approved units difficult to let.

It was reported at the meeting that since writing the report an email objecting to the application had been received expressing concerns about highway safety and lack of parking enforcement on the adjacent main road. Tenby Town Council and the Civic Society had also raised concerns regarding highway safety. However officers considered that the scheme would not increase the level of traffic from that associated with the existing office use, and the proposal included works to lower the boundary wall and widen the entrance with additional dropped kerbs which would improve access and egress from the site. The Highway Authority had recommended conditional consent.

Officers had therefore concluded that following consideration of the policies contained within the Local Development Plan (LDP) and National Planning Policy, and having regard to all material considerations, that the development would be in keeping with the aims of the LDP in that the development would provide an alternative mixed use for the existing building while sustaining the local character and not impacting on privacy or amenity of neighbours. The application was therefore recommended for approval subject to conditions.



The architect, David Williams, then addressed the Committee, explaining that he and his client had worked closely with officers and the Highway Authority during the consultation period to address the issues raised. A number of changes had been made that would enhance the building and improve safety for both pedestrians and motorists, including lowering the entrance walls to provide drivers entering and leaving the site with a better view of the road and pavement; this would also allow pedestrians to see vehicles. The dropped kerb arrangement had also been altered to allow vehicles to pass side by side when entering and leaving the site. In addition the white lining had been adjusted to maximise space for all users. Overall, he considered that the usage would be less than for the previously permitted proposal and he therefore asked Members to approve the application.

Members considered the development to be a good example of regeneration which would provide more facilities and jobs for local people, and the standard of workmanship on the development so far was commended. They were pleased to see that highway safety had been improved and were reassured that the Highway Authority were happy with the development. However it was noted that the pavement outside the site formed part of the 'safe route' to Greenhill School and one Member suggested that markings could be put on it to remind children to be aware of traffic at that vehicle crossing point. Another asked that Pembrokeshire County Council (PCC) be asked to look again at highway safety in the area as he was aware that double yellow lines in the vicinity were routinely ignored. PCC's Cabinet Member for Highways sat as a Member of the National Park Authority, and he agreed to take those points back to Highway Authority staff.

**DECISION: That the application be approved subject to conditions relating to timing, accordance with plans, off-street parking, surface water drainage, landscaping, mechanical ventilation/extraction hours of opening, and delivery, holiday occupancy and use class.**



- (c) REFERENCE: NP/17/0562/FUL  
APPLICANT: Hean Castle Estate  
PROPOSAL: Upgrade of existing caravan park comprising the reduction in density from 54 static caravans to 25 static caravans and 10 timber pods; together with re-cladding of existing toilet blocks, new internal access roads, children's play area, parking area, timber admin cabin, bin enclosure and landscaping  
LOCATION: Foundry Point Caravan & Camping Ground, Wisemans Bridge, Amroth

It was reported at the meeting that this application was classed as major development and that since submission the composition of units on the site had been altered to 25 static caravans and 10 timber pods. Additional responses had also been received from statutory consultees, with Saundersfoot Community Council supporting holiday accommodation on the site and the Coal Authority and Dyfed Archaeological Trust responding that their recommended conditions remained valid as a result of the additional information supplied by the applicant. Finally, the Tree and Landscape Officer had advised that condition 6 could be omitted as a result of the additional information regarding tree protection that had been supplied.

Officers had therefore concluded that following consideration of the policies contained within the Local Development Plan (LDP) and National Planning Policy, and having regard to all material considerations, that the development would be in keeping with the aims of the LDP in that the development would provide an upgraded caravan park and reduce the density of caravans on the site. As such it was recommended for approval subject to conditions as set out in the report, with the omission of condition 6.

The applicant, Mr David Lewis, addressed the Committee, saying that the application was the result of four year's work and research which provided a redevelopment scheme that maximised views from the site while minimising its impact. He believed that the turf roof and clay tiles, being natural materials, would allow the redeveloped site to merge into the landscape. The pods were a new accommodation offer, with a high quality finish, and the site would provide good jobs, including the provision of a concierge service to guests. The site was currently vacant due to a lack of mains sewerage in the area, and therefore a sewerage plant had been installed to address this which meant that the site could now be reoccupied as a caravan park.

Mr Lewis said he was happy to answer any questions and Members asked whether the density of caravans would be the same as on the



adjacent site, as there would be a cumulative effect. Mr Lewis replied that the adjacent site was not within his control, however the less intrusive pods would be located in the area on top of the sea wall, and that these had a design life of 15 years and would be supported on ground pins. They would be refurbished within that time to maintain standards.

Members supported the application, commending the higher quality accommodation offer and reduction in numbers from the existing consent.

**DECISION: That the application be approved subject to conditions relating to timing, accordance with plans, access, parking, archaeological investigation, intrusive site investigations, mining remains, surface water drainage and contaminated land.**

## 7. Appeals

The Development Management Team Leader reported on 6 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.

An appeal decision relating to 9 Millmoor Way, Broad Haven was appended to the report and this had been dismissed.

**NOTED.**

## 8. Tree Preservation Order 133 with Objection Received – West of Middlekilns Road, Herbrandston

Tree Preservation Order (TPO) 133 comprised 19 x Elm trees and a woodland copse and these were a visual feature in the immediate landscape and a component of the greater landscape of Sandy Haven Pill. The TPO had been implemented on 27 July 2017 following an external request. Following consultation, a letter of objection had been received and a summary of this, together with the officer's appraisal of it, were contained within the report. It was noted at the meeting that since writing the report, letters of support had been received from two local residents and Herbrandston Community Council.

Having considered the representations, the officer recommendation was that TPO 133 be confirmed.

It was **RESOLVED** that Tree Preservation Order 133 be confirmed.

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



## **9. Enforcement Update**

The Development Management Team Leader reported that previous meetings of the Development Management Committee had authorised officers to undertake prosecution proceedings on a number of enforcement cases – Whitewell, Penally; land off The Ridgeway, Manorbier Newton; Mead Meadow, Manorbier and Berea, St Davids. A sufficient number had now been accumulated for these to be taken to a Solicitor and updates on the result of their action would be provided at a future meeting.

In addition, the officer wanted to make Members aware of two other issues which had been brought to the attention of officers and which they were now investigating – the felling of protected trees in Freshwater East and the removal of foraging habitat for bats on land outside St Ishmaels.

## **10. Season's Greetings**

The Chair closed the meeting by wishing everyone a Merry Christmas.

