

**DEVELOPMENT MANAGEMENT COMMITTEE  
(Site Inspections)**

**18 June 2018**

Present: Mrs G Hayward, Councillor M James, Councillor P Kidney, Councillor PJ Morgan, Councillor R Owens, Dr RM Plummer and Councillor M Williams.

(Site Inspection: Manorbier: 10.10a.m. – 10.35 a.m.)

**1. Apologies**

Apologies for absence were received from Mr A Archer, Councillor K Doolin, Councillor P Harries, Dr R Heath-Davies, Mrs J James, Mr AE Sangster and Councillor S Yelland.

**2. Erection of a new bungalow – Land at Mead Lane, 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 and its surroundings. No decision would be made until the planning application was considered at the next meeting of the Development Management Committee.

Mrs Caroline Bowen, the planning case officer, reminded Members that the proposal was for the erection of a detached single-storey dwelling, to be sited to the rear of the plot. The chosen finishes were to be slate and timber with powder-coated aluminium fenestration. A small art studio was to be positioned to the east of the house, with space for two parking spaces at the front.

As Members could see, the land was currently used as an allotment, with mature trees at the western boundary, which were subject of a Tree Preservation Order. The plot was situated within the Rural Centre of Manorbier, within the Conservation Area and within a Historical Landscape designation. Objections received related to the impact the development would have on the Conservation Area; the materials to be used were not consistent with neighbouring properties; access to and from the property, and the possible undermining of the wall to the rear of the plot.

Mr Rob Scourfield, Building Conservation Officer, stated that the application site was identified as an important open space within the Conservation Area; however, this did not – by law – mean that the space could not be developed. He stated that the architect had approached planning officers at an early stage and had submitted a scheme that was



recessive, due to the materials to be used, and also preserved the character of the area by keeping the majority of the plot as open space.

Mrs Bowen added that the application site was currently a private garden, not a public resource and she considered that the proposed building respected the character of the conservation area.

In response to a question from Councillor P Kidney, Mrs Bowen reiterated her response to the objections received, adding that CADW and the County Council's Highways Department had no objections to the proposal. She added that the current access was large enough to serve the proposed dwelling, with adequate turning space to be provided inside the plot.

In response to further questions from Members, the architect, Mr McEwan, stated that there was no proposal to demolish any of the boundary wall, the gate or the old apple tree on the southern boundary wall as it was intended to maintain a sense of the village character. He added that he would be happy to see conditions to that effect included on any planning consent granted. He went on to say that he had looked at a number of different building models and locations within the plot, but had eventually limited the proposal to the smallest building that could be placed on the site. He circulated to Members some sketches of how he thought the house would look in its surroundings.

Mr McEwan also explained that the studio had intentionally been designed to look like a garage and that it would be situated much lower than the garage at the neighbouring property. It was intended to make the house as passive as possible by inserting thick insulation and the smallest windows building regulations allowed in the north, east and west elevations. The south facing elevation would be heavily glazed to give an even temperature in winter, while the deciduous trees in front of the dwelling would provide some shade in summer. A heat source pump was also included in the design, which would create no more noise than a domestic fridge. He added that the utilities would be placed underground as far as possible.

The Chairman thanked everyone for attending the site visit and closed the meeting.