

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

17 September 2018

Present: Councillor R Owens (Chair)

Councillor Mrs D Clements, Councillor K Doolin, Councillor M Evans, Councillor P Harries, Councillor M James, Councillor P Kidney, Councillor PJ Morgan and Dr RM Plummer.

(Site Inspection: St Davids: 10.30a.m. – 10.55 a.m.; 11.10 a.m. – 11.25 a.m.)

1. Apologies

Apologies for absence were received from Mr A Archer, Councillor P Baker, Mrs G Hayward, Dr R Heath-Davies, Mrs J James, Mr AE Sangster, Councillor A Wilcox, Councillor M Williams and Councillor S Yelland.

2. Demolition of existing single storey dwelling & replacement with 2 storey dwelling – 24 Catherine Street, St Davids

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 their surroundings. No decision would be made until the planning application was considered at a future meeting of the Development Management Committee.

Members were reminded that this application for a replacement 2 storey dwelling had been deferred at the meeting of the Committee held on 5 September to allow Members to undertake a site visit. They were also reminded that in 2017, consent had been granted for a single storey rear extension to the existing dwelling together with raising of the roof by 400mm (to accommodate a loft conversion) and two rear dormers plus a rooflight.

As requested by the Committee, the agent had marked out the location of the proposed parking spaces and porch.

The officer noted that since the Committee meeting, amended plans had been received which reduced the height of the ridge by 300mm and reduced the width of one of the dormer windows, and these were circulated to Members.

It was noted that the applicants had a right of access over the shared driveway, and the locations of the parking spaces for the other properties in the cul-de-sac, which were also in this shared area, were pointed out.



Members then walked to the rear of the property where the extent of the proposed dwelling was also marked. The position of the proposed dormer windows and rooflights were also noted.

The Site Inspection was then adjourned for travel to the next site.

3. Proposed planning (outline) for 11 residential units in total with 9 no. 4/5 bed full market dwellings and 2 no. affordable dwellings – Land off Nun Street & East of Ysgol Dewi Primary School, St Davids

Members were advised that as a site inspection to St Davids had been arranged, the opportunity had been taken for the Committee to view this site, which had not previously been considered by the Committee, and therefore there was no accompanying officer report. A full report would be presented to a future meeting of the Development Management Committee.

It was reported that this site was allocated in the Local Development Plan (LDP) for 10 dwellings, however it was clarified that it had not been included in the revision to the LDP which had recently been placed on deposit, with the public consultation exercise having ended on 1 June 2018. The site lay just outside the conservation area.

The site consisted of two fields with a grassed access, and outline permission was sought for 11 dwellings with all matters reserved. An indicative layout was circulated to Members which showed that 15% affordable housing (which equated to 2 dwellings) was proposed in accordance with the Authority's revised Supplementary Planning Guidance adopted in November 2014. Members viewed the site, noting its relationship to surrounding dwellings and the adjacent primary school.

In answer to questions from Members, the agent clarified that if consent was granted, it was likely that his client would advertise the site for sale on the open market. The officer added that it was hoped a Registered Social Landlord would be interested in developing the 2 affordable units. He noted that applicants were locating such units at the front of a site to allow greater access to amenities and services for those living in them.

Members questioned whether the density of the proposal was as expected and were advised that the allocation was for 10 dwellings, however as the site was not considered to be 'urban', the density was lower than the 30 dwellings per hectare expected in such a situation.

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

