

DEVELOPMENT MANAGEMENT COMMITTEE

11 September 2019

Present: Councillor R Owens (Chair)

Mr A Archer, Councillor P Baker, Mrs D Clements, Councillor K Doolin, Councillor M Evans, Dr M Havard, Dr R Heath-Davies, Councillor M James, Mr GA Jones, Councillor P Kidney, Councillor PJ Morgan, Dr RM Plummer, Councillor A Wilcox, Councillor M Williams and Councillor S Yelland

[Llanion Park, Pembroke Dock 10.00am – 10.50am]

1. Apologies

Apologies for absence were received from Councillor P Harries and Mrs J James.

2. Chairman's Announcements

The Chair welcomed Mr Tomos Phillips from Geldards LLP to his first meeting of the Committee as legal advisor to the Authority.

3. 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 9 below</i> EC/18/0115 - Unauthorised use of land as a campsite, Carn Nwchwn Farm, St Davids	Councillor M Evans	Withdrew from the meeting while the application was discussed

4. Minutes

The Minutes of the meetings held on the 5 June 2019 and 31 July 2019 were presented for confirmation and signature.

In relation to Minute 7(a) it was felt that the Minutes should reflect the statement by Mr Hughes from the National Trust that the organisation would consider any other options available with regard to the signs, not only their location.



It was also pointed out that the reference to the Future Generations (Wales) Act in Minute 7(c) should have referred to the Well-being of Future Generations (Wales) Act 2015.

It was **RESOLVED** that the Minutes of the meetings held on the 5 June 2019 and 31 July 2019 be confirmed and signed subject to the above amendments.

NOTED.

5. 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/19/0203/FUL <i>Minute 7(b) refers</i>	Extension to front of property and new adjacent integral garage extension and landscaping works – Maes y Dderwen, Maes y Cnwce, Newport	Mr Martin Maybank, Applicant

6. Members' Duties in Determining Applications

The Solicitor's report summarised the role of the Committee within the planning system, outlining the purpose of the planning system and relevant considerations in decision making, the Authority's duty to carry out sustainable development, human rights considerations, the Authority's guidance to members on decision-making in committee and also set out some circumstances where costs might be awarded against the Authority on appeal.

NOTED

7. 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*):



- (a) REFERENCE: NP/19/0156/FUL
APPLICANT: Mr D Harries
PROPOSAL: Retention of static caravan for agricultural workers accommodation
LOCATION: Velindre, St Nicholas, Goodwick

It was reported that this application had been withdrawn.

NOTED.

- (b) REFERENCE: NP/19/0203/FUL
APPLICANT: Mr & Mrs Maybank
PROPOSAL: Extension to front of property and new adjacent integral garage extension, and landscaping works
LOCATION: Maes y Dderwen, Maes y Cnwce, Newport

It was reported that this site lay outside the defined development boundary for Newport in a large residential curtilage. The property was a detached five-bedroom house and permission was sought for a two storey glazed forward facing gable to provide an extension to the kitchen and dining room with a gallery above to the existing first floor lounge. The application had also originally been submitted for a partially sunken garage measuring 23m by 15m and showing space internally for 13 cars with a glass balustrade and grass roof, however following the comments of the Town Council and the Case Officer's site visit, amended plans were submitted which reduced the scale of the garage to 17m by 15m (having space for 8 vehicles) and replaced the glass balustrade with a wire fence and landscaping.

It was reported that the application was before the Committee due to an objection from Newport Town Council regarding the size of the garage. One letter of objection had also been received and the concerns raised were outlined in the report.

Officers considered that the principle of domestic extensions was acceptable within the residential curtilage and the scale of extension proposed would relate well to the character of the immediate surroundings and would not cause any harm to the special qualities of the National Park. The objection letter raised concerns over the impact of the proposed extension on privacy and amenity, however officers considered that as the distance between the extension and the nearest neighbour was over 100m, and the property already had a large first floor window affording views to the north, the proposed extension would not significantly alter the level of views from the property.



The proposed extension to the dwelling and garage building were considered to comply with all relevant Local Development Plan policies and the application was recommended for approval subject to conditions as set out in the report. At the meeting, the officer requested an amendment to condition 3, regarding landscaping, to refer specifically to details of the constitution of the hedgerow that was proposed in front of the garage doors to demonstrate the ecological enhancement to be provided. Also that a new condition be added relating to retention of the garage as such thereafter, to prevent its conversion to additional residential accommodation. Finally, the Authority had been made aware that a gas main ran through the site, and the officer advised that an informative should be added to any approval stating that the main would have to be moved before works commenced on site.

Mr Martin Maybank, the applicant, then addressed the Committee. He explained that the property had been built 30 years previously as a second home. It was now lived in as a family home, but it was dark and the proposals sought to bring in more light. He stated that the garage was for the family's own use and clarified that he kept cars and boats as a hobby and needed somewhere to store them. He added that they undertook maintenance of the grounds themselves and storage was also required for a ride-on mower.

In response to a question from Members regarding lighting, the officer explained that it was unusual to suggest a condition on internal lighting, however a large glazed extension was proposed and the condition would ensure that both external and internal lighting were appropriate.

DECISION: That the application be approved subject to conditions relating to timing, accordance with plans, landscaping (amended condition), lighting scheme and retention of the garage as such thereafter (additional condition).

- (c) REFERENCE: NP/19/0226/FUL
APPLICANT: Mr G Rees
PROPOSAL: Detached single storey annexe for family occupation
LOCATION: Penwern, Newport

It was reported that this application had been withdrawn from the agenda for technical reasons and was likely to be considered at a future meeting of the Committee.

NOTED.



- (d) REFERENCE: NP/19/0420/FUL
APPLICANT: Mr A Muskett
PROPOSAL: New noticeboard & installation of new signage boards
& audio point
LOCATION: Oriol y Parc, St Davids

It was reported that the above mentioned application was reported to the Committee as the land was owned by the National Park Authority.

Officers considered that the proposed information boards and audio points would not have an adverse impact upon the special qualities of the National Park, or the amenity of neighbouring properties. It was therefore considered to comply with the relevant policies of the Local Development Plan and the recommendation was one of approval.

Members asked whether the audio point was for the benefit of visually impaired visitors, and officers replied that one of the interpretation boards related to the poet Waldo Williams and the audio point would be used for the recitation of his poetry. All signage/interpretation would be bilingual in accordance with the standards contained in the Welsh Language (Wales) Measure 2011 that applied to the Authority.

It was reported at the meeting that there was no response on the file from St Davids City Council, and it was discussed as to whether the application should be delegated to officers to issue an approval, subject to no adverse comments being received from them. However, it was checked that the 21 days for consultation had expired, and delegated approval was not therefore required.

DECISION: that the application be approved subject to conditions relating to timing and accordance with plans.

8. Appeals

The Development Management Team Leader reported on 4 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.

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



9. Enforcement Matters: EC/18/0115 – Unauthorised use of land as a campsite, Carn Nwchwn Farm, St Davids

It was reported that since 2015, the Authority had received complaints that the above mentioned land had been used as a camping and caravan site without the benefit of planning permission, and in excess of the 28 days in a calendar year permitted under the Town and Country Planning (General Permitted Development) Order 1995. Following an enforcement investigation during 2018 a notice had been served on 16 October 2018 requiring the landowner to cease the use of the land as a camping and caravan site for a period in excess of 28 days in one calendar year and to remove from the land all structures associated with the unauthorised use. However, the Authority had received a number of complaints during 2019 indicating that the campsite had been open for more than 28 days.

Officers reported that the site lay in the open countryside, and considered that the use of the land as a camping and caravan site was not an appropriate use at this location as it detracted from the character and appearance of the surrounding landscape. The use of the land, by virtue of its scale, form, appearance and location had a detrimental impact upon the special landscape character of the Pembrokeshire Coast National Park, which the Authority had a statutory duty to conserve and enhance. As such the campsite appeared as an intrusion in an otherwise mainly open, unspoilt landscape and the breach of planning control had a harmful impact on the character and appearance of the National Park.

It was therefore recommended that the Chief Executive / Director of Planning and Park Direction / Development Management Team Leader be authorised to instruct solicitors to commence prosecution proceedings in the Magistrates Court for non-compliance with the Enforcement Notice and for seizure of profits under the Proceeds of Crime Act 2002.

Members agreed that action should be taken and a successful prosecution would also serve as a deterrent to other business operating without planning permission. They suggested that a press release be issued in relation to this matter.

It was **RESOLVED** that the Chief Executive / Director of Planning and Park Direction / Development Management Team Leader be authorised to instruct solicitors to commence prosecution proceedings in the Magistrates Court for non-compliance with the Enforcement Notice and for seizure of profits under the Proceeds of Crime Act 2002.

