

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

2 September 2019

Present: Councillor M Williams (Deputy Chair in the Chair)

Mr A Archer, Councillor M Evans, Councillor P Harries, Dr M Havard, Councillor M James, Councillor PJ Morgan, Dr RM Plummer, and Councillor S Yelland.

[Councillor Mrs D Clements arrived during the Site Visit]

(Site Inspection: Tenby: 10.10 a.m. – 11.00 a.m.)

1. Apologies

Apologies for absence were received from Councillor P Baker, Councillor K Doolin, Dr R Heath-Davies, Mrs J James, Mr G Jones, Councillor P Kidney, Councillor R Owens and Councillor A Wilcox.

2. Outline application with all matters reserved for 102 affordable residential units, 8 shared ownership residential units and 34 open market residential units together with associated access, drainage and landscaping, Land at Brynhir, 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 a future meeting of the Development Management Committee.

It was reported that this land was an allocated site within the Local Development Plan; the access road proposed lay outside of the allocation. The Committee was circulated with an indicative plan of the site which showed the residential zones, ecological buffer zones, drainage area and open space.

The site consisted of undeveloped parcels of land to the north of Tenby. Members walked south along the main field on which development was proposed and then north into the second field where the location of the Multi Use Games Area and further residential development were pointed out. The indicative line of the access road was also noted, together with the existing footpaths and bridleway which were to be retained. It was pointed out that an area of woodland and a 10m ecological zone around the site encompassing the existing hedgerows were to be retained in order to protect trees and minimise the impact on protected species.

As the application was in outline, Members were advised that issues



including those regarding phasing of the development, layout, design access and drainage could not be considered until a reserved matters application was submitted. The officer did, however, confirm that the proportion of affordable housing to be provided was in excess of that required under the Authority's policy and that it was proposed to be provided by Pembrokeshire County Council as Registered Social Landlord and secured through a S106 Agreement. The Committee was advised that as the ecological report was not expected until the end of October, it was likely to be early 2020 before the application would be brought before them for determination.

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

