

DEVELOPMENT MANAGEMENT COMMITTEE (Site Inspections)

4 February 2019

Present: Councillor R Owens (Chair)

Mr A Archer, Councillor P Baker (Jameston only), Councillor K Doolin (Fishguard only), Mrs G Hayward, Councillor P Harries, Councillor P Kidney, Councillor PJ Morgan, Dr RM Plummer, Mr AE Sangster, Councillor A Wilcox, Councillor M Williams (Jameston only) and Councillor S Yelland (Jameston only).

(Site Inspection: Jameston: 10.00 a.m. – 10.45 a.m.;
Fishguard 12.15 p.m. – 12.45 p.m.)

1. Apologies

Apologies for absence were received from Councillor Mrs D Clements, Councillor M Evans, Dr R Heath-Davies, Mrs J James and Councillor M James

2. Residential development of 38 houses (27 open market houses & 11 affordable) – Land opposite Bush Terrace, Jameston

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 applications were considered at future meetings of the Development Management Committee.

It was reported that this land was an allocated site within the Local Development Plan, with an allocation of 35 dwellings. The application was a major development and of public interest. As such officers had suggested that Members consider a Committee site visit to view the site and its surroundings prior to consideration of the planning application at a subsequent Committee meeting and this had been agreed.

The officer circulated elevations of the proposed dwellings, and a site layout which showed two access points, one for the affordable and the other for the market housing, and noted that the two parts would be linked by a grassed, landscaped area and a footpath. The site would be bounded by a Pembrokeshire hedgerow which the applicant had offered to maintain for a period of 5 years. Following a recent site meeting, the applicants had agreed to undertake a hedgerow survey of the existing front boundary of the site through which the accesses would be made, and submit an amended landscaping scheme for the site prior to the application being considered by the Committee.



Members then walked onto the site and the officer explained that most of the stone wall that ran through the site would be removed and the stone re-used to create the entranceways. It was also noted that the existing footpath that ran through the site would be diverted if planning permission was granted. It was reported that some concerns had been expressed as a result of the public consultation, regarding the impact of the proposed dwellings on two existing bungalows adjoining the site, however the officer noted that the development, which at this location would also be bungalows, would be located 28m from the rear of the bungalows, with appropriate boundary planting.

Members asked about the phasing of the site, whether the overhead cables were to be retained and whether any S106 contributions had been requested. The officer advised that the affordable element of the site would be completed first and it was hoped that additional landscaping would also be planted in that initial phase. She noted that the overhead cables were shown on the site layout and their retention would be clarified before the Committee meeting. Information regarding S106 contributions would be included within the Committee report, however it was noted that highways contributions towards access/signage, as well as in the form of a footpath along the pavement, had been requested.

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

- 3. Alterations to provide new access to the site, increase site area & change existing 50 static caravans, 20 touring caravans and 30 tents into 91 lodge-style static caravans, new shop & reception area, new tractor shed, sales/display area for 2 units, staff & visitor parking area, new restaurant, areas for LPG storage and electricity transformer, minor alterations to existing road layout together with provision of new access roads within the site and associated external works – Fishguard Bay Camping & Caravan Park, Fishguard**
Members were reminded that this application had been considered by the Committee at its December meeting when it had been resolved that consideration of the application be deferred and the site inspected by the Committee. Unfortunately it had been necessary to postpone the original Site Inspection, scheduled for 18 December 2018, due to inclement weather.

Planning permission was sought for alterations to provide a new access and to increase the site area in order to accommodate 91 lodge-style static caravans instead of the current mix of accommodation. The proposal also included a new shop and reception area, tractor shed and restaurant, along with other various facilities/services.



At the December Committee, the Case Officer had raised a number of concerns in relation to visual amenity, privacy, landscaping, biodiversity, highway safety and access, land drainage and flooding. He acknowledged the economic considerations put forward by the supporting tourism impact assessment in relation to staffing and job creation, however he was of the view that the significant impact of the development on the National Park landscape and its special qualities outweighed these considerations. The landscaping scheme put forward was also insufficient and would result in a significant adverse change to the coastal splendour, remoteness, tranquillity and wilderness of this particular stretch of coastline. He was also concerned about the loss of flora and fauna resulting from the enlargement of the site and its associated groundworks. The applicant had offered to restore some of the application site to natural habitat in mitigation for the scheme, but it was considered it would be difficult to manage and maintain due to its location within the site. The application had therefore been recommended for refusal.

On the site, the Committee viewed the location of the existing reception, holiday let and storage buildings. Illustrative drawings of the proposed restaurant, to be located on the site of the latter, were circulated to Members. The Committee then proceeded to walk up through the site; it was noted that several static caravans had already been replaced by lodge-style static caravans and their colour and size were pointed out. The locations where the Coast Path entered the site were also viewed.

Finally Members walked into part of the previously un-developed part of the site, where the locations of the new entrance, reception and storage/maintenance buildings had been marked out. The location of the proposed wildflower meadow was also noted.

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

