

DEVELOPMENT MANAGEMENT COMMITTEE (Site Inspections)

25 March 2019

Present: Mr A Archer, Councillor K Doolin, Mrs G Hayward, Councillor P Harries, Councillor P Kidney, Councillor PJ Morgan, Dr RM Plummer, Mr AE Sangster, Councillor A Wilcox and Councillor S Yelland.

(Site Inspection, Lawrenny: 10.05 a.m. – 10.45 a.m.)

1. Apologies

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

2. Proposed mixed-use development comprising of 32 open market units, 7 affordable units, rural enterprise units, biomass district heating system, sewage treatment system & associated infrastructure upgrades - Home Farm, Broad Lane, Lawrenny, Kilgetty, Pembrokeshire, SA68 0PN

Members were reminded that the purpose of the visit that day was purely to enable them 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 part of this application site was allocated for housing within the Local Development Plan, the land within the allocation would accommodate the proposed 32 open market housings and 1 landowner controlled affordable house. The proposed 6 affordable residential units controlled by a Registered Social Landlord, 6 commercial units and the biomass heating system would be located on land outside (but adjoining) the allocated site. 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.

Plans of the site were circulated to the Committee and these showed the proposed locations of the different elements of the development, as well as elevations, and plans of the workshops and Biomass/Timber store shed. Members walked through the existing farmyard, which was approved to be relocated under planning permission NP/17/0346/FUL, along the existing access points to the site, which would be enhanced. The position of the central 'village square' and the location of parking



around the edges of the development rather than in the centre were pointed out. The agent explained that the site would be developed in three phases, with all infrastructure to be provided in Phase 1. Foul drainage would be through a private septic tank system, and additional capacity would be created as part of the existing system which was operated by the Lawrenny Estate.

In response to questions from Members, the agent explained that the timber for the proposed biomass district heating system would be locally sourced, with much of it from the Estate's forestry asset. Hot water generated by a central boiler would be pumped around the development and a heat exchange would be provided in each individual property. It was anticipated that the commercial units would be used by small businesses/consultancies and as starter units; fibre optic broadband had already been brought to the village by the Lawrenny Estate which provided all infrastructure in the village.

Members asked whether existing trees would be retained and were advised that many would be, however a landscaping scheme had been submitted which showed additional planting, which would strengthen the edges of the development.

