

Development Management Committee

4 December 2024

Present (In Person)

Dr M Havard (Chair)

Councillor D Clements, Councillor T Evans, Councillor M James, Mr GA Jones, Councillor B Price, Councillor V Thomas, Councillor A Tinley (observing) and Councillor M Wiggins.

Present (Remotely)

Councillor M Bowen, Councillor C George, Councillor Dr SL Hancock MBE, Mrs S Hoss, Mrs J James, Councillor S Skyrme-Blackhall, Dr RM Plummer and Councillor C Williams BEM.

Officers in attendance

Mr C Felgate (Solicitor), Mrs S Morris (Director of Placemaking, Decarbonisation and Engagement), Mrs K Attrill, (Development Management Manager), Mr S Davies (Planning Officer), Mr A Muskett (Building Projects Manager), Mrs C Llewellyn (Minutes)

[Llanion Park, Pembroke Dock and Virtually 10.00am – 11.10am]

1. **Apologies**

An apology for absence was received from Dr R Heath-Davies.

2. **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
Minute 6 below (general declaration)	Dr R Plummer	Personal interest, remained in the meeting and played a full part in the discussion and voting.

3. **Minutes**

The minutes of the meeting held on the 16 October 2024 were presented for confirmation and signature.

Dr R Plummer noted that her disclosure of interest (Minute 2) had not been recorded correctly, and should have read “Board Member NRW, also Chair of its Protected Areas Committee”.



On the proposal of Councillor James, seconded by Dr Havard, it was **resolved** that the minutes of the meeting held on the 16 October 2024 be confirmed and signed subject to the above amendment.

Noted.

4. Members' Duties in Determining Applications

The Solicitor's report summarised the role of the Committee within the planning system, with particular focus on the purposes and duty of the National Park. It went on to outline the purpose of the planning system and relevant considerations in decision making, and the Solicitor added that consideration also needed to be given to the National Development Framework - Future Wales: The National Plan 2040 adopted by the Welsh Government on 24 February 2021 as well as its own Local Development Plan 2. The report also noted that the Authority also had a duty to carry out sustainable development, ecological considerations which included the role of the Environment Wales Act 2016, 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. Mr Felgate added at the meeting that the report didn't mention that the Authority's decisions were subject to scrutiny and could be subject to a judicial review and it was therefore important that they were lawfully based.

Noted.

5. Right to speak at Committee

No speakers had indicated that they wished to exercise their right to speak on the application being considered at the meeting that day.

6. 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/24/0514/FUL
Proposal: Demolition and replacement of public convenience block, creation of access ramp and steps to south slip way, erection of beach wheelchair storage building, new surfacing and parking bay formation existing carpark, information signage, pay & display machine/s and new raised planters
Location: Newport Sands PCNP Car Park, Golf Course Road, Newport

It was reported that this application was being presented to the Development Management Committee in accordance with the adopted scheme for Delegation as the National Park Authority owned the land subject to the application. Permission was sought for the resurfacing and reconfiguration of Traeth Mawr/Newport Sands car park, to enhance existing facilities and improve the management of traffic flow at the site.

Officers considered that the proposal would result in improved and enhanced services for visitors to the car park by providing better beach access, clearly laid out parking bays and pedestrian zones, improved public convenience facilities, and landscaping enhancements across the site. The provision of a changing places facility, beach wheelchair storage and new access ramp were likely to assist in enhancing access for wheelchair users to this site.

The site was constrained by several environmental spatial factors due to its proximity to the beach foreshore, West Wales Marine Special Area of Conservation (SAC), and the Newport Cliffs Special site of Scientific Interest (SSSI). As the proposals were not to extend the used space, but to upgrade and replace existing infrastructure and surfaces, it was considered by officers that any cumulative affects as a result of the development to the SAC and SSSI could be mitigated through a Construction Environment Management Plan (CEMP). This would be subject to further consultation with the Authority's Ecologist and Natural Resources Wales (NRW), prior to the commencement of any works on site.

Overall, officers considered that the proposals were acceptable and that the scheme as a whole protected the special qualities of the National Park whilst delivering appropriate enhancements to this important community facility. No objections to the proposal had been received, however, one third-party representation had been received in relation to the application which had been addressed within the report. As such, it was considered that the development complied with the relevant policies of the Local Development Plan 2 and could be supported subject to appropriate conditions.



At the meeting, the officer provided a number of updates, noting that the site layout had been amended to better integrate the Coast Path, which crossed the site, and to improve the visibility of path users, to revise landscaping details and to include bus and motorcycle bays within the parking layout. He also advised that an updated consultation response had been received from Nevern Community Council recommending refusal of the application; its members had expressed concern that charging for toilets took advantage of visitors and made some comments in respect of landscaping. Officers advised that charging was not a material planning consideration, however amendments had been made to the landscaping proposals in response to the comments. It was noted that Condition 2 of any approval would need to be amended to refer to the latest plans.

With regard to other Statutory Consultees, the results from the Ground Investigation Report had been sent to NRW who had made no further comments. No response had been received from Cadw.

Members made a number of comments regarding operation of the proposed facilities during discussion of the application, however they were advised these were not material planning considerations and should not be taken into account in determining the application. Officers noted that there would be a reduction in the technical capacity of the car park, however this had been balanced against the improved safety from formalised spaces, improved accessibility and biodiversity gain.

On the proposal of Mrs James, seconded by Councillor Clements, the recommendation of approval subject to conditions (including an amendment to Condition 2 to add amended plans) was carried.

Decision: That the application be approved subject to conditions in respect of timing of the development, accordance with approved plans and documents, lighting, drainage, motorcycle provision, Construction Environmental Management Plan, site clearance and landscaping.

- (b) Reference: NP/15/0417/FUL
Proposal: Retention of agricultural building (Structure 13) and lay down area
Location: Trewern, Felindre Farchog, Crymych

It was reported that this application had been deferred for consideration at a future meeting as a relevant document had not been displayed on the Authority's website.

Noted.



- (c) Reference: NP/24/0364/FUL
Proposal: Extension and Alteration (Alternative scheme to NP/23/0108/FUL)
Location: 21, Warlows Meadow, Manorbier, Tenby

It was reported that as the Community Council had removed its objection to this application at its meeting earlier in the week, it had been determined by officers under the Authority's Scheme of Delegation.

Noted.

7. Appeals

The Development Management Team Leader reported on 11 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.

Appeal decisions were reported in respect of NP/24/0175/FUL - 35, Holbrook Road, Broad Haven; NP/23/0555/S73 - Temple House, Square & Compass and NP/23/0333/PNA - Little Portclew Farm, Chapel Lane, Freshwater East and these had all been dismissed. The application for costs in respect of Temple House had also been dismissed. The decision in respect of NP/23/0556/FUL - Leet Cottage, Little Haven had been allowed, and officers would continue to monitor the site to ensure that the annex was only occupied as ancillary to the main property in accordance with the conditions.

Noted.

<p>The Minutes of this meeting were confirmed at the meeting of the Development Management Committee held on 29 January 2025 without amendment</p>
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