

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

4 July 2022

Present: Dr M Havard (Chair)

Councillor S Alderman, Councillor M James, Mr GA Jones, Councillor R Jordan, Councillor PJ Morgan, Councillor R Owens, Councillor A Wilcox and Councillor C Williams.

Officers Present: Mrs N Gandy, Ms K Attrill, Mr J Houser, Mrs C Llewellyn (Minutes).

(Site Inspection: Manorbier 10.10am – 10.30am)

1. Apologies

Apologies for absence were received from Councillor Mrs D Clements, Councillor Dr S Hancock, Dr R Heath-Davies, Mrs S Hoss, Mrs J James, Dr RM Plummer, Councillor Mrs S Skyrme-Blackhall and Councillor M Wiggins.

2. NP/21/0614/FUL – Subdivide the existing plot to provide a new 4 bed, 1 & ½ storey dwelling with associated external works and shared vehicle access – Oratava, Manorbier

The Chair welcomed Members to the meeting and reminded them that the purpose of the visit that day was purely to enable them to acquaint themselves with the application site and its surroundings. No discussion would take place and no decisions would be made until the planning application was considered at a future meeting of the Development Management Committee.

Members were reminded that the application had been considered at the Development Management Committee on 22 June 2022 when it had been deferred to allow a site inspection to take place.

In the absence of the planning officer, the Director of Planning and Park Direction pointed out that the application site formed part of an existing residential amenity area associated with the host dwelling known as Oratava. The plot would share the existing main access and was located on the western part of the site which was gently sloping when compared to most of the remaining site which was steeply sloping. It was within the Centre boundary for Manorbier, as defined in LDP2, and the principle of developing the site for residential use was accordingly acceptable in principle. It was also considered that the development would have no adverse harm upon visual amenity, character and wider amenities of the area.



It was noted that the nearest dwelling was 3m away, and that it was proposed to include conditions to remove permitted development rights for the dwelling. One tree would be removed and a retaining wall would be built due to the sloping nature of the site. The remaining trees around the boundary would be retained.

In response to questions from Members, the Director confirmed that the Highway Authority had recommended conditional consent, noting that once this dwelling was built, the road would be at capacity. No additional landscaping was proposed. She also noted that the distance from the nearest window at the proposed dwelling to the boundary was 4m and there would also be 1m between the boundary and the neighbouring property, however she would measure the distance between the existing and proposed windows and advise Members of this at the Committee. Members also asked the agent if a levels plan could be provided prior to the Committee meeting.

Members also asked about land drainage, and were advised that no objection had been received from Pembrokeshire County Council as Drainage Authority, however they had advised that SAB (Sustainable Drainage Approving Body) approval would be required, and that this matter would also be covered by Building Regulations. Licencing of a cesspit was a matter outside of planning control and would be covered under other legislation.

Thanking everyone for their attendance, the Chair closed the site inspection.

