

# Development Management Committee

5 June 2024

## Present (In Person)

Dr M Havard (Chair)

Councillor M Bowen, Councillor D Clements, Dr R Heath-Davies, Councillor R Jordan, Councillor M James, Mr GA Jones, Councillor V Thomas, Councillor M Wiggins and Councillor C Williams BEM.

[Councillor S Alderman arrived prior to consideration of item 7e)  
NP/24/0119/MOD ]

## Present (Remotely)

Mrs S Hoss, Mrs J James, Councillor B Price, Councillor S Skyrme-Blackhall,

## Officers in attendance

Mr C Felgate (Solicitor), Mr J Kent (Monitoring Officer), Mrs S Morris (Director of Placemaking, Decarbonisation and Engagement), Mrs K Attrill, (Development Management Manager), Ms B Gledhill, Mr R James, Mr J Houser, Mr A Richards (Remotely) (Planning Team), Mrs C Llewellyn (Minutes)

[Llanion Park, Pembroke Dock and Virtually 10.00am – 11.35am;  
11.40am -12.55pm; 1.30pm - 2.00pm]

### **1. Welcome and Thanks**

The Chair welcomed Councillor M Bowen to her first meeting of the Committee and noted that she had replaced Councillor A Wilcox on the Authority. Thanks were given to Councillor Wilcox for his contributions over many years. It was also noted that Councillor R Jordan would be leaving the Authority before the AGM and thanks were given to him for his contributions also.

### **2. Apologies**

Apologies for absence were received from Councillor Dr SL Hancock MBE, Councillor PJ Morgan, and Dr RM Plummer. Councillor S Alderman had advised he would be arriving late.

### **3. Disclosures of interest**

The following Member(s)/Officer(s) disclosed an interest in the application(s) and/or matter(s) referred to below:



| <b>Application and Reference</b>  | <b>Member(s)</b>    | <b>Action taken</b>   |
|---|---------------------|---|
| Minutes 7(b) below<br>NP/24/0140/FUL - Retrospective planning application for reprofiling works on land to the south of Carew Quarry to include 2 temporary monitoring boreholes - Land to the south of Carew Quarry (Cricket Ground), Carew Newton | Councillor V Thomas | Remained in the meeting and voted on the application.                         |
| Minutes 7(c) below<br>NP/24/0081/FUL - Retrospective application for agricultural welfare building – Trewern Farm, Velindre, Crymych  | Councillor M James  | Remained in the meeting and played a full part in the discussions and voting. |
| Minutes 7(d) below<br>NP/24/0206/FUL - Proposed Nutrient Store and Associated Works – Trewern Farm, Velindre, Crymych   | Councillor M James  | Remained in the meeting and played a full part in the discussions and voting. |
| Minutes 7(e) below<br>NP/24/0119/MOD - Modification of schedule 2 (affordable housing) retaining to section 106 Agreement - NP/18/0488/OUT - Land off Nun Street & East of Ysgol Dewi Primary School, St Davids                                     | Councillor B Price  | Remained in the meeting and played a full part in the discussions and voting. |
| Minutes 7(g) below<br>NP/23/0600/ADV - Installation of interpretation panel with landscape /habitat plan/works - St Davids Airfield, Ffos y Mynach, St Davids   | Councillor B Price  | Remained in the meeting and played a full part in the discussions and voting. |
| Minutes 7(j) below<br>NP/24/0198/FUL Proposed building and change of use to outdoor adventure centre, with art studio & storage space above, and associated works - The Old Bus Depot, Moylegrove   | Councillor M James  | Remained in the meeting and played a full part in the discussions and voting. |



#### 4. Minutes

The minutes of the meeting held on the 24 April 2024 were presented for confirmation and signature.

On the proposal of Councillor Clements, seconded by Dr Heath-Davies, it was **resolved** that the minutes of the meeting held on the 24 April 2024 be confirmed and signed.

**Noted.**

#### 5. 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. Finally, the Solicitor added 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.**

#### 6. Right to speak at Committee

The Chairman informed Members that due notification (prior to the stipulated deadline) had been received from interested parties who wished to exercise their right to speak at the meeting that day. In accordance with the decision of the National Park Authority of 7<sup>th</sup> December 2011, amended 16 June 2021, speakers would have 5 minutes to speak unless they had spoken on the same application previously when they would have 3 minutes in which to present new information (*the interested parties are listed below against their respective application(s), and in the order in which they addressed the Committee*):

| <b>Reference number</b> | <b>Proposal</b>   | <b>Speaker</b>      |
|-------------------------|---|---------------------|
| NP/24/0081/FUL          | Retrospective application for agricultural welfare building - | Wyn Harries – Agent |



|   |   |                            |
|---|---|----------------------------|
| Minute 7(c)<br>refers                   | Trewern Farm, Velindre,<br>Crymych, Pembrokeshire,<br>SA41 3XE  |                            |
| NP/24/0206/FUL<br>Minute 7(d)<br>refers | Proposed Nutrient Store and<br>Associated Works - Trewern,<br>Velindre, Crymych,<br>Pembrokeshire, SA41 3XE                             | Wyn Harries –<br>Agent     |
| NP/24/0155/FUL<br>Minute 7(f)<br>refers | Temporary change of use of<br>land to accommodate a<br>mobile sauna - Saundersfoot<br>Harbour, Saundersfoot,<br>Pembrokeshire, SA69 9HE | Bryony Rees –<br>Applicant |

## 7. 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/22/0672/FUL  
Applicant: Ventura Properties (Saundersfoot) Limited  
Proposal: Demolition and construction of a new mixed use residential (Use Class C3) and flexible commercial (Use Classes A1, A2, A3) development comprising residential development including apartments and townhouses, amenity space, drainage infrastructure, landscaping, car parking spaces and access improvements, and associated development  
Location: Land to the rear of Cambrian Hotel, Milford Street, Saundersfoot, SA69 9ER

It was reported that this application had been withdrawn by the applicant.

### Noted.

[During consideration of the following application it became apparent that problems were being experienced in live-streaming the proceedings. On the proposal of Councillor Clements, seconded by Councillor Jordan it was **resolved** that the meeting continue, but that a recording of it be posted on the Authority's website afterwards.]



- (b) Reference: NP/24/0140/FUL  
Applicant: A and C Aggregates  
Proposal: Retrospective planning application for reprofiling works on land to the south of Carew Quarry to include 2 temporary monitoring boreholes  
Location: Land to the south of Carew Quarry (Cricket Ground), Carew Newton, Kilgetty, Pembrokeshire, SA68 0TR

It was reported that this proposal was for the reprofiling of an agricultural field, in retrospect, in an extremely sensitive landscape. A number of objections had been received, and these were outlined and addressed in the report before the Committee.

The application raised planning matters in respect of the principle of Development; Impact on Special Qualities of National Park (Landscape Character and Historic Environment); Amenity and Public Rights of Way; Biodiversity and Green Infrastructure; and Flood Risk and Drainage.

The officer's report set out a detailed consideration of the relevant policies contained within the statutory Development Plan (Future Wales, Local Development Plan 2 and associated Supplementary Planning Guidance) and National Planning Policy in the form of Planning Policy Wales (Edition 12) and Technical Advice Note (TAN) 24. It was concluded that no evidence of archaeological remains had been identified within the site and potential impacts on historic assets including the setting of Listed Buildings, Scheduled Ancient Monuments and the nearby Carew Conservation Area were considered acceptable. The revised profile of the land would result in an acceptable landscape form once finalised and grassed.

Subject to appropriate conditions in relation to silt management and buffer creation to and additional planting of hedge boundaries, the proposal was considered to meet the requirements of national and local planning policy and to result in an acceptable form of development.

A final Habitats Regulations Assessment had not yet been agreed by Natural Resources Wales (NRW) and therefore delegation was sought to approve the application subject to their agreement and the Authority's subsequent completion of the Appropriate Assessment. The Solicitor advised that delegation to complete the Appropriate Assessment be also sought.

The report noted that a number of objections had been received in respect of the removal of trees to the north of the site, but that these were not within the area of land covered by the planning application. A separate and concurrent planning application in relation to the Quarry had



been submitted to the Authority and a report in relation to that application, which would include consideration of the loss of trees, would be considered at a future Development Management Committee. The Solicitor concurred and advised that these considerations should not form part of the decision making in respect of the application before the Committee that day.

Officers advised that since writing the report, no response had been received from Pembrokeshire County Council's Historic Buildings Officer, however officers of the Authority had appraised the impact of the development on the setting of the Carew Conservation Area and found it to be acceptable. However, a Green Infrastructure Statement had been received from the applicants, but only that morning, and officers had not had an opportunity to assess this. It was therefore suggested that any decision for delegated approval also be subject to the formal approval of the Green Infrastructure Statement.

The Chair noted that work on the site had been stopped in response to concerns regarding archaeology, however officers advised that Heneb, the Trust for Welsh Archaeology had confirmed that the submitted reports met their requirements and had not identified any further archaeological mitigation as a requirement in relation to the planning application. One Member expressed disappointment that substantial earthworks had been undertaken on such a sensitive site without seeking approval; the additional conditions that had been negotiated were welcomed.

On the proposal of Councillor Clements, seconded by Dr Heath-Davies, it was proposed that both the application and completion of the Appropriate Assessment be delegated for approval, subject to agreement from NRW and subject to approval of the Green Infrastructure Statement and conditions as set out in the report. This was carried.

**Decision: That the application be delegated for approval to the Director of Placemaking, Decarbonisation and Engagement subject to receipt of a formal response from Natural Resources Wales in relation to the Habitats Regulations Assessment, approval of the Green Infrastructure Statement and subject to conditions in respect of timing of the development, accordance with approved plans and documents, submission of Silt Management Plan, planting and landscaping and removal and replanting of the haul road. Delegation to complete the Appropriate Assessment was also agreed.**



- (c) Reference: NP/24/0081/FUL  
Applicant: Trewern Farms Ltd  
Proposal: Retrospective application for agricultural welfare building  
Location: Trewern Farm, Velindre, Crymych, Pembrokeshire, SA41 3XE

It was reported that this was a retrospective application for an agricultural building that was part of a wider complex of buildings which were also the subject of a current Planning Enforcement Appeal following an Enforcement Notice issued in 2018 being held in abeyance by PEDW.

This application was being considered by the Development Management Committee as Nevern Community Council had objected to the application, contrary to the Officer recommendation for approval.

The close proximity of the site to the North Pembrokeshire Woodlands Special Area of Conservation (SAC) which was described as an old sessile oak wood with an exceptional diversity of rare epiphytic lichens had meant that proposals to increase livestock numbers required appropriate assessment under the Habitat Regulations to assess potential impacts. In this case the proposal was for an agricultural welfare building, described on site as the maternity suite which would provide more space for calving cows but not increase the capacity for the overall livestock numbers at the site. The design and siting of the building was considered acceptable within the wider complex of buildings.

Subject to conditions in relation to landscaping and control of maximum herd numbers, to ensure there were no potential additional ammonia impacts on the SAC, the proposal was considered acceptable and to meet relevant Local and National planning policy requirements. Provision of a lighting scheme was also considered to deliver appropriate biodiversity enhancements in accordance with the provisions of Planning Policy Wales Edition 12 and the Environment Wales Act 2016.

As the Habitats Regulations Assessment had not yet been agreed by Natural Resources Wales (NRW), the recommendation was to delegate approval to Officers, subject to formal agreement of this assessment by NRW being received.

At the meeting, the Head of Development Management provided the wording of an additional condition to control herd size. It was noted that in a large herd there was constant calving, but the calves would be removed from site. At the meeting this condition was clarified slightly to exclude calves up to the age of 6 months from the overall numbers onsite and to state that 960 milking cows would be permitted; the reason for the



condition was amended to demonstrate that there would be no impact on the integrity of the SAC. Officers were hopeful that Natural Resources Wales (NRW) would agree to this condition, but it was suggested that any amendments to conditions could be delegated to officers to agree.

The Solicitor added that, similarly to the previous application, delegation to complete the Appropriate Assessment should also be sought.

Noting the complex planning history of this site, one Member asked about the impact of this application on the appeal/enforcement situation, and officers explained that they had been working with NRW and the applicant to try to regulate the unauthorised development on site and to demonstrate that the additional buildings were not causing harm to the SAC. If all buildings received planning permission, the enforcement action, and therefore the appeal against it would fall away. It was noted that this explanation would be helpful to Nevern Community Council.

The agent, Wyn Harries, then addressed the Committee. He thanked officers for their efforts in working to resolve this complex case in a way that improved the environment and would allow his clients to maintain a valuable business. He added that he was happy to answer any questions from Members.

Noting that it was disappointing that the application was retrospective, Members asked about the landscaping proposed and whether appropriate trees would be planted. The officer explained that blocks of landscaping were being conditioned as part of the various applications that had been submitted to mitigate views of the site from Pentre Ifan. A mixture of standard trees and whips was proposed. Opportunities to reduce light impact from the site as whole would be conditioned as a biodiversity enhancement.

On the proposal of Councillor Jordan, seconded by Councillor James, it was proposed that the application, completion of the Appropriate Assessment and the detailed wording of conditions be delegated to officers for approval, subject to agreement from NRW and also subject to conditions as set out in the report.

**Decision: That both the application and completion of the Appropriate Assessment be delegated for approval to the Director of Placemaking, Decarbonisation and Engagement subject to receipt of a formal response from Natural Resources Wales (NRW) in relation to the Habitats Regulations Assessment and subject to the conditions in respect of biodiversity enhancements and landscaping and lighting. The detailed wording of the proposed conditions was also delegated to the Director subject to agreement from NRW.**





- (d) Reference: NP/24/0206/FUL  
Applicant: Trewern Farms Ltd  
Proposal: Proposed Nutrient Store and Associated Works  
Location: Trewern, Velindre, Crymych, Pembrokeshire, SA41 3XE

It was reported that Trewern Farm, a dairy enterprise, currently housed a milking herd of around 960 animals and covered around 195 hectares of owned and tenanted land. The existing nutrient store was located to the east of the farm complex. The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 required Trewern Farm to increase its current slurry storage capacity from 120 days to 150 days to comply with the new regulations.

The new nutrient store was proposed to be constructed north of the main complex, in a neighbouring agricultural field, in accordance with SSAFO (silage, slurry and agricultural fuel oil) Storage Regulations. The land was classified as grade 3b moderate quality agricultural land and therefore the proposal would not impact on best and most versatile agricultural land.

The lagoon would be situated at a location separate but in reasonable proximity to the main yard, which also contained other buildings used for various agricultural purposes. It was reported that Lagoons of this nature were usually positioned away from the farm complex and were centrally located in an area designated for slurry application. Slurry from the main farm could be pumped to the proposed site, reducing road movements with tankers.

The proposed development was considered to be acceptable in terms of siting, design, amenity and biodiversity and therefore to be in accordance with Planning Policy Wales 12 and Local Development Plan 2 (LDP2). Additional planting was proposed as screening and mitigation with an additional  $\frac{3}{4}$  hectare of planting as net biodiversity gain.

It was reported that the close proximity of the site to the North Pembrokeshire Woodlands SAC, an old sessile oak wood with an exceptional diversity of rare epiphytic lichens, had meant that proposals required appropriate assessment under the Habitat Regulations to assess potential impacts. As a response to the Habitats Regulations Assessment had not yet been received from Natural Resources Wales (NRW), the recommendation was to delegate approval to Officers, subject to agreement of this assessment by NRW.

As with the previous application, the Solicitor advised that delegation to complete the Appropriate Assessment should also be sought.



The Agent, Wyn Harries, then addressed the Committee. He explained that the location had been chosen as the optimum site taking into consideration the needs of the farming operation, as well as the location of protected properties and Ty Canol wood. Nutrients would be pumped into the lagoon during the closed period using a pump and umbilical system with no need for additional vehicle movements. The capacity of slurry storage that was required for the farm had been calculated using a Natural Resources Wales calculator. The volume available in existing storage was taken away from the global volume to calculate the volume required for the new store.

In response to questions from Members, Mr Harries advised that other locations had been considered, however they would have compromised the landscaping proposals at the farm and were closer to Ty Canol. The top of the bund was not higher than the hedge, so it would not be visible from the road and the impact from Carningli would be minimal. He clarified that the contents of the existing store would be tankered to more remote fields as was currently the case.

Officers added that although the land was elevated it was in a natural dip and this combined with the proposed screening and existing hedgerow would minimise any visual impact.

On the proposal of Councillor Jordan, seconded by Councillor Williams, it was proposed that the application and completion of the Appropriate Assessment be delegated to officers for approval, subject to agreement from NRW and also subject to conditions as set out in the report.

**Decision: That both the application and completion of the Appropriate Assessment be delegated for approval to the Director of Placemaking, Decarbonisation and Engagement subject to receipt of a formal response from Natural Resources Wales (NRW) in relation to the Habitats Regulations Assessment and subject to conditions in respect of timing of the development, accordance with approved plans and documents, lighting and landscaping.**

[The meeting was adjourned between 11.35 and 11.40am. Councillor Alderman joined the meeting during the adjournment.]



- (e) Reference: NP/24/0119/MOD  
Applicant: Mr D Madge  
Proposal: Modification of schedule 2 (affordable housing) retaining to section 106 Agreement - NP/18/0488/OUT  
Location: Land off Nun Street & East of Ysgol Dewi Primary School, St Davids, Pembrokeshire, SA62 6NX

It was reported that the application proposed the modification of a Section 106 legal agreement relating to a housing site in St Davids for 11 dwellings. The existing legal agreement required planning obligations to cover a contribution towards a local play area identified as New Street Play area, and the provision of an on-site affordable housing unit to be transferred to a Registered Social Landlord (RSL).

The application sought to amend the provision of an affordable housing element from an onsite provision to an off-site provision in the form of a financial contribution towards affordable housing. This request was made on the basis that the applicant had approached all the relevant RSL's which operate within this area, and they did not wish to take on the relevant unit of affordable housing as initially required within the original legal agreement.

Having considered the evidence submitted, Officers considered that a modification to agree to a financial contribution towards off-site affordable housing in-lieu of on-site affordable housing provision in this instance still served a planning function and therefore recommended that this modification request be approved.

Some Members were concerned that the affordable unit would no longer be provided on site and asked why that was. Officers provided reassurance that under the terms of the Affordable Housing Supplementary Planning Guidance, spending of commuted sums within the community in which it was generated were prioritised, and it was very much hoped that there would be an opportunity for Pembrokeshire County Council's housing team to spend the financial contribution on a property within St Davids. They advised that it was for management reasons that RSLs were unable to take on the unit, as the flat had a shared garden with an open market flat. The Development Management Manager added that the Authority had learned lessons from the application.

On the proposal of Councillor Clements, seconded by Councillor Jordan, it was proposed that the application to be delegated to the Chief Executive, Director of Placemaking, Decarbonisation and Engagement or to the Development Management Manager to issue the modified Section 106 Legal Agreement associated with NP/18/0488/OUT within three months from the date of the meeting.



**Decision: That the application to be delegated to the Chief Executive, Director of Placemaking, Decarbonisation and Engagement or to the Development Management Manager to issue the modified Section 106 Legal Agreement associated with NP/18/0488/OUT within three months from the date of the meeting.**

- (f) Reference: NP/24/0155/FUL  
Applicant: Ms & Miss B&K Rees & Evans  
Proposal: Temporary change of use of land to accommodate a mobile sauna  
Location: Saundersfoot Harbour, Saundersfoot, Pembrokeshire, SA69 9HE

It was reported that this application sought consent for a temporary change of use of land to accommodate a mobile sauna at Saundersfoot Harbour. The sauna would be sited on a trailer on the public footpath to the east of the Harbour's car park – three potential positions for the structure had been identified to take account of high tides and storms whereby the position of the sauna may need to change.

No adverse comments had been received by consultees at the time of writing the report. One objection had been received and material issues were addressed within the report. The principle of the development was considered to be acceptable as the proposed development was in accordance with policies of the Local Development Plan. It was not considered that the mobile sauna would cause a significant adverse impact upon the appearance of the harbour given it would be seen in the context of the existing development within the Harbour. As such, the proposal was deemed to be acceptable, and a recommendation to grant temporary planning permission, subject to conditions, was made.

At the meeting, the officer reported that since writing the report, three letters of support had been received which outlined the benefits to health and wellbeing, employment and increased footfall in the village. Consultation responses had also been received from the Highway Authority, which had no objections, and the planning ecologist who had no objection subject to a biodiversity enhancement plan being submitted; this was included as a condition should approval be granted. A response had also been received that morning from Pembrokeshire County Council's Access officer who had requested an additional condition requiring a minimum distance of 1m between the mobile sauna and the edge of the footpath. The officer also requested that condition 5 as set out in her report be amended to state that the applicants must, rather than are requested to, comply with the flood management requirements set out.



The applicants, Bryony Rees and Kerry Evans, then addressed the Committee. Ms Rees explained that she worked for the National Park Authority and her role was to connect people with nature. She noted that Saundersfoot was known as a place for sea dips and they felt that a mobile sauna would complement that use and open up the activity to a wider group of people who could benefit from the heat therapy. She described the sauna as an affordable health benefit, with research having identified many health benefits such as reducing stress and anxiety, alleviating muscle pain and inflammation and improving sleep as well as potentially reducing the chances of developing Alzheimer's and heart disease.

Ms Evans added that there had been extensive improvements to the harbour area in recent years and they believed that the sauna was a good fit as a year-round tourist experience which would extend the tourist season and bring people into the village. They believed that the Sauna had many positive benefits which they wished to bring to the community.

Members asked a number of questions regarding operation of the sauna, and the applicants confirmed that it was powered by a wood burner, with no electricity connection, and would be manned when operational and locked at all other times. The wood would be locally sourced and it was intended to undertake a planting scheme to make the operation carbon neutral. Any movement of the trailer would take place at quiet times of the day, with support sought from the Harbour Authority if necessary. The trailer would be secured with wheel and tow bar locks. There would be a changing area within the sauna and no need for any wood to be stored outside of the structure as the stove was very efficient and clean burning. Officers added that locally sourced wood was considered to have less carbon impact than imported wood from further afield, as rotting wood would naturally release carbon in the same way that burning it did, and little carbon would be generated through transport. It was noted NRW had not objected to the wood burning element.

Some Members expressed concerns regarding the position of the structure on the pathway in a busy location, the visual impact and amenity of visitors and also the health risks to users. Officers advised that neither the visitor experience nor the business case were material planning considerations and noted that the proposed locations were the most sustainable and least intrusive visually. A temporary use was proposed to allow the impact of the structure to be assessed, with regard to factors such as flood risk and access considerations, before any permanent permission was considered.

The recommendation of approval was moved by Councillor Skyrme-Blackhall, seconded by Councillor Jordan, and carried.



**Decision: That the application be approved subject to conditions relating to the timing of the development, accordance with approved plans and documents, biodiversity enhancement plan, temporary use for 2 years and compliance with flood risk mitigations.**

[Councillor Jordan tendered his apologies and left the meeting at this juncture.]

- (g) Reference: NP/23/0600/ADV  
Applicant: Natural Resources Wales – Mr M Bond  
Proposal: Installation of interpretation panel with landscape/habitat plan/works  
Location: St Davids Airfield, Ffos y Mynach, St Davids, Pembrokeshire, SA62 6UE

It was reported that the application sought consent for the installation of an interpretation panel, on a timber lectern type structure at St Davids Airfield. The application was presented to the Committee as the site was located on land owned by the Authority.

The panel would be situated on the grass verge located just off the public footpath which ran through the airfield and would inform the public of the works being undertaken to improve the area's biodiversity and habitats. No adverse comments had been received from consultees, and no third-party representations had been received. Overall, it was considered that the proposed signage would not have an adverse impact upon public safety or amenity. As such, a recommendation to grant advertisement consent subject to conditions was made.

At the meeting, the officer confirmed that the sign would be bilingual and although no green infrastructure statement had been received, that it would result in a net benefit to biodiversity due to its relationship to the wider scheme.

Members considered that it was important for the public to receive relevant information regarding the biodiversity of the site, and that this was best communicated while they were visiting. The recommendation of approval was moved by Councillor Alderman, seconded by Councillor Wiggins and was carried.

**Decision: That the application be approved subject to conditions relating to removal within 5 years, accordance with approved plans and documents and no illumination.**

[The meeting was adjourned between 12.55 and 1.30pm]



[Councillor Jordan re-joined the meeting online for consideration of the following applications]

- (h) Reference: NP/24/0151/FUL  
Applicant: Mrs Jones  
Proposal: Proposed covered area to outside seating area, upgraded wind break, installation of bird nesting box to south east elevation & installation of extraction fan to chimney on north west elevation  
Location: The Shed Wine Bar & Bistro, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN

It was reported that The Shed and the attached building, known as Ty Mawr, were Grade 2 listed buildings and were owned by the National Park Authority. A Listed Building Consent application for the development (NP/24/0152/LBA) was also before the Committee that day (Minute 7(i) refers). A letter of objection had been received with the main points set out in the report, which also addressed material considerations.

The proposal was considered to offer appropriately designed enhancements to a well-established facility within a defined rural centre and was considered to be acceptable in terms of preserving the character and appearance of the Listed Building and Conservation Area. Subject to appropriate conditions to control the extraction fan and lighting, the proposal was also considered acceptable in terms of potential impacts on amenity and biodiversity and the application was therefore recommended for approval.

At the meeting the officer advised that during the application process, revised plans had been received which changed the materials of the wind break to clear Perspex closest to the road and timber adjacent to the building. This had been to address the concerns of the Highway Authority, which had no objection to the revised design. However, in response, officers had proposed an additional condition to require the panel to be of safety toughened glass and the materials to be agreed with the Authority in order to preserve the character and appearance of the Listed Building and Conservation Area.

The recommendation of approval, subject to conditions, including the additional condition advised at the meeting, was proposed by Councillor Clements, seconded by Councillor Williams and carried.

**Decision: That the application be approved subject to conditions relating to the timing of the development, accordance with approved plans and documents, lighting, extraction system and noise emissions.**



- (i) Reference: NP/24/0152/LBA  
Applicant: Mrs C Jones  
Proposal: Proposed covered area to outside seating area, upgraded wind break, installation of bird nesting box to south east elevation & installation of extraction fan to chimney on north west elevation  
Location: The Shed Wine Bar & Bistro, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN

It was reported that Listed Building Consent was sought for a lean-to seating area on the south-east side of Ty Mawr, a Grade II listed, large stone-built former machinery shed, built c. 1890 to serve Porthgain brickworks. The seating area was associated with The Shed Tea Room, a lean-to structure at the west end of the building, the entirety of which was owned by the National Park Authority.

A consideration of works requiring planning permission was contained within the accompanying planning application (NP/24/0151/FUL) (Minute 7(h) refers).

This application fell within the provisions of the Listed Building Delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012 (as amended).

The proposal was considered appropriate in terms of size, scale and detail and to be acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Technical Advice Note 24 (The Historic Environment) as well as preserving the character and appearance of the conservation area. As such, the application could be supported subject to conditions.

The recommendation that Listed Building Consent be granted was proposed by Councillor Jordan, seconded by Councillor Price and carried.

**Decision: That Listed Building Consent be granted subject to conditions relating to the timing of the development, accordance with deposited plans and documents and lighting.**

[Councillor Williams tendered his apologies at this juncture and left the meeting.]





- (j) Reference: NP/24/0198/FUL  
Applicant: Jet Moore  
Proposal: Proposed building and change of use to outdoor adventure centre, with art studio & storage space above, and associated works  
Location: The Old Bus Depot, Moylegrove, Cardigan, Pembrokeshire, SA43 3BW

It was reported that this proposed development comprised a pair of buildings on the site of a former bus depot, to be used for an outdoor adventure centre base, private art studio and storage at first floor level with associated works. The application design for the main building had been amended since the initial application and public re-consultation was currently taking place.

Details of the application were available to Members, however no officer report had been prepared and it was requested that the Committee undertake a site visit prior to the application being formally considered at the next Development Management Committee meeting.

It was reported at the meeting that there had been a number of objections from the public based on a perception of bias in respect of a grant awarded to the applicants by Pembrokeshire County Council. The officer advised that this was not material to the determination of the application and if any Members had been involved in that grant award, they were advised to speak to the Monitoring Officer.

It was proposed by Councillor Alderman, seconded by Councillor James, that the Committee undertake a site visit, and this was carried.

**Decision: That the Committee undertake a site visit prior to the application being formally considered at the next Development Management Committee meeting.**

## 8. Appeals

The Development Management Team Leader reported on 3 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.

It was reported that the appeal in respect of a new campsite on existing arable farmland and scrubland; Proposal for small static camping of 8no. self-contained pods, and small seasonal pitches with associated facilities within existing barn structure – Land south of Haroldston Hall, Haroldston West had been dismissed and a copy of the Inspector's decision attached for information.

**Noted.**



The Minutes of this meeting were confirmed at the meeting of the Development Management Committee held on 17 July 2024 without amendment

