

**DEVELOPMENT MANAGEMENT COMMITTEE
(Site Inspections)**

20 January 2025

Present: Dr M Havard (Chair)
Councillor T Evans, Councillor C George, Councillor M James and
Mr GA Jones.

Officers Present: Mrs S Morris, Ms K Attrill, Ms B Gledhill (Lleine only), Mrs C Llewellyn (Minutes) and Ms G Jones.

(Site Inspection: 10.40am – 11.20am; 11.50am – 12.10pm)

1. Apologies

Apologies for absence were received from Councillor M Bowen, Councillor D Clements, Councillor Dr S Hancock, Dr R Heath-Davies, Mrs S Hoss, Mrs J James, Dr RM Plummer, Councillor B Price, Councillor S Skyrme-Blackhall, Councillor A Tinley, Councillor V Thomas, Councillor M Wiggins and Councillor C Williams.

2. Purpose of the Visit

The Chair welcomed Members to the meeting and reminded them that the purpose of the visits that day was purely to enable them to acquaint themselves with the application sites and their surroundings. No discussion would take place and no decisions would be made until the planning applications were considered at the next meeting of the Development Management Committee.

3. NP/24/0596/FUL - Allow habitable rooms in consented building, along with link to existing dwelling, Lleine, Nevern, Newport, Pembrokeshire, SA42 0NY

The Development Management Manager explained that this application sought consent to allow habitable rooms in an outbuilding which had previously gained planning permission under application ref NP/22/0571/FUL, together with the erection of a link to the existing dwelling. Plans showing the development which had been approved, as well as that proposed, were circulated, and the officer pointed out the buildings which had permission to be demolished and re-built. She noted that although consent for the replacement building had been granted, this application sought its use for domestic, rather than storage, purposes. She explained that officers were concerned regarding the loss of character, length of the dwelling in views of the rear from the coast path and the impact on the landscape, particularly at night, that could be caused by the application.



The Agent noted that the existing barn (milking parlour) would be re-built on a slightly different alignment to avoid a water main which ran across the site and the approximate location of the corner of the building was marked on the ground.

Members viewed the buildings from the front and the rear. They requested that details regarding the height of the buildings and information on whether it would be possible to mitigate light spillage from the proposed habitable rooms be provided at the Committee meeting.

The site visit was adjourned for onward travel to the next site.

4. NP/15/0417/FUL - Retention of agricultural building (Structure 13) and lay down area, Trewern, Felindre Farchog, Crymych, Pembrokeshire, SA41 3XE

The Development Management Manager explained that it was not intended to visit this working farm, but to look at views of it in the landscape. Members were driven slowly past the farm, and the location of the proposed planting and existing structures were pointed out.

Members then visited Pentre Ifan Burial Chamber from which a good view of the site could be obtained and the position of the proposed planting and Structure 13 were identified. The existence of new calf hut structures were also noted and the Officer advised that she would ask for them to be included on a revised plan to be submitted prior to the Committee.

It was noted that a light survey on a previous application had shown the farm to have a high impact and mitigations were being sought as part of the current application.

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