

## **DEVELOPMENT MANAGEMENT COMMITTEE (Site Inspections)**

**26 March 2018**

Present: Mr A Archer, Councillor P Baker, Councillor Mrs D Clements, Councillor P Harries, Mrs G Hayward, Mrs J James, Councillor M James, Councillor P Kidney, Councillor PJ Morgan (St Davids only), Councillor R Owens, Dr RM Plummer, Mr AE Sangster, Councillor A Wilcox (Saundersfoot and Manorbier only) and Councillor S Yelland.

(Site Inspection: St Davids: 10.30 a.m. – 11.20 a.m.  
Saundersfoot: 1.30 p.m. – 2.30 p.m.  
Manorbier: 3.00pm – 3.15 p.m.)

### **1. Apologies**

Apologies for absence were received from Councillor K Doolin, Councillor ML Evans, Dr R Heath-Davies and Councillor M Williams. Councillor P Morgan gave his apologies for the Saundersfoot and Manorbier visits and Councillor A Wilcox for the St Davids site visit.

### **2. Proposed affordable housing led mixed use development comprising 38 affordable dwellings, 32 dwellings comprising shared ownership dwellings & market, and a hotel (Use Class C1); including access, landscaping, drainage, car parking & associated engineering & ancillary works – Land at Glasfryn Lane, St Davids**

The Chair welcomed Members to the meeting and reminded them that the purpose of the visits that day was purely to enable Members to acquaint themselves with the application sites and the surrounding area. No decision would be made until the planning application was considered at a future meeting of the Development Management Committee.

The Planning Officer explained that this was a mixed use development and explained, with the use of plans distributed to the Committee, where the various elements would be situated and whether these would be of one or two storey. She noted that there would be three entrances to the site and the locations of these were pointed out. It was noted that the existing hedgerows would be retained. There would be additional planting, and details of this would be set out in a new landscaping plan which was to be submitted. Members then walked along the two roadside boundaries of the site.

Members asked whether there would be any coach parking at the hotel, and the officer agreed to find out. They also asked about maintenance of the areas of open space in the part of the site where the social rented housing was located and were advised that it was likely that Pembrokeshire Housing Association would be responsible. In response



to a question, it was also noted that a separate advertisement consent would be required for signage, and officers would not expect this to internally illuminated.

Members then travelled by vehicle to the junction of the B5483 Whitesands Road with the minor road to Llanrhian and looked back at the site; it was anticipated that the buildings would be visible from this location.

Thanking Members for their attendance, the Chair adjourned the meeting for travel to the next site.

### **3. Alteration to existing boundary walls and creation of a new dwelling – Velfrey Cottage, Church Terrace, Saundersfoot**

Welcoming Members to the site, the officer reminded the Committee that planning approval was sought for the sub-division of the garden of Velfrey Cottage to form a plot for a new two storey dwelling. The proposed works would alter the existing stone frontage boundary wall to create a new access and delivery bay. Above the wall, a lean-to en-suite bathroom and external log store would be provided and this would also extend the stone wall vertically.

Members asked about the lack of car parking on the site and were advised that due to its location within the conservation area, none was required. They also commented on the timing of the work to the boundary wall, which would impact upon the highway and adjacent footway. Officers advised that a planning condition could be imposed to require a Construction Management Plan which would include details of the traffic management proposals which could avoid deliveries at school drop-off and pick-up times in order to cause minimum disruption and maintain highway safety.

With regard to the question of density on the site, the agent responded that approximately one third of the site area was built upon which was similar to other properties in the village centre. In terms of amenity of neighbours, the provision of obscure glazing in the new dwelling, together with its distance to other properties was sufficient to ensure there would be no adverse impact on privacy of neighbouring properties. Permanent louvres would be installed on a window in Velfrey Cottage to prevent overlooking of the proposed dwelling.

Members went on to the site, which was stepped and quite overgrown, and stood in the proposed location of the dwelling. The Agent marked the ground floor level on the boundary wall. They then walked around the boundary and along Wogan Lane to view the site, by invitation, from the garden of neighbours who had objected to the development.



Thanking Members for their attendance, the Chair adjourned the meeting for travel to the next site.

**4. Proposed erection of 23 affordable homes with associated access, parking, landscaping & engineering works – Land at Station Road, Manorbier**

Members were reminded that this application site was allocated in the Local Development Plan for 19 residential units. Members stood at the entrance to the site, which was broadly flat and heavily wooded. The Planning Officer explained that the site area was larger than that allocated and approval was sought for 23 dwellings. Concerns had been raised about the accessibility of the site and its impact on highway safety, however the buses ran every hour and the trains every two hours and the Highway Authority had not objected to the proposal. Welsh Water were happy with the pumping station proposed on site, however discussions were ongoing regarding another housing site nearby and its development would include a larger pumping station which could also be used by this development.

With regard to the concern by the Community Council that the site was not related to either Manorbier or Jameston, the officer noted that in the Local Development Plan, Manorbier Station was classed as a Rural Centre in its own right as it had at least 3 facilities normally found in a small village (eg primary school, place of worship, letter box, pub).

The Headmistress from the school also answered Members' questions, confirming that the capacity of the school was 120 places and there were currently 63 pupils. She felt that additional pupils would strengthen the diversity of the school as well as securing its future. There were concerns regarding congestion outside the school due to the lack of a turning circle for those picking-up and dropping-off children, and also the use of the road by large lorries avoiding low bridges on other routes.

Thanking Members for their attendance, the Chair concluded the meeting by advising that all the applications considered by the Committee that day would be brought back to future meetings of the Committee for decision.

