**KILGETTY, BEGELLY COMMUNITY COUNCIL (KBCC)**

Extraordinary Meeting of Full Council held at Kilgetty-Begelly Community Centre, Kilgetty at 6.40pm.

Thursday 26 September 2019

MINUTES

**Present:**

Cllr Diane Lockley (Chair)

Cllr Jayne Ebrey (Vice-chair)

Cllr Peter Adams

Cllr David Anderson

Cllr Christopher Ebrey

Cllr Brenda Jones

Cllr Sandra Smith

Cllr Gavin Thomas

Cllr Janet Ward

Cllr Paul Wyatt

Ian Morris (Clerk and Responsible Finance Officer)

County Cllr David Pugh was also present, as an observer only, in the public gallery from 6.55pm.

A public participation session took place between 6.32pm and 6.40pm.

**1. Apologies.**

Cllr John Whitby and Cllr Josephine Woodgate.

**2. Declarations of Interest.**

None.

**3. Planning.**

Cllr Lockley brought forward the following planning application;

**19/0506/PA - Installation of 75 bases for the siting of holiday lodges (which fall under the definition of a caravan), a spa facility, 4 holiday apartments, café and cycle hire, an equestrian stables, ménage and associated office, rebuilding of Plum Tree Hall for wardens accommodation, main park office, car and cycle parking, 2 residential garages, landscaping, access, retaining walls, foul and surface water drainage, related infrastructure and engineering works at Heritage Park, Pleasant Valley, Narberth, SA67 8LN.**

**1246**

Cllr Lockley suggested that Full Council discuss the various land areas (A-G) set out in the planning application and then provide the Clerk with summary points in order that he could respond to Pembrokeshire County Council (PCC). Members agreed.

Councillors raised a number of issues, including those concerns mentioned during the public participation session.

In summary of the discussion, councillors raised the following concerns about the application (not in any order of priority);

* There would be a significant increase in the volume of traffic on very narrow, single track roads throughout Pleasant Valley, including at construction stage. There is likely to be severe congestion under a bridge below the main road which is also on a blind corner. Members were concerned about the effect increased traffic would have on a beautiful, rural location that attracted many visitors.
* Light and noise pollution in the area will increase substantially as a result of the proposed development.
* Technical advice Note 15 had highlighted a high risk of flooding in Areas A, F and G. Members were concerned that on Area A, lodges were proposed on a high risk flood area. On Area F, a café and information centre were proposed on a high risk flood area. Flood response plans were needed for these areas.
* The existing car parking facilities used by many local residents would be lost. Where would resident’s vehicles now be parked? Parking on the narrow roads instead could lead to congestion and provide hazards. Where would visitors to the proposed spa in the old Stepaside Inn park their vehicles?
* Kilgetty was the nearest service centre to the proposed development but there is currently no continuous footpath from Heritage Park to Kilgetty.
* The proposal includes plans to convert some footpaths to multi-use. Concern was expressed over the use of footpaths by horses, mountain bikes, other bikes and walkers together, including on the existing bridleway/tramway that leads to Wiseman’s Bridge. It was felt that this bridleway was not wide enough to cater for multi-users and in addition, it exits on to a dangerous bend at Wiseman’s Bridge. Where would horses go at this point? In addition, fouling of the footpaths by horses would be an issue.
* The proposed development would create a ‘village within a village’ which would be detrimental to the existing community in Stepaside. Members queried whether there was all year round residency at Heritage Park which was contrary to planning policy.
* Members felt that an Equestrian Centre was not needed at this location. This would increase the number of large vehicles using the narrow roads.
* The associated planning documents included Ecology and Mining reports.

**1247**

KBCC felt that, should any planning permission be granted, that all pre-development and on-going requirements set out in the reports must be included in any planning approval conditions, adhered to by the applicant and strictly monitored throughout.

* Concern was expressed about possible foul water and sewerage contamination in the stream that runs through Heritage Park and eventually on to the beach at Wiseman’s Bridge during and after the construction phase. There is also existing poor natural drainage in some areas (Area B). A Sustainable Drainage System (SUDS) was needed in Areas A, F and G.
* Members expressed concern about the impact of the development on bats, other wildlife and any peacocks that remain in the area. In particular, much of the area used by bats to forage would be lost and this would have a detrimental effect on bat colonies. Mitigation work was planned (including tree replanting) by the developer but no overall summary had been provided for this work.
* It was felt that the proposed development would have a detrimental effect on the landscape at what was a beautiful rural location and was not in keeping with its heritage and character. It would also see a reduction in the quality of life for residents in the area.
* Members recognised that some parts of the proposed development were impressive. However, it was felt that there should be separate planning applications submitted for different elements of the development, for example, the proposed leisure spa and lodges in the old Stepaside Inn.

After further discussion, Cllr Wyatt proposed that this planning application, as it currently stood (one overall application), be recommended for **refusal**. Seconded by Cllr Anderson. Vote taken – all in favour.

**4. Emergency Items**

None.

There being no further business, the meeting closed at 7.59pm.

Kilgetty, Begelly Community Council

September 2019

**1248**