**LLANRHIAN COMMUNITY COUNCIL**

**CYNGOR CYMUNED LLANRHIAN**

**Public Meeting held on the 27th July, 2021, via Zoom, to discuss the proposed planning application for land off Cefyn Gallod, Trefin.**

Participating: Cllrs: John Morgan, Neil Prior, Brigit Thurstan, Anthony Daniel, Paul Raymond, Vanessa Walker (Clerk).

11 local residents (names redacted for GDPR purposes)

C Cllr. Neil Prior introduced the meeting and briefly outlined the planning process through the Pembrokeshire Coast National Park Authority (PCNPA). This was a pre-planning application consultation and a planning application had not been formally put in yet.

Comments from those at the meeting included:

Concerns about access to the development and congestion and impact of traffic. There was a childrens’ playpark fairly close by.

Query as to why the entrance to the development was off Cefyn Gallod and not Abercastle Road.

It was felt that the number of affordable houses (2) within the development was inadequate and they were both only one bedroom houses. A development of 11 houses should generate 2.75 affordable homes. The development whilst it complied with the Local Development Plan (LDP) in this regard was not in the spirit of the LDP and did not take into account local interest. The land had been designated residential use but it should not be used for executive or second homes.

The rest of the development comprised expensive designs which would not be affordable to local people. It was not a suitable development for Trefin – the houses were too large and not in the character of the village.

There was a query as to how the social (affordable) housing stock would be managed.

There was no renewable energy scheme in place for the development.

The scale of the development within the plot available was felt to be too large – too high a density of houses.

There was a query as to whether there had been a previous planning application. It was thought that there had not been one for this proposed development.

**Summary of Issues of Concern**

1. Impact of Traffic (PCNPA Policy No. 60). The number of additional vehicles from the development would generate an unacceptable adverse effect on congested areas or at peak times of traffic flow.
2. Housing Allocation (Policy No. 47). The housing allocation within the LDP for this site is 10 houses. The development is for 11 houses.
3. Affordable Housing (Policy No. 48). The LDP calls for 35% affordable homes within the St. Davids area. 2 houses out of 11 designated for affordable homes is insufficient. The Affordable Housing allocation for this site is for 3 affordable homes.
4. Density of Housing (Policy No. 51). The LDP calls for a density of 30 houses per hectare. The site is 0.35 of a hectare – 10 houses is therefore be appropriate, not 11.
5. Amenity (Policy No. 30). The development is of a scale incompatible with its surroundings.
6. Character (Policy No. 14). The character of the development fails to incorporate traditional village features.

After this discussion Llanrhian Community Councillors agreed that the Council was not in favour of this application on the grounds of the following PCNPA Local Development Plan Policies: 14; 30; 51; 48; 47 and 60.

VTW:27.7.2021