

SAUNDERSFOOT COMMUNITY COUNCIL

Minutes of the Special Meeting of the Saundersfoot Community Council held upon Wednesday 10th October 2018 at The Regency Hall, Saundersfoot at 6.00pm.

Present - Cllrs M Williams BEM (Chair), John (Vice Chair), B Cleevely, R Hayes MBE, T Pearson, S Boughton-Thomas, D Ludlow and N Sefton



- 1. Apologies for Absence** – Cllrs Beedles, Upham & Mattick,
Apologies and absence due to conflict of interest – Cllrs Baker and Sefton

There were approximately 30 members of the public in attendance.

The Clerk was unable to attend so Cllr John recorded the Minutes.

- 2. (1) - NP/18/0502/FUL**

The Chair welcomed everyone and explained the format of the meeting. That being that all the Councillors present would pass comments on the application, then the members of the public present could ask questions or raise points of their own.

Cllr Hayes MBE

Stated that she objected to the building on the last remaining open space in the village centre, with this being in a conservation area as well. Cllr Hayes MBE reminded the committee that she recalled a previous planning application being refused in the past and as this was now a designated flood zone, could not see how planning would be allowed. Cllr Hayes MBE also raised concerns about the commemorative trees that were planted around the picnic area and their long term future.

Cllr Boughton-Thomas

Stated that she was in favour and that it was an innovative plan. If the planning was refused then the Harbour Commissioners had stated that the land could return to the County Council and they could sell it for the development of flats or whatever a developer believes would work.

Cllr Pearson

Stated that she was in favour, having fought for years to keep the Coal Office as a heritage resource for the village. Any subsequent development around the periphery of the building was a price worth paying to save the main Coal Office building.

Cllr Cleevely

Raised several concerns regarding the development and quoted from the actual application; the whole area is in a flood zone and it states that an emergency evacuation plan is required for the guests in the 25 overnight accommodation due to the likelihood of over-topping.

Cllr Ludlow

Raised his main concern, that being that the number of retail units planned was excessive at 15. The recent Cambrian development had planning for several additional units that have not been built yet and it was thought that this was due to a lack of demand for such.

Cllr John

Stated that Cllrs Cleevely and Ludlow had touched on his concerns. The 25 bedrooms accommodating a potential 100 beds in the new development will be on top of the already approved 20-30 beds in the new Marine Centre of Excellence development (MCoE), therefore could the village support 120-130 additional bed nights. The application evidence has an email stating that a 2015 Flood Report had a new sea wall at 9.4m OD. It is assumed that this relates to work undertaken at the M.CoE site and therefore will have no

flood defensive effect for this new development. The application states that the retail units will be for marine related outlets, do we really expect to see 15 fishing tackle or surfboard shops within the development.

Cllr Williams

Stated that the village has lovely views from the open space, being a family meeting area. The open space also allows unobstructed views from the around the area to the sea and coastline. This development would spoil an area of beauty – it may need tidying up but being developed upon.

The Chair then opened the discussion to the members of the public present; whose views and comments included -

It was shame that the village finds itself in this position as the land concerned was offered to the Community Council in the 60's but the offer was refused and it was sold to the unitary authority of the time for the benefit of the village, It has been neglected over the years and now has been sold to raise money and reduce liability.

The Coal Office and picnic area is the focal point of the village and is a designated green space within the current and the new local development plans. A recent retail report shows the decline of High Street shops and therefore the need for these extra retail units cannot be understood. The current planning regulations have several conditions that this application fails to meet.

The green area is actively used throughout the Summer by families as it is a nice safe, walled environment for children to have picnics, although it could be enhanced with more seating.

The current accommodation provision at the M.CoE is okay but the need for the retail units is unlikely and their size is thought to be unsustainable and therefore could they also be used for accommodation!

People like the “old” village feel of Saundersfoot as it is not a commercialised shopping area.

There was no announcement of this planning application, so the villagers are not generally aware; and it appears that the plans may have changed since the public open house sessions a few months ago.

The plans are not available locally for people to study, not everyone is online and cannot necessarily get to Pembroke Dock, a copy should be available in the library.

It was noted that a petition with over 600 names on was raised approximately 3 years ago, but this has not been renewed nor resubmitted.

With no further discussion points being made, the Chair called for a vote.

With regard to planning application NP/18/0502/FUL,
those for the application – 2
those against the application – 5

The above information was presented to the meeting by members of the public and has not been confirmed or otherwise.

The PCNPA will be informed of the decision with the reasoning -

Breaches within the current Local Development Plan

- *Policy 4 SAUNDERSFOOT LOCAL CENTRE (TIER 3) (Strategy Policy)*
d) to ensure developments permitted contribute to the protection and enhancement of the village's special qualities
- *Policy 16 Open Space and Green Wedges*, The area is designated a Green Space, see site map C26
- *Policy 30 Amenity*, point (d) the development is visually intrusive
- *Policy 34 FLOODING & COASTAL INUNDATION (Strategy Policy)*
“In planning for the future development of the National Park;
a) development will be directed away from those areas which are at risk from flooding now or as predicted for the future by the Environment Agency Development Advice Maps or Shoreline Management Plan 2 unless there are sound social or economic justifications in accordance with the advice set out in Technical Advice Note 15. “

NOTE

The Shoreline Management Plan and Planning Policy Wales states that *TAN15 Development and Flood Risk*, will only allow vulnerable development in C1 flood zones provided all 11 “Acceptability Criteria” are met, including flood defences, flood evacuation plans etc. However this site is in a C2 zone and therefore flooding deemed to be worse and more likely and therefore does not mention any permitted development within this Technical Advice Note.

PCNPA Landscape Character Assessment “LCA1” (June 2011) clearly states under the heading “Special Qualities” that

“Saundersfoot has a Conservation Area centred on the old town area along the sea front and the harbour (designated in September 1995) “

Other pertinent considerations:

- Existing trees within the development area are protected by “Tree Preservation Orders” TPO 135/139
- The Welsh Government’s *Environment Strategy for Wales* states (Page 41) - “a lack of green space can have a significant negative impact on quality of life”
Then has a section entitled -

“The built environment and access to green space

Every community in Wales should have a high quality, vibrant, well planned and well maintained built environment. The built environment should secure efficient use of land including appropriate density of development, respect local distinctiveness and historic character and provide access to green space, areas for recreation and support biodiversity”

Obviously the existing green space used for recreation will be removed by this development.

- There is existing planning permission for 6 retail units within the village, (NP/12/0054 and NP/12/0055), only 2 of these have been built in the last 6 years, therefore there does not appear to be a requirement for additional retail space.
- The very small footprint of the proposed units is such that their viability is questioned and therefore the sustainability of these premises is questioned.

The members of the public then left.

(2) - NP/18/0568/CLE - Passed as it is a confirmation of pre-use.

(3) - NP/18/0569/FUL - Passed as replacing old building with new

Meeting Closed 7:00pm