

**CYNLLUNIO / PLANNING**

**AGENDA AM CYFARFOD HYBRID I’W GYNNAL ar 17eg CHWEFROR 2025 am 7yh**

**AGENDA FOR THE HYBRID MEETING TO BE HELD on 17th FEBRUARY 2025 at 7pm**

You are hereby summoned to attend a HYBRID meeting of Newport Town Council for the purpose of transacting the following business.

If a member of the public/press wishes to attend online, please email the Clerk on [npclerk@newport-pembs.co.uk](mailto:npclerk@newport-pembs.co.uk) by **14th February 2025.**

Link to view planning applications: <https://planning.agileapplications.co.uk/pcnpa/search-applications/>

1. **Ymddiheuriadau am absenoldeb / Apologies for absence**
2. **Datganiad o ddiddordeb / Declarations of Interest**
3. **Cofnodion drafft o’r cyfarfod a gynhaliwyd ar 20fed Ionawr 2025 / Draft minutes of the meeting held on 20th January 2025**
4. **Materion yn codi / Matters arising**
5. **Ceisiadau Cynllunio / Planning Applications**

|  |  |
| --- | --- |
| **5.1** | **Application Number:- NP/25/0003/FUL**  **Site:-** Penfeidr Farm, Ffordd Bedd Morris, Newport, Pembrokeshire, SA42 0QZ  **Proposal:-** Demolition of existing agricultural outbuilding and replacement with modern framed agricultural shed for feed and implement storage  **Comments:-**  **Recommendation:-** |
| **5.2** | **Application Number:- NP/24/0633/FUL**  **Site:-** Gelli Olau, Fishguard Road, Newport, Pembrokeshire, SA42 0UE  **Proposal:-** Erection of garden storage building (partly in retrospect); Retention of existing garden storage compound; Retention of existing dog run & upgrade of existing patio area and partial rebuilding/upgrade of boundary/hedge  **Comments:-**  **Recommendation:-** |
| **5.3** | **Application Number:-**  **Site:-**  **Proposal:-**  **Comments:-**  **Recommendation:-** |
| **5.4** | **Application Number:-**  **Site:-**  **Proposal:-**  **Comments:-**  **Recommendation:-** |

1. **Gwaith ar Coed / Tree Works**
2. **Gwaith coed mewn ardaloedd cadwraeth / Treeworks in conservation areas**
3. **Materion Gorfodaeth / Enforcement Matters**
4. **Cymeradwyaethau / Approvals**
5. **Apeliadau / Appeals**
6. **Diweddariadau / Updates**
7. **Gwybodaeth / Information**
8. **Gorchymyn cadw coed / Tree preservation order**
9. **Gorchmynion Cadw Coed yn Nhrefdraeth a'r Parrog / Tree Preservation Orders in Newport and Parrog**
10. **Pwyllgor Rheoli Datblygu / Development Control Committee**
11. **Tynnu’n ol / Withdrawals**
12. **Gwrthod / Refusals**
13. **Gohebiaeth / Correspondence** 
    1. Email from R. Griffiths re cutting down tree in his garden, Penderw, Goat St.
    2. Letter sent to Emma Gladstone, PCNPA re PCNPA LDP2 Review Report, response received from Gayle Lister on 22nd January and from Emma Gladstone on 28th Jan – **Appendix 1**
    3. Email from Kate Attrill, PCNPA re Prior notification GDO6 - Agricultural Buildings applications

**Date of next meeting**

**APPENDIX**

**Appendix 1**

**From:** Gayle Lister <gaylel@pembrokeshirecoast.org.uk>   
**Sent:** 23 January 2025 12:47  
**To:** Newport Town Council Clerk <npclerk@newport-pembs.co.uk>  
**Cc:** Emma Gladstone <emmag@pembrokeshirecoast.org.uk>  
**Subject:** RE: Land at Pen Y Bont and Mary's Farmhouse - Newport

Prynhawn da, Lowri

The Business Park land covers approximately 0.67 hectares.

Please note that this is an approximate measurement calculated from my QGIS desktop and may not be an exact measurement.

Best wishes

Gayle

**From:** Newport Town Council Clerk <[npclerk@newport-pembs.co.uk](mailto:npclerk@newport-pembs.co.uk)>   
**Sent:** 23 January 2025 11:56  
**To:** Gayle Lister <[gaylel@pembrokeshirecoast.org.uk](mailto:gaylel@pembrokeshirecoast.org.uk)>  
**Cc:** Emma Gladstone <[emmag@pembrokeshirecoast.org.uk](mailto:emmag@pembrokeshirecoast.org.uk)>  
**Subject:** RE: Land at Pen Y Bont and Mary's Farmhouse - Newport

Bore da Gayle,

Can you please let me know the size in hectares of the Mary’s Farmhouse land so as to understand the minimum number of dwellings that could be provided here under PCNPA LDP2 Policy 51?

Diolch,

Lowri

**From:** Gayle Lister <[gaylel@pembrokeshirecoast.org.uk](mailto:gaylel@pembrokeshirecoast.org.uk)>   
**Sent:** 22 January 2025 16:35  
**To:** [npclerk@newport-pembs.co.uk](mailto:npclerk@newport-pembs.co.uk)  
**Cc:** Emma Gladstone <[emmag@pembrokeshirecoast.org.uk](mailto:emmag@pembrokeshirecoast.org.uk)>  
**Subject:** Land at Pen Y Bont and Mary's Farmhouse - Newport

Good afternoon, Lowri

Many thanks for your email sent to Emma on 21st January regarding land in Newport. She has asked me to respond on her behalf.

Your email is correct that there is a housing allocation at Pen Y Bont (identified in LDP2 and the Proposals Maps as ‘Land North of the Business Park Newport’). It is allocated for 15 dwellings in total, with 8 of those expected to be affordable dwellings. PCNPA would expect delivery on that site to be as allocated.

The land to the south is identified as Newport Business Park on the Proposals Map is land with extant planning permission for B1 and B8 business use. The land was allocated for employment use in Local Development Plan 1, but as no employment use had come forward during the Plan period, the land was not allocated for employment use in Local Development Plan 2. However, as the land has extant planning permission, there is an 'in principle’' acceptance of employment or commercial use under national planning policy.  In the adopted LDP 2, the land does not have a specific employment or housing allocation and is shown on the proposals map as ‘white land’, meaning there is no identified allocated use for the land.  In principle, the land could also be acceptable for housing development, for which affordable housing provision can be sought.

The site is located within the Centre boundary of Newport and therefore, there is an ‘in principle’ acceptance of development on this site, whether that be for employment use or for housing.

As such, an application for market and/or affordable housing on the land at Newport Business Park would be acceptable, in principle. In accordance with Policy 48 (Affordable Housing) 50% of any housing proposed on this site would be required to be affordable housing. The 50% is a minimum requirement and should a proposal be submitted for greater than 50% affordable housing, this would be welcomed.

Any proposed housing development outside of the Newport Centre boundary is classified as Countryside and any proposals for housing would be regarded as an exception site where PCNPA would only allow 100% affordable housing, in accordance with Policy 49 of LDP2.

Policy 51 of LDP2 sets out the acceptable housing densities and states that residential development proposals will be permitted where the residential density is a minimum of 30 dwellings per hectare. Paragraph 4.296 states that higher densities will be permissible and indeed encouraged where they represent the sustainable use of the land and reflect the character of the surrounding area and would not unacceptably impact upon local amenity. As such, where higher densities are proposed, careful consideration is given to the above.

Here are the links to the LDP and the Proposals Maps:

LDP: [LDP 2 Adopted Text](https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf)

Proposals Maps: [Proposals-Maps-for-Adoption.pdf](https://www.pembrokeshirecoast.wales/wp-content/uploads/2020/08/Proposals-Maps-for-Adoption.pdf)

I am unable to comment on the numbers you have referred to in your email as PCNPA have not received any planning application for the land in question. Should a planning application come forward, documents submitted, including numbers of dwellings proposed, would be publicly available on our planning portal. [Citizen Portal Planning - home](https://planning.agileapplications.co.uk/pcnpa)

Consideration of any planning application will be subject to compliance with all relevant policies in the Local Development Plan.

I trust the above information answers your query, but please do get back to me if I can be of any further help.

Best wishes

Gayle

////////////////////////////////////////////////////////////////////////////////////////////////////

**From:** Emma Gladstone <[emmag@pembrokeshirecoast.org.uk](mailto:emmag@pembrokeshirecoast.org.uk)>   
**Sent:** 28 January 2025 09:10  
**To:** Newport Town Council Clerk <[npclerk@newport-pembs.co.uk](mailto:npclerk@newport-pembs.co.uk)>  
**Cc:** Morgan Lewis <[morganjlcouncil@gmail.com](mailto:morganjlcouncil@gmail.com)>; [rosmcgarry@aol.com](mailto:rosmcgarry@aol.com)  
**Subject:** RE: Letter from Newport Town Council regarding PCNPA LDP2 Review Report

Bore da Lowri,

Thank you for your letter received 21 January 2025, sent on behalf of Newport Town Council (NTC). Your letter states that NTC is considering the LDP 2 Review Report and seeks clarity on the proposed full revision procedure and wishes to understand how legislative and policy changes in Wales that have taken place since adoption of PCNPA LDP 2 (adopted September 2020) will impact on Newport in the period until adoption of LDP 3.

**Interim measures**

A report went to National Park Authority in March 2023 outlining the implications of the Welsh Government legislation and changes to planning policy regarding second homes and short-term lets. The NPA report outlines changes to the Use Classes Order, the ability to use an Article 4 Direction and the proposal to consider the use of conditions on a case by case basis for planning applications in the NP. [08\_23-Planning-Policy-Changes-re-Second-Homes-abd-Short-term-lets.pdf (pembrokeshirecoast.wales)](https://www.pembrokeshirecoast.wales/wp-content/uploads/2023/03/08_23-Planning-Policy-Changes-re-Second-Homes-abd-Short-term-lets.pdf)

Changes to the adopted LDP 2, as identified in the Review Report, can only be made at plan revision. However, in the interim, where any proposals for residential development come forward in advance of a revised LDP, officers are undertaking an assessment to consider whether a planning condition to restrict market dwellings to primary residence only (Use class C3) is appropriate.  The condition removes permitted development rights to use a property as a second home or short term let (use class C5 and C6).

The link to the report below details the approach taken by the NPA for a proposed development in Tenby. The assessment considers:

* the prevalence of second homes and holiday lets in Tenby compared with the prevalence in the NP as a whole,
* areas within Tenby where there are clusters of second homes,
* information from recent completions on large sites
* information for similar types of flatted development
* the impact on the financial viability of the site.

[NP\_21\_0593\_FUL.pdf (pembrokeshirecoast.wales)](https://www.pembrokeshirecoast.wales/wp-content/uploads/2023/04/NP_21_0593_FUL.pdf)

An assessment was also undertaken for Land North of Whitlow, Saundersfoot which concluded that there was not sufficient justification from evidence to apply a condition to the estate houses proposed in the development. There was evidence to warrant application of a condition to the apartment style properties given the high prevalence of second homes and holiday lets in these style properties in Saundersfoot. A condition for 71% of the apartments to be C3 use (use as a sole or main residence only) was recommended.

[NP-23-0168-FUL.pdf](https://www.pembrokeshirecoast.wales/wp-content/uploads/2023/08/NP-23-0168-FUL.pdf)

**Review Report and proposed revision procedure**

The Review Report concludes that a full revision procedure should be followed which would result in LDP 3.  Officers consider that the nature of the issues identified through the review would impact on the strategy of the LDP and therefore a full revision procedure is required. The short form revision procedure does not require pre-deposit public consultation or preparation of a preferred strategy and is considered appropriate where issues to be addressed are limited in number and scope and do not affect the strategy of the plan.  Officers consider there to be a significant risk of legal challenge if a short form revision procedure was followed, as the scope of the issues identified in the Review Report would include a potential revision to the plan’s strategy.

The Welsh Government’s LDP Manual (edition 3) provides the following guidance on the short form revision procedure:

“The Short Form Revision (SFR) should only be considered an option if the issues identified in the Review Report are not of sufficient significance to justify undertaking the full revision procedure.” (paragraph 8.20).

“The SFR should **only** be considered if the RR conclusions do not:

* Result in the existing strategy to be considered unsound
* Indicate changes to the strategy or any part of it are required
* Result in a plan, or parts of the plan, becoming distinctively different to the adopted plan
* Propose changes that are of a significant scope, number and scale.” (paragraph 8.21).

The full revision to the plan provides the opportunity for officers to consider the prevalence of second homes and short-term lets when considering the housing requirements.  The evidence base must be collated to justify a local policy approach. Officers consider that policy options regarding second homes and short term lets is a substantive issue which would impact on the strategy of the plan in terms of the scale of housing growth and also the spatial strategy and location of new homes.  A policy for second homes and short term lets would also impact on the viability of housing development. There are also a number of other issues identified in the Review Report that the revision would need to address, which includes, amongst other issues, the climate and nature emergencies and the publication of Future Wales.  These issues also have the potential to impact on the plan’s strategy which has resulted in the recommendation for a full revision procedure.

**Next steps**

The Review Report is currently available for consultation until Friday 21 February.  A paper will then be prepared for the National Park Authority (NPA) meeting on 26 March to inform the Authority of the consultation process, together with any proposed amendments to the Review Report and seek agreement for the Review Report to be submitted to Welsh Government (WG). Once formally agreed by the NPA and WG, work will formally commence on a revised LDP.  Officers will prepare a Delivery Agreement which will set out the timetable for preparing the revised LDP and the Community Involvement Scheme to outline engagement opportunities.  Engagement events for City, Town and Community Councils will be held throughout the LDP revision process and will be set out in the Delivery Agreement, which will be available for consultation over the summer.  Officers do not consider it necessary to meet at the present time, however, if you have any further questions regarding the Review Report, please do not hesitate to contact me.

Kind regards,

Emma

Emma Gladstone

Strategic Policy Manager / *Rheolwr Polisi Strategol*

Pembrokeshire Coast National Park Authority /*Awdurdod Parc Cenedlaethol Arfordir Penfro*

Llanion Park / *Parc Llanion*

Pembroke Dock / *Doc Penfro*

Pembrokeshire / *Sir Benfro*

SA72 6DY