

## Nettleship, Tom

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**From:** sueshefford <[REDACTED]>  
**Sent:** 16 December 2024 18:23  
**To:** LDP - For Enquiries  
**Subject:** Pembrokeshire County Council Local Development Plan 2  
**Attachments:** IMG\_20241216\_0001.pdf; IMG\_20241216\_0002.pdf; IMG\_20241216\_0003.pdf; IMG\_20241216\_0004.pdf; IMG\_20241216\_0005.pdf; IMG\_20241216\_0007.pdf; IMG\_20241216\_0008.pdf; IMG\_20241216\_0009.pdf; IMG\_20241216\_0008.pdf; IMG\_20241216\_0010.pdf; IMG\_20241216\_0011.pdf; IMG\_20241216\_0012.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** D Rep

**EXTERNAL EMAIL – Exercise care with links and attachments** *E-BOST ALLANOL – Byddwch yn ofalus wrth agor dolenni ac atodiadau.*

The Development Plans Team,

RE: Candidate Site No. 030

Location : Penally

We understand that the above mentioned Candidate Site has not been included in LDP2 but would like to take this opportunity to resubmit historic paperwork which supports this decision and should it arise for consideration in the future the Development Team will have the history to hand.

Kind Regards

Susan & Robert Shefford



**Additional Candidate Site Register Comments:**

**Candidate Site no 030**

**Location: Penally**



**4/6/2019**

Dear Sirs,

**Please find below the Additional Site Register Comments objecting to any development at this location.**

**Serious Objections:**

**PART ONE: Sewers and Drainage**

Sewerage Capacity – this is already an existing problem.

I draw your attention to the recent article regarding the Paddock Inn, north of the candidate site.

<http://www.narberth-and-whitland-today.co.uk/article.cfm?id=124819&headline=Paddock%20residents%20in%20Penally%20ignored%20by%20PCC%20claims%20county%20councillor&sectionIs=news&searchyear=2019>

Recent sewerage work being carried out in order to connect foul water from the new Penally Grange development into the main sewer, has already put a considerable strain on a main sewer that regularly presents problems to residents of Avebury, Penally SA70 7PE, and neighbouring properties. The main sewer runs through their gardens creating foul smells and other issues. These properties are immediately to the North and West of the proposed development.

Given that the sewer seems to be operating at above capacity already, residents have serious concerns about how their lives and health will be affected.

**PART TWO: Correspondence and previous planning applications**

A letter from [REDACTED], Clerk to Penally Community Council to the SPDC Planning Department on 24/2/1976, (Received 25/2/1976) and within Council Archives, which states: The cesspit system is most unsatisfactory and would cause a nuisance in the future.

Whichever sewerage system would be adopted would cause problems to current residents.

We refer you to:

A letter from [REDACTED], Clerk to Penally Community Council to the SPDC Planning Department on 24/2/1976, (Received 25/2/1976) and within Council Archives, which states: Strong objections raised against any development on this site, including:

Detrimental to the skyline

Difficulties with access to the site and its close location to the schools, and transportation links

Traffic congestion and the impact on villagers – it states that the village cannot take any further traffic

Increased traffic and lack of pavements would prove hazardous to residents within the village, particularly children

A further letter sent by Mrs A Richards, Clerk to Penally Community Council to the SPDC on 17/3/1976 states concerns over:

Spoiling the countryside

1. Wasting good agricultural land
2. Traffic Conditions
3. Detriment to the area
4. Failing to protect the rural landscape
5. Unsuitable in scale and character
6. Traffic flow
7. Visual intrusion
8. Linear Sprawl
9. The rural landscape

Planning permission was refused in March 1976 on the following grounds:

1. Because of the prominence and location in the landscape it was decided that the land should remain undisturbed
2. The site is within 300 yards of the Pembrokeshire Coast National Park and would seriously detract from the overall landscape character of the area
3. Adequate lands have already been granted for residential development, and that if further additional lands were needed in the future then more suitable lands lie within the village without recourse to this prominent site.
4. The village road is narrow and tortuous having a sharp bend and no footpaths over its whole length. Increased traffic would result in an undesirable hazard for children and other pedestrians.
- 5.

**These four points are valid today.**

Additionally, in August 1977 a letter from Welsh Office stamped K L Smith for the Secretary of State on refusing the application states that:

1. There are serious environmental objections
2. That the sewers present unsatisfactory drainage conditions, that the sewers are overloaded (and this over 40 years before the proposed Penally Grange Holiday Development may be added to the same system)
3. Although proposed, the sewerage system has not been upgraded since then
4. The land has an agricultural value

Ongoing correspondence in Pembrokeshire County Council's archives (through 1976 -1989) demonstrate a continued refusal of planning permission on the grounds stated above.



Conservation Areas vary greatly in their nature and character and they contain the most historically and architecturally important and interesting parts of towns and villages. The designation of a Conservation Area is a prime means of recognising, protecting and enhancing the identity of places with special character.

There are currently 24 conservation areas designated by Pembrokeshire County Council which cover 0.53% of the County.

Carew glwyswrw	Carew Cheriton	Cosheston
Lamphey	Haverfordwest	Honeyborough
Mathry	Llangwm	Llawhaden
New Moat	Milford Haven	Narberth
Pembroke Dock	Neyland	Pembroke
St. Dogmaels	Penally	Scotsborough House
	St. Florence	Wiston

We should like to be given access to The Conservation Area Appraisal for Penally. Previous refusals have demonstrated the special character and local distinctiveness of Penally. We call on the Council to honour its commitment:

Public consultation will play a big part in the appraisal process. Local contribution is valued to ensure that:

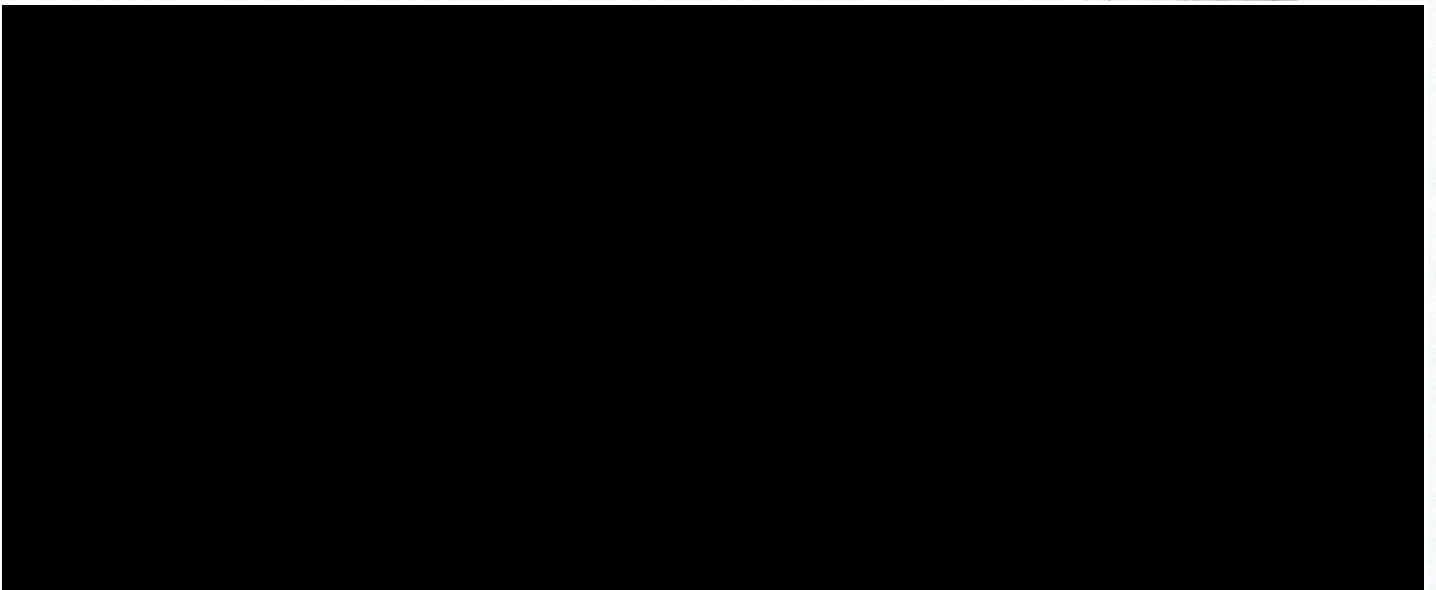
- The document is a good reflection of local knowledge and experience
- It is as accurate and comprehensive as possible
- It increases and shares an understanding of an area's special character
- It ensures that everyone has a say in the management of the area

We the undersigned residents of Penally, object in the strongest terms to this proposed development.

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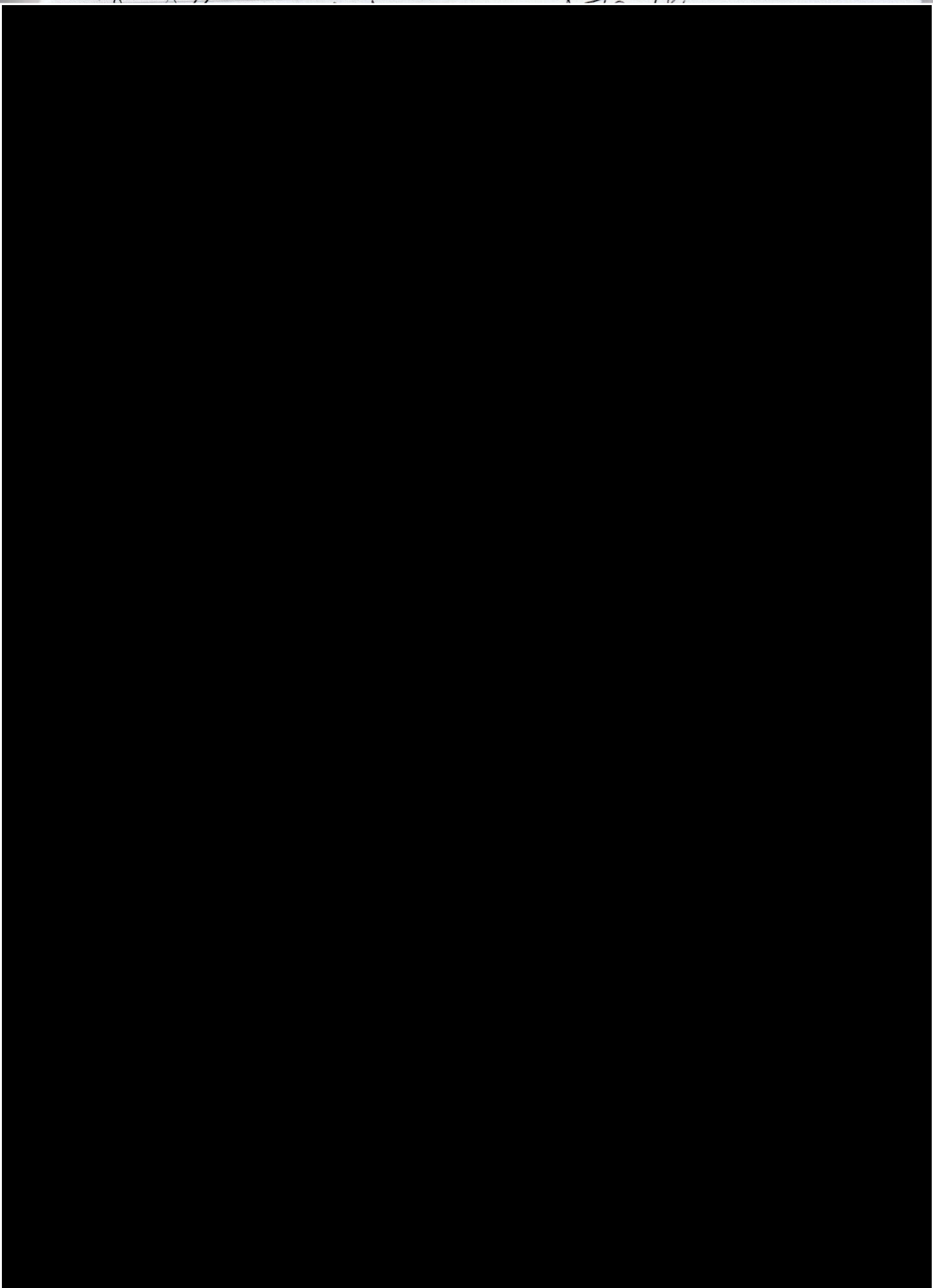
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Y SWYDDFA GYMREIG  
WELSH OFFICE

Summit House Windsor Place Cardiff CF1 3BX

Telephone Cardiff 42331 ext 29

Your reference

WHG/JWB/C

Our reference

P26/107

Date

10 AUG 1977

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL BY A J COLLINS (BUILDING CONTRACTORS) LIMITED.

1. I am directed by the Secretary of State to refer to the report of the Inspector, Mr R J Amblin, CEng, MICE, MIMunE, MIWES, MRTPI, who held a local inquiry into your clients' appeal under Section 36 of the 1971 Act against the decision of South Pembrokeshire District Council to refuse planning permission for residential development on approximately 9.2 acres of land situated on the west side of the Penally Bypass, Penally, Tenby.

2. In this report, a copy of which is enclosed, the Inspector concluded that:-

"Bearing in mind the above facts, it seems to me that there are serious environmental objections to the development of the appeal site. Penally extends along the lower slopes of the ridge which forms the background of all distant views of the locality and the upper part of the appeal site plays a prominent part in the open setting of the village. At close quarters, from the bypass or from the nearby section of the coastal foot-path, dwellings on the northern half of the site would clearly extend the built-up area to the artificial line of the bypass road. Circumstances have changed since the 1956 draft layout was prepared; construction of the bypass has exposed the village to close view from the east and thereby increased the value of the site as part of the visual amenities of Penally and the locality generally, important to residents and visitors alike. I do not consider the rear elevations of the existing bungalows on the west of the site to be unduly obtrusive; resiting the holiday caravans away from land adjoining the bypass south of the appeal site will increase the length of open strip separating the village from the bypass. I consider that at least the upper part of the site should remain undeveloped for reasons of visual amenity, irrespective of whether or not Penally is to be included within the revised boundaries of the National Park.

The lower south-west corner of the site is less prominent and I accept that a few dwellings in large plots here would be likely to cause less harm to the village environment. However, any such proposal would be a matter for a decision of the local planning authority in the first place, rather than

the subject of a limiting condition to be applied to the present appeal, and it is my opinion in view of the large number of dwellings with unimplemented permissions in the village that the evidence of need given at the inquiry was not sufficient to override the amenity objections to the development of any part of the appeal site. This is Grade 2 farmland and although its use for grazing may have been reduced by severance when the bypass was constructed, it continues to have an agricultural value for hay or arable crops.

The highway authority have agreed the estate road junction proposals and I see no great objection to the access point at "Lynton" apart from the lack of footways to the village street; any increase in traffic will introduce potential dangers to pedestrians there, in my opinion. I do not think that any restrictive covenant in the conveyance of the neighbouring property is material to the planning considerations here; this is a matter on which your legal advisors may comment, however. The School Lane junction presents far more potential dangers, in my opinion, particularly to school pupils, and I regard the proposed estate access, which would cause vehicles to cut across the existing unmade lane serving the school, as unacceptable. The appellants are prepared to route all vehicular traffic in and out of the estate through the northern access point but the application was made on the basis of both accesses and included the details, so that it appears to me that the proposed development is unsatisfactory on highway grounds also.

Although sewerage was not a reason for refusal, the unsatisfactory drainage conditions in the village were referred to at length in the pre-inquiry correspondence and argued at the inquiry. The appellants accept that the sewers are overloaded and that they would be unable to connect to the public sewer which crosses the site, at present. It seems to me that the proposed cesspools might be costly to construct and empty but could be satisfactory if serving dwellings in large plots where there is an appropriate amount of amenity space; I think they are unlikely to be acceptable on the higher density development suggested by the appellants as intended for the upper part of the site. No evidence was given that they had abrogated their rights of connection to the public sewer, even on a temporary basis, and in view of the unresolved disagreement over the likely date of operation of the new public sewerage system, it is my view that the proposed foul drainage arrangements would make development of the appeal site premature."

The Inspector recommended that the appeal be dismissed.

3. The Secretary of State agrees with the Inspector's conclusions and accepts his recommendation. Therefore the Secretary of State hereby dismisses your clients' appeal.
4. The enclosed leaflets explain the right of appeal to the High Court and the right to inspect documents associated with the appeal.
5. Copies of this letter have been sent to the Chief Executive Officers of South Pembrokeshire District Council and Dyfed County Council.

I am Gentlemen  
Your obedient Servant

Authorised by the Secretary of State  
to sign in that behalf

Encls





Y SWYDDFA GYMREIG  
WELSH OFFICE  
Summit House Windsor Place Cardiff CF1 3BX

Telephone Cardiff 42331 ext 138

Your reference

0759/A

Our reference

P26/205

Date

31 DEC 1979

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY A J COLLINS (BUILDING CONTRACTORS) LTD  
APPLICATION NO:- D3/846/78

1. I refer to this appeal, which I have been appointed to determine, against the decision of the South Pembrokeshire District Council to refuse planning permission for construction of a dwelling and ancillary outbuildings on a field adjoining Penally By-pass, Penally, Dyfed. I have considered the written representations made by you and by the council and also those made by Penally Community Council and by interested persons. I inspected the site on Tuesday 27 November 1979.
2. The appeal application identified the site as 9 acres of pasture, and the site plan No 4022/3 which formed part of the application showed the siting of the dwelling and the stables, together with a long drive and an access by way of an existing track leading to the old village road near the school. The application form indicated that the application was in outline, without exclusion of any reserved matters as listed on the form. My decision will be made on that basis.
3. After careful consideration of the written representations, including study of the report of the Inspector in appeal case P26/107 which accompanied the representations of the local planning authority, and following my inspection of the site and surroundings, I take the view that my decision in this case turns on the likely effect of the proposal on the character of the village of Penally and the surrounding area.
4. The appeal site is located in an area unallocated for development in the 1958 Pembrokeshire County Development Plan. It is Grade 2 agricultural land. The construction of Penally By-pass on an even grade has in my opinion thrown the site into prominence because the land rises fairly steeply from the south towards the centre, before easing to a gentle rise to the north. The north and west boundaries are the fences and hedges of existing dwellings of Penally, so that the site has become an important element in the setting of the village in relation to the principal road A4139 and the National Park lands some 300 yds or so away. In my opinion Penally has an important function in this part of the rural area, and the local planning authorities have been consistent in their attitude towards development of the site in the past. At the same time they have provided for residential development in the village in order to cater for reasonable demand.
5. It seems to me that the proposal to erect a large house and ancillary outbuildings on the southern half of the appeal site would be an unacceptable

visual intrusion, the buildings sitting on the steep slopes facing the road and the National Park area and destroying the open setting of the central part of Penally. For that reason I consider the proposal unacceptable on planning grounds.

6. I have noted your representations concerning your client's investment in the land, and its possible future. In my opinion the construction of the by-pass changed fundamentally the circumstances which applied when a draft layout was prepared several years previously. As to the future, I see no reason why the 9 acres should not continue in use for agricultural purposes as envisaged in the 1958 development plan.

7. I have noted all the other matters raised in the written representations, but in my view none of them outweighs those factors which have led to my decision.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen  
Your obedient Servant



D BAILEY CEng FICE FIMunE MIHE  
Inspector

We, the undersigned, would like to register our support for the decision made by Pembrokeshire County Council Local Development Plan 2 team not to include Candidate site 030 Penally in the LDP2 Deposit Plan.

We would also like to draw attention to the fact candidate site 030 has previously been rejected on two occasions on appeal by the Welsh Office.

Please find attached supporting documentation from the Welsh Office dated 10<sup>th</sup> August 1977 and 31<sup>st</sup> December 1979 which we request are put on file so in the event of the site owner submitting an appeal to the decision they will be readily available for whoever reviews the case.

Could you please confirm in writing that you have received our documentation and that it has been included in the Deposit Plan Representation Forms.

\*Signing this form indicates your approval for Susan & Robert Shefford to submit a group representation to LDP2.

