



Hoffem gael eich barn am y Cynllun Datblygu Lleol ac ar ddogfennau sy'n cefnogi'r Cynllun Datblygu Lleol. Dylid defnyddio'r ffurflen hon ar gyfer pob sylw (h.y. sylwadau neu wrthwynebiadau) Mae fersiynau nodiadau cyfarwyddyd ar gael o <https://www.sir-benfro.gov.uk/adolygur-cynllun-datblygu-lleol/adneuo>.

Sylwch: **Ni fydd** sylwadau a wneud ar Gynllun Adneuo 2020 yn cael eu symud ymlaen ac mae angen gwneud sylwadau newydd ar y Cynllun Adneuo presennol hwn.

Os ydych yn cyflwyno copi papur, atodwch dudalennauychwanegol lle bod angen. Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion personol) a Rhan B (eich sylw). Sylwer y bydd Rhan B ar gael i'r cyhoedd a chaiff ei hanfon at Yr Arolygiaeth Gynllunio.

Mae'n rhaid derbyn eich sylwadau erbyn hanner nos Rhagfyr 16eg 2024. Dychwelwch ffurflenni at: ldp@pembrokeshire.gov.uk neu
Y Tîm Cynlluniau Datblygu, Neuadd y Sir,
Freeman's Way, Hwlfordd, Sir Benfro, SA61 1TP

We would like your views on the Local Development Plan (LDP) and also on documents which support the LDP. This form should be used for all representations (i.e. comments or objections). Electronic versions and guidance notes are available at <https://www.pembrokeshire.gov.uk/local-development-plan-review/deposit>

Please note: Representations made on the 2020 Deposit Plan will **not** be taken forward and it is necessary to make new representations on this current Deposit Plan.

If you are submitting a paper copy, attach additional sheets as necessary. This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

Your representations must be received by midnight 16 December 2024. Please return forms to: ldp@pembrokeshire.gov.uk or The Development Plans Team, County Hall, Freeman's Way, Haverfordwest, Pembrokeshire SA61 1TP

**RHAN A: Manylion cysylltu
PART A: Contact details**

**Eich manylion/manylion eich cleient
Your / your client's details**

**Manylion yr asiant (os ydynt yn berthnasol)
Agent's details (if relevant)**

<i>Enw</i> Name	Glenholme Developments Ltd.	Miss India Woodruff
<i>Teitl swydd (lle y bo'n berthnasol)</i> Job title (where relevant)		Graduate Town Planner
<i>Sefydliad (lle y bo'n berthnasol)</i> Organisation (where relevant)		Harries Planning Design Management
<i>Cyfeiriad</i> Address		
<i>Rhif ffôn</i> Telephone no		
E-bost Email address		
<i>Llofnodwyd (gallwch teipio)</i> Signed (can be typed)	India Woodruff	
<i>Dyddiad</i> Date	13th December 2024	



RHAN B: Eich sylw

PART B: Your representation

Eich enw / sefydliad

Your name / organisation

India Woodruff, Harries Planning Design Management

1. Ar ba ran/rannau o'r Cynllun (neu ddogfennau ategol) rydych yn rhoi sylwadau?

1. Which part(s) of the Plan (or supporting documents) are you commenting on?

Rhif(au) polisi Cynllun Datblygu Lleol neu ddyraniad safle
LDP policy or site allocation number(s)

Rhif(au) paragraff y Cynllun Datblygu Lleol neu adran
LDP paragraph or section number(s)

Cyfeiriad(au) Map Cynigion y Cynllun Datblygu Lleol
LDP Proposals Map reference(s)

Llandissilio Inset Map

Os yw eich sylw yn perthyn i ddogfen ategol (e.e. y Gwerthusiad o Gynaliadwyedd), rhowch yr enw(au) a'r cyfeiriad(au) i mewn yma.

If your representation relates to a supporting document (e.g. the Sustainability Appraisal), insert the name(s) and reference(s) here.

Covering Letter dated 13th December
Appendix 1 – Site Location Plan
Appendix 2 – Site Photographs
Appendix 3 – Planning History

2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod p'un a gredwch fod y Cynllun yn gadarn ai peidio, ac a yw'n bodloni'r gofynion gweithdrefnol.

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd.

2. Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound and meets the procedural requirements.

For more information on soundness and procedural requirements, see the guidance notes.

Rwyf o'r farn bod y CDLI yn gadarn ac yn bodloni gofynion gweithdrefnol.

I think the LDP is sound and meets procedural requirements.

Rwyf o'r farn nad yw'r CDLI yn gadarn ac y dylid ei newid.

I think the LDP is unsound and should be changed.

X

Rwy'n credu na chafodd y gofynion gweithdrefnol eu bodloni.

I think that the procedural requirements have not been met.

3. A hoffech i'r Cynllun gynnwys polisi, dyraniad safle neu paragraff newydd?

Ticiwch bob un sy'n berthnasol.



3. Would you like the LDP to include a new policy, site allocation or paragraph?

Tick all that apply.

Dyraniad safle newydd

New site allocation

N/A

Polisi newydd

New policy

N/A

Paragraff neu destun ategol newydd

New paragraph or supporting text

N/A

4. Os ydych am ychwanegu dyraniad safle newydd, a wnaethoch gyflwyno'r safle yn flaenorol fel y safle cais? Os felly, a fydddech cystal â rhoi enw a chyfeiriad y safle cais (os yw'n hysbys).

4. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).

Enw'r safle

Site name

N/A

Cyfeiriad y cais

Site reference

Os ydych am awgrymu safle newydd, dylech atodi cynllun o'r safle yn nodi ffiniau'r safle rydych am eu cynnwys yn y Cynllun a rhoi manylion am ei ddefnydd arfaethedig. Dylech ystyried a oes angen i'r ffurflen sylwadau hon gael ei hategu gan arfarniad o gynaliadwyedd. Lle bo gan newidiadau arfaethedig i Gynllun Datblygu effeithiau cynaliadwyedd sylweddol, bydd angen i chi ddarparu'r wybodaeth berthnasol ar gyfer arfarnu cynaliadwyedd. Mae'n rhaid i'r wybodaeth hon fod yn gyson â chwmpas a lefel manylder yr arfarniad o gynaliadwyedd a gynhaliwyd gan yr Awdurdod. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth amlygu effeithiau sylweddol tebygol y polisi arfaethedig neu safle newydd.

If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

5. Rhestrwch eich sylwadau isod.

Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sydd eu hangen i gefnogi/cyfiawnhau eich sylw. Nodwch pa brawf/proffion cadernid mae'r Cynllun Datblygu Lleol yn eu bodloni neu nad yw'n eu bodloni a pham (gweler y nodiadau cyfarwyddyd i gael rhagor o wybodaeth). Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi.



Dim ond os bydd yr Arolygydd yn eich gwahodd i fynd i'r afael â materion y bydd yn eu codi y byddwch yn gallu cyflwyno rhagor o wybodaeth i'r archwiliad. Sylwer na fydd yr Arolygydd wedi gallu gweld unrhyw sylwadau y gallech fod wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol.

5. Please set out your comments below.

Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why (see guidance notes for more information). This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

Please see covering letter and appendices

Ticiwch yma os ydych chi'n cyflwyno deunydd ychwanegol i gefnogi eich sylw.

Tick here if you are submitting additional material to support your representation.

X

6. Os ydych yn gwrthwynebu'r Cynllun Datblygu Lleol, ydych am siarad mewn sesiwn gwrandawriad yr Archwiliad cyhoeddus?

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwys ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer hefyd y bydd yr Arolygydd yn pennu'r weithdrefn fwyaf priodol ar gyfer darparu ar gyfer y rhain sydd eisiau rhoi tystiolaeth lafar.

6. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

I do not want to speak at a public hearing and am happy for my written representations to be considered by the Inspector.

X

Rwyf am siarad mewn sesiwn gwrandawriad.

I want to speak at a public hearing.

Os ydych chi eisiau cyfranogi mewn gwrandawriad, nodwch isod am beth rydych chi eisiau siarad (e.e. 'Safle Tai ym Mhen y Graig' neu 'Y targed tai cyffredinol').

If you want to participate in a hearing, indicate below what you want to speak about (e.g. 'Housing site at Pen y Graig' or 'The overall housing target').



N/A	
9. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith yr hoffech gael eich clywed. 9. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.	
<i>Rwy'n dymuno cael fy nghlywed yn Gymraeg.</i> I wish to be heard in Welsh.	N/A
<i>Rwy'n dymuno cael fy nghlywed yn Saesneg.</i> I wish to be heard in English.	N/A



Nodiadau cyfarwyddyd

Guidance notes

Caiff Cynllun Datblygu Lleol Cyngor Sir Penfro ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni **gofynion gweithdrefnol** ac a yw'n **gadarn**.

'Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:

1. Ydy'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)
2. Ydy'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)
3. A fydd y cynllun yn cyflawni? h.y. a yw'n debygol o fod yn effeithiol?)

Darperir rhagor o wybodaeth am y profion cadernid a gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.

Os ydych yn gwrthwynebu, dylech ddweud pam rydych yn credu bod y Cynllun yn ansad a sut y dylid newid y Cynllun er mwyn ei wneud yn gadarn.

Lle cynigiwch newid i'r Cynllun, byddai o gymorth esbonio pa brawf/broffion cadernid y credwch y mae'r Cynllun yn eu methu. Os yw eich sylw yn perthyn i'r ffordd gafodd y Cynllun ei baratoi neu'r ffordd yr ymgynghorwyd arno, mae'n debygol y bydd eich sylwadau yn perthyn i 'ofynion gweithdrefnol'.

Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylwadau eu hystyried, cyhyd â'i fod yn perthyn i'r Newidiadau Canolbwyntiedig. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.

Os ydych yn ceisio am fwy nag un newid i'r

The Pembrokeshire County Council Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.

'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:

1. Does the plan fit? (i.e. is it consistent with other plans?)
2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)
3. Will the plan deliver? (i.e. is it likely to be effective?)

More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's LDP Examinations Procedural Guidance.

If you are making an objection, you should say why you think the Plan is unsound and how the Plan should be changed to make it sound.

Where you propose a change to the Plan it would be helpful to make clear which test(s) of soundness you believe the Plan fails. If your comment relates to the way in which the Plan has been prepared or consulted on, it is likely that your comments will relate to 'procedural requirements'.

Failing to identify a test will not mean that your comments will not be considered, providing it relates to the Plan or its supporting documents. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.



Cynllun, nid yw bob tro yn angenrheidiol i lenwi ffurflenni ar wahân ar gyfer pob darn o'ch sylw. Fodd bynnag, gallai fod yn ddefnyddiol o bosibl i ddefnyddio dwy ffurflen ar wahân os ydych yn dymuno siarad mewn gwrandawriad am rai gwrthwynebiadau ond nid rhai eraill.

Pan fydd grŵp yn rhannu barn gyffredin ar sut mae'n dymuno i'r Cynllun gael ei newid, byddai'n ddefnyddiol i'r grŵp hwnnw anfon ffurflen unigol gyda'u sylwadau, yn hytrach na bod nifer fawr o unigolion yn anfon ffurflenni ar wahân yn ailadrodd yr un pwynt. Mewn achosion o'r fath, dylai'r grŵp nodi faint o bobl mae'n eu cynrychioli a sut gafodd y sylw ei awdurdodi. Dylid nodi cynrychiolydd y grŵp (neu'r prif ddeisebydd) yn glir.

If you seek more than one change to the Plan, it is not always necessary to complete separate forms for each part of your representation. It may, however, be helpful to use two separate forms if you wish to speak at a hearing about some objections but not others.

Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified.

The Development Plans Team
Planning Department
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP

Date: 13th December 2024

HPDM/1804

Dear Local Development Plan Team,

Re: Deposit LDP2 Representation: Glebelands Development Site, Llandissilio, Pembrokeshire.

Please find the attached representation form and supporting Appendices 1-3, which should be read in conjunction with this covering letter.

This representation seeks the inclusion of the above-mentioned site as 'white land' within the revised settlement boundary of Llandissilio, a designated Service Village within the Deposit LDP. It is submitted on behalf of our client and landowner Glenholme Developments Ltd.

Having considered the consultation documents, it is contended that the LDP is unsound under Soundness Test No. 2 'Is the plan appropriate', in that it fails to address a local need for a mix of housing provision within Llandissilio and its surrounding rural area. Furthermore, this site's omission does not appear to be consistent with the LDP's evidence base and drafted policies.

The Deposit Plan

It is noted that allocation (Deposit Ref: HSG/060/LDP2/1) is included on land adjacent to Maesybryn for a minimum of 26 units, although this is allocated for 100% affordable housing.

Therefore, as revised, the Deposit LDP2 makes no significant provision for the development of market housing within Llandissilio during the plan period. Such opportunities appear to be limited to two small infill sites, one north of the Nantyffin Motel and the other along the entrance to the proposed site (approx. 4-6 units in total). Whilst the inclusion of a 100% affordable housing allocation is commended, there would now appear to be an imbalance in the overall mix of housing opportunities for those who would not qualify for affordable housing, during the plan period.



The Proposed Site

The proposed site comprises a relatively level, square shaped parcel of semi-improved agricultural land, bounded on all sides by the existing residential development of Llandissilio and fronting north onto a minor road linking back to the main A478. The revised settlement boundary wraps around all but the south eastern corner of the site, encompassing all neighbouring properties and their curtilages. The boundaries comprise a mixture of hedgerow and typical residential boundary treatments (timber fencing, block walls). The land slopes gently down to the south. The site is considered to hold a strong physical and visual relationship with the settlement whilst avoiding any visually prominent or key views into/out of Llandissilio. There are no known environmental constraints present on site. Please see Appendices 1-2 for a site location and photographs.

Through the 1980's, the site had the benefit of numerous outline planning permissions for the development of up to 20 residential units (see Appendix 3). These permissions now appear to have lapsed. Please see Appendix 3 for details.

The site measures 1.14ha which, at the LDPs preferred housing density of 20 units/ha, equates to 23 units.

The Soundness Tests

Inclusion of the site within the boundary is considered to meet the three soundness tests for the following reasons:

Test 1: Does the plan fit?

The site is located within the settlement core, with good accessible links and is surrounded by residential development. It is not visually prominent and does not hold any significant ecological value. It is considered to comply with the thrust of national and local policy with respect to the sustainable location of new development within existing rural settlements.

Test 2: Is the plan appropriate?

Deposit LDP2 Policy SP6 – Settlement Hierarchy, enables the provision of windfall market housing withing Service Villages. The *Housing Supply and Trajectory* Background Paper (July 2024) identifies a trend of falling windfall provision from Service Villages due to there being fewer opportunities within the settlement boundaries.

The site's location and physical characteristics would appear to accord with the principles for designating settlement boundaries, under Deposit LDP Policy SP7 *Settlement Boundaries* and SP9 *Service Centres and Service Villages* in that it would not cause a large extension into open countryside, is sustainable in its location with functional and visual links to the village and is not ecologically sensitive. Its scale, at an approximate 23 units, is considered to remain commensurate with the overall scale of the existing village and would serve to further support the strong level of services and amenities present.

It would therefore seem appropriate to include this site within the revised settlement boundary, to enable greater opportunity for a mix of tenure type to be provided and as such, improve the overall sustainability of this local rural community.

Test 3: Will the plan deliver?

Glenholme Developments Ltd. is a willing landowner who is committed to bringing development forward within the plan period. In this respect, it is envisaged that development will take place in the Short Term (year 1-5), following a successful planning application.

The development of the site would contribute to the overall windfall housing provision during the plan period and would therefore provide the Council with greater flexibility under its 10% contingency, which has been factored into the LDP figures.

Conclusion

It is considered that the inclusion of the proposed site would enable a sustainable form of development, which would align with the revised strategy of the Deposit LDP2. It would enhance the LDP's responsiveness to the needs of the local rural community by providing a proportionate and balanced level of development opportunity, in an area which has a strong level of services and amenities, accessibility and infrastructure. As such, the site's inclusion will improve the overall soundness of the plan.

Yours sincerely,

India Woodruff
Harries Planning Design Management

Appendix 1 – Site Location Plan

Appendix 2 – Site Photos

Appendix 4 – Planning History

Outline planning permission

Name and address of applicant

Name and address of agent

Part I—Particulars of application

Date of application:

20th March 1980

Application no.
05/1347/79

Particulars and location of development:

Residential Development -
Glebelands, Llandissilio.

Part II—Particulars of decision

The South Pembrokeshire District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
2. **Consent is granted in outline only and prior to the commencement of the development hereby permitted, the approval of the Council is required concerning the siting, design and external appearance of the building and the means of access thereto and landscaping of the site (hereinafter called the reserved matters)**
3. **Any electricity or telephone supplies to the site to be by underground cable.**
4. **Details of the siting and design of the vehicular access to be formed to the public highway to serve the proposed development shall be submitted together with a detailed Layout Plan of the proposed Estate, all to a scale of 1:500, to the Local Highway Authority for approval before Full Planning Permission or an Approval of Reserved Matters is issued.**

5. / contd ...

The reasons for the conditions are:

1. Required to be imposed pursuant to section 42 of the Town and Country Planning Act 1971.
2. **The application is in outline only and the reserved matters referred to above will require further detailed consideration.**
3. **To preserve the amenities of the area.**

Date

Planning Dept.
71-73 Bush Street
Pembroke Dock
SA72 6DE

Director of Planning

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office, Summit House, Windsor Place, Cardiff CF1 3BX. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. if permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

(a) *The Statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.*

Outline planning permission (Conditions Continued)

Application no. D3/1347/79

5. Details of the surface water drainage proposals, supported by calculations, shall also be submitted to the Local Highway Authority for approval before Full Planning Permission or an Approval of Reserved Matters is issued.
6. A Parking Area or Garage shall be provided within the curtilage of each individual dwelling within the proposed development.

PLEASE NOTE: Conditions 4 - 6 were directed by Dyfed County Council.

The reasons for the conditions are:

4. In the interest of highway safety.

Date 26 JUN 1981

Planning Dept.
71-73 Bush Street
Pembroke Dock
SA72 6DE

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Director of Planning

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office, Summit House, Windsor Place, Cardiff CF1 3BX. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

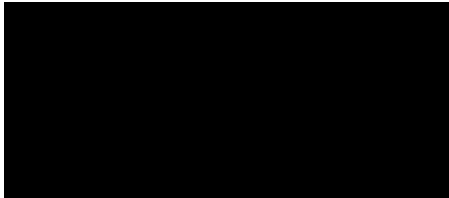
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

(a) The Statutory requirements are those set out in section 35 (7) of the Town and Country Planning Act 1971, namely sections 29 (1), 30 (1), 67 and 74 of the Act.

Outline planning permission

Name and address of applicant

Name and address of agent (if any)



Part I—Particulars of application

Date of application:

Received 10th September, 1986.

Application no.

D2/86/803

Particulars and location of development:

Residential development (maximum of 20 dwellings) at Glebelands, Llandissilio.

Part II—Particulars of decision

The Preseli District Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
2. Detailed drawings showing the plans and elevations of the buildings, the layout of the site, an overall landscaping and planting scheme, full details of the surface water drainage scheme, the means of vehicular access and adequate vehicular turning facilities shall be submitted to and approved by the Local Planning Authority before any development is commenced on the site.
3. The detailed drawings referred to in condition 2 shall incorporate the following design brief:-

The site shall be laid out and developed in accordance with the District Council's Design Guides, copies of which are attached, references D2/86/803/A, B, C and D. Visibility splays shall be provided on each side of the new access giving a clear sight line of 45 metres (150 feet) along the nearside channel of the highway from within a distance of 4.5 metres (15 feet) back from the channel on the centre line of the access road. There shall be no

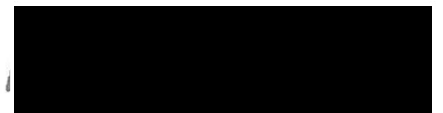
The reasons for the conditions are:

PTO.

1. Required to be imposed pursuant to section 42 of the Town and Country Planning Act 1971.
2. To enable the Local Planning Authority to retain control of the development.
3. To ensure a satisfactory development.
4. To ensure that the approved scheme is carried out within a reasonable period.

Date 19 NOV 1986

Cambria House
Haverfordwest
Pembrokeshire



Chief Planning Officer

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

growth or obstruction to visibility over 0.3m (1 ft) above the level of the crown of the adjacent carriageway within the approved visibility splays.

4. The approved landscaping and planting scheme shall be carried out in accordance with a programme to be agreed with the Local Planning Authority. This agreement shall be made in writing before any development is commenced on the site.
5. All trees, shrubs and grassed areas planted in accordance with the approved landscaping and planting scheme shall be maintained and replaced as necessary to the satisfaction of the Local Planning Authority.
6. The existing trees, shrubs and hedges on the boundaries of the site shall be protected to the satisfaction of the Local Planning Authority during development operations and thereafter retained at all times.
7. Before any work is begun on the dwellings, the means of access, estate road and turning area shall be constructed to road base level and suitably drained for the use of construction traffic; the visibility splays shall be provided and adequate facilities shall be provided for parking and turning, loading and unloading and the storage of building materials within the curtilage of the site.
8. Before any dwelling is occupied, the access roads and footpaths from the existing public highway shall be laid out and constructed to at least surface base course levels and visibility splays provided, all to the satisfaction of the Local Planning Authority.
9. All surface water shall be trapped and disposed of so as not to flow on to any part of the public highway.

(N.B. Parts of conditions 2 and 3 and all of conditions 7, 8 and 9 have been imposed by direction of Dyfed County Council).

Reasons - contd.

5. To ensure that the approved scheme is properly implemented and maintained.
6. In the interests of visual amenity and for the avoidance of doubt.
- 7.8.9. In the interests of road traffic safety.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office, Summit House, Windsor Place, Cardiff, CF1 3BX. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him. *

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

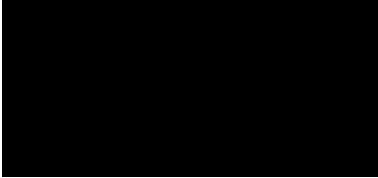
(a) The Statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

0474W

*Cathays Park, Cardiff, CF1 3NQ.

Outline planning permission

Name and address of applicant



Name and address of agent (if any)

Part I—Particulars of application

Date of application:

19th September 1989

Application no.

D2/89/1327

Particulars and location of development:

RESIDENTIAL DEVELOPMENT FOR A MAXIMUM OF TWENTY DWELLINGS AT
GLEBELANDS, LLANDISSILIO

Part II—Particulars of decision

The Preseli District Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
2. Detailed drawings showing and plans and elevations of the buildings, the layout of the site, an overall landscaping and planting scheme, full details of the surface water drainage scheme, the means of vehicular access and adequate vehicular turning facilities shall be submitted to and approved by the Local Planning Authority before any development is commenced on the site.
3. The detailed drawings referred to in condition 2 shall incorporate the following design brief:-

The site shall be laid out and developed along informal lines such as are indicated on the attached document (D2/89/1327/A). Visibility splays shall be provided on each side of the new access giving a clear sight line of 45 metres (150 metres) along the nearside channel of the highway from within a distance of 4.5 metres (15 feet) back from the channel on the centre line of the access road. There shall be no

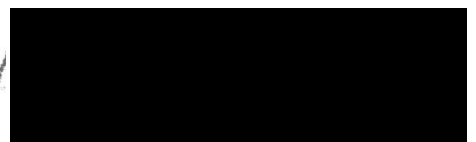
The reasons for the conditions are:

P.T.O.

1. Required to be imposed pursuant to section 42 of the Town and Country Planning Act 1971.
2. To enable the Local Planning Authority to retain control of the development
3. To ensure a satisfactory development.

Date 15 NOV 1989

Cambria House
Haverfordwest
Pembrokeshire



Chief Planning Officer
AFW SG

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

CONDITIONS CONTINUED

- growth or obstruction to visibility over 0.3m (1 ft) above the level of the crown of the adjacent carriageway within the approved visibility splays. The individual buildings shall have maximum spans of 25 feet and roofs pitched at 40 degrees chimney stacks shall be symmetrically mounted astride ridges and finished in plain red engineering brick to the attached detail 'D2/89/1327/B'. Roof shall be covered in smooth dark grey slates or tiles and external walls shall be rendered and coloured. Windows shall have a definite vertical emphasis.
4. The approved landscaping and planting scheme shall be carried out in accordance with a programme to be agreed with the Local Planning Authority. This agreement shall be made in writing before any development is commenced on the site.
 5. All trees, shrubs and grassed areas planted in accordance with the approved landscaping and planting scheme shall be maintained and replaced as necessary to the satisfaction of the Local Planning Authority.
 6. The existing trees, shrubs and hedges on the boundaries of the site shall be protected to the satisfaction of the Local Planning Authority during development operations and thereafter retained at all times.
 7. Before any buildings are commenced the access, estate road and turning areas shall be constructed up to and including road base level (i.e. finished with a 150 mm graded stone roadbase layer) and be suitably drained for the use of construction traffic and approved visibility splays constructed.
 8. Before any building construction work is commenced, adequate and suitable areas shall be provided within the site for the parking and turning loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.
 9. Before any dwelling is occupied the access roads and footpaths from the existing public highway shall be laid out and constructed up to and including surface base course levels up to that dwelling and visibility splays provided all to the satisfaction of the Local Planning Authority.
 10. All surface water shall be trapped and disposed of so as not to flow on to any part of the County road.

REASONS CONTINUED

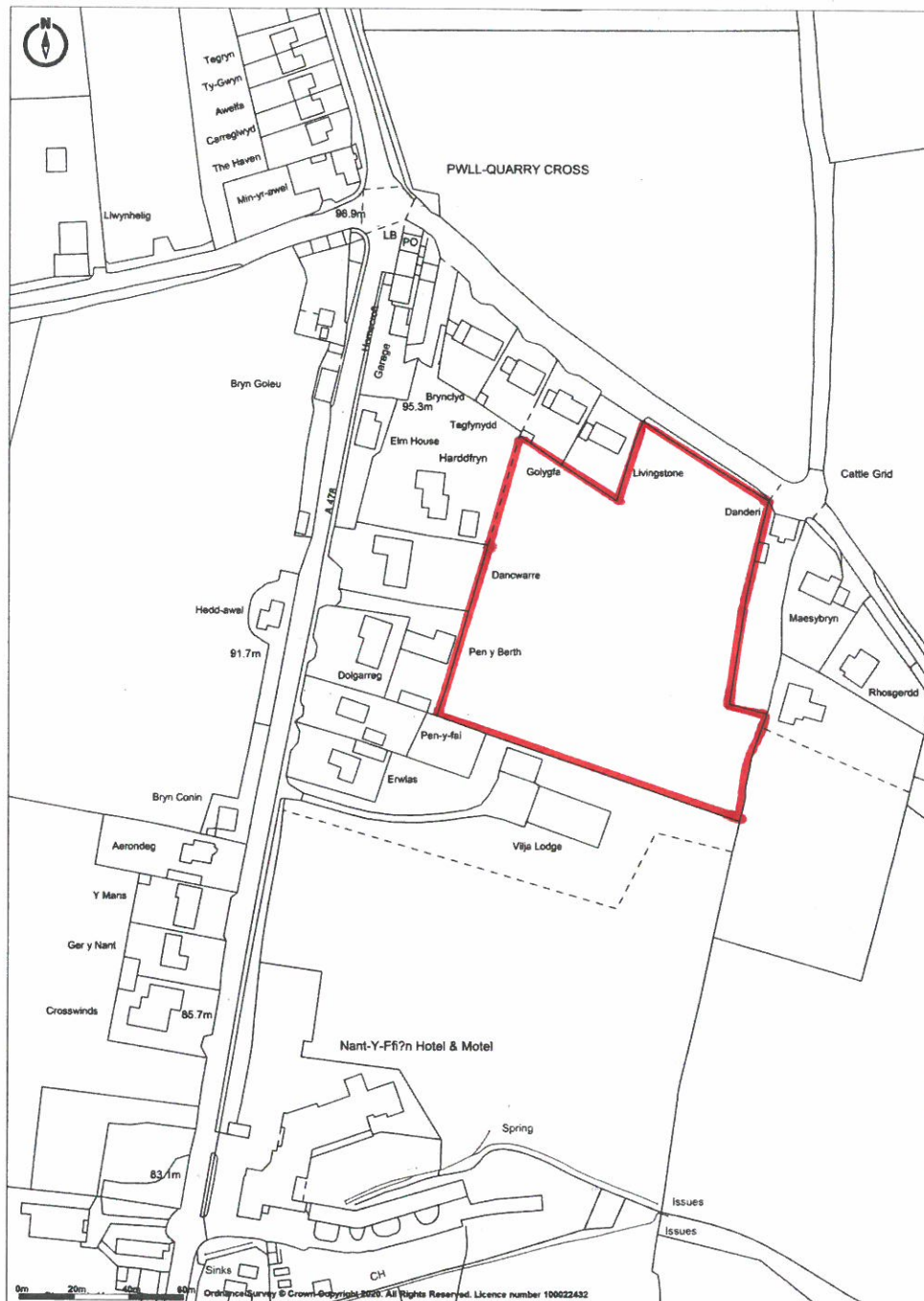
4. To ensure that the approved scheme is carried out within a reasonable period.
5. To ensure that the approved scheme is properly implemented and maintained.
6. In the interests of visual amenity and for the avoidance of doubt.
7. 8, 9. In the interests of road traffic safety.
10. In the interests of road traffic safety.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office, Summit House, Windsor Place, Cardiff CF1 3BX. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

(a) The Statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.



Promapv2
© LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:2500. Paper Size - A4

Road frontage looking W





Site looking SW



Site looking SE



Road frontage looking E

