

Authorities in Wales to make an informed decision as to what is best suited to their area taking into account LOCAL circumstances

HMOs provide a source of accommodation for certain groups, the transient nature of many tenancies, with many residents on low income and /or from vulnerable groups, intensive use of shared facilities, HMO use of a property therefore becomes more intensive than a single household use. This in turn impacts on the wider population.

HMO accommodation in Wales is limited to concentrations in university towns and cities, where there is an obvious need. Pembroke Dock is not a university town and neither does it require additional HMO accommodation, those which already exist has vacancies.

The review confirms that common problems associated with HMOs:-

1. Damage to social cohesion with higher levels of transient residents and fewer long term households and established families.
2. Increase of anti-social behaviour, noise, drugs, alcoholism and other associated crime.
3. Reduction in the quality of the local environment and street scene as a consequence of increased litter, refuse and fly tipping, all of which Pembroke Dock experiences with the HMOs which already exist.
4. Increased pressure on parking.

Pembroke Dock Town Council's Planning Committee conclude that the relevant planning policies referred to in this application:- Policies SP14, GN1, GN26 and GN38 Parking Standards SPG, LDP2 evidence based have not been satisfied.

19/0467/CA

Demolish the Existing Stone Building

Diocese of Menevia, 31A Meyrick Street, Pembroke Dock.
Pembrokeshire. SA72 6AL

The Planning Committee reviewed the above application and recommended that it should be supported with no further comment(s)

19/0441/PA

Demolition of Outbuildings and Erection of Bungalow

Mead Lodge Farm, Imble Lane, Pembroke Dock,
Pembrokeshire. SA72 6PN

The Planning Committee reviewed the above application and recommended that it should be supported with no further comment(s)

There being no other Business the Meeting was Closed.