PEMBROKE DOCK TOWN COUNCIL Planning Committee

Minutes of the Planning Committee Meeting held on Tuesday 13th August 2019 at Pembroke Dock Town Council Offices.

Present: Councillors: G Manning, G Goff, M colgan, J George, G Anderson

Apologies: Cllr T Judkins

In attendance: Amanda Hart – Communities & Committees Officer

The following application(s) were considered by the Planning Committee:

19/0179/PAErection of WallBritannia House, Corporation Terrace, Pembroke Road,
Pembroke Dock, Pembrokeshire. SA72 6PH

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

19/0443/PA Proposed Rear Extension/Replacement Rear and Side Extension. Demolition of Garage/Porch & Lobby. Widening of Site Entrance. Proposed Rear Gardening Shed. Huellen, 2 Imble Close, Pembroke Dock, Pembrokeshire. SA72 6PJ

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

19/0466/PA Change of Use from Dwelling (C3) to Multiple Occupation – 8 Bedrooms with Shared Facilities (Sui Generis) St Helen, 53 London Road, Pembroke Dock, Pembrokeshire. SA72 6DT

The Planning Committee reviewed the above application and does not support this application for the reason(s) below.

There already exists within Pembroke Dock at least four properties of multiple occupation similar to this application all of which since there existence have caused problems of unsocial behaviour particularly in respect to drug and alcohol abuse, resulting in frequent attendance by the Police and Ambulance services.

Houses in Multiple Occupancy Practice Guidance issued by the Welsh Government in February 2016 states that the purpose of this guidance looked at particular practices adopted in partnership with Local Authorities, higher education institutes, student unions, Police and other agencies in areas where there were higher student numbers.

This guidance was to promote good practices which was adopted in Wales, Northern Ireland and England, regarding the control and management of HMOs to enable Local

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 BuildingDiocese 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.