

## **PEMBROKE DOCK TOWN COUNCIL PLANNING COMMITTEE**

### **Minutes of the Virtual Planning Committee Meeting held on Tuesday 20<sup>th</sup> December 2022**

**Present:** Councillors: G Manning, J George, P George

**Apologies:** Cllr(s) P Jones, G Goff

**In Attendance:** Amanda Hart – Deputy Town Clerk

#### **22/0649/PA 1.5 Storey Shed Building, Adjacent to Existing House. Ground Floor for Storage, with Loft Space for Workshop and Retrospective Permission for Shed and Greenhouse**

Pembroke Dock Town Council Planning Committee have reviewed the above application and do not support this application due to the lack of information and:

GN1 General Development Policy.

1. A proposed structure of this size for storage and workshop is not compatible with the capacity and character of the area in which it is located.
2. The size of building proposed lends itself to future planning application for change of use to residential. The cross section through the proposal indicates that the external walls are to be constructed similar to that for a residential property. If the planning authority are mindful to approve in its present format, then conditions need to be applied, to prevent future applications for change of use to residential.
3. No details or provisions or reference made within this application for protecting the natural environment habitats and species.
4. The proposal is sited within an area known, to be contaminated this, would require soil reports prior to any excavation.
5. No reference is made within this application in respect of protection of banking to adjoining roadway at higher level.
6. It would appear that the area of land on which the timber shed, and greenhouse are located was originally disturbed in 2014 to create the level area, therefore any contamination in the ground has been deposited elsewhere?

There being no other business the meeting was closed.