

MILFORD HAVEN TOWN COUNCIL

Minutes of a Meeting of the Milford Haven Town Council
Planning, Policy & Community Committee
held electronically via the Zoom software
held on Thursday 16th June, 2022 at 6:00 pm

PRESENT

The Deputy Mayor (Councillor Mrs C. Stevens)

Councillors: B. Phillips (Vice Chairman)
D. Abbott K. Abbott
M. Jones D. R. Sinnett

Mrs B. J. Fitzgerald, Town Clerk
Miss F. K. Galliford, Secretary

The Deputy Mayor, Councillor Mrs C. Stevens, chaired the Meeting.

17. APOLOGIES:

Apologies for absence were received from Councillors C. A. Sharp and R. Williams.

18. DECLARATIONS OF INTEREST:

None.

19. APPOINTMENT OF CHAIRMAN:

This matter was deferred until the next meeting.

RESOLVED THAT: this matter will be discussed at the next meeting of the Planning, Policy and Community Committee.

20. APPOINTMENT OF VICE CHAIRMAN

Councillor B. Phillips was nominated for the role of Vice Chairman. Councillor Phillips accepted the nomination.

RESOLVED THAT: Councillor B. Phillips is appointed as Vice Chairman of the Planning, Policy and Community Committee.

21. PROPOSED McDONALD'S RESTAURANT IN MILFORD HAVEN (22/0119/AD & 22/0125/PA)

The Town Council Secretary, Miss F. K. Galliford, read out the following supporting information from Mr. R. Pugh, Account Director, BECG (Built Environment

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Communications Group), for and behalf of McDonald's, which had been received by email earlier in the day.

"Dear Town Council members,

This application comprises the demolition of an existing retail unit, previously granted change of use to drive-thru restaurant in 2018, and the construction of a new stand-alone McDonald's restaurant with a drive-through lane.

Sustainable development is the cornerstone of the planning system and the redevelopment of this vacant unit, making use of under-utilised space at an existing retail park, does not require the release of additional greenfield land.

Job creation is particularly important in the post Covid-19 climate, with significant challenges for young people entering the job market. McDonald's will result in the creation of between 100-120 full and part-time jobs, with a clear career path to management for employees who seek this opportunity.

McDonald's are committed to keeping the areas around their restaurants clean and tidy. All their restaurants are equipped with recycling facilities for customers dining inside and waste bins around the restaurant for those heading to the car park. We are also committed to sourcing all our packaging from renewable and recyclable materials by 2025. McDonald's will also conduct a minimum of three daily litter picks for all litter within the vicinity of our restaurant.

The Local Highway Authority has raised no objections to our proposals and the Transport Assessment submitted as part of the application concludes that the development proposals would not result in a material change in conditions on the local highway, with a coordinated parking strategy utilising spare capacity in neighbouring car parks.

McDonald's understand that Pembrokeshire County Council has declared a climate emergency and have a number of initiatives to reduce not only our impact on the environment but accommodate others who also wish to do so. As such, our proposals include 100% of power for our restaurants coming from renewable sources.

McDonald's also recognises the potential impact of cooking odours on local amenity. In response to these impacts, our restaurants utilise an air extraction system that incorporates built-in 'Hi-Catch' filters, which removes 98% of airborne grease at source.

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McDonald's are passionate about its food and the goal is to help people balance health, taste and value by working to improve choice and nutritional information of all products where possible. We have long been working to make improvements to our menu, and through reworking existing items are pleased that 54% of the menu is now classified as 'non-HFSS' (not high in fat, salt or sugar) and 89% of the items on our core menu contain under 500 calories.

In summary, we feel it is important to note that the proposals relate to the redevelopment of an existing former retail unit, which already benefits from planning consent for this use, at an established retail destination, with an immediate boost to local post Covid-19 job creation.

The application fully accords with both national and local planning policy and will deliver a range of local benefits. We therefore hope you will feel minded to support the application.

Thank you."

There were no objections to prevent refusal; the item was recommended for approval.

RESOLVED THAT: the planning application for a proposed McDonald's Restaurant in Milford Haven be recommended for approval.

22. PLANNING APPLICATIONS:

Members noted the following planning applications received and considered since the last Meeting of the Committee in April 2022.

21/1068/PA – Proposed driving range shelter, concrete slab and associated netting (partly in retrospect) at Milford Haven Golf Club, Clay Lane (Milford Hubberston) - Recommend Approval

21/1232/PA – Installation of solar panels and air source heat pump at Castle Hall Lodge, Castle Hall Road, Blackbridge (Milford East) – Recommend Approval

21/1266/PA – Two storey rear extension at Street Record, Blackbridge Crescent, Blackbridge (Milford East) – Recommend Approval

21/1289/PA – Subdivision of ground floor to create additional retail unit and remodelling of existing first floor flats to create two flats at 31 Gelliswick Road (Milford Hubberston) – Recommend Approval

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21/1291/PA – Construction of additional refuse stores at Milford Marina, Victory House, Vanguard House, Sovereign House, Orion House, Agamemnon House, Nelson Quay (Milford Hakin/Milford Central) – Recommend Approval

21/1297/PA – Siting of shipping container for kayak and paddle board business at Milfo, Land adjacent to Barrallier House (Milford Central) – Recommend Approval

The applications listed below relating to McDonald’s Restaurant had been discussed earlier at the Meeting, where they were recommended for approval.

22/0119/AD (McDonald’s Restaurant) – Advertisement at Unit G, Havens Head Retail Park (Milford West) – Recommend Approval

22/0125/PA (McDonald’s Restaurant) – Demolition of existing building and the erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) at former Sartori Home Furnishings, Havens Head Retail Park (Milford West) – Recommend Approval

22/0155/PA – Demolish rear garage and replace with larger garage/store at 28 Pill Road (Milford Central) – Recommend Approval

RESOLVED THAT: the Recommendations of the Chairman of the Planning, Policy and Community Committee be received, and that the outstanding planning applications – 22/0119/AD, 22/0125/PA and 22/0155/PA – be recommended for approval.

23. PLANNING NOTIFICATIONS

Members considered a record of planning notifications from the Pembrokeshire County Council relating to planning applications previously considered by the Planning, Policy and Community Committee.

RESOLVED THAT: this information be received.

24. LICENSING APPLICATION: TASTE OF HAVEN, CHARLES STREET

Members considered a licensing application from Taste of Haven in Charles Street.

RESOLVED THAT: this licensing application be approved.

25. TRAFFIC CONCERNS RELATING TO THE FAIRWAYS ESTATE, HUBBERSTON

Councillor D. Abbott (Hubberston Ward) voiced concerns over the speed of traffic in this area along with concerns over children running into the road. Two Vehicle Activated Signs have recently been placed in the area which should help reduction in speed. The Town Clerk is to contact the Traffic Section of Pembrokeshire County Council for advice on further reducing speeding traffic. Information will be brought back to this Committee with a request for an Officer from the Traffic Section to attend a meeting.

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RESOLVED THAT:

- (i) the Town Clerk, Mrs B. J. Fitzgerald, is to contact the Traffic Section at Pembrokeshire County Council for advice on further reducing speeding traffic;
- (i) information will be brought back to this Committee with a request for an Officer from the Traffic Section to attend a future Meeting.

26. CEMETERY REPORTS – APRIL AND MAY 2022

Members considered the Cemetery Reports for April and May 2022.

RESOLVED THAT: the cemetery reports for April and May 2022 be received.
