

Item 5 - Report on Planning Applications

Application Ref: NP/22/0240/FUL

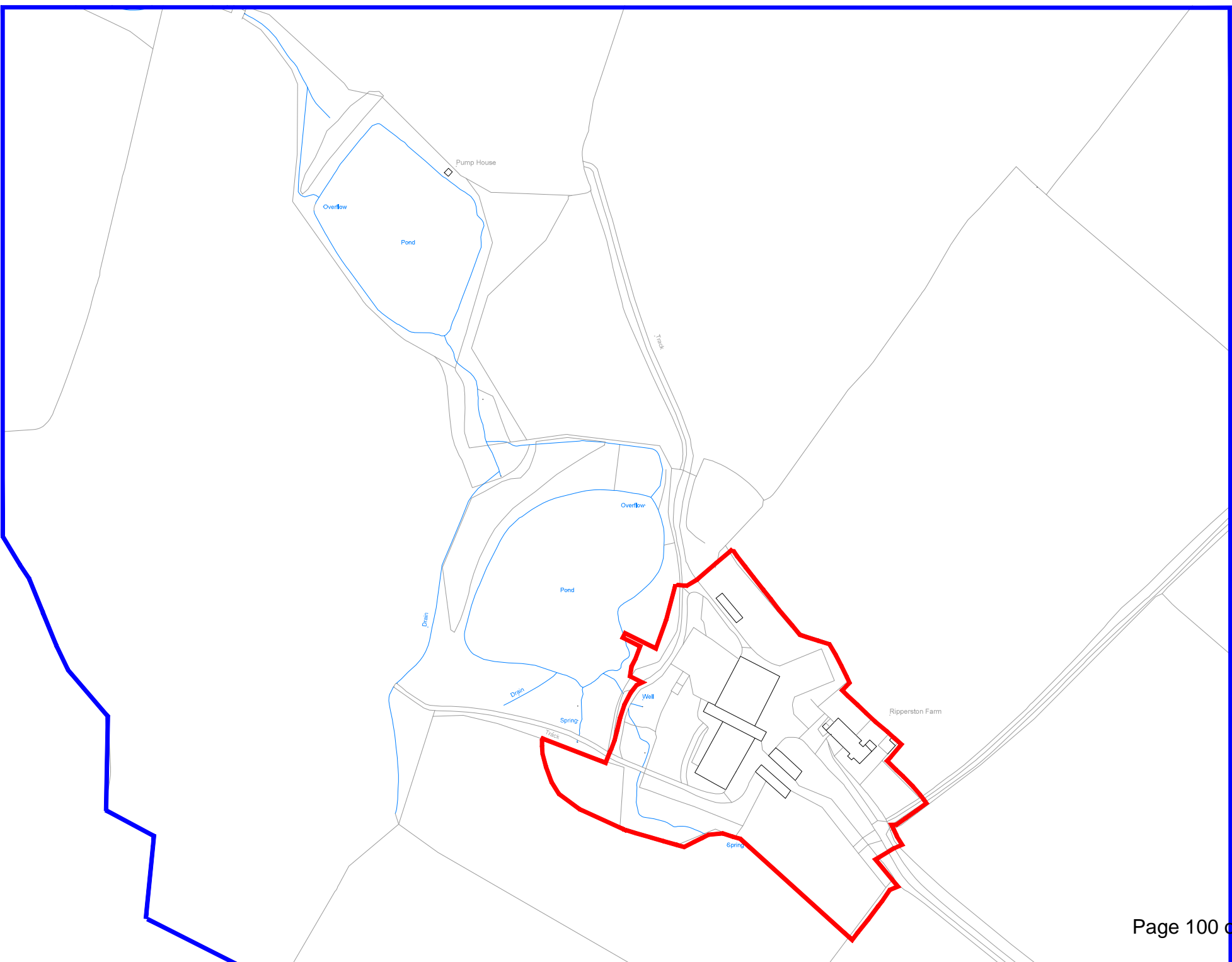
Case Officer	Andrew Richards		
Applicant	Mr & Mrs Harrod		
Agent	Mr G John		
Proposal	The proposed demolition of the modern farm buildings, and the construction of a replacement new build dwelling including, in part, the conversion of existing historic barns, landscaping, solar panel array, bat night roost and associated works		
Site Location	Lower Ripperston Farm, St. Brides, Haverfordwest, Pembrokeshire, SA62 3AH		
Grid Ref	SM81441148		
Date Valid	06-Apr-2022	Target Date	14-Sep-2022

Officer's Appraisal

The application seeks full planning permission for the demolition of the modern farm buildings, a replacement new build dwelling including, in part, the conversion of existing historic barns and associated external works. The site is located within the open countryside as defined within the LDP2. The application is a major development and is of public interest, as such, it is requested that Members consider a Committee site visit to view the site and its surroundings prior to consideration of the planning application at a subsequent Committee meeting.

Recommendation

Members agree to a committee site visit on Monday 10th January 2023 (or other suitable date).



LOCATION
 1834/L01
 LOWER RIPPERSTON
 ST BRIDES
 SITE LOCATION PLAN
 1:1250@A2 SEP 21

LOYN + CO
 ARCHITECTS



LEGEND:

- 01. Farm House
- 01A. Farm House Garage
- 02. Farm Cottage
- 02A. Farm Cottage Garage
- 03. Livestock Barn
- 04. Former Parlour
- 05. Stone Barn
- 06. Contemporary Shed
- 07. Contemporary Shed
- 08. Open-sided Barn
- 09. Out-building
- 10. Dilapidated Out-building
- 11. Slurry Pit
- 12. Silage Clamp
- 13. Spring
- 14. Well
- 15. Irrigation Pond

1834/E103A

LOWER RIPPERSTON
ST. BRIDES

EXISTING SITE PLAN
(LABELLED)

1:500@A3 SEP 21

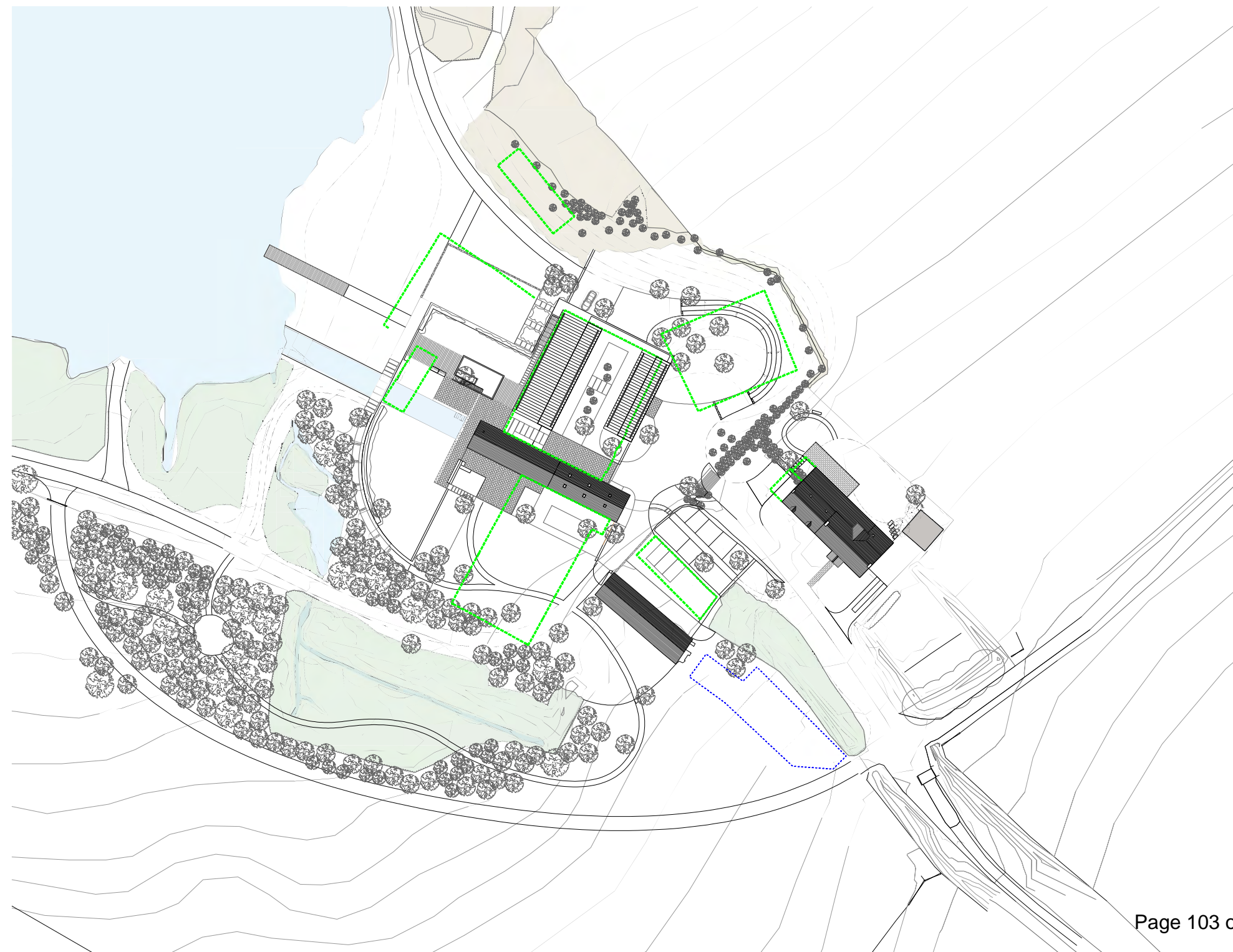
LOYN + CO
ARCHITECTS

- A The Approach Drive & Farm House**
Removing the garden walls to create sense of a single dwelling and a calm, tranquil, green arrival point
- B Entrance Courtyard**
Inspired by a traditional farm yard. Local stone on edge cobbled arrival space with patterns of naturalistic planting defining building entrances.
- C Courtyard Garden**
Large central planting bed with low growing clipped shrubs surrounded by stone on edge cobbles.
- D Roof Garden**
Large flag paving with low growing carpeting planting inspired by the local coastal plants. A swimming pool will be set within a garden with a species rich grassland to the south, coastal inspired planting to the north and a paved terrace to the east.
- E Sunken Garden**
The sunken garden would be a more architectural / minimal space, connecting inside and outside living spaces.
- F Species Rich Grassland**
- G Kitchen Garden**
A new stone wall will create shelter for the garden. A large paved terrace will facilitate outside dining and a large herb bed will be outside the kitchen.
- H Native Meadow**
The meadow would link the formal gardens to the new meadow area and have more rural / agricultural views. It will allow a sense of the landscape flowing into the garden spaces.
- I The Walled Garden**
The existing structure / walls could be added to, creating a small and shelter enclosed garden for vegetables, chickens and fruit etc.
- J Lower Terrace & Lawn**
Simple stone paving will form terrace spaces outside the lower ground floor rooms leading directly to a species rich lawn.
- K The Waters Edge & Meadow**
The eastern edge of the pond will be made shallower and native marginal plants added. A native meadow will flow down to the pond from the house.
- L The Woodland**
Native trees would be added to the existing willow copse to form a woodland that provides shelter from the prevailing weather.





- NOTES:
- DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED
 - DASHED BLUE LINES INDICATE RENEWABLE ENERGY FEATURES



- REVISIONS:
- A 24.03.2022
Drawing revised to omit wind turbine following PAC
 - B 05.04.2022
Drawing revised to show updated indicative PV zone

PROPOSED
1834/S103B
 LOWER RIPERSTON
 ST BRIDES

PROPOSED:
 SITE PLAN
 1:500@A2 OCT 21

LOYN + CO
 ARCHITECTS