

Item 6 - Report on Planning Applications

Application Ref: NP/12/0550

Application Type	Full
Grid Ref:	SM82770750
Applicant	St Ishmaels Garden Centre
Agent	Mr J Bratherton, Bratherton Park Design Consultants
Proposal	Demolition of existing redundant glasshouses & associated buildings, replacement of existing garden centre buildings, plus siting of 18 timber clad lodges for holiday purposes in a landscaped setting and provision of picnic and ecological improvement areas.
Site Location	St Ishmaels Nursery, St Ishmaels, Haverfordwest, Pembrokeshire, SA62 3SX
Case Officer	Julia Evans

Purpose of Report

To request Members to visit the site for the redevelopment of St Ishmaels Nursery, St Ishmaels before consideration of the planning application at either the March or April 2013 meeting of the Development Management Committee.

Background

The garden centre and associated nursery buildings lie to the west of the unclassified road between Mabesgate and Trewarren, to the north-west of St Ishmael's village. The whole site is approximately 3.24 hectares in size and consists of an existing garden centre and associated sales space to the north-eastern corner of the site, with two rows of empty greenhouses to the west and south of it. To the rear (west) of the southern range of greenhouses are a number of containers and a long storage building. Beyond this is a pond and large water tank. Past the greenhouses to the west is a row of mature coniferous trees which form a wind break to the nursery. Beyond these to the west is a field of rough grass bounded to the north, west and south by mature hedges. This area of the site slopes downhill towards the north-western corner of the field.

The garden centre buildings, consist of a fabric structure to the north of the internal access road, and to its immediate east the existing shop building and café. External and covered sales areas lie to the east and north. Parking lies west of the shop. An agriculturally tied dwelling lies adjacent but outside the site, to the north of the access, whilst directly opposite it is an area of levelled grassland that has had a history of applications on it for a further agricultural dwelling. Again this area is outside the application area.

Item 6 - Report on Planning Applications

Constraints

The site lies within the open countryside in a Historic Landscape. To the north of the site is a Scheduled Ancient Monument.

Current Proposal

The current application seeks full planning permission for the demolition of the existing redundant glasshouse and associated buildings, the replacement of the existing garden centre buildings with new, plus the erection of 18 timber clad holiday lodges for holiday purposes in a landscaped setting and the provision of picnic and ecological improvement areas. The development proposed is as follows:

- The demolition of the existing garden centre buildings and its replacement with a single building housing the shop, café, toilets and office. The L-shaped building would be constructed of natural cedar cladding under a sedum and cedar shingle roof, and at its maximum extent would measure 27m x 19.6 m x 4.2m. The existing fabric building to the north-west of the shop would be replaced with a polytunnel. External sales areas would remain to the east and north of the shop, whilst the existing plastic mesh polytunnels would be removed. Opening hours for the garden centre would be between 09.00 to 17.30 everyday in the summer, including bank holidays and Sundays. In the winter the hours would be reduced to between 10.00 and 16.00;
- The demolition of the greenhouses to the west and south of the shop building, along with the removal of the storage building, containers, water tank and pond;
- The leveling of this area to facilitate the erection of 18 holiday lodges orientated around a 4m wide internal access road, leading onto a single parking pitch for each lodge. Two large ponds would be provided within the centre of the lodges. The lodges would be timber clad with sedum or shingle roofs, each with its own balcony. Each would measure approximately 15.8m x 8m x 3.8m;
- To the west of the lodges would be a picnic area / recreation / wildlife area, including one large pond with three smaller scrape ponds to the south-western corner of the site; and
- To the north of this area the land would be fenced off to provide grazing land.

The development would be drained using a package treatment plant for the foul drainage, whilst surface water will be disposed of through a sustainable drainage system. Apart from stating that foul drainage may be dealt with by a bio-disc, no further details have been provided, whilst all surface water would go into the existing and proposed ponds.

Item 6 - Report on Planning Applications

Officer Comments

This is a major application in the National Park and due to the scale and nature of the proposal it is considered that it would be helpful for Members to view the site prior to a full report being brought to committee for consideration.

Recommendation

That the Members of the Development Management Committee inspect the site before considering the application at a future meeting.

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KEY

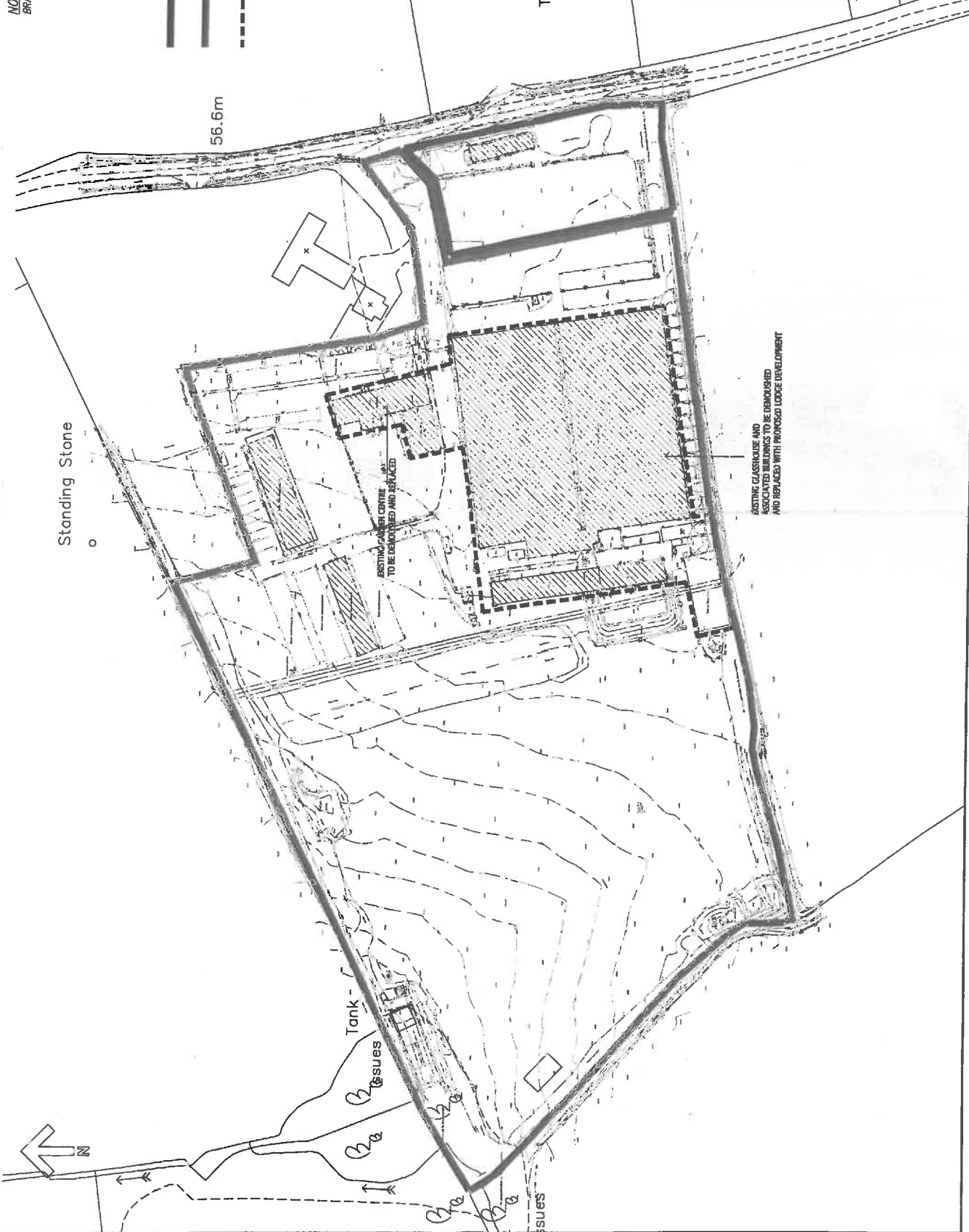
- BOUNDARY OF OTHER OWNERSHIP
- APPLICATION SITE BOUNDARY
- - - GLASSHOUSE AND ASSOCIATED BUILDINGS TO BE DEMOLISHED

KEY AMENDED	22/10/12	MR
PLAN REVISED USING SURVEY AS BASE	17/06/12	LD
KEY AMENDED	13/09/11	LD
DATE	DATE	BY

NP 12 5 50

Bratherton
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ST. ISHMAELS, HAVERFORDWEST, PEMBROKESHIRE	
PLAN AS EXISTING	
DATE: 12/05/09	SCALE: 1:500 @ A1
DRAWN: LD	CHECKED: REV: C
JOB#: 1259/1	



EXISTING PARK CENTRE
TO BE DEMOLISHED AND REPLACED

EXISTING GLASSHOUSE AND
ASSOCIATED BUILDINGS TO BE DEMOLISHED
AND REPLACED WITH PROPOSED LODGE DEVELOPMENT

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KEY

- APPLICATION SITE BOUNDARY
- BOUNDARY OF OTHER OWNERSHIP
- VEGETATION
- 18 M. BASE ZONE RELAS SIGNW. INTERNAL FLOOR LEVEL, 0.000m
- ADOTE BACK LEVEL
- EXISTING TREES/VEGETATION
- EXISTING LANDSCAPING TO BE RETAINED
- PROPOSED LANDSCAPING FROM DETAILED LANDSCAPING PLAN SEE DRAWING NUMBER 12/05-0
- PROPOSED FOOTPATH
- PROPOSED STOCKPOOD FENCE
- PROPOSED LINES

1	EXISTING LANDSCAPING	EXISTING L.D.
2	PROPOSED LANDSCAPING	PROPOSED L.D.
3	EXISTING VEGETATION	EXISTING V.L.
4	PROPOSED VEGETATION	PROPOSED V.L.
5	EXISTING TREES	EXISTING T.L.
6	PROPOSED TREES	PROPOSED T.L.
7	EXISTING FENCES	EXISTING F.L.
8	PROPOSED FENCES	PROPOSED F.L.

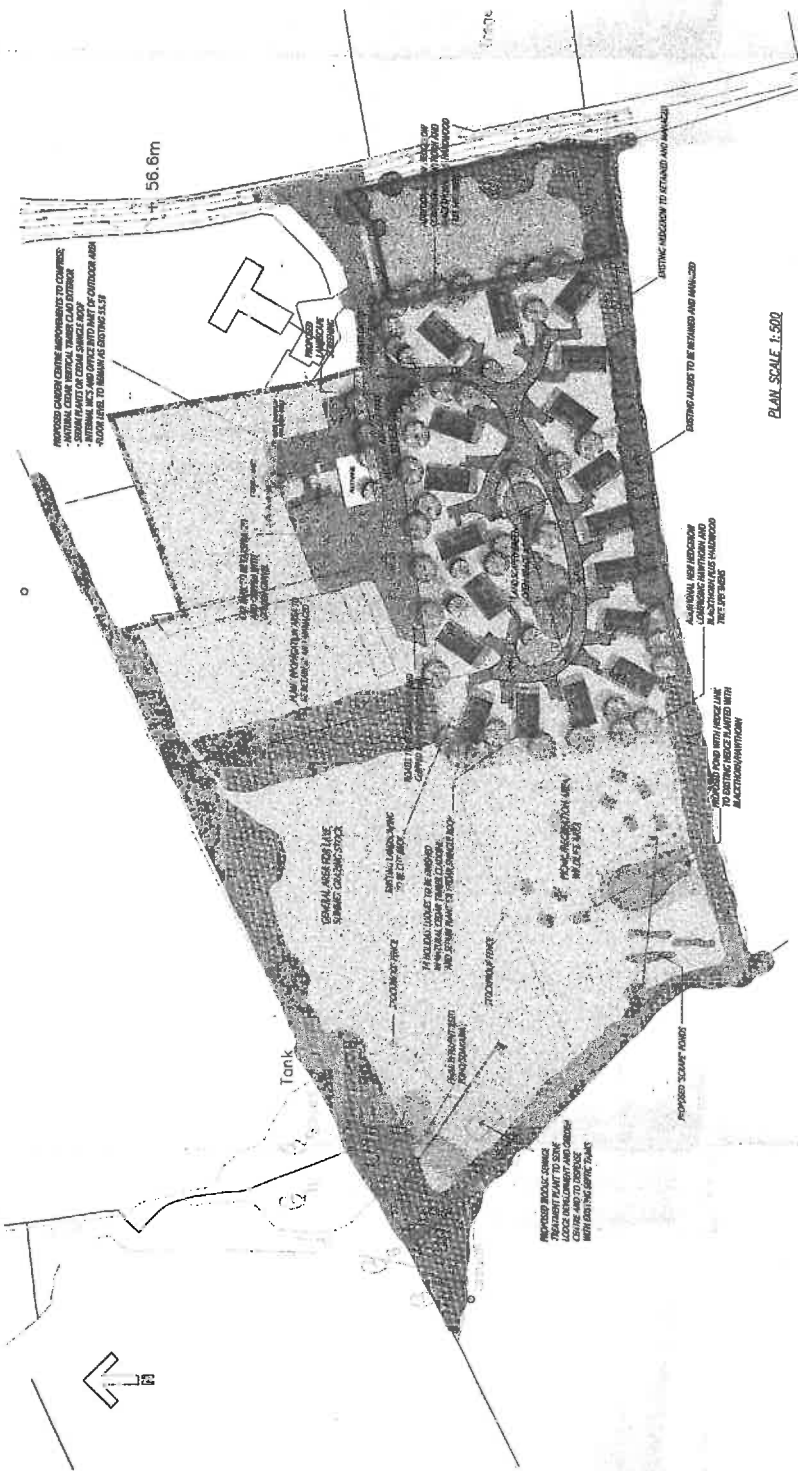
Bratherton
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ST. ISMAELS
 AN REFORMED
 PEELBROOKS AIRE

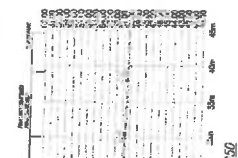
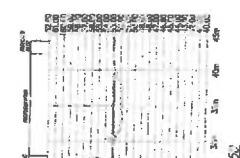
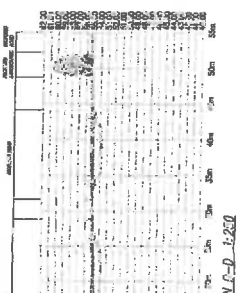
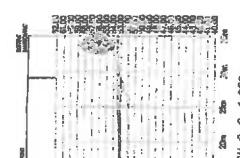
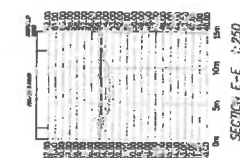
PROPOSED LAYOUT
 AND SECTIONS

DATE: 12/05/12
 SCALE: 1:500 # 4
 DRAWING NO: NP/12/0550

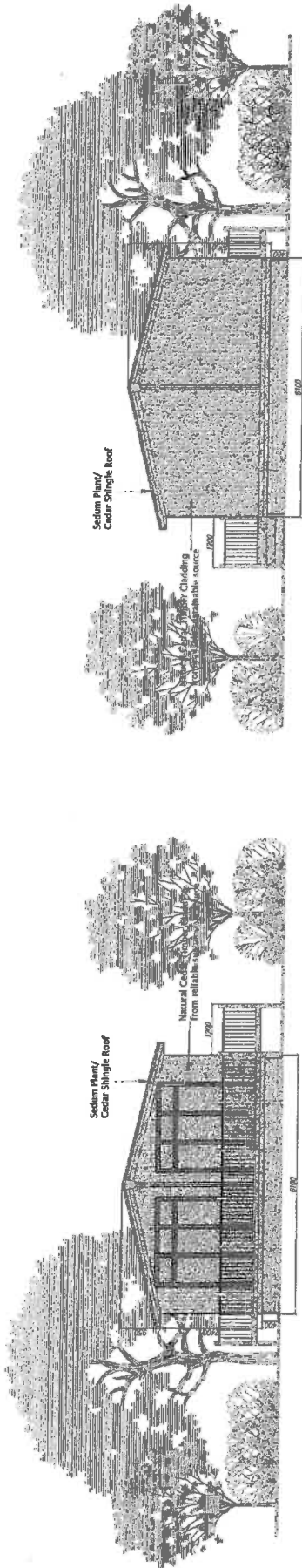
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PLAN SCALE 1:500

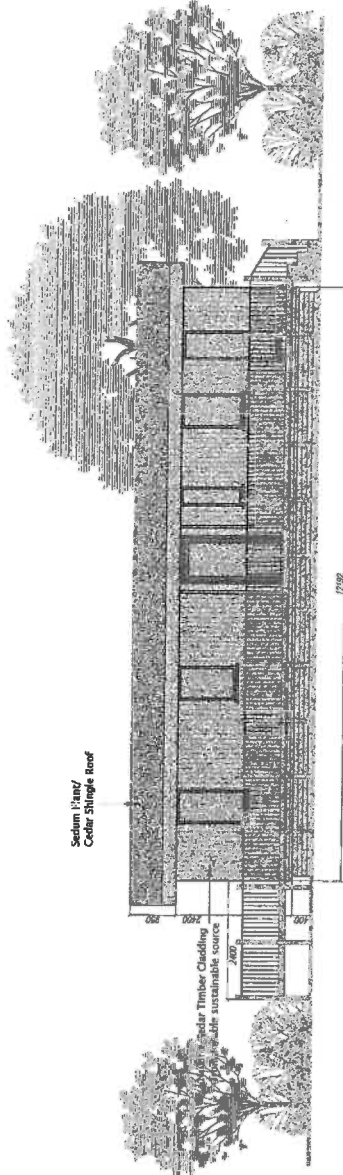


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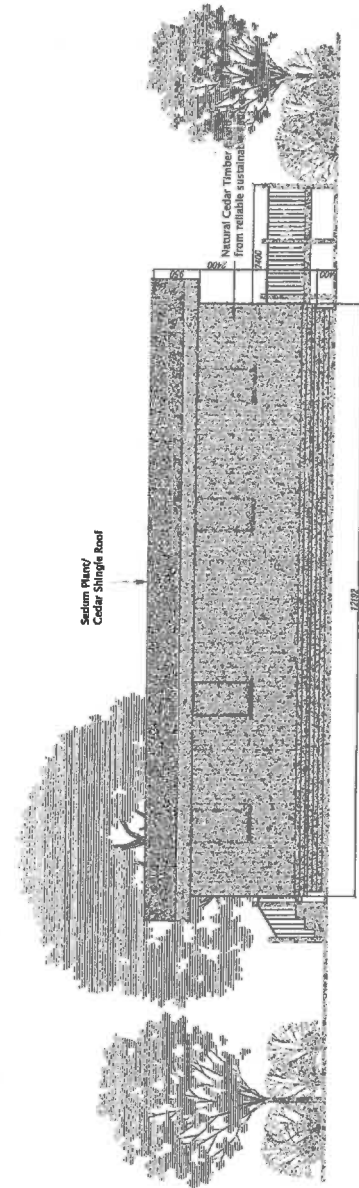


Front Elevation Scale 1:50

Rear Elevation Scale 1:50



Side Elevation Scale 1:50



Side Elevation Scale 1:50

NP 12 5 50

Bratherton PARK DESIGN CONSULTANTS Wellington • Invercargill • Dunedin • Christchurch Contact: 03 378 8888	
ST. ISIDORE'S HALL OF RESIDENCE, PEABURKHESHIRE	
PROPOSED LOUNGE ELEVATIONS	
DATE: 06/04/19	SCALE: 1:50 @ A2
DRAWN BY: J. DUNN	NO. 4, 1st FLOOR