

**DEVELOPMENT MANAGEMENT COMMITTEE  
(Site Inspections)**

**4<sup>th</sup> March 2013**

Present: Mrs G Hayward (Chair)  
Mr A Archer, Councillor JA Brinsden, Councillor P Harries, Councillor M James, Councillor L Jenkins, Councillor R Kilmister, Councillor PJ Morgan, Councillor R Owens, Councillor D Rees, Mr EA Sangster and Councillor A Wilcox.

(Site Inspection: 10.30 a.m. – 11.25 a.m.)

**1. Apologies**

Apologies for absence were received from Mr D Ellis, Ms C Gwyther, Councillor Mrs A Lee, Councillor RM Lewis, Mrs M Thomas and Councillor M Williams

**2. Chairman's Introduction**

The Chairman welcomed Members to the meeting and reminded them that the purpose of the visit that day was purely to enable Members to acquaint themselves with the application site. No decision would be made until the planning application was considered by the Development Management Committee, at its meeting scheduled to be held on the 20<sup>th</sup> March 2013.

**3. NP/12/0550 – 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 area – St Ishmaels Nursery**

The Principal Planning Officer advised Members that this was a full application which sought permission to demolish the existing garden centre buildings and replace them with a single building constructed of natural cedar cladding under a sedum and shingle roof housing the shop, café, toilets and office; demolition of redundant glasshouses and removal of the associated storage buildings, containers, water tank and pond and the erection of 18 holiday lodges, also timber clad with sedum or shingle roofs; two large ponds would be provided within the centre of the lodges and to their west would be a picnic/recreation/wildlife area, including one large pond with three smaller scrape ponds together with a grazing area.

The Officer explained that when the application came before them for decision at the March meeting of the Committee it would be recommended for refusal on three grounds:



- that the proposal for the erection of 18 lodges would be contrary to Policies 35 and 38 of the Local Development Plan (LDP);
- that the chalets would be harmful to the special qualities of the National Park and therefore contrary to policies 8, 15 and 29 of the LDP;
- that insufficient information had been provided with regard to landscaping on the site.

Members sought clarification on the design of the proposed lodges and the officer confirmed that according to the submitted Design and Access Statement they would be classed as 'modular units' ie static caravans. They also asked whether further information had been sought from the applicants in respect of landscaping and were advised that once an application was 'live', it was the Authority's policy not to negotiate, particularly if an application was to be refused for other reasons.

Other Members questioned whether the economic impact of the proposals had been fully considered and the officer replied that irrespective of the economic benefit, the redevelopment of the site for holiday accommodation was contrary to adopted policy and she could only recommend that it be refused. She also stated that the site currently had an agricultural/nursery use and the change to holiday units would change its character. They asked whether additional jobs would be created by the redevelopment and were advised that the application had stated that the number of staff would be increased from 3.5 to 8 full time equivalent, not including seasonal cleaners.

Members then walked around the site and the areas where the replacement garden centre buildings, new chalets and ecological area would be located were pointed out. Members thanked the Principal Planning Officer for a clear presentation and a useful site visit.

