

Item 6 - Report on Planning Applications

Application Ref: NP/13/0564

Application Type	Full
Grid Ref:	SN03471449
Applicant	Slebech Park Estate
Agent	Mr G Scourfield, Pembroke Design Ltd
Proposal	Change of use of Slebech Park to hotel/conference facilities & associated development comprising of:- 8 new family eco-lodges; new managers low impact dwelling; reinstate former kennels to provide on site creche/nursery; new pool/spa facility; The Hide relaxation area; conservatory extension to The Park Restaurant; permanent Harbour Room function suite; reinstate former greenhouses with a central palmhouse; remodel Ferrymans Cottage; infill courtyard bedrooms with glass box marriage ceremony suite above; conversion of mansion into luxury bedrooms with new penthouses on roof; remodel existing stable block bedrooms & courtyard & infill entrance; new energy centre; new staff accommodation block; extension to existing farm buildings to provide equestrian centre, stables, indoor dressage/show jumping arena, grooms cottage & of road hacking tracks etc; remodel existing estate yard buildings for storage associated with development; provision of country education facility & access to ponds/woods etc; remodel 2 existing estate cottages to provide staff flats (existing lodge remains untouched); open up existing bridlepaths to provide access to the eastern Cleddau & (subject to adjoining owners agreement) extension to the nearby Sustrans Cycle Network; as well as including bat mitigation measures on nearly all buildings, allowing further species of wildlife to be encouraged to visit the site & link to education centre with CCTV; various estate road passing places & landscaping works throughout the estate.
Site Location	Slebech Park, Slebech, Haverfordwest, Pembrokeshire, SA62 4AX
Case Officer	Vicki Hirst

Purpose of Report

To request members to visit Slebech Park to view proposals for the change of use of the site to a hotel/conference facility with associated development, before consideration of the planning and listed building applications at a future meeting of the Development Management Committee.

Background

Slebech Park is situated on the northern side of the Eastern Cleddau and comprises the original Grade II* listed Georgian Mansion and its associated Grade II listed stable yard and further associated curtilage buildings within the estate grounds, the last registered as a Grade II* historic garden. The site is also adjacent to the ruins of the Church of St John the Baptist which is a Scheduled Ancient Monument and listed building. The estate is also partly a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) due to its bat interest and is situated on the northern banks of the Pembrokeshire Marine SAC and the Milford Haven SSSI.

The stable block at Slebech has been converted into a hotel, conference venue and restaurant in recent years. The whole estate has recently been bought out of administration by a new owner and it is now planned to develop the wider estate and buildings into a longer term and more sustainable business.

Current Applications

The current application seeks full planning permission and (where relevant) listed building consent for the overall change of use of Slebech Park to a hotel/conference facility and associated development. The application comprises a number of separate elements and these can be summarized as:

- 8 eco-lodges in the estate grounds
- New managers low impact dwelling
- Re-instatement of former kennels to provide on site crèche/nursery
- New pool/spa facility
- Relaxation area in new subterranean building
- Conservatory extension to the existing restaurant
- Permanent function suite on eastern elevation of the stable yard
- Reinstatement of greenhouses
- Remodelling of Ferrymans Cottages as letting rooms
- Infill and extension to courtyard between the mansion and stable yard
- Conversion of mansion house into letting rooms with new penthouse level on roof
- Remodelling of existing stable yard letting rooms
- New energy centre
- New staff accommodation block
- Change of use and extension of existing farm buildings to provide equestrian centre with stables and indoor riding arena, grooms cottage and riding tracks
- Remodelling of estate buildings for storage
- Provision of country education facility and access to ponds/woods
- Remodelling of existing estate houses to provide staff accommodation
- Open up bridleway to provide access to the Eastern Cleddau and extension to Sustrans Cycle Network

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- Various biodiversity mitigation measures, landscaping and improvements to passing bays

The works are programmed into three phases; the first comprising the infill to the courtyard between the house and stable yard, the new function suite to the eastern elevation, the new energy centre, eco-lodges, remodeling the hotel and restaurant, staff cottages, new staff accommodation, managers dwelling and landscaping. The second will comprise the conversion of the mansion into the hotel and provision of the penthouse level, the crèche, equestrian centre and works to Ferrymans Cottages and the third will comprise the relaxation room, greenhouses and external works.

The applications were supported with the following information:

- Comprehensive drawings and plans
- A Design and Access Statement
- Flood Risk Assessment
- Ecological Strategy
- Preliminary Simplified Building Energy Model and Low and Zero Carbon Technology Report
- Preliminary SAP and Code for Sustainable Homes Assessment including Pre-Assessment
- Landscape Strategy
- Tree Report
- Various Structural Appraisals
- Photovoltaic Panel Information

Officers Comments

These are major applications, affecting several listed buildings, two SACs and SSSIs, a registered historic garden and close to a scheduled ancient monument. Elements of the planning application also comprise a departure from the development plan. The applications affect one of the most significant estates within the National Park and due to the complexity and nature of the application it is considered that it is essential that members are shown the site and the different aspects of the proposal to fully understand the proposals prior to a full deliberation of the issues.

Recommendation

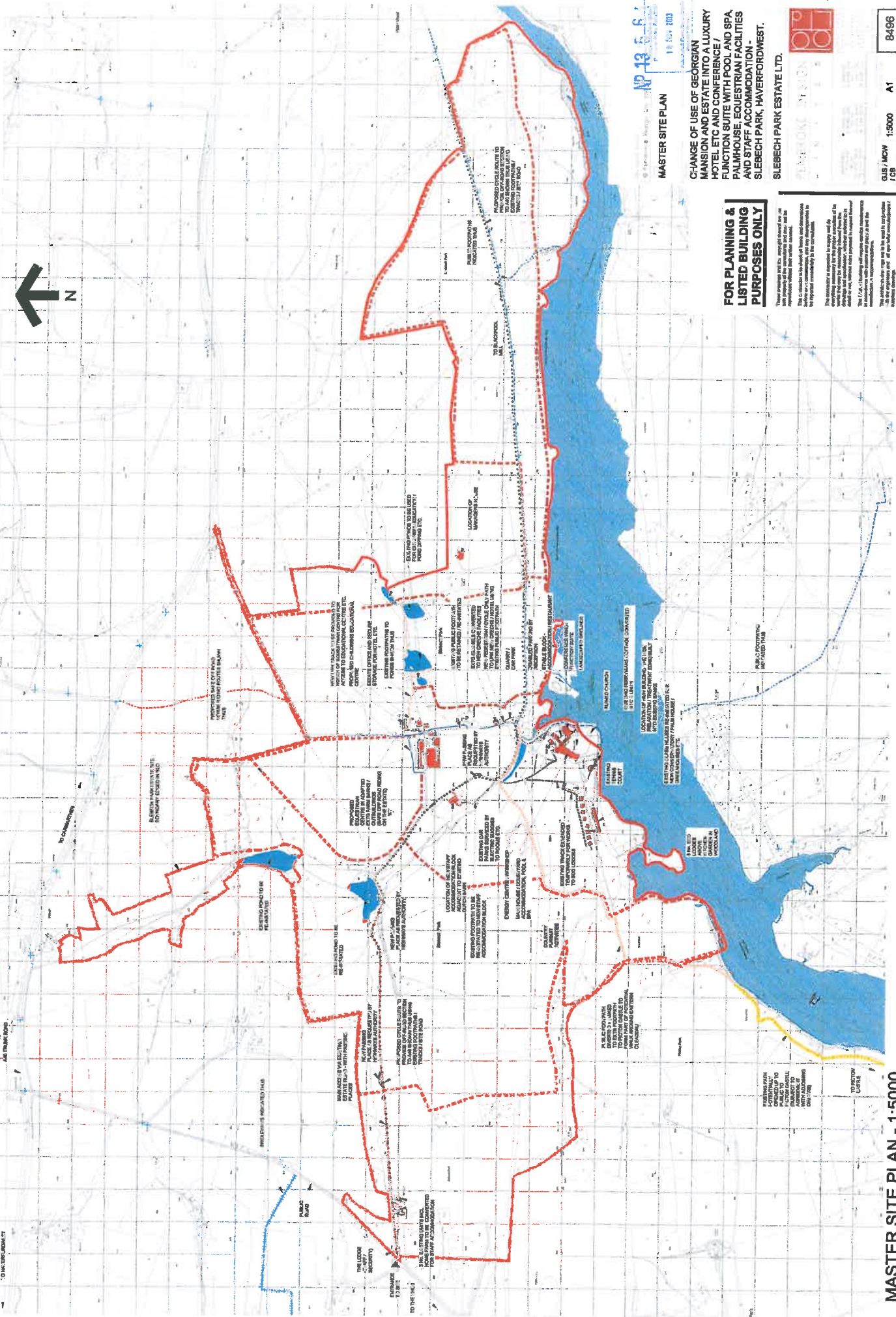
That members of the Development Management committee inspect the site prior to considering the applications at a future meeting of the committee.



MASTER SITE PLAN

CHANGE OF USE OF GEORGIAN MANSION AND ESTATE INTO A LUXURY HOTEL ETC AND CONFERENCE / FUNCTION SUITE WITH POOL AND SPA PALMHOUSE, EQUESTRIAN FACILITIES AND STAFF ACCOMMODATION - SLEBECH PARK, HAVERFORDWEST. SLEBECH PARK ESTATE LTD.

NP 49 5 6
19 JUL 2010



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