

**Application Ref: NP/18/0051/OUT**

<b>Case Officer</b>	Nicola Gandy
<b>Applicant</b>	Mr N James, Pembs Housing Assoc, Mill Bay Homes Ltd & Swangate Dev Ltd & Premier Inn Hotels
<b>Agent</b>	Mrs G Jones, Geraint John Planning Ltd
<b>Proposal</b>	Application for:- 38 Affordable residential dwellings, Hotel, 32 shared ownership & open market dwellings & associated car parking, access, landscaping, drainage & engineering works.
<b>Site Location</b>	Land at Glasfryn Lane, St Davids, Pembrokeshire, SA62 6ST

**Officer's Appraisal**

The application seeks full planning permission for 38 affordable dwellings and a 63 bedroom hotel and 32 market dwellings.

**Affordable housing**

The proposed affordable housing is comprised of the following:-

- 16 No. 1 bed apartments
- 10 No. 2 bed houses
- 10 No. 3 bed houses
- 2 No. 2 bed accessible bungalows

Two areas of open space are proposed within the residential element of the site. Access to the residential development will be via an access point off Glas Fryn Lane.

**Market Housing**

The market housing proposed is comprised of the following:-

- 6 No. 4 bed dwellings
- 5 No. 4 bed bungalows
- 14 No. 2 bed bungalows
- 7 No. 2 bed bungalows

Whilst the proposed access off Glas Fryn Lane will serve the majority of the residential development, access to 10 No. plots along the northern boundary of the site will be via Fishguard Road.

**Hotel**

The proposed hotel will comprise 63 bedrooms, a 66 space car park, plant equipment and landscaping. Access to the hotel will be off Glas Fryn Lane, via a

separate to the access to the residential development. A modest sized restaurant is proposed within the hotel.

The hotel is 'L' shaped in form, two stories along the element facing Glas Fryn Lane and two and a half stories along the element fronting Fishguard Road.

The application is a major development and is of significant 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 at Glas Fryn Lane, St. Davids, on Monday 26<sup>th</sup> March 2018.



- 1 38 NO. HOMES FOR SOCIAL RENT (FULL)  
© LA Architects ltd
- 2 32 NO. PRIVATE FOR MARKET RESIDENTIAL (OUTLINE)  
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- 3 63 NO. BED HOTE L (FULL)

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