

**Application Ref: NP/18/0622/FUL**

**Case Officer** Nicola Gandy  
**Applicant** Mr Lort-Phillips, Lawrenny Developments Ltd  
**Agent** Mr W Reynolds, Atriarc Planning  
**Proposal** Proposed mixed-use development comprising of 32 open market units, 7 affordable units, rural enterprise units, biomass district heating system, sewage treatment system & associated infrastructure upgrades  
**Site Location** Home Farm, Broad Lane, Lawrenny, Kilgetty, Pembrokeshire, SA68 0PN  
**Grid Ref** SN01830709  
**Date Valid** 23-Oct-2018      **Target Date** 13-Mar-2019

**Officer's Appraisal**

The application seeks planning permission for the following:-

- 32 Open Market Houses
- 1 Affordable home controlled by the landowner
- 6 affordable residential units controlled by a Registered Social Landlord (RSL)
- 6 Commercial units
- Biomass heater system
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Part of the application site is an allocated housing site with the Local Development Plan, the land within the allocation will accommodate the proposed 32 open market houses, 1 landowner control affordable house. The proposed 6 No. affordable residential units controlled by an RSL , commercial units and biomass heating system will be located on land outside the allocated site.

The proposed affordable housing controlled by the RSL will comprise of 4 No. 2 bedroom flats and 2 No. 2 bedroom dwelling houses. The proposed 32 open market dwellings will comprise of 15 No. 3 bedroom houses, 10 No. 4 bedroom house, 6 No. 2 bedroom houses and 1 No. 3 bedroom house.

The proposed dwellings will be a mixture of two and one and half storey dwellings with associated private garden areas and car parking. A communal garden will be located centrally within the site.

The proposed commercial units will be single storey in scale as will the biomass heater shed. Parking will be provided to the north of the commercial units and access will be gained via the existing access point to the west of the site.

Part of the application site is located within the rural centre of Lawrenny , on the location of the original farm.

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 at Home Farm, Lawrenny on Monday 25<sup>th</sup> March 2019.