

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD MAWRTH, 15FED MAI, 2018

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

Rhif ar yr Agenda	Eitem
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- | | |
|----|---|
| 3. | <u>RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u>
(Tudalennau 5 - 62) |
| 4. | <u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO.</u> (Tudalennau 63 - 80) |
| 5. | <u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO.</u>
(Tudalennau 81 - 164) |

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

**REPORT OF THE HEAD OF
PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 15 MAI 2018
ON 15 MAY 2018**

**I'W BENDERFYNU
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area East

<i>Application Number</i>	E/33695
<i>Proposal & Location</i>	FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA

DETAILS:

CONSULTATIONS

Public Health and Protection – Noise - The new proposed location for the chicken shed is further away from residential properties which has resulted in the noise rating level from the proposed development being less at the nearest noise sensitive property.

For external areas this is generally considered as a low level of noise, especially given the fans will only be operated during the day time. Therefore based on this and subject to the proposed conditions being imposed, Environmental Health and Licencing do not object to this application.

Public Health and Protection - Odour – From the Odour Report submitted in the application it is not considered that there will be significant odour issues from the operation. It is noted that odours, albeit, low level, will exist at times, and could affect nearby properties. The property closest to the operation have not raised any objections to the application and are supportive of the development.

In terms of the ADAS odour emissions assessment submitted from a resident of Carregawddde Common certain matters raised in this report identify potential issues with the manure store. I understand that the manure storage is not being considered as part of this application, and further permissions will be required for the manure store prior to the operation commencing. Concerns raised for further sensitivity assessments on the potential for odours at nearby properties could be of benefit, but given this is a rural agricultural area, having slight odours from time to time would not seem unreasonable. The prevailing wind direction is south westerly, and the properties located in this direction have no objection to the application.

Since the original application was received, I understand the proposed siting for the building has been moved and it will now be located further away from the residential properties that have raised concerns.

The proposed operation will be using a conveyor belt system for removing the manure from inside the unit, and this system is recognised as a method that reduces odours significantly from the unit in general. From visiting an identical operation in the County, it was apparent that there were no odours in the nearby vicinity. Slight odours were witnessed adjacent to the area used for manure removal, but these were very slight in nature and would not be noticeable off site. This operation also uses the same ventilation system through the roof as the proposed development. Due to the weather conditions the ventilation fans were not

in operation during the visit, so assessments were also made inside the unit. Odours were not strong inside, so any odours released when the fans would be operated would be low in intensity. This is due to the manure being removed from the unit twice weekly, so there is less manure present to generate odours. The manure is also kept dry, which again reduces the potential for odour intensity. I would add that removing the manure as opposed to using a deep litter system is also beneficial in reducing the potential for insect/fly problems.

Officers of this team have also previously dealt with a similar application in the County, which uses a deep litter system as opposed to a conveyor belt operation. This operation has not caused odour complaints, and I would therefore anticipate a conveyor system to reduce the likelihood and intensity of odours further.

The ventilation system will emit air through vents in the roof, which should also reduce the potential for odours to affect nearby properties as odours will be dispersed at height. I am aware that these units are operated on an automated system, whereby the fans will operate when required to maintain the temperature inside, so fans may operate during the day or night.

Therefore, from experience and assessing other operations of this nature, I would not envisage a problem in relation to odours.

Natural Resources Wales (NRW) - The drainage plan requested and submitted advises that all dirty water from wash down will be collected in an underground sealed tank. It will be tankered out as necessary and applied to the land in accordance with the Manure Management Plan. The drainage plan is to be conditioned in the planning permission. It remains that the test of likely significant effect has yet to be completed for the revised location and no permission shall be released until this has been completed and agreed by NRW.

Neighbours/Public – The 21 day notification period in the required press notice expires on 30 May 2018. Subject to no new material planning considerations being received in the interim, the decision notice shall not therefore be issued before this date.

ADDENDUM – Area East

<i>Application Number</i>	E/35873
<i>Proposal & Location</i>	NEW HOUSE WITH INTEGRAL GARAGE AT PLOT 11 GWAUN HENLLAN, TIRYDAIL, AMMANFORD, SA18 2FD

DETAILS:

The applicant has submitted an additional cross sectional drawing showing the finished level of the dwelling in relation to those of existing neighbouring properties. Condition no. 2 of the main report is to be amended as follows to reflect the submission of this additional plan:-

CONDITIONS

- 2 The development shall be carried out strictly in accordance with the following approved plans:-
- 1:500 scale Block and Location Plans (02) received on 13 March 2017;
 - 1:50 and 1:100 scale Proposed Plans and Elevations (01) received on 13 March 2017;
 - 1:100 scale proposed elevations to road east (01) received on 26 April 2018.

REASONS

- 2 In the interests of visual amenity.



***Y PWYLLGOR
CYNLLUNIO***

15 MAI 2018

***RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

15 MAY 2018

**AREA
EAST**

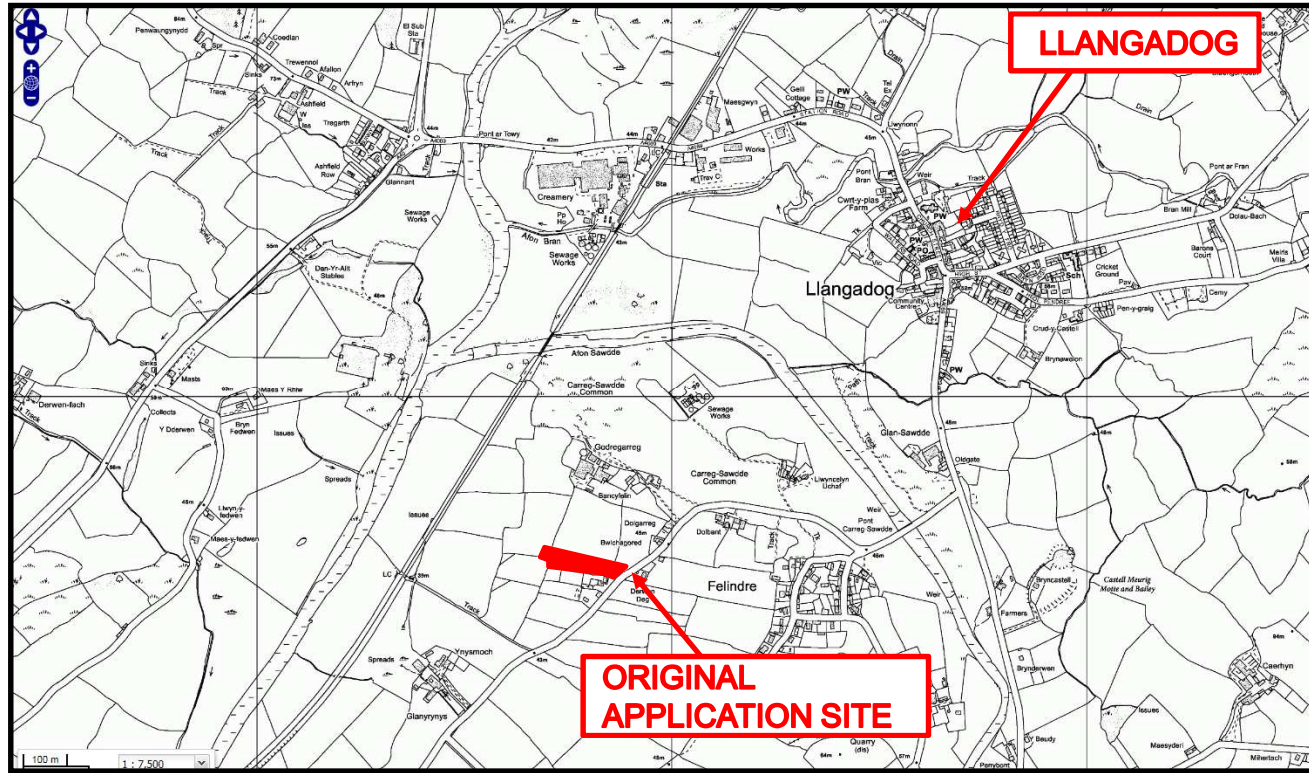
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



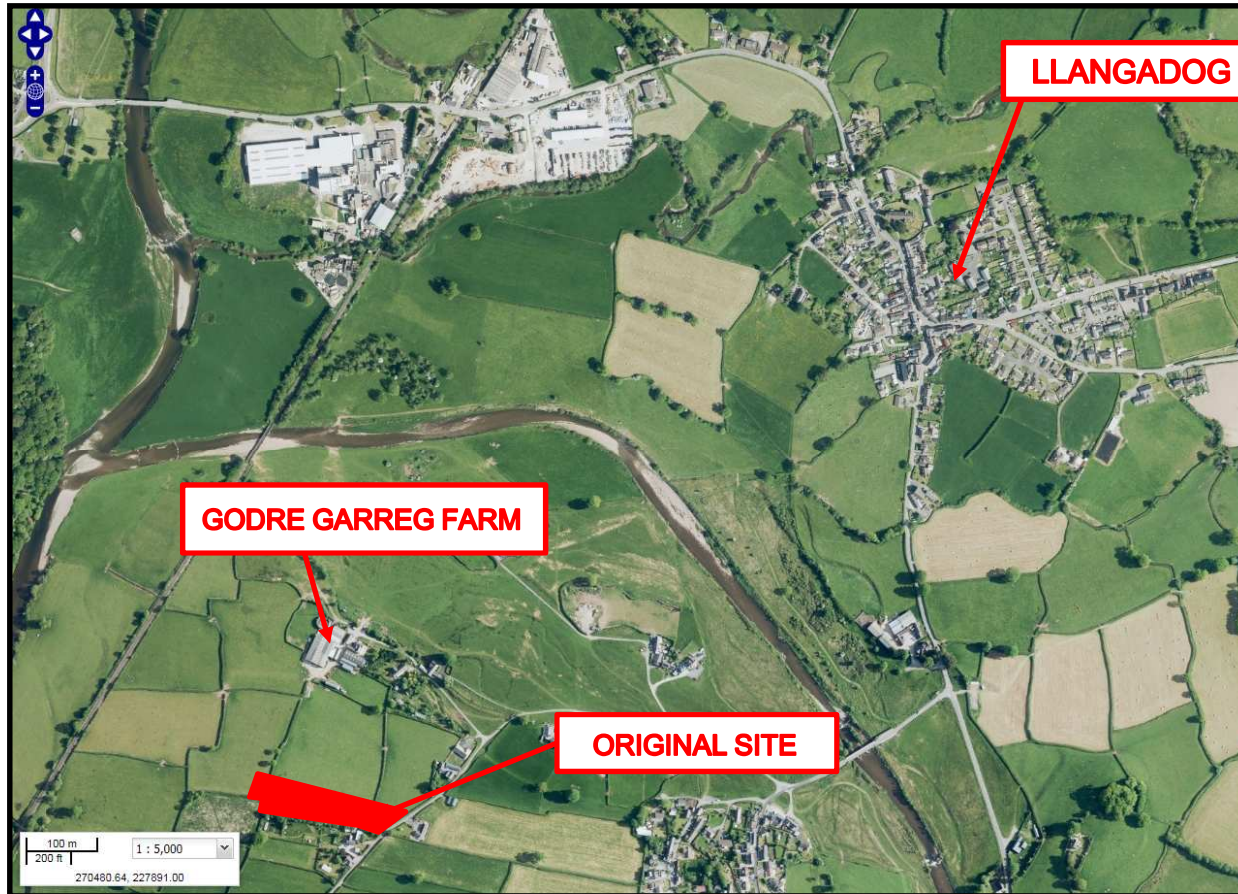
E/33695

E/33695 LOCATION PLAN-ORIGINAL SITING



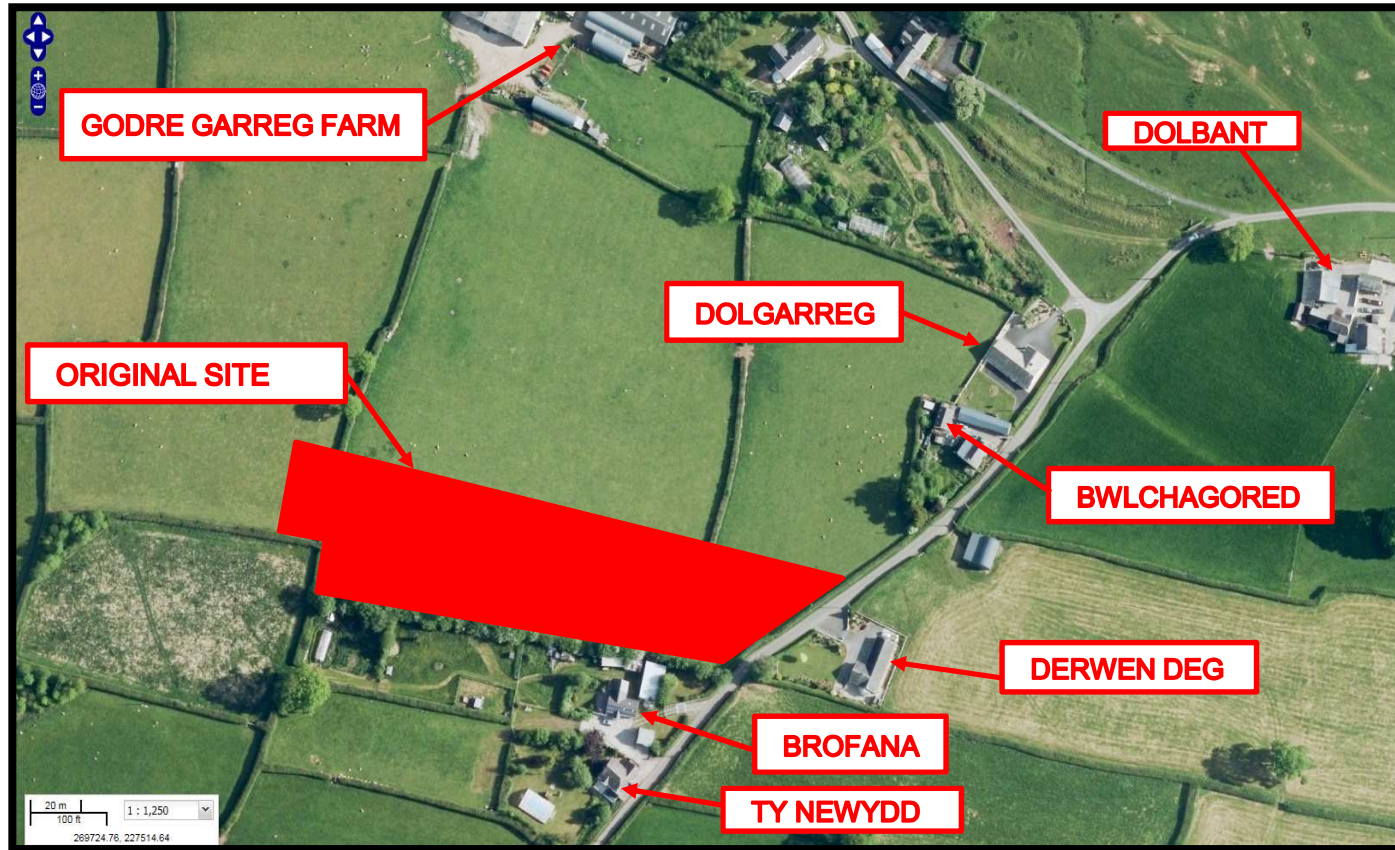
E/33695

AERIAL SITE PLAN-ORIGINAL SITING



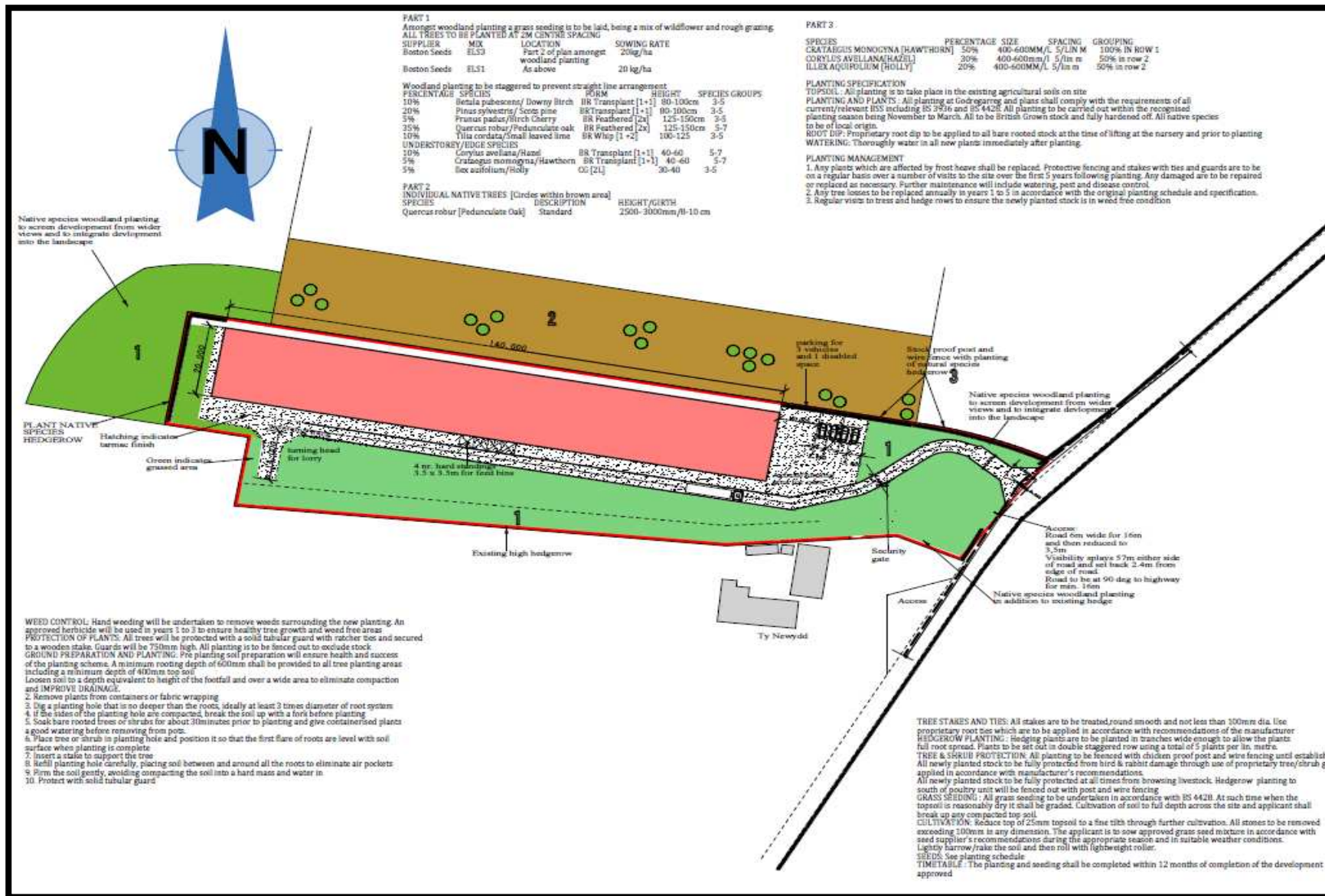
E/33695

AERIAL SITE PLAN-ORIGINAL SITING



E/33695

SITE AND LANDSCAPE PLAN-ORIGINAL SITING



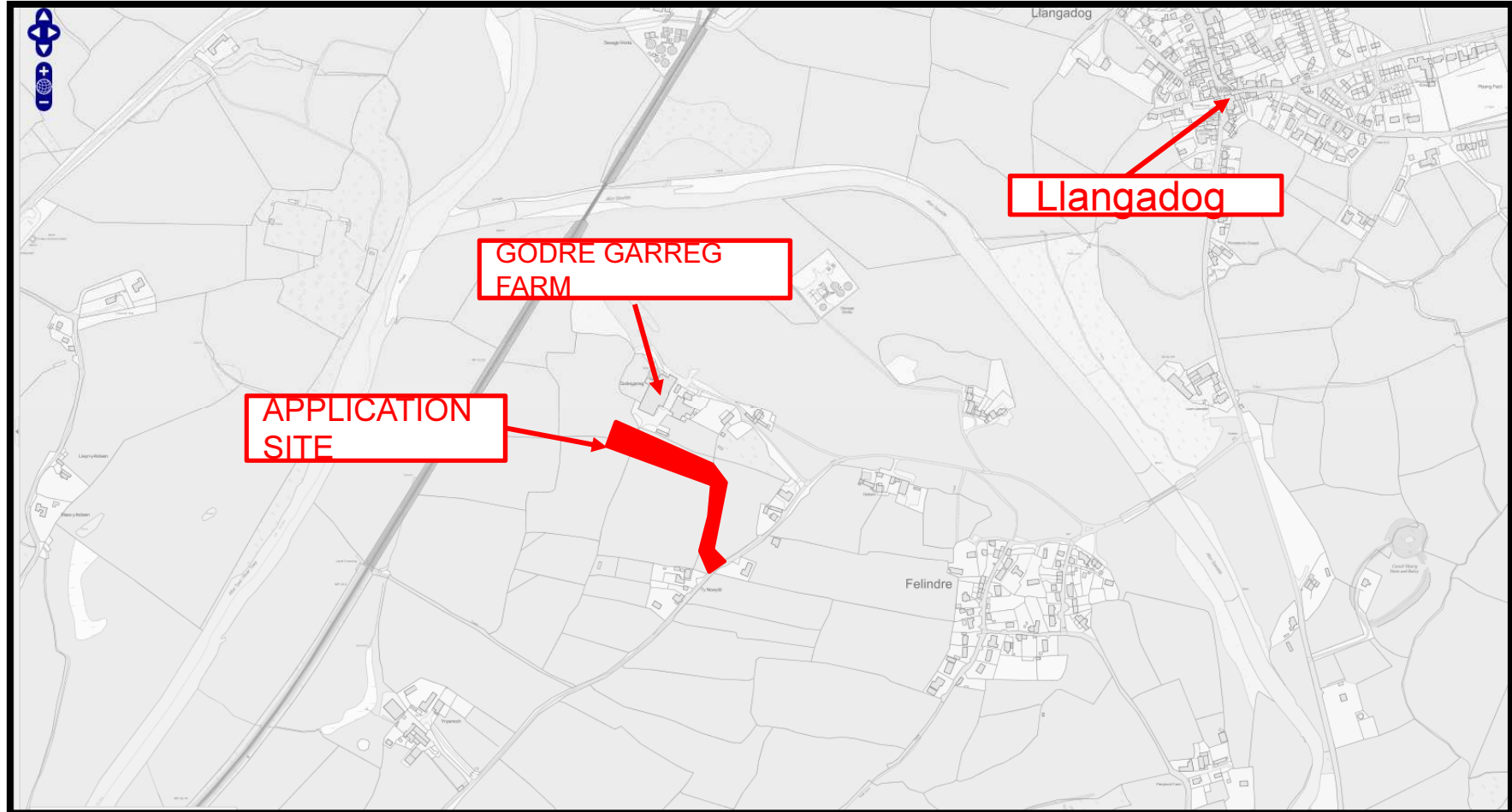
E/33695

PHOTO OF GODRE GARREG FARM FROM SOUTH



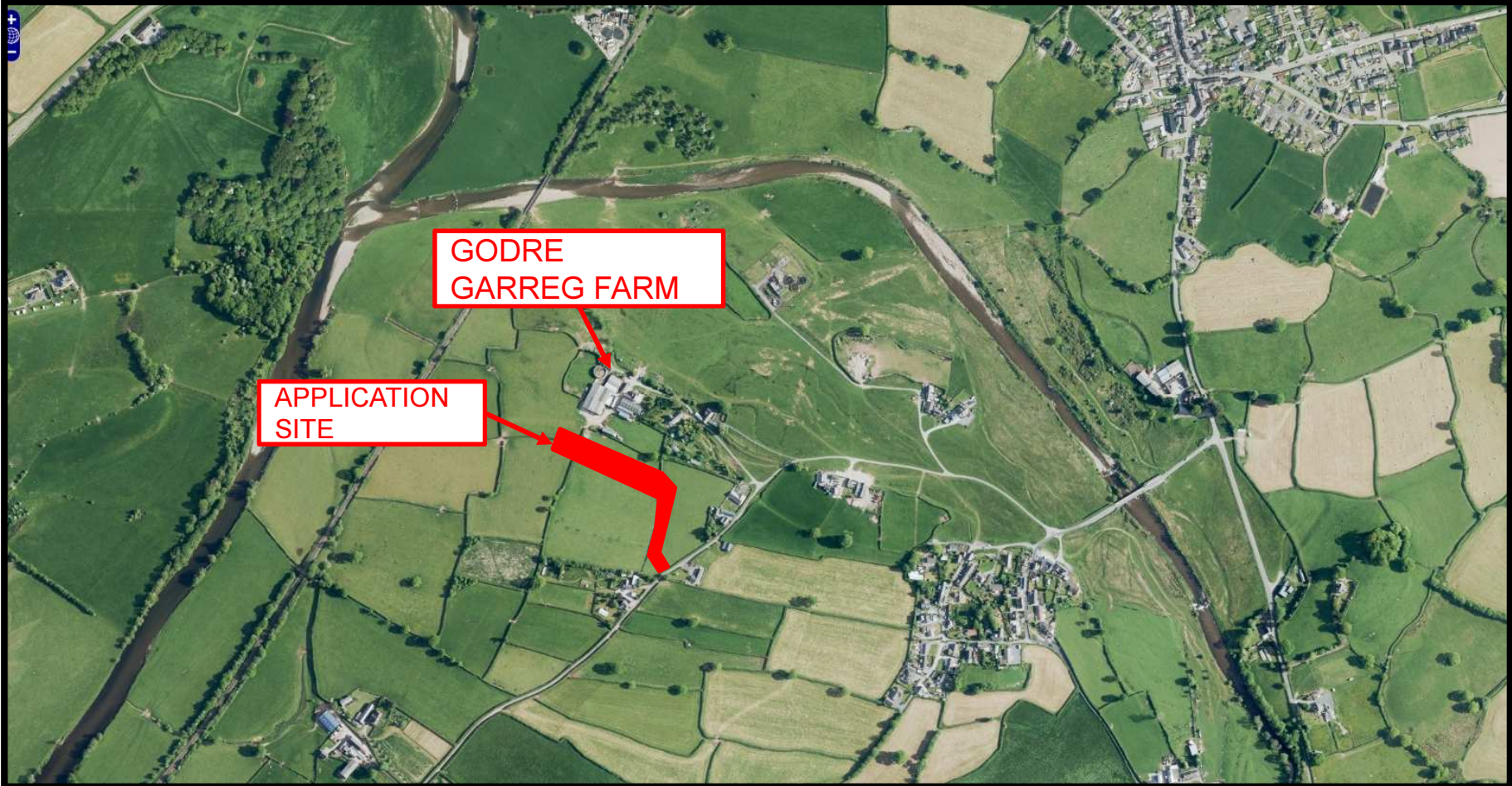
E/33695

LOCATION PLAN-REVISED SITING



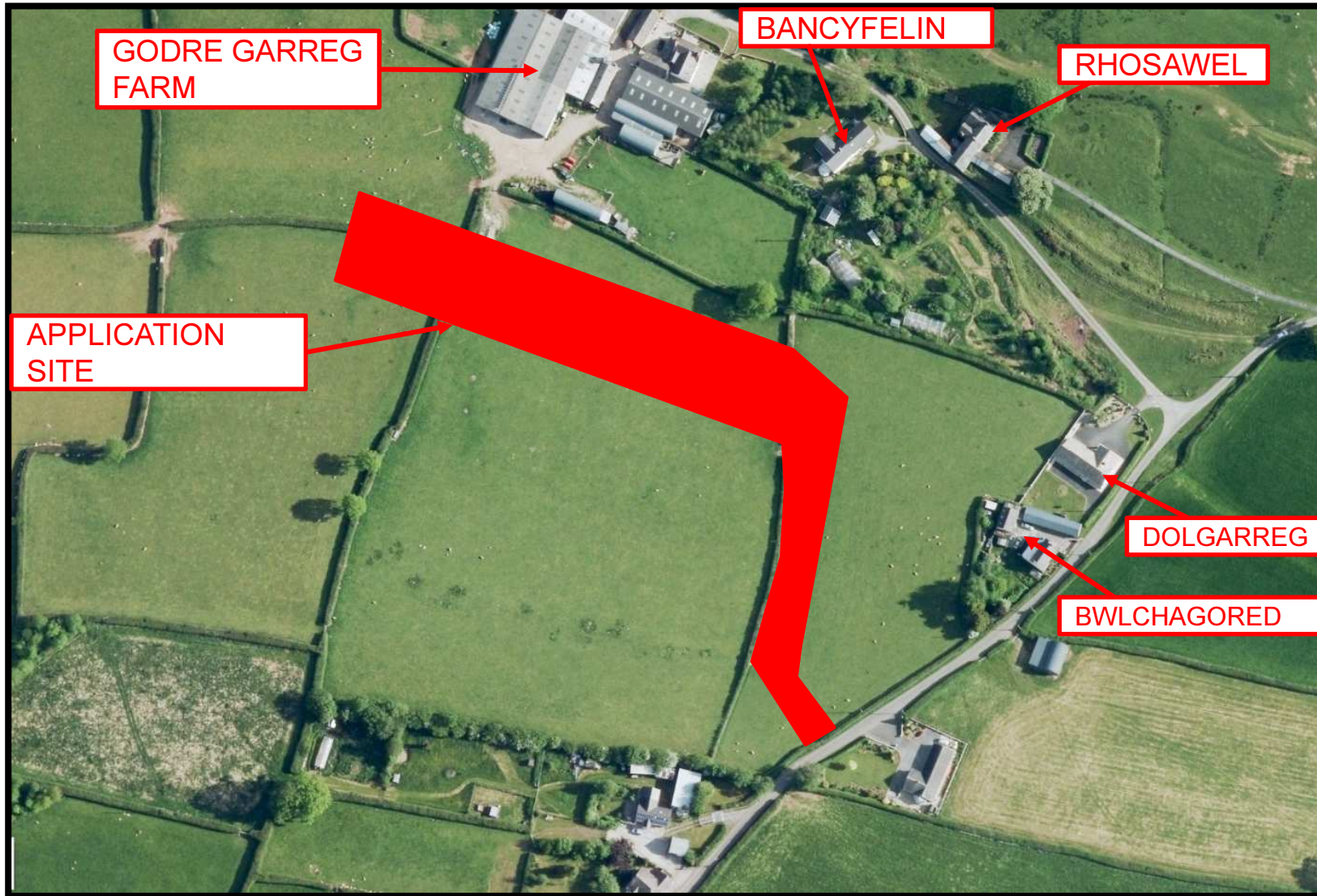
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AERIAL SITE PLAN-REVISED SITING



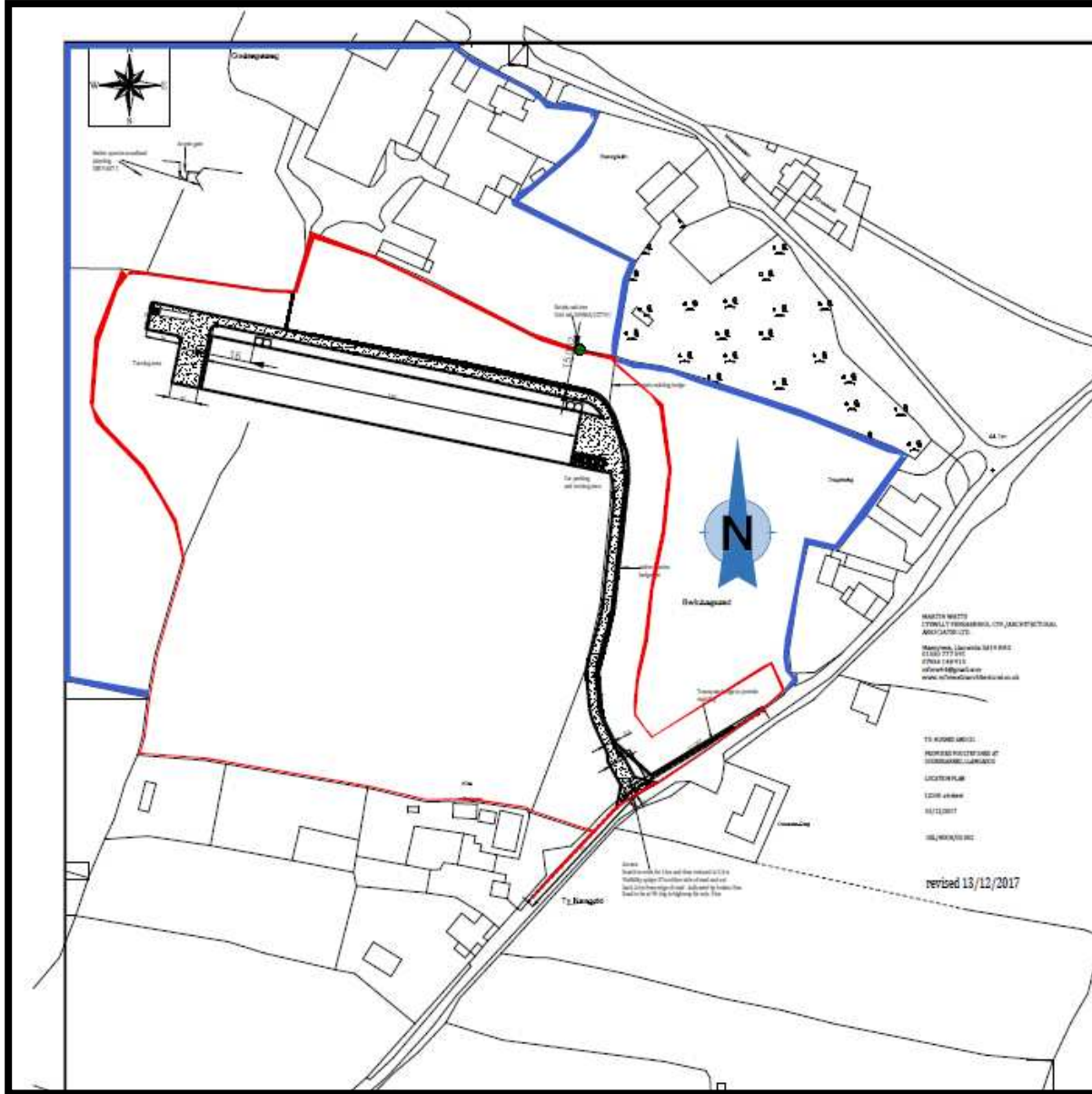
E/33695-

AERIAL SITE PLAN-REVISED SITING



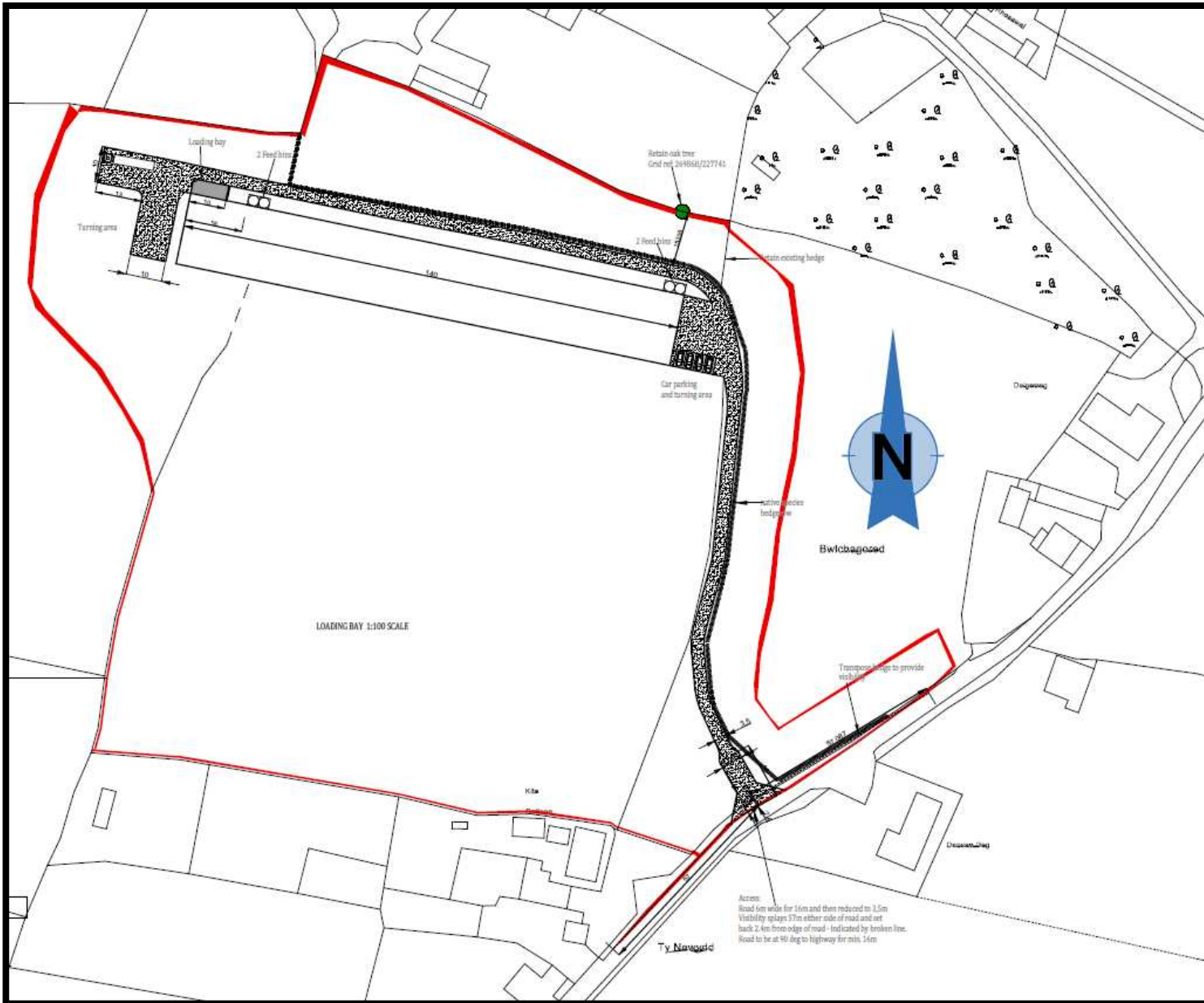
E/33695

REVISED LOCATION PLAN



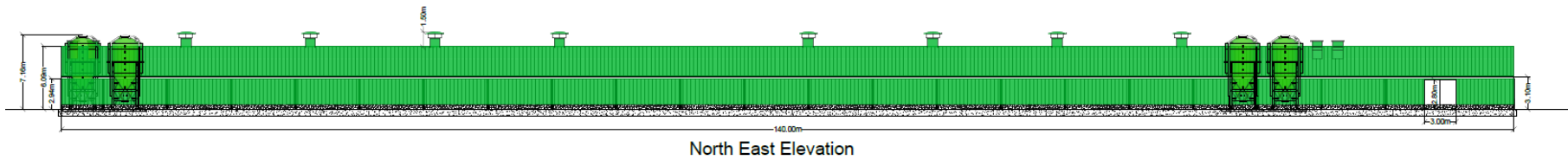
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REVISED SITE PLAN



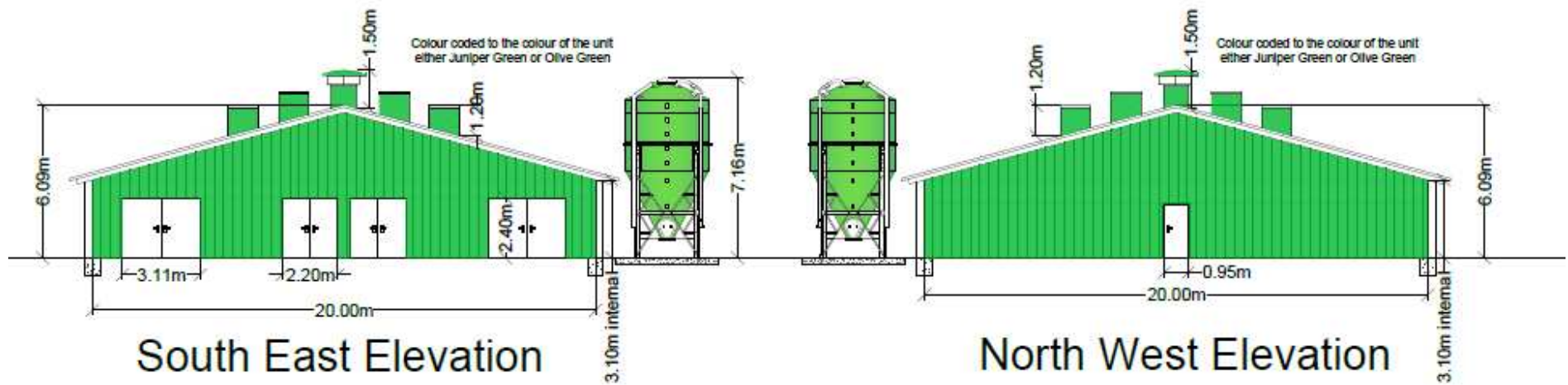
E/33695

ELEVATION PLANS OF REVISED BUILDING



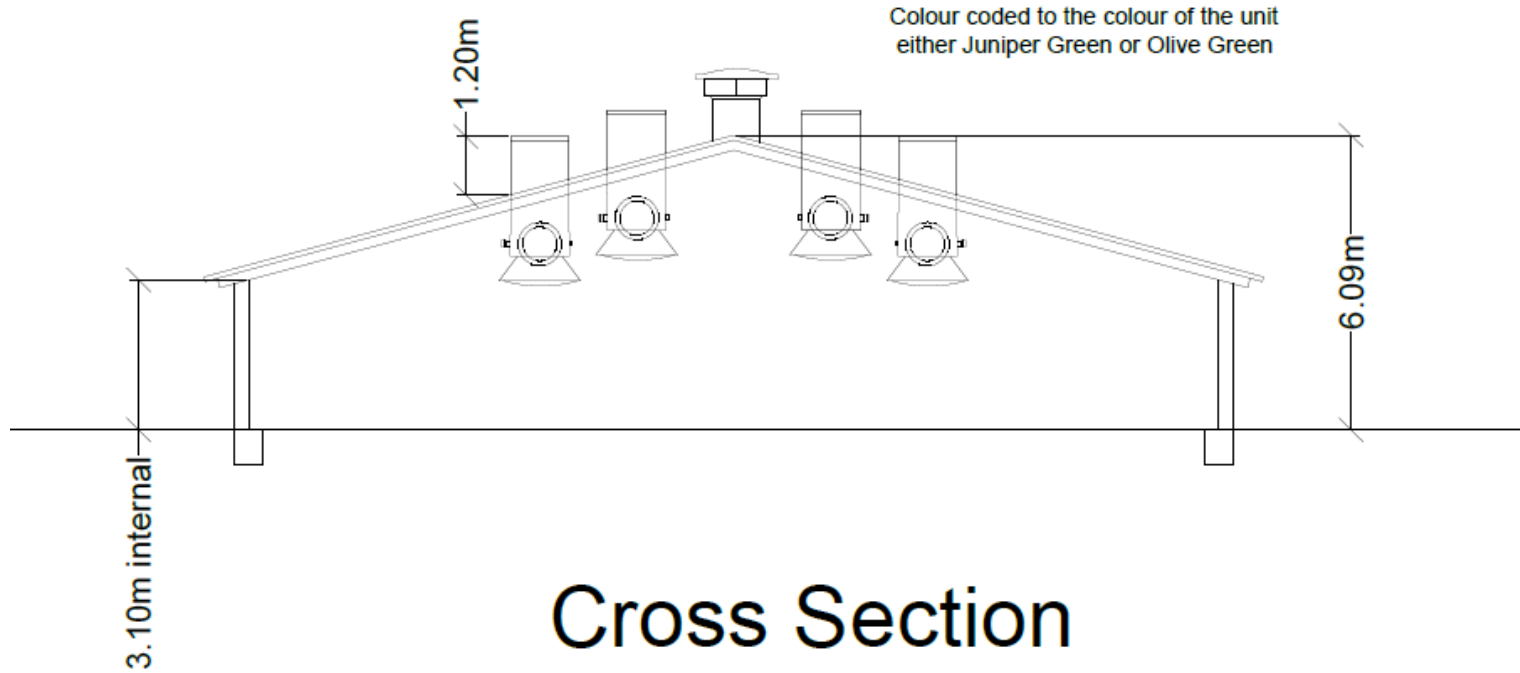
E/33695

GABLE ELEVATIONS OF REVISED BUILDING



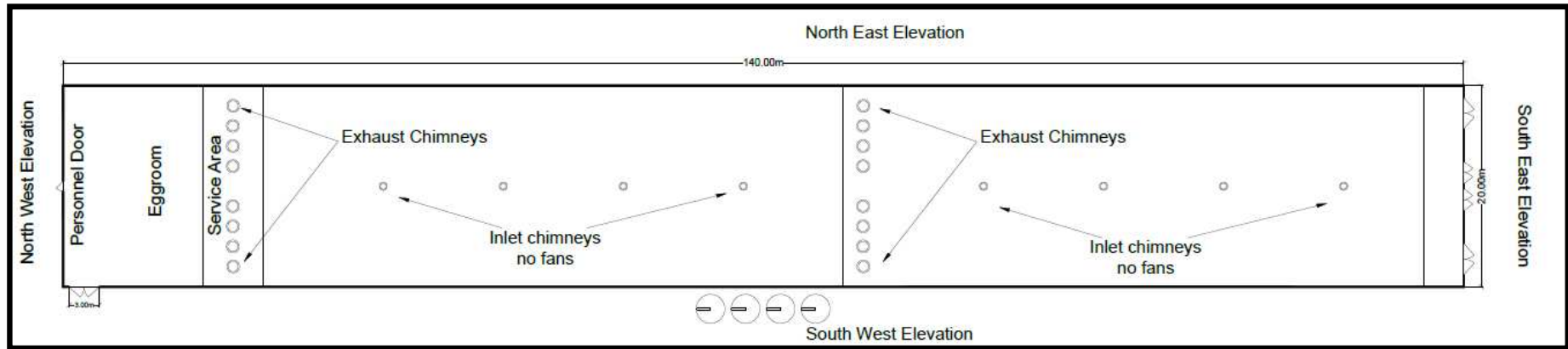
E/33695

CROSS SECTION OF REVISED BUILDING



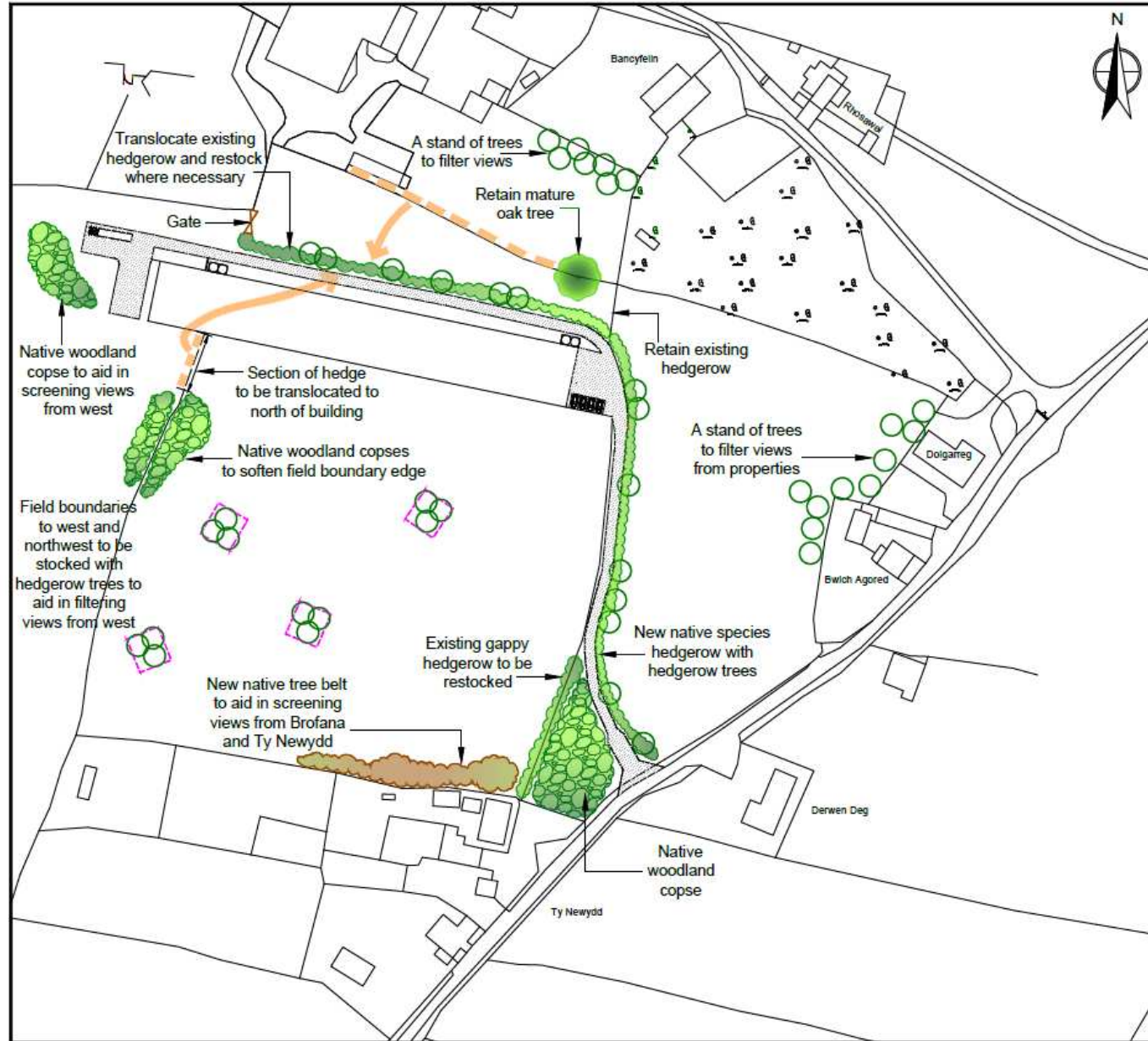
E/33695

LAYOUT PLAN OF REVISED BUILDING



E/33695

REVISED LANDSCAPING PLAN



E/33695

PHOTO OF SITE OF PROPOSED ACCESS



Tudalen 28

E/33695

SITE PHOTO



E/33695

SITE PHOTO



Tudalen 30

E/33695

SITE PHOTO



E/33695

SITE PHOTO



Tudalen 32

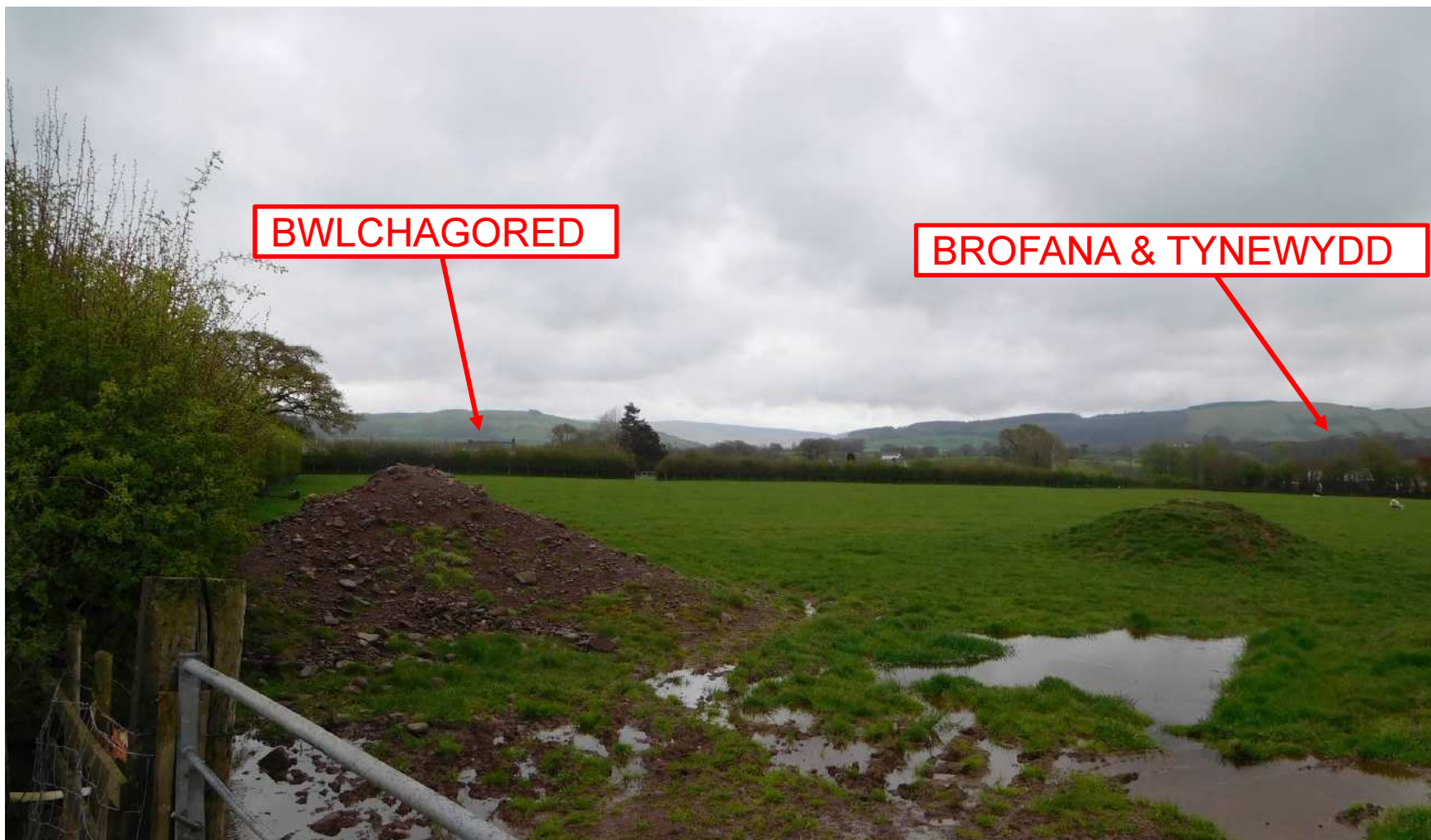
E/33695

SITE PHOTO



E/33695

SITE PHOTO



Tudalen 34

E/33695

SITE PHOTO



E/33695

SITE PHOTO



Tudalen 36

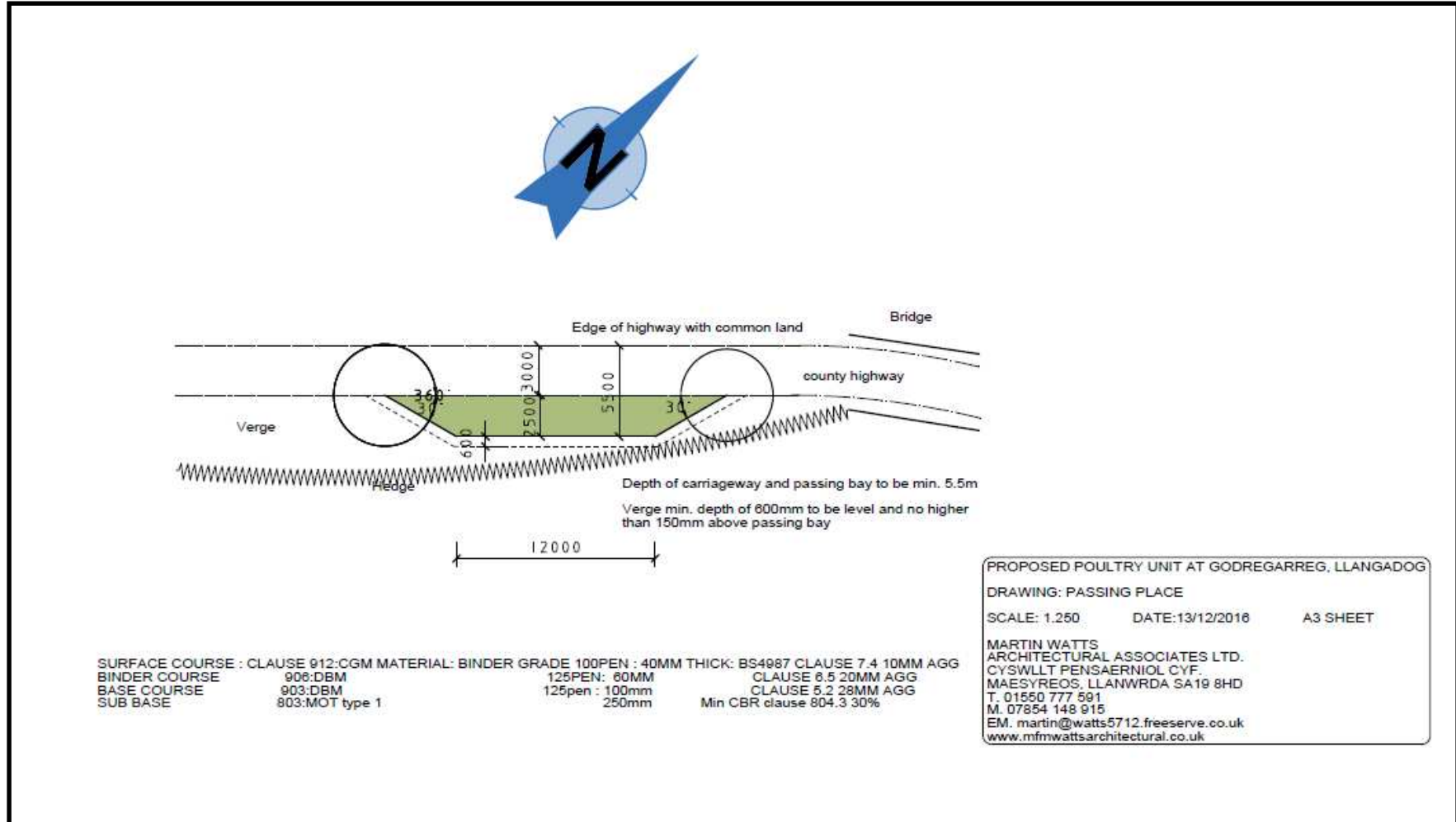
E/33695

SITE PHOTO



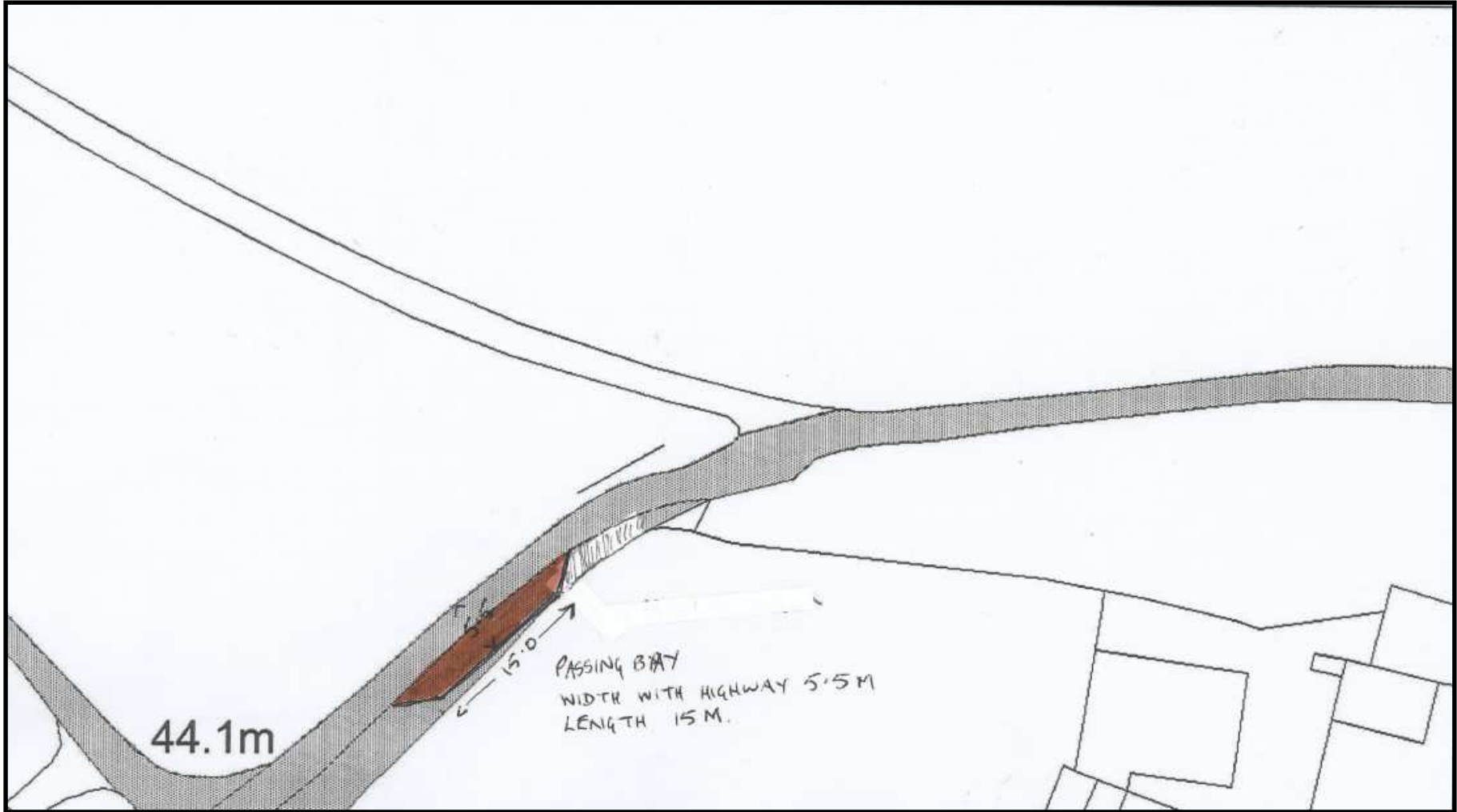
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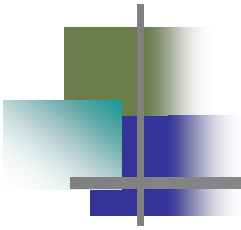
SPECIFICATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT



E/33695

LOCATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT

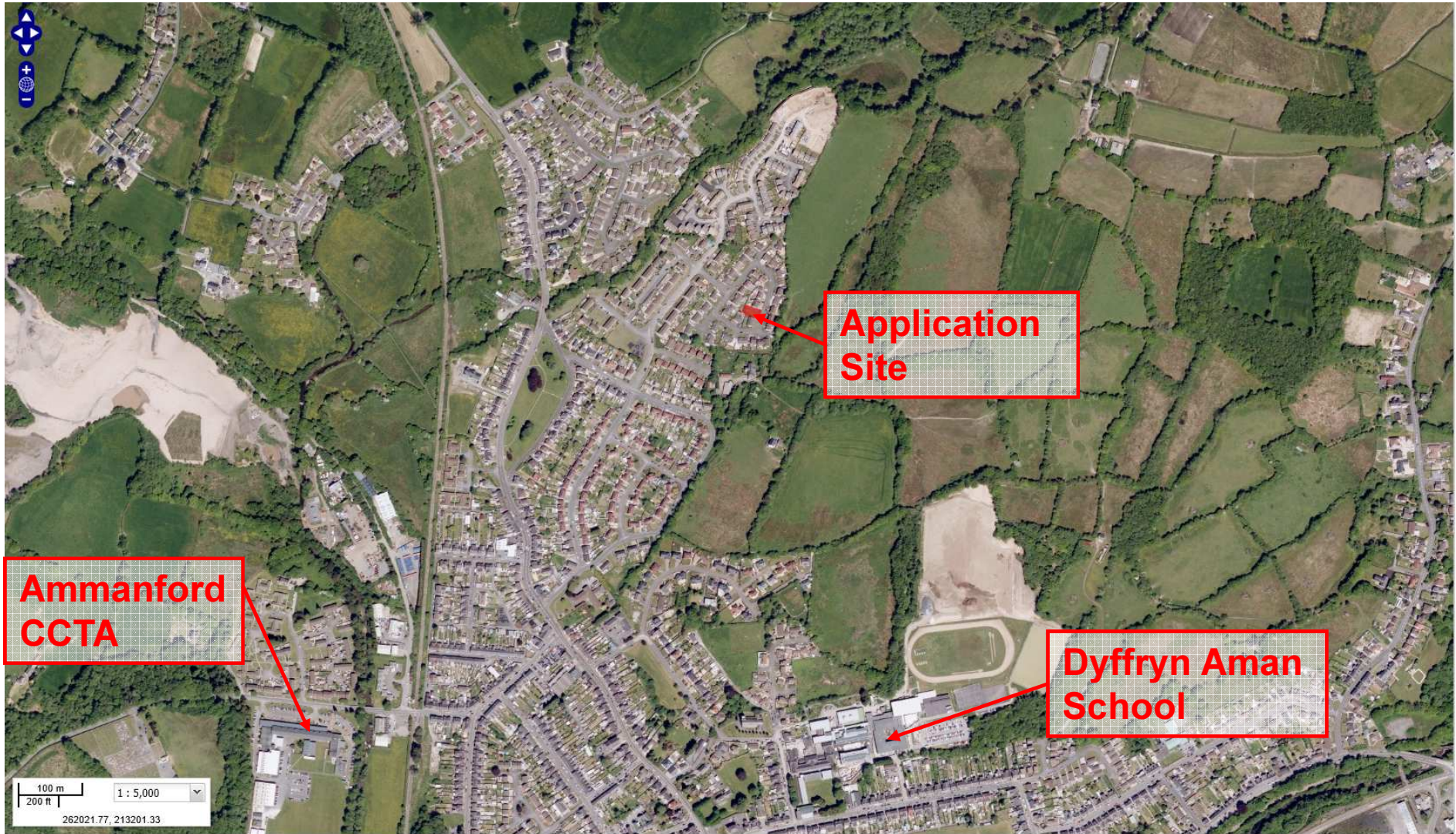




E/35873

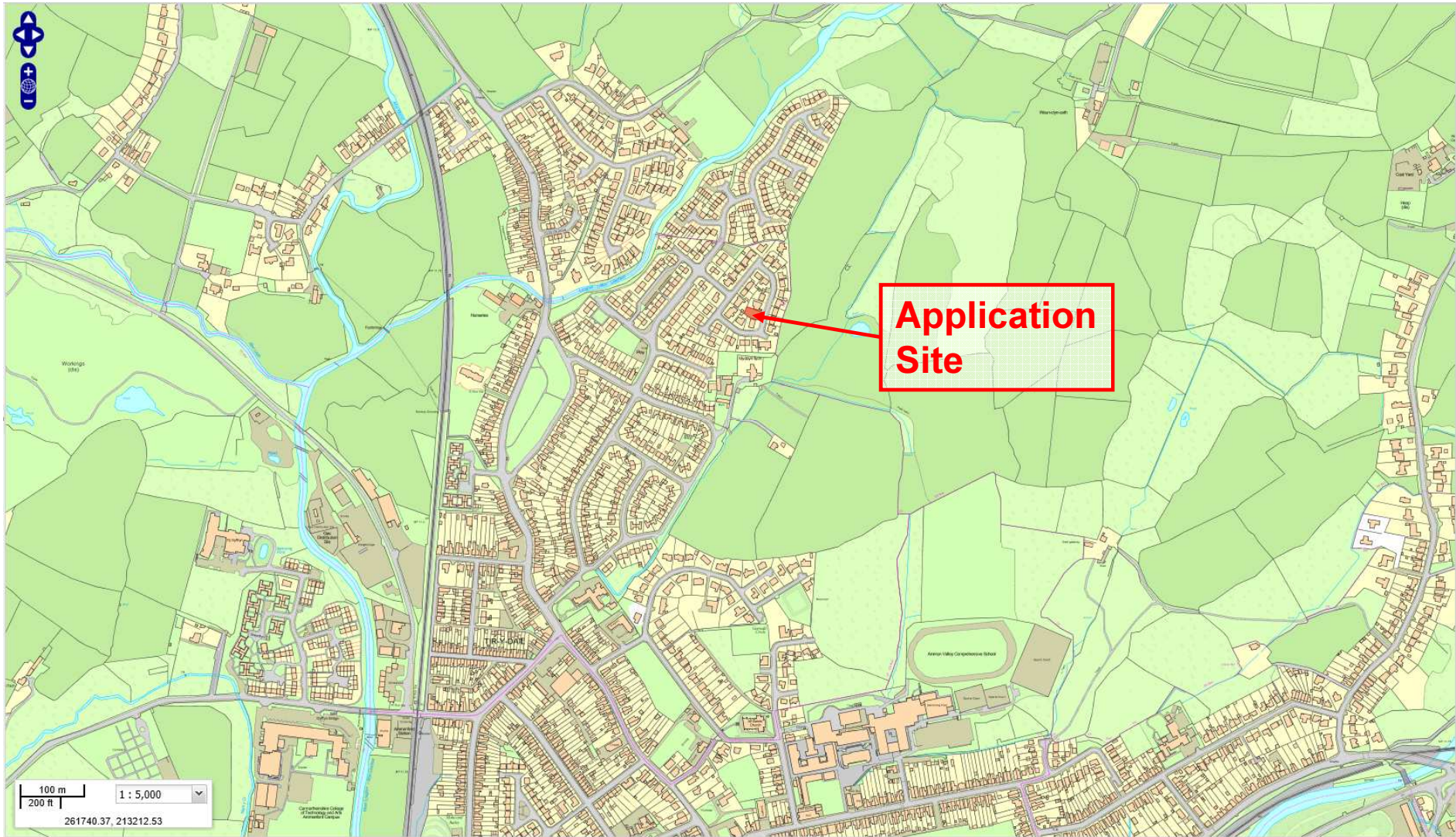
E/35873

Aerial Photograph



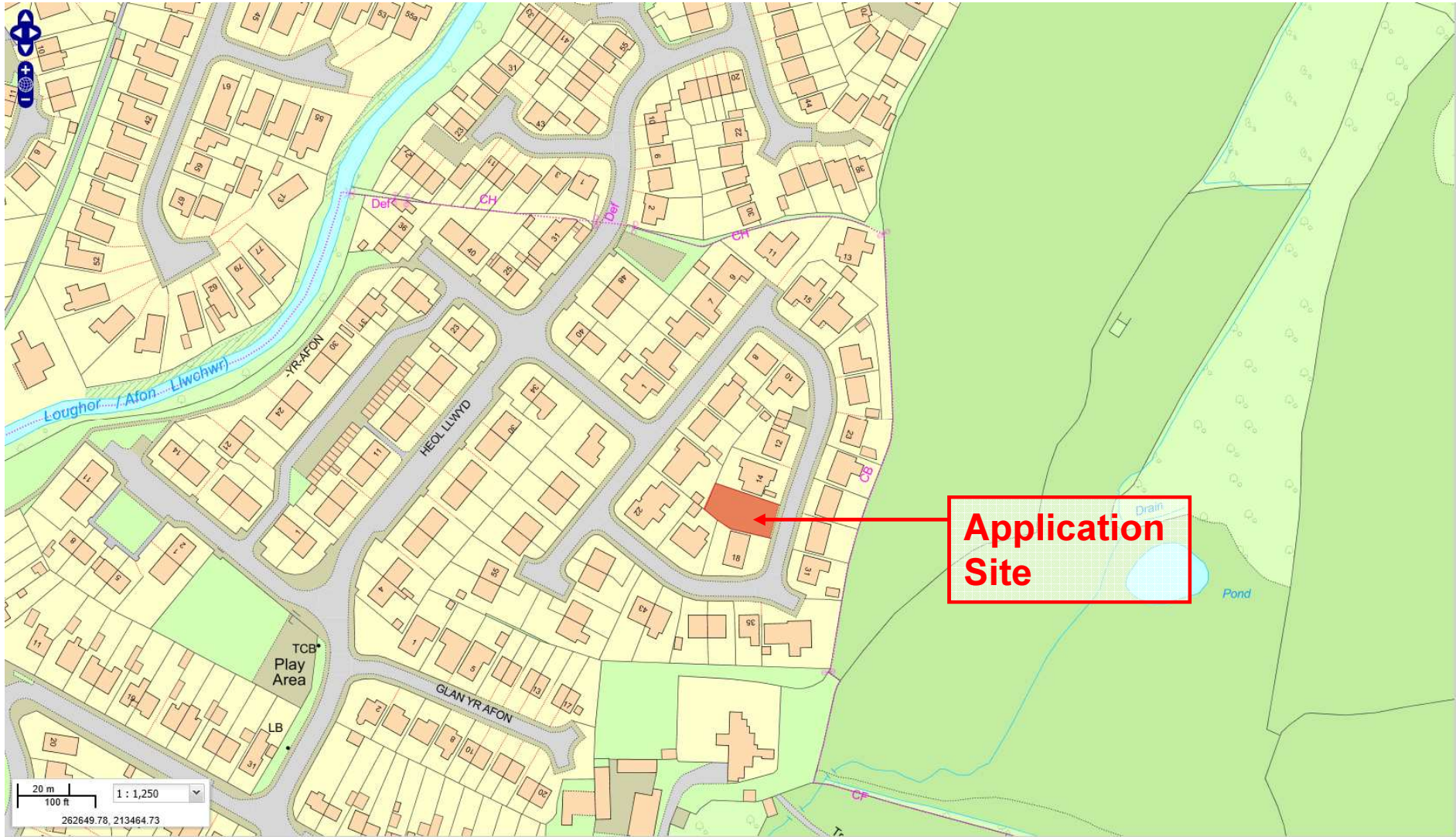
E/35873

Location Plan



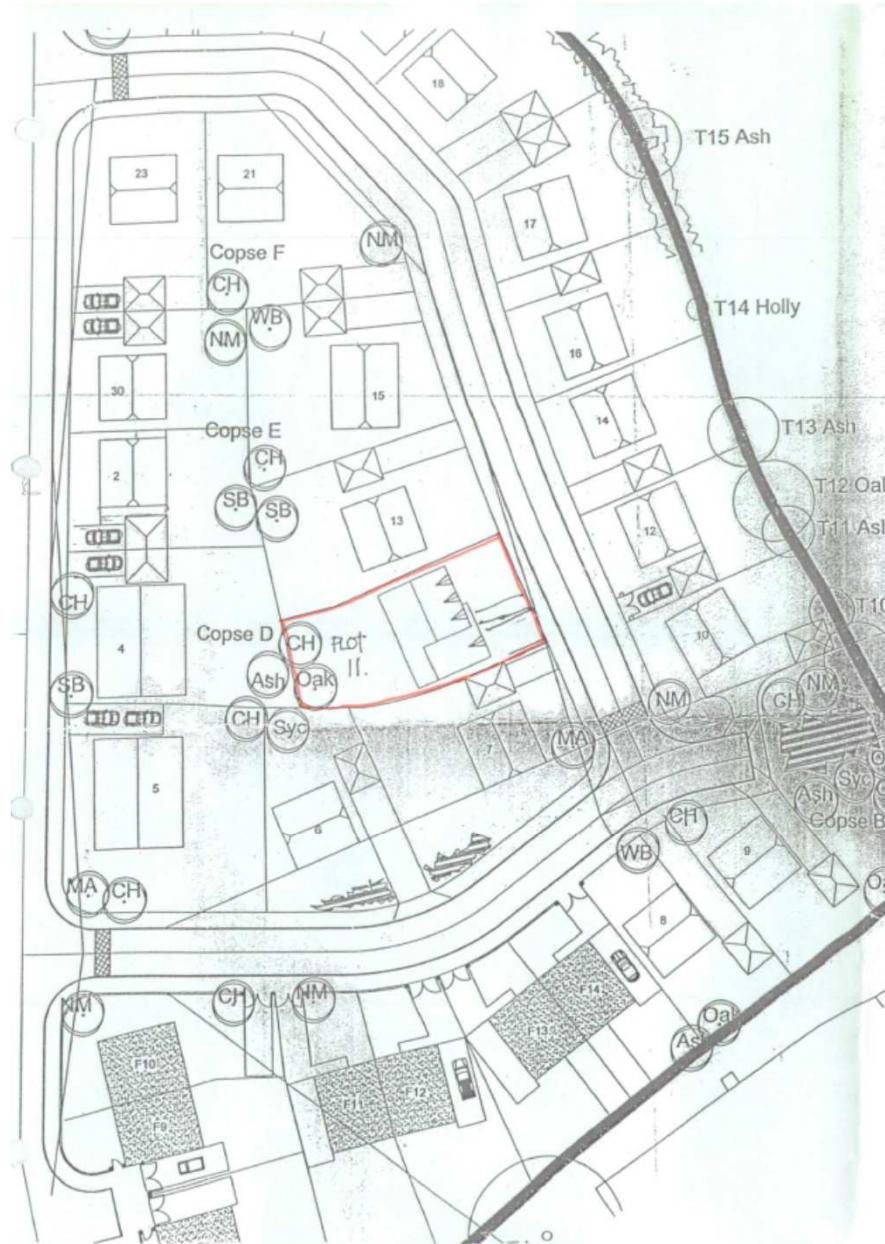
E/35873

Site Plan



E/35873

Location & Block Plans



Block Plan
Scale 1:500

Robert Higgins	B.Sc., B.Arch.
Architect	Pensaer
105 Penybanc Road,	Penybanc,
Ammanford,	Cardiganshire.
Tel 01269 595663	SA18 3QP
Project:	
11 Gwaun-Henllan	
Tirdail, Ammanford	
Drawing	
LOCATION & SITE PLAN	
Scale	
1:2500	
1:500	Drwg No.
12.12.04	06:505 02

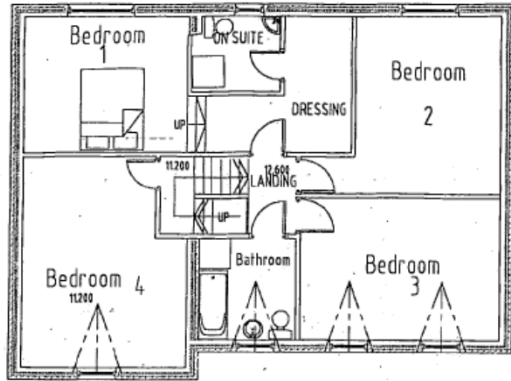
Tudalen 44

E/35873

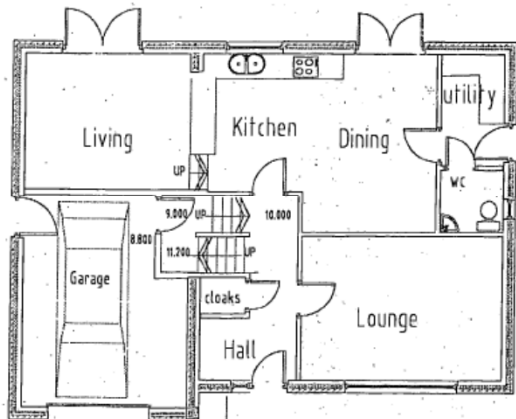
Plot Photo



E/35873 Elevation & Floor Plans



First Floor Plan



Ground Floor Plan

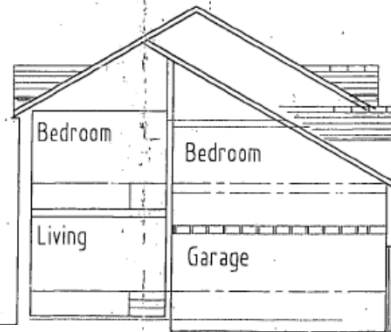


South West

Approved Coloured Facing Brick Plinth



North West



Section



North East

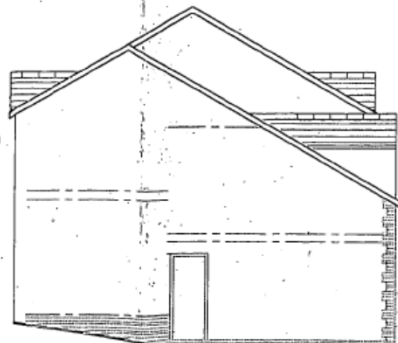
Approved Coloured Facing Brick
REF. B 31.V.07 Rear Roof changed to dormer.
REF. A 15.5.07 Roof pitch 30 from 35

Robert Higgins B.Sc., B.Arch.
Architect Pensaer
105 Penybanc Road, Penybanc,
Ammanford, Carmarthenshire.
Tel 01269 595663 SA18 3QP

Project:
11 Gwain-Henllan,
Tirdail, Ammanford

Drawing
PROPOSED PLANS
And ELEVATIONS

Scale 1:50 1:100 12.12.04	REF. A B.	Drw No. 06:845 01
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South East

E/35873 View to Dwellings at Rear



E/35873 View to Dwellings Opposite



E/35873 View to Dwellings Opposite



E/35873 View to Dwellings on the Estate



E/35873 View to Dwellings Opposite

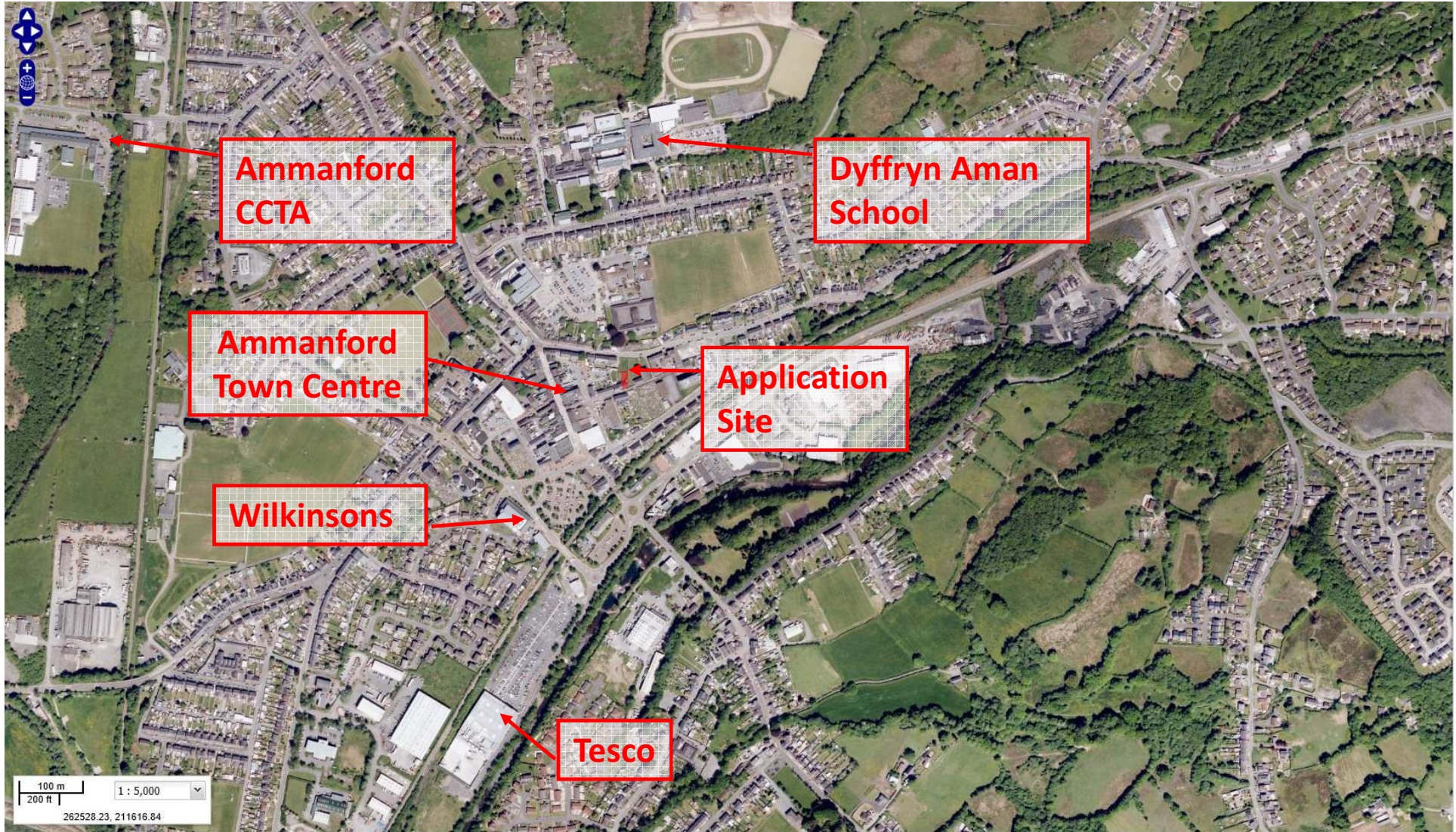




E/36854

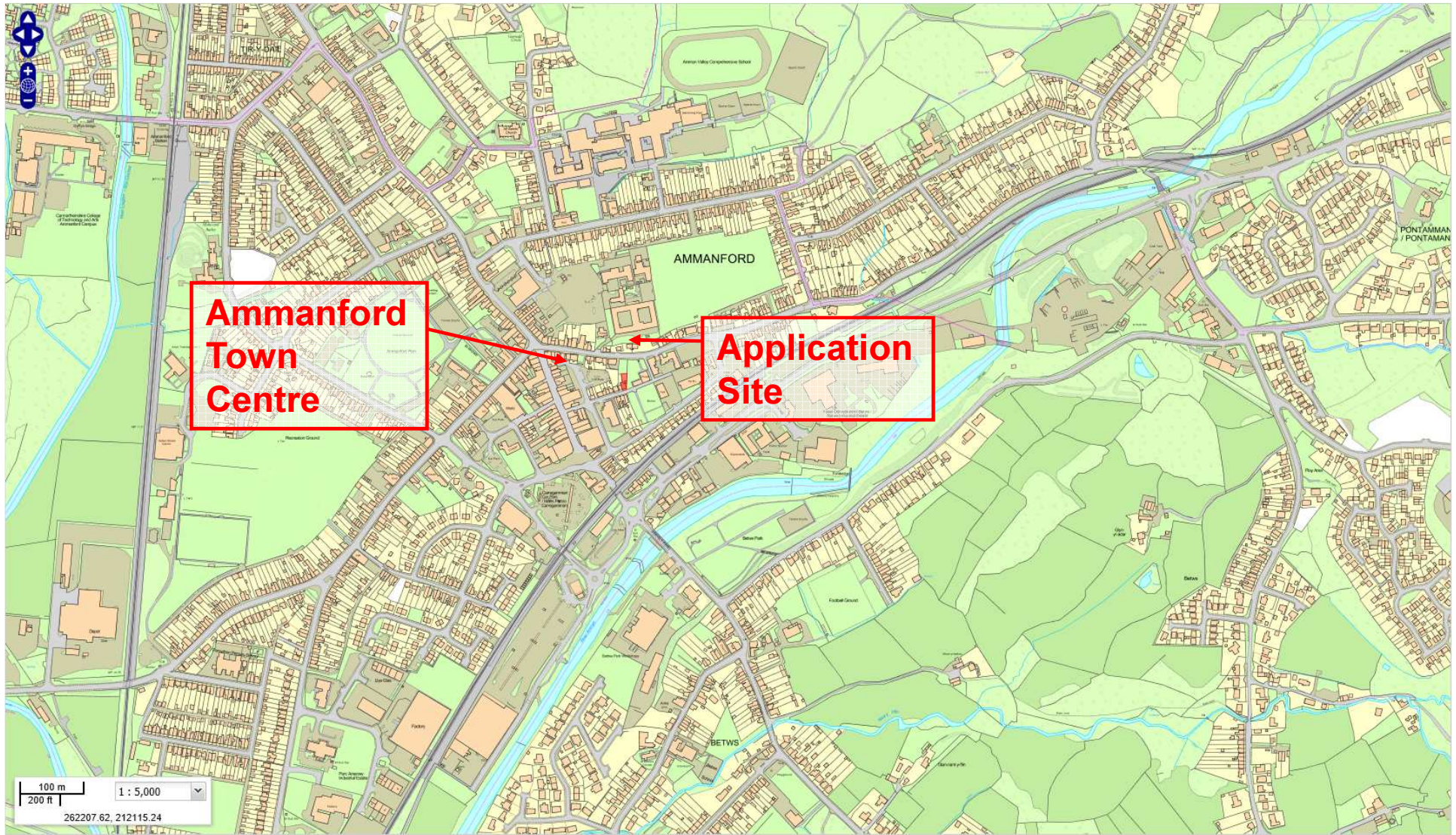
E/36854

Aerial Photograph



E/36854

Location Plan



E/36854

Site Plan

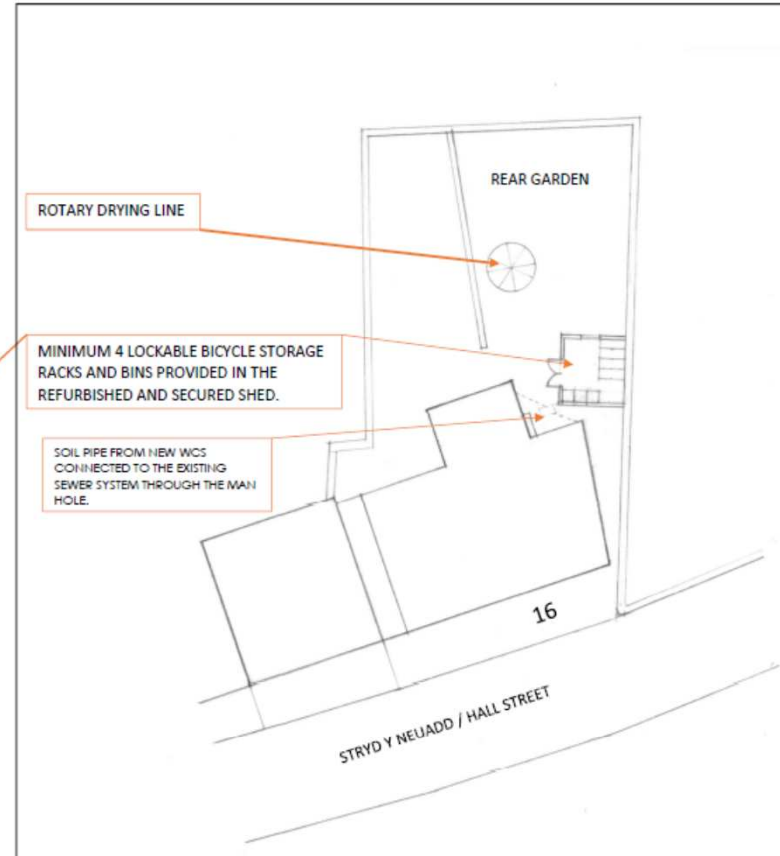
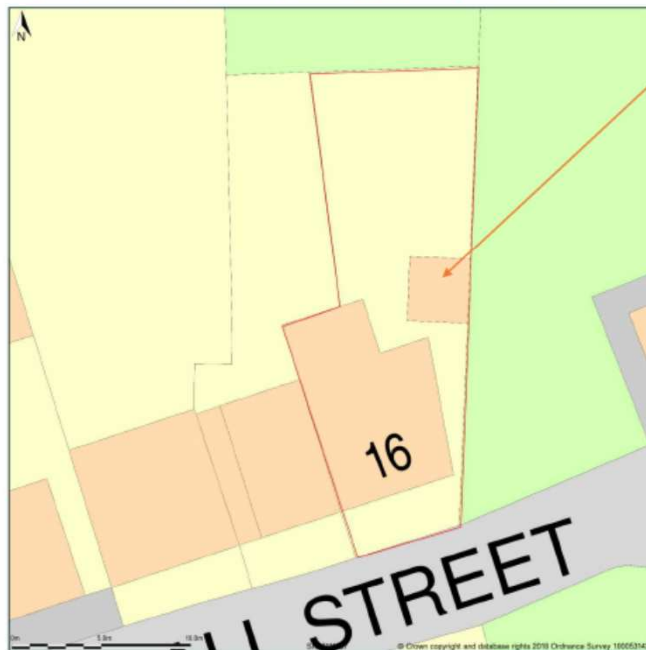


E/36854 Location and Site Plans

2 Allocated Car Park Spaces + 1 Visitor parking space to 16 Hall Street in the Public Car Park



LOCATION PLAN



SITE PLANS SHOWING THE ARRANGEMENT OF HOUSE TENANT AMENITIES

Tudalen 55

STUDIO FONTANELLE
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CLIENT: PROP SOURCE WALES
PROJECT: 16 HALL STREET AMMANFORD
DRAWING: LOCATION PLAN @ 1:1250 & SITE PLAN @ 1:200
PLANNING JAN 18 SCALE: 1:1250,1:200@A3

113
P05 ~

E/36854

Existing Elevations



EXISTING LEAN-TO EXTENSION WITH POLYCARBONATE ROOF AND UPVC RAIN WATER GOODS.

REAR ELEVATION [FACING NORTH]



EXISTING WALLS ARE IN ROUGH CAST RENDER, DISCOLOURED AND REQUIRING CARE AND RE-PAINTING.
EXISTING WINDOWS ARE ALL TOP HUNG-BOTTOM FIXED WHITE UPVC WINDOWS MADE TO LOOK LIKE FAUX TRADITIONAL SASH.

HALL STREET ELEVATION OF NO. 16 [FACING SOUTH]

STUDIO FONTANELLE
ARCHITECTURE . DESIGN

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E: office@studiofontanelle.com

CLIENT: PROP SOURCE WALES

PROJECT: 16 HALL STREET AMMANFORD

DRAWING: EXISTING ELEVATIONS - FRONT & REAR

PLANNING

JAN 18

SCALE: 1:50@A3

113

P03 ~

E/36854 Photo of Existing Building



E/36854 Proposed Elevations



EXISTING BATHROOM HIGH LEVEL SMALL WINDOW TO BE CAREFULLY EXTENDED BELOW CILL LEVEL TO MATCH ADJACENT WINDOWS.

ALL FIRST FLOOR BEDROOM WINDOWS TO BE MADE INTO ESCAPE WINDOWS WITH A MINIMUM OPENING AREA OF 0.33 SQM. ALL NEW WINDOWS ARE TO BE MADE TO MATCH THE EXISTING WINDOWS IN SIZE, PROPORTION AND STYLE BUT WITH THE BOTTOM HALF BEING MADE OPENABLE TO SERVE AS AN ESCAPE WINDOW.

THE EXISTING POLYCARBONATE ROOF IS TO BE REPLACED WITH A SOLID STRUCTURAL INSULATED ROOF TO MEET CURRENT BUILDING REGULATIONS AND FINISHED WITH GREY FIBREGLASS ROOFING MATERIAL OR SIMILAR. ALL CONSTRUCTION TO BE INSPECTED & CERTIFIED BY BUILDING CONTROL.

REAR ELEVATION [FACING NORTH]

HALL STREET ELEVATION OF NO. 16 [FACING SOUTH]

STUDIO FONTANELLE
ARCHITECTURE . DESIGN

ENQUIRIES:
T: 01554 228656
E: office@studiofontanelle.com

CLIENT: PROP SOURCE WALES

PROJECT: 16 HALL STREET AMMANFORD

DRAWING: PROPOSED ELEVATIONS - FRONT & REAR

PLANNING

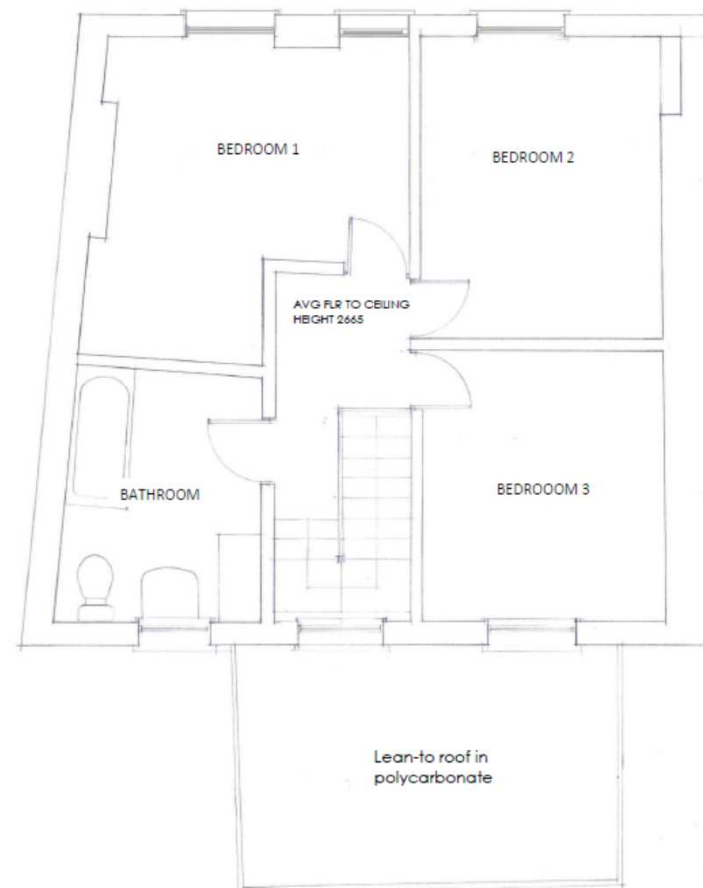
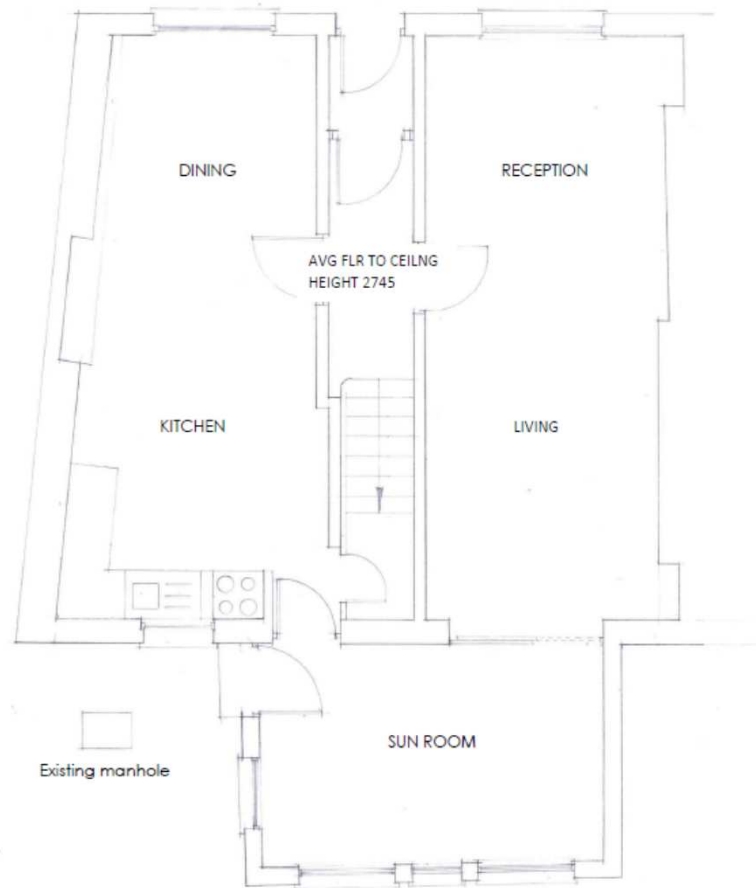
JAN 18

SCALE: 1:50@A3

113

P04 ~

E/36854 Existing Floor Plans



Tudalen 59

STUDIO FONTANELLE
ARCHITECTURE . DESIGN
ENQUIRIES:
T: 01554 228656
E: office@studiofontanelle.com

CLIENT: PROP SOURCE WALES
PROJECT: 16 HALL STREET AMMANFORD
DRAWING: GROUND AND FIRST FLOOR PLANS - EXISTING
PLANNING DEC 17 SCALE: 1:50@A3

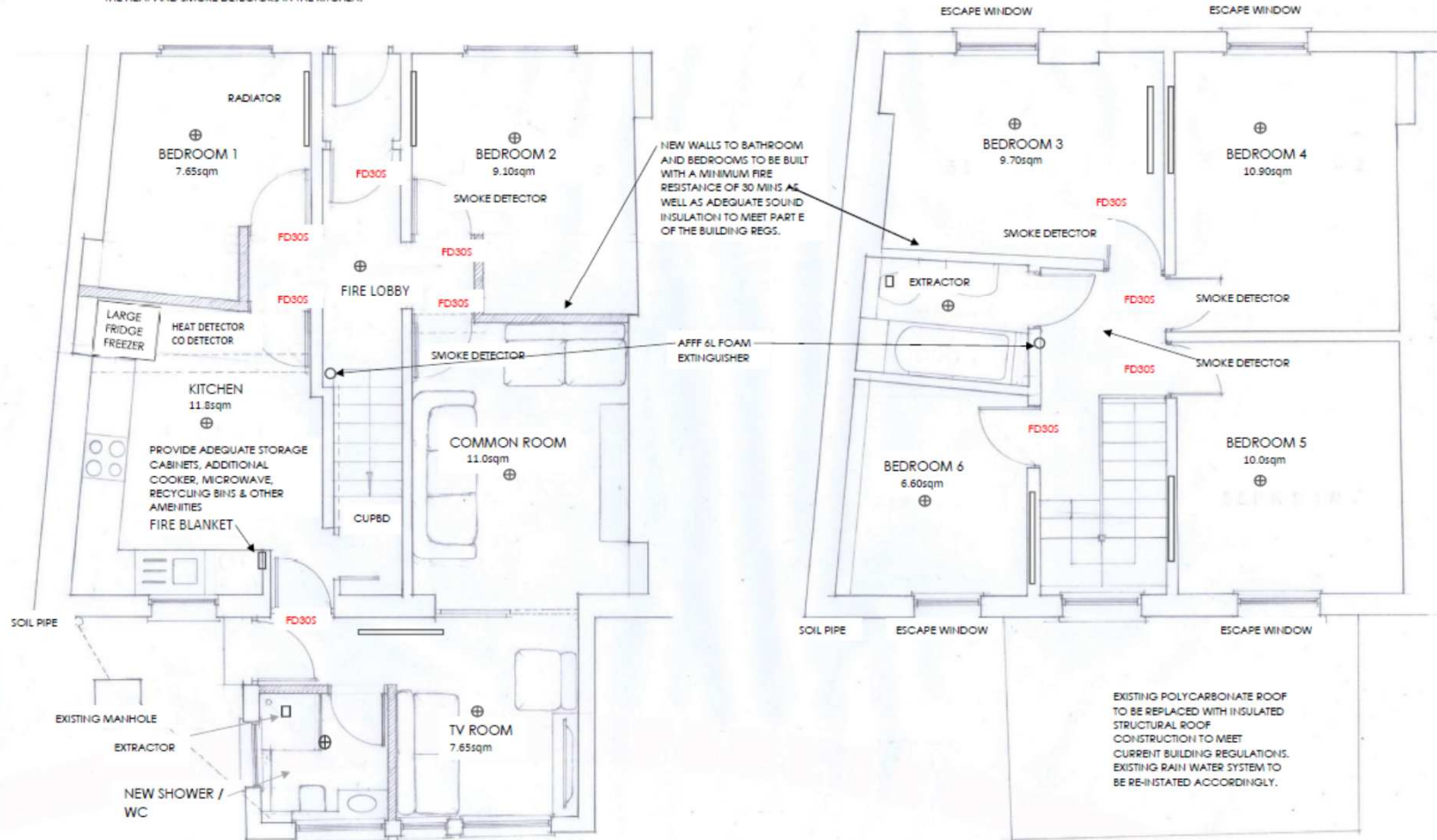
113
P01 ~

E/36854 Proposed Floor Plans

NOTES ON FIRE REQUIREMENTS

- PROVIDE A MIN 30 MINUTE FIRE PROTECTED ROUTE CORRECTLY INSTALLED WITH FD30S FIRE DOORS
- PROVIDE A MIN OF 30 MINS FIRE SEPARATION TO WALLS/CeilINGS BETWEEN UNITS OF ACCOMMODATION.
- PROVIDE PROPERLY INTERLINKED BS STANDARD SMOKE DETECTORS IN EACH BEDROOM AS WELL AS COMMUNAL ROOMS TO A MINIMUM 75DB AT THE BED HEAD. THESE ARE TO BE CONNECTED TO A CONTROL PANEL LINKED WITH THE HEAT AND SMOKE DETECTORS IN THE KITCHEN.

- PROVIDE AFF6 4 LITRE FOAM EXTINGUISHER TO EACH FLOOR PROPERLY INSTALLED AT A CONVENIENT AND SAFE LOCATION. THE PROPERTY MUST BE RISK ASSESSED BY THE FIRE OFFICER PRIOR TO OCCUPATION.
- PROVIDE A FIRE BLANKET IN THE KITCHEN AS SHOWN.



SECURE STORAGE FOR A MINIMUM 4 BIKES AND MULTIPLE BIKES ARE TO BE PROVIDED IN THE REFURBISHED EXISTING SHED. SEE DRAWING POS SITE PLAN FOR LOCATION REFERENCE.

GENERAL NOTES - HEATING AND COMFORT

- EVERY HABITABLE ROOM MUST BE EQUIPPED WITH A LOCALLY CONTROLLABLE SPACE HEATING SYSTEM. THE HEATING SYSTEM MAY BE A CENTRALLY CONTROLLED GAS BOILER SYSTEM WITH THERMOSTAT CONTROLS INSTALLED IN EACH ROOM PROPERLY BY A COMPETANT AND QUALIFIED PERSON ACCORDING TO CURRENT BRITISH STANDARDS.
- THE BATHROOM, SHOWER ROOM & WC MUST HAVE CLEAN AND CONTINUOUS FLOW OF HOT AND COLD WATER AND MUST BE ADEQUATELY HEATED & VENTILATED.

STUDIO FONTANELLE
ARCHITECTURE . DESIGN

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CLIENT: PROP SOURCE WALES
PROJECT: 16 HALL STREET AMMANFORD

DRAWING: GROUND AND FIRST FLOOR PLANS ~ PROPOSED
PLANNING JAN 18 SCALE: 1:50@A3

113

P02 A

E/36854



Tudalen 61

E/36854

View of Hall Street Looking to Quay Street





***Y PWYLLGOR
CYNLLUNIO***

15 MAI 2018

RHANBARTH Y DE

**PLANNING
COMMITTEE**

15 MAY 2018

AREA SOUTH

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/36946

S/36946

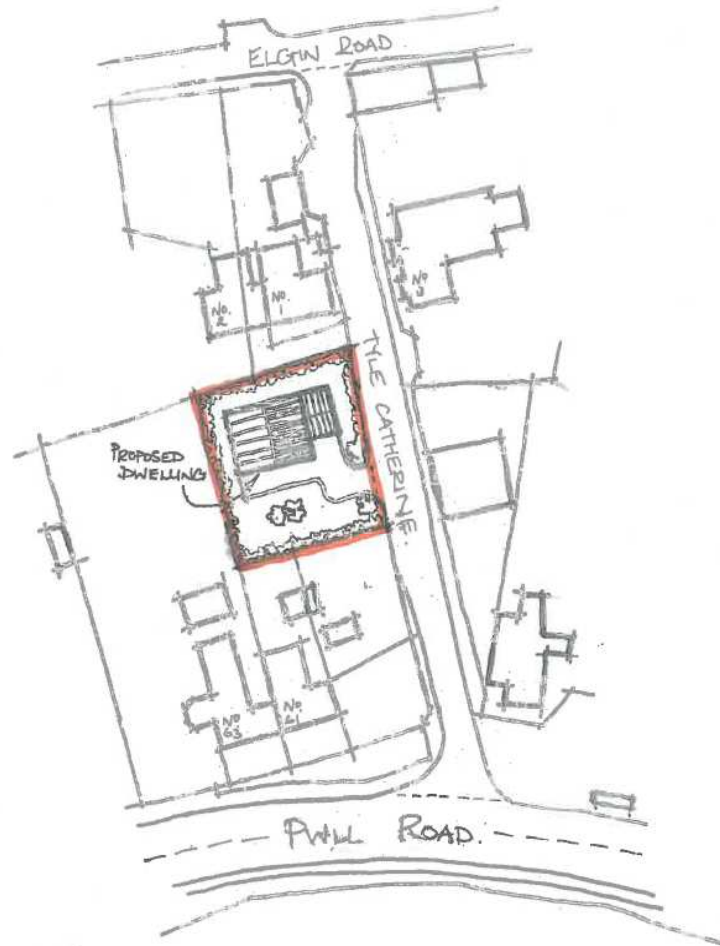


S/36946

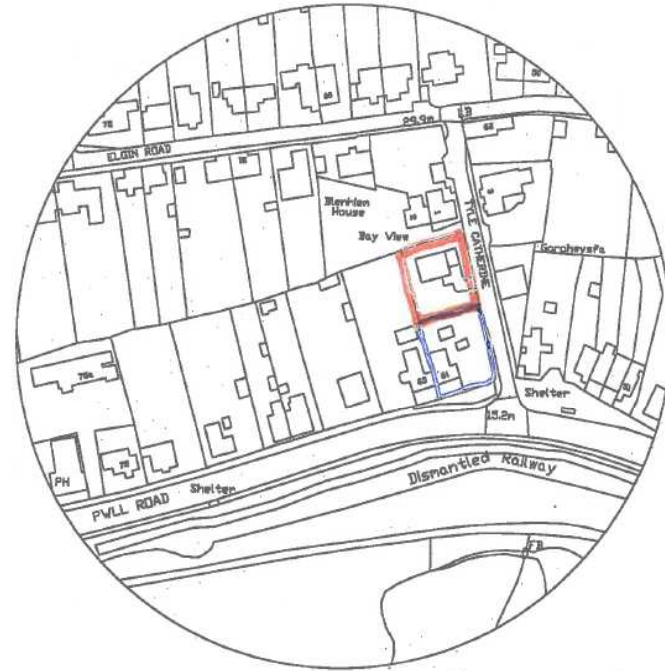


Tudalen 67

S/36946



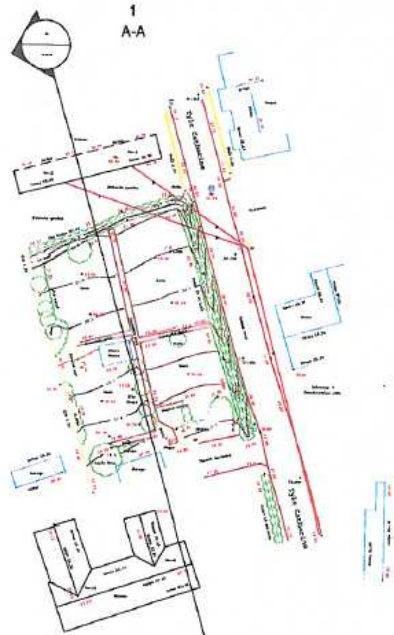
SITE PLAN
1:500.



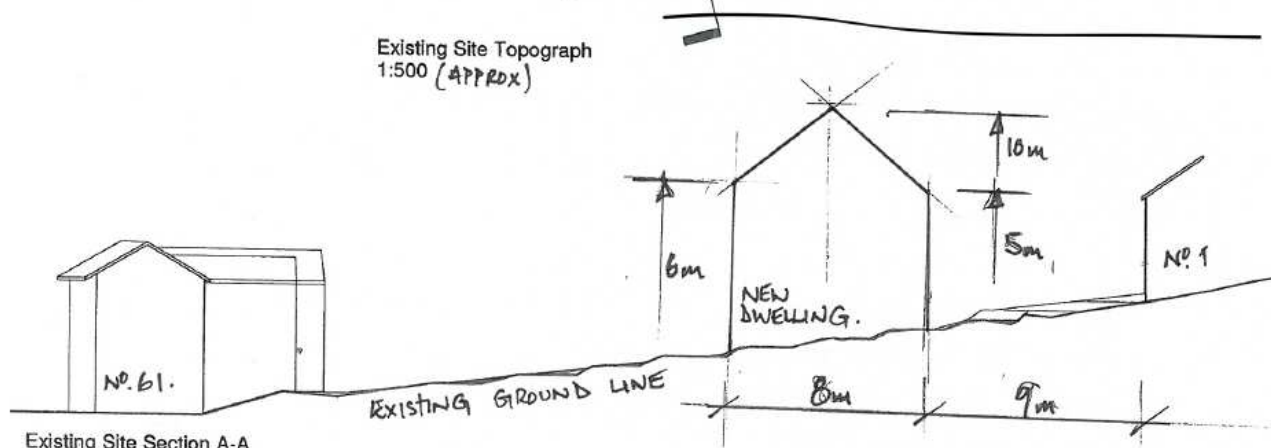
Location Plan 1/1250

S/36946

Scale Parameters (Min & Max)
 Depth - 8-16m
 Width - 10-16m
 Ridge Height 7-13m



Existing Site Topograph
 1:500 (APPROX)



Existing Site Section A-A
 1:250 (APPROX)

darkin
 architects

www.darkinarchitects.com

02921 197 196
 143 Clifton Street, Cardiff, CF24 1LZ
 01554 778 730
 1 John Street, Llanelli, SA15 1UH

drawing on experience

RIBA Chartered Practice

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NOTES

No.	Description	By	Date
A	Heights Updated	TOM	28.02.18

CLIENT:
 Julie Gower

PROJECT
 New Home

PROJECT ADDRESS
 61 A Pwll Road,
 Llanelli,
 Carmarthenshire

Drawing Title
 Existing Site Section

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AJW	DLD	Darkin Architects 2018
Project File	Scale	Paper Size
N-306	As Indicated	A3
Drawing Number	Revision	Date
401	A	02/01/18

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Tudalen 73

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*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

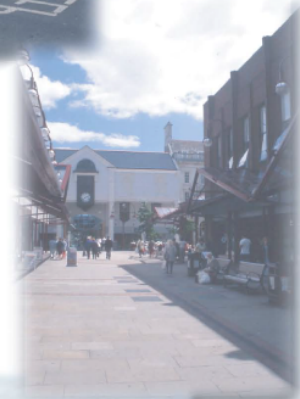
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 15 MAI 2018
ON 15 MAY 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area West

<i>Application Number</i>	W/35903
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT – ALL MATTERS RESERVED AT LAND OFF LLUEST Y BRYN, CARMARTHEN

DETAILS:

CONSULTATIONS

Natural Resources Wales – Have raised no objection to the proposal but have requested the imposition of a condition requiring survey work of any trees affected by the proposal.

CONDITIONS

Prior to the determination of any application for reserved matters seeking approval of 'layout', 'landscaping', or 'access' a tree survey is undertaken in accordance with '*Bat Surveys for Professional Ecologists; Good Practice Guidelines 3rd Edition*' published by the Bat Conservation Trust 2016, and is submitted to and approved in writing by the Local Planning Authority for any trees affected by the proposed development.

ADDENDUM – Area West

<i>Application Number</i>	W/35730
<i>Proposal & Location</i>	CONSTRUCTION OF TWO A1 UNITS AND ONE A3 UNIT WITH ASSOCIATED CAR PARKING AT FORMER CARTREF TAWELAN, ASH GROVE, CARMARTHEN, SA31 3PY

DETAILS:

CONSULTATIONS

Neighbours/Public – An e-mail has been received from Phillipa Cole stating:

“I have been asked by the applicants of the above application to review the officer’s report and draft reasons for refusal which are due to be presented to committee on Tuesday. The applicants have been copied into this letter and can verify my instruction as necessary.

I will be grateful if the following comments including those in respect of the draft reasons for refusal could be brought to the attention of the planning committee.

Your officer’s recommendation remains one of approval. Planning committee has resolved to refuse the planning application and in line with Welsh Government Development Manual the planning committee has deferred the application by using a ‘cooling off period’ to the next committee meeting when minded to determine an application contrary to an officer recommendation. The Welsh Government Development Manual states:

‘This is in order to allow time to reconsider, manage the risk associated with this action, and ensure officers can provide additional reports and draft robust reasons for refusal or necessary conditions for approval.’

The applicants have not been asked for further information as there is no technical objection to the proposals from any consultee. Conditions have previously been recommended to secure an appropriate development that would manage the effect of the development and ensure appropriate sustainable development in a sustainable location.

Members are required in accordance with the guidance to reconsider and manage the risk associated with undertaking this action. The risk associated with this action is that of an appeal by the developer and the cost of that appeal to the council, the chances of that appeal being allowed and the risk of costs being awarded against the council in the face of clear evidence provided by the applicant. The Development Management Manual Annex 12 advises that councils risk having cost awarded against them in a number of circumstances including:

- Failure to produce evidence to substantiate the impact of the proposal, or each reason, or proposed reason for refusal (i.e. taking a decision contrary to professional or technical advice without there being reasonable planning grounds to do so);
- Refusing permission on a ground clearly being capable of being dealt with by way of condition, where it is concluded that suitable conditions would enable the development to proceed.

Officers have drafted reasons for refusal based on the previous committee discussion and resolution. These are considered below.

Reason 1 states that the proposals are contrary to policy GP1 because the use does not conform with or enhance the character and appearance of the area and because the proposed number of car parking spaces would be insufficient resulting in cars parking along local roads to the detriment of the free flow of traffic during the peak periods.

This is not accepted by the applicant. The proposed development is modest in scale and has been designed to complement existing development in the area. In particular the applicants have proposed a single storey development the impact of which is further reduced by proposed changes in level on the site. Appropriate boundary treatments including a hedge and fence are also proposed.

The proposed car parking accords fully with the council's adopted standards – the CSS Wales 2014 Parking Standards. The parking standards are based on sound evidence as to the demand for and duration of use of car parking throughout South Wales. These standards are set as maximum standards for this and for the development. To provide more car parking would mean that the development would be contrary to policy TR3 of the Local Development Plan. The site is also very sustainable and is likely to attract a significant % of walk in trade.

Reason 2 asserts that the application is contrary to policy GB4 of the LDP as local infrastructure is inadequate to meet the needs of the proposed development by reason of the impact of additional traffic on the local network. The traffic impact of the development has been scrutinised by officers of the council and Welsh Government (including additional testing requested by Welsh Government) and no objection has been raised by either party. The developer has proposed to improve accessibility to the site through the widening of the access and a new pedestrian access. Other matters such as the detailed layout, travel plan, visibility splays and the provision of a single motor cycle space can be secured by conditions already recommended by the officer.

Reason 3 asserts that the development is contrary to policy SP14 in that the proposal will result in the loss of an attractive green space within the urban area. The green space is not public open space it is part of the grounds of a former care home. The council ecologist has considered the proposal in the context of impact on the natural environment and has raised no objection to the proposals. Policy SP14 lists a number of areas and designations to which the policy applies and it is not considered that any of the designations applies to this site.

Reason 4 asserts that the proposal is contrary to policy RT8 of the LDP as it asserts it will result in the loss of a local shop and that there are local shops within walking distance of the site. The supporting text to Policy RT 8 is clear that this policy is intended to protect existing shops in certain locations from being redeveloped for alternative higher value uses which would leave the community without a retail facility. This is not the case here. The proposed development is not the redevelopment of an existing shop or community facility and will enhance the choice of retail facilities available in easy walking distance of local residents, workers and students.

It is the firm view of the applicants that the proposed development will enhance the provision of facilities in the area to the benefit of the local community, that necessary access and other improvements that can be secured by condition that the impact of the proposals particularly

in respect of traffic and parking will be negligible. No demonstrable harm has been identified as a result of the proposals. This has been confirmed by the independent assessments that have been submitted and reviewed by your council and other statutory consultees including Welsh Government. In addition to the improved local facilities the development will result in the creation of 31 new jobs which is a material consideration in favour of the development.

I trust that this sets out the applicant's views. I am happy to discuss this with you before the committee meeting. In the meantime, I will be grateful if you would confirm safe receipt of this email."

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

15 MAI 2018

***RHANBARTH Y
GORLLEWIN***

**PLANNING
COMMITTEE**

15 MAY 2018

**AREA
WEST**

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



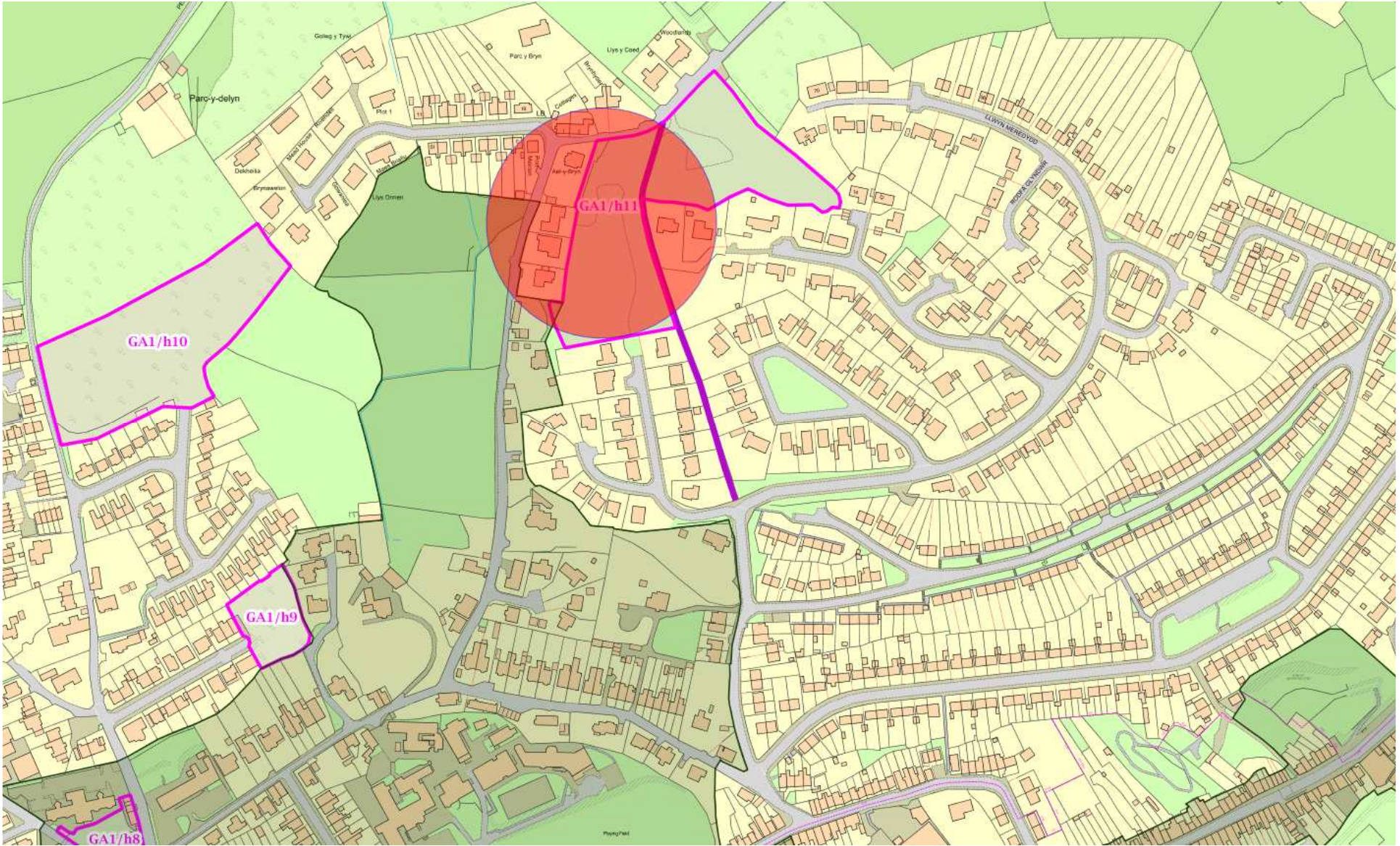
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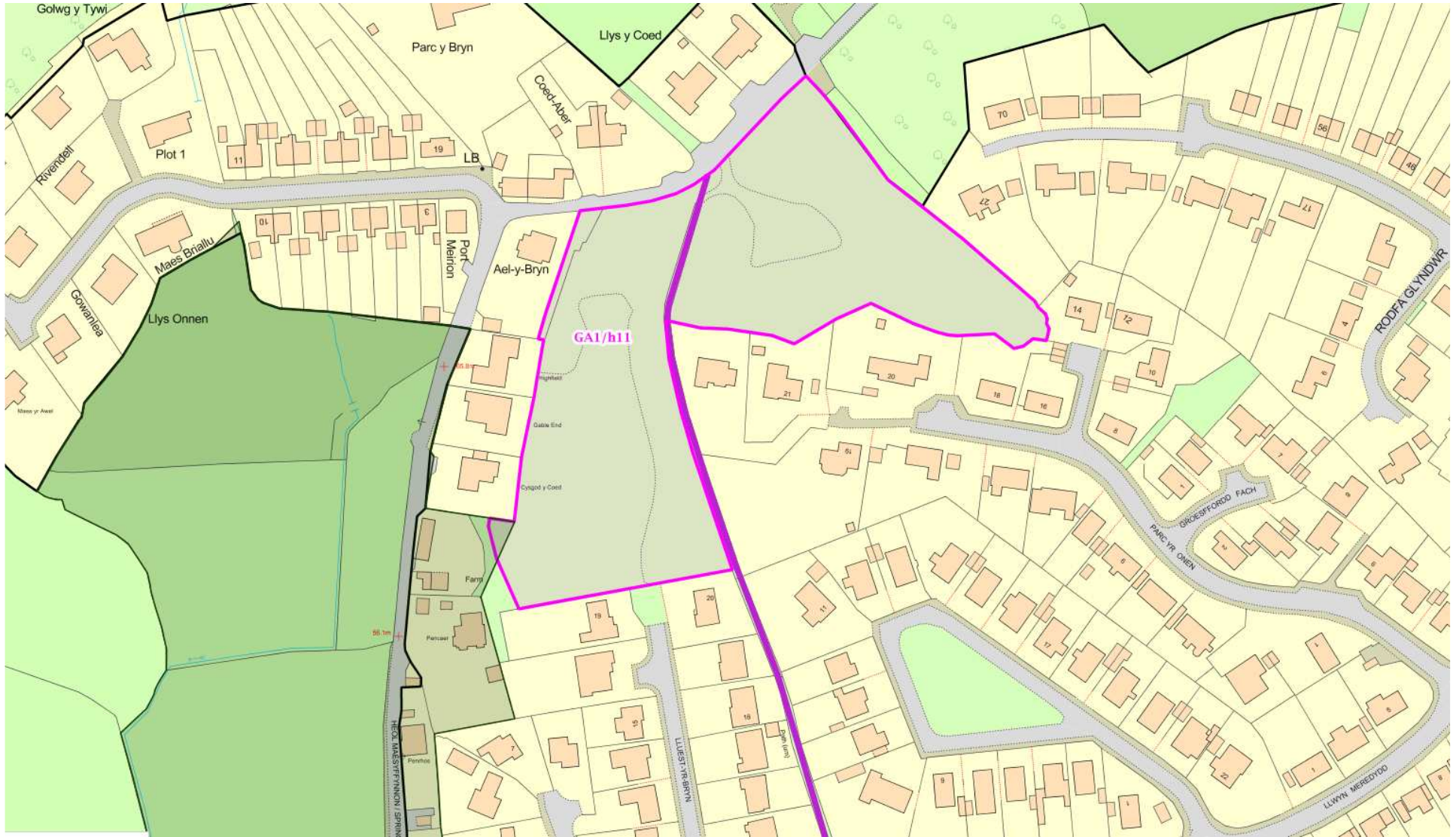
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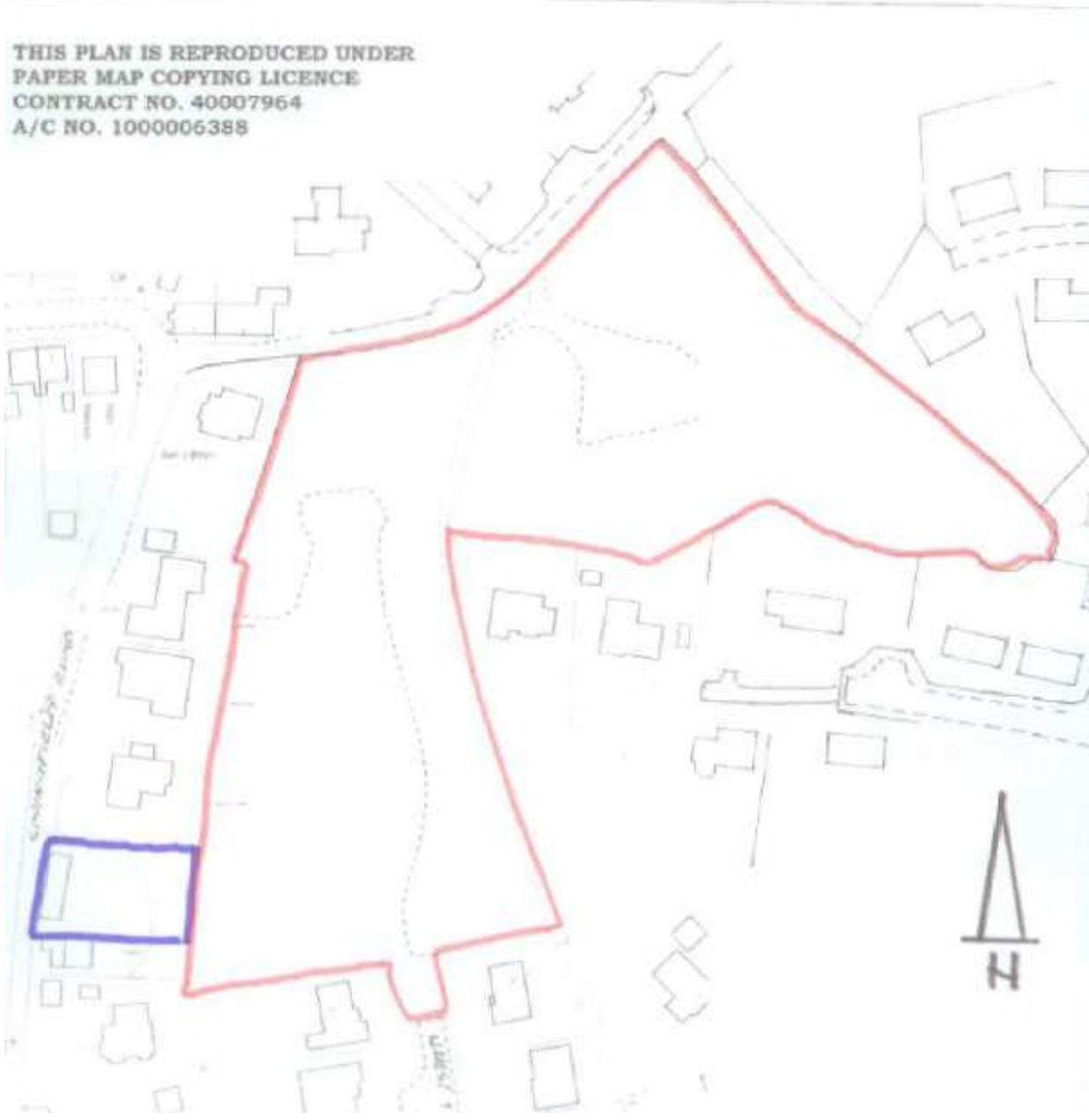
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Tudalen 93

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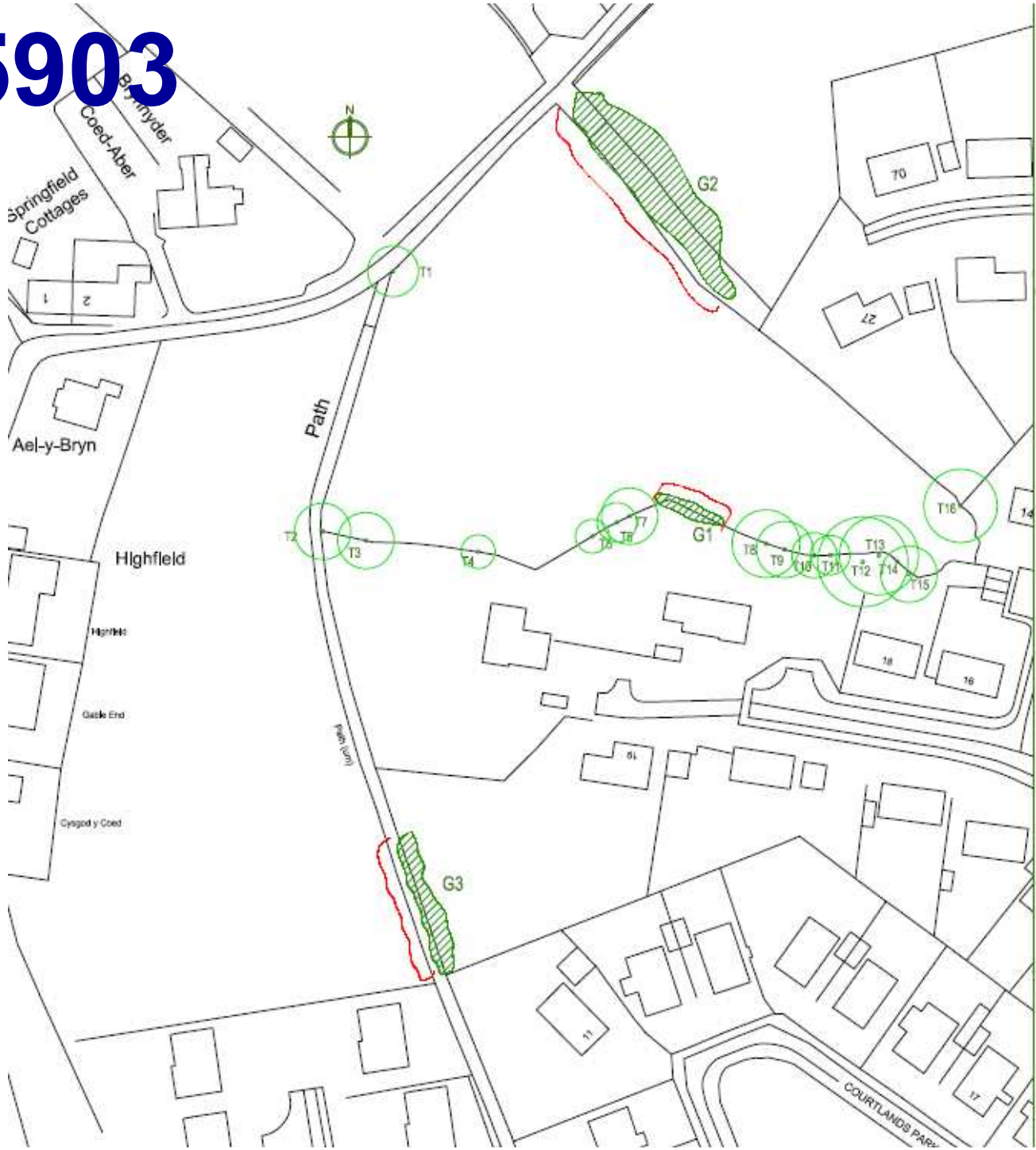


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Tudalen 97

Tudalen 98

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Tudalen 99

W/35903 – view from Lluest Y Bryn



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Tudalen 101

Tudalen 102

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W/35903 — view towards PROW adj to Lluest Y Bryn



Tudalen 104

W/35903



W/35903 — view west towards Springfield Road



W/35903 — view north towards 22 Parc yr Onnen



W/35903 — view from Springfield Road



Tudalen 108

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W/35903 — view towards Cysgod y Coed, Springfield Road



Tudalen 110

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Tudalen 111

Tudalen 112

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Tudalen 113

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Tudalen 114

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Tudalen 116

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Tudalen 117

Tudalen 118

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Tudalen 119

W/35903 — view towards Springfield Road



W/35903 - view towards 22 Parc yr Onnen



W/35903 — view towards 22 Parc yr Onnen



W/35903 - view north east toward Llwynmeredydd



W/35903 — view north east toward Llwynmeredydd



W/35903



Tudalen 126

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Tudalen 127

Tudalen 128

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Tudalen 129

Tudalen 130

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Tudalen 131

Tudalen 132

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W/35903 – footpath entrance



W/35903 – view from Courtlands Park



W/35903 – view from Parc yr Onnen

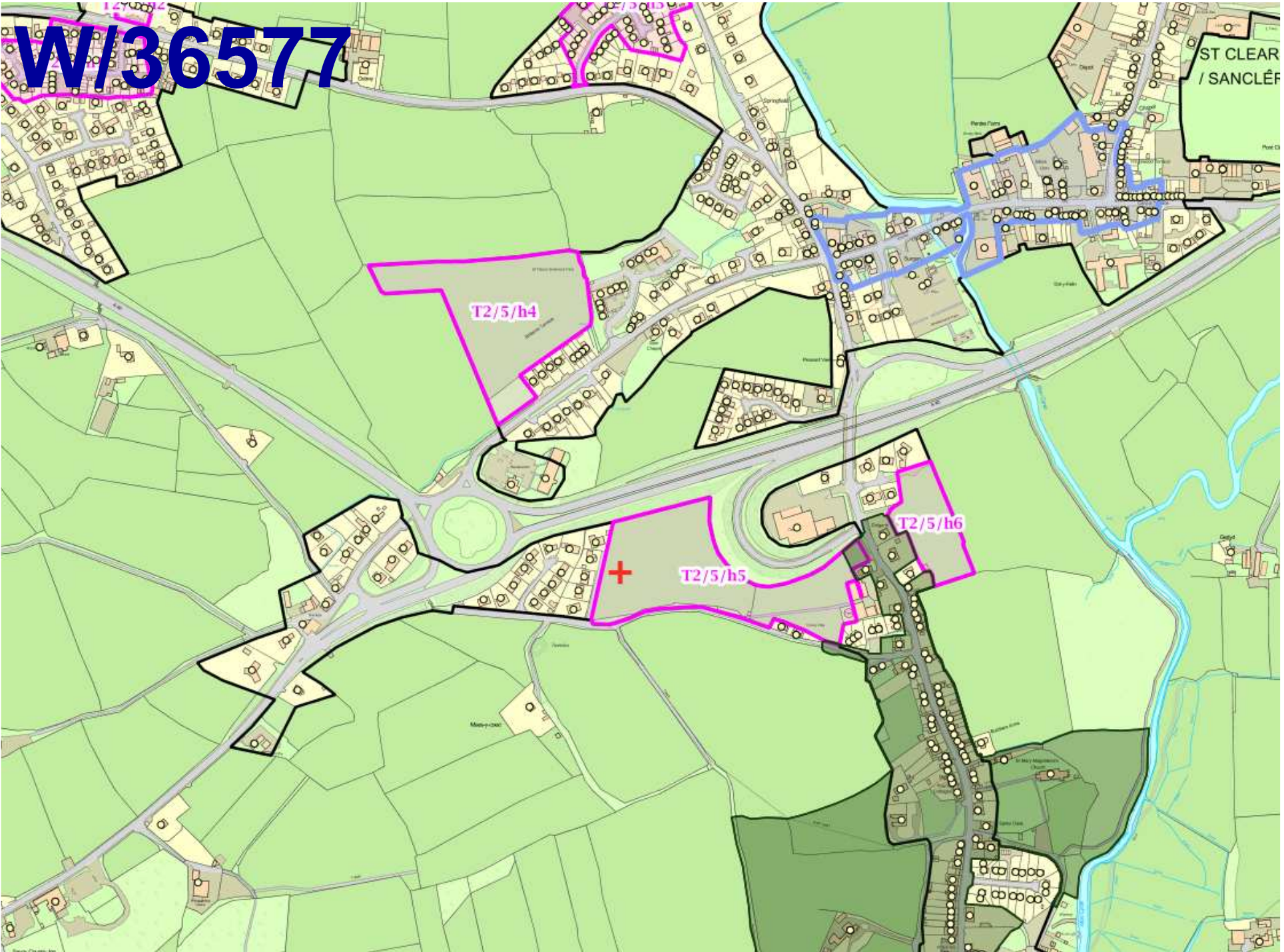


W/35903 — view from Llwynmeredydd

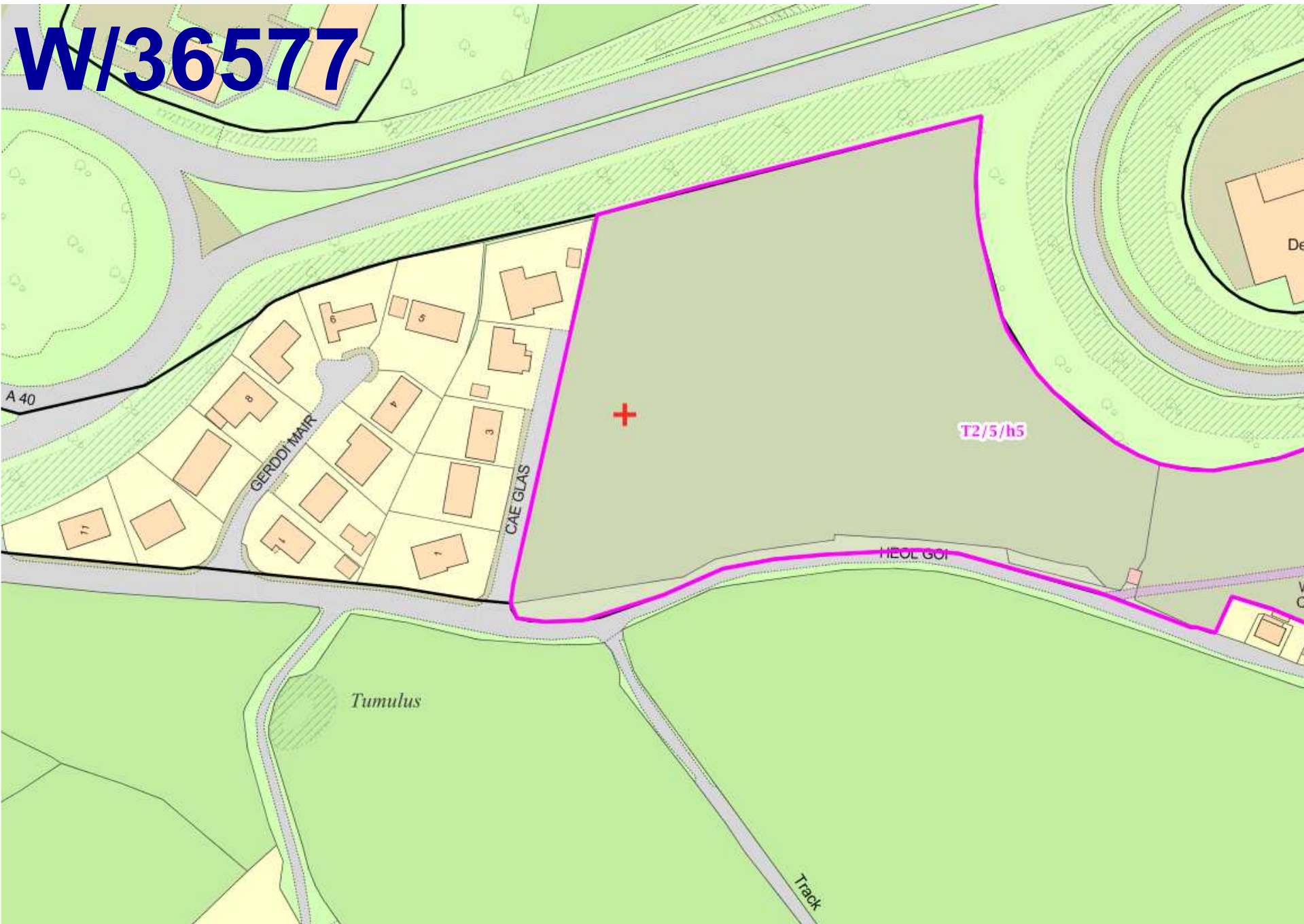




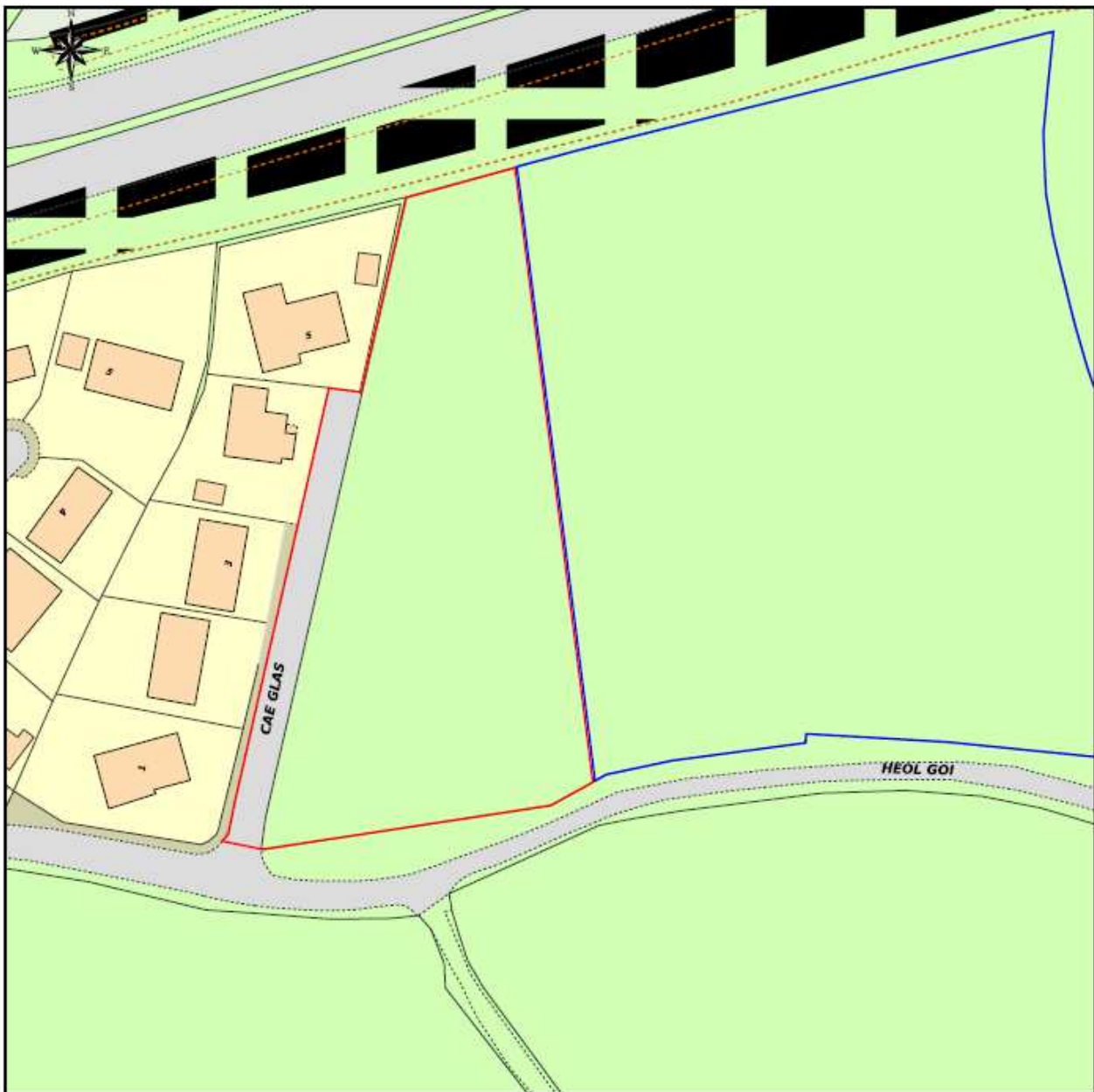
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W/36577 – Indicative layout



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Tudalen 143

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Tudalen 145

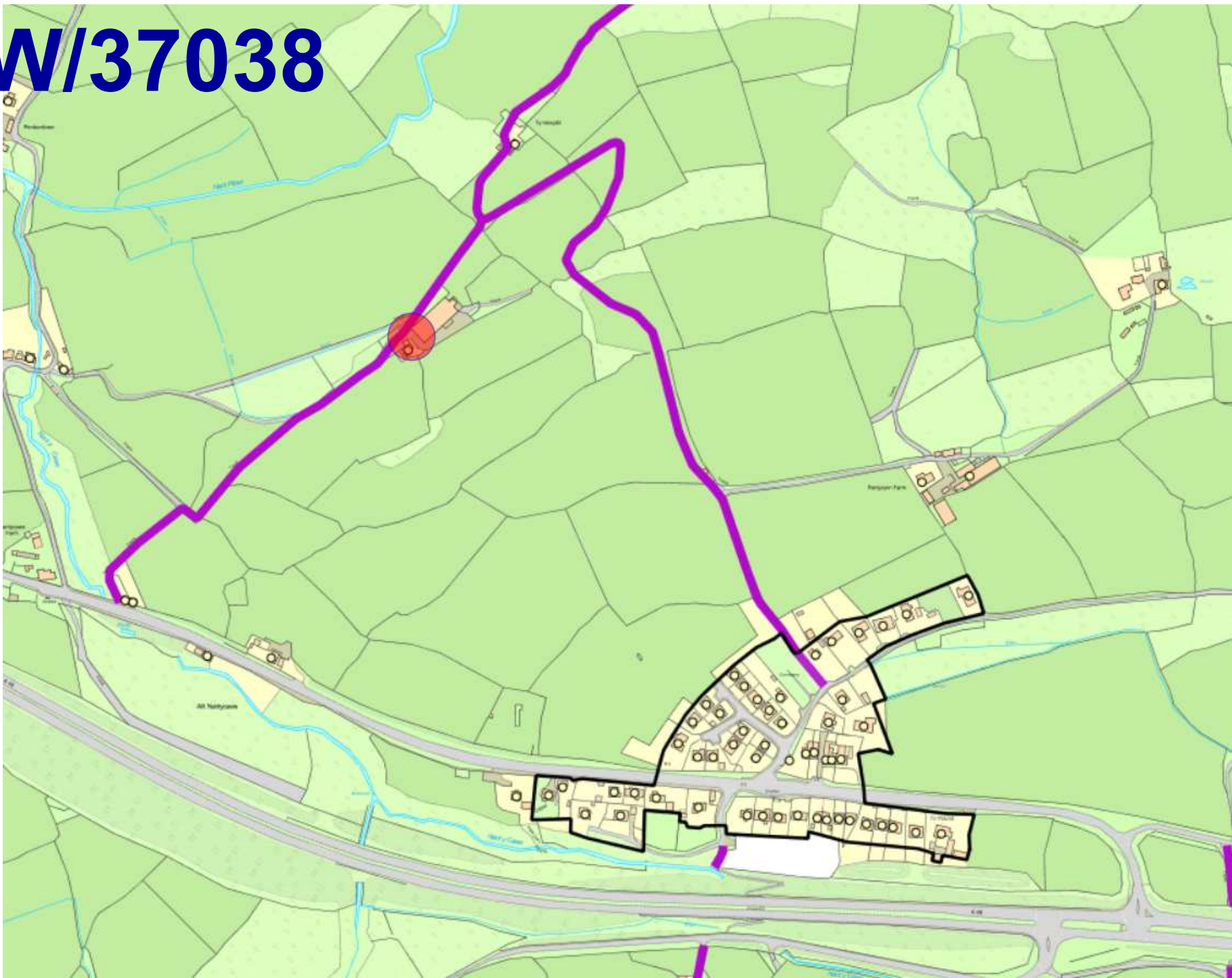
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU GWRTHOD***

**APPLICATIONS RECOMMENDED
FOR REFUSAL**



W/37038

W/37038



W/37038

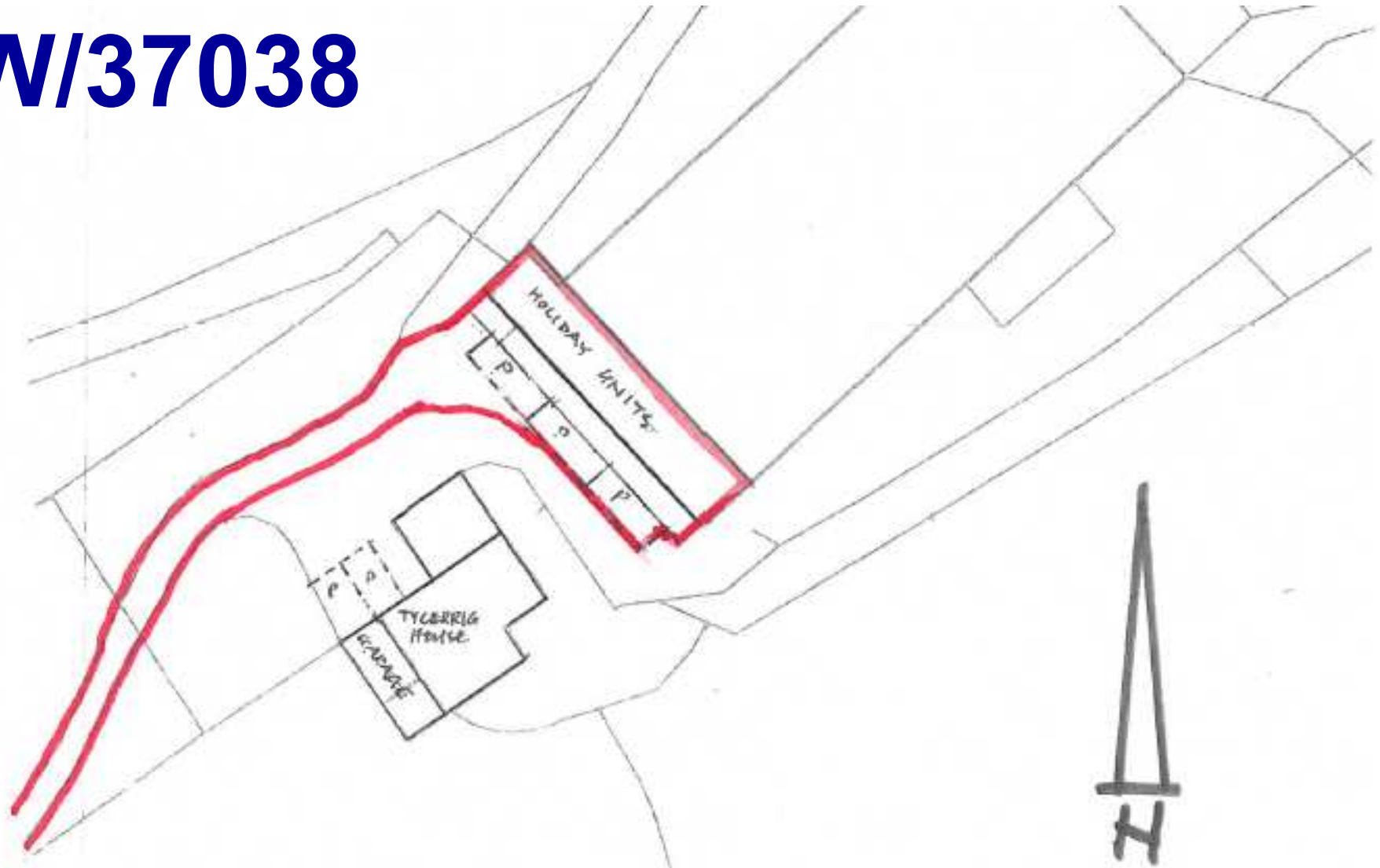


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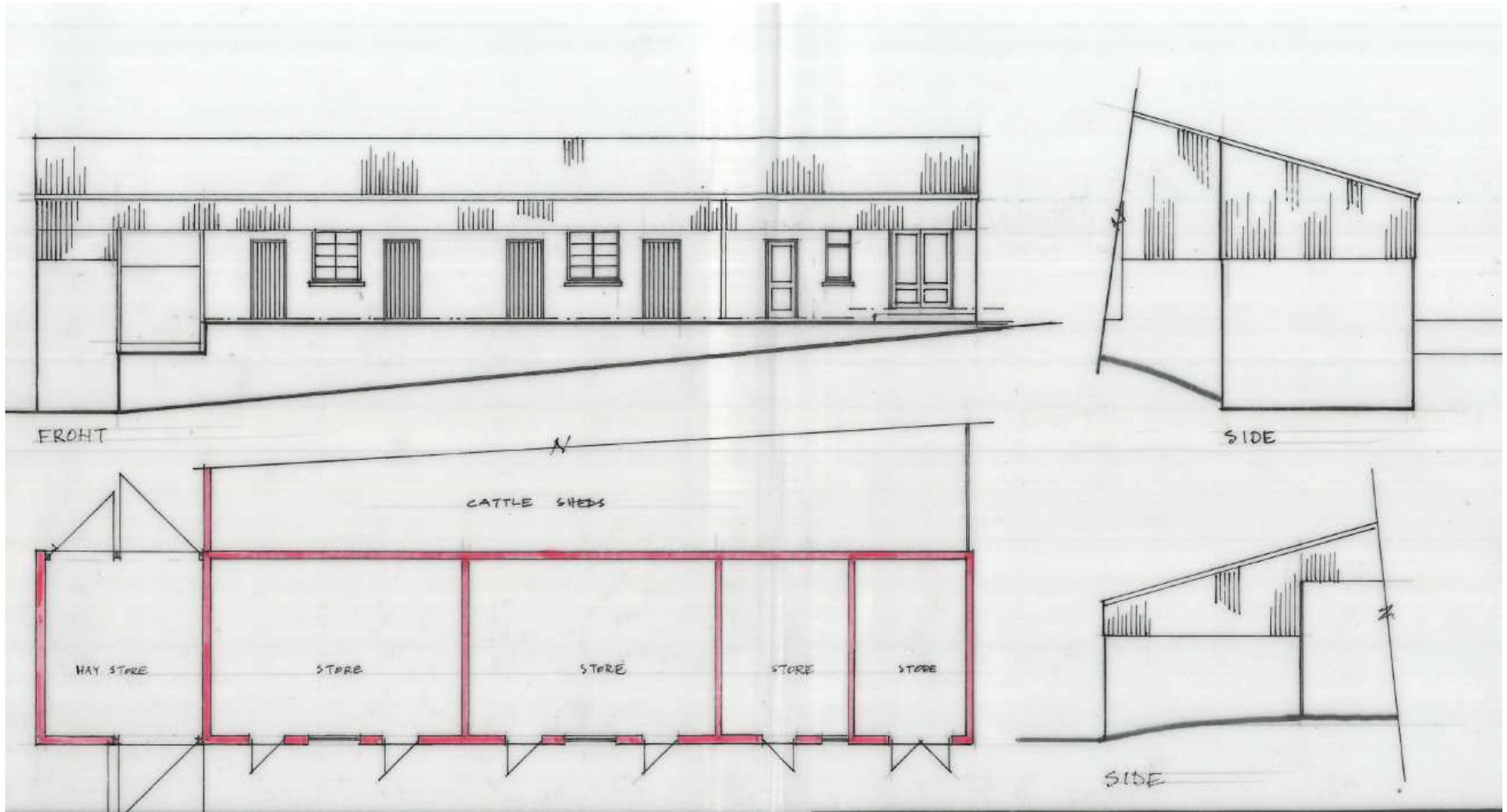


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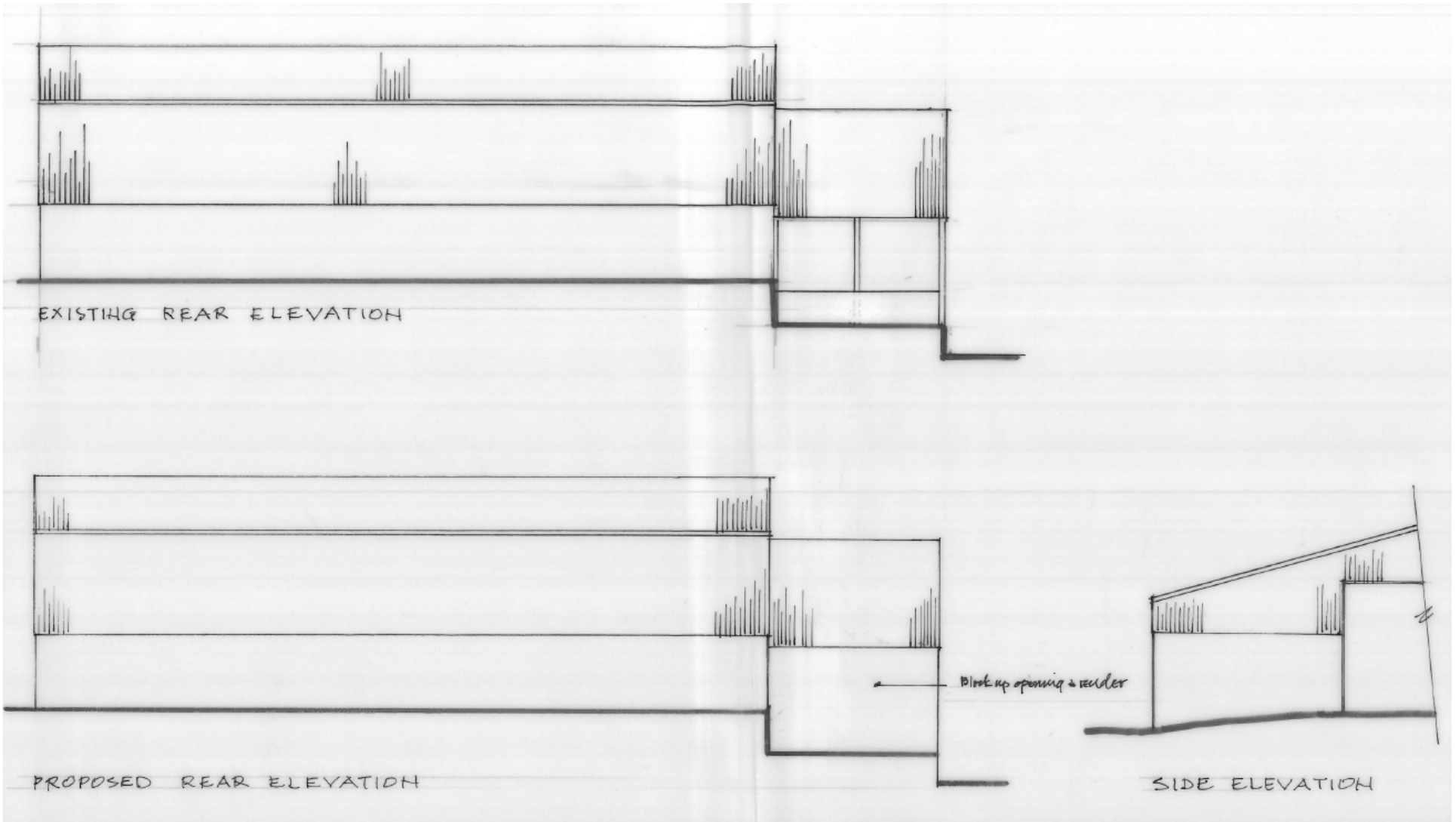
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Tudalen 157

Tudalen 158

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Tudalen 160

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Tudalen 161

Tudalen 162

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Tudalen 163

Mae'r dudalen hon yn wag yn fwriadol