

Pecyn Dogfennau



Mark James LLM, DPA, DCA
Prif Weithredwr,
Chief Executive,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

DYDD IAU, 8 TACHWEDD 2018

AT: HOLL AELODAU'R PWYLLGOR CYNLLUNIO

YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD O'R
PWYLLGOR CYNLLUNIO A GYNHELIR YN **Y SIAMBR, NEUADD Y SIR** AM
10.00 AM, DYDD IAU, 15FED TACHWEDD, 2018 ER MWYN CYFLAWNI'R
MATERION A AMLINELLIR AR YR AGENDA SYDD YNGHLWM

Mark James DYB

PRIF WEITHREDWR



AILGYLCHWCH OS GWELWCH YN DDA

Swyddog Democrataidd:	Martin S. Davies
Ffôn (llinell uniongyrchol):	01267 224059
E-bost:	MSDavies@sirgar.gov.uk
Cyf:	AD016-001



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www.carmarthenshire.gov.wales

PWYLLGOR CYNLLUNIO 20 AELOD

Y GRŴP PLAID CYMRU – 10 AELOD

1. Y Cynghorydd Mansel Charles Aelod o Gyngor Cymuned Llanegwad
2. Y Cynghorydd Tyssul Evans Aelod o Gyngor Cymuned Llangyndeyrn
3. Y Cynghorydd Jeanette Gilasbey Aelod o Gyngor Tref Cydweli
4. Y Cynghorydd Ken Howell
5. Y Cynghorydd Carys Jones
6. Y Cynghorydd Alun Lenny Aelod o Gyngor Tref Caerfyrddin
(Cadeirydd)
7. Y Cynghorydd Jean Lewis
8. Y Cynghorydd Dorian Phillips
9. Y Cynghorydd Gareth Thomas
10. Y Cynghorydd Eirwyn Williams

Y GRŴP LLAFUR – 6 AELOD

1. Y Cynghorydd Penny Edwards
2. Y Cynghorydd John James Aelod o Gyngor Tref Pen-bre a Phorth Tywyn
3. Y Cynghorydd Dot Jones Aelod o Gyngor Cymuned Llannon
4. Y Cynghorydd Ken Lloyd Aelod o Gyngor Tref Caerfyrddin
5. Y Cynghorydd Kevin Madge Aelod o Gyngor Tref Cwmaman
6. Y Cynghorydd John Prosser

Y GRŴP ANNIBYNNOL – 4 AELOD

1. Y Cynghorydd Sue Allen Aelod o Gyngor Tref Hendy-Gwyn
2. Y Cynghorydd Ieuan Davies
3. Y Cynghorydd Joseph Davies
4. Y Cynghorydd Irfon Jones (Is-Cadeirydd) Aelod o Gyngor Cymuned Bronwydd

NI CHANIMATEIR EILYDDION MEWN CYFARFODYDD O'R PWYLLGOR YMA

AGENDA

1. YMDDIHEURIADAU AM ABSENOLDEB
2. DATGAN BUDDIANNAU PERSONAL.
3. RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO. 5 - 14
4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO. 15 - 48
5. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO. 49 - 84
6. LLOFNODI YN COFNOD CYWIR COFNODION Y CYFARFOD A GYNHALIWYD AR
 - 6 .1 2AIL HYDREF 2018; 85 - 88
 - 6 .2 18FED HYDREF 2018. 89 - 94

Mae'r dudalen hon yn wag yn fwriadol

**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 TACHWEDD 2018
ON 15 NOVEMBER 2018**

***I'W BENDERFYNU/*
FOR DECISION**

*Ardal
Dwyrain/
Area East*



**Cyngor Sir Gâr
Carmarthenshire
County Council**

Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	15 NOVEMBER 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA EAST

REF.	APPLICATIONS RECOMMENDED FOR REFUSAL
E/37466	Construction of agricultural shed and access track for storage of farm implements, hay and animal feeds at land adj to Bron yr Haul, Llansawel, Llandeilo, SA19 7PE

APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	E/37466
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Application Type	Full Planning
Proposal & Location	CONSTRUCTION OF AGRICULTURAL SHED AND ACCESS TRACK FOR STORAGE OF FARM IMPLEMENTS, HAY AND ANIMAL FEEDS AT LAND ADJ TO BRON YR HAUL, LLANSAWEL, LLANDEILO, SA19 7PE

Applicant(s)	MRS GWENDA JENKINS, PENNANT, RHYDCYMERAU, LLANDEILO, SA19 7PS
Agent	CARTREF DESIGNS LIMITED - DARYL THOMAS, CARTREF, TY MAWR, LLANYBYDDER, SA40 9RB
Case Officer	Kevin Phillips
Ward	Cynwyl Gaeo
Date of validation	29/06/2018

CONSULTATIONS

Head of Public Protection – Has no adverse comments to make in relation to the planning application.

Llansawel Community Council – Has not commented on the application to date.

Local Member – County Councillor E Williams is a member of the Planning Committee and has requested that the application is determined by the Planning Committee because the proposed building is required for the livestock storage, especially at lambing times and also for the storage of farming equipment and keeping hay dry for the holding.

Corporate Valuer - There isn't a farm business justification for the proposed building in relation to two such small parcels of land. Although the stocking levels could be increased a bit, there is such a small flock that realistically on a commercial basis £10 -15,000 would not be spent on an agricultural shed given the area of land involved and level of income involved. Sheep don't need much supplementary feed and therefore wrapped haylage bales and some lick buckets is about it. Similarly other than a baling contractor and fencing contractor now and again the need to keep lots of machinery for a holding this size is not warranted. Were we to proceed on the current basis, anyone with a couple of fields wanting a workshop/store would buy 20 or so sheep and there would be an issue with the county sporadically covered in agricultural sheds. This is not considered a farm business, it is more of a hobby, and therefore the application is not supported.

Neighbours/Public – The application has been advertised by the posting of a notice at the site. No letters of representation have been received to date.

RELEVANT PLANNING HISTORY

There is no relevant planning history on the application site.

APPRAISAL

THE SITE

The application site is part of an agricultural field which is located approximately 36 metres to the north of the bungalow Bron-yr-haul, Llansawel, approximately 200 metres along the B4337 Rhydcymerau road, north-west of the village of Llansawel, and approximately 5.3 kilometres from the applicant's dwelling in the village of Rhydcymerau. The changing rooms for Llansawel rugby ground are located at the adjoining enclosure to the west of the application site. There is an existing agricultural Dutch barn sited on the adjoining enclosure to the east of the two parcels of land that are to be served by the proposed building, which was part owned by the applicant, however the joint owners wanted to sell the land and the applicant did not have the funds to purchase the land from them.

THE PROPOSAL

The application seeks full planning permission for the development of an agricultural building of a portal frame construction covering a floor area of 9.15 metres by 7.32 metres approximately 4.6 metres to the ridge, with a low pitched roof covered in profiled grey fibre cement roof sheets with clear sheeting for natural lighting. Externally, its elevations consist of a mix of concrete panels and dark green steel sheets, while its principal gable elevation facing the road is predominantly steel sliding doors.

The application has been accompanied by an agricultural questionnaire which details the existing stocking levels of 30 ewes on the holding of 9.22 acres. The holding is in two parcels, two enclosures adjoining the proposed siting of the agricultural building and two enclosures to the south of the village of Llansawel, detached from the aforementioned.

PLANNING POLICY

In the context of the Authority's development plan framework the site is located outside the development limits of Llansawel as defined in the adopted Carmarthenshire Local Development Plan. The following policy of the Plan are of relevance to the proposal.

Policy GP1 is a general policy which promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing. The policy also requires, amongst others, that proposals should not have a significant impact upon the amenity of adjacent land uses, properties, residents or the community.

Technical Advice Note 6, Planning for Sustainable Rural Communities provides guidance in terms of the consideration of agricultural buildings in the countryside.

THIRD PARTY REPRESENTATIONS

No third party letters of representation have been received in respect of the proposal to date. The application is presented to Committee at the request of the local member, Councillor E Williams.

CONCLUSION

Following due consideration of the details submitted within the context of the site's surroundings, the scale, siting and design of the proposed agricultural shed would appear to be reasonable to serve the general agricultural needs of a typical working farm holding in terms of providing a facility for housing livestock, storage of machinery, equipment and feed. However, the Authority's Corporate Valuer conveys that there is not considered to be a farm business justification for the proposed building in relation to two such small parcels of land, equating to 9.22 acres in total. The holding was also previously served by a Dutch barn located on an adjoining enclosure to the east of the parcel of land to be served by the proposed building. The applicant has conveyed that the joint owners wanted to sell the land and the applicant did not have the funds to purchase the land upon which the Dutch barn is sited from them. Therefore, the proposed building is to serve the needs of the existing holding as the existing Dutch barn that served the agricultural needs of the holding is now not available to the applicant. Therefore, taking into consideration the aforementioned comments and the comments of the Authority's Corporate Valuer, it is not possible to support this application for the proposed building at this location.

On balance therefore, the proposal is not considered to be in accord with the objectives of policy GP1 of the LDP and is therefore put forward with a recommendation to refuse.

RECOMMENDATION – REFUSAL

REASONS

- 1 The proposal, if approved would be contrary to Policy SP1 "Sustainable Places and Spaces" of the Carmarthenshire Local Development Plan, which states:-

SP1 Sustainable Places and Spaces

Proposals for development will be supported where they reflect sustainable development and design principles by:

- a) **Distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements;**
- b) **Promoting, where appropriate, the efficient use of land including previously developed sites;**
- c) **Integrating with the local community, taking account of character and amenity as well as cultural and linguistic considerations;**
- d) **Respecting, reflecting and, wherever possible, enhancing local character and distinctiveness;**

- e) **Creating safe, attractive and accessible environments which contribute to people's health and wellbeing and adhere to urban design best practice;**
- f) **Promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling;**
- g) **Utilising sustainable construction methods where feasible;**
- h) **Improving social and economic wellbeing;**
- i) **Protect and enhance the area's biodiversity value and where appropriate, seek to integrate nature conservation into new development.**

In that the proposed development is not considered to be associated with a farmstead, appears unrelated to any farm holding and there is not considered to be a reasonable farm business justification for the proposed agricultural building for the existing agricultural needs of the small farm holding. The proposal would lead to inappropriate sporadic development in the open countryside which will cause harm to the landscape character and appearance.

- 2 The development is contrary to Policy SP14 "Protection and Enhancement of the Natural Environment" of the Carmarthenshire Local Development Plan, which states:-

SP14 Protection and Enhancement of the Natural Environment

Development should reflect the need to protect, and wherever possible enhance the County's natural environment.

All development proposals should be considered in accordance with national guidance/legislation and the policies and proposals of this Plan, with due consideration given to areas of nature conservation value, the countryside, landscapes and coastal areas, including those outlined below:

- a) **Statutory designated sites including Ramsar sites, SPAs, SACs, SSSIs and National Nature Reserves;**
- b) **Biodiversity and Nature Conservation Value, including protected species and habitats of acknowledged importance as well as key connectivity corridors and pathways; (Policy EQ4 and EQ5)**
- c) **Regional and Locally important sites (and their features) including Local Nature Reserves and RIGS; (see Policy EQ3)**
- d) **Areas of identified Landscape and Seascape quality; (including SLAs)**
- e) **Features which contribute to local distinctiveness, nature conservation value or the landscape; (see Policy EQ5)**
- f) **The Open Countryside; (see Policy GP2)**
- g) **The best and most versatile agricultural land; (Grade 2 and 3a)**

- h) Natural assets: including air, soil (including high carbon soils) controlled waters and water resources. (See Policies EP1 and EP2)**

In that the proposed development is not considered to be associated with a farmstead, appears unrelated to any farm holding and there is not considered to be a reasonable farm business justification for the proposed agricultural building for the existing agricultural needs of the small farm holding. The proposal would lead to inappropriate sporadic development in the open countryside which will cause harm to the landscape character and appearance.

- 3 The development is contrary to Policy GP1 “Sustainability and High Quality Design” of the Carmarthenshire Local Development Plan, which states:-

Policy GP1 Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;**
- b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;**
- c) Utilises materials appropriate to the area within which it is located;**
- d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;**
- e) Includes an integrated mixture of uses appropriate to the scale of the development;**
- f) It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;**
- g) It achieves and creates attractive, safe places and public spaces, which ensures security through the ‘designing-out-crime’ principles of Secured by Design (including providing natural surveillance, visibility, well-lit environments and areas of public movement);**
- h) An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;**
- i) It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;**

- j) It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;**
- k) It has regard to the generation, treatment and disposal of waste;**
- l) It has regard for the safe, effective and efficient use of the transportation network;**
- m) It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;**
- n) It includes, where applicable, provision for the appropriate management and eradication of invasive species.**

In that the proposed development is not considered to be associated with a farmstead, appears unrelated to any farm holding and there is not considered to be a reasonable farm business justification for the proposed agricultural building for the existing agricultural needs of the small farm holding. The proposal would lead to inappropriate sporadic development in the open countryside which will cause harm to the landscape character and appearance.

*Ardal Del/
Area South*

**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 TACHWEDD 2018
ON 15 NOVEMBER 2018**

**I'W BENDERFYNU/
FOR DECISION**



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	15 NOVEMBER 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
S/36098	Development of 2 dwellings at land at Bronallt Road, Bronallt Road, Hendy, Swansea, SA4 0UD
S/36934	Construction of 48 no. residential units with associated access and landscaping works at land east of Heol Y Plas, Llannon, Llanelli, SA14 6AX
S/37753	Change of use of commercial lets into 2 x 1 bed and 2 x 2 bed apartments at Avenue Villas, Lloyd Street, Llanelli, Carmarthenshire, SA15 2PU

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	S/36098
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Application Type	Outline
Proposal & Location	DEVELOPMENT OF 2 DWELLINGS AT LAND AT BRONALLT ROAD, BRONALLT ROAD, HENDY, SWANSEA, SA4 0UD

Applicant(s)	MR NEIL MCDONNELL / MRS C WILLIAMS, C/O AGENT,
Agent	ASBRI PLANNING - MATTHEW GRAY, SUITE 4 THE J SHED, SA1 SWANSEA WATERFRONT, ST THOMAS, SWANSEA, SA1 8BJ
Case Officer	Paul Roberts
Ward	Hendy
Date of validation	14/09/2017

CONSULTATIONS

Head of Transport – Has raised no objection to the application subject to the imposition of suitable conditions on any permission granted.

Llanedi Community Council – Has not commented on the application to date.

Local Member - County Councillor G Thomas is a member of the Planning Committee and has made no prior comment on the application.

Welsh Water/ Dwr Cymru – Has raised no objection to the application.

Neighbours/Public – The application has been publicised with the posting of a site notice within the vicinity of the site while a subsequent amendment to the application has been re-publicised in the same manner. In response, three letters of objection have been received which raise the following issues of concerns:-

- The proposal will exacerbate existing traffic congestion problems at junctions 48 and 49 of the M4 during peak periods;
- Increased air pollution;
- Increased pressure on existing facilities such as health care facilities and local schools;
- Loss of green area and impacts upon habitats;

- Detrimental impact upon the quality of life of the occupiers of an adjacent property downslope of and to the rear of the site by way of loss of privacy and light and surface water flooding;
- Overdevelopment of the site and the development should be more sympathetic to neighbours.

RELEVANT PLANNING HISTORY

The following previous applications have been received on the application site:-

D5/16775	Residential development Full planning permission	16 March 1995
D5/15196	Residential development - 37 detached dwellings Approval of Reserved Matters	18 March 1993
D5/11616	Construct 8 semi-detached & 4 detached houses Outline planning permission	26 June 1989

APPRAISAL

This planning permission is dependent upon the developer entering into a Section 106 Agreement with Carmarthenshire County Council.

THE SITE

The application site consists of a rectangular shaped parcel of land located off the western side of Bronallt Road adjacent to its junction with the estate road of the Coed y Bronallt estate in the village of Hendy. The site has a road frontage of some 29 metres onto Bronallt Road and projects to a maximum depth of 26 metres. Its northern boundary runs contiguous with the footway of the estate road leading to the Coed y Bronallt estate which is located to the west of the site and is characterised by large detached houses.

Part of the site consists of a grassed overgrown area while the north eastern corner contains a construction compound which has an unkempt appearance and was previously used during the construction of houses in the Coed y Bronallt Road. The site is also traversed by an informal access track that extends in a southerly direction towards the neighbouring land to the south.

The levels of the site fall gradually towards its western boundary which has no discernible feature on the ground. The properties of the Coed y Bronallt estate to the rear are set at a lower level than the site. Bronallt Road is characterised by a mix of large detached houses as well as former local authority semi-detached properties.

THE PROPOSAL

The application seeks outline permission for the construction of two detached dwellings on the site together with associated works.

Matters relating to the layout of the two houses have been put forward with the application in the form of a site layout drawing which shows the two dwellings fronting onto Bronallt Road. Vehicle parking is to be provided to the front of both dwellings with private garden spaces to the rear. The application has been accompanied by cross sectional drawings taken through the site which show the proposed finished levels of the development being comparable with the prevailing ground levels of the site.

It is of note that the original application proposed the construction of five detached dwellings, two of which were to be sited on adjoining land to the south which also fronts onto Bronallt Road. The fifth dwelling was to be sited on the land to the rear of the site which fronts onto the Coed y Bronallt estate road. These three additional dwellings were subsequently omitted from the application as a result of concerns raised by officers regarding their impact upon the privacy and living standards of an existing neighbouring property, 'Y Winllan', which is located to the rear of the site and set at a lower level.

PLANNING POLICY

In the context of the current development control policy framework the site is located within the defined development limits of Hendy as contained in the adopted Local Development Plan (LDP). It is not the subject of any designation or allocation in the Plan and therefore appears as white land. Reference is drawn to the following policies of the Plan:-

- Policy SP1 promotes environmentally sustainable proposals and encourages the efficient use of vacant, underused or previously developed land.
- Policy GP1 is a general policy which promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing. Development proposals should also not have a significant impact on the amenity of adjacent land uses and properties.
- Policy GP2 requires that proposals within defined development limits will be permitted, subject to policies and proposals of the plan, national policies and other material planning considerations.
- Policy GP3 states that the Council will, where necessary seek developers to enter into planning obligations to secure improvements to infrastructure, community facilities and other services to meet the requirements arising from new developments. Allied to this, Policy AH1 states that a contribution towards affordable housing will be required on all housing allocations and windfall sites.
- Policy H2 permits proposals for smaller housing developments on unallocated sites within the development limits of a defined settlement provided they are in accordance with the principles of the Plan's strategy and its policies and proposals.
- Policy GP4 states that proposals for development will be permitted where the infrastructure is adequate to meet the needs of the development. Proposals where new or improved infrastructure is required but does not form part of an infrastructure provider's improvement programme may be permitted where it can be satisfactorily demonstrated that this infrastructure will exist, or where the required work is funded by the developer. Planning obligations and conditions will be used to ensure that new or improved facilities are provided to serve the new development.

- Policy TR3 relates to the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.
- Policy EP2 states that proposals should wherever possible seek to minimise the impacts of pollution. New developments will be required to demonstrate and satisfactorily address any issues in terms of air quality, water quality, light and noise pollution, and contaminated land. Policy EP3 requires proposals to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Urban Drainage Systems (SUDS), has been fully investigated.
- Policy EQ4 relates to biodiversity and states that proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation (i.e. NERC & Local BAP, and other sites protected under European or UK legislation), will not be permitted unless satisfactory mitigation is proposed, and in exceptional circumstances where the reasons for development outweigh the need to safeguard biodiversity and where alternative habitat provision can be made.

THIRD PARTY REPRESENTATIONS

Three letters of objection have been received from neighbouring residents who raise a number of concerns in respect of the proposal. It is noteworthy that these letters were received in respect of the original proposal of five dwellings and whilst the respondents have been re-consulted on the revised proposals, no further letters of representation have been received to date.

Turning firstly to the highway concerns raised by the respondents, the proposal is of a modest scale comprising of two detached properties and it is not considered that the additional vehicular movements generated by the development will be of such a level that they could not be safely accommodated by the existing road network serving the site. Similarly, officers are satisfied that a development of the scale proposed will not cause any unacceptable detriment to the operating capacity of the junction of the M4 with the A4138 in Hendy. The Head of Transport has raised no objection to the proposal from a highway safety or capacity perspective and the proposal is therefore considered to be in accord with the objectives of Policy TR3 of the LDP.

With regard the concerns that the proposal will result in the overdevelopment of the site, the generous proportions of the site will allow for the siting of two dwellings that would be consistent with the prevailing pattern of frontage development along Bronallt Road. Adequate provision can be made for a garden and off road parking area within the curtilage of the two dwellings while the layout incorporates a generous separating distance between both properties. Moreover, the current unkempt appearance of the site will mean that the development will significantly enhance its appearance in the surrounding area. For these reasons, the proposal would not result in the overdevelopment of the site or be harmful to the character and appearance of the surrounding area and is therefore considered to be in compliance with the objectives of policies GP1, GP2 and H2 of the LDP.

As to the impact upon the living standards of neighbouring residents, three of the original five dwellings proposed have been omitted from the application on the basis that their proximity and elevated position above the existing property of 'Y Winllan' would unacceptably harm the living standards of its occupiers by way of loss of privacy and overbearance. The separating distance to the two remaining dwellings now proposed combined with the careful design of the dwellings as part of any subsequent reserved matters submission will safeguard against any unacceptable amenity impacts upon this property. The proposal is therefore in accord with the requirements of policies GP1 of the LDP in terms of its impact upon neighbouring properties and their occupiers.

In terms of the drainage concerns raised, surface water from the development is to be disposed of via soakaways and a condition securing the submission of an appropriate scheme of disposal will be imposed on any permission granted thereby ensuring compliance with Policy EP3 of the LDP. Furthermore, the modest scale of the proposal is such that it will not cause any unacceptable air pollution impacts or adversely affect existing services and facilities in the settlement and wider area.

Finally, in terms of the ecological impacts of the proposal, the Authority's Planning Ecologist has recommended the imposition of a suitable condition requiring the submission of a sensitive vegetation clearance strategy to safeguard against any unacceptable impact upon any reptiles within the grassed areas of the site. The permission granted will be conditioned in accordance with this advice to ensure compliance with the ecological objectives of policy EQ4 of the LDP.

CONCLUSION

On balance, and after careful examination of the site and its surrounding environs, together with the representations received to date, the principle of the residential development of the site is considered to be acceptable and will be in keeping with and complement the general character and appearance of the surrounding area. The site is located within the development limits of Hendy and its development complies with the key policy and sustainability objectives of both the Authority's LDP and National Planning Policy.

The new dwellings will be well related to the existing services and facilities in the settlement as well as being within easy access of existing public transport facilities. The proposal will also make a positive contribution towards the provision of affordable housing in the locality whereby the applicant will be required to make a commuted payment towards the same under the requirements of Policy AH1 of the LDP.

Furthermore, there are no amenity, highway or public service objections to the development.

Based on the foregoing, the application is put forward with a favourable recommendation subject to the applicant entering into a unilateral undertaking or Section 106 Agreement securing a commuted payment towards affordable housing.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The permission now granted is an outline permission only, within the meaning of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

- 2 The permission hereby granted relates to the land defined by the 1:1250 and 1:500 scale plan (GA/01) received on 26th October 2018.
- 3 Application for approval of reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development must be commenced not later than whichever is the later of the following:-
 - a) the expiration of five years from the date of this outline planning permission;
 - b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.
- 4 Development shall not commence until detailed plans of appearance, landscaping and scale of each building stated in the application, together with the means of access thereto, have been submitted, and received the written approval of the Local Planning Authority.
- 5 Cross sections taken through the site detailing the finished floor and ridge levels of the proposed dwellings in relation to the existing ground levels of the site and those of adjacent properties shall be submitted as part of any reserved matters application.
- 6 Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of the dwelling.
- 7 Prior to the commencement of the development hereby approved details of the positions, height, design, materials and type of boundary treatment to be erected as part of the development shall be submitted to and approved by the Local Planning Authority. The boundary treatment shall be completed as approved before the occupation of the dwelling.
- 8 The layout of the development hereby approved shall be strictly in accordance with the details shown on the proposed site plan (GA/02E) received on 5th October 2018.
- 9 The new vehicular accesses serving the dwellings hereby approved shall be laid out and constructed strictly in accordance with Carmarthenshire County Council's (Transport and Engineering Service) Typical Layout No. 4 specification prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 10 There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole Bronallt Road frontage within 2.0 metres of the near edge of the carriageway.

- 11 Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking within the curtilage of each plot. These are to be provided on each plot prior to its occupation, and thereafter shall be retained, unobstructed in perpetuity. In particular, no part of the access, parking, or turning facilities is to be obstructed by non-motorised vehicles.
- 12 Prior to the commencement of the development hereby approved a sensitive vegetation clearance strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASONS

- 1 The application is in outline only.
- 2 For the avoidance of doubt as to the extent of this permission.
- 3 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 4+8 In order to ensure a satisfactory layout of the site and in the interest of visual amenities.
- 5 In the interest of visual amenities.
- 6 To ensure the installation of an appropriate drainage scheme and to prevent pollution of the environment.
- 7 In the interest of visual amenities and safeguard the amenity of adjacent occupiers.
- 9-11 In the interests of highway safety.
- 12 To safeguard against any unacceptable impacts to any reptiles within the site.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposal complies with Policy SP1 of the LDP in that the proposed development is environmentally sustainable.
- The proposal complies with Policy GP2 of the LDP in that it is located within the development limits of Hendy.
- The proposal complies with Policy GP1 of the LDP in that it is compatible with neighbouring land uses, appropriate in terms of scale and layout and will not cause unacceptable loss of amenity to neighbouring properties.

- The proposal complies with Policy TRS3 of the LDP in that it will be served by suitable access and parking provision and the traffic generated by the proposed development will not adversely affect highway safety or residential amenity.
- The proposal complies with Policy GP4 and EP2 in that will be served by adequate infrastructure and not pose an unacceptable risk to the natural environment.
- The proposal complies with Policy H2 and AH1 of the LDP in that the site is located within the development limits of Hendy and the applicant will provide a contribution towards affordable housing as part of the development.

NOTE(S)

- 1 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).
- 3 The developer/applicant's attention is drawn to the terms of the Unilateral Undertaking under Section 106 of the Town and Country Planning Act which sets out the agreement to make a contribution of £41.98 per square metre of internal floor space of the proposed dwelling towards the provision of affordable housing.

Application No	S/36934
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Application Type	Full Planning
Proposal & Location	CONSTRUCTION OF 48 NO. RESIDENTIAL UNITS WITH ASSOCIATED ACCESS AND LANDSCAPING WORKS AT LAND EAST OF HEOL Y PLAS, LLANNON, LLANELLI, SA14 6AX

Applicant(s)	PENNANT HOMES, C/O AGENT,
Agent	ASBRI PLANNING LTD - MR RICHARD BOWEN, SUITE D, 1ST FLOOR, 220 HIGH STREET, SWANSEA, SA1 1NW
Case Officer	Gary Glenister
Ward	Llannon
Date of validation	14/03/2018

CONSULTATION

Head of Transport – Had initial queries, however further information has been received and final comments are awaited.

Head of Public Protection – Has no objection subject to the imposition of appropriate conditions.

Llannon Community Council – Fully supports the application and heads of terms for the legal agreement.

Local Member - County Councillor E Dole has not commented to date. County Councillor D Jones is a Member of Planning Committee and has not commented to date.

Dwr Cymru/Welsh Water – Had initial objection, however after further investigation has no objection to the proposed development.

Neighbours/Public – The site has been advertised by way of 6No. site notices and press notice on submission and receipt of amended plans, with a total of 18No. replies having been received as a result raising the following issues:-

- Highway safety;
 - Traffic generation;
 - Number and nature of traffic generation;
 - Congestion off site (Heol Nant and Toll Junction);
 - Traffic speed - calming is ineffective;

- Maes Becca (adjacent) is inaccessible in the ice;
 - The footpath link to the school is only “possible” so the proposal doesn’t comply with the Active Travel Act. Needs to be 3m shared path;
 - Pavement along road frontage needs to be min 2.5m width;
 - Link suggested between Heol y Plas and Heol Nant;
 - Layby opposite the school is suggested;
 - Open space should be parking for school.
- Local facilities;
 - The local park needs improvement;
 - The school is oversubscribed;
 - Lack of community hall, shop etc.
 - Insufficient Section 106 contributions;
 - Ecology – Barn owls, bats, field mice seen locally;
 - Surface water drainage;
 - Land drains not included;
 - Design;
 - Overdevelopment – semi rural character of area - LDP figure is 38 dwellings;
 - Ribbon development;
 - Conflicts with TAN 12 design objectives (p11 4.17);
 - Proposal is not rounding off as it’s an extension to village;
 - Lack of landscape details;
 - Materials – use of stone welcomed but walls should be dark brick not render;
 - Ground levels – up to 4m infill.
 - Amenity
 - Loss of privacy;
 - There should be a 5m buffer all along the boundary with Maes Becca.
 - Heating – the village would benefit if the developer provided mains gas.
 - The proposal does not comply with the Wellbeing of Future Generations Act 2015 as it is not sustainable development.

RELEVANT PLANNING HISTORY

There is no relevant planning history on the application site.

APPRAISAL

This planning permission is dependent upon the developer entering into a Section 106 Agreement with Carmarthenshire County Council.

THE SITE

The application site is a 2.06Ha parcel of improved agricultural grazing land within the settlement limits of Llannon. The site is greenfield and there is no relevant planning history.

The site extends from the A476 Heol y Plas to the west to the C2201 Heol Nant to the East. The site has a residential estate known as Clos Rebecca to the south and open countryside to the North. The site has defined hedgerow boundaries to the East and West with residential garden boundaries to the south.

The site is allocated for housing in the adopted Local Development Plan with an indicative capacity of 38 houses. The LDP allocation is subject to detailed design so the indicative number is not fixed.

The site is within the boundaries of the Caeau Mynydd Mawr SPG so a contribution to the Marsh Fritillary Butterfly of £1043 per dwelling would be applicable on any permission granted.

The applicant has carried out a Pre Application Consultation as required by Part 1A of 'The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016' (DMPO 2016).

THE PROPOSAL

The application seeks full planning permission for 48No. detached, semi-detached and link houses and detached bungalows along with access, associated gardens, attenuated drainage scheme, open space and off street parking.

In terms of the overall layout, an access is proposed off the A476. The A476 is at a higher level than the field, so to achieve an acceptable gradient, the level is built up in the western section, then the road drops and curves through the site with smaller culs de sac to either side, culminating at a hammerhead junction serving private drives for the eastern bungalows, which overlook the open space.

The proposed accommodation schedule shows a mix of houses and bungalows as follows:-

- 7No. House type 994 – 3 Bed detached house;
- 11No. House type 1290 – 4 Bed detached house;
- 12No. House type 957 – 3 Bed semi-detached house;
- 3No. House type 421 – 2 Bed linked house;
- 6No. Bungalow type 781 – 2 Bed bungalow;
- 8No. Bungalow type 1003 – 3 Bed bungalow.

The external appearance of the units is a traditional form of design with reconstituted stone and render under a slate roof. The boundaries are a mix of 1.8m high timber fences with 1.8m high screen stone wall in key locations. There are also retaining walls shown at key locations.

The proposal includes a comprehensive surface water scheme including an attenuated discharge to a nearby stream via an existing culvert.

PLANNING POLICY

In the context of the current development control policy framework the site is within the settlement development limits of Llannon as defined in the Carmarthenshire Local Development Plan (LDP) adopted December 2014.

Policy SP1 Sustainable Places and Spaces states that proposals for development will be supported where they reflect sustainable development and design principles.

Policy SP2 Climate Change states that development proposals which respond to, are resilient to, adapt to and minimise for the causes and impacts of climate change will be supported. This includes minimisation of waste, displays efficient use of resources, minimises the need to travel, minimises flood risk and is energy efficient.

Policy GP1 Sustainability and High Quality Design provides a list of criteria which demonstrates principles of good design to ensure that development is appropriate to the character of the area and would not have a significant impact on third parties.

Policy AH1 Affordable Housing requires developments of more than 5 houses to provide on-site affordable housing.

Policy TR2 and TR3 Highways in Developments - Design Considerations, sets out the requirements for development to be situated in a suitable location and incorporate appropriate parking, access and sustainable transport features.

Good design is encouraged at all levels and national policy contained in Planning Policy Wales Edition 9 – November 2016 and TAN12 provides design guidance.

THIRD PARTY REPRESENTATIONS

Highway safety has been carefully considered by the head of transport. The site is allocated for housing so the principle of has been established. It is not considered that the increase in numbers over the notional LDP figure would have an unacceptable increase in traffic. A residential development is not likely to change the nature of traffic using the A476. There would be deliveries of materials using larger vehicles during construction, however this is temporary. In terms of off-site junction improvements, the site is accessed off an A road which is of a high standard, and the proposal is not over the threshold to require a transport impact assessment so it is considered that the traffic generated is not likely to cause unacceptable impacts.

The head of transport has no objection subject to further speed control by way of a Driver Feedback Sign. The applicant has agreed a contribution of £10,000 towards this provision of the DFS. It is contended that the existing traffic calming is ineffective, however this is a traffic management issue. It is noted that there have been recent changes locally in the form of traffic calming so it will take time to establish new driving habits, however the new speed limit is proposed to be reinforced by the above improvement.

Maes Becca (adjacent) is said to be inaccessible in the ice, however this is a management issue in terms of gritting. It should be noted that the proposed access road is to highway standards in terms of gradient.

The footpath link to the school is proposed and not “possible” as suggested. The amended layout has clarified this, so the proposal complied with the Active Travel Act.

The site has a pavement along road frontage so improvements are not necessary. It is acknowledged that there is an aspiration from the cycling lobby for a 2.5m width shared pavement throughout the county to accommodate cyclists, however widening across the frontage in isolation would serve no purpose.

It has been suggested that the site be used to provide a highway link to the school from the A476, a layby for the school and a car parking area for the school. These suggestions are beyond the scope of the application and it would be unreasonable to seek the suggested works. A layby/parking area would also result in a large retaining structure at the bottom of the site, removal of the hedge and removal of the attenuation system. It is noted that the developer is proposing a shared foot/cycle path from the site to the school which would mean that the development would not result in the need for additional school traffic.

The proposal has taken into account local facilities. A contribution is proposed to both the local park which is subject to an asset transfer, and the local school which is subject to improvements. Llannon is considered to be a sustainable settlement which has a Chapel, Church, School and Public Houses, so the site has been allocated for additional houses. There has been a shop in the past but this has closed. Additional houses may make this viable again, but this is not a material planning consideration.

Section 106 contributions have been agreed on the basis of a viability report. The viability is compromised by the necessary engineering to achieve a suitable highway gradient. The heads of terms have been discussed with the local community outside the planning process and there appears to be a consensus that a balanced contribution would be supported locally whereby there are contributions to highways, education, open space and the Caeau Mynydd Mawr SPG as well as three affordable dwellings. The viability report is commercially sensitive, however it shows a developer return at a significantly lower level than would be normally acceptable, so further contributions would make the development commercially unviable.

Ecology has been addressed as a habitat survey has been carried out. It should be noted that the hedges are proposed to be retained so any potential dormouse habitation is addressed. The site is in the Caeau Mynydd Mawr SPG area and a contribution has been written into the agreed heads of terms.

Surface Water Drainage has been addressed with a drainage strategy submitted. It is noted that there is a land drain from Clos Rebecca which crosses the site which is proposed to be diverted. The existing land drain water crosses the road in culvert and drains into an existing water course. The proposal is for surface water from the new development to be collected in a cellular crate system under the open space shown on the eastern part of the site. This is an attenuation system so surface water from the site is proposed to be controlled and enter the culvert to the existing water course.

The LDP allocation figure is 38 dwellings, however this is a notional figure and the merits of each site needs to be carefully considered. The proposed layout shows a spacious design which works with the topography. The design is not considered to be over development and would be fitting for a semi-rural area such as this.

The design is a small estate off a spine road so is not considered to be ribbon development along the A476. The allocation is designed as an extension to the village along the A476. It is agreed that it is not rounding off as such, however it is considered to be an acceptable form of development.

The proposal has been assessed in accordance with local and national policies including TAN 12 Design.

The submission does not include a detailed landscape scheme, however the landscape concept is shown on the site plan. It is recommended that a comprehensive landscape scheme be conditioned as set out below.

The proposed materials are considered to be appropriate to the semi-rural location. Use of stone and render would be in keeping with the older part of the village. It is considered that the two latest developments with brick and mock Tudor design would not be seen as local vernacular to replicate.

Ground levels are a constraint on the development as the site slopes away from the A476 and there is a level difference between the site and the highway. This necessitates raising levels to ensure that the access road is of an acceptable gradient. The land does need to be raised, and a break of slope is designed in. As a response, the units affected are single storey and off set from the boundary, so that the levels would not have an unacceptable adverse impact on the residential properties to the South.

Amenity and privacy has been addressed through the amended plans. It should be noted that the units to the North of Clos Rebecca have been amended to single storey. There are ground level changes proposed, however the units that have been built up are a good distance from the boundary and single storey, so the applicant has addressed the issue and minimised the potential impacts.

A 5m buffer is shown between the site and the original land owner as that was a condition of sale. It would not be reasonable to impose a buffer all along the boundary with Clos Rebecca.

The means of heating is not a material planning consideration. The village would benefit if the developer provided mains gas however it would not be reasonable to ask the developer to provide such a service.

All recommendations are made in light of the Wellbeing of Future Generations Act 2015.

CONCLUSION

After careful consideration of the site and surrounding environs, in the context of the proposal, it is considered that the site is a housing allocation in the LDP within the settlement development limits of Llannon so the principle of development is acceptable subject to other policy considerations.

The topography of the site being lower than the main A476 is a constraint and necessitates an engineering solution to ensure compliance with highway requirements and an acceptable impact on third parties to the south. The engineering also compromises viability, so a balance has been struck with contributions spread between affordable housing, the school, play area, highways and the Marsh Fritillary Butterfly as follows:-

- Affordable Housing - 3 units on site provision;
- Education - £50,000;
- Open Space - £50,000;
- Highways - £10,000;
- Caeau Mynydd Mawr - £50,064.

The design and appearance of the houses are of a traditional character, with bungalows having a contemporary twist with the front fenestration. The layout is spacious to reflect the ground level changes and this would provide an environment that is fitting for the semi-rural location. Surface water is sustainably disposed with an attenuated discharge to a local watercourse.

Whilst there are local concerns over the development, amended plans have been submitted which seek to address the issues raised and provide community benefits. In particular, the new layout has bungalows along the southern boundary to minimise the impact on the existing houses to the south. The head of transport had initial concerns over the details of the scheme, however these have been addressed, including a sustainable footpath/cycle link to the school which provides active travel.

Overall, on balance, the scheme is considered to be of a high quality design and would provide a sustainable form of development within the village with community benefit. The recommendation is that the scheme complies with the above policies, subject to the signing of a Section 106 legal agreement.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-
 - 1:1250 scale Site Location Plan. Drawing No 2184-100A dated 6th March 2018;
 - 1:200 scale Proposed Site Cross Section 1 of 2. Drawing No. 2184-SK522-1-A dated 6th March 2018;
 - 1:200 scale Proposed Site Cross Section 2 of 2. Drawing No. 2184-SK522-2-A dated 6th March 2018;
 - 1:500 scale Engineering Strategy Plan. Drawing No. SK520 dated 24th September 2018;
 - 1:200 scale Proposed Site Sections – Plot 47. Drawing No. 2184-630 dated 24th September 2018;
 - 1:100 scale House Type 781 Plan and Elevations. Drawing No. 2184-200/01 dated 24th September 2018;
 - 1:100 scale House Type 1003 Plan and Elevations. Drawing No. 2184-201/01 dated 24th September 2018;
 - 1:100 scale House Type 957 Floor Plans. Drawing No. 2184-202/01 dated 24th September 2018;
 - 1:100 scale House Type 957 Elevations. Drawing No. 2184-202/02 dated 24th September 2018;
 - 1:100 scale House Type 994A Plans and Elevations. Drawing No. 2184-203/01 dated 24th September 2018;
 - 1:100 scale House Type 994B Plans and Elevations. Drawing No. 2184-203/02 dated 24th September 2018;
 - 1:100 scale House Type 1290A Plans and Elevations. Drawing No. 2184-204/01 dated 24th September 2018;

- 1:100 scale House Type 1290B Plans and Elevations. Drawing No. 2184-204/02 dated 24th September 2018;
 - 1:100 scale House Type 1290C Plans and Elevations. Drawing No. 2184-204/03 dated 24th September 2018;
 - 1:100 scale 2 Bed Social House Type Floor Plans. Drawing No. 2184-205/01 dated 24th September 2018;
 - 1:100 scale 2 Bed Social House Type Elevations. Drawing No. 2184-205/02A dated 24th September 2018;
 - 1:500 scale Site Layout. Drawing No. 2184-101E dated 18th October 2018.
- 3 No development shall take place until full details of retaining walls have been submitted to and approved in writing by the Local Planning Authority.
- 4 No development shall take place until details and or samples of external wall and roof materials along with boundary treatment has been submitted to and approved in writing by the Local Planning Authority.
- 5 Prior to the commencement of the development, a scheme for the control of noise shall be submitted to and approved by the Local Planning Authority. The scheme shall comply with the guidance found in the BS5228: Noise Vibration and Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.
- 6 Works shall not take place until a scheme for the mitigation of dust has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during all stages of construction. Vehicles transporting materials which are likely to cause dust onto and off site shall be suitably covered.
- 7 The proposal to be carried out following the recommendations outlined in Section 9 of the Preliminary Ecological Assessment.
- 8 The development must proceed in strict accordance with the following:-
- Arboricultural Report dated 28th August 2017 by ArbTS;
 - Proposed Site Layout Plan – Rev E;
 - Sections 9.1 – 9.3 of the Preliminary Ecological Appraisal by Hawkswood Ecology dated May 2016.
- 9 Prior to the commencement of the development a comprehensive Ecological Design Scheme (EDS), must be submitted to and approved in writing by the Local Planning Authority. The EDS scheme shall deliver detailed design proposals which effectively integrate appropriate site specific landscape, ecological and biodiversity objectives and functions. The scheme shall be in compliance with the principles of the landscape and ecological information submitted with the following approved application documents Sections 9.4 – 9.7 of the Preliminary Ecological Appraisal by Hawkswood Ecology dated May 2016.
- 10 No development hereby approved shall be commenced prior to the submission and written approval of a detailed landscape scheme for the site including implementation timetable. The development shall be carried out strictly in accordance with the approved scheme.

- 11 The developer shall ensure that a professionally qualified archaeologist is present during the undertaking of any ground works in the development area, so that an archaeological watching brief can be carried out. The archaeological watching brief will be undertaken to the standards laid down by the Chartered Institute for Archaeologists. The Planning Authority will be informed, in writing at least two weeks prior to the commencement of the development, of the name of the said archaeologist.
- 12 No development hereby approved shall commence until full details of the surface water attenuation scheme including a method statement for the retention of the hedgerow has been submitted to and approved in writing by the local planning authority.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2-4 In the interests of visual amenity.
- 5-6 In the interests of public protection.
- 7-9 To protect ecological interests of the site.
- 10 In the interests of visual amenity.
- 11 In the interests of the historic environment.
- 12 To ensure the sustainable drainage of the site and retention of a feature of landscape and biodiversity value.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development complies with Policy SP1, GP1 and GP2 of the LDP in that it is sensitive infilling within settlement limits, which is appropriate in scale and design to the urban form and is not likely to cause unacceptable harm to neighbouring properties.
- The proposed development complies with Policy H1 and H2 of the LDP in that it is an allocated residential site within settlement development limits.
- The proposed development complies with Policies TR2 & TR3 in that the proposal is not likely to be detrimental to highway safety.
- The proposed development has been assessed in light of Policy AH1, GP3 and EQ7. Due to viability constraints, it is considered that the site will not sustain full contributions, however a balanced S106 has been put forward with contributions towards Highways,

Education, Open Space, full contribution towards the management of the Greengrove project part of Caeau Mynydd Mawr and 3 Affordable Units.

NOTES

- 1 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 The applicant/developer's attention is drawn to the signed Section 106 Agreement which provides three Affordable Dwellings, £50,064 for Caeau Mynydd Mawr, £50,000 for Education, £50,000 for Open Space and £10,000 for Highways, which is considered necessary to serve the development.
- 3 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Application No	S/37753
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Application Type	Full Planning
Proposal & Location	CHANGE OF USE OF COMMERCIAL LETS INTO 2 X 1 BED AND 2 X 2 BED APARTMENTS AT AVENUE VILLAS, LLOYD STREET, LLANELLI, CARMS, SA15 2PU

Applicant(s)	MALLARD WALES LTD - MR ALUN THOMAS, 2-4 STATION ROAD, LLANELLI, SA15 1AB
Agent	W GRIFFITHS - MR CHRISTOPHER GRIFFITHS, FALCON CHAMBERS, THOMAS STREET, LLANELLI, SA15 3JB
Case Officer	Robert Davies
Ward	Elli
Date of validation	04/09/2018

CONSULTATIONS

Head of Transport – No objection subject to the imposition of a condition.

Public Protection – No objection subject to the imposition of conditions in relation to noise.

Llanelli Town Council – No response received to date.

Local Members – County Councillor J P Jenkins has not responded to date.

Dwr Cymru/Welsh Water – No objection subject to the imposition of conditions and advisory notes on any planning permission granted.

Neighbours/Public – The application was advertised by virtue of site notices. To date two letters of representation have been received from the owners of nearby night time entertainment venues raising the following concerns and objections:-

- The conversion of offices into four residential apartments is not appropriate at this location, which is amidst Llanelli's primary night time economy venues.
- The proposal is contrary to Planning Policy Wales Technical Advice Note 11 (Noise) in that the proposal represents noise sensitive development which is incompatible with existing activities.

- There is a UK wide campaign to support the night time economy and in particular live music venues.
- It is the responsibility of the developer to ensure solutions to address and mitigate noise are put forward as part of proposals and are capable of being implemented.
- Llanelli's night time economy has markedly declined over the past few decades. This has a direct economic and social impact affecting jobs, community well-being and tourism.
- A critical element of the proposal to re-open the Llanelli Entertainment Centre (LEC) as a multipurpose venue is regular live music. The kind of events that could be held here are noisy and invariably finish late at night with a 3am premises license.
- A public house immediately to the south rear corner of the LEC has been converted into apartments in recent years. This has resulted in acoustic containment which the venue never had before. The same could happen if the development is approved, which in turn will have serious implications on operational viability.
- The noise report fails to mention the LEC, which is directly across Lloyd Street. As such any measurements of noise and the corresponding recommended mitigation measures, are absolutely meaningless.
- The proposals if approved could result in future noise complaints from the residents of these flats.

RELEVANT PLANNING HISTORY

The following previous applications have been received on the application site:-

S/18291	Single storey front/side extension Full planning permission	28 February 2008
S/15832	Shop sign and projecting sign Advertisement granted	08 May 2007
S/14006	Proposed 3 no. new staff car parking spaces within curtilage of existing site (change of use of building already approved under application no: S/12531) Full planning refused Appeal dismissed	25 September 2006 04 July 2007
S/12531	Change of use from chemist and solicitors to estate agents (front of building) and new shop front Full planning permission	19 April 2006
D5/16929	Change of use from dental surgery to solicitors' office Full planning permission	18 May 1995
D5/13836	Refurbishment and change of use from surgery (now discontinued) to solicitors' office Full planning permission	31 March 1994

APPRAISAL

This planning permission is dependent upon the developer entering into a Section 106 Agreement with Carmarthenshire County Council.

THE SITE

The application site consists of the rear part of the building at Nos. 2 and 4 Station Road and is known in the application submission as Avenue Villas, Lloyd Street. The front part of the building is occupied by Mallard Estate agents, whilst the rear two storey section of the building, which is subject of this planning application, was previously used as commercial let offices at both ground and first floors, but is now currently vacant.

Residential dwellings at Lloyd Street are located beyond the BT telephone exchange to the west of the site, the Grade II listed Llanelli Entertainment Centre which is currently being renovated is located to the south on the opposite side of Lloyd Street, whilst the Metropolitan Bar late night venue is located on the opposite side of Station Road to the east.

THE PROPOSAL

The application seeks full planning permission to change the use from offices to 4no. flats set over both floors consisting of two, one bedroom apartments and two, two bed apartments. The application also proposes small detached buildings to the east that will provide bike and bin storage facilities.

The application has been accompanied by a Noise Assessment Report and Travel Plan. The applicant is also in the process of finalising a Unilateral Undertaking in relation to a financial contribution towards affordable housing.

PLANNING POLICY

The area is covered by the Carmarthenshire Local Development Plan (LDP) that was formally adopted in December 2014. The application site is located within the defined settlement limits of Llanelli as delineated within the Adopted LDP, and is within the identified town centre boundary. The key relevant policies are as follows:-

Policy SP1 of the LDP promotes environmentally sustainable proposals and encourages the efficient use of vacant, underused or previously developed land.

Policy SP3 of the LDP refers to the settlement framework and states that provision for growth and development will be at sustainable locations in accordance with the LSP's settlement framework. In this respect Llanelli is identified as a Growth Area.

Policy SP6 of the LDP ensures the delivery of affordable housing that in turn will contribute to the creation of sustainable communities within the Plan area.

Policy SP9 of the LDP promotes the provision of an efficient, effective, safe and sustainable integrated transport system.

Policy SP14 of the LDP states that development should reflect the need to protect, and wherever possible enhance the County's natural environment in accordance with national guidance and legislation.

Policy SP17 of the LDP states that development will be directed to locations where adequate and appropriate infrastructure is available or can be readily available.

Policy GP1 of the LDP promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing.

Policy GP2 of the LDP states that proposals within defined development limits will be permitted, subject to policies and proposals of the plan, national policies and other material planning considerations.

Policy GP3 of the LDP states that the Council, where necessary seek developers to enter into Planning Obligations (Section 106 Agreements), or to contribute via the Community Infrastructure Levy to secure contributions to fund improvements to infrastructure, community facilities and other services to meet requirements arising from new development. The LPA has produced Supplementary Planning Guidance on planning obligations.

Policy GP4 of the LDP states that proposals for development will be permitted where the infrastructure is adequate to meet the needs of the development. Proposals where new or improved infrastructure is required but does not form part of an infrastructure provider's improvement programme may be permitted where it can be satisfactorily demonstrated that this infrastructure will exist, or where the required work is funded by the developer. Planning obligations and conditions will be used to ensure that new or improved facilities are provided to serve the new development.

Policy H2 of the LDP states that proposals for housing developments on unallocated sites within development limits of a settlement will be permitted provided they are in accordance with the principles of the plan's strategy and its policies and proposals.

Policy AH1 of the LDP requires a contribution to affordable housing on all housing allocations and windfall sites. On proposals for 1 to 4 dwellings a contribution through a commuted sum towards the provision of affordable housing will be sought. The level of contribution sought through a commuted sum will vary based upon its location within the high, medium and low viability sub-market areas. Commuted sum charges will be based on floor space (cost per sq.m.), which equates to £53.35 per sq.m. in the Llanelli area.

Policy RT4 of the LDP states that proposals for the change of use and/or re-development for non-retail uses within a town centre zone within growth areas will be permitted where it achieves a diversity of uses appropriate to a town centre location and does not have an adverse impact on its function, visual character and quality.

Policy TR2 of the LDP states that developments which have the potential for significant trip generation, should be located in a manner consistent with the plan's objectives and in locations which are well served by public transport and are accessible by cycling and walking.

Policy TR3 of the LDP highlights the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Policy EQ1 of the LDP states that proposals affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest will only be permitted where it preserves or enhances the built and historic environment.

Policy EQ4 of the LDP relates to biodiversity and states that proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation (i.e. NERC & Local BAP, and other sites protected under European or UK legislation), will not be permitted unless satisfactory mitigation is proposed, and where exceptional circumstances where the reasons for development outweigh the need to safeguard biodiversity and where alternative habitat provision can be made.

Policy EP1 of the LDP states that proposals will be permitted where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to contribute towards improvements to water quality.

Policy EP2 of the LDP states that proposals should wherever possible seek to minimise the impacts of pollution. New developments will be required to demonstrate and satisfactorily address any issues in terms of air quality, water quality, light and noise pollution, and contaminated land.

Policy EP3 of the LDP requires proposals to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Urban Drainage Systems (SUDS), has been fully investigated.

THIRD PARTY REPRESENTATIONS

As aforementioned in this report, two letters of representation have been received which raise objections and concerns in relation to the proposed development. The issues raised are considered to be material planning considerations and will therefore be addressed as part of this appraisal.

The owner of the Grade II listed Llanelli Entertainment Centre, which has been vacant for some time but is currently in the process of being renovated into a multi-purpose entertainment venue has strongly objected to the application. The owner of the Metropolitan Bar, a late night venue, whilst not objecting to the principle of residential flats in this location, has raised similar concerns to the owner of the LEC.

The matters raised relate to concerns of having residential flats and such noise sensitive development in close proximity to late night entertainment venues, which in themselves can be inherently noisy. It is opined that this could result in future noise complaints from the residents of these flats, which in turn could curtail operations and affect the viability of such late night entertainment venues to the detriment of the night time economy in Llanelli.

In this respect, the Local Planning Authority (LPA) fully acknowledges the importance of the night time economy and seeks to ensure that this is not adversely affected by development proposals. The LPA is also mindful of the national and local objectives relating to town centres, where introducing residential use back into such areas is promoted where appropriate to create more vibrancy.

The planning application was accompanied by a Noise Assessment report produced by a suitably qualified Acoustic Engineer, whilst further email exchanges have taken place during the course of the planning application process between the LPA, the acoustic engineer and the authority's Environmental Health Officer who deals with noise matters.

The noise report has been conducted in accordance with BS8233 and considers that there are two options available to the developer to ensure that internal noise levels within the flats achieve relevant standards considering the developments location and proximity to night time entertainment venues. The first option is a secondary sash option, sat behind the existing fenestration, with the second option being a complete replacement of that fenestration and incorporation of acoustically attenuating ventilation elements. As set out in the report, these specifications (the secondary glazing and replacement facade elements) have been based on a detailed set of calculations, taking account of the measured spectral data that takes account of absolute worst case measured conditions. The acoustic engineer has advised that this approach to such development proposals has been readily accepted elsewhere, including in Carmarthen Town Centre.

The acoustic engineer has advised that the assessment considers all noise sources affecting the most exposed part of the site throughout a part midweek and entire weekend period, including periods of significant evening economy activity.

It was noted during the assessment, that while music noise breakout from the closest operating premises was audible at the site, the numerical contribution was low compared to the sound generated by external patron/public activity and road traffic, which is what has ultimately steered the specification.

On this basis and the low likelihood of the cinema/theatre activity giving rise to any significant noise breakout, if operational, the acoustic engineer consider the assessment to be entirely robust in meeting the stipulated requirements of Carmarthenshire Council, without introducing any constraint to the accepted/described use of the Entertainment Centre.

When the LPA questioned the agent and acoustic engineer on the future proposals for the Llanelli Entertainment Centre and the potential implication of the proposed development in this respect, the acoustic engineer opined:-

As the premises that have now been brought into consideration already exist in close proximity to residential premises, there will be a limit to the level of music noise breakout they will be able to generate. Besides which, the typical form of such buildings ensures that the external envelope of the building would minimise noise breakout.

In summary, it would be highly unlikely for live music events within the Entertainment Centre to give rise to noise breakout that would compromise the conclusions of our assessment, unless they massively abandoned their health and safety requirements re noise exposure of artists and audience members.

The Authority's Environmental Health Officer dealing with noise related matters has considered the original Noise Assessment Report and been included in subsequent email exchanges. In his formal response to the application he has raised no objection subject to the imposition of two conditions. The first condition requires the implementation of the suggested mitigation measures to ensure that internal noise levels within the flats achieve relevant standards. The second condition requires the applicant, if requested by the LPA, to provide evidence that the relevant internal noise levels specified within the flats have been achieved, and if not, propose further mitigation to ensure that they are.

In light of the conclusions of the noise assessment report, subsequent email exchanges and the consultation response received from the Authority's Environmental Health Officer, the LPA considers that the proposed development subject to the imposition of conditions requiring noise mitigation, can proceed without compromising the future position of nearby late night entertainment establishments.

CONCLUSION

The application site is located within the defined settlement limits of Llanelli as delineated within the Adopted LDP and therefore there is no in-principle objection to developing the site for residential use. The proposal only relates to the rear two storey element of the building, previously offices, with the front building being retained for commercial uses at both ground and first floors. As such, an active frontage is still retained on to Station Road with only the recessed element being converted into flats.

Whilst the proposal will result in the loss of existing commercial floor space, the LPA considers that the introduction of residential flats will achieve a diversity of uses appropriate to a town centre location and does not have an adverse impact on its function, visual character and quality. The building to be converted is recessed, and as already mentioned the frontage on to Station Road will remain active and in commercial use. Therefore the LPA has no in-principle objection to the proposed residential conversion, and considers that the proposal accords with Policy RT4 of the LDP.

The attached building which fronts on to Station Road has an established A2 office use, with the ground floor currently occupied by an Estate Agent and the first floor by a firm of Solicitors. Such office uses are considered compatible with the proposed residential scheme to the rear part of the same building. Given the application site's close proximity to existing licensed premises which are permitted to operate until early hours of the morning, a detailed noise report accompanied the application, the conclusions of which and response to it have already been addressed in this report.

The planning history relating to the property evidences that it has a long history of commercial uses which have not benefitted from having any designated off street parking provision. There is also only limited restricted on street car parking nearby. Notwithstanding this however, the property is located within a sustainable town centre location, accessible by a variety of transport modes not only the private car. The extant commercial use of the building is also a material planning consideration when considering the highway implications of such a proposal which does not benefit from having designated parking arrangements. The application has been accompanied by a Travel Plan whilst a bike storage facility is proposed as part of the development. Having considered the application the Authority's Head of Transport has raised no objection.

In terms of design it is considered that the proposed removal of the front lean to conservatory as part of the scheme will result in an improvement in visual terms, whilst the proposed bin and bicycle storage facilities are considered appropriate in terms of design and external finish.

It is considered that there are no loss of amenity issues associated with the proposed development, whilst it is considered that the issues of concern and objection raised have adequately been addressed as part of the above appraisal.

As aforementioned the applicant is in the process of finalising a Unilateral Undertaking that will secure a financial contribution of £10,883.40 towards affordable housing.

On balance after careful examination of the site and its surrounding environs in the context of this application, together with the representations received to date it is considered that the proposal does accord with the Policies contained within the Adopted LDP. As such the application is put forward with a recommendation for approval subject to the successful completion and receipt of the aforementioned Unilateral Undertaking.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development hereby approved shall be commenced before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-
 - Location plan 1:1250 @ A4 received 17th August, 2018;
 - Existing plans and elevations 1:100; 1:500 @ A1 (1637 1-1) received 17th August, 2018;
 - Proposed plans and elevations 1:100; 1:500 @ A1 (1637 1-2) received 17th August, 2018;
 - Bike storage detail 1:50 @ A3 received 29th August, 2018;
 - Bin storage detail 1:50 @ A3 received 29th August, 2018.
- 3 The proposed development shall be undertaken strictly in accordance with the mitigation measures outlined in the Noise Assessment report undertaken by Inacoustic dated the 27th February 2018 and received by the Local Planning Authority on the 17th August, 2018 to ensure that the internal noise levels of the proposed development meet the criteria of:-
 - 35 LAeq (16 hour)
 - 30 LAeq (8 hour)
 - 4 Amax (fast)

- 4 The applicant must be able to demonstrate that the proposed development complies with the noise limits detailed in Condition 3 and provide this evidence for written approval within 14 days of a written request from the Local Planning Authority. In the event that the noise limits specified in Condition 3 are not achieved the written submission should also specify further mitigation measures to ensure compliance with the noise limits specified in Condition 3. These measures will then need to be implemented within a timescale agreed with the Local Planning Authority.
- 5 The development hereby approved shall be operated in strict accordance with the Travel Plan produced by W. Griffiths Architects dated March 2018 and received by the Local Planning Authority on the 17th August, 2018.
- 6 Prior to the beneficial use of the residential flats hereby approved, the bike storage area as shown on the bike storage detail drawing received on the 29th August, 2018 should be completed and made available for use.
- 7 Prior to the beneficial use of the residential flats hereby approved, the bin storage area as shown on the bin storage detail drawing received on the 29th August, 2018 should be completed and made available for use.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2+7 In the interest of visual amenity
- 3+4 To ensure that satisfactory noise levels are achieved within the approved residential flats
- 5+6 In the interest of highway safety

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- It is considered that the proposal complies with Policy SP1 of the LDP in that the proposed development is environmentally sustainable.
- It is considered that the proposal complies with Policy SP3 of the LDP in that the proposed development accords with the LDP's settlement framework.
- It is considered that the proposal complies with Policy SP6 of the LDP in that the applicant has agreed to provide a commuted sum financial contribution towards affordable housing.
- It is considered that the proposal complies with Policy SP9 of the LDP in that the proposed development is located in a sustainable location, accessible by a variety of transport means.

- It is considered that the proposal complies with Policy SP14 of the LDP in that proposed development protects and does not adversely affect the natural environment.
- It is considered that the proposal complies with Policy SP17 of the LDP in that the proposed development will be served by appropriate infrastructure.
- It is considered that the proposal complies with Policy GP1 of the LDP in that the proposed development is sustainable and will enhance the character and appearance of the area.
- It is considered that the proposal complies with Policy GP2 of the LDP in that the site is located within the defined settlement limits of Llanelli and accords with all other policies of the plan.
- It is considered that the proposal complies with Policy GP3 of the LDP in that the applicant has agreed to provide a commuted sum financial contribution towards affordable housing.
- It is considered that the proposal complies with Policy GP4 of the LDP in that adequate infrastructure is proposed to serve the proposed development.
- It is considered that the proposal complies with Policy H2 of the LDP in that the proposed housing development is located within defined settlement limits and accords with the principles of the plan's strategy and its policies.
- It is considered that the proposal complies with Policy AH1 of the LDP in that the applicant has agreed to provide a commuted sum financial contribution towards affordable housing.
- It is considered that the proposal complies with Policy RT4 of the LDP in that the proposal achieves a diversity of uses appropriate to a town centre location and does not have an adverse impact on its function.
- It is considered that the proposal complies with Policy TR2 of the LDP in that the proposed development is located in a highly accessible and sustainable location.
- It is considered that the proposal complies with Policy TR3 of the LDP in that the proposed development would not be detrimental to highway safety or cause significant harm to the amenity of residents.
- It is considered that the proposal complies with Policy EQ1 of the LDP in that the proposed development preserves the built and historic environment.
- It is considered that the proposal complies with Policy EQ4 of the LDP in that the proposed development will not have an adverse impact on priority species, habitats and features of principal importance.
- It is considered that the proposal complies with Policy EP1 of the LDP in that the proposed development will not lead to a deterioration of either the water environment and/or the quality of controlled waters.

- It is considered that the proposal complies with Policy EP2 of the LDP in that the proposed development will not result in any adverse pollution issues.
- It is considered that the proposal complies with Policy EP3 of the LDP in that the impact of surface water drainage and the effectiveness of incorporating SUDS has been fully investigated.

NOTES

- 1 This planning permission is granted subject to the covenants contained in the Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 in connection with the payment of a commuted payment towards affordable housing provision.
- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, are available on the Authority's website
- 3 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

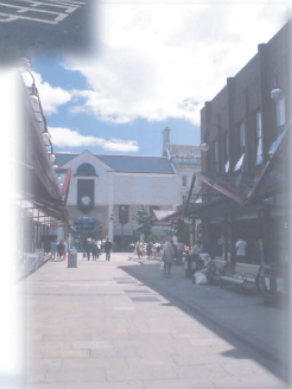
**REPORT OF THE HEAD OF
PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 15 TACHWEDD 2018
ON 15 NOVEMBER 2018**

***I'W BENDERFYNU
FOR DECISION***



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	15 NOVEMBER 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
W/37518	Variation of Condition 2 of W/35339 to amend height of house to enable attic space to be used as a snooker room for personal use at plot adjoining, Cwm Parc, Peniel, Carmarthen, SA32 7HT
W/37871	Erection of blue plaque on front facade to commemorate Alice Abadam (1856 -1940) at Porth Angel, 26 Picton Terrace, Carmarthen, SA31 3BX

REF.	APPLICATIONS RECOMMENDED FOR REFUSAL
W/35898	Construction of commercial garage/workshop for Sarnau Motors at field adj. Hafod Bakery, Llysonnen Road, Bancyfelin, Carmarthen
W/37484	Construction of one dwelling for owners and operators of adj golf course; together with construction of golf course store for golf course maintenance machinery at Derlllys Court Golf Club, Llysonnen Road, Bancyfelin, Carmarthen, SA33 5DT

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	W/37518
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Application Type	Variation of Planning Condition(s)
Proposal & Location	VARIATION OF CONDITION 2 OF W/35339 TO AMEND HEIGHT OF HOUSE TO ENABLE ATTIC SPACE TO BE USED AS A SNOOKER ROOM FOR PERSONAL USE AT PLOT ADJOINING, CWM PARC, PENIEL, CARMARTHEN, SA32 7HT

Applicant(s)	MR WYN THOMAS, 3 CLOS Y FFYNNON, WELLFIELD ROAD, CARMARTHEN, SA31 1DU
Agent	HAROLD METCALFE PARTNERSHIP - CERI EVANS, 32 SPILMAN ST, CARMARTHEN, SA31 1LQ
Case Officer	Ceri Davies
Ward	Abergwili
Date of validation	12/07/2018

CONSULTATIONS

Abergwili Community Council – Has objected to this application and the following planning material considerations made by the Community Council are noted:-

- Non-compliance with approved plans;
- Concerns over the significant increased height of the house to accommodate a third floor snooker room, which was not included in the first application;
- Numerous changes in the number, size and positions of windows and an additional door;
- Non-compliance issues noted suggest a negative effect on the neighbourhood;
- The increased height of the house has an adverse visual impact in that its present height currently dominates and overlooks the landscape and surrounding residential properties.

Local Member – County Councillor Dorian Williams asked for this planning application to be considered by the Planning Committee and has made the following representations:-

- Non-compliance with approved plans;
- Significant concerns over increased height;
- Numerous changes to number, size and positions of windows;
- Negative effect on local amenity.

Neighbours/Public – Neighbouring properties were made aware of this application by the erection of a site notice near the entrance to the site. To date 11 emails/letters of representation have been submitted from objectors making mention of the following concerns:-

- Scale/size of the dwelling as built;
- Increase in overall height of dwelling;
- Visual impact of the dwelling as built on the immediate and wider locality;
- Negative impact on adjacent properties;
- Over-bearance;
- Over-looking & loss of privacy;
- Contravention of approved plans i.e. scale/height/fenestration;
- Removal of trees;
- Lack of enforcement action by the Local Planning Authority;
- Loss of view.

RELEVANT PLANNING HISTORY

The following previous applications have been received on the application site:-

W/35339	Construction of a dwelling and garage Full planning permission	24 May 2017
W/17138	1 dwelling house & garage Reserved Matters granted	24 October 2007
W/11224	Residential development – 1 plot Outline planning permission	30 January 2006

APPRAISAL

This application is being reported to committee at the written request of the local member for the Abergwili ward. The request has been accompanied by material planning reasons. This application has been submitted following an enforcement investigation undertaken by the Authority's Enforcement Section.

THE SITE

The application site consists of a dwelling currently under construction on a building plot on the northern outskirts of the village of Peniel, just north of Peniel House Care Home. The site lies approximately 200 metres west of the A485 trunk road. The plot lies to the rear of a number of residential properties fronting onto Trefynys Road which is an unclassified road (U2097) that links the villages of Peniel and Bronwydd. Access to the application site is gained via a single width track directly off Trefynys Road.

The residential properties in close proximity include Brynhawddgar which is a two storey detached dwelling; the garden area associated with Brynhawddgar backs onto the application site; the property also consists of quite a substantial structure at the rear which is currently utilised as an ancillary form of accommodation. Brynhawddgar lies immediately west of the access road serving the application site. The property to the east of the said access is also a two storey detached property known as Cwm Parc Farm; the said property has recently been sub-divided into two residential units, again the garden area associated

with Cwm Parc Farm back onto the application site however there is a large former agricultural outbuilding at the rear boundary. To the north-east of the application site are the complex of buildings associated with Coombe Park Stables; whilst to the south-east is the aforementioned Peniel House Care Home. The land to the north and west of the application site consists of pastureland.

The dwelling in question is substantially completed; the external shell of the house including the roof has been constructed, the external walls have been partly rendered, however it was noted at the time of the last site inspection that the majority of the external blockwork remains exposed. Internally, the majority of walls/partitions have been plastered and works have started on the first electrical fix. Scaffolding around the house remains in situ.

THE PROPOSAL

This application is retrospective in nature and seeks to Vary Condition No. 2 attached to full planning permission W/35539 to retain the dwelling as built in its amended form. The main alterations include the increase in ridge and eaves height of the dwelling; other amendments are predominantly to the fenestration which involves the insertion of additional windows and roof-lights on various elevations as well as changes to the actual sizes of various windows.

PLANNING POLICY

The principle of residential development at this location has been firmly established through the granting of the previous W/35339 planning permission back in May 2017. The development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act (2004) is the Carmarthenshire LDP, adopted back in December 2014, with regard to which, Policies H2 and GP1 are particularly relevant.

Policy H2 of the Carmarthenshire LDP allows for new housing development within Development Limits.

Policy GP1 of the Carmarthenshire LDP sets out the general criteria for all types of new development proposals in the plan area.

THIRD PARTY REPRESENTATIONS

To date 11 emails/letters of representation have been submitted from objectors making mention of the following concerns:-

The main areas of concern are summarised as follows:-

- Scale/size of the dwelling as built;
- Increase in overall height of dwelling;
- Visual impact of the dwelling as built on the immediate and wider locality;
- Negative impact on adjacent properties;
- Over-bearance;
- Over-looking & loss of privacy;
- Contravention of approved plans i.e. scale/height/fenestration;
- Removal of trees;
- Lack of enforcement action by the Local Planning Authority;
- Loss of view.

CONCLUSION

With regard to the concerns raised by objectors, in the first instance it is acknowledged by the Authority that the dwelling as built is higher than that previously approved under the original planning permission, W/33539. The increase in height is clearly evident from site inspections undertaken by the Authority, together with the revised plans submitted by the agent/applicant and photographic evidence submitted by objectors. Furthermore, it is clear that as well as the increase in ridge and eaves height, the fenestration has been altered, this includes primarily the insertion of additional windows and roof-lights on various elevations as well as changes to the actual sizes of various windows.

The overriding concern of neighbours is the increase in height and the visual harm that has been caused by increasing the overall height and mass of the dwelling. As this application is retrospective in nature it has allowed the authority to gauge the visual impact of the development as built on not only adjacent properties but on the wider locality.

Establishing the precise increase in height remains somewhat inconclusive as it is clear that the site has been extensively cleared and ground levels have changed to facilitate the development, hence original ground levels cannot be firmly established owing to the extent of site clearance works that have occurred to date. Based on the submitted plans and crude measurements taken by officers on site, the authority is satisfied that the height of the dwelling has been raised by at least 0.6 metres and potentially 1.0 to 1.2 metres.

From the plans submitted, what we do know is that the ridge height of the dwelling approved under the original planning permission was 8.72 metres and the eaves height was 5.06 metres; those measurements based on the finished floor levels (FFL) of 117.40 OD. In contrast the plans submitted as part of this application show a ridge height of 9.25 metres and a eaves height of 6.1 metres, again these measurements are based on the finished floor levels (FFL) of 117.40 OD. Manual measurements taken by officers show the ridge height to be 9.61 metres and the eaves height to be 6.61 metres, however these measurements were not based on finished floor levels but rather on existing ground levels immediately adjacent to the dwelling house. Whilst certain third parties consider the height increase to be as much as 1.5 metres, no clarification has been provided as to what these measurements are based on i.e. finished floor levels or existing ground levels. Notwithstanding the aforementioned, it cannot be disputed that the height of this dwelling has now increased between 0.6 and 1.0 metres.

What the Authority has to consider in this instance is whether or not the nature of the alterations made to the approved plans, in particular the increased height, will have a significant detrimental impact on the immediate or wider locality and to such an extent as to warrant refusal; this on the basis that the development is now considered unacceptable and is at odds with relevant local plan policy. In assessing this alteration, it is considered that whilst the increase in height does make the dwelling more visually prominent for the occupiers of Bryn Hawddgar and Cwm Parc Farm, the separation distance between the new dwelling and those properties does not lead to an unacceptable loss of light or over-shadowing. It is considered the development in its amended form does not have an unacceptable over-bearing effect on Bryn Hawddgar or Cwm Parc Farm, again by virtue of the separation distance and the presence of substantial outbuildings within the gardens of both Bryn Hawddgar and Cwm Parc Farm. The said outbuildings clearly act as a screen for the occupiers of the aforementioned properties and whilst it is acknowledged that the increased ridge height of the new dwelling makes it more visible and prominent when viewed

from the Bryn Hawddgar and Cwm Parc Farm, it does not lead to unacceptable over-bearing.

It is noted that the dwelling as built is significantly higher than the two existing dwellings to the south, namely, Bryn Hawddgar and Cwm Parc Farm, however it is also noted that the dwelling as built is actually lower than the nearby Peniel House Care Home which is a substantial building, hence whilst there is no denying that this development has a visual impact, that impact is localised and does not have a wider adverse impact.

The authority has to establish as to whether or not the house as built in its revised form is deemed excessive in height and mass for a stand-alone dwelling at this semi-rural location. In addressing concerns over visual impact, Policy GP1 stipulates that the siting and design of proposed developments should have full regard to the physical character and topography of the site by avoiding conspicuous locations on prominent skylines or ridges; avoiding locations that would have an adverse visual impact on landscapes and the general locality and ensuring the height of any new building is in scale with adjoining buildings.

For that purpose, in evaluating the policy requirements along with the concerns of neighbours and whilst also having the opportunity to gauge the visual impact of the dwelling as it is substantially complete, it is considered the dwelling in its revised form does not result in a development which is of an inappropriate scale and mass at this location. Whilst due regard has to be given to the two nearest dwellings which are of a modest scale and size, due regard also has to be given to the host building associated with Peniel House Care Home which is greater in height and mass. From the A485, the care home is readily visible as is the adjacent agricultural shed, as such, it is considered the dwelling as built, does not represent a visual intrusion at this location as it sits comfortably within the context of existing grouping of buildings at this location. Whilst the site does represent a semi-rural location, it does lie at the edge of the settlement and therefore sits comfortably within the edge of settlement built form associated with the village of Peniel. The dwelling therefore does not represent an inappropriate conspicuous form of development when viewed from the wider locality.

The Authority concludes that whilst the dwelling is large, it does not have a domineering effect on adjacent properties; furthermore, owing to the separation distance between the new dwelling and existing dwellings, it does not have an unacceptable over-bearing effect on adjacent properties.

It is argued by third parties that a three storey dwelling at this location appears at odds with the architectural integrity and general character of the immediate area; it is accepted that the village of Peniel is made up primarily of single and two storey dwellings. It is also acknowledged that the insertion of a gable window at second floor does render the dwelling three storey in nature. Members will be mindful that the conversion or adaption of attic spaces to facilitate additional habitable accommodation is common practise and represents sustainable or good use of under-utilised space. Indeed, more often or not an attic conversion, which does not include external alterations to the height of a roof can be undertaken without the need to apply for planning permission. It is acknowledged in this instance therefore that the applicant is entitled to utilise the large attic space to form additional habitable accommodation and there is of course logic in undertaking the works during the house-build rather than retrospectively. Notwithstanding the aforementioned, it is clear that to accommodate the use of the attic, the applicant has had to increase the ridge height to provide adequate head-room. It was noted from a closer site inspection that the nearby Peniel House Care Home has also made use of the third floor.

With regard to alterations to fenestration, owing to the separation distance between the new dwelling and existing dwellings, the Authority is satisfied that the insertion of additional windows in various elevations will not lead to an unacceptable level of overlooking or loss of privacy for the occupiers of adjacent residential properties. The insertion of three roof-lights in the front elevation roof could potentially lead to an element of overlooking, hence the authority deems it necessary to impose a condition ensuring these three roof-lights are non-opening windows and retained as such thereafter in perpetuity. This it is considered will serve to safeguard the privacy and amenity of nearby occupiers. In general, alterations to fenestration are considered to be cosmetic in nature and it is concluded that the insertion of additional windows along with the re-positioning, and re-sizing of various windows does not make this development unacceptable.

Third parties have raised concern over lack of enforcement action undertaken by the authority, however this application was submitted following an enforcement investigation. Whilst the applicant has continued with building works, any enforcement proceedings have been held in abeyance pending the outcome of this planning application.

Members will of course be mindful that concern over loss of view is not a sustainable material objection to a planning application.

In conclusion, having considered all the objections raised by third parties, due regard has to be given to the fact that planning permission has already been granted for a substantial dwelling at this location, hence it was deemed at the time of the granting of the original planning permission that the said dwelling was of a size, scale and design in-keeping with the character of the surrounding environs and did not have an adverse effect upon the amenities of adjoining land or properties.

Whilst the principle of the development cannot be re-visited at this juncture, the Authority has considered carefully the impact of the increase in the height, scale and mass of the dwelling at this location. In its consideration of this increase, the authority is satisfied that the visual impact on the wider area does not make this development unacceptable. In terms of policy consideration and following a closer site inspection, it is considered the scale of the building in its amended form is not unacceptable at this location; it is considered the dwelling in its amended form will not have a significant negative impact on the visual amenity of the wider area or the residential amenity of the nearest dwellings.

On balance, it is considered the increase in the height of the dwelling does not cause undue harm to the character and appearance of the surrounding locality to such an extent as to warrant refusal; in the absence of any other sustainable reason for refusal, it is considered the proposal accords with the general requirements of Policy GP1 of the Local Development Plan, as such, the application is put forward with a recommendation for approval.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 12th July 2018.

- 2 The development shall be carried out in accordance with the following approved plans and documents:-
- Location Plan – 1:1250 scale received on 4th July 2018;
 - Block Plan – 1:500 scale received on 4th July 2018;
 - Elevations (as built) – 1:100 scale received on 10th August 2018;
 - Section (as built) – 1:50 scale received on 10th August 2018;
 - 1:50 scale First Floor (C/4574/2A) received on 23rd February 2017;
 - 1:50 scale Ground Floor (C/4574/1A) received on 23rd February 2017;
 - 1:100 and 1:50 scale Floor Plan (C/4574/5) received on 23rd February 2017;
 - Arboricultural Method Statement received on 23rd February 2017;
 - 1:200 scale Block Plan (based on topo survey) received on 20th March 2017;
 - Surfacing Material Details received on 3rd May 2017.
- 3 The vehicular access into the site shall at all times be left open, unimpeded by gates or any other barrier.
- 4 There shall at no time be any growth or obstruction to visibility over 0.9 metres above the adjacent carriageway crown, over the site's whole U2097 Road frontage within the red line application site as delineated on the 1:1250 scale Location Plan received on 23rd February 2017 metres of the near edge of the carriageway.
- 5 The access, visibility splays and turning area required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.
- 6 The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 7 The shared private drive shall be hard surfaced for a minimum distance of 10.0 metres behind the highway boundary in tarmac. The hard surfacing shall be fully carried out prior to any part of the development approved herewith being brought into use.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3-7 In the interest of highway safety.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- It is considered that the proposed development complies with Policy H2, GP1, AH1 and TR3 of the adopted Local Development Plan in that the built form of the development is within the settlement limits, the design, layout and scale of the development do not give rise to significant detrimental impacts in terms of highway, ecological, amenity, landscape or utility concerns subject to the conditions recommended. Sufficient provision towards affordable housing subject to a legal agreement/payment.

NOTES

- 1 A payment for the contribution towards affordable housing was made prior to the issuing of the W/35449 planning permission decision notice for a sum of £21,037.66.
- 2 The planning permission hereby granted is subject to a further Unilateral Undertaking between the landowner and Carmarthenshire County Council signed under the provisions of Section 106 of the Town and Country Planning Act 1990, to give effect to a commitment to the following:-
 - A financial contribution, which equates to £67.08 per square metre towards the provision of affordable housing in the County area, in accordance with Policy AH1 of the Carmarthenshire LDP.
- 3 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 4 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Application No	W/37871
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Application Type	Listed Building
Proposal & Location	ERECTION OF BLUE PLAQUE ON FRONT FACADE TO COMMEMORATE ALICE ABADAM (1856 -1940) AT PORTH ANGEL, 26 PICTON TERRACE, CARMARTHEN, SA31 3BX

Applicant(s)	SECRETARY,CARMARTHEN CIVIC SOCIETY - HUW IORWERTH, ARFON, THE GREEN, LLANSTEFFAN, SA33 5LW
Agent	MR TREFOR THORPE, 37 PARC-Y-DELYN, CARMARTHEN, SA31 1TS
Case Officer	Paul Roberts
Ward	Carmarthen West
Date of validation	02/10/2018

CONSULTATIONS

Carmarthen Town Council – Have not commented on the application to date.

Local Members – County Councillor E Schiavone has raised no objection to the proposal while County Councillor A Speak has not commented on the application to date.

Neighbours/Public – The application has been publicised with the posting of a site notice within the vicinity of the application property as well as a press notice in the local newspaper. In response, no third party letters of representation have been received to date.

RELEVANT PLANNING HISTORY

There is no relevant planning history on the application site.

APPRAISAL

THE SITE

The application site consists of an end of terrace two storey dwelling located adjacent to the junction of Picton Terrace with Picton Place in Carmarthen. The dwelling is known as 'Porth Angel' and is a Grade II Listed building being a prominent corner house of late Georgian origins. It is a double fronted dwelling with traditional bay window features flanking a central door opening. The property is located within the wider Picton Terrace/Penllwyn Park

Conservation Area which includes a number of other listed buildings most notably along Picton Terrace.

THE PROPOSAL

The application has been submitted by the Carmarthen Civic Society and seeks Listed Building Consent for the installation of a commemorative blue plaque to the front façade of the dwelling. The plaque is to be of a circular bilingual design with a 15 inch diameter and is to commemorate the life of Alice Abadam who was one of Carmarthen's most distinguished women activists during the women's suffrage movement of the late 19th and early 20th century and who lived in the property between 1886 and 1904. It is to be installed on the left hand side of the front of the dwelling so as to be visible and accessible from the adjacent footway.

The application has been accompanied by a heritage impact assessment which provides an assessment of the impact of the proposal upon the historical significance and character of the dwelling.

PLANNING POLICY

In the context of the current development control policy framework the following policies of the Carmarthenshire Local Development Plan (LDP) are of relevance to the proposal.

Policy SP13 of the Plan requires that proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets and where appropriate, their setting. The policy states that proposals relating to, amongst others, Listed Buildings will be considered in accordance with national guidance and legislation and be expected to promote high quality design that reinforces local character and respects and enhances the local setting and the cultural and historic qualities of the plan area.

This policy is reinforced by the objectives of Policy EQ1 of the Plan which permits proposals for development affecting landscapes, townscapes, buildings and sites or features of historic or archaeological interest which, by virtue of their historic importance, character or significance within a group of features make an important contribution to the local character and the interests of the area, where they preserves or enhance the built and historic environment.

In addition Section 16 (2) & 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Similarly, Section 72 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Paragraph 6.2.1 of 'Planning Policy Wales' (November 2016) sets out the Welsh Government's objectives to safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved. This is reinforced in Technical Advice Note (TAN) 24: The Historic Environment (2017) which provides advice on the determination of listed building applications.

THIRD PARTY REPRESENTATIONS

No third party letters of representation have been received to date. The application is presented to the Planning Committee for determination on the basis that the application property is in the ownership of a member of the Planning Committee.

CONCLUSION

On balance, and after careful examination of the site and its surrounding environs, together with the representations received to date, the proposal is considered to be acceptable within the context of the Authority's development plan policies and associated legislative requirements. Commemorative blue plaques have become a common feature of listed buildings and historical areas and although it will introduce a new feature to the front elevation of the dwelling, it would cause minimal harm to its character and setting. The proposal will promote the building's historical and cultural value by providing information about its history and association with a person of acknowledged national renown. This communal benefit is considered to outweigh the minimal visual impact upon the appearance of the building and the Authority's building conservation officer has offered no objection to the application on this basis.

The proposal is therefore put forward with a favourable recommendation.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development hereby approved shall be commenced before the expiration of five years from the date of this permission.
- 2 The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans and information received on 20th September 2018:-
 - 1:1250 scale location plan;
 - Plaque proof and details;
 - Photomontage showing location of Plaque.

REASONS

- 1 To comply with Section 18 of The Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 To ensure that only the approved works are carried out.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposal complies with Policy SP13 of the LDP in that the proposal will promote the building's historical and cultural value while causing minimal harm to its character and setting.
- The proposal complies with Policy GP1 of the LDP in that it will conform to the character and appearance of the building and surrounding area in terms of its scale and design and will not have a detrimental impact upon the amenity of adjacent land uses and properties.
- The proposal complies with Policy EQ1 of the LDP in that the proposal will promote the building's historical and cultural value while causing minimal harm to its character and setting.

NOTE(S)

- 1 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	W/35898
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Application Type	Full Planning
Proposal & Location	CONSTRUCTION OF COMMERCIAL GARAGE/WORKSHOP FOR SARNAU MOTORS AT FIELD ADJ HAFOD BAKERY, LLYSONNEN ROAD, BANCYFELIN, CARMARTHEN

Applicant(s)	MRS MAIR JONES, LLYS Y COED, LLYSONNEN ROAD, BANCYFELIN, CARMARTHEN, SA33 5DZ
Agent	HAROLD METCALFE PARTNERSHIP - CERI EVANS, 32 SPILMAN ST, CARMARTHEN, SA31 1LQ
Case Officer	Helen Rice
Ward	Cynwyl Elfed
Date of validation	27/07/2017

CONSULTATIONS

Head of Transport – No objections subject to the imposition of conditions relating to the access specification and parking arrangements.

Head of Public Protection, Social Care and Housing – No objections subject to the imposition of conditions relating to noise levels and the monitoring of noise levels from the site.

Merthyr and Newchurch Community Council – No comments received.

Local Member – Cllr. I Jones has requested that the application be called in for consideration by the Planning Committee on grounds that this form of development is invaluable for rural areas.

Neighbours/Public – The application was publicised by way of a site notice with no representations having been received in response.

RELEVANT PLANNING HISTORY

The following previous application has been received on the application site:-

W/35389 Construction of garage / workshop for Sarnau Motors (commerical business)
Withdrawn

18 July 2017

APPRAISAL

THE SITE

The application site is located off the Llysonnen Road (C2081) which links the settlement of Bancyfelin to the east with the A40 junction to the west. This section of the Llysonnen Road runs parallel with the A40 dual carriageway which is located a field's width to the south of the application site. The site is immediately east of the Hafod Bakery building and forms part of a wider agricultural field. The site is therefore currently laid to grass with a strong hedgerow frontage onto the C2081. The application site land level is elevated in comparison to the road and the neighbouring site at Hafod Bakery, with hedgerow and mature trees forming the boundary of the site with the adjoining Hafod Bakery site. The wider field is currently accessed via an agricultural field gate approximately 100m to the east of the application site.

THE PROPOSAL

The proposal seeks planning permission for the erection of a new garage/workshop building, parking area and creation of a new access onto the C2081. The new garage workshop building would have an eaves height of 6m with a ridge height of 7.5m, and measure 14m in length and 10.2m in width, along with an adjacent covered car wash area. The building would accommodate three service bays, a kitchen and WC on the ground floor with a small mezzanine area above providing space for an office. The building would be finished in plastic coated profile metal sheets in either green or grey, with roller shutter doors providing access to the service bays, the only window would serve the WC on the ground floor. The elevation fronting the road would be the rear of the building, with the service bay area fronting the proposed car parking area and remaining agricultural field beyond. The plans indicate the provision of 7 parking spaces. The new access will necessitate the removal of a section of hedgerow with the required visibility splays necessitating the translocation of the part of the hedgerow behind the splay.

The applicant has provided a statement in support of the application which states that the intended business for the new building, Sarnau Motors is currently operated by a sole trader having been established in 2006. The current business is a mobile repair service that is stated to be at full capacity with repairs undertaken 6 days a week with an average waiting list of 2 weeks. The business wishes to develop a permanent base with the chosen location being on land within the ownership of the applicant's family and is stated as being at the heart of the main existing customer base, with 85% of Sarnau Motor's customer base located within a 5 mile radius of Bancyfelin. The statement specifies that a search for suitable premises within the St Clears/Bancyfelin/Carmarthen areas since 2014 has not identified any suitable premises for the business. The submitted application indicates that the proposal would result in the creation of an additional 1 full time job and would be open weekdays between 8am to 6pm and Saturdays 8am to 1pm.

PLANNING POLICY

This application has been considered against relevant policies of the Carmarthenshire Local Development Plan (Adopted December 2014) ('the LDP') and other relevant Welsh Government Guidance. The application site is not located within a designated settlement and is therefore classed as countryside in the LDP. The relevant policies are:-

Policy SP1 Sustainable Places and Spaces stipulates that proposals for development will be supported where they reflect sustainable development and design principles by concentrating developments within defined settlements, making efficient use of previously developed land, ensuring developments positively integrate with the community and reflect local character and distinctiveness whilst creating safe, attractive and accessible environments that promote active transport infrastructure

Policy SP3 Sustainable Distribution Settlement Framework seeks to concentrate development in sustainable locations within existing defined settlements such as identified growth areas, service centres, local service centres and other defined sustainable communities.

Policy EMP2 New Employment Proposals clarifies that new developments for employment purposes will be permitted within, adjacent or directly related to defined settlements subject to meet with specific criteria. In particular, the policy requires applicants to undertake a sequential search to identify whether there is any existing or allocated employment land available for the use, followed by an assessment of any suitable land or building within an existing settlement, then adjacent to such settlement and finally on areas directly related to a recognised settlement. This sequential approach must be addressed before allowing new employment development with the overall objective being to seek to maximise the use of existing/allocated land within settlements in the interests of sustainability. Provided that this sequential approach is duly addressed the proposal must also be of an appropriate scale and from that would not be detrimental to the character and appearances of the area and is compatible with its location and with neighbouring uses.

Policy GP1 Sustainability and High Quality Design is a general policy which promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing.

Policy TR3 Highways in Developments – Design Considerations relates to the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Policy EQ5 Corridors, Networks and Features of Distinctiveness seeks to ensure that existing ecological networks, including wildlife corridor networks are retained and appropriately managed.

Other Welsh Government Guidance of relevance includes:

Planning Policy Wales (9th Edition) November 2016 which recognises the need for new employment opportunities within rural locations, but specifies that such developments would generally be located within or adjacent to defined settlement boundaries, preferably where

public transport provision is established. However, PPW also recognise that some industries may have specific land requirements which cannot be accommodated within settlements. PPW advise that the absence of allocated employment sites should not prevent authorities from accommodating appropriate small-scale rural enterprises in or adjoining small rural settlements. The expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts on local amenity (paragraph 7.3.2).

The above advice is further echoed in Technical Advice Note 6 (TAN 6) – Planning for Sustainable Rural Communities (2010) which specifies that new development should be located within or adjacent to settlements. Similarly, Technical Advice Note 23 (TAN) 23: Economic Development (2014) places a requirement on authorities to apply the sequential approach when considering applications for new employment developments. This approach echoes the central object of the planning system to steer development to the most appropriate sustainable locations. TAN23 calls for authorities to assess the benefits of the development at the application site against those of meeting demand in a sequentially preferable location. It specifies that development on land not allocated in the development plan should only be permitted in exceptional circumstances and must be fully justified.

CONSIDERATION OF THE PROPOSAL

The key considerations relating to this case have been determined as whether the principle of the development is considered acceptable in light of the national and local planning policy background, the impact of the development on the character and appearance of the area and highway safety impacts.

Principle of Development

The application site is located within the countryside approximately 2km (1.2miles) north east of Bancyfelin and 5km (3miles) west of Carmarthen, and adjacent to an existing commercial business known as Hafod Bakery. The site is not considered to be adjacent to an existing settlement, and by reason of its distance from both Bancyfelin and Carmarthen is not considered to be directly related to these settlements and is therefore located within the countryside.

Policy EM2 echoes advice set out in National policy and specifies the need to undertake a sequential approach to site selection when assessing applications for new employment developments. In particular the policy requires a sequential search to identify that there is no allocation or existing employment sites available for the development. This should then be followed by an assessment of suitable land or buildings within development limits, then adjacent to them and finally directly related to a settlement. The policy does not go on to enable consideration of locations within the countryside, distant from any defined settlements. As such, in principle, the development is contrary to Policy EM2 of the Local Development Plan.

The submitted information indicates that searches have been undertaken for existing commercial sites within existing settlements (Carmarthen/Bancyfelin/St Clears) in 2014 and that no suitable sites were found. The information submitted to support this claim includes lists of properties for rent, all of which have been discounted. Whilst a number of the properties would be unsuitable in that a number are offices within existing towns, other industrial units have been discounted on various grounds including, that planning permission would be required for the change of use into a B2 use, the units are too large and the internal

layout was not suitable. The only detail provided with the application relates to one search undertaken in December 2014. No information about more recent searches has been provided.

No information has been provided to confirm whether or not sites allocated for employment purposes in the LDP were reviewed. In particular, there are specific land allocations for employment purposes in both St Clears (allocation T2/5/E2) and in Carmarthen, at Cillefwr Industrial Estate (allocation GA1/E1) that would be suitable for a B2 use. However, no such information as to whether these areas were looked into has been provided. As such, only existing sites have been reviewed with no information to confirm whether other sites within settlements or land directly related to settlements having been assessed. It appears therefore that once the existing sites identified in 2014 were discounted, the applicant considered that this was sufficient to justify a countryside location. It also appears that the principal reason for locating the building in this location is that it is on land within the ownership of the applicant. This approach does not reflect the sequential approach guidance set by both National and Local policy and as such, it is considered that insufficient justification has been provided to demonstrate that the application site is the most suitable location for the development.

The overall aim of the policy is to try and direct development to the most sustainable location. This location is distant from any settlement and therefore everyone using the business, especially given its nature, would have to specifically travel by vehicle to the destination. There are no bus stops in the vicinity. Whereas if the business were located in a location within an existing settlement, the journey could be made as part of a wider journey (i.e. dropping the car off and then proceeding to home/work/shopping on foot/public transport) and thus would not generally result in a significant increase in traffic movements. Whilst the applicant has confirmed that many of its clients currently pass the site on a daily basis, there is no facility for them to subsequently proceed with their journeys whilst their vehicles are being repaired. In all therefore, this site is not considered to represent a sustainable location for the development, especially having regard to the nature of the use.

Evidently, the proposal would result in the creation of an additional 1 full time job in the area, which is a material consideration to balance against the above policy objection. TAN23 requires local planning authorities to assess the economic benefit associated with determining planning applications for economic development. Where a planning authority is considering an application that could cause harm to social and environmental objectives, which this case does, the TAN proposes an approach where three questions that should be asked.

- Are there alternative sites for the proposal?
- How many direct jobs will result from the proposal?
- And would such a development make a special contribution to policy objectives?

Having regard to the above questions, it is considered that insufficient information has been provided to fully demonstrate that there is no alternative site for the proposal. There are allocated employment land areas within both St Clears and Cillefwr Industrial Estate with land available subject to obtaining planning permission. The nature of the intended use would be an acceptable form of development within these areas and in particular offer a more sustainable site location than the current site.

The proposal would, according to the application form, result in an additional 1 full time post to make a total of 2 full time jobs. Whilst an addition of a single job is welcomed, it is

considered that the amount generated is not considered of such a degree to amount to a material consideration that would overcome the policy objection set out above.

Whilst it is noted that the local Councillor has stated the need to generate employment growth in rural areas, it is not considered that positioning this type of development in this location would make a particular special contribution towards policy objectives.

In summary therefore, it is not considered that sufficient information has been submitted to demonstrate that there is no other suitable alternative location for the development proposed to satisfy the sequential approach to site selection. The overall objective of the sequential site selection process is to seek to concentrate developments in the most sustainable locations. The application site, is located within the countryside, and whilst on a relatively busy road, does not have any pedestrian access or public transport linkages and thus is classed as unsustainable. Whilst the proposal would generate 1 additional full time job, it is not considered that this alone is sufficient to overcome the policy objection.

Impact upon Character and Appearance of the Area

The application site includes part of an existing agricultural field that lies adjacent to the Hafod Bakery site. The proposal would necessitate the creation of an access that would result in puncturing the existing strong hedgerow along the field's boundary with the adjacent highway as well as translocation of part of the hedgerow behind the required visibility splays and erection of the building and car parking area behind. Whilst the form of the development would appear similar to other agricultural buildings which are synonymous within the countryside, it would not be viewed within the context of an existing agricultural enterprise and would rather appear as an incongruous industrial unit in the countryside.

Highway Safety

Although the Head of Highways and Transport initially objected to the application on the grounds of insufficient visibility and that the proposed development would lead to increased pedestrian movements along a section of road with no pedestrian facilities, it has now been confirmed following the receipt of amended plans there is now no objection subject to the imposition of conditions relating to the access specification and parking arrangement.

CONCLUSION

After careful consideration of the scheme as submitted it is considered that insufficient information has been submitted to demonstrate that the necessary sequential approach to site selection has been exhausted to the extent that this site is the only available site for the proposed development. The development would result in the creation of a new business use in an unsustainable countryside location with no public transport or pedestrian linkages contrary to both national and local planning policies. It is not considered that the creation of 1 additional job presents a sufficient material consideration that would outweigh the clear policy objection to the development. It is therefore concluded, on balance, that planning permission should be refused for the following reasons.

RECOMMENDATION – REFUSAL

REASONS

- 1 The proposal is contrary to SP1 “Sustainable Places and Spaces” of the Carmarthenshire Local Development Plan :-

Policy SP1 Sustainable Places and Spaces

Proposals for development will be supported where they reflect sustainable development and design principles by:

- a) **Distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements;**
- b) **Promoting, where appropriate, the efficient use of land including previously developed sites;**
- c) **Integrating with the local community, taking account of character and amenity as well as cultural and linguistic considerations;**
- d) **Respecting, reflecting and, wherever possible, enhancing local character and distinctiveness;**
- e) **Creating safe, attractive and accessible environments which contribute to people’s health and wellbeing and adhere to urban design best practice;**
- f) **Promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling;**
- g) **Utilising sustainable construction methods where feasible;**
- h) **Improving social and economic wellbeing;**
- i) **Protect and enhance the area’s biodiversity value and where appropriate, seek to integrate nature conservation into new development.”**

In that the proposal does not distribute development to a suitable location and is contrary to the settlement framework. The application has failed to demonstrate there is a justifiable need for the development in this location or that it could not be located in a more sustainable and suitable location. The site is located outside of, and is not directly related to the development limits of a recognised settlement.

- 2 The proposal is contrary to Policy GP1 “Sustainability and High Quality Design” of the Carmarthenshire Local Development Plan:-

Policy GP1 Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;
- c) Utilises materials appropriate to the area within which it is located;
- d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- e) Includes an integrated mixture of uses appropriate to the scale of the development;
- f) It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;
- g) It achieves and creates attractive, safe places and public spaces, which ensures security through the 'designing-out-crime' principles of Secured by Design (including providing natural surveillance, visibility, well lit environments and areas of public movement);
- h) An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;
- i) It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;
- j) It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;
- k) It has regard to the generation, treatment and disposal of waste.
- l) It has regard for the safe, effective and efficient use of the transportation network;
- m) It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;
- n) It includes, where applicable, provision for the appropriate management and eradication of invasive species.

Proposals will also be considered in light of the policies and provisions of this Plan and National Policy (PPW: Edition 7 and TAN12: Design (2014)).'

In that the application has failed to demonstrate that there is a justifiable need for the proposal in the location indicated or that it could not be located in a more sustainable and suitable location. The development would result in the addition of an incongruous industrial style building in the countryside that would not conform with or enhance the character of the area and fails to protect or enhance the landscape

- 3 The proposal is contrary to Policy EMP2 “New Employment Proposals” of the Carmarthenshire Local Development Plan:-
Policy EMP2 New Employment Proposals

Proposals for employment developments which are within, adjacent or directly related to the Development Limits of all defined settlements (Policy SP3) will be permitted provided that:

- a) **A sequential search has been undertaken identifying that there is no allocation or existing employment site available that can reasonably accommodate the use, followed by there being no suitable land or building (for conversion or re-use) available within the Development Limits, then adjacent to limits, and finally on a site directly related to a recognised settlement;**
- b) **The development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/ landscape;**
- c) **The development proposals are of an appropriate scale and form compatible with its location and with neighbouring uses.**

In that the site is located outside of, and is not directly related to the development limits of a recognised settlement and is therefore within the countryside. The application has failed to demonstrate there is a justifiable need for the proposal in this location or that it could not be located in a more sustainable and suitable location. The sequential search undertaken is not considered adequate and has not provided sufficient justification for the proposed location. It has failed to show that the development could not be reasonably accommodated in other more suitable and sustainable locations. The development would result in the addition of an incongruous industrial style building in the countryside that would not conform with or enhance the character of the area and fails to protect or enhance the landscape.

- 4 The proposal would be in conflict with the advice set out in (paragraph 7.3.2) of Planning Policy Wales (Edition 9) November 2016 which states:

While some employment can be created in rural locations by the re-use of existing buildings, new development will be required in many areas. New development sites are likely to be small and, with the exception of farm diversification and agricultural development to which separate criteria apply, should generally be located within or adjacent to defined settlement boundaries, preferably where public transport provision is established. However, some industries may have specific land requirements which cannot be accommodated within settlements. The absence of allocated employment sites should not prevent authorities from accommodating appropriate small-scale rural enterprises in or adjoining small rural settlements. The expansion

of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts on local amenity.

In that the site is located outside of, and is not directly related to any development limits of a recognised settlement and is therefore in the countryside. The application has failed to demonstrate there is a justifiable need for the proposal in this location or that it could not be located in a more sustainable and suitable location. The sequential search is not considered adequate and has not provided sufficient justification. It is not considered that the development has specific land requirements to justify this location. The economic benefits of the proposal would not outweigh the policy objection to the development.

Application No	W/37484
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Application Type	Full Planning
Proposal & Location	CONSTRUCTION OF ONE DWELLING FOR OWNERS AND OPERATORS OF ADJ GOLF COURSE; TOGETHER WITH CONSTRUCTION OF GOLF COURSE STORE FOR GOLF COURSE MAINTENANCE MACHINERY AT DERLLYS COURT GOLF CLUB, LLYSONNEN ROAD, BANCYFELIN, CARMARTHEN, SA33 5DT

Applicant(s)	MR ROBERT WALTERS, DERLLYS COURT GOLF CLUB, LLYSONNEN ROAD, BANCYFELIN, CARMARTHEN, SA33 5DT
Agent	HAROLD METCALFE PARTNERSHIP - CERI EVANS, 32 SPILMAN ST, CARMARTHEN, SA31 1LQ
Case Officer	Stephen Thomas
Ward	Cynwyl Elfed
Date of validation	04/07/2018

CONSULTATIONS

Head of Highways and Transport – Recommendation that any planning permission that may be granted should include conditions on access specifications.

Newchurch & Merthyr Community Council – No observations received to date.

Local Member - County Councillor Irfon Jones has requested that the application be presented to the Planning Committee due to the personal circumstances of the family

Neighbours/ Public – The application has been publicized by the posting of a public notice at the highway access to the application site. No representations received to date.

RELEVANT PLANNING HISTORY

There is no relevant planning history on the application site.

APPRAISAL

THE SITE

The application site is located in the open countryside to the south east of the existing farm complex known as Derllys Court, located between Bancyfelin to the west and Carmarthen to the east. The site is in the western side of a field located between the farm complex and an existing 18 hole golf course on undulating land and is accessed via a no through unclassified road from the Meidrim road to the south and immediately to the north of the farm becomes a 'green lane' which continues on to Merthyr. The site is surrounded by farm land that is farmed by the occupiers of Derllys Court and the golf course that is operated by the applicant and his family. The highway runs along the site's whole western boundary.

The application site measures 59 metres in a north – south direction by 33 metres in an east – west direction.

THE PROPOSAL

The application seeks full planning permission for the construction of a single dwelling on the application site, together with a purpose built building for the purpose of storage and maintenance of machinery used on the maintenance of the golf course. The proposed dwelling is to have two floors with the first floor partially within the roof and is intended to have four bedrooms. The dwelling is intended to be finished in painted render to the walls under a natural slate roof. The dwelling is to have a 'T' shape with a two storey porch structure to the principal elevation, together with a dormer window either side at first floor level.

Furthermore, it is intended to construct a steel portal framed building for the use of storage and maintenance of machines used in the maintenance of the golf course. The building is to be clad in a box profile steel cladding to both the roof and the walls. The building will have a low pitched saddle roof with its ridge running west to east. The building is to be 8 metres west to east and 9 metres north to south. It is to have a large roller shutter door in the north western corner.

The proposed dwelling is to be located in the northern portion of the application site with the machinery shed in the southern portion, with the site access located between the two proposed structures.

PLANNING POLICY

The application site, as previously mentioned, is located in open countryside and therefore there is a general presumption against new dwellings in such locations, unless exceptional circumstances can be demonstrated. Such exceptional circumstances usually include providing accommodation for rural enterprise workers e.g. agriculture or forestry as well as those to meet genuine local needs at a location within hamlets or a group of dwellings.

There are no specific relevant policies within the adopted County Local Development Plan that deal with dwellings in open countryside locations, however, in order to allow discussions over the merits of this case the following policies of the Carmarthenshire Local Development Plan are considered relevant to the proposal as well as those other relevant Welsh Government Guidance.

Policy SP1 – Sustainable Places and Spaces stipulates that proposals for development will be supported where they reflect sustainable development and design principles by concentrating developments within defined settlements, making efficient use of previously developed land, ensuring developments positively integrate with the community and reflect local character and distinctiveness whilst creating safe, attractive and accessible environments that promote active transport infrastructure.

Policy SP3 – Sustainable Distribution Settlement Framework seeks to concentrate development in sustainable locations within existing defined settlements such as identified growth areas, service centres, local service centres and other defined sustainable communities.

Policy GP1 – Sustainability and High Quality Design is a general policy that promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing.

Other Welsh Government Guidance of relevance include:

Planning Policy Wales (9th Edition) November 2016 (PPW) Technical Advice Note 6 (TAN 6) – Planning for Sustainable Rural Communities (2010)
Technical Advice Note 12 (TAN 12: Design (2014)

APPRAISAL

The key considerations of relevance to this case are whether the proposal complies with the requirements of Planning Policy Wales (PPW) (9th edition) and Technical Advice Note 6: Planning for Sustainable Rural Communities (TAN6), in terms of dwellings in open countryside, outside the defined development limits of any recognized settlements and its impact upon the character and appearance of the area.

In terms of PPW new houses in the countryside, away from existing settlements or from areas allocated for development must be strictly controlled in order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services. Specifically paragraph 9.2.22 states:

“In planning for housing in rural areas it is important to recognize that development in the countryside should embody sustainability principles, benefitting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognizing the housing needs of all, including those in need of affordable or special needs provision. In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognized in development plans or from other areas allocated for development, must be strictly controlled.....”

Furthermore, paragraph 9.3.6 of PPW also discusses that new housing in the open countryside should be strictly controlled and under what exceptional circumstances rural dwellings may be considered. It states:

“New House building and other new development in the open countryside, away from established settlements, should be strictly controlled. The fact that a single house on a particular site would be obtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area. Isolated new houses in the open countryside require special justification, for example where they are essential to enable rural enterprise workers to live at or close to their place of work in the absence of nearby accommodation. All applications for new rural enterprise dwellings should be carefully examined to ensure that there is a genuine need. It will be important to establish whether the rural enterprise is operating as a business and will continue to operate for a reasonable length of time. New rural enterprise dwellings should be located within or adjoining the existing farm/business complex or access....”

TAN6 further reinforces these principles where it states in paragraph 4.3.1:

“One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.”

The application site is located in an open countryside location, well outside the defined development limits of any recognized settlement. Therefore, the policy is to strictly control the construction of new dwellings in such a location, unless there are exceptional circumstances, well supported by robust evidence that stands up to scrutiny. In this case the only justification given is that the proposed dwelling is required by the applicant and his family to enable them to continue to run the adjacent golf course. The applicant and his family currently reside with his elderly and frail mother in Derllys Court farmhouse. Due to the proximity of the current farmhouse to the golf course and its club house it is considered that there is no justification for a further dwelling on the application site. Furthermore, the applicant states within the statement of justification that the golf course has successfully grown to have a membership well over 400 and six people are employed at the golf course at present and that an operating base to store and maintain machinery and a place to live is essential to carry on the business. Golf machinery needs to be stored on site and for security and administrative reasons the family need to live adjacent, on land which adjoins the golf course.

The remaining part of the justification are personal reasons that relate to a time after the elderly mother, in that the applicant and his brother will be forced to sell the farm and that this will result in the applicant and his family without a house nor the use of the farm outbuildings. Currently, the applicant and his family still reside within the farmhouse, therefore, under current circumstances there is no justification for the additional dwelling on the holding.

An alternative scenario may be available for the applicant, which is not mentioned in the justification, in that the conversion of outbuildings at Derllys Court farm complex could be considered under Policy H5 of the Carmarthenshire Local Development Plan. Although this option has not been considered in the submitted justification it is something that has been raised in previous advice given by the Planning Service. This option would also require justification and supporting information, but may be considered more favourably, depending

on the nature of the buildings and the works proposed to them. The applicant at that time indicated a preference to keep those buildings as part of Derllys Court, however, in planning no weight can be given to personal preference to justify development, as set out in Welsh Government guidance.

Finally, the other alternative is the golf club house, which it is understood has two units of accommodation, which may be considered for residential purposes following the submission of an alternative application for planning permission, supported by robust evidence. However, this has also not been considered in the justification submitted with the current application. Again, this issue was raised in the previous advice given earlier, but the applicant stated that the preference was for a new dwelling.

For the above considered reasons the proposed dwelling should not be supported and the recommendation is that the application be refused.

Turning to the proposed storage/maintenance building similar planning policy guidance applies due to its location in open countryside. The applicant has indicated that there is the need for machinery to maintain the golf course and that there is a need for alternative arrangements in the event of Derllys Court farm being sold. As in the case with the proposed dwelling there is no current justification for an alternative building as the status quo allows for the use of a building on the farm complex and therefore the proposal falls foul of planning policy, particularly that of Policy EMP3 of the adopted LDP and PPW. If the dwelling is refused there will be no justification for the store and maintenance building to be constructed at the location proposed. It is therefore considered that this should not be supported and the application refused.

THIRD PARTY REPRESENTATIONS

In this case there are no issues of objection that have been raised by third parties in respect of the planning application.

CONCLUSION

Therefore, having carefully considered the application as submitted, the proposed dwelling, by reason of its remote location, fundamentally conflicts with the advice set out in PPW and insufficient justification has been provided to permit the dwelling as an exception to these policies. Furthermore, it is considered that the proposed storage and maintenance building conflicts with Policy EMP3 of the LDP due to its proposed location and insufficient justification. The proposal therefore also conflicts with the advice set out in PPW, which requires robust evidence in support of such a proposal.

It is not considered in this instance that material planning considerations outweigh these concerns and therefore it is recommended that the application be refused for the following reasons.

RECOMMENDATION – REFUSAL

REASONS

- 1 The proposal is contrary to paragraph 9.2.22 of Planning Policy Wales (Edition 9, November 2016) which states:-

9.2.22 In planning for housing in rural areas it is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs provision. In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled. Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages.

In that the development site is located in open countryside where new house building should be strictly controlled. Insufficient justification has been provided to support the case for a dwelling in such a location. Therefore, the proposal would represent a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area.

- 2 The proposal is contrary to paragraphs 9.3.6 of Planning Policy Wales (9th edition, November 2016) which state:-

9.3.6 New house building and other new development in the open countryside, away from established settlements, should be strictly controlled. The fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area. Isolated new houses in the open countryside require special justification, for example where they are essential to enable rural enterprise workers to live at or close to their place of work in the absence of nearby accommodation. All applications for new rural enterprise dwellings¹⁹ should be carefully examined to ensure that there is a genuine need. It will be important to establish whether the rural enterprise is operating as a business and will continue to operate for a reasonable length of time. New rural enterprise dwellings should be located within or adjoining the existing farm/business complex or access. Local planning authorities should follow the guidance in TAN 6 with regard to the requirements for rural enterprise dwelling appraisals.

In that the development site is not located within a settlement and therefore in the open countryside where new house building should be strictly controlled. Insufficient justification has been provided to support the case for a dwelling in such a location. Therefore, the proposal would represent a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area.

- 3 The proposal is contrary to paragraph 4.3.1 of Planning Policy Wales Technical Advice Note 6: Planning for Sustainable Rural Communities, which states:

4.3.1 One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.

In that the development site is located in the open countryside where new house building is strictly controlled. Insufficient evidence has accompanied the application justify a dwelling in such a location. Therefore, the proposal represents a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area.

- 4 The proposal is contrary to Policy EMP3 “Extensions and Intensification” of the Carmarthenshire Local Development Plan, which states:

Policy EMP3 Employment – Extensions and Intensification

Proposals for extensions and/or intensification of existing employment enterprises will be permitted provided that:

- a. **The development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals;**
- b. **The proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses;**
- c. **The development proposals are of an appropriate scale and form compatible with its location;**

Proposals for the expansion of existing rural enterprises will be supported subject to the above provisions and the policies and proposals of this Plan.

In that the development site is located in the open countryside where generally new buildings are strictly controlled. It is considered that the proposed dwelling is unjustified in its proposed location, the proposed storage/maintenance building is unjustified in the same location. It will also represent a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area.

Mae'r dudalen hon yn wag yn fwriadol

Dydd Mawrth, 2 Hydref 2018

YN BRESENNOL: Y Cyngorydd A. Lenny (Cadeirydd)

Y Cynghorwyr:

S.M. Allen, J.M. Charles, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, A. Lenny, M.J.A. Lewis, K. Lloyd, K. Madge, B.D.J. Phillips, J.G. Prosser, G.B. Thomas and J.E. Williams

Hefyd yn bresennol:

Y Cynghorwyr K.Davies a fu'n annerch y Pwyllgor mewn perthynas â chais cynllunio E/37292.

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

J. Edwards, Rheolwr Datblygu & Treftadaeth Adeiledig
K. James, Peiriannydd Cynorthwyol (Cydgysylltu Cynllunio)
S. Murphy, Uwch-gyfreithiwr
G. Noakes, Uwch Swyddog Rheoli Datblygu (y Dwyrain)
J. Thomas, Uwch Swyddog Rheoli Datblygu (y De)
K. Thomas, Swyddog Gwasanaethau Democraidaidd

Y Siambr, Neuadd y Sir - 11.30 am - 1.50 pm

1. YMDDIHEURIADAU AM ABSENOLDEB

Ni chafwyd ymddiheuriadau am absenoldeb.

2. DATGAN BUDDIANNAU PERSONOL

Y Cyngorydd	Rhif y Cofnod	Y Math o Fuddiant
K. Lloyd	4.2 - Cais Cynllunio W/37575 - Estyniad deulawr y tu cefn i'r breswylfa yn rhif 13 Plas Penwern, Tre Ioan, Caerfyrddin, SA31 3PN	Yn perthyn i wrthwynebwr y cais
J. James	6.1 - Cais Cynllunio S/36993 - Adeiladu 103 o breswylfeydd, ffordd fynediad ac isadeiledd cysylltiedig ar dir sy'n rhan o'r hen Goodig Hotel, Heol Pwll, Porth Tywyn, Sir Gaerfyrddin	Ei gefnder yn byw ger y datblygiad

3. E/37292 - CODI GAREJ AR WAHÂN Â THO Â PHIG, 125 HEOL SARON, SARON, RHYDAMAN, SA18 3LH

Cyfeiriodd yr Uwch-swyddog Rheoli Datblygu [Rhanbarth y De] at yr ymweliad preifat i'r safle a gynhaliwyd gan y Pwyllgor yn gynharach y diwrnod hwnnw (cofnod 3.1 cyfarfod y Pwyllgor Cynllunio a gyhaliwyd ar 23 Awst 2018 yn cyfeirio at hyn), er mwyn galluogi'r Pwyllgor i gael golwg ar y safle. Cyfeiriodd, gyda

chymorth sleidiau PowerPoint, at adroddiad ysgrifenedig y Pennaeth Cynllunio a oedd yn rhoi arfarniad o'r safle, ynghyd â disgrifiad o'r datblygiad arfaethedig, crynodeb o'r ymatebion a gafwyd i'r ymgynghoriad a gwybodaeth am y polisïau lleol a chenedlaethol a oedd yn berthnasol wrth asesu'r cais.

Cafwyd sylw yn gwrthwynebu'r cais, a ail-bwysleisiai'r gwrthwynebiadau y manylwyd arnynt yn adroddiad y Pennaeth Cynllunio a oedd hefyd yn cyfeirio at hanes y safle, natur ormesol y datblygiad, uchder y wal derfyn gyfagos, y gwaith o godi'r llawr gwaelod i'w uchder presennol, safle cwteri dŵr glaw, craciau ar y llwybr i'r eiddo cyfagos a'i fod yn groes i Bolisi GP6 Cynllun Datblygu Lleol Sir Gaerfyrddin oherwydd ei effaith ar amwynder y breswylfa gyfagos.

Ymatebodd yr ymgeisydd ac Uwch-swyddog Rheoli Datblygu (Rhanbarth y De) i'r materion a godwyd. Gan gyfeirio'n benodol at bryderon y cymydog o ran uchder ac effaith y wal derfyn, cynigodd yr ymgeisydd leihau uchder y wal drwy gael gwared â dwy res o flociau concriid yn hytrach nag un rhes fel y cynigwyd yn flaenorol.

PENDERFYNWYD caniatáu cais cynllunio E/37292, yn amodol ar gyflwyno cynlluniau diwygiedig sy'n rhoi manylion ynghylch lleihau uchder y wal derfyn, fel y cynigwyd gan yr ymgeisydd.

4. RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU

4.1 **PENDERFYNWYD caniatáu'r cais cynllunio canlynol yn amodol ar yr amodau y manylwyd arnynt yn adroddiad/atodiad y Pennaeth Cynllunio:-**

E/37720	Codi adeilad â ffram eang o ddur, waliau panel concriid a phroffil bocs â thalennau dur i'r bondo at ddefnydd storfa dail dan do, ynghyd â'r holl waith cysylltiedig yng Ngodre Garreg, Llangadog, SA19 9DA
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5. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU

4.1 **PENDERFYNWYD caniatáu'r cais cynllunio canlynol yn amodol ar yr amodau y manylwyd arnynt yn adroddiad/atodiad y Pennaeth Cynllunio:-**

W/37444	Cynnig am faes ymarfer ceffylau yn Ysgubor Goch, Llanboidy, Hendy-gwyn ar Daf, SA34 0EE (Noder: bydd trafodaethau pellach ynghylch diwygio amod rhif 4 o ran estyn y terfyn amser ar gyfer defnyddio llifeoluadau o 8.00 p.m. tan 9.00 p.m, yn cael eu cynnal â'r ecolegydd cynllunio)
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4.2 **PENDERFYNWYD gohirio ystyried y cais cynllunio canlynol er mwyn i'r Pwyllgor ymweld â'r safle:-**

W/37575	<p>Estyniad deulawr y tu cefn i'r breswylfa yn rhif 13 Plas Penwern, Tre Ioan, Caerfyrddin, SA31 3PN</p> <p>RHESWM: Galluogi'r Pwyllgor i gael golwg ar y safle yn sgil pryderon a godwyd ynghylch yr effaith bosibl ar eiddo cyfagos)</p> <p>(NODER: Roedd y Cynghorydd K. Lloyd wedi datgan buddiant yn y cais hwn yn gynharach a gadawodd y Siambr tra oedd y cais yn cael ei drafod gan y Pwyllgor ac ni wnaeth gymryd rhan yn y penderfyniad yn ei gylch)</p>
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6. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU

4.1 PENDERFYNwyd caniatáu'r cais cynllunio canlynol yn amodol ar yr amodau y manylwyd arnynt yn adroddiad/atodiad y Pennaeth Cynllunio:-

S/36993	<p>Adeiladu 103 o breswylfeydd, ffordd fynediad ac isadeiledd cysylltiedig ar dir sy'n rhan o'r hen Goodig Hotel, Heol Pwll, Porth Tywyn, Sir Gaerfyrddin</p> <p>(Noder: Roedd y Cynghorydd J. James wedi datgan buddiant yn y cais hwn yn gynharach a gadawodd y Siambr tra oedd y cais yn cael ei drafod gan y Pwyllgor ac ni wnaeth gymryd rhan yn y penderfyniad yn ei gylch)</p>
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7. LLOFNODI YN GOFNOD CYWIR COFNODION Y CYFARFOD A GYNHALIwyd AR 4YDD MEDI, 2018

PENDERFYNwyd yn UNFRYDOL lofnodi cofnodion cyfarfod y Pwyllgor oedd wedi ei gynnal ar 4 Medi 2018 gan eu bod yn gywir.

CADEIRYDD

DYDDIAD

Mae'r dudalen hon yn wag yn fwriadol

Dydd Iau, 18 Hydref 2018

YN BRESENNOL: Y Cynghorydd A. Lenny (Cadeirydd)

Y Cynghorwyr:

S.M. Allen, J.M. Charles, S.A. Curry, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, D. Jones, A. Lenny, M.J.A. Lewis, K. Lloyd, K. Madge, B.D.J. Phillips, J.G. Prosser and J.E. Williams

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

J. Edwards, Rheolwr Datblygu & Treftadaeth Adeiledig
 K. James, Peiriannydd Cynorthwyol (Cydgysylltu Cynllunio)
 S. Murphy, Uwch-gyfreithiwr
 G. Noakes, Uwch Swyddog Rheoli Datblygu (y Dwyrain)
 J. Owen, Swyddog Gwasanaethau Democrataidd
 J. Thomas, Uwch Swyddog Rheoli Datblygu (y De)

Y Siambr, Neuadd y Sir - 10.00 am - 12.15 pm

1. YMDDIHEURIADAU AM ABSENOLDEB

Derbyniwyd ymddiheuriadau am absenoldeb gan y Cynghorwyr C. Jones, H.I. Jones a G.B. Thomas.

2. DATGAN BUDDIANNAU PERSONOL

Y Cynghorydd	Rhif y Cofnod	Y Math o Fuddiant
J. Prosser	4.1 Cais Cynllunio - S/37325 - Gosod grisiau newydd a ramp yn lle'r grisiau presennol i'r drws gorllewinol i ganiatáu mynediad i gadeiriau olwyn i'r Eglwys yn Eglwys Sant Ellis, Stryd y Bont, Llanelli, SA15 3UF	Mae'n aelod o Gyngor Tref Llanelli ac mae wedi bod yn rhan o'r trafodaethau ynghylch y cais hwn.
J. Gilasbey	4.2 Cais Cynllunio - S/37693 - Amrywio amod rhif 3 (bydd yr eiddo yn cael ei ddefnyddio yn unig at ddibenion storio esgidiau) S/36969 er mwyn caniatáu i gwsmeriaid allu casglu trwy apwyntiad yn unig yn 21 Park View Drive, Cydweli, SA17 4UP	Mae hi'n un o Ymddiriedolwyr Amgueddfa Ddiwydiannol Cydweli ac mae'r gwrthwynebydd yn un o'r Ymddiriedolwyr hefyd, ac felly maent yn adnabod ei gilydd.

3. RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

3.1 PENDERFYNWYD YN UNFRYDOL ohirio ystyried y cais cynllunio canlynol er mwyn i'r Pwyllgor allu ymweld â'r safle:-

E/34791	<p>Bydd y datblygiad tyrbinau gwynt arfaethedig ym Mryn Bugail yn cynnwys tyrbîn gwynt sengl, a fydd yn gallu cynhyrchu hyd at 100kw gyda'r tyrbîn yn mesur 37 metr hyd at uchder y both, gyda diamedr rotor o 24 metr, gan greu uchder llafn cyffredinol o hyd at 49 metr. Byddai'r tyrbîn gwynt wedi'i leoli mewn cae sydd ar hyn o bryd yn cael ei defnyddio ar gyfer pori a gall y defnydd hwn barhau gyda'r tyrbîn gwynt yn bresennol ar dir ym Mryn Bugail, Caerfyrddin, SA32 7JX</p> <p>Derbyniwyd cais ar gyfer y Pwyllgor i gynnal ymweliad â'r safle er mwyn galluogi'r Pwyllgor i weld y safle yng ngoleuni'r pryderon a godwyd ynghylch effaith y datblygiad arfaethedig ar yr ardal a'r effaith bosibl ar eiddo cyfagos.</p> <p>Yn unol â phrotocol y Pwyllgor Cynllunio, roedd y gwrthwynebwyr a oedd wedi gofyn am gael siarad ynghylch y cais hwn wedi dewis cyflwyno eu sylwadau yn y cyfarfod a fydd yn dilyn yr ymweliad â'r safle.</p> <p>RHESWM: I weld safle'r datblygiad arfaethedig ar y cyd â Pholisi SP14 – Diogelu a Gwella'r Amgylchedd Naturiol.</p>
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4. RHANBARTH Y DRE - PENDERFYNU AR GEISIADAU CYNLLUNIO

4.1 PENDERFYNWD YN UNFRYDOL ganiatáu'r cais cynllunio canlynol yn amodol ar yr amodau yn adroddiad/atodiad y Pennaeth Cynllunio:-

S/37325	<p>Gosod grisiau newydd a ramp yn lle'r grisiau presennol i'r drws gorllewinol i ganiatáu mynediad i gadeiriau olwyn i'r Eglwys yn Eglwys Sant Ellis, Stryd y Bont, Llanelli, SA15 3UF</p> <p>[Sylwer: Gan ei fod wedi datgan buddiant yn y mater hwn yn gynharach, gadawodd y Cynghorydd J. Prosser Siambr y Cyngor cyn i'r Pwyllgor ystyried y mater a phenderfynu arno].</p> <p>Tynnodd yr Uwch-swyddog Rheoli Datblygu (Rhanbarth y De) sylw at y newidiadau fel y'u hamlinellwyd yn yr atodiad.</p>
S/37581	<p>Cais amlinellol am ddatblygiad preswyl ar dir yn Llwynycyfarthwch, Llanelli, SA15 1GY</p>

4.2 PENDERFYNWYD caniatáu'r cais cynllunio canlynol yn amodol ar yr amodau y manylwyd arnynt yn adroddiad/atodiad y Pennaeth Cynllunio:-

S/37693	<p>Amrywio amod rhif 3 (bydd yr eiddo yn cael ei ddefnyddio yn unig at ddibenion storio esgidiau) S/36969 er mwyn caniatáu i gwsmeriaid allu casglu trwy apwyntiad yn unig yn 21 Park View Drive, Cydweli, SA17 4UP</p> <p>[Sylwer: Gan ei bod wedi datgan buddiant yn y mater hwn yn gynharach, gadawodd y Cyngorydd J. Gilasbey Siambr y Cyngor cyn i'r Pwyllgor ystyried y mater a phenderfynu arno].</p> <p>Cafwyd sylw a wrthwynebai'r cais ac a oedd yn ail-bwysleisio'r pwyntiau y manylwyd arnynt yn adroddiad y Pennaeth Cynllunio, gyda'r prif bwyslais ar y pwyntiau canlynol:-</p> <ul style="list-style-type: none">• Pan oedd y cais cynllunio blaenorol ar gyfer storio B8 yn cael ei ystyried rhoddwyd sicrwydd na fyddai cwsmeriaid yn cael galw ar y safle.• Diogelwch y ffyrdd – nid oes unrhyw fanylion ynghylch y trefniadau parcio ar gyfer cwsmeriaid.• Byddai angen ystyried y symudiadau traffig ychwanegol yn yr ardal, gan gynnwys y caniatâd cynllunio amlinellol a roddwyd yn ddiweddar ar gyfer datblygiad preswyl pellach ar dir cyfagos. Ardal breswyl yw Park View Drive ac mae'r cynllun ffyrdd yn adlewyrchu hyn.• Byddai yna anawsterau gyda'r trefniant gyrru allan a gynigir oherwydd aliniad yr allanfa, a byddai hefyd yn gwrthdaro â'r ardal casglu/gollwng ar gyfer gwarchodwyr plant.• Ni ddylai amseroedd casglu i gwsmeriaid gael eu caniatáu rhwng 8am a 10am a 3pm a 6pm o ddydd Llun i ddydd Gwener, gan y byddai hyn yn gwrthdaro â symudiadau cerbydau gwasanaeth gwarchod plant (eiddo'r cymdogion).• Yr ardal ar y chwith y tu mewn i'r garej yw'r ardal fwyaf priodol ar gyfer pwynt casglu, ac nid yr ardal a ddangosir. Mae'n amlwg mai'r nod yw gwerthu cymaint â phosibl, a byddai hynny'n golygu mai'r dosbarth defnydd mwyaf priodol yw A1. <p>Ymatebodd yr ymgeisydd ac Uwch-swyddog Rheoli Datblygu [Rhanbarth y De] i'r materion a godwyd.</p>
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S/37793	<p>Estyniad i safle carafanau Sipsiwn awdurdodedig i wneud lle i ddwy garafán breswyl statig ychwanegol i Sipsiwn ynghyd â chodi dwy ystafell ddydd/cyfleustodau, dwy garafán deithiol, gosod tanc septig a chadw gwaith i greu wyneb caled a mynediad newydd ar dir yn Tŷ Newydd, Llwyn Teg, Llannon, Llanelli, SA14 8JN</p> <p>[Sylwer: ni chefnogwyd ceisiadau a gyflwynwyd yn gofyn i'r Pwyllgor gynnal ymweliad safle ar y sail nad oedd y rhesymau am ymweliad safle yn rhesymau dilys a bod yr adroddiad/atodiad, ynghyd â'r sleidiau PowerPoint, yn rhoi digon o fanylion i wneud penderfyniad ynghylch y cais.]</p> <p>Tynnodd yr Uwch-swyddog Rheoli Datblygu (Rhanbarth y De) sylw at y newidiadau fel y'u hamlinellwyd yn yr atodiad.</p> <p>Cafwyd sylw gan yr Aelod lleol yn gwrthwynebu'r cais ac yn codi pryderon ynghylch y ffordd anaddas ar gyfer cerbydau ychwanegol a diogelwch y ffyrdd.</p> <p>Ymatebodd yr Uwch-swyddog Rheoli Datblygu (Rhanbarth y De) i'r materion a godwyd.</p>
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5. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

PENDERFYNWYD gohirio ystyried y cais cynllunio canlynol er mwyn i'r Pwyllgor gynnal ymweliad safle:-

W/37263	<p>Adeiladu un annedd ar Lain 4, Heol Drefach, Plasydderwen, Meidrim, Sir Gaerfyrddin</p> <p>Derbyniwyd cais ar gyfer y Pwyllgor i gynnal ymweliad safle er mwyn galluogi'r Pwyllgor i weld y safle yng ngoleuni'r pryderon a godwyd ynghylch effaith y datblygiad arfaethedig ar yr ardal. Yn ogystal, byddai Ymweliad Safle yn galluogi'r Pwyllgor i ystyried cymeriad/y addeddangosiad y datblygiad arfaethedig mewn cydberthynas ag eiddo yn yr ardal gyfagos.</p> <p>RHESWM: Gweld safle'r datblygiad arfaethedig mewn perthynas â Pholisi GP1 – cynaliadwyedd a dyluniad o ansawdd uchel, sydd hefyd yn ceisio sicrhau bod datblygiadau yn cydymffurfio â chymeriad ac ymddangosiad y safle ac yn eu gwella.</p>
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W/36131	<p>Newid defnydd rhannol arfaethedig i ardal fach mewn ffatri/gweithdy ffrâm bren i'w defnyddio fel gofod campfa ffitrwydd a chwilbedlo (i'w osod). Newid defnydd rhan o'r cae cyfagos i fod yn faes parcio pwrpasol ar gyfer y defnydd campfa a chwilbedlo arfaethedig yn y Gweithdy, Bwlch y Domen Isaf, Pant y Bwlch, Castellnewydd Emlyn, SA38 9JF</p> <p>Derbyniwyd cais ar gyfer y Pwyllgor i gynnal ymweliad safle er mwyn galluogi'r Pwyllgor i weld y safle yng ngoleuni'r pryderon a godwyd ynghylch effaith y datblygiad arfaethedig ar yr ardal a byddai hefyd yn gyfle i weld y busnesau presennol eraill yng nghyffiniau'r datblygiad.</p> <p>Y RHESWM: Cael golwg ar safle'r datblygiad arfaethedig mewn perthynas â Pholisi TR2 - Lleoliad y Datblygiad.</p>
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6. LLOFNODI YN COFNOD CYWIR COFNODION Y CYFARFOD A GYNHALIWYD AR 20 MEDI 2018

PENDERFYNWYD YN UNFRYDOL lofnodi bod cofnodion cyfarfod y Pwyllgor a gynhaliwyd ar 20 Medi 2018 yn gofnod cywir.

CADEIRYDD

DYDDIAD

Mae'r dudalen hon yn wag yn fwriadol