

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

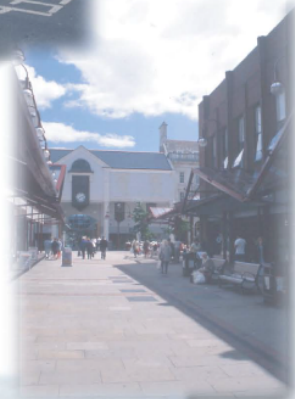
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 05 EBRILL 2018
ON 05 APRIL 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

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

DETAILS:

CONSULTATIONS

Local Members – Cllr Schiavone has commented that he is away and not available to address the Planning Committee. He has made the following comments:

- The nearby residents directly affected by the proposed development are concerned about the increased volume of traffic in what is already a congested area.
- There are existing issues with limited parking in this area which will be exacerbated by additional vehicles utilising the proposed development.
- The increased traffic flow will impact negatively on pedestrian safety including schoolchildren walking to and from school.
- The proposed development will eradicate an attractive green space.
- There is a lack of clarity in terms of the future use of the existing Tawelan building and how this might impact negatively on the local residents.

Cllr Speake has also made further comments. These related primarily to the Transport Assessment. He feels that the details provided are not accurate. He feels that the volumes of traffic have been under estimated. There is also concern over the ability for a 10m vehicle to reverse within the site and the dangers of this within a car park open to the public. Reference is also made to the petition and that this shows the strength of feeling from local people. He feels that the proposal would radically alter the local topography and that the locating a commercial development in a residential area is not appropriate.

Neighbours/Public – A further objection has been received. This referred to the proposal as an "eyesore". Disturbance from deliveries and vehicles has been referred to being detrimental to sleep. Comments have also been received regarding the timing of any site visits being during busy periods of traffic. Impacts on human rights were raised in terms of people's enjoyment of their property. It was also queried why photographs submitted by objectors could not be included in the presentation. The timing of the application being presented to the planning committee during the Easter holiday period when interested parties may be away has also been queried.

THIRD PARTY REPRESENTATIONS

The issues that have been raised have already been referred to in the original report. Reference is made to the petition and number of objections received. In relation to highways matters additional details were provided and these have satisfied both the Head of Transport and the Trunk Roads Agency. Conditions are also recommended in relation to opening hours and hours of deliveries. The diversion of trips from commercial locations further afield

to this site is part of the reason that traffic generation is reduced. Matters relating to the design and appearance of the site are already addressed. The location within a primarily residential area is acknowledged. Impacts on amenity have been considered in the main report. Again conditions are imposed which it is felt sufficiently address this issue. Having regard to the timing of the application being presented to the planning committee it is merely being presented to the first available planning committee.

ADDENDUM – Area West

<i>Application Number</i>	W/36812
<i>Proposal & Location</i>	CONSTRUCTION OF NEW WELSH MEDIUM PRIMARY SCHOOL WITH NEW PLAYING FIELD AND MULTI-USE GAMES AREA, TO CATER FOR 210 PUPILS AND 30 NURSERY PLACES, WITH ASSOCIATED LANDSCAPING, ACCESS AND INFRASTRUCTURE WORKS AT GORSLAS RECREATION PARK, CEFNEITHIN ROAD, GORSLAS, LLANELLI, CARMS, SA14 7HY

DETAILS:

CONSULTATIONS

Local Member – Reference was made in the committee report to Cllr D Thomas. This was an error and should read Cllr D. Price.

Following the request for more information and clarity from the applicant's Agent more information has been submitted and this is outlined below.

Surface Water Drainage

As indicated in the officer's report the Council's land drainage section have sought more clarity on the surface water drainage system. The agent has indicated that the final design will be provided at the planning condition stage for assessment but has provided assurances that the proposed development will have a dedicated surface water drainage scheme which will be designed to accommodate and deal with all flows without any third party detriment.

Recreation and Play Facilities

The committee report refers to the community council's request that the proposed play facilities are available at all times for use by the community, however, this would be difficult to control by planning condition and will need to be discussed in greater detail between the school, council and community council. Notwithstanding this further clarity has been provided from the Council regarding their proposed terms of the community use of the facilities at the site. However these will need to be agreed with the school and community council.

School MUGA - Community use of the MUGA will be upon agreement with the Local Authority and Ysgol Gorslas. Free community use is supported during weekends, school holidays and summer evenings on the strict provision that the Community Council return the facility in the same condition as it was found on each entry. The MUGA will be locked by the Community Council from 21:00 onwards in conjunction with the management plan for operation of the community car park. This is supported by an updated noise assessment, submitted in support of this application. The above arrangements will be governed by a management plan and/or lease agreement upheld by Carmarthenshire County Council.

School Playing Field - Community use of the playing field will be upon agreement with the Local Authority and Ysgol Gorslas. Free community use is supported during weekends, school holidays and summer evenings on the proviso that the Community Council return the facility in the same condition as it was found on entry. The playing field will be locked by the Community Council from 21:00 onwards in conjunction with the management plan for operation of the community car park. The above arrangements will be governed by a management plan and/or lease agreement upheld by Carmarthenshire County Council.

Parking for Church Road Residents

With regards to the parking for Church Road residents within the school grounds, the agent confirms that the intended management arrangement for the site access is founded on principles of Secured by Design. This permits that outside of all operational hours for the school, the gates adjoining Church Road must be locked to prevent unauthorised vehicular access. This also rules out any use by residents. The car park is exclusively conceived to aid with drop off and collection of school children, whilst offering a segregated and vehicle-free MUGA for the community outside of school hours.

Other Matters

Responses from the CCC Public Protection section regarding noise have yet to be provided whilst clarity is sought from the applicant regarding contaminated land. Furthermore the CCC Highways consultation response has yet to be submitted. On this basis approval is recommended subject to a favourable response on these matters.