

**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 23 AWST 2018
ON 23 AUGUST 2018**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal De/
Area South***



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:	23 AUGUST 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
S/36649	Proposed three, four bedroom house, 2 storey dwellings with attic accommodation together with attached/ detached garage as applicable to plot. Together with access off site & main roads & associated drainage works at land adjacent Pen Y Moor Cottage, Myrtle Hill, Cynheidre, Llanelli, SA15 5YE
S/36848	Residential development of two dwellings at land adjacent Swn Aderyn, Cynheidre, Llanelli, SA15 5YE

<p>APPLICATIONS RECOMMENDED FOR APPROVAL</p>

Application No	S/36649
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Application Type	Full Planning
Proposal & Location	PROPOSED THREE, FOUR BEDROOM HOUSE, 2 STOREY DWELLINGS WITH ATTIC ACCOMMODATION TOGETHER WITH ATTACHED/ DETACHED GARAGE AS APPLICABLE TO PLOT. TOGETHER WITH ACCESS OFF SITE & MAIN ROADS & ASSOCIATED DRAINAGE WORKS AT LAND ADJACENT PEN Y MOOR COTTAGE, MYRTLE HILL, CYNHEIDRE, LLANELLI, SA15 5YE

Applicant(s)	MARTIN TAFFETSAUFFER LTD - MARTIN TAFFETSAUFFER, 38 INKERMAN STREET, LLANELLI, SA15 1SA
Agent	LEWIS PARTNERSHIP LTD - MR GERAINT PHILLIPS, 13 PARK CRESCENT, LLANELLI, SA15 3AE
Case Officer	Gary Glenister
Ward	Glyn
Date of validation	10/01/2018

CONSULTATION

Head of Transport – Had initial queries but speed data shows that the scheme will work. There are no objections to the revised scheme subject to the imposition of appropriate conditions.

Head of Technical Services (Drainage) – Had initial queries however after further information was received from the applicant's engineers, is content that the revised drainage scheme is fit for purpose.

Llanelli Rural Council – Has no objection provided:-

- (i) Assurance is received from Highways Authority there will be no drainage or flooding issues caused by the development.
- (ii) The drainage generated from the additional development does not increase the hydraulic load on the public sewer.
- (iii) Surface water is prevented from entering the public sewer and is dispersed of via a soakaway.

Local Members - County Councillor T J Jones has no objection subject to full investigation of surface water drainage.

Dwr Cymru/Welsh Water - Surface water discharge must not be drained into the foul public sewer.

Neighbours/Public – Ten properties have been consulted on the initial scheme and amended drainage layout. Responses have been received from five properties raising the following matters:-

- Foul drainage capacity.
- Surface water drainage.
 - Potential flooding of bungalows opposite.
 - Planning history – no surface water was allowed into highway drains.
 - Existing water course floods adjacent garden during heavy rain.

RELEVANT PLANNING HISTORY

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

GW/02428	Formation of plot and road layout Full planning permission	21 November 2002
S/01975	Residential nursing home - amended layout of planning permission dated 30 July 1998 – Application Ref. No. S/01340 Full planning permission	19 August 1999
S/01340	Residential nursing home Full planning permission	30 July 1998
D5/17228	Amended application for one dwelling house in lieu of two bungalows originally approved Outline planning permission	02 November 1995
D5/17057	7 no. bungalows and garages Outline planning permission	20 July 1995
D5/15047	Residential nursing home with all ancillary works Full planning permission	31 March 1994
D5/14447	Old age nursing home Full planning permission	31 March 1994
D5/12278	8 no. bungalows Approved	13 November 1989
D5/11088	Development of dwelling houses Approved	12 December 1988

APPRAISAL

This planning permission is dependent upon the developer, prior to the commencement of development, entering into a Section 106 Agreement with Carmarthenshire County Council.

THE SITE

The application site is a 0.2ha parcel of land to the North East of the cross roads at Cynheidre. The site backs onto land which runs along the former mineral railway (now the Sustrans cycle route) and former Cynheidre Colliery site beyond. The site has a road frontage of approximately 35.86m and depth of approximately 55.7m.

The site has planning history for both residential and a nursing home dating from the 1980s and 1990s. The principle of development on the site is therefore long established. Full planning permission was granted in 2002 for a road and plot layout. The road was constructed and the first plot approved, built and is occupied. The full permission for the road and plot layout was therefore implemented and is extant.

Subsequent applications on the adjacent plots however have been turned down on lack of information on surface water drainage to serve the site and the site has therefore remained largely undeveloped. The site is underlain with clay and percolation testing has revealed that water does not soak away. It is therefore considered that an alternative solution would be required to address the issue. Planning permission for the further two frontage plots is being considered elsewhere on the agenda under application S/36848 now that the reasons for refusal have been addressed.

The site has bungalows opposite at a lower ground level. There are more recent houses to the North which are more in keeping with the proposal. There is a history of concerns from residents of the bungalows regarding surface water gathering on the side of the highway and potential for water to flood across the highway and affect the bungalows.

The site was removed from the settlement development limits in the Local Development Plan as it had not come forward and there were technical issues, however there remains extant full planning permission for the road and plot layout, so the principle of development has been established.

THE PROPOSAL

The application seeks full detailed planning permission for three dwellings and associated gardens and parking areas, along with a surface water drainage scheme.

The four bedroom houses are of a two storey design and appearance with additional accommodation in the loft. The dwellings are proposed to have traditional saddle roofs with a front gable and a dormer type roof window to serve the loft accommodation. The houses are proposed to have rear flat roof sun lounges with an atrium type roof window to provide light into the internal rooms. In terms of external appearance, the houses are proposed to

be coloured render with render detailing around the windows under a re-constituted slate roof.

The two frontage plots have single skin detached garages which are proposed to be rendered under reconstituted slate roofs, however the rear plot has a garage attached via a linking wing with materials to match the main dwelling.

A comprehensive drainage scheme has been submitted which seeks to address a known drainage issue with the site. The ground conditions are clay so there is no prospect of using soakaways and the surface water currently runs off and pools along the side of the highway. The application states that the surface water is proposed into the main sewer which would not be acceptable. However, it is apparent that there is a small water course which runs South East to North West along the site boundary that is culverted under the road and is an open ditch between the two residential gardens opposite. The scheme seeks to include an attenuation system and release surface water at a controlled rate into the existing water course.

PLANNING POLICY

In the context of the current development control policy framework the site is outside the settlement development limits of Cynheidre 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 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 less than 5 houses to provide a commuted sum based on the internal floor area of the proposed development.

Policy 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

There is concern over foul water drainage from the site given the previous concerns relating to the existing dwelling linking to the foul sewer. It should be noted that the previous issues have been addressed by the applicant buying a yard to the North West and laying a sewer through the adjacent plots to the North across the highway and through the yard to connect to the foul sewer. Foul drainage has therefore been adequately addressed. Dwr Cymru Welsh Water has no objection on the basis of foul drainage, however seeks further details of the scheme prior to occupation.

Surface Water has been contentious on this site with previous refusals in the vicinity. It is noted that the ground is clay and surface water collects at the side of the highway. There is third party concern that the proposed development would generate an increase in surface water which would over top the crest of the road and flood the lower laying bungalows opposite.

The applicants have submitted a comprehensive surface water drainage scheme which seeks to address the issue not only for the three plots proposed under this application but for the two adjacent plots being considered under S/36848. The scheme seeks to capture surface water into a storage system in the front gardens and release to an existing culverted watercourse at an attenuated discharge rate. The culverted water course crosses the road and runs between the bungalows known as Ty Myhefin and Arfon Newydd and passes through the garden in an open channel between the two properties. The scheme aims to intercept the surface water which cannot soakaway due to clay ground conditions and therefore would stop water from flowing onto the road. The scheme also accounts for the remaining two plots which are in separate ownership and being considered elsewhere on the agenda. The surface water scheme has been engineer led and has been checked by the Council's drainage engineers to ensure adequacy of the existing watercourse to accommodate the attenuated flows.

Further concern has been raised in terms of the water quality of the existing water course which is said to flood one adjacent garden at times of heavy rain. Details of oil interceptors at the hydro break are therefore conditioned to ensure that no contamination from driveways can enter the water course.

CONCLUSION

The site is outside the settlement limits of Cynheidre, however is part of a site which had full planning permission for a road and plot layout in 2002. The road and first plot was developed and therefore the full permission was implemented. The site is of a sufficient size to accommodate the three dwellings as proposed, with a strong frontage and a house to the rear which is consistent with the first house to be developed. There are two further plots along the frontage which are subject to a separate application as they are in separate ownership.

The design and appearance of the three dwellings is considered to be acceptable and would be in keeping with new houses further north along Myrtle Hill towards Ponthenri. The plots are of a sufficient size as to accommodate an appropriate garden and parking for each plot so it is not considered to be over development.

The applicant has addressed the surface water drainage issue by proposing an attenuated storage system with discharge to an existing water course which is culverted across the road and which passes between the two bungalows opposite. Whilst there is third party concern that this water course already causes surface water flooding to an adjoining garden, it is noted that the proposal being attenuated would not result in a deluge of additional water during periods of rainfall and would release the surface water into the water course in a controlled manner.

On balance, the applicant has demonstrated that the site can be developed without detriment to highway safety and the amenities of third parties in terms of drainage. Therefore the application is recommended for approval subject to the Section 106 Agreement to secure an affordable housing contribution.

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 dated 23rd December 2017:-
 - 1:100 scale Plot 1 ~ Proposed Floor Plans. Drawing No. 07;
 - 1:100 scale Plot 1 ~ Elevations 1 of 2. Drawing No. 08;
 - 1:100 scale Plot 1 ~ Elevations 2 of 2. Drawing No. 09;
 - 1:100 scale Plot 2 ~ Proposed Floor Plans. Drawing No. 10;
 - 1:100 scale Plot 2 ~ Elevations 1 of 2. Drawing No. 11;
 - 1:100 scale Plot 2 ~ Elevations 2 of 2. Drawing No. 12;
 - 1:100 scale Plot 3 ~ Proposed Ground Floor Plan. Drawing No. 13;
 - 1:100 scale Plot 3 ~ Proposed First Floor Plan. Drawing No. 14;
 - 1:100 scale Plot 3 ~ Proposed Second Floor Plan. Drawing No. 15;and the following schedule of plans dated 15 February 2018:-
 - 1:2500 & 1:500 scale Existing Site and Location Plan. Drawing No. 01B;
 - 1:50, 1:100 & 1:200 scale Site Plan and Road Sections. Drawing No. 01;
 - 1:250 scale Proposed Site Drainage Layout. Drawing No. 21B;
 - 1:250 & 1:200 scale Proposed Site Plan and Sections. Drawing No. 19B;
 - 1:50 scale Garage Layout. Drawing No. 22A.
- 3 No dwelling hereby approved shall be commenced until the surface water scheme shown on the approved plans has been constructed and is operational.
- 4 No dwelling hereby approved shall be occupied until the foul drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
- 5 Prior to commencement of any development on the application site, details of oil interceptors at the surface water discharge point shall be submitted to and approved in writing by the Local Planning Authority.
- 6 The new vehicular access shall be laid out and constructed strictly in accordance with Carmarthenshire County Council's (Transport and Engineering Services) Typical Layout No. 1 specification, prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 7 Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary, and shall open inwards into the site only.
- 8 The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.

- 9 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 C2077 Road frontage within 2.4 metres of the near edge of the carriageway.
- 10 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.
- 11 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority 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.
- 12 Prior to the commencement of any part of the development a drainage scheme to culvert the drainage ditch shall be submitted for the written approval of the street scene department.
- 13 All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.
- 14 No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.
- 15 The private access shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the highway boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.
- 16 The development shall be related to a Highway Improvement Line set back 1.8 metres from the existing nearer edge of carriageway. Any permanent structures such as forecourt walls, etc. should be erected on or behind the Improvement Line.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity.
- 3 To prevent surface water flooding.
- 4 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
- 5 To prevent contamination of the water course.
- 6-16 In the interests 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.

- The proposed development complies with Policy SP1 & GP1 of the LDP in that it is sensitive infilling on a site with extant full permission for a road and plot layout, 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 Policies TR2 & TR3 in that the proposal is not likely to be detrimental to highway safety.
- The proposed development complies with Policy AH1 in that the applicant has agreed to enter into a Section 106 legal agreement to provide an affordable housing contribution.

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 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 applicant/developer's attention is drawn to the requirement to enter into an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of an affordable housing contribution of £51.35 per square metre internal floor area.

Application No	S/36848
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Application Type	Full Planning
Proposal & Location	RESIDENTIAL DEVELOPMENT OF TWO DWELLINGS AT LAND ADJACENT SWN ADERYN, CYNHEIDRE, LLANELLI, SA15 5YE

Applicant(s)	MR RODERICK, C/O AGENT,
Agent	SAURO ARCHITECTURAL DESIGN LTD - PETER SAURO, 9 ELLISTON TERRACE, CARMARTHEN, SA311HA
Case Officer	Gary Glenister
Ward	Glyn
Date of validation	21/02/2018

CONSULTATION

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

Head of Technical Services (Drainage) – Had initial queries in the joint drainage scheme however after further information was received from the applicant's engineers, is content that the revised drainage scheme is fit for purpose.

Llanelli Rural Council – Has no objection provided:-

- (i) Assurance is received from Highways Authority there will be no drainage or flooding issues caused by the development.
- (ii) The drainage generated from the additional development does not increase the hydraulic load on the public sewer.
- (iii) Surface water is prevented from entering the public sewer and is dispersed of via a soakaway.
- (iv) The highways authority's recommendations dated 22 March 2018 in respect of the site layout and access requirements are met in full.

Local Members - County Councillor T J Jones has not commented to date.

Dwr Cymru/Welsh Water - Surface water discharge must not be drained into the foul public sewer.

Natural Resources Wales – Has no objection.

Neighbours/Public – Ten properties have been consulted on the initial scheme and amended drainage layout. Responses have been received from one property raising the following matters. Please note that the surface water is proposed to be in conjunction with S/36649 which has attracted five consultation responses, so for completeness the two applications are being reported to Committee.

- Surface water drainage.

RELEVANT PLANNING HISTORY

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

S/32352	Proposed residential development of two detached dwellings Full planning refused	07 October 2016
S/11727	New 4 bedroom dwelling with detached garage Full planning permission	10 January 2006
S/09677	Proposed construction of new 4 bedroom detached dwelling with detached garage Full planning permission	23 June 2005
S/07688	Proposed construction of new 4 bedroom detached dwelling with detached garage Full planning refused	18 November 2004
GW/02428	Formation of plot and road layout Full planning permission	21 November 2002
S/01975	Residential nursing home - amended layout of planning permission dated 30 July 1998 – Application Ref. No. S/01340 Full planning permission	19 August 1999
S/01340	Residential nursing home Full planning permission	30 July 1998
D5/17228	Amended application for one dwelling house in lieu of two bungalows originally approved Outline planning permission	02 November 1995
D5/17057	7 no. bungalows and garages Outline planning permission	20 July 1995
D5/15047	Residential nursing home with all ancillary works Full planning permission	31 March 1994
D5/14447	Old age nursing home Full planning permission	31 March 1994

D5/12278	8 no. bungalows Approved	13 November 1989
D5/11088	Development of dwelling houses Approved	12 December 1988
D5/6910	Development of dwelling houses Approved	19 May 1988

APPRAISAL

This planning permission is dependent upon the developer, prior to the commencement of development, entering into a Section 106 Agreement with Carmarthenshire County Council.

THE SITE

The application site is a 0.1ha parcel of land to the North East of the cross roads at Cynheidre. The site backs onto the first plot to be developed on a road and plot layout approved in 2002. The site has a road frontage of approximately 36m and depth of approximately 30m.

The site has planning history for both residential and a nursing home dating from the 1980s and 1990s. The principle of development on the site is therefore long established. Full planning permission was granted in 2002 for a road and plot layout. The road was constructed and the first plot approved, built and is occupied. The full permission for the road and plot layout was therefore implemented and is extant.

The previous application on the site was turned down on lack of information on surface water drainage to serve the site and the site has therefore remained largely undeveloped. The site is underlain with clay and percolation testing has revealed that water does not soak away. It is therefore considered that an alternative solution would be required to address the issue. A comprehensive drainage system is proposed in conjunction with a planning application for the further three plots to the south west which is being considered elsewhere on the agenda under application S/36649.

The site has bungalows opposite at a lower ground level. There are more recent houses to the North which are more in keeping with the proposal. There is a history of concerns from residents of the bungalows regarding surface water gathering on the side of the highway and potential for water to flood across the highway and affect the bungalows.

The site was removed from the settlement development limits in the Local Development Plan as it had not come forward and there were technical issues, however there remains extant full planning permission for the road and plot layout, so the principle of development has been established.

THE PROPOSAL

The application seeks full detailed planning permission for two dwellings fronting the county highway and associated gardens and parking areas, along with a surface water drainage scheme.

The four bedroom houses are of a two storey design and appearance with a front gable porch/landing. The dwellings are proposed to have traditional saddle roofs. In terms of external appearance, the houses are proposed to be rendered with stone detailing under a plain concrete tile roof.

One house is proposed to be accessed from the county highway and the other from the access road which serves the rest of the development.

There are also two garages proposed which are shown as rendered under tiled roofs, to match the houses.

A comprehensive drainage scheme has been submitted in conjunction with S/36649 which seeks to address a known drainage issue with the site. The ground conditions are clay so there is no prospect of using soakaways and the surface water currently runs off and pools along the side of the highway. However, it is possible to serve the site by linking to an attenuated system serving the three plots under S/36649. There is a small water course which runs South East to North West along the site boundary of S/36649 that is culverted under the road and is an open ditch between the two residential gardens opposite. The scheme seeks to include an attenuation system and release surface water at a controlled rate via the adjacent site into the existing water course.

Foul drainage for the site has been provided again in conjunction with the neighbouring site so that it links with the public sewer.

PLANNING POLICY

In the context of the current development control policy framework the site is outside the settlement development limits of Cynheidre 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 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 less than 5 houses to provide a commuted sum based on the internal floor area of the proposed development.

Policy 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

Surface water has been contentious on this site with previous refusals on lack of information on surface water which has led to the site remaining undeveloped. It is noted that the ground is clay and surface water collects at the side of the highway. There is third party concern that the proposed development would generate an increase in surface water which would over top the crest of the road and flood the lower laying bungalows opposite.

The applicants have submitted a comprehensive surface water drainage scheme in conjunction with S/36649 which seeks to address the issue not only for the two plots proposed under this application but for the three adjacent plots being considered under S/36649. The scheme seeks to capture surface water into a storage system in the front gardens and release to an existing culverted watercourse at an attenuated discharge rate. The culverted water course crosses the road and runs between the bungalows known as Ty Myhefin and Arfon Newydd and passes through the garden in an open channel between the two properties. The scheme aims to intercept the surface water which cannot soakaway due to clay ground conditions and therefore would stop water from flowing onto the road. The surface water scheme has been engineer led and has been checked by the Council's drainage engineers to ensure adequacy of the existing watercourse to accommodate the attenuated flows.

CONCLUSION

The site is outside the settlement limits of Cynheidre, however is part of a site which had full planning permission for a road and plot layout in 2002. The road and first plot was developed and therefore the full permission was implemented. The site is of a sufficient size to accommodate the two dwellings as proposed, with a strong frontage onto the county highway.

The design and appearance of the three dwellings is considered to be acceptable and would be in keeping with new houses further north along Myrtle Hill towards Ponthenri. The plots are of a sufficient size as to accommodate an appropriate garden and parking for each plot so it is not considered to be over development.

The applicant has addressed the surface water drainage issue which led to previous refusal by proposing an attenuated storage system in conjunction with the neighbouring site, with discharge to an existing water course which is culverted across the road and which passes between the two bungalows opposite. Whilst there is third party concern that this water course already causes surface water flooding to an adjoining garden, it is noted that the proposal being attenuated would not result in a deluge of additional water during periods of rainfall and would release the surface water into the water course in a controlled manner.

On balance, the applicant has demonstrated that the site can be developed without detriment to highway safety and the amenities of third parties in terms of drainage. Therefore the application is recommended for approval subject to the Section 106 Agreement to secure an affordable housing contribution.

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 dated 16th February 2018:-
 - 1:500 & 1:1250 scale Site Block and Location Plan. Drawing No. 01;
 - 1:200 scale Proposed Site Plan. Drawing No.02;
 - 1:75 & 1:100 scale Plot 1 ~ Proposed Floor Plans and Elevations. Drawing No. 03;
 - 1:75 & 1:100 scale Plot 2 ~ Proposed Floor Plans and Elevations. Drawing No. 04;
 - 1:200 scale Proposed Site Sections. Drawing No. 05;
 - 1:50 & 1:100 scale Proposed Garage Details. Drawing No.06;and the following plan dated 26th April 2018:-
 - 1:50, 1:100 & 1:200 scale Site Plan and Road Section. Drawing No. 01A.
- 3 No dwelling hereby approved shall be commenced until the surface water scheme shown on the approved plans has been constructed and is operational.
- 4 No dwelling hereby approved shall be occupied until the foul drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
- 5 Prior to commencement of any development on the application site, details of oil interceptors at the surface water discharge point shall be submitted to and approved in writing by the local planning authority.
- 6 The new vehicular access shall be laid out and constructed strictly in accordance with Carmarthenshire County Council's (Transport and Engineering Services) Typical Layout No. 1 specification, prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 7 Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary, and shall open inwards into the site only.
- 8 The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.
- 9 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 C2077 Road frontage within 2.4 metres of the near edge of the carriageway.
- 10 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.

- 11 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority 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.
- 12 Prior to the commencement of any part of the development a drainage scheme to culvert the drainage ditch shall be submitted for the written approval of the street scene department.
- 13 All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.
- 14 No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.
- 15 The private access shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the highway boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.
- 16 The development shall be related to a Highway Improvement Line set back 1.8 metres from the existing nearer edge of carriageway. Any permanent structures such as forecourt walls, etc. should be erected on or behind the Improvement Line.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity.
- 3 To prevent surface water flooding.
- 4 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment
- 5 To prevent contamination of the water course.
- 6-16 In the interests 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.

The proposed development complies with Policy SP1 & GP1 of the LDP in that it is sensitive infilling on a site with extant full permission for a road and plot layout, 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 Policies TR2 & TR3 in that the proposal is not likely to be detrimental to highway safety.
- The proposed development complies with Policy AH1 in that the applicant has agreed to enter into a Section 106 legal agreement to provide an affordable housing contribution.

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 if 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 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 applicant/developer's attention is drawn to the requirement to enter into an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of an affordable housing contribution of £51.35 per square metre internal floor area.