

**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 02 HYDREF 2018
ON 02 OCTOBER 2018**

**I'W BENDERFYNU
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal
Dwyrain/
Area East*



ADDENDUM – Area East

<i>Application Number</i>	E/37720
<i>Proposal & Location</i>	ERECTION OF A STEEL PORTAL FRAMED BUILDING, WITH CONCRETE PANEL WALLS AND BOX PROFILE STEEL SHEETING TO THE EAVES FOR USE OF A COVERED MANURE STORE, TOGETHER WITH ALL OTHER ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA

DETAILS:

CONSULTATIONS

Natural Resources Wales (NRW) - Following the receipt of the further details requested in terms of the storage capacity, design and construction of the proposed manure store, NRW has now responded that there are no objections to the proposed development.

Landscape Officer – Offers no objection to the application subject to the imposition of two conditions with regard to the construction exclusion zone around specific landscape elements and to secure compliance with submitted landscaping scheme respectively.

The two recommended conditions shall be included in place of conditions 11 and 12 as shown in the report.

Planning Ecologist – Has commented that there are no ecological concerns other than ensuring the legislation in relation to the Special Area of Conservation (SAC) is met and assessments are carried out following due process. The application will need a TLSE that needs to be informed by NRW's response to the new information which is outstanding.

The recently received NRW reply referred to above has now been forwarded to Ecologist to enable the TLSE to be undertaken. The recommendation that planning permission is granted is subject to the satisfactory conclusion of the TLSE process.

Neighbours/Public - Fourteen further letters of objection have now been received which reiterate the objections referred to in the report and raise the following concerns:-

- As the local member has declared an interest there is no local representative to act on behalf of the objectors.
- The manure store building should have been included in the initial application for the poultry unit.
- The report was written before the end of the consultation period which concluded on 28th September; how can a fully informed recommendation be made without all of the relevant information being available?
- There does not appear to be any record/reference to the objections in the report – 'in effect planning permission has been granted before the end of the consultation period'.

- The strength of and the need to ensure compliance with any conditions which may be imposed - the applicant has already breached planning conditions.
- The welfare of the chickens to be housed in the poultry unit.
- The provision and location of a vehicular parking space on the common.
- The officer presenting the application to the Committee does not have the in-depth knowledge of the case officer and the determination should be deferred until the case officer is available.

THIRD PARTY REPRESENTATIONS

Having regard to each of the concerns referred to above:-

Although no communication has been received from the local member Cllr Andrew James in this application he did formally declare an interest in the previous application (E/33695) for the poultry unit.

Members may recall that the applicant amended the location of the poultry unit during the course of application E/33695 so as to be closer to the main farm complex to address concerns expressed by the committee at the time of the initial consideration of the proposal. While those revised plans sought to introduce the provision of the manure storage building it was considered that the application had to remain of the same type i.e. for the poultry unit only, and the manure storage building would have to be the subject of a subsequent application.

It is acknowledged that the report was drafted before the expiration of the consultation period; the outstanding information subsequently received is referred to in this addendum.

There is reference to the objections received in the main report, which is updated in this addendum.

Again it is acknowledged that there is a need to ensure compliance with the conditions imposed on the permission. The report notes the breach of condition with regard to work having commenced before permission for the manure storage building has been secured and conveys the part the determination of this application has in considering the expediency of any enforcement action. A second concern in respect of work commencing before the stipulated 8:00 am has been conveyed to the applicant's agent.

The welfare of the chickens to be housed in the poultry unit and the provision of the vehicular parking space on the common are not material considerations in the determination of this application.

The comment in respect of the officer presenting the application to the Committee does not have the in-depth knowledge of the case officer and the determination should be deferred until the case officer is available is a statement of opinion. While the case officer does have a day to day involvement in the application it is the usual practice that a senior colleague presents the application to Committee.

Correction:-

At the head of page 17 in addressing the first concern in the 'Third Party Representations' section, the report refers to the approved poultry unit building being '...8.2m with the chimneys'. The approved poultry unit building is 6.09m to the ridge with the chimneys 1.5m above i.e. a total height of 7.59m. The sentence should therefore correctly read:-

"The ridge of the proposed building will be 8.3 metres above the ground level and whilst the height will be higher than the proposed poultry unit at 7.6 metres with the chimneys; it does not excessively exceed the height of the existing agricultural buildings at the farm;..."