

**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 18 HYDREF 2018
ON 18 OCTOBER 2018**

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

***Ardal Del/
Area South***



**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:	18 OCTOBER 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
S/37325	Replacement of existing steps to west door with new steps and ramp to allow wheelchair access to Church at St Ellis Church, Bridge Street, Llanelli, SA15 3UF
S/37581	Outline application for residential development at land at Llwynncyfarthwch, Llanelli, SA15 1GY
S/37693	Variation of condition no. 3 (the premises shall be used solely for purposes of the storage of shoes) of S/36969 to allow customers to be able to pick up via an appointment only basis at 21 Park View Drive, Kidwelly, SA17 4UP
S/37793	An extension to an authorised gypsy caravan site to accommodate two additional static residential gypsy caravans together with the erection of two day/utility rooms, two touring caravans, installation of septic tank and the retention of works to create a hardstanding and new access at land at Ty Newydd, Llwyn Teg, Llannon, Llanelli, SA14 8JN

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	S/37325
-----------------------	----------------

Application Type	Full Planning
Proposal & Location	REPLACEMENT OF EXISTING STEPS TO WEST DOOR WITH NEW STEPS AND RAMP TO ALLOW WHEELCHAIR ACCESS TO CHURCH AT ST ELLIS CHURCH, BRIDGE STREET, LLANELLI, SA15 3UF

Applicant(s)	THE PCC OF ST ELLIS CHURCH-MR HYWEL HOUGHTON-JONES, ST ELLIS CHURCH, BRIDGE STREET, LLANELLI, SA15 3UF
Agent	ARNOLD BARTOSCH LTD - MR MIKE JOY, 1 BATH MEWS, BATH PARADE, CHELTENHAM, GL53 7HL
Case Officer	Robert Davies
Ward	Elli
Date of validation	01/06/2018

CONSULTATIONS

Llanelli Town Council – Requests that the application be considered by the Planning Committee rather than by the Planning Officer under delegated powers. The Town Council is concerned that the ramp as proposed is not of sufficient width to enable appropriate access for disabled visitors.

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

Access Officer – No response received to date.

Cadw – Has confirmed that it has no comments to make on the proposal.

Dyfed Archaeological Trust – No objection as works will be monitored through a watching brief.

Neighbours/Public – The application was advertised by virtue of site and press notices. To date three members of the public have raised concerns and objections towards the proposals whilst two people have written in support of the proposed development.

The letters of concern and objection, whilst acknowledging the merits of providing more inclusive access, site the following reasons:-

- Lack of stakeholder consultation prior to submitting the planning application.
- Health and safety implications – no external lighting proposals.
- The suitability of the proposed ramp and steps during an emergency evacuation has not been tested.
- The proposals do not adhere to the requirements of Approved Document M of the Building Regulations and does not comply with DDA requirements. The ramp is not wide enough, whilst no consideration has been given to gradient and varying topography, ramp surfacing and safe routes for those with sight or hearing difficulties.
- Inadequate Design, Access and Heritage Impact Assessment. Insufficient handrails.
- Extending the steps 1400mm westwards could impact on parking and vehicle movement.
- The faculty process and decision has given insufficient attention to the heritage issues.
- The work will impact on the character and appearance of the Grade II* listed, 13th Century medieval tower, which is also within the town's only conservation area. Could a less damaging and less intrusive option be considered? Could an alternative location be proposed i.e. Vestry doorway to SE corner? Would a temporary ramp at an alternative entrance rather than a permanent alteration be an option? No evidence has been submitted to show that such alternatives have been considered, and if discounted, why?
- The tower is the oldest part of the Church.
- The proposed modern works will be highly visible from public viewpoints and are considered unacceptable in scale and design terms.
- No details of archaeological investigation undertaken were originally submitted. The Written Scheme of Investigation is insufficient. Below ground investigation work should be undertaken to inform the application.
- The proposals are insensitive and inappropriate, and will have a detrimental impact on the heritage value of this building and the conservation area.
- There is no artist impression of the proposed ramp.

The support letters site the following reasons:-

- The proposed access is essential for the disabled, elderly and infirm to access the Church.
- The development will allow the Church facilities to be open to more people.
- The proposals are vital for the Church to develop as a focal point in the community.
- Many parishioners now have to travel some distance since the closure of so many Churches. The lack of proper access can be off putting.

RELEVANT PLANNING HISTORY

There is no relevant planning history on the application site.

APPRAISAL

THE SITE

The application site consists of St. Ellyw's Church, a Grade II* listed building located within Llanelli town centre's only conservation area at Bridge Street, Llanelli. There are a number of listed buildings located within the immediate vicinity, including Llanelli House opposite, a Grade I listed building.

The building was first listed in 1964 and was last amended in 1992. The Cadw listing itself describes the building as follows:-

History

Medieval (possibly C15) west tower, the rest of 1905-06 by G F Bodley of London (1827-1907). West tower, nave, porch, transepts, chancel, north east chapel and south east organ chamber/vestry.

Exterior

Tower is plain battered rubble stone with most features renewed in red sandstone in 1905-06 when parapet was also rebuilt. Corbelled embattled parapet, small 2-light louvred bell-openings with flat hoodmould, clock face on south side at mid-height, and west front C1905. Three-light flat-headed window with ogee tracery, hoodmould and flanking statue niches over pointed west doorway. Fine carved detail to statue niches. North side embattled square stair tower.

Rock-faced sneaked rubble stone with red sandstone dressings, green slate roofs, terracotta ridge tiles and stone coped gables. Early Perp. Gothic style of C1400. Over crossing is ornate panelled stone turret, embattled with short recessed spire. Three-window nave of pointed traceried 3-light windows with hoodmoulds and buttresses between. Transepts have big 4-light end windows, angle buttresses and shouldered gables. Two-light west facing windows. Chancel has big 5-light east window, angle buttresses, lean-to south side vestry with east door and gabled north east chapel with 3-light east windows and two 2-light north windows. Octagonal chimney stack between chapel and chancel roofs. Nave has big south porch with finely carved pointed doorway, hoodmould and statue niche above. Six steps up with ramped low stone wall each side.

Interior

Rock-faced grey stone with Bath stone dressings and timber roofs. Window rear arches are carried down to ground, crossing has moulded arches carried on short corbelled wall-shafts except the larger chancel arch which is fully shafted. Ribbed wagon roofs to nave and transepts, timber vault to crossing with 5 carved bosses and carved angel angle corbels. Chancel has panelled wagon roof, more elaborate over sanctuary with carved bosses. Chancel has fine black and white marble pavement, 2 steps up to chancel and 5 to sanctuary. Tall arch each side with hoodmoulds. East end has window tracery set back in big shafted pointed arch, the lower part of the opening filled by an extremely elaborate carved stone reredos of the Last Supper in richly traceried frame. South wall traceried piscina and 2-seat sedilia.

Fittings

The church has exceptional C18 monuments to members of the Stepney family and early C20 stained glass by Burne-Jones. Timber screens to tower arch and north east chapel, timber pulpit and eagle lectern. Medieval plain octagonal font on diagonally set square shaft with cusped junctions between the square and octagon and half-round faces to square base. Two outstanding stained glass windows to designs by Sir E Burne-Jones: 5-light east window of 1911 and 4-light south windows of C1911, both made by Morris and Co. Notable wall monuments include an exceptionally fine series from late C17 to mid C18 characterised by Baroque to Palladian columned and pedimented surrounds beginning with the Baroque monuments to Walter Vaughan (d 1683) and to Mary Vaughan (d 1703) in the nave. Another early monument with carved skull to H Jones (d 1699) in north east chapel. The C18 series

includes in the nave that to John Vaughan Stepney (d 1732) to Eleanor Stepney (d 1733) signed William Palmer (1673-1739), and in north east chapel that to Lady Margaret Stepney (d 1733) also by Palmer. In north transept is fine classical monument to Sir Thomas Stepney (d 1751) signed Palmer, probably Benjamin Palmer. The C19 series includes, at west end, an unusual neo-Grec monument with relief urns to Mary Stepney (d 1816); in north transept monument to E Mansel (d 1809) signed Tyley of Bristol and to Emma Chambers (d 1838) by Orton Rossi (1812-1851) and in chancel fine low relief bronze to Lt Col J C Cowell (d 1854) by Baron Carlo Marochetti (1805-1867), a copy of the marble original in St Paul's Cathedral. Two well lettered plaques of 1907 and 1908 to Bythway family and in nave 2 C18 style monuments, to match Stepney series to Sir Stafford Howard (d 1916) and Margaret Cowell Stepney (d 1921).

Over tower arch painted canvas Hanoverian royal arms.

Reasons for Listing

Of exceptional interest on account of interior with fittings and notable monuments.

In addition to the building, the following within the curtilage of the church are also listed:-

- Churchyard Cross in churchyard – Grade II listed;
- The War Memorial in churchyard – Grade II listed;
- Lychgate to churchyard – Grade II listed.

THE PROPOSAL

The application seeks full planning permission to replace the existing steps to the west door with new steps and ramp to allow wheelchair access to the church.

The existing stone steps to the west entrance would be dismantled and rebuilt 1400mm to the west to allow provision of a landing and a 1200mm wide ramp from the north side. The existing steps will be re-used where appropriate and additional steps sourced to match where required. The proposed ramp is 'L' shaped and wraps around the northern section of the tower.

It is indicated that paving to the ramp would be Forest of Dean blue/grey Pennant stone slabs of varying lengths with bush hammered wearing surface. The proposed retaining wall is to be of rubble sandstone to match existing walls to the church, slightly battered to match lower tower walls, with dressed stone kerb upstands to the ramp. Painted steel handrails are proposed to the ramp and steps to match profiles of existing.

In addition to the detailed drawings this full planning application has been accompanied by the following supporting documentation:-

- Archaeological Written Scheme of Investigation;
- Grant of Faculty documentation;
- Design and Access Statement and Heritage Impact Assessment;
- Access Audit;
- Supplementary Justification Statement.

STATUTORY DUTIES, GOVERNMENT POLICIES & ADVICE, COUNTY COUNCIL POLICIES

The application site is located within the defined settlement limits of Llanelli as delineated within the Adopted Carmarthenshire Local Development Plan, 2014. As aforementioned the church building itself is Grade II* listed, with a number of other listed buildings/structures both within the curtilage of the church and within the locality. The site is located within Llanelli Town Centre's only conservation area.

Sections 16 (2), 66 (1) and 72 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, and to pay special attention to the preserving the character or appearance of the area.

Paragraph 6.2.1 of Welsh Government policy document 'Planning Policy Wales' (February 2018) sets out the Government objective that the historic environment is protected, managed and conserved.

Paragraph 5.12 of Tan 24 states that applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessments should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge and impact when considering applications for listed building consent. In this instance whilst the application is for full planning permission and not LBC, the applicant has still submitted a Heritage Impact Assessment to inform the consideration of the application.

Paragraph 5.14 of Welsh Government Guidance Tan 24 states that many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses.

Paragraph 2.1 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states that the setting often an essential part of a buildings character.

Paragraph 2.2 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states to retain historical form and layout, together with any features relating to it, wherever practicable; reinstate where appropriate; respect inherited character in new work and alteration.

Paragraph 2.3 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states to retain all historical and materials and finishes wherever practicable; repair where necessary; respect inherited character in any renewal.

Paragraph 2.4 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states to retain historical details wherever possible; repair where necessary; reinstate where appropriate and respect historic character in any replacement.

Paragraph 2.5 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states retain internal layout and detail wherever possible; repair where necessary.

Paragraph 4.2 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states you will normally need listed building consent for repairs that do not match the existing historic fabric exactly, or which require the extensive removal of historic materials.

Paragraph 4.3 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states you may find that extensive renewal activity (such as re-roofing or re-rendering) is sometime necessary to keep a building in use.

Paragraph 4.4 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states the restoration or reconstruction of lost, destroyed or superseded elements of a building will only be justified if it enhances the building, improves its viability, and is based on authentic and compelling evidence.

Paragraph 4.5 of Welsh Government Guidance 'Managing Change to Listed Buildings in Wales' states new work or alteration may sometimes be necessary or appropriate to keep a historic building in long-term viable use or to give it a lease of life.

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

Policy SP13 of the Local Development Plan of the Built and Historic Environment states proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets and where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation.

- Sites and features of recognised Historical and Cultural Importance;
- Listed Buildings and their setting;
- Scheduled Ancient Monuments and other sites of recognised archaeological importance.

Proposals will be expected to promote high quality design and that reinforces local character and respects and enhances the local setting and the cultural and historic qualities of the plan area.

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 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 seeks to protect buildings and features of historic importance and only supports development proposals which preserve or enhance the built and historic environment

THIRD PARTY REPRESENTATIONS

As aforementioned in this report, letters have been received which both support and oppose the proposed development. The material reasons for objection raised will now be addressed individually as part of this appraisal, however the suggestion that there has been a lack of stakeholder consultation prior to submitting the planning application is not a material planning consideration. Whilst the Local Planning Authority (LPA) fully advocates as much consultation as possible, this is not a statutory requirement for an application of this scale and nature.

The objector's question the suitability of the proposed ramp during an emergency evacuation event and raise health and safety concerns specifically in relation to lack of lighting proposals. They also draw reference to non-compliance with Approved Document M of the Building Regulations specifically in relation to the ramp width being less than the 1500mm required to ensure compliance. In response to these issues, what is proposed will clearly result in an improvement upon the existing situation at the west door in terms of inclusive access. Whilst Building Regulations is separate legislation it is worth noting that whilst Part M would normally require a ramp width of 1500mm in comparison to the 1200mm proposed, Part M does provide some flexibility when it comes to listed buildings and states that:-

"The need to conserve the special characteristics of such historic buildings must be recognised. They are a finite resource with cultural importance. In such work the aim should be to improve accessibility where and to the extent that it is practically possible, always provided that the work does not prejudice the character of the historic building, or increase the risk of long-term deterioration to the building fabric or fittings. In arriving at an appropriate balance between historic building conservation and accessibility, it would be appropriate to take into account the advice of the local authority's conservation and access officers, and English Heritage or CADW: Welsh Historic Monuments, as well as the views of local access groups, in order to make the building as accessible as possible."

In this instance the proposed ramp will clearly result in accessibility improvements in comparison to the existing situation. Increasing the width of the ramp further would result in the need to relocate a table tomb to the west of the tower. The LPA has consulted with its Disabled Access Officer as part of the consideration of this application however no response has been received.

The objector's believe that relocating the steps further westwards could impact on parking and vehicle movement within the church grounds in this location. In this respect the only vehicle access into the church grounds is via the Lychgate to the west, however this access is very narrow and can only be negotiated by very small cars. Therefore there is very limited parking and vehicle movement within the church grounds with most parking occurring outside at Bridge Street.

The main reasons of concern and objection raised relates to the perceived impact that the proposals will have on the heritage value of the building and the conservation area. Objectors believe that the faculty process and decision has given insufficient attention to such heritage issues, and believe that the applicant has failed to evidence as part of the planning application that other less damaging and less intrusive options have been considered and reasons why they have been discounted. Reference is also drawn to the lack of artist impression and archaeological investigation.

In relation to these points, and following advice from the Authority's Built Heritage Officer, the LPA requested further information and justification from the applicant during the course of the planning application process. This was subsequently received in the form of a Heritage Impact Assessment, Access Audit and Supplementary Justification Statement. A site meeting was also held on the 13th September between the applicant, agent and representatives from the LPA including the Built Heritage Officer.

In terms of alternative options it was clear to see at the site meeting that the provision of a ramped access and landing area to the east vestry doorway would require extensive groundworks as the existing external path gradient is excessive. This could potentially have an adverse impact upon archaeological interest and would be highly visible and harmful to the conservation area. The vestry door width is also too narrow and would need to be widened to accommodate a suitable access. In addition to these points, the internal floor level within the vestry is 450mm above the other internal areas of the Church, and therefore an access from the vestry side would also necessitate the need for an internal ramp.

With regards to the southern doorway, this is the most visually prominent elevation of the Church from the conservation area at Bridge Street and when viewed from adjacent listed buildings including the Grade I listed Llanelli House. To achieve a DDA compliant ramp in this location would require a significant structure that would be overly dominant. There is significant burial interest in close proximity either side of the southern doorway which would be disturbed by such a ramp in this location.

A temporary ramp solution is not deemed appropriate by the applicant as this raises concerns over anti-social behaviour. The installation and removal of such a temporary ramp would require careful management whilst there is a concern that such a ramp may not be available for more casual use occasions.

The Supplementary Justification Statement also refers to a number of previous internal and external alterations considered to facilitate improved access, including a more drastic extension proposal to the northern side of the building in a location where an old school house previously existed. The report provides justifiable reasons as to why all other options were discounted and the current proposal pursued.

The Authority's Built Heritage Officer, following the meeting and the submission of the additional information has provided the following comments:-

The applicant and agent has considered various alternatives to provide 'access for all' and has given justification to why these have been discounted.

All the alternatives in my opinion are feasible but would cause issues and indeed harm to the character and setting of the listed building.

With regards to the proposals to the tower; there are advantages with the scheme in that the proposals are to be designed to ensure that these are reversible not like a north porch. Whilst the proposal would clearly be seen as a new addition, to limit their impact the agent proposes to utilise the existing stone steps; and matching or traditional design and materials.

The proposals would also be seen as a conservation gain, in that the West Tower would be returned as the intended focal point of the church.

In addition, like many churches during the late 19th and early 20th century the Parish Church of St Elli has been subject to a scheme of adaption (with the exception of the tower) where the building was completely rebuilt. Therefore, it could be argued that the newest adaption is another part of the development of the Church.

Whilst it could be considered that the significant harmful impact on the character and setting of Tower has to be balanced against the substantial benefits that these and other proposals are intended to have i.e. better access facilities to assist the church to try and remain as a historical and functional part of the community.

‘Overall it could be considered in this instance that the importance and value derived from providing the church with better access, facilities for the community to use the building outweighs the undoubted physical impact on the character and setting of the Tower’.

In light of the above, the Authority’s Built Heritage Officer recommends that the application is approved subject to the imposition of a number of conditions.

With regards to the adequacy of the faculty decision making process, Members will be aware that the ecclesiastical exemption procedure during which the Church is effectively granted Listed Building Consent to undertake works, is a separate process which has no influence on the decision made on this planning application. The process is subject to certain procedures and consultation with relevant conservation bodies.

The application has been accompanied by an archaeological written scheme of investigation, to which the Authority’s Archaeological advisors, Dyfed Archaeological Trust has responded to advising that they have no objection as the works will be monitored through a watching brief.

There is no statutory requirement to provide artist impression drawings for consideration as part of a planning application.

The support letters received emphasise that the access improvements are required to allow continued and enhanced access in the interest of continually developing the church as a focal point in the community. The LPA considers that this is an important material planning consideration in this instance.

CONCLUSION

As Members will be aware, Carmarthenshire and especially Llanelli has experienced the closure of many of its historic buildings including churches and chapels over the last 10 years and their future remains uncertain. Therefore, the LPA welcomes the ‘concept’ of a scheme of proposals to the Grade II * listed building which includes improvements to access and facilities (which are subject to separate ecclesiastical exemption) to allow its continuing use.

The proposed ramp to the west tower, which is acknowledged to be the oldest part of the Church, will allow suitable and enhanced inclusive access to an otherwise restricted Church interior and ensure its continued use. Whilst the west entrance is probably the most legible entrance from the town due to the access path leading through and up from the listed Lychgate, a proposed ramp in this location is probably the least impactful when viewed from the conservation area. The proposed ramp construction will not be physically attached to the tower masonry, and will therefore be potentially reversible. The handrails will be attached

to tower masonry by fixed mortar joints and not via the stonework itself. The 'L' shaped nature of the proposed ramp, wrapping around to the northern elevation will ensure that it is partly hidden from views in certain directions, whilst a proposed ramp in this location is likely to have less impact upon archaeological interest.

Therefore on balance, and considering all other options available, the LPA considers that the option proposed is the most suitable in this instance. The significant impact on the character and setting of the Tower has to be balanced against the substantial benefits that the proposal intended to have i.e. better access facilities to assist the church to try and remain as a historical and functional part of the community.

On balance in this instance the LPA considers that the importance and value derived from providing the church with better access, facilities for the community to use the building outweighs the undoubted physical impact on the character and setting of the Tower. As such the application is put forward with a recommendation for approval subject to the following conditions.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The works hereby granted consent 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 (37) received 23rd May, 2018;
 - Existing ground floor plan 1:100 @ A1 (13A) received 23rd May, 2018;
 - Existing tower elevations 1:100 @ A1 (19B) received 23rd May, 2018;
 - Proposed ramp elevations 1:100 @ A1 (23C) received 23rd May, 2018;
 - Proposed ramp and steps 1:25 @ A1 (38) received 23rd May, 2018;
 - Proposed ramp and steps 1:25 @ A1 (40) received 1st August, 2018;
 - Ramped and stepped access – proposed details 1:10 @ A1 (44) received 1st August, 2018;
 - Existing external access arrangements 1:100 @ A1 (41) received 1st August, 2018;
 - Proposed ramped and stepped access to tower west door 1:25 @ A1 (43) received 1st August, 2018.
- 3 The development shall be undertaken in strict accordance with the Written Scheme of Investigation for a Watching Brief report received by the Local Planning Authority on the 1st August, 2018.
- 4 The proposed ramp shall be constructed to prevent unnecessary damage to the walls i.e. reversible without damage to the historic fabric and an elevation & through section to an appropriate scale shall be submitted to the Local Planning Authority for an assessment and written approval prior to works commencing on the development hereby approved. The drawings shall illustrate existing construction, materials, finishes and what is proposed i.e. the ramp in relation with the tower, and the works proposed to the tower.

- 5 Prior to the commencement of development samples of the proposed stone shall be provided to the Local Planning Authority for its written approval.
- 6 Where it proposed to abut the ramp against the tower walls the materials used in the ramp construction shall be breathable.
- 7 A lime mortar shall be used to bed and point the stone.
- 8 The stone walls shall have a traditional painted finish.
- 9 The proposed uprights to the iron railings shall be fixed in the traditional way of lead lined pockets.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990
- 2 In the interest of visual amenity
- 3 To preserve archaeological interest whilst enabling development
- 4-9 In the interest of visual amenity and to preserve the character of the listed building

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 proposed development complies with Policy SP13 of the LDP in that the proposed works have been sufficiently justified and on balance the value derived from the proposed works in this instance are considered to outweigh the undoubted physical impact on the character of the listed Church itself.
- It is considered that the proposal complies with Policy GP1 of the LDP in that the proposed development is sustainable and are justified to enhance accessibility to the Church.
- 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 development proposals have been sufficiently justified in relation to the built and historic environment.

NOTES

- 1 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, are available on the Authority's website.
- 2 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.

Application No	S/37581
-----------------------	----------------

Application Type	Outline
Proposal & Location	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT LAND AT, LLWYNCYFARTHWCH, LLANELLI, SA15 1GY

Applicant(s)	CARMARTHENSHIRE COUNTY COUNCIL - WENDY WALTERS, COUNTY HALL, CARMARTHEN, CARMARTHENSHIRE, SA31 1JP
Case Officer	Robert Davies
Ward	Bigyn
Date of validation	27/07/2018

CONSULTATIONS

Head of Property - No response received to date.

Llanelli Town Council – No response received to date.

Local Members – County Councillors J Edmunds and E Morgan have not responded to date.

Land Drainage Officer – No objection.

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

The Coal Authority – No objection subject to conditions.

Neighbours/Public – Nine neighbouring properties notified of the application. To date, six letters of representation have been received raising the following concerns and objections:-

- The land was originally a play area/open space and should be retained for that purpose.
- Existing dwellings have a right of access across the land to avoid taking refuse through the houses.
- Existing surface water flooding/drainage issues. Rear gardens currently get waterlogged. This will be exacerbated.
- Loss of hammerhead for parking purposes.
- Loss of amenity – overlooking and loss of light.
- Scale and position on elevated land not acceptable.
- Impact on foundations of surrounding properties.

- Neighbours should be given an opportunity to purchase the land to extend their gardens.
- Noise and disturbance.
- Devaluation of property.

RELEVANT PLANNING HISTORY

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

D5/15477	Residential development of 57 dwelling	No decision
D5/11390	Residential development of 36 dwellings Approved	05 June 1989
D5/10757	Residential development	No decision
D5/10175	Residential development Approved	26 October 1987

APPRAISAL

This is an application in which Carmarthenshire County Council has an interest either as applicant/agent or in terms of land or property ownership.

THE SITE

The application site consists of an irregular shaped, level parcel of overgrown grassland located at the end of the southern section of Coedcae Road and to the rear of no's 1 to 8 Llwynycfarthwch. The northern and eastern boundaries are well defined by mature trees, whilst the southern and eastern boundaries are defined by boundary walls and fences which form the rear boundaries of nos. 1 to 8 Llwynycfarthwch.

It appears that the area of land was used historically as a formal play area, as shown on the Authority's own aerial photographs between 1999 and 2001. On more recent aerial photos from 2006 onwards it appears that the formal play area had been removed and only an informal grassed area remained.

THE PROPOSAL

The application seeks outline planning permission for residential development with all matters reserved for future consideration. The indicative scheme shown on the submitted drawing depicts one detached dwelling whilst the supporting statement suggests that the level site is suitable for either a single storey or two storey dwelling.

The scale parameters suggested for a two storey dwelling are:

Depth: 8-10 metres

Width: 10-12 metres

Height to roof ridge - 7.0 to 9.0 metres

Such detail is purely for indicative purposes at this stage.

The application has been accompanied by a Supporting Statement, Tree Survey and Coal Mining Risk Assessment.

PLANNING POLICY

The application site is located within the defined settlement limits of Llanelli as delineated in the Adopted Carmarthenshire Local Development Plan (LDP), 2014.

In respect of the applications policy context reference is drawn to the following Strategic and Specific planning policies: -

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 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 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 such a proposal a commuted sum financial requirement is relevant.

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 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 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.

Policy REC1 of the LDP Protection of Open Space states:-

Provision will be made to protect and wherever possible enhance accessibility to open space. Proposals which result in the loss of existing open space will only be permitted where:

- a) It is demonstrated that there is provision of at least equivalent value available within the settlement, or where applicable the sustainable community, in an accessible location; and,
- b) It is demonstrated that the need for the facility has ceased; and,
- c) A deficiency of open space is not created through its loss; or,
- d) The re-development of a small part of the site would allow for the retention and improvement of the facility.

THIRD PARTY REPRESENTATIONS

As aforementioned in this report, six letters of representation have been received. The material reasons for concern and objection raised will now be addressed individually as part of this appraisal. Members of the Planning Committee will however be aware that the following matters raised are not considered to be material planning considerations:-

- Right of access;
- Impact on foundations of existing properties;
- Neighbours should be given an opportunity to purchase the land themselves;
- Devaluation of property.

One of the main reasons for objection raised by respondents relates to the fact that the land in question was originally designated as a play area, and in their opinion this should remain to be the case. As aforementioned in this report, historic aerial photographs confirm that a formal play area did once exist on the site but this was subsequently removed and only an informal grassed area remained from at least 2006 onwards.

In relation to this specific point, Policy REC 1 “Protection of Open Space” is the most pertinent policy within the LDP. During the course of the planning application process the applicant was asked to address the specific requirements of Policy REC1 in relation to this current application. The following are the key points of the response received:-

- The site is not allocated as Open Space in the Local Development Plan.
- Whilst it is recognised that there were play facilities on this site in the past, these were removed by the Council due to the fact there were too many playgrounds within the vicinity.
- The site is located within an urban area of Llanelli, and within close proximity to several, and alternative open spaces provisions.

In terms of Play Space, The National Playing Fields Association (NPFA) ‘Six Acre Standard’ recommends that Local Authorities provide six acres (2.4 ha) per 1,000 population of ‘playing space’. Under this standard ‘playing space’ is defined as “space that is safely accessible and available to the general public and of a suitable size and nature, for sport, active recreation or children’s play.”

Within the ‘Six Acre Standard’, ‘playing space’ is divided into:

- 1.6 ha of outdoor sports facilities;
- 0.8 ha of children’s play areas, of which:
 - 0.6 ha of informal play areas;
 - 0.2 ha of equipped play areas.

The site is located some 450m from Penyfan playing fields, an area of 5.4ha of recreation land which includes sport fields and play areas with investments in play equipment. Access to the playing fields from the application site is via Coedcae Road and Trostre Road, which runs along Coedcae School, and it provides a safe route for members of the public to access. The development of the proposed application site would not create a deficiency of open space within this area and accord with the six acre standard.

Secondly, there are play facilities and equipment available at Nightingale Court, some 290m away from the application site, which would satisfy the requirements of providing suitable open space facilities close to the homes within close proximity of the application site.

On the basis of the above justification, the Local Planning Authority (LPA) considers that on balance the proposal does not compromise the requirements of Policy REC1 of the LDP.

The second issue of concern and objection raised relates to drainage. Objectors state that there are existing surface water flooding drainage issues in the area, with gardens already waterlogged. They opine that such issues will be exacerbated by the proposed development. The planning submission indicates that surface water drainage from the development will be dealt with via soakaways. The indicative drawing also makes reference to the potential use of rainwater harvesting. The Authority’s Land Drainage Officer has been consulted on the application, and has raised no objection. He has stated that the application site is large enough to accommodate suitable designed soakaways, however this will be subject of detailed design. In this respect a suitably worded condition can be imposed on any planning permission granted requiring further details for consideration and approval.

Whilst the existing hammerhead in this location, which effectively defines the end of the southern section of Coedcae Road, can be used for parking purposes in the absence of on street parking restrictions, Members will be aware that they are not designed for parking purposes. It is not considered that the loss of the hammerhead in this respect will create a deficit of on street parking to the overall detriment of highway safety. There are numerous other on street parking opportunities available within the vicinity.

In terms of the concerns raised over loss of amenity from overlooking and loss of light, and the scale and positioning of the proposed development in relation to existing dwellings, Members will be aware that the drawings submitted with the application and purely for indicative purposes at this stage. They do however serve to show that the application site is large enough to accommodate residential development with associated access, parking and amenity space without resulting in an overdevelopment of the site. Adequate separation distances can be achieved between the proposed development and existing residential dwellings surrounding the application site. Therefore subject to detailed consideration as part of any subsequent reserved matters submission the LPA considers a development of suitable scale and design could be achieved which does not adversely affect the residential amenity of existing dwellings.

The final issue of concern and objection raised relates to noise and disturbance. In this respect whilst there may be some noise and disturbance issues associated with the construction phase of the proposed development this is only on a short term basis only. In the longer term the proposed residential end use is considered fully compatible with surrounding land uses.

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 indicative plans submitted depict that the application site can adequately accommodate a modestly sized residential development with associated access, parking and amenity areas.

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. The proposed development will be of a modest size and can be located an appropriate distance away from adjacent well established residential dwellings.

In accordance with Policy AH1 of the Adopted Local Development Plan, the applicant has agreed to provide a financial commuted sum contribution towards affordable housing, and this will be secured as part of the Contract of Sale. As this is an outline application only at this stage, the contribution will be levied at £53.35 per sqm of internal floorspace which is relevant contribution in this area of Llanelli.

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.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The permission now granted relates to the land defined by the 1:2500 location plan and 1:500 scale block plan received on the 6th March, 2018.
- 2 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.
- 3 Development shall not commence until detailed plans of the access; appearance; landscaping; layout; and scale of each building stated in the application, have been submitted, and received the written approval of the Local Planning Authority.
- 4 No building shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
 - i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a period for its implementation; and
 - iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 5 Prior to the submission of reserved matters the following shall be submitted to and approved in writing by the Local Planning Authority:-
 - The submission of a scheme of intrusive site investigations for approval;
 - The undertaking of that scheme of intrusive site investigations;
 - The submission of a report of findings arising from the intrusive site investigations, including the results of any gas monitoring;
 - The submission of a scheme of remedial works for approval.

Thereafter the approved scheme, including any remedial measures identified shall be implemented strictly in accordance with the detail submitted

- 6 A Root Protection Plan and Tree Protection Plan shall be submitted with any subsequent reserved matters submission in order to demonstrate that the trees identified within the submitted tree survey will be retained and protected.

REASONS

- 1 In the interest of visual amenity.
- 2 Required by Section 91 of the Town and Country Planning Act 1990.
- 3 In order to ensure a satisfactory layout of the site and in the interest of visual amenities.
- 4 To secure an appropriate and sustainable form of surface water disposal.
- 5 In the interest of land stability and health and safety.
- 6 To protect existing boundary trees.

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 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 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 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 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 EP3 of the LDP in that the impact of surface water drainage and the effectiveness of incorporating SUDS has been fully investigated.
- It is considered that the proposal complies with Policy REC1 of the LDP in that it will not result in the significant loss of informal and formal open space within the community catchment area.

NOTES

- 1 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, are available on the Authority's website.
- 2 Any prospective purchaser(s) of the land referred to in this Planning Permission will be required in the Contract of Sale to enter into a S106 Agreement with Carmarthenshire County Council for the provision of a financial contribution towards the provision of affordable housing in the locality. The contribution will be calculated upon the basis of a payment of £53.35 per square metre of internal floor space of the dwelling proposed.
- 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.

Application No	S/37693
-----------------------	----------------

Application Type	Variation of Planning Condition(s)
Proposal & Location	VARIATION OF CONDITION NO. 3 (THE PREMISES SHALL BE USED SOLELY FOR PURPOSES OF THE STORAGE OF SHOES) OF S/36969 TO ALLOW CUSTOMERS TO BE ABLE TO PICK UP VIA AN APPOINTMENT ONLY BASIS AT 21 PARK VIEW DRIVE, KIDWELLY, SA17 4UP

Applicant(s)	MRS LOUISE KINGDON, 21 PARK VIEW DRIVE, KIDWELLY, SA17 4UP
Case Officer	Robert Davies
Ward	Kidwelly
Date of validation	20/08/2018

CONSULTATIONS

Head of Highways and Transport – No objection.

Kidwelly Town Council – No response received to date.

Local Members – County Councillor J Gilasbey has not responded to date. Cllr Gilasbey is a Member of the Planning Committee.

Neighbours/Public – Five neighbouring properties notified of the application. To date, three members of the public have responded raising the following concerns and objections:-

- Assurances were given when the previous planning application for B8 storage was being considered that customers would not be allowed to call at the premises. This application seeks to change that requirement and raises questions if approved of the correctness of the previous information given. It represents planning change by the “back door”.
- To have customers calling to the premises the appropriate planning class should be A1 as the premises will operate as a shop. The most appropriate location for such a use would be in the centre of Kidwelly.
- The basis of the request that customers would be able to save on postage costs does not provide sufficient justification. Shoe Kingdom is an internet business so customers will be aware of such postage costs.

- Shoe Kingdom currently offer their customers the opportunity to collect their shoe purchases at a retail unit in Kidwelly town centre. Therefore there is no need to collect from the storage facility operating in a residential area.
- An alternative arrangement that could be more appropriate is for Shoe Kingdom to operate a local delivery service as against a collection facility.
- Highway safety – there are no details of the parking arrangements for customers. When the property was previously operating as a shop without planning permission, cars were parked on the street. The parking requirement associated with the occupation of the property is for 7 vehicles to be based at the property. The garage is already no longer available for parking purposes.
- Extra traffic movements in the area would need to be taken into account including recent outline planning permission for further residential development on adjacent land. Park View Drive is a residential area and the road layout reflects this.
- There are already traffic congestion issues along the Station Road and Bridge Street junctions, and this will be exacerbated. There are no alternative exits for this part of Kidwelly.
- The existing traffic movements associated with a child minding service that operates from the property opposite also needs to be considered. This use has been in existence since 2005 and does not require planning permission. It results in a maximum of 12 vehicle movements per day, where the most convenient drop off and pick up points on health and safety grounds is at the front gate.
- Customer collection times should not be allowed to occur between the hours of 8am to 10am and 3pm to 6pm Monday to Friday as this will conflict with the child minding service car vehicle movements.
- There is a clear difficulty with the drive out arrangement proposed due to the access alignment plus it will also conflict with the child minding pick up/drop off area. No right turn should be enforced on the second entrance or reverse parking from first entrance to ensure that there is no issue in this respect.
- The area on the left inside the garage is the most appropriate area for a collection point and not that shown. The aim is to clearly maximise sales and would mean that the most appropriate use class is A1.

RELEVANT PLANNING HISTORY

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

S/36969	Storage of shoes in garage – domestic and business use Full planning permission	30 April 2018
S/02809	Proposed detached dwelling and garage Full planning permission	03 January 2001

S/02680	Proposed residential development Reserved Matters granted	12 October 2000
S/01521	Renewal of planning consent D5/17160 residential approx. 15 units Outline planning permission	27 October 1998
D5/17160	Proposed residential development Outline planning permission	12 October 1995

APPRAISAL

THE SITE

The application site consists of 21 Park View Drive, a large detached dwelling located within a residential estate off Station Road in Kidwelly. The property itself is set within a spacious curtilage with driveways either side of the dwelling, with off street parking also available to the front of the property.

A large detached garage is located within the north western section of the domestic curtilage, and the planning application relates to this.

THE PROPOSAL

The application seeks planning permission to vary Condition 3 of planning permission S/36969. This previous planning permission allowed for the storage of shoes within the ground floor of the garage in association with a shoe selling business which the applicant runs.

Condition 3 of S/36969 read as follows:-

“The premises shall be used solely for purposes of the storage of shoes within the B8 use class to the Town and Country Planning (Use Classes) Order 1987 (As Amended), and for no other purpose within that use class.”

The applicant wishes to vary Condition no.3 to allow customers to be able to pick up purchased shoes on an appointment basis only.

As part of the planning application submission the applicant has explained that the main activity of her business is in relation to pop up shop events, which happen in various locations across the whole of South Wales in hotels, public houses, village halls etc. The business is also web and Facebook based and therefore entails the postage of shoes to customers. The applicant did previously allow customers to pick up shoes from the premises, and since closing this the applicant states that she has lost some more localised custom. Therefore the planning application seeks to allow collection by customers on an appointment basis only.

A revised ground floor plan submitted during the course of the planning application process indicates that the main use of the garage will remain B8 storage of shoes, however a small collection point will be provided to the front part of the garage building.

The applicant has indicated that customer collection will be by appointment basis only, with appointments staggered one hour apart. Therefore there will be only one customer and one customer vehicle present on site at any one time. The applicant will arrange and manage the bookings herself and is amenable to keeping a log book to this effect which can be inspected by the Local Planning Authority at any time.

A revised parking plan was submitted during the course of the planning application process which clearly designates areas of parking within the site for both residence and customers. Due to having the benefit of two access and egress points, customers will be able to drive in the first entrance and drive out the other. The applicant intends to advise customers to park in this designated area when appointments are made.

The applicant has confirmed that the first floor of the garage will not be used for the storage of shoes and will remain domestic, whilst the applicant does not have any other offsite storage locations.

In terms of deliveries of shoes, the applicant has confirmed that there are approximately 1-2 deliveries of shoes per week. Some weeks there are no deliveries.

PLANNING POLICY

The application site is located within the defined settlement limits of Kidwelly as delineated in the Adopted Carmarthenshire Local Development Plan (LDP), 2014.

In respect of the applications policy context reference is drawn to the following planning policies: -

Policy GP1 of the LDP permits development proposals which conform to the character of the building or area; do not have a significant impact on the amenity of adjacent properties; and do not give rise to parking or highway safety concerns.

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 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 EMP3 of the LDP relates to proposals for extension and/or extension of existing employment enterprises. It permits such proposals provided that it does not intensify a use that might result in adverse amenity issues, or may not be compatible with neighbouring issues; and provided that the proposals are of an appropriate scale and form compatible with its location.

THIRD PARTY REPRESENTATIONS

As aforementioned in this report, three members of the public have written in objecting to the application. The material reasons for objection raised will now be addressed individually as part of this appraisal.

One of the objectors state that assurances were given by the LPA as part of the previous B8 storage application that no customers would be allowed to call at the premises and therefore now questions the accuracy of that information. In relation to this, the previous application did not propose a customer collection facility and therefore any information previously given to this effect as part of the consideration of that application was correct at the time. Members will however be aware that the LPA cannot prevent an applicant submitting a subsequent application to vary the limitations or conditions of a previous application as is now currently the case. The LPA must consider such a proposal on its own individual merits.

The objector suggests that the most appropriate use class for what is proposed would be class A1 as the premises will operate as a shop, and would be best located in the centre of Kidwelly. It is opined that the revised floor plan drawing submitted with the collection point as shown emphasises this. In relation to this, the applicant has been asked to confirm during the course of the planning application process that the proposed use class will remain as B8 storage as previously approved by the LPA. The revised floor plan drawing indicates this whereby the vast majority of the floorspace subject of this planning application is shown to be used for the storage of shoes only, with only a small area given over for a collection point.

Having visited the site the LPA has seen for itself that the garage at present is only laid out for the storage purposes with shelving and storage tables, including the area to the left hand side. The most logical area proposed for a collection point is that as shown on the submitted drawing. During discussions with the applicant the LPA has emphasised that if approved, the storage area needs to remain as it is, with the exception of the collection area, and the internal area not altered for display purposes which would be more akin to a retail use. The LPA can subsequently inspect the premises at any time to ensure compliance with this arrangement. As such the LPA is considering this application as a B8 storage application with ancillary collection point, and not an A1 retail use proposal. The roller shutter garage door is to remain and the proposal will not result in a development that has a commercial appearance.

The objectors have questioned the justification for the proposed collection point stating that saving on postage costs is not sufficient justification. They refer to the arrangement that the applicant currently has with one of the retailers in Kidwelly town centre whereby customers can collect their shoes. Why can't this arrangement continue or a local delivery service proposed. Whilst the LPA must consider the application proposal on its own merits it has taken the opportunity to question the applicant on some of these points.

The applicant has stated that the current arrangement for collection at a local beauty salon is only a temporary arrangement which comes to the end in October, whilst she has advised that offering a local delivery service is not an option due to cost and time.

The main reason for concern and objection raised by objectors seems to relate to highway safety and residential amenity. There are concerns over the additional traffic generated by the proposal, the implications upon access arrangements and car parking and challenge that this is not a compatible use to have in a residential area. Reference is drawn to existing traffic congestion issues along Station Road and Bridge Street, whilst objectors opine that proposals should be considered in light of the additional housing proposed in the area and implications upon an existing child minding business run from the property opposite.

As aforementioned in this report, the B8 storage of shoes use has already been approved in this location. The current application does not seek to alter the nature of the use, it purely seeks to vary the condition to allow shoe collection via an appointment basis only. Discussions during the course of the planning application process have indicated that such appointments could be staggered one hour apart, ensuring that only one customer and one customer vehicle would be present at the site at any one time. Further discussions with the applicant have established that whilst it is difficult for her to predict exact timings as this will vary depending on when the applicant is home due to a busy pop up shop schedule, she has suggested that the collection element would result in a maximum of five customer collections per day. This arrangement to ensure a maximum of five collections per day staggered over an hour slot arrangement will not in the LPA's opinion result in a discernible and certainly not excessive increase in traffic generation which would be detrimental to either highway safety or residential amenity. A condition can be imposed on any planning permission granted to ensure that this suggested arrangement is adhered to and a log book retained to this effect by the applicant, which can be made available for inspection by the LPA if required.

In terms of access and parking arrangements, the application property benefits from having a significantly large domestic curtilage. The revised parking plan submitted indicates which areas will be retained for domestic parking, with only the front space made available for customers to use. As customers will be calling via an appointment basis only, staggered at least one hour apart with a maximum of five per day, it is considered that there is sufficient on-site parking available. The existing access/egress arrangements at the property are considered appropriate to deal with this level of additional use.

In relation to highway safety matters Members will have noted that the application has been considered in detail by the Authority's Head of Transport who has raised no objection towards the proposed development.

CONCLUSION

As aforementioned planning permission has already been granted to use part of the ground floor of the garage for a small scale commercial development relating to the storage of shoes. The application purely relates to the customer collection element as described in the above report.

The application site is located within the defined settlement limits of Kidwelly as delineated within the Adopted LDP. The LPA fully acknowledges that the application site is in a residential area, however considers that the scale and nature of the proposal will not result in a development that is incompatible or unacceptable within this context. The LPA is confident that suitably worded conditions can be imposed on any planning permission granted that safeguard the residential amenity and highway safety position.

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 favourable recommendation subject to the imposition of the following conditions.

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:-
 - Proposed floor plans, elevations, block and location plan (1003A) 1:50; 1:100; 1:200; 1:1250 @ A1 received 21st August, 2018;
 - Proposed elevations 1:50 @ A4 received 21st August, 2018;
 - Ground floor plan @ A4 received 13th September, 2018;
 - Floor plan @ A4 received 13th September, 2018;
 - Parking site visit plan 1:200 @ A4 received 13th September, 2018;
 - Customer parking plan @ A4 received 13th September, 2018;
 - Private parking and turning areas plan @ A4 received 13th September, 2018.
- 3 The development hereby approved is for the use of the premises for purposes of the storage of shoes and for no other purpose including any other purpose in Class B8 of Schedule 2 of the Town and Country (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without variation. The collection area shown on the approved plans shall only be used for ancillary purposes to the B8 use.
- 4 No more than five customer's collections should occur per day of the week whilst no more than one customer shall be present at the premises at any one time, with collection appointments staggered at least one hour apart. A register shall be kept of each individual customers name and time of arrival and departure. The register shall be available for inspection by the Local Planning Authority on demand.
- 5 Deliveries shall not be taken at or dispatched from the site outside the hours of 07:00 to 19:00 Monday to Friday, 07:00 to 13:00 on Saturdays, and at no time on Sundays or Public Holidays.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of visual amenity.
- 3 In the interest of preserving amenity and so as to remain within the Use Class specified in the General Development Order.
- 4 In the interest of preserving amenity and to ensure that the development operates in the manner as described in the planning application submission.
- 5 To preserve the amenities of the area and protect the hours of sleep.

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 GP1 of the LDP in that the development as proposed is not considered to be detrimental to highway safety or residential amenity, and is considered to be compatible with the surrounding residential 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 Kidwelly and accords with all other policies of the plan.
- 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 EMP3 of the LDP in that the development as proposed is not considered to be detrimental to residential amenity and is of a scale and form compatible with the location.

NOTES

- 1 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, are available on the Authority's website.
- 2 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.

Application No	S/37793
-----------------------	----------------

Application Type	Full Planning
Proposal & Location	AN EXTENSION TO AN AUTHORISED GYPSY CARAVAN SITE TO ACCOMMODATE TWO ADDITIONAL STATIC RESIDENTIAL GYPSY CARAVANS TOGETHER WITH THE ERECTION OF TWO DAY/UTILITY ROOMS, TWO TOURING CARAVANS, INSTALLATION OF SEPTIC TANK AND THE RETENTION OF WORKS TO CREATE A HARDSTANDING AND NEW ACCESS AT LAND AT TY NEWYDD, LLWYN TEG, LLANNON, LLANELLI, SA14 8JN

Applicant(s)	MR DOLFEY E D BURNS, C/O AGENT,
Agent	HAYSTON DEVELOPMENTS & PLANNING LTD, ANDREW VAUGHAN-HARRIES, THE PLANNING STUDIO, HAYSTON BRIDGE, JOHNSTON, HAVERFORDWEST, SA62 3HJ
Case Officer	Gary Glenister
Ward	Llannon
Date of validation	13/09/2018

CONSULTATIONS

Head of Transport – Has not commented to date.

Head of Public Protection – Has no objection to the proposed development.

Llannon Community Council – Objects to the proposal on the basis that it is wholly inappropriate at this location and represents an inappropriate development in the open countryside.

Local Member – County Councillor E Dole has requested that the application be determined at Planning Committee and objects to the proposal. Councillor D Jones is a member of the Planning Committee and has not made prior comment.

Dwr Cymru Welsh Water – Has no observations as non mains drainage is proposed.

Natural Resources Wales – Has no objection however highlights that there are dormouse records within 9m of the site. The County Ecologist has been consulted and further advice will be provided in the addendum.

Neighbours/Public – The application has been advertised by site notice. 1No objection has been received to date raising the following matters:-

- lack of justification;
- highway safety.

RELEVANT PLANNING HISTORY

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

S/22734	Retention of existing use as gypsy caravan site. Non determination Appeal upheld	5 May 2011
S/12322	Change of use to gypsy caravan site for applicant and applicant's immediate family only Change of use refused Appeal upheld	30 May 2006 10 May 2007
S/7888	Use of land for stationing of up to 4 caravans for residential occupation (gypsy) Change of Use refused	27 January 2005

APPRAISAL

This application has been submitted as a result of action by the Planning Enforcement Team.

THE SITE

The application site is a parcel of land approximately 40m wide by 21m deep to the north of the C2130 road between Llwynteg and the A48. Historic maps show a dwelling on the adjoining site where the established site is now situated. The application site appears to have been historically linked to the established site as a small parcel of land to the North East of the dwelling which may have been its private garden area.

The site has an existing approved site to the South West which is occupied by two static caravans and a day room. There are also small ancillary storage boxes on site.

The site is set within undulating countryside and comprises a pattern of irregular shaped fields of primarily improved grassland enclosed by a network of native hedgerows. The site was historically linked to a cottage and private garden so is well contained within established boundaries. The site is to the North East of a loose cluster of properties known as "Llwynteg" although it is not considered to be a defined settlement.

The application site is therefore located in open countryside and is not related to any recognised settlement, nor can it be considered to be in close proximity to any public transport corridor. There are no services or facilities within convenient walking distance of the site. The isolated location is further exacerbated by the inadequacy of the surrounding road network.

However, it should be noted that the site was considered at appeal in 2011 and found to be a suitable location for a gypsy and traveller site given that it lies in an area of open countryside between the settlements of Llannon and Cross Hands and is relatively close to the main A48 dual carriageway. The Inspector opined therefore that it was relatively well related to services and suitable for a small single family site.

The site is within the Caeau Mynydd Mawr SPG area so a contribution towards Marsh Fritillary Butterflies will be applicable.

THE PROPOSAL

The application seeks to extend the established approved site by adding two static caravans with associated day rooms and parking for a touring caravan and private vehicles. The proposal is partly retrospective as material has been deposited to form a hard standing, however no other work has been carried out on the site.

A case has been put forward that additional units are needed to house the sister of the owner of the established Ty Newydd. The sister currently resides on an official site known as Castle Quarry in Pembrokeshire, and wishes to move close to her brother and his family. The second caravan is intended for her son who is the applicant. It is noted that both the brother and sister inherited the site from their father and only the brother's half has been occupied to date. The applicant therefore seeks to justify an increase in numbers onto the rest of their land through family connections.

PLANNING POLICY

In the context of the current development control policy framework the site is outside the settlement development limits of Llannon as defined in the Local Development Plan.

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 H7 Gypsy and Traveller Sites provides a criteria based policy on how to determine new or extended sites. They will be allowed provided that the location is "reasonably accessible" to a range of facilities etc., close to a main transport route, not be detrimental to third parties, is serviced and would have no adverse effect on the landscape or historical environment.

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.

Policy EQ7 Development within the Caeau Mynydd Mawr SPG Area requires contributions from development which go towards sites under management for the Marsh Fritillary Butterfly. This is needed to comply with the European Habitat Directive.

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

National policy advice relating to gypsy and traveller caravan sites is set out in Welsh Government Circular 005/2018. There are also accompanying documents namely the documents Enabling Gypsies, Roma and Travellers (June 2018) and Managing Gypsy and Traveller Sites in Wales 2015.

THIRD PARTY REPRESENTATIONS

The justification for the proposal is family connections. The applicant seeks to establish a family unit on land owned by his mother and adjacent to his uncle. His mother (the land owner) is proposed to occupy the second residential unit. In this way, the family can be together.

In terms of highway safety, the site is on a straight piece of road and the applicant has control over the road frontage so visibility is achievable. A condition is recommended to ensure that there is no growth or obstruction to visibility over 0.9m within 2.4m of the carriageway.

CONCLUSION

After careful consideration of the site and surrounding environs in the context of the application it is considered that the site forms an extension to an established approved site which is occupied by a single family. The established site has permission for no more than four caravans, two static and two tourers

The definition of a Gypsy and Traveller is set out in the Housing Act 2014 as follows:

- (a) Persons of a nomadic habit of life, whatever their race or origin, including –
 - (i) Persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and
 - (ii) Members of an organised group of travelling show people or circus people (whether or not travelling together as such); and
- (b) All other persons with a cultural tradition of nomadism or of living in a mobile home.

The case put forward is that they seek to relocate to be close to the established family unit on a site that was inherited many years ago but never developed.

The site is in open countryside, being approximately 2.5km by road from the nearest settlement of Llannon which has no facilities other than the church and school. The nearest settlements with a range of facilities are Cross Hands (approx. 6km), Tumble (approx. 6km) and Hendy (approx. 8.5km). The site is reasonably related to an area known as Llwynteg, however this is a loose collection of residential properties and a chapel which has recently closed to regular worship. The site is not considered to be well related to schools, shops, medical and other community facilities. However, this site was tested at appeal in 2011 and at the time Circular 30/2007 (now superseded) stated that there should be flexibility and the proximity to services by modes of transport other than the private car was not a reason to refuse permission. The previous appeal was therefore allowed.

Circular 005/2018 which supersedes 30/2007 provides the most up to date National advice which is grounded in the Wellbeing of Future Generations Act 2015. The Circular seeks to ensure that “Gypsies and Travellers should have equal access to culturally appropriate accommodation as all other members of the community.” Paragraph 12 states “Some Gypsies and Travellers may wish to find and buy their own sites to develop and manage. An increase in the number of approved private sites may release pitches on local authority sites for Gypsies and Travellers.” The Circular goes on to reinforce the Housing Act duty to keep an up to date Accommodation Assessment to ensure the needs of the community are met. Paragraph 17 refers to and paragraph 26 addresses the benefit of local authorities working together on the assessments and taking a strategic regional approach. In this case, the proposal is for the extension of a privately owned and managed site that would free up space on the Castle Quarry Site in Pembrokeshire and not put pressure on Carmarthenshire to find a pitch on a public site for the family to be close to relatives.

Given the previous appeal on the site being allowed, it is considered that the site is in a suitable location for the modest extension of the single family site. This would complete the development of the site the family has owned historically so there is no further expansion available within the family’s ownership. The site is well defined and poses no unacceptable adverse impacts to third parties. Therefore it is considered to be acceptable in accordance with local and national policy.

The site is within the Caeau Mynydd Mawr SPG area so a contribution is applicable. This would be on the basis of two residential units, so that contribution would be £2,086.00. The recommendation for approval is subject to the applicants entering into a unilateral undertaking to secure this 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 is shall be carried out strictly in accordance with the following schedule of plans dated 6 September 2018:-
 - 1:2500 scale Location Plan. Drawing No. 01a;
 - 1:500 & 1:2500 scale Block and Location Plan. Drawing No. 02a;
 - 1:200 scale Site Plan. Drawing No. 03a;
 - 1:100 scale Context Section. Drawing No. 04;
 - 1:50 & 1:100 scale Floor Plans and Elevations of Day Room. Drawing No. 05;
 - 1:200 scale Septic Tank Details. Drawing No. 06.
- 3 The site shall not be occupied by any persons other than Gypsies and Travellers as defined in paragraph 2 of Circular 005/2018 “Planning for Gypsy, Traveller and Showpeople Sites”.
- 4 The occupation of the site hereby permitted shall only be by Mr Dolfey Burns Senior, Mr Dolfey Burns and their resident dependants.

- 5 Should the land cease to be occupied by those named in Condition 4 above, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to the land in connection with the use shall be removed and the land shall be restored to its former condition within 6 months.
- 6 No more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 2 shall be static caravan or mobile home) shall be stationed on the site at any time.
- 7 No commercial activities shall take place on the land, including the storage of materials, nor shall any vehicle over 3,5 tonnes be stationed, parked or stored on it.
- 8 There shall at no time be any growth or obstruction to visibility over 0.9m metres above the adjacent carriageway crown, over the site's whole C2130 Road frontage within 2.4 metres of the near edge of the highway.
- 9 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.
- 10 Prior to its use by vehicular traffic, the new shared private drive shall be laid out and constructed with at least a 4.1m carriageway width.
- 11 Within 3 months of the permission hereby granted, the shared private drive shall be hard surfaced for a minimum distance of 5m behind the nearside edge of carriageway, in materials which shall be subject to the prior written approval of the Local Planning Authority.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of visual amenities.
- 3-4 Permission is personal for the applicant and dependant relatives.
- 5 To ensure restoration of the site once the use has ceased.
- 6 To limit the scale of usage to reflect the personal permission.
- 7 To protect the character and amenity of the open countryside.
- 8-11 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.

- It is considered that the proposal complies with Policy GP1 of the LDP in that it is appropriate in terms of scale and design, and will not cause unacceptable loss of amenity to neighbouring uses.
- The proposal complies with Policy H7 of the LDP in that it is situated in an acceptable location and is not likely to have an adverse impact on the amenities of third parties, or the character of the surrounding landscape.
- The proposal complies with Policy TR3 in that the site is on a straight stretch of road and is not likely to have an adverse impact on highway safety.
- The proposal complies with Policy EQ7, in that the applicant has agreed to a legal agreement to secure a contribution towards the Morfa Farm site within the Caeau Mynydd Mawr SPG area.

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's attention is drawn to the unilateral undertaking securing a contribution of £2,086.00 towards the management of a specific site within the Caeau Mynydd Mawr SPG area.