

**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
Gorllewin/
Area West***



**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 yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

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

COMMITTEE:	PLANNING COMMITTEE
DATE:	18 OCTOBER 2018
REPORT OF:	HEAD OF PLANNING

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REF.	APPLICATIONS RECOMMENDED FOR REFUSAL
W/36131	Proposed partial change of use of small area within timber frame factory/workshop for use as a fitness gym & spinning space (to let). Change of use of part of adjacent field as dedicated parking area for the proposed gym and spin use at Workshop, Bwlch Y Domen Isaf, Pant Y Bwlch, Newcastle Emlyn, SA38 9JF

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	W/37263
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Application Type	Outline
Proposal & Location	CONSTRUCTION OF ONE DWELLING AT PLOT 4, DREFACH ROAD, PLASYDDERWEN, MEIDRIM, CARMARTHENSHIRE

Applicant(s)	MR LEE BREMNER, 25 RHODFA MORGAN DRIVE, LLANGUNNOR, CARMARTHEN, SA31 2NT
Agent	HAROLD METCALFE PARTNERSHIP, 32 SPILMAN STREET, CARMARTHEN, CARMS, SA31 1LQ
Case Officer	Stephen Thomas
Ward	Trelech
Date of validation	17/05/2018

CONSULTATIONS

Head of Transport - Recommendation that any permission that the Local Planning Authority may grant will be subject to the imposition of two conditions on the specification of the parking facilities and footway provision.

Meidrim Community Council – No observations received to date.

Local Member – County Councillor Mrs J Lewis as a member of the Planning Committee has not made any prior comments on this application.

Neighbours/Public - The application has been publicised by the sending of eight letters of notification to the occupiers of neighbouring properties. Five letters of representation have been received objecting to/ concerned with the proposed development on the following grounds:-

- The planning application only specifies a 'dwelling' which is hiding the fact that the plan is for a house. The plots are only supposed to have bungalows on them. Object to a house;
- The heights given for the eaves and ridge in relation to the submitted plan area equate to a construction of a house i.e. 6m eaves 8.5m ridge. If it was for a bungalow the eaves height would be approximately 2.4 metres;
- The original development for this site i.e. Plots 1 to 4 were restricted to bungalows;
- The previous approved plan for plot 4 was for a bungalow;
- The details on the application are vague, providing very little information;

- Since the approval of the bungalow there have been applications for a house, all having been refused or withdrawn;
- This plot has no access since the road to it is closed for health and safety reasons. The road is also un-adopted and should only serve 7 dwellings, whereas there are already 9 dwellings served by this closed access road.

RELEVANT PLANNING HISTORY

The following relevant planning applications have previously been submitted on the application site:-

W/30709	Two dwellings Withdrawn	24 April 2018
W/18446	Access road to proposed plots and proposed plot layouts Reserved Matters granted	3 June 2008
W/17565	Construction of house Full planning permission	24 April 2008
W/16074	Access road to proposed plots and proposed plot layouts Reserved Matters refused	4 January 2008
D4/8641	Erection of bungalow Approval of details	17 June 1981
D4/7646	Siting of residential development Outline planning permission	5 February 1981

APPRAISAL

This planning permission is dependent upon the developer, prior to the commencement of development, entering into a Section 106 Agreement with Carmarthenshire County Council, in respect of the payment of a contribution towards Affordable Dwelling provision.

THE SITE

The application site is located in the eastern periphery of Meidrim village with access off a minor road leading from the centre of Meidrim to Glandwr. The access to the site is via a steep estate road with pavements, which is currently used for nine residential properties in this small housing estate. The application site measures approximately 23 metres in width, with the maximum length of the southern boundary at 37 metres and the length of the northern boundary at 42 metres. Due to the rising slope from north to south, the immediate area is characterised by properties being cut into the land or which use the existing form of the land to shape split level style dwellings. The most recent dwellings constructed beyond the application site have been constructed on land that has a more level profile than the application site.

THE PROPOSAL

The application as submitted seeks outline planning permission for a development of a single dwelling on the application site. Details have been provided and detailed approval is sought for the access to the development, with all further detailed matters on external appearance, layout, scale and landscaping being reserved for future consideration. An indicative layouts has been submitted as part of the application for illustrative purposes only, as well as scale parameters of the proposed dwelling as:

Length – 18 – 20 metres

Width – 9 – 10.5 metres

Height to eaves – 5.5 – 5.9 metres

Height to ridge – 7.5 – 8.5 metres

The application is accompanied by a signed Unilateral Undertaking in respect of the payment of a financial contribution towards affordable dwelling provision and an appropriate Certificate of Title.

PLANNING POLICY

In terms of the application's policy context, reference is made to the following existing development plan policies:-

Carmarthenshire Local Development Plan (CDLP)

The application site is located within the development limits of Meidrim as delineated by Inset map CL11 as well as the site forming part of a larger allocation for residential development within the Plan. The allocated number of swellings in the Plan is for 12 Units.

Policy H1 ensures the provision of an adequate supply of land and this is an allocated site within the Local Development Plan (CL11).

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

THIRD PARTY REPRESENTATIONS

The application has attracted letters of objection/concern and the main material considerations are summarised as follows:-

Scale Parameters

The application that has been submitted and is for consideration in this report is an outline application. The representations received indicate that the details submitted with the application are rather vague and providing very little information. The application form as submitted has reserved detailed matters of external appearance, layout, scale and landscaping for future consideration should outline planning permission be granted. According to regulations, applications for outline planning permission require:

- Where layout is a reserved matter, the application must state the approximate location of buildings, routes and open spaces included in the development proposed.
- Where scale is a reserved matter, the application must state the upper and lower limit for the height, width and length of each building included in the development proposed.
- Where access is a reserved matter, the application must state the area where access points to the development proposed will be situated.

In terms of layout, the application has been accompanied with a block plan to a scale of 1:500 showing the location of the proposed building and access route to it.

In terms of access, this has not been reserved for future consideration, and is for consideration in this application and a proposed access has been identified on the submitted 1:500 scale block plan.

Since scale is a matter that has been reserved for future consideration, the application has been submitted with scale parameters of a length of 18 to 20 metres, a width of 9 to 10.5 metres, a height to eaves of 5.5 to 5.9 metres and a ridge height of 7.5 to 8.5 metres.

In the determination of applications for outline planning permission, it is the principle of planning permission that is being considered whereby detailed matters are usually considered in a future detailed submission that would need to conform to any conditions that are imposed on the outline planning permission. Since sufficient information has been submitted with the application it is considered that the application can be determined accordingly.

House -v- Bungalow

The representations make reference to the fact that the original proposal for this part of the estate was for bungalows and that if the proposal is for a house that it is not acceptable as previous applications for houses have been refused or withdrawn. The objectors indicate that the scale parameters given in the application would suggest that the proposed dwelling is for a house rather than a bungalow.

The planning history for this site shows a number of applications with the latest planning application submitted under application number W/30709 for two dwellings. That application was withdrawn. However, an earlier application for full planning permission for this site was submitted under application number W/17565 for the construction of a house. This application was granted full planning permission on 24th April 2008. The approved plans for that application have been examined and show a split level dwelling that has two floors and have height measurements of between 3.9 metres and 5 metres to eaves and between 7.5 metres and 8.5 metres to ridge. The overall ridge height measurements are identical to those included in the parameters for the current application, whilst the eaves measurements are lower than those included within the parameters. Since the overall height of the building compares well with a dwelling already granted on this site it is considered that the effect of a building as proposed will not have a greater impact and should be granted, especially when the overall design of the dwelling will be considered in a further submission.

Drainage

This is a matter that has been raised by the objectors in so far as there is concern that the proposed development will change the natural drainage of the site which may result in affecting neighbouring properties. The application was supported by a drainage report that indicated that the site was not suitable for a sustainable drainage scheme, therefore it has to be drained to the nearest watercourse, but will need to be attained and discharge at no greater than Greenfield runoff. No further detail can be submitted until the reserved matters stage, if outline planning permission is granted.

Access Road Closure and Unadopted

One representation raises this issue as an objection in that the estate road is apparently closed due for health and safety reasons. The objector does not go into any details as to the reasons for this, and furthermore, it appears that there is no physical barriers to prevent access to the proposed site. The existing occupiers of the other eight dwellings on this estate are able to physically access their properties via the estate road and there does not appear to be any planning reasons that the current proposed dwelling can be accessed in the same way. The Authority is aware that there has been an alleged dispute on this site between various parties, however, that is a matter that the Council cannot become involved. Furthermore, when determining a planning application the Council as Local Planning Authority cannot consider the fact that the estate road is un-adopted as that is determined by other legislation.

CONCLUSION

Clearly the site is within the recognised settlement limits of Meidrim and forms part of a housing allocation as defined in the adopted Carmarthenshire Local Development Plan. The scale parameters of the proposed dwelling is considered reasonable especially when looking at previous decisions on this plot, and therefore is acceptable within the context of the provisions of Policy GP1 of the Carmarthenshire Local Development Plan.

Therefore, whilst there are some local concerns regarding the proposals, it is considered as compatible and meets the main policy criteria from the adopted Carmarthenshire Local Development Plan. It generally provides a sustainable residential opportunity for Meidrim. As such the application is put forward with a recommendation for outline approval subject to the imposition of the following appropriate conditions.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The permission now granted is outline permission only, within the meaning of the Town and Country Planning (General Development Procedure) Order 1995.
- 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 The permission now granted relates to the land defined by the 1:1250 & 1:500 scale Location and Block Plan, drawing number C/4399/1, received on 26th April 2018.
 - 4 Development shall not commence until detailed plans of the layout, appearance, scale and landscaping have been submitted, and received the written approval of the Local Planning Authority.
 - 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the entire site which shall include details of the retention of existing trees and hedgerows, a full survey of all existing trees and hedgerows on the land, together with measures for their protection to BS5837 standard during the course of the development, and thereafter shall be retained in perpetuity.
 - 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the commencement of the development and any trees or plants which within a period of 5 years from the commencement of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variations and thereafter shall be retained in perpetuity.
 - 7 Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity.
 - 8 Prior to the commencement of any part of the development herewith approved, a 1.8 metre wide footway shall be provided along the entire site frontage with the Estate Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.
 - 9 The reserved matters to be the subject of approval under condition no. 4 above shall include full details of the existing and proposed levels of the whole site, including cross-sections through the site.
 - 10 The reserved matters to be the subject of approval under condition no. 4 above shall include the design, height and materials of construction of all boundary and forecourt wall and fences. Thereafter the development shall be carried out in accordance with the approved details.

REASONS

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

- 4-6 In the interest of visual amenities.
- 7+8 In the interests of highway safety.
- 9 In the interest of clarity as to the relationship of the development to the site.
- 10 In the interest of visual amenity.

REASONS FOR GRANTING PLANNING PERMISSION

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

- The proposal complies with Policies H1 and GP1 of the adopted Carmarthenshire Local Development Plan (CLDP) (adopted December 2014) in that the application site is located within the defined development limits for Meidrim and is within an area that is allocated for residential development. The scale parameters suggest a building that will be compatible with the surrounding development.

NOTES

- 1 The applicant is advised that this planning permission is subject to the applicant/developer first entering into a Section 106 Agreement/Unilateral Undertaking for the provision of a financial contribution towards affordable housing.
- 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

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

- 4 The developer's attention is particularly drawn to the advice given in the County's Head of Highways and Transport's response in relation to surface water disposal, adoption and parking standards.

APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	W/36131
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Application Type	Full Planning
Proposal & Location	PROPOSED PARTIAL CHANGE OF USE OF SMALL AREA WITHIN TIMBER FRAME FACTORY / WORKSHOP FOR USE AS A FITNESS GYM & SPINNING SPACE (TO LET). CHANGE OF USE OF PART OF ADJACENT FIELD AS DEDICATED PARKING AREA FOR THE PROPOSED GYM AND SPIN USE AT WORKSHOP, BWLCH Y DOMEN ISAF, PANT Y BWLCH, NEWCASTLE EMLYN, SA38 9JF

Applicant(s)	CARTREFFOSARON HOMES LTD, BWLCH Y DOMEN ISAF, PANTYBWLCH, NEWCASTLE EMLYN, SA38 9JF
Agent	CASTLE ARCH DESIGNS LTD - MR MATT EDWARDS, BANK HOUSE, 9 BRIDGE STREET, NEWCASTLE EMLYN, CARMS, SA38 9DX
Case Officer	David Roberts
Ward	Llangelor
Date of validation	18/09/2017

CONSULTATIONS

Head of Highways & Transport – Recommending refusal on the grounds that the proposal is contrary to Policy TR2 of the Local Development Plan.

Head of Public Health and Public Protection – Recommends that conditions be included on any planning permission granted controlling the operating hours and noise emanating from the premises .

Llangelor Community Council – Has requested that Planning Committee visit the site to consider the issues.

Local Member - County Councillor Ken Howell has requested that because of potential concerns regarding noise pollution and the effect on neighbouring properties the application should be determined by Planning Committee.

Land Drainage – Has requested additional information on the proposed car park including design and drainage details.

Public Rights Of Way- Advises applicant to contact the Countryside Section if the adjacent Public Right of way is to be impacted upon during development.

Dyfed Archaeological Trust- Has recommended that the application be referred to CADW and conditions included in any planning permission granted.

CADW – Considers that the proposed car park would have an adverse impact on the setting of the ancient monument and has suggested that the car park should either be relocated to the rear of the industrial unit or a comprehensive landscaping scheme introduced to screen the car park.

Neighbours/ Public – Four neighbouring properties have been consulted by letter on the application and site notices were also erected, to date one letter of objection has been received objecting to the proposal. The representation has raised objections on the following grounds:-

- the proposed car park would be located in open countryside and would create an eyesore;
- loss of agricultural land;
- highway safety concerns due to increased traffic, vehicular conflicts, traffic congestion and the inadequate single track private access road to accommodate the proposed development;
- loss of privacy;
- security concerns;
- additional noise pollution;
- additional light pollution;
- adverse effect on livestock(especially at lambing time);
- the proposed car park will cause surface water runoff into the adjacent small holding;
- the proposed gym would be located in an unsustainable location unrelated to any settlement and does not meet the requirements for pedestrians;
- the proposal is contrary to the key aims of LDP Policy TR2;
- the proposal is contrary to Paragraph 3.18 of Planning Policy Wales Technical Advice Note No 16 Sport, Recreation and Open Space.

RELEVANT PLANNING HISTORY

The following relevant planning applications have previously been submitted on the application site:-

W/34982	Proposed partial change of use of small area within timber frame factory workshop for use as a fitness gym and spinning area Refused	26 July 2017
W/34981	Proposed partial change of use of timber frame factory workshop into 5 separate storage units Refused	26 July 2017
W/08628	Change of use of redundant agricultural building and ancillary areas to light industrial use including engineering works to form new access road Full Planning permission	25 May 2005

APPRAISAL

THE SITE

The application site comprises of a portal framed building and adjoining agricultural land to the north of the industrial building, the building is currently used as a factory/workshop for light industrial purposes in the manufacture of timber framed buildings and is situated in open countryside north of the B4333 at Bwlch Y Ddommen, a small grouping of rural buildings and dwellings between Hermon and Newcastle Emlyn.

The building which is subject of this application is located some 50 metres east of a scheduled ancient monument Tomen Castle Mound. The monument comprises the well preserved remains of a motte and bailey castle.

The site is accessed via a single track private road off the B4333 just off the junction with an unclassified county road.

THE PROPOSAL

The application seeks full planning permission for a change of use of part of the building for a gym and an associated car parking area for customers. The application is a resubmission of a proposal that was previously refused planning permission, the current scheme under consideration has been amended and the proposed car parking area has been moved away from the rear of the building adjacent to residential properties to the side of the industrial unit in response to amenity objections previously raised by local residents in regard to the first application that was refused planning permission in July 2017.

The proposals seeks to convert part of the building for use as a fitness gym and spinning space and will occupy the north eastern section of the building and will cover an area of 158 square metres and include 2 separate gym and spinning areas, toilet and shower facilities and boiler room, the gym will have its own independent point of access for customers/trainers and a new door will be inserted in the northern side elevation of the building adjacent to the new proposed gym car park. Two double glazed patio doors are also proposed in the rear elevation of the building overlooking the existing rear car park and storage area to allow natural sunlight into each of the two fitness use spaces. It is indicated on the proposed plans that these sets of doors will be closed when the gym is in use and their function are solely for bringing in natural light to the gym areas and as an emergency means of escape. In regard to hours of opening, the gym would be open from 6.00am to 9.00pm weekdays and from 6.00am to 4.00pm on Saturdays, closed Sunday and bank holidays. The permitted hours of operation for the existing workshop are 7.00am to 7.00pm weekdays and 7.00am to 1.00pm Saturdays and at no time on Sunday and public holidays.

In relation to parking provision, the new car park for the gym to will be able to accommodate 35 vehicles and will cover an area of 1500 square metres, parking provision for the existing industrial unit will be separate from the proposed gym car park and will remain at the rear of the existing industrial unit where up to 35 vehicles can be accommodated. To prohibit gym customers from entering/turning and parking at the rear of the site and disturbing neighbouring residents it is indicated on the plans that a large security gate will be erected

and only vehicles associated with the timber frame business will be allowed access beyond this point.

The intended operator of the gym currently runs his business from the Jubilee Centre, Station Road, Newcastle Emlyn and offers formal activity based Spin/Palates/calisthenics classes as well as informal drop in sessions for his customers/clients and has a client base of around 214 customers who reside in the local area in and around Newcastle Emlyn. Class sizes are usually around 20 attendees.

The gym operator is looking to relocate from his current premises as there is no secure long term tenancy agreement in place, has limited internal floor space to allow for business expansion and there is no dedicated parking facilities for customers resulting in customers parking their vehicles along the local highway network causing traffic congestion and parking problems for vehicles using Station Road.

The gym operator has been actively searching for alternative premises in and around the Newcastle Emlyn for the last four years and has investigated 10 premises but has found that these prospective premises have either been too small, too costly to adapt or the rents/rates have been excessive making his business unviable.

PLANNING POLICY

This application has been considered against relevant policies of the Carmarthenshire Local Development Plan (Adopted December 2014) ('the LDP').

The application site lies within open countryside and is situated approximately 3 miles in distance from Newcastle Emlyn and the following policies are of key relevance to the proposal:-

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

Policy EMP3 Employment- Extensions and Intensifications seeks to facilitate the extension, expansion and intensification of existing enterprises provided there are no adverse effects on the environment or prejudice other redevelopment proposals and would not create adverse amenity issues for neighbouring uses and is of an appropriate scale and use that is compatible with its location.

Policy GP1 Sustainability and High Quality Design is an overarching policy that seeks to achieve sustainable and high quality developments throughout the County that respect the existing character and appearance of the area in terms of siting, appearance, scale, height, massing, detailing, landscaping, materials and the amenity of local residents.

Policy TR2 Location of Development- Transport Considerations relates to proposals which have the potential for significant trip generation and seeks to ensure that such proposals are located in a manner consistent with the local development plan's strategic objectives and settlement framework and is accessible to non-car modes of transport.

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

Policy SP13 Protection and Enhancement of the Built and Historic Environment states that development proposals should preserve or enhance the built and historic environment of the County.

Policy SP14 Protection and Enhancement of the Natural Environment states that development should reflect the need to protect and wherever possible enhance the County's natural environment

THIRD PARTY REPRESENTATIONS

One letter of objection has been received objecting to the proposed development on a number of grounds. The objector contends that the proposed new car park would lead to loss of agricultural land and would be a visual eyesore and constitute new development in the open countryside, this is noted but views of the new car park from neighbouring residential properties would be screened by the existing workshop and existing hedgerows from the adjacent residential properties. The new car park could be viewed from the Scheduled Ancient Monument. Cadw have also expressed concern that the new car park would have an adverse impact on the setting of the ancient monument, in that the use of the field as a car park would be clearly visible from the ancient monument. Parked cars can be very noticeable in the countryside due to their varying colours and is increased by movement. The view from the monument will only be slightly screened by the existing post and rail fence and therefore the monument will appear to be more enclosed by modern features than at present; however a comprehensive landscaping/hedge/tree planting scheme along the fence-line of the southern boundary of the proposed gym car park would screen this visual impact.

It is considered that the land proposed for the car park is not high quality agricultural land and is classified as moderate quality.

The objector has also raised highway safety concerns contending that the increased number of vehicles would lead to vehicular conflicts and the private road to the building is a single track lane that is inadequate to cater for the development. In response The Head of Highways and Transport has been consulted and has raised no adverse comments in regard to highway safety.

Objections have also been made on residential amenity grounds in that the proposal would lead to loss of privacy, increased noise and disturbance from the increased numbers of cars visiting the premises and sounds emanating from the gym and light pollution from car headlights visiting the gym in hours of darkness and increased security concerns.

With the relocation of the gym car park away from adjacent garden curtilages at the rear of the building, there would be no issues of overlooking into garden areas by gym customers as the car park would be located 73 metres away from the closest residential curtilage. The entrance to the gym would also not be visible from neighbouring residential properties.

In relation to increased noise and disturbance the Public Protection Division have raised no adverse comments in regard to noise but have recommended that a number of noise related planning conditions be included in any planning permission granted including restricting the hours of opening and controlling the possible noise levels emanating from the premises.

In relation to increased light pollution, it is considered that the existing building will screen the impact of light emanating from car head lights of gym customers also the introduction of a solid gate at the access point to the rear of the workshop would further reduce the impact of car headlights on neighbouring residential properties.

In relation to increased security concerns, it is considered that the introduction of a secure gate to prohibit access to the rear of the workshop will improve security for both the existing workshop and adjoining residents.

The objector also claims that the proposal would have an adverse impact on their livestock especially during the lambing season however this is not considered to be material land use planning consideration.

It is also contended that the proposed car park will cause surface water runoff into the adjacent small holding, no adverse comments have been received from The council's Land Drainage Team but have requested that surface water drainage details for the car park be submitted for assessment, this information was requested from the agent but has yet to be provided.

The objector also considers that the proposal is contrary to local development plan and national planning policy guidance in that the proposal would be located in the open countryside, in an unsustainable location and is inaccessible to non- car modes of transport and these points are noted.

The Head of Highways and Transport has recommended that the application be refused on the grounds that The proposal is contrary to the key aims of LDP policy TR2, which seeks to reduce the reliance on the car and deliver a more sustainable pattern of development, and to locate major travel intensive proposals such as housing, employment retailing and leisure within the County's urban centres or other locations which are well served by public transport, cycling and walking, in order to reduce the need to travel and provide a choice and variety of transport modes.

Paragraph 3.18 in Planning Policy Wales Technical Advice Note 16 Sport, Recreation and Open Space states:-

"In rural areas, facilities should be located in or adjacent to settlements. Any proposed developments in the open countryside would require special justification. Appropriate proposals linked to farm diversification may be given favourable consideration."

CONCLUSION

After careful consideration, it is considered that the potential adverse impacts of the proposal on the residential amenity of nearby properties and the setting of the nearby ancient monument could be mitigated by the imposition of appropriate conditions and the submission of a comprehensive landscaping scheme to screen the proposed car park from the ancient monument and adjoining properties; however there are still fundamental planning policy objections as the proposed site is located in open countryside unrelated to

any settlement and it is therefore recommended that planning permission be refused for the following reasons.

RECOMMENDATION – REFUSAL

REASONS

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

Policy GP1 Sustainability and High Quality Design

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

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

- l) It has regard for the safe, effective and efficient use of the transportation network;
- m) It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;
- n) It includes, where applicable, provision for the appropriate management and eradication of invasive species.

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

In that the proposed location is situated in open countryside, in an unsustainable location unrelated to any settlement and does not meet the requirements of pedestrians, cyclists and public transport users and does not facilitate ease of access for all.

- 2 The proposal is contrary to Policy SP1 “Sustainable Places and Spaces” of the Carmarthenshire Local Development Plan, which states:-

Policy SP1 Sustainable Places and Spaces

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

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

- i) **Protect and enhance the area's biodiversity value and where appropriate, seek to integrate nature conservation into new development.**

In that the proposed location is situated in open countryside, in an unsustainable location unrelated to any settlement and does not meet the requirements of pedestrians, cyclists and public transport users and does not facilitate ease of access for all.

- 3 The proposal is contrary to Policy EMP3 "Employment – Extensions and Intensification" of the Carmarthenshire Local Development Plan which states:-

Policy EMP3 Employment – Extensions and Intensification

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

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

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

In that the proposed location is situated in open countryside, in an unsustainable location unrelated to any settlement and does not meet the requirements of pedestrians, cyclists and public transport users and does not facilitate ease of access for all.

- 4 The proposal is contrary to Policy TR2 "Location of Development – Transport Considerations" of the Carmarthenshire Local Development Plan which states:

Policy TR2 Location of Development – Transport Considerations

Proposals which have a potential for significant trip generation will be permitted where:

- a) **It is located in a manner consistent with the plans strategic objectives, its settlement framework and its policies and proposals;**
- b) **It is accessible to non car modes of transport including public transport, cycling and walking;**
- c) **Provision is made for the non-car modes of transport and for those with mobility difficulties in the design of the proposal and the provision of on site facilities;**

d) Travel Plans have been considered and where appropriate incorporated.

In that the proposal is contrary to the key aims of LDP Policy TR2, which seeks to reduce the reliance on the car and deliver a more sustainable pattern of development, and to locate major travel intensive proposals such as housing, employment retailing and leisure within the County's urban centres or other locations which are well served by public transport, cycling and walking, in order to reduce the need to travel and provide a choice and variety of transport modes.

- 5 The proposal is contrary to the advice contained in Paragraph 3.18 in Planning Policy Wales Technical Advice Note 16 - Sport, Recreation and Open Space which states:-

3.18 In rural areas, facilities should be located in or adjacent to settlements. Any proposed developments in the open countryside would require special justification. Appropriate proposals linked to farm diversification may be given favourable consideration.

In that the proposed location is situated in open countryside, in an unsustainable location unrelated to any settlement and does not meet the requirements of pedestrians, cyclists and public transport users and does not facilitate ease of access for all.