

**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**

**ATODIAD
ADDENDUM**

*Ardal Del/
Area South*



Cyngor **Sir Gâr**
Carmarthenshire
County Council



ADDENDUM – Area South

<i>Application Number</i>	S/37325
<i>Proposal & Location</i>	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

DETAILS:

CONSULTATIONS

Neighbours/Public – A further five letters of representation have been received from the original objectors raising the following issues:-

- Lack of stakeholder involvement and consultation with the congregation.
- No consultation with The Society for the Protection of Ancient Buildings and the Victorian Society even though they were consulted on the faculty decision making process.
- Health and safety – lack of lighting and tactile surfaces.
- Non-compliance with Building Regulations.
- Impact on buried archaeology.
- No artist impression.
- Lack of detailed assessment on alternative options.
- In order to make the Vestry area accessible to all, and internal ramp of some form will still be needed. The Vestry access should be reconsidered.
- Inadequate consideration as part of the faculty decision making process.
- The proposal is insensitive and will have a damaging impact on this Grade II* listed Church.
- The works are not genuinely reversible.
- The Conservation Officer states that whilst the proposal will have a significant harmful impact on the character and setting of the tower, the proposals can be considered to be a conservation gain. This is contradictory.
- Non-compliance with planning policy and best practice guidance from Cadw.
- The internal toilet proposals are not included within this planning application.

- The tomb to the west of the tower will not need to be relocated to achieve a ramp that complies with Building Regulations.

The majority of these points were previously raised and are addressed in detail in the main body of the Planning Committee report.

In relation to the lack of consultation with The Society for the Protection of Ancient Buildings and the Victorian Society, these amenity societies are not statutory consultees on planning applications. It is understood that they were consulted on the faculty decision making process.

The works to create toilets inside the Church are internal works that do not require planning permission.

In terms of the tomb to the west of the tower, the applicant has stated in their submission that it is likely that any further increase in the width of ramp with steps beyond is likely to result in the need to relocate the tomb. Notwithstanding whether this is in fact the case, Building Regulation requirements is separate legislation that does not affect any decision made on this planning application. The Local Planning Authority is satisfied that all other alternative options for improved access have been considered, and the main body of the Planning Committee report justifies why the current proposal on balance is considered to be acceptable.

Applicant – The applicant has sent in a letter stating the following:-

- There is an urgent need to provide improved access to the Church for an ageing congregation, and to help arrest the decline in attendance.
- During the last 12 years every possible other option has been considered.
- The proposal is considered to be the best option which re-uses and restores the existing steps and is reversible.
- The proposals have been considered and supported by The Diocese of St. David's, The Victorian Society, Cadw and The Society for the Protection of Historic Buildings.
- The Church will take full consideration of the recommendations of the Council's Built Heritage Officer.
- Vehicle access to the site is restricted and will cease completely in the future.
- Lighting and CCTV has been considered but discussions have been put on hold pending the finalisation of this application.
- There have been examples of recent difficulties with disabled access.

Removal of Condition

The Authority's Built Heritage Officer has confirmed that Condition 8 was incorrectly recommended and should therefore be removed. The condition reads as follows:-

- 8 The stone walls shall have a traditional painted finish.

ADDENDUM – Area South

<i>Application Number</i>	S/37793
<i>Proposal & Location</i>	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

DETAILS:

CONSULTATIONS

Head of Transport – Had initial concerns over the access visibility, however has no observations on the revised scheme which utilises the existing access.

For clarity, the application has been amended and now proposes to use the existing access which has sufficient visibility. The new access is now shown as a reinstated hedgerow. An appropriate condition is recommended to ensure that the hedge is reinstated prior to the beneficial use of the site for stationing caravans.

Neighbours/Public – The application has been advertised by site notice. 3No. objections have been received to date raising the following matters:-

- Lack of justification;
- Highway safety;
- Access and tipping already evident;
- Businesses already operate from site;
- Proposal will dominate settlement;
- Loss of amenity.

The justification for the proposal is as set out in the main report.

In terms of highway safety, the Head of Transport had initial concerns about the scheme as the visibility was short compared with the speed limit. The applicant has amended the scheme so that the access is now proposed via the original access on the existing site. As a result, the Head of Transport has no observations based on the revised scheme.

The access and hard standing has been formed. This application seeks to regularise the operations and has been amended to omit the access point. A condition is recommended below to reinstate the hedgerow.

The site is proposed for residential not business purposes. Any business proposals would be considered on their merits.

The location of the site is relatively isolated and the scale is a small family unit, so it is not likely that the proposal would dominate the area and cause loss of amenity to third parties.

CONDITIONS

Condition No. 2 shall be amended to read as follows:-

- 2 The development hereby permitted is shall be carried out strictly in accordance with the following schedule of plans:-
- 1:2500 scale Location Plan. Drawing No. 01a dated 6 September 2018;
 - 1:100 scale Context Section. Drawing No. 04 dated 6 September 2018;
 - 1:50 & 1:100 scale Floor Plans and Elevations of Day Room. Drawing No. 05 dated 6 September 2018;
 - 1:200 scale Septic Tank Details. Drawing No. 06 dated 6 September 2018;
 - 1:500 & 1:2500 scale Block and Location Plan. Drawing No. 02b dated 17 October 2018;
 - 1:200 scale Site Plan. Drawing No. 03b dated 17 October 2018.

The following additional condition is recommended:-

- 12 Prior to beneficial use of the site for the stationing of caravans and construction of ancillary development, the hedge along the road frontage shall be reinstated with native hedgerow species. The species mix shall be submitted to the local planning authority prior to the stationing of caravans, for written approval and shall thereafter be retained in perpetuity.

Reason

- 12 In the interests of highway safety.