

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

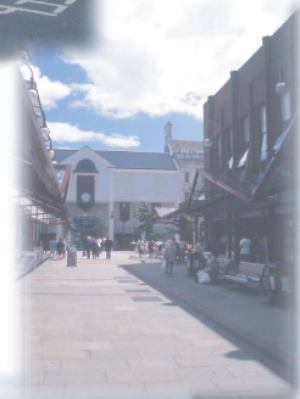
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 13 RHAGFYR 2018
ON 13 DECEMBER 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

<i>Application Number</i>	W/37655
<i>Proposal & Location</i>	CHANGE OF USE OF FARM-LAND TO, TWO, GYPSY TRAVELLER PITCHES (WITH DAYROOMS) AT LAND LYING SOUTH OF, BRYNHOWELL, LLANDDOWROR, SA33 4HN

DETAILS:

ADDITIONAL INFORMATION

Further information has been received from the applicant regarding the occupation of the two pitches.

Given economies of scale, the second pitch is proposed in order to future proof the site for the applicant's children to have accommodation in the future. The cost of forming the second pitch and day room is less if provided at the same time. Whilst not intended to be used by the applicant's father who is self-sufficient in Kilgetty, there is also the potential for it to be used if there is a change in circumstances and the father needs care in the interim period when the children are too young to occupy the unit. The applicant has stated that the second pitch will not be used for non-family members and will not become a commercial mobile home site which has different regulations.

An additional cross section and revised landscape plan has been provided which confirms that the site is not likely to be a prominent feature in the landscape. These plans need to be added to Condition 2.

UPDATED NATIONAL PLANNING POLICY

Planning Policy Wales Edition 10 December 2018 has been published since the drafting of this report.

The new document has been re-formatted to reflect contents of the Well-Being of Future Generations (Wales) Act 2015, with an emphasis on well-being through place making.

In respect of the proposal, Section 4.2.35 refers to Gypsy and Traveller provision. This requires Local Authorities to assess and make provision for Gypsies and Travellers at a strategic level. The applicant has provided information from the Pembrokeshire and Carmarthenshire assessments which shows that there is a shortfall in provision. As stated in the main report, there is no scope for expansion of the applicant's pitch at Kilgetty and the applicant is not eligible for one of the new pitches that will be provided in the near future as they are already over subscribed for people who are on the waiting list.

The national policy does not offer specific advice on individual proposals for sites. Specific Gypsy and Traveller advice is provided in the newly published Circular 005/2018 and Guidance documents. As stated in the main report "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."

ADDENDUM – Area West

<i>Application Number</i>	W/38027
<i>Proposal & Location</i>	CHANGE OF USE OF EXISTING BARN INTO HOLIDAY LET ACCOMMODATION AT PARCNWC, OLD SCHOOL ROAD, LLANSTEFFAN, CARMARTHEN, SA33 5HA

DETAILS:

APPRAISAL

Members should be aware that the Planning Policy section of the original report provides an outline of the policy objectives of national planning policy as set out in Planning Policy Wales (PPW) (Edition 9, November 2016). Since publishing the report, this policy document has been superseded and replaced by a new version, namely Planning Policy Wales (Edition 10, December 2018).

Similar to the previous version, the document highlights the importance of tourism in that it is vital to economic prosperity and job creation in many parts of Wales and can be a catalyst for regeneration and the improvement of the built environment.

In addition, the applicant has provided an amended elevational drawing which corrects an error in the original drawing while the Authority's Planning Ecologist has recommended the imposition of a further planning condition on any permission granted. In light of the submission of this plan and the Ecologists advice, condition no. 2 contained in the main report is to be amended as follows and an additional condition (condition no. 8) added to the permission granted.

The recommendation to approve therefore remains unchanged.

CONDITIONS

- 2 The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans and information:-
 - Site location plan (LP-01) received on 25 August 2018;
 - Existing floor plans and elevations (01) received on 10 December 2018;
 - Proposed floor plans and elevations (06.B) received on 1 November 2018;
 - Site block plan (02B) received on 1 November 2018;
 - Bat survey report prepared by I & G Ecological Consulting received on 25 August 2018;
 - Structural Appraisal Report prepared by MW Consulting dated 16 August 2018 and received on 25 August 2018.

- 8 Prior to the commencement of the development , a scheme of swallow nesting mitigation for the development shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASONS

- 2 In the interest of clarity as to the extent of the permission.
- 8 In order to secure ecological mitigation as part of the development.

ADDENDUM – Area West

<i>Application Number</i>	W/37267
<i>Proposal & Location</i>	ERECTION OF 2.NO 3 BED DWELLINGS (1 AFFORDABLE, 1 OPEN MARKET) AT LAND ADJACENT TO LLYS BRIALLU, SARNAU, BANCYFELIN, SA33 5EA

DETAILS:

PLANNING POLICY

Since the publishing of the report, Welsh Government has released the 10th version of Planning Policy Wales. Therefore any reference to Planning Policy Wales in the report needs to be superseded with the latest version as follows:-

Planning Policy Wales (10th Edition) December 2018 (PPW)

APPRAISAL

The key considerations of relevance to this case are whether the proposal complies with the requirements of Planning Policy Wales (PPW) (10th edition) and Technical Advice Note 6: Planning for Sustainable Rural Communities (TAN6), in terms of dwellings in open countryside, outside the defined development limits of any recognized settlements and its impact upon the character and appearance of the area.

In terms of PPW new houses in the countryside, away from existing settlements or from areas allocated for development must be strictly controlled in order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services. Specifically paragraph 3.56 states:

“Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.”

Furthermore, paragraph 4.2.24 of PPW also discusses that new housing in the open countryside should be strictly controlled and under what exceptional circumstances rural dwellings may be considered. It states:

“In the open countryside, away from established settlements recognised in development plans or away from other areas allocated for development, the fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area.”

Furthermore, the publishing of PPW (10th Edition) needs to be reflected in the reasons for refusal in the recommendation, specifically for reasons 1 and 2 of the report.

REASONS

- 1 The proposal is contrary to paragraph 3.56 of Planning Policy Wales (Edition 10, December 2018) which states:-

Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

In that the development site is located outside the defined settlement limits of any recognised settlement where new house building should be strictly controlled. Insufficient justification has been provided to support the case for an affordable dwelling and an open market dwelling in such a location. Therefore, the proposal would represent a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area and will perpetuate existing ribbon development.

- 2 The proposal is contrary to paragraph 4.2.24 of Planning Policy Wales (10th edition, December 2018) which states:-

In the open countryside, away from established settlements recognised in development plans or away from other areas allocated for development, the fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area.

In that the development site is not located within a recognised settlement and therefore in the open countryside where new house building should be strictly controlled. Insufficient justification has been provided to support the case for an affordable dwelling and an open market dwelling in such a location. Therefore, the proposal would represent a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area.