

**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 22 IONAWR 2019
ON 22 JANUARY 2019**

**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 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:	22 JANUARY 2019
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	ADDITIONAL ITEMS
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

ADDITIONAL ITEMS

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

The determination of this application was initially deferred at the Planning Committee on 15th November 2018 for a site visit that took place on 13th December 2018. At the subsequent Planning Committee meeting on 13th December, Members resolved to overturn the Officer's recommendation for refusal and grant planning permission for the proposed development, with a list of appropriate conditions to be returned to the Committee for ratification.

The following conditions, which reflect the observations of the Head of Transport, Head of Public Protection, Cadw and Dyfed Archaeological Trust received in response to the application, along with need to secure suitable landscaping and drainage, are deemed appropriate to be imposed on the planning permission and are put forward for the Committee's consideration.

CONDITIONS

- 1 The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

- 2 The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-
- Location Plan – 1:1250 Scale
 - Site Plan – 1:500 Scale
 - Proposed Floor Plan – 1:100 Scale
 - Proposed Elevations – 1:100 Scale
 - Typical Section – 1:100 Scale
 - Roof Plan – 1:100 Scale
- Received on 31st August 2019
- 3 The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 4 Prior to commencement of works on the construction of the proposed car-park to serve the development, a mixed species deciduous hedgerow shall be planted along the northern and western boundaries of the car-park area, in such positions and of such species, size and number as may be agreed in writing with the Local Planning Authority.
- 5 No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.
- 6 The use hereby permitted shall take place between the hours of 07.00 and 21:00 on Mondays to Fridays; 07:00 and 16:00 on Saturdays and not at all on Sundays, Public and Bank Holidays.
- 7 No sound reproductive equipment which amplifies music, conveys message by voice or otherwise and which is audible outside the premises shall be installed on the site without the prior written approval of the Local Planning Authority.
- 8 Should the use of sound reproductive equipment be required for the playing of amplified music or conveying of message by voice, a Noise Impact Assessment (NIA) should be undertaken in order to predict the effect of the development as a whole on the surrounding area, considering the predicted noise level at the nearest noise sensitive properties and the background noise level of the area.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To define the extent of the permission.

- 3-4 In the interest of visual amenity.
- 5 To protect historic environment interests whilst enabling development
- 6-8 In the interest of the amenities of the occupiers of the nearby residential properties.

NOTES

- 1 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.

- 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).