

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

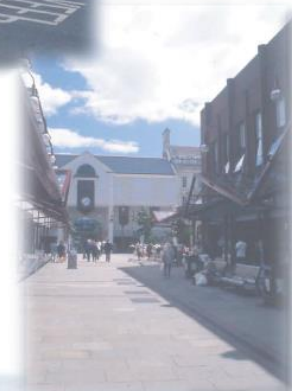
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 19 MEDI 2019
ON 19 SEPTEMBER 2019**

**I'W BENDERFYNU
FOR DECISION**

***Ardal
Gorllewin/
Area West***



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:	19 SEPTEMBER 2019
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	W/39158
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Application Type	Full Planning
Proposal & Location	EXTENSION TO EXISTING CHILDRENS NURSERY, CWTSH Y CLOS, DANRALLT, LLANARTHNE, CARMS. SA32 8JX AT MEITHRINFA CWTSH Y CLOS NURSERY, DANRALLT, LLANARTHNE, CARMARTHEN, SA32 8JX

Applicant(s)	GWENLLIAN STEPHENS, DIRECTOR - CWTSH Y CLOS NURSERY, DANRALLT, LLANARTHNE, CARMARTHEN, SA32 8JX
Agent	GETHIN LLOYD JAMES BA (HONS) ARCH. MCIAT, IAGO CYMRU LTD, TROED Y BRYN, LLANARTHNE, CARMARTHEN, SA32 8JE
Case Officer	Gary Glenister
Ward	Llanddarog
Date of validation	18/07/2019

Reason for Committee

This application is being reported to the Planning Committee as the applicant is immediately related to a Local Member who is also a partner in the business.

Site

The application site is an existing children's nursery situated off the B4300, approximately 1.3km to the West of Llanarthne. The nursery utilises a converted traditional barn which has been extended previously. There is also a secure outside area for play which includes a covered gazebo.

The site has one dwelling immediately to the South West which is in the same ownership, but is generally secluded and surrounded by open fields.

The barn in terms of ownership and family connection to a large farm complex to the north which is situated on the main B4300. The original permission was a form of farm diversification approved in 2014.

Proposal

The application seeks a modest expansion of 31.5sqm comprising an extension of the barn measuring 6.3m by 5.05m to accommodate additional toilets and an expansion of the internal activity space. The extension is to the rear of the barn and utilises an external covered play space within the current curtilage of the business.

Externally, the extension would be the same as a previous extension (approved as part of the original change of use) in terms of materials and character.

Planning Site History

W/29215	Newidiadau i adeilad allanol i feithrinfa (Conversion of outbuilding to nursery) Full planning permission	14 January 2014
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Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces
GP1 Sustainability and High Quality Design
EMP3 Employment - Extensions and Intensification
EMP4 Farm Diversification
TR2 Location of Development - Transport Considerations
TR3 Highways in Developments - Design Considerations
EQ4 Biodiversity

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Has no observations.

Llanarthne Community Council - No observations received to date.

Local Member(s) - Councillor A Davies is related to the applicant and is a partner in the business so has not commented on the application.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of site notice with no representations received to date.

Appraisal

The principle of a day nursery has been established on the site since 2014 and it has developed into a busy and thriving business employing people for a variety of caring roles. The conversion of the barn has been a success in re-using a rural building for employment and boosting the rural economy. The site is in a secluded location in the open countryside and poses no amenity issues for third parties.

The extension to the commercial premises is not likely to have an adverse impact on the character and appearance of the open countryside as it is already in employment use and the area is utilised as a covered play space with a gazebo.

The business has expanded, so the applicant seeks to upgrade the toilet facilities and re-configure the barn internally to allow more space for the children to play.

The Head of Transport has no observations so there is no objection from a highway safety perspective.

The County Ecologist has reviewed the case and recommends standard advisory notes in case bats are found during the development.

Planning Obligations

Not Applicable.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that the extension of the barn for employment purposes would be in keeping with the current building and would allow for more toilets and internal activity space for the children to the benefit of the business. There are no third party representations, however the application is being reported as the Local Member is a partner in the business. There are unlikely to be any highway safety or amenity issues, so the proposal is considered to be in accordance with the above policies and is therefore recommended for approval.

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 shall be carried out strictly in accordance with the following schedule of plans:-
 - 1:100 scale Cynllun Arfaethedig/Proposed Floor Plans and Elevations. Drawing No. PA/02 dated 30th August 2019;
 - 1:2500 scale Plan Lleoliad a Bloc/Location Plan and Block Plan. Drawing No. PA/03 dated 26th June 2019.
- 3 The external wall and roof materials of the extension shall match those of the existing extension onto which it is being built.

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2+3 In the interests of visual amenity in accordance with Policy GP1 of the Local Development Plan.

Notes/Informatives

- 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).