Ardal Gorllewin
Area West

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

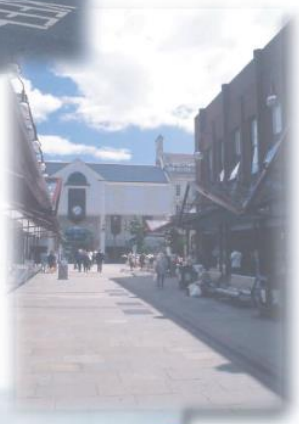
AR 30 IONAWR 2020
ON 30 JANUARY2020

I'W BENDERFYNU/
FOR DECISION

ATODIAD
ADDENDUM











Cyngor Sir Gâr
Carmarthenshire
County Council

ADDENDUM – Area West

Application Number	**W/39625**
Proposal & Location	PROPOSED RESIDENTIAL DEVELOPMENT OF 6 NO. AFFORDABLE HOUSING UNITS. THE APPLICATION IS ALSO TO INCLUDE, INFRASTRUCTURE, PARTIAL HEDGEROW REMOVAL, LANDSCAPING IMPROVEMENTS, BIODIVERSITY MITIGATION & ENHANCEMENTS; AND ANY ANCILLARY WORKS AT LAND OFF, HIGH STREET, ABERGWILI, CARMARTHEN, SA31 2JA

DETAILS:

Since completion of the committee report, minor amendments to the application site plans have been submitted to clarify the application site boundary, through deletion of a small section to the north east of the site which was not relied upon to deliver the development proposed. As a consequence, Condition number 2 in the report is to be amended to reflect the amended site plans.

Furthermore, the formal response from the Head of Highways & Transport has now been received and is available in full to view on the Council's website. The response confirms he raises no objection to the development, subject to the following conditions:

11 Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with 5.0 metre carriageway, 1.8 metre footways, and 6.0 metre kerbed radii at the junction with the C2030 road.

12 The gradient of the vehicular access serving the development shall not exceed 1 in 20 for the first 15 metres from the edge of the carriageway.

13 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 59 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.9 metres within this splay area.

14 The access, visibility splays and turning area required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

15 Prior to the occupation of any of the dwellings herewith approved, the required access roads and footways from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.

16 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.

17 Prior to any use of the access herewith approved the traffic sign fronting the site shall be relocated to the satisfaction of the Local Highway Authority.

Reasons

11-17 In the interests of highway safety.

Furthermore, it has also been considered necessary to ensure that the proposal delivers the 100% affordable housing that is being proposed through inclusion of the following condition:

18 No development shall take place until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it.

The scheme shall include:

i) the numbers, type, tenure and location on the site of the affordable housing units;
ii) the timing of the construction of the affordable housing;
iii) the arrangements for the management of the affordable housing;
iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The recommendation is therefore amended to include the above amendments and additional conditions.

ADDENDUM – Area West

Application Number	**W/39678**
Proposal & Location	CONSTRUCTION OF DWELLING AND GARAGE AT GARDEN AT SWN Y MOR, LLANSADURNEN, LAUGHARNE, SA33 4RJ

DETAILS:

1 A completed and signed Unilateral Undertaking agreeing to pay the required commuted sum contribution to affordable housing has been received from the applicant on 24th January 2020.

2 A traffic engineer's report has been received on 28th January 2020 from a third party. This report has been forwarded to the Head of Highways and Transportation for comment.