

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

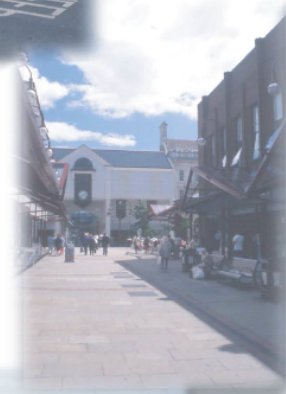
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 16 GORFFENNAF 2020
ON 16 JULY 2020**

**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 yn 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:	16.07.2020
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	W/37854
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Application Type	Full Planning
Proposal & Location	FULL PLANNING APPLICATION FOR THE EXTENSION OF PENLAN HOLIDAY PARK INCLUDING THE DEVELOPMENT OF 17 NO. MOBILE HOMES AND ASSOCIATED WORKS. RETROSPECTIVE PERMISSION IN RELATION TO GROUND WORKS UNDERTAKEN IN THE FIELD PARCEL TO THE EAST AT PENLAN HOLIDAY VILLAGE, CENARTH, NEWCASTLE EMLYN, SA38 9JN

Applicant(s)	MAURICE BLACK, C/O AGENT,
Agent	LHS PLANNING - LOWRI HUGHSON-SMITH, 19 STARLING WALK, PENALLTA, CF82 6BH
Case Officer	Graham Noakes
Ward	Cenarth
Date of validation	02/08/2019

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Cllr H Evans due to her concerns that the provision of 17 additional units shall be an over-development of the application site and with regard to the proposed use of part of the Penlan Farm track for access to the application site. More than five objections from third parties also necessitates the application being reported to the Committee.

Site

The application site comprises two separate areas of land, both adjacent to the northern extent of Penlan Holiday Park located along the B4332 road, approximately one-mile south-west of the village of Cenarth. The holiday park has 98 timber lodges in a woodland setting, along with an office/amenity block, café and swimming pool. The park is presently served by two vehicular access off the B4332.

The larger of the two elements of the application site that extends to some 0.8ha to the north-west of the existing holiday park, is the lower, southernmost part of a large field with the land rising some 6 metres from the point of access at its south-eastern corner across the site to the north-west. The southern, western and eastern boundaries of the

application site are formed by well-established trees/hedgerows with the northern boundary open to the rest of the field resulting in the character of the site being clearly one of a green space within a rural setting.

Several loose stone hardstandings for touring caravans have been created within the field without planning permission with the enforcement investigation in respect of which is presently on hold pending the outcome of this application. The children's play area that serves the holiday park located alongside the access into the application site is to be retained.

Access to this part of the application site shall require travelling over a short stretch of the track leading to Penlan Farm which is in third party ownership. While the question of right of access over the track is a private matter for the parties concerned, the applicant has provided detail of the right of access over that private land and served the relevant formal notice required as part of the application process on the third-party landowners.

The second, smaller element of the application site is a broadly rectangular, level area of land that amounts to some 0.3ha immediately alongside the building approved for maintenance purposes at the holiday park. The land which is again well contained by mature trees/hedgerows has been the subject of the importation of stone to form a hard surface for which permission is sought retrospectively in this application. An enforcement investigation into the alleged unauthorised use of the maintenance shed and compound for vehicle repairs is ongoing.

Reflecting its rural setting, the application site is located outside of the development limits for Cenarth and as such is considered to be in the open countryside and within the Teifi Valley Special Landscape Area as defined in the LDP.

Proposal

Full planning permission is sought for the use of the land for the siting of 17 static caravans for holiday use, 13 of which are proposed to be within the larger part of the application site, the majority of which are to be sited around the perimeter, with the remaining 4 to be sited in a linear fashion on the land alongside the maintenance building compound. Although broadly similar, the proposed development would compromise two alternative design/types of caravan. The caravans shall be sited on individual hardstandings with each pitch having car parking provision alongside. Externally, the caravans are to be clad in stained softwood with a grey tile effect roof covering and grey coloured uPVC windows. The access roads and parking areas are to be of a tarmac surface.

In terms of infrastructure, in addition to the new access roadways a new sewerage treatment plant is proposed that shall be located to the east of the 4 linear caravans in close proximity to the existing reed bed foul drainage system.

New landscaping/planting is to be provided along both the open boundary of the larger application site and also within the proposed development.

The application proposes the closure of the easternmost vehicular access with all of the holiday park traffic then using only the westernmost of the two current access points along the B4332.

The current proposal is a revision of the initially submitted scheme for 23 lodges; shower block, 8 touring pitches, and 4no. staff accommodation units and has been submitted in response to concerns with regard to the overall extent of the development; visual impact, as it was to proposed to develop the whole of the field within which the larger part the current application site is located that sits a far higher level; and that there was no demonstrable need for staff accommodation on site.

Planning Site History

The following previous applications have been received on the application site:-

TMT/04227 Outstanding elements of planning application
W/04442 - B) siting of 25 lodges and to provide environmental improvements, including 3 wildlife/amenity ponds, and new landscaping belts. C) New field study centre. D) Removal of two residential lodges, relocation of two holiday lodges and replacement with two dwellings for managerial accommodation

File closed in February 2019 due to inactivity for a number of years following its initial committee consideration in 2004 when further information was deemed to be required

W/04442 Replacement amenity/reception building (central facilities) & maintenance/storage building and machinery compound
Full planning permission

11 October 2001

Planning Policy

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

Policy SP1 Sustainable Places and Spaces stipulates that proposals for development will be supported where they reflect sustainable development and design principles by distributing development to sustainable locations, supporting the roles and functions of defined settlements, making efficient use of previously developed land, ensuring developments positively integrate with the community and reflect local character and distinctiveness whilst creating safe, attractive and accessible environments that promote active transport infrastructure.

Policy SP3 Sustainable Distribution Settlement Framework seeks to concentrate development in sustainable locations within existing defined settlements such as identified growth areas, service centres, local service centres and other defined sustainable communities.

Policy SP13 Protection and Enhancement of the Natural Environment seeks that development should reflect the need to protect and wherever possible enhance the County's natural environment.

Policy SP15 Tourism and the Visitor Economy supports the provision of new and extensions of existing tourism businesses within the County provided they accord with the

locational hierarchy which seeks to concentrate developments in existing settlements in line with sustainability objectives.

Policy GP1 Sustainability and High Quality Design is a general policy which promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing.

Policy TR3 Highways in Developments – Design Considerations relates to the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Policy TSM1 Static Caravan and Chalet Sites is particularly pertinent to this development and stipulates that extensions of existing sites shall only being permitted where it would not have an unacceptable impact upon the surrounding landscape, would not unacceptably increase the density of units and scale of the site and offers improvement.

Policy EQ4 Biodiversity states that proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation (i.e. NERC & Local BAP, and other sites protected under European or UK legislation), will not be permitted unless satisfactory mitigation is proposed, and in exceptional circumstances where the reasons for development outweigh the need to safeguard biodiversity and where alternative habitat provision can be made.

Policy EQ6 Special Landscape Areas states that proposals for development which enhance or improve the Special Landscape Area through their design, appearance and landscape schemes will be permitted.

Policy EP2 Pollution states that proposal shall not conflict with air quality objectives, cause a deterioration in water quality; minimise noise and light pollution; risks arising from contaminated land are minimised.

Policy EP3 Sustainable Drainage states that proposals should adopt a sustainable drainage system or demonstrate why such a system has not been incorporated.

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.

PPW (paragraph 5.5.3) while recognising the potential for rural tourism also highlights the need for development to have due regard to its setting; *“In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment.”*

That national planning policy is further reflected in TAN6 which advises of the key role the local planning authority (LPA) has to play in supporting the delivery of sustainable rural communities while also protecting and enhancing the natural and historic environment. A key question for the planning authority, when determining planning applications, is whether the proposed development enhances or decreases the sustainability of the

community. Paragraph 3.1.1 conveys that *“Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes”*.

TAN13 comments that tourism *“...makes a major contribution to the Welsh economy, provides employment in a wide variety of occupations and can bring benefits to local economies and communities in urban and rural areas”*. The balance between the potential tourism benefits and landscape harm are again highlighted; *“Holiday and touring caravan parks are an important part of the self-catering holiday sector and can contribute as much to the local tourism economy as serviced holiday accommodation, while using less land for the purpose. Holiday caravans can be intrusive in the landscape, particularly on the coast.”*

TAN5 provides guidance on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation with a primary aim being the integration of nature conservation into all planning decisions, whilst looking for development to provide a net benefit for biodiversity conservation.

TAN12 conveys the Welsh Government commitment to achieving the delivery of good design in both the natural and built environment and that the appearance and function of proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications and appeals. Developments that do not address the objectives of good design should not be accepted.

TAN23 requires local planning authorities to assess the economic benefit associated with determining planning applications for economic development. Where a planning authority is considering an application that could cause harm to social and environmental objectives, the latter of which has been highlighted as a concern by third parties, the TAN proposes an approach where three questions that should be asked:

- Are there alternative sites for the proposal?
- How many direct jobs will result from the proposal?
- And would such a development make a special contribution to policy objectives?

This approach echoes the central object of the planning system to steer development to the most appropriate sustainable locations.

Summary of Consultation Responses

Head of Transport – offers no objection subject to the imposition of conditions to secure the closure of one of the two existing vehicular accesses, necessary visibility splays and turning area along with the need for a financial contribution of £10,000 towards a Traffic Management Scheme to reduce the current speed limit from 60mph (NSL) to 40mph, along the B4332 fronting the site and beyond it.

Head of Public Protection, Social Care and Housing – offers no objection to the application.

Cenarth Community Council – Commented in respect of the initial scheme; do not support the proposal:-

- ‘Having discussed the application with exiting lodge owners their feelings were that the site is being over developed and becoming commercialised. Their peace and tranquillity would come to an end. Many owners have bought their lodges for privacy and forest setting and feel that all this will be lost’.
- Odours emanating from the existing sewerage scheme.
- The proposed development shall overload the existing sewerage scheme with the potential for overflow into a small river tributary of the River Teifi.
- Highway safety implications along the road that features several bends and narrow sections.

Local Member – Councillor H Evans requested that the application is determined by the Planning Committee, acknowledges that the revised scheme has reduced the number of caravans but considers the provision of 17 additional units to be an over-development of the application site and has concerns with regard of the use of the Penlan Farm track for access to the application site.

Natural Resources Wales – Having considered the proposed foul drainage system and the required Test of Likely Significant Effect (TLSE) pursuant to the Habitats Regulations in respect of the proximity of the proposed development to the River Teifi, offers no objection to the application.

Dwr Cymru Welsh Water – Offers no objection to the application; commenting that ‘the existing water network has insufficient capacity to provide guaranteed mains water supplies to this proposed development. Extensive off-site watermains will need to be laid to the curtilage of this site for which financial contributions are required under Sections 40 - 41 of the Water Industry Act 1991. Costs can be calculated upon the receipt of detailed site layout plans which should be sent to the address above.’

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

Summary of Public Representations

The application was publicised by way of site notice both on receipt of the original application and again on receipt of the revised, current scheme with 16 representations of objection received from 9 respondents. Eight of the respondents, including a submission by a planning consultant on behalf of a group of eight leaseholders commented in response to the initial publicity exercise; 6 of whom have reiterated their objection to the revised scheme, with one further objection received in response to the revised scheme.

The grounds of objection refer to one or more of the following:-

- The proposal for mobile caravans on an open field does not represent a sensitive addition to the existing holiday park that comprises of lodges within a woodland setting.
- The proposed mobile caravans do not reflect the stated architect design of the existing woodland lodges.
- The density of the proposed scheme is too high.

- The proposed scheme shall be an unacceptable visual intrusion.
- The proposed scheme shall be an unacceptable extension into the open countryside and the Special Landscape Area.
- The proposed scheme has no regard to the gradient/topography of the land.
- The proposed scheme shall result in the loss of an area of informal, open recreational space and as such a loss of amenity for holiday park users as this is the only large open space on site.
- Concerns regarding the ability to suitably dispose of foul and surface water; the existing reed bed sewage scheme is at capacity and unable to cope with the increased number of holiday units.
- The proposal shall place increased pressure upon the existing infrastructure including highway/roadways, electricity and water.
- The proposal shall have a harmful impact upon biodiversity.
- The proposal does not conform to LDP policy TSM1 in that no financial justification has been made; the density of the proposal is inappropriate; the proposed mobile homes do not reflect the character and context of the existing lodges; the proposal does not enhance the surrounding landscape.
- The applicant has no right of access over private land from the existing park to the application site.
- Common orchids along the access from the existing park to the application site shall be lost.
- The vehicular access to the holiday park is unsuitable for additional traffic.
- The proposed development is not readily accessible by non-car modes of transport including public transport, cycling and walking.
- The layout of the proposal suggests that it is the initial phase of further development.
- No justification for staff to reside on-site.
- The owner/applicant has already contravened several planning rules, with it alleged that he is letting the parks maintenance yard out to a vehicle repair business and that he has put down hard standings within the application site.

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

Appraisal

Principle of the Development

A key issue in the determination of the application is considered to be whether the development and aspirations of the existing caravan park business can be accommodated without any material harm upon the landscape. This endeavour aligns with national planning policy and guidance that recognises the contribution tourism related development can make to the rural economy, balanced against the need to ensure that development proposals do not result in a significant adverse impact on the landscape. This consideration is reflected locally at LDP policy TSM1 - Static Caravan and Chalet Sites, that with regard to the extension of existing static caravan sites comments that development proposals will only be permitted where:-

- a. The development will increase the vitality, sustainability and environmental quality of the site;
- b. It will not result in an unacceptable increase in the density of units and/or the overall scale of the site;
- c. It enhances the surrounding landscape and townscape;
- d. It provides (where appropriate) for the significant improvement of the overall quality, appearance and setting of the site.

While objectors have questioned the lack of any financial reasoning or justification for the new development, the applicant has conveyed that further mobile homes are required to ensure that sufficient high standard accommodation is available and that the additional units shall ensure that sustainability of the holiday park as tourism accommodation in the area. The scale of the development of proposed 17 units is said to be only a modest addition to the current provision at the park and of a suitable density.

In considering the density of the proposed development, each new unit is separated from another by the parking space alongside which is a traditional form of layout at caravan parks. The larger of the two areas of the application site also has a sizeable area of open green space centrally within the site.

In examining the landscape impact the presence of 17 new static units on previously undeveloped land shall undoubtedly change the character and appearance of the application site the greater part of which is presently a pleasant grassed field. In the context of openness and visual impact, even though they would be static caravans the implementation of the proposed development shall have the appearance of 17 new buildings where previously there had been none. Although the new units are to be clad in stained timber, the appearance of new mobile homes/caravans shall be clearly distinctive from the cabins or chalets at the holiday park.

The detailed landscaping scheme secured in the application shall on maturity, which it is accepted shall take time, enable an effective long-term solution to deliver landscape policy objectives; result in an enhancement to the SLA; provide screening; and represent an appropriate form of mitigation and enhancement in the context of policy TSM1. While it is acknowledged that the screening effect shall be somewhat limited from outside of the holiday park if indeed visible at all, the proposed planting along the northern boundary of

the open field shall grow to screen the static caravans which may be visible from nearby vantage points.

The existing holiday park is substantial and cannot be considered anything other than as a permanent feature in the rural area. While the landscaping scheme shall result in a degree of screening, it has to be acknowledged that screening cannot obscure all signs of this type of development and the screening itself influences the character of the landscape. The new hedge and woodland planting, comprising of native species, is appropriate to the area and shall provide a natural boundary within the SLA. The scheme has been the subject of thorough scrutiny by the Landscape Officer who offers no objection to the application subject to the imposition of appropriate conditions.

In terms of the overall setting of the application site, even though the larger part of the application site is physically distinct from the existing holiday lodge site, operationally it forms an integral part of the wider Park with the children's play area located within the field.

With regard to the planning policy context, the Forward Planning Manager offers no objection to the application.

Biodiversity Impacts

In terms of the potential biodiversity and ecological impacts of the proposal the determination of the application has been protracted while the LPA sought to secure detail of the proposed means of foul drainage to ensure that there shall be no harmful impact upon the nearby tributary to the river Teifi, a designated Special Area of Conservation only some 500 metres from the application site.

The foul drainage is to be disposed of by means of a new sewage treatment plant that shall discharge the treated effluent into a small lake at the site which shall ensure that nothing enters the nearby watercourse. The lake with supporting phragmite reeds is presently used as the discharge point for treated effluent from the existing holiday park.

As a competent authority under the Conservation of Habitats and Species Regulations 2017 the Council has to consider the impact of the development on the river Teifi. A Test of Likely Significant Effect (TLSE) and Appropriate Assessment has consequently been done with regard to the potential effects of the proposed development, which concluded that there shall be no harmful impact with neither our Ecologist nor NRW who have to consider and sign off the Appropriate Assessment offering any objection to the application subject to the imposition of appropriate conditions.

Highway Impacts

As noted above, in the interests of highway safety the proposed development includes the permanent closure of one of the two vehicular access off the B4332 that presently serve the holiday park.

Furthermore, the Head of Transport requires a financial contribution of £10,000 towards the traffic management/road safety scheme to reduce the 60mph speed limit along the B4332 to 40mph from the holiday park all the way to the village of Cenarth, to form a safer environment for cyclists from the site visiting Cenarth Falls.

Subject to the imposition of conditions to ensure the closure of the access and a legal agreement to secure the provision of the financial contribution, the Head of Transport offers no objection to the application.

Employment

TAN23 places a requirement on local planning authorities to assess the economic benefit when determining planning applications for economic development particularly where a planning authority is considering an application that could cause harm to environmental objectives, the latter of which has been highlighted as a concern by third parties, the TAN proposes an approach where three questions that should be asked:

- Are there alternative sites for the proposal?
- How many direct jobs will result from the proposal?
- And would such a development make a special contribution to policy objectives?

In examining these questions, there is no apparent alternative site for the proposed development; the application indicates that 3 part-time jobs will be created. While the proposed development will not make a specific, special contribution to policy objectives the implementation of the proposal would offer a positive contribution to the rural economy an help sustain an existing holiday facility, with no unacceptable impact upon the local landscape which is consistent with both national and local planning policy.

Planning Obligations

A S.106 Agreement shall be required to provide the financial contribution sought with regard to the reduction of the speed limit along the highway from the holiday park to Cenarth.

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 application it is concluded, on balance, that having due regard to the concerns of the objectors; the absence of any sustainable objection from any of the statutory consultees; or other material considerations to outweigh the relevant development plan policy considerations, that the proposed change of use of the land for the siting of mobile homes thereon as an extension to the existing holiday park should be granted planning permission subject to the conditions listed below.

Recommendation – Approval

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:-
 - 1:2500 scale Site Location Plan;
 - 1:200 scale Proposed Site Plan – Extract 1 (SP01);
 - 1:200 scale Proposed Site Plan – Extract 2 (SP02);
 - 1:50 scale Proposed Mobile Home Type 1 Plans (PL01);
 - 1:50 scale Proposed Mobile Home Type 1 Elevations (PL02);
 - 1:50 scale Proposed Mobile Home Type 2 Plans (PL03);
 - 1:50 scale Proposed Mobile Home Type 1 Elevations (PL04);
 - 1:200 scale Proposed Road Sections and Levels (SP03);
 - 1:200 scale Proposed Site sections (SP04);
 - Proposed Site Layout Detail Landscaping Scheme (02B), all received 2nd August 2019;
 - Preliminary Ecological Appraisal (April 2018) by Just Mammals Consultancy received 25th May 2018
 - 'Foul Drainage Proposals' statement by Ecological Initiatives received 12th March 2020
 - Plan depicting 'Marsh 350 PE Ø 3000 Tank 20:30:20 - 90 DAY N.T.S. 20.11.17 Gravity Outlet – Rev C dated 05/09/18' received 20th February 2020.
- 3 Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing vegetation identified for retention. The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows: -
 - to the perimeter of root protection areas, defined in accordance with BS5837 of all trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
 - to 1.5m from the edge extent of above ground growth of all shrub masses, hedges and hedgerows located within or on the site boundary.Any construction operations and access within the CEZ shall be limited to those undertaken in compliance with the recommendations of BS5837. The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

Any existing landscape elements, or part thereof, identified for retention, which within five years of the development hereby permitted being brought into first use are

removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the Local Planning Authority, the function of the elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting season with replacement elements of similar size and specification and in such positions as may be agreed with the Local Planning Authority, and thereafter likewise conditioned for a further period of five years.

- 4 The approved Detailed Landscape Design Scheme, as defined in the approved drawings shall be fully implemented in the first available planting and seeding seasons following commencement of development.

Any new landscape elements planted or seeded; or existing landscape elements retained; in accordance with the approved Detailed Landscape Design Scheme which, within the lifetime of the approved development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the Local Planning Authority, the function of the landscape elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

- 5 Prior to the commencement of development herewith approved the means of existing vehicular access located at E:226132 / N:240675 (the easternmost of the two existing vehicular access off the B4332) shall be permanently stopped up, and the public highway reinstated to the written approval of the Local Planning Authority.

- 6 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 120 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. There shall at no time be any obstruction above 0.9 metres within this splay area.

- 7 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. No part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

- 8 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. No part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

- 9 Without prior consent from the Sustainable Drainage Approval Body (SAB) no surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

- 10 The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

- 11 No phase of the development, including site clearance, shall commence until a phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
- Storage facilities for all fuels, oils and chemicals.
 - Details on any water features on the site and how they will be protected.
 - Full details of how any watercourses will be crossed or confirmation that this is not applicable.
 - Any sources of pollution (including silt), potential pathways for that pollution to enter any watercourses within the vicinity of the site and appropriate pollution control measures to be implemented on site.
 - Details of the nature, type and quantity of materials to be imported on to the site.
 - Measures for dealing with any contaminated material (demolition waste or excavated waste).
 - Details on waste types that will be produced and how they will be managed.
 - Details on any invasive species on site and how they will be managed.
 - Identification of any buried services, such as foul sewers, so that they are protected.
 - Details of emergency contacts, for example Natural Resources Wales' Pollution hotline: (0300) 065 3000.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

- 12 No authorised development shall commence until details of the surface water drainage system (including means of pollution control, management and maintenance) have been submitted to and approved by the local planning authority. The surface water drainage system shall be constructed in accordance with the approved details. No mobile home/caravan hereby approved shall be occupied until the sustainable drainage system for the site has been completed in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

- 13 Prior to the commencement of development on the site, an external lighting scheme shall be submitted for the consideration and written approval of the local planning authority. The scheme shall take into account the mitigation requirements detailed in section 10.4 of the Preliminary Ecological Appraisal by Just Mammals Consultancy dated April 2018. The scheme shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and within ecologically sensitive areas.

The scheme shall include:

- Technical details of all lighting solutions, including their location, type, shape, dimensions and, expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution.
- A plan illustrating illuminance levels across the development site and at the boundary of the site.

- An Environmental Lighting Impact Assessment against conservation requirements for protected species.

Once approved in writing, the lighting scheme shall be implemented and thereafter operated in accordance with the approved details.

- 14 No development, including site clearance shall commence until a pre-construction protected species check has been carried out, the scope of which must be agreed with the Local Planning Authority Ecologist. If the survey confirms the presence protected species, the results of the survey together with proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved details.
- 15 The proposed development shall be carried out strictly in accordance with sections 10.2, 10.3, 10.5 and 10.6 of the Preliminary Ecological Appraisal by Just Mammals Consultancy dated April 2018.
- 16 No development shall commence on site until details of the colour of the external finish of the static caravans have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the colour scheme agreed shall be retained for the lifetime of the development.

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 To ensure that the detailed landscaping design scheme required to meet relevant policy objectives is appropriately delivered and maintained.
- 5-9 In the interest of highway safety.
- 10 To the provision of permanent housing would be contrary to national and/or local policies.
- 11 To secure the provision of an appropriate foul drainage strategy.
- 12-15 In the interests of ecology and biodiversity and to secure the conditions and restrictions of the Appropriate Assessment required as part of the consideration of the application
- 16 In the interests of the visual amenity of the locality and to safeguard the Special Landscape Area

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).
- 3 The planning permission hereby granted is subject to a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to provide a financial contribution of £10,000 towards a Traffic Management Scheme to reduce the current speed limit from 60mph (NSL) to 40mph, along the B4332 fronting the site and beyond it.

Application No	W/38620
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Application Type	Full Planning
Proposal & Location	PROPOSED RESIDENTIAL DWELLING WITH INTEGRAL GARAGE (PARTLY RETROSPECTIVE) AT PLOT 4 OPPOSITE BRON YN AUR, CAPEL DEWI, CARMARTHEN, CARMS, SA32 8AD

Applicant(s)	JONES, JONES & JAMES LTD - MIKE JONES, 12 BRYNMEURIG, PENSARN, CARMARTHEN, SA31 3AX
Agent	GETHIN LLOYD JAMES BA (HONS) ARCH. MCIAT, IAGO CYMRU LTD, TROED Y BRYN, LLANARTHNE, CARMARTHEN, SA32 8JE
Case Officer	Paul Roberts
Ward	Llanddarog
Date of validation	26/03/2019

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

Site

The application site consists of a partly developed residential plot located in the village of Capel Dewi. The site was formerly part of a narrow field enclosure that flanks the western side of the C2069 and has been developed incrementally on a plot by plot basis. Works have recently commenced on the site with the completion of the concrete base of the proposed new bungalow together with the levelling of the original ground levels and erection of boundary walling and fencing along parts of the side and rear boundaries.

The site's road frontage consists of an established hedgerow that also extends to the front of the neighbouring plot to the south (plot no. 5) which has also been the subject of clearance and levelling work in readiness for its residential development. The applicant has submitted a separate planning application for the construction of a bungalow on this neighbouring plot which is also presented to Committee for determination under application reference W/39018.

A new detached bungalow has been constructed on the plot immediately to the north of the site while further bungalows are under construction on land further to the south. The eastern side of the roadway, opposite the site, is characterised by modern detached bungalows that are set back from the road in large curtilages.

Proposal

The application seeks full planning permission for the construction of a detached bungalow together with associated external works. The bungalow is to be sited at a comparable depth in the plot to the neighbouring bungalow to the north and will have a hipped roof design. It will provide three bedroom accommodation with its front elevation being characterised by an integral garage and central gable entrance feature. The rear elevation also consists of a small gable projection. Externally, it is to have a natural slate roof and a mix of rendered and facing brick elevations.

The bungalow will be constructed on the existing levelled surface being set at a higher level than the adjacent bungalow and separated by a retaining wall with fencing above. Parking and turning facilities are provided in the front curtilage and a generous amenity area to the rear. The front of the plot will consist of a low facing brick wall that will be set back 2 metres from the edge of the existing roadway to allow for the future provision of a footway to the front of the new property.

It is of note that the design of the bungalow proposed on the neighbouring plot, plot 5, under planning application W/39018 is the same as that proposed under this application.

With regard to drainage, the applicant has submitted details of the surface water drainage scheme that will serve the proposed new bungalow as well as that proposed on the neighbouring plot, plot 5, to the Authority's Sustainable Drainage Approval Body (SAB) for approval. Surface water from the development is to be attenuated in a stone layer located below the front driveway which will consist of permeable paving before discharging into an existing surface water drain that runs contiguous with the front of the site and neighbouring developments to the north and south. An element of surface water from the property will also be disposed of via rainwater butts within the property. The scheme was approved by the Authority's SAB team on 21 May 2020.

Turning to foul drainage, the area wherein the site is located is not served by a public sewer. The development will therefore be served by a private package treatment plant that will treat the foul water from the bungalow before discharging into the same surface water drain to the front of the site.

Planning Site History

The following previous applications have been received on the application site:

D4/17948	Siting of two residential dwelling houses Outline planning permission	7 July 1989
D4/905	Siting of residential development (5 dwellings) – Outline planning permission refused	17 October 1974

Planning Policy

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

SP1 Sustainable Places and Spaces
SP5 Housing
GP1 Sustainability and High Quality Design
GP2 Development Limits
H2 Housing within Development Limits
AH1 Affordable Housing
TR3 Highways in Developments – Design Considerations.
EP3 Sustainable Drainage
EP2 Pollution

Summary of Consultation Responses

Head of Transport – Has raised no objection.

Llanarthne Community Council – Have not commented on the application to date.

Local Member – County Councillor A Davies has not commented on the application to date.

Dwr Cymru/Welsh Water – Has raised no objection.

Natural Resources Wales – Has raised no objection.

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

Summary of Public Representations

The application was the subject of notification by way of the posting of a site notice within the vicinity of the site. Subsequent amendments to the development as part of the application process have required a further re-consultation exercise whereby a further site notice was posted.

In response, one letter of representation has been received on behalf of a number of neighbouring residents who object to the development and raise the following issues of concern:

- Several neighbouring properties have previously experienced flooding and further development will increase the risk of surface water flooding.
- Concerns regarding the capacity of the existing land drain crossing the front of the site to accommodate the additional surface water flows and discharges from new foul water treatment plants.

Appraisal

Whilst neighbouring residents have raised concerns regarding the impact of the development in terms of surface water flooding, the applicant has since submitted details of the surface water scheme proposed to serve the development to the Authority's SAB team for approval under their separate consenting regime. The scheme will attenuate surface water flows within the plot prior to its discharge to the existing surface water drain at a greenfield run off rate and has been accepted by the SAB team as an acceptable form of sustainable drainage that will dispose of surface water in a controlled manner. It will ensure there will be no detriment to the living conditions of neighbouring residents by way of surface water flooding.

As to the concerns relating to foul drainage, the use of the private treatment plant is considered to be acceptable given that the site is not served by a public sewer. Moreover, its installation and the discharge of the treated water into the surface water drain will require building regulation approval as well as an environmental permit from Natural Resources Wales.

The proposal is therefore in accord with the objectives of policies EP2 and EP3 of the LDP in that it will dispose of foul and surface water in an acceptable and sustainable manner.

Planning Obligations

The applicant has submitted a unilateral undertaking in support of the application that will secure an affordable housing contribution in accordance with requirements of Policy AH1 of the LDP.

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, together with the representations received, it is concluded on balance that the proposal is acceptable and in compliance with the policy objectives of the Authority's adopted LDP and national planning policy. The site represents an infill opportunity within the development limits of Capel Dewi and the scale and design of the new dwelling reflect those of neighbouring dwellings and will complement the general character and appearance of the surrounding area.

Whilst concerns have been raised by neighbouring residents regarding the flooding impact of the proposal, the applicant has addressed these with the submission of a sustainable drainage scheme that has been accepted and approved by the Authority's SAB team.

The new dwelling will be well related to and within easy access of existing public transport facilities within the village, while also making a positive contribution towards the provision

of affordable housing in the locality with the payment of a commuted payment towards the same as part of the development.

Furthermore, there are no amenity, highway or public service objections to the development.

Based on the foregoing, the application is put forward with a favourable recommendation.

Recommendation – Approval

Conditions

- 1 Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a partly retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 26 March 2019.
- 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:
 - Location and block plan (PA/02) received on 24 June 2020;
 - Site Section (PA04) received on 24 June 2020;
 - Floor plans and elevations (01) received on 3 December 2019.
- 3 The new vehicular access shall be laid out and constructed strictly in accordance with Carmarthenshire County Council's (Highways and Transport Services) Typical Layout No. 2 specification, and shall be retained, unobstructed, in this form in perpetuity.
- 4 Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary and shall open inwards into the site only.
- 5 Prior to any use of the accesses by vehicular traffic, a visibility splay of 2.4 metres x 43 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.
- 6 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.
- 7 The parking spaces and layout shown on the plans hereby shall be provided in accordance with the detail shown prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purposes of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 8 The access to the development hereby approved shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the highway

boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

- 9 The development shall be related to a Highway Improvement Line set back 2.0 metres from the existing nearer edge of carriageway. Any permanent structures such as forecourt walls, etc should be erected on or behind the Improvement Line.
- 10 Within three months of the date of this planning permission, details of the materials to be used in the construction of the external surfaces of the dwelling hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 11 Within three months of the date of this planning permission, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected as part of the development shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwelling is occupied.

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3-9 In the interests of highway and pedestrian safety (Policies GP1 & TR3).
- 10-11 In the interests of the visual amenity of the surrounding area (Policy GP1).

Note(s)

- 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).
- 3 The applicant is advised that this planning permission is subject to a Unilateral Undertaking requiring the payment of a financial contribution of £12,785.85 towards the provision of affordable housing.

Application No	W/39018
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Application Type	Full Planning
Proposal & Location	PROPOSED RESIDENTIAL BUNGALOW WITH INTEGRAL GARAGE (PARTLY RETROSPECTIVE) AT PLOT 5, LAND OPPOSITE Y DDRAIG FACH, CAPEL DEWI, CARMARTHEN, SA32 8AD

Applicant(s)	JONES, JONES & JAMES LTD - MIKE JONES, 12 BRYNMEURIG, PENSARN, CARMARTHEN, SA31 3AX
Agent	GETHIN LLOYD JAMES BA (HONS) ARCH. MCIAT, IAGO CYMRU LTD, TROED Y BRYN, LLANARTHNE, CARMARTHEN, SA32 8JE
Case Officer	Paul Roberts
Ward	Llanddarog
Date of validation	19/06/2019

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

Site

The application site consists of a partly developed residential plot located in the village of Capel Dewi. The site was formerly part of a narrow field enclosure that flanks the western side of the C2069 and has been developed incrementally on a plot by plot basis. Works have recently commenced on the site with the creation of a levelled area in readiness for the construction of a dwelling together with the erection of boundary walling and fencing along one side boundary.

The site's road frontage consists of an established hedgerow that also extends to the front of the neighbouring plot to the north (plot no. 4) whereon works have commenced on the construction of the base of a detached bungalow. The applicant has submitted a separate planning application in respect of the development of this neighbouring plot which is also presented to Committee for determination under application reference W/38620.

A new detached bungalow has recently been completed on the plot immediately to the south of the site while further bungalows are also currently under construction on land beyond this. The eastern side of the roadway, opposite the site, is characterised by modern detached bungalows that are set back from the road in large curtilages.

Proposal

The application seeks full planning permission for the construction of a detached bungalow together with associated external works. The bungalow is to be sited at a comparable depth in the plot to the neighbouring bungalow to the south and will have a hipped roof design. It will provide three bedroom accommodation with its front elevation being characterised by an integral garage and central gable entrance feature. The rear elevation also consists of a small gable projection. Externally, it is to have a natural slate roof and a mix of rendered and facing brick elevations.

The bungalow will be constructed on the existing levelled surface being set at a lower level than the adjacent bungalow and separated by a retaining wall with fencing above. Parking and turning facilities are provided in the front curtilage and a generous amenity area to the rear. The front of the plot will consist of a low facing brick wall that be set back 2 metres from the edge of the existing roadway to allow for the future provision of a footway to the front of the new property.

It is of note that the design of the bungalow proposed on the neighbouring plot, plot 4, under planning application W/38620 is the same as that proposed under this application.

With regard to drainage, the applicant has submitted details of the surface water drainage scheme that will serve the proposed new bungalow as well as that proposed on the neighbouring plot, plot 4, to the Authority's Sustainable Drainage Approval Body (SAB) for approval. Surface water from the development is to be attenuated in a stone layer located below the front driveway which will consist of permeable paving before discharging into an existing surface water drain that runs contiguous with the front of the site and neighbouring developments to the north and south. An element of surface water from the property will also be disposed of via rainwater butts within the property. The scheme was approved by the Authority's SAB team on 21 May 2020.

Turning to foul drainage, the area wherein the site is located is not served by a public sewer. The development will therefore be served by a private package treatment plant that will treat the foul water from the bungalow before discharging into the same surface water drain to the front of the site.

Planning Site History

The following previous applications have been received on the application site:

D4/17948	Siting of two residential dwelling houses Outline planning permission	7 July 1989
D4/905	Siting of residential development (5 dwellings) – Outline planning permission refused	17 October 1974

Planning Policy

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

SP1 Sustainable Places and Spaces
SP5 Housing
GP1 Sustainability and High Quality Design
GP2 Development Limits
H2 Housing within Development Limits
AH1 Affordable Housing
TR3 Highways in Developments – Design Considerations.
EP3 Sustainable Drainage
EP2 Pollution

Summary of Consultation Responses

Llanarthne Community Council – Have not commented on the application to date.

Local Member – County Councillor A Davies has not commented on the application to date.

Head of Transport – Has raised no objection.

Dwr Cymru/Welsh Water – Has raised no objection.

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

Summary of Public Representations

The application was the subject of notification by way of the posting of a site notice within the vicinity of the site. Subsequent amendments to the development as part of the application process have required a further re-consultation exercise whereby a further site notice was posted.

In response, one letter of representation has been received on behalf of a number of neighbouring residents who object to the development and raise the following issues of concern :

- Several neighbouring properties have previously experienced flooding and further development will increase the risk of surface water flooding.
- Concerns regarding the capacity of the existing land drain crossing the front of the site to accommodate the additional surface water flows and discharges from new foul water treatment plants.

Appraisal

Whilst neighbouring residents have raised concerns regarding the impact of the development in terms of surface water flooding, the applicant has since submitted details of the surface water scheme proposed to serve the development to the Authority's SAB

team for approval under their separate consenting regime. The scheme will attenuate surface water flows within the plot prior to its discharge to the existing surface water drain at a greenfield run off rate and has been accepted by the SAB team as an acceptable form of sustainable drainage that will dispose of surface water in a controlled manner. It will ensure there will be no detriment to the living conditions of neighbouring residents by way of surface water flooding.

As to the concerns relating to foul drainage, the use of the private treatment plant is considered to be acceptable given that the site is not served by a public sewer. Moreover, its installation and the discharge of the treated water into the surface water drain will require building regulation approval as well as an environmental permit from Natural Resources Wales.

The proposal is therefore in accord with the objectives of policies EP2 and EP3 of the LDP in that it will dispose of foul and surface water in an acceptable and sustainable manner.

Planning Obligations

The applicant has submitted a unilateral undertaking in support of the application that will secure an affordable housing contribution in accordance with requirements of Policy AH1 of the LDP.

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 WCFG Act). The decision takes into account the ways of working set out at section 5 of the WCFG 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 WCFG Act.

Conclusion

After careful consideration of the scheme as submitted, together with the representations received, it is concluded on balance that the proposal is acceptable and in compliance with the policy objectives of the Authority's adopted LDP and national planning policy. The site represents an infill opportunity within the development limits of Capel Dewi and the scale and design of the new dwelling reflect those of neighbouring dwellings and will complement the general character and appearance of the surrounding area.

Whilst concerns have been raised by neighbouring residents regarding the flooding impact of the proposal, the applicant has addressed these with the submission of a sustainable drainage scheme that has been accepted and approved by the Authority's SAB team.

The new dwelling will be well related to and within easy access of existing public transport facilities within the village, while also making a positive contribution towards the provision of affordable housing in the locality with the payment of a commuted payment towards the same as part of the development.

Furthermore, there are no amenity, highway or public service objections to the development.

Based on the foregoing, the application is put forward with a favourable recommendation.

RECOMMENDATION – APPROVAL

Conditions and Reasons

- 1 Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a partly retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 19 June 2019.
- 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 :
 - Location and block plan (PA/03B)
 - Site Section (PA/04)
 - Proposed floor plans and elevations (PA/01)
received on 24 June 2020.
- 3 The new vehicular access shall be laid out and constructed strictly in accordance with Carmarthenshire County Councils (Highways and Transport services) Typical Layout No. 3 (specification for which is attached to this planning permission), and shall be retained, unobstructed, in this form in perpetuity.
- 4 Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary, and shall open inwards into the site only.
- 5 Prior to any use of the accesses by vehicular traffic, a visibility splay of 2.4 metres x 43 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.
- 6 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.
- 7 The parking spaces and layout shown on the plans hereby shall be provided in accordance with the detail shown prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purposes of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 8 The access to the development hereby approved shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the highway boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

- 9 The development shall be related to a Highway Improvement Line set back 2.0 metres from the existing nearer edge of carriageway. Any permanent structures such as forecourt walls, etc should be erected on or behind the Improvement Line.
- 10 Within three months of the date of this planning permission, details of the materials to be used in the construction of the external surfaces of the dwelling hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 11 Within three months of the date of this planning permission, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected as part of the development shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwelling is occupied.

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3-9 In the interests of highway and pedestrian safety (Policies GP1 & TR3).
- 10-11 In the interests of the visual amenity of the surrounding area (Policy GP1).

Note(s)

- 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).
- 3 The applicant is advised that this planning permission is subject to a Unilateral Undertaking requiring the payment of a financial contribution of £12,785.85 towards the provision of affordable housing.

Application No	W/39346
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Application Type	FULL
Proposal & Location	ONE PLANET DEVELOPMENT AND CHANGE OF USE FROM FORESTRY TO RESIDENTIAL AND FORESTRY AT FLATWOOD, NEWCASTLE EMLYN, SA38 9RB

Applicant(s)	Mr Oliver Weight
Agent	-
Case Officer	Helen Rice
Ward	Cenarth
Date registered	23 August 2019

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Cllr Hazel Evans and following the receipt of more than one objection from third parties.

Site

The application site comprises a woodland area approximately 500m to the south east of the centre of the village of Cenarth. Whilst the site borders the main A48 along its northern boundary, access to this section of the woodland is gained via an existing access point from an unclassified highway to the south. The application site forms part of the north western end of a wider woodland area that extends towards the south east. Whilst at the time of the Officer's site visit there is no clear boundary feature delineating between the application site and wider woodland area, it is understood that the wider woodland is separately owned. Towards the north eastern end of the application site lies two residential properties known as 1 & 2 Flatwood which both front onto the A48 albeit their gardens extend towards the wider woodland area. These properties again are in separate ownership.

An existing track meanders through the undulating application site area which is currently characterised by the surrounding woodland and a network of small watercourses. The woodland mainly comprises Oak, Ash, Willow, Alder and Spruce. The site is not designated as an SSSI but is identified as forming part of an Ancient Semi-Natural Woodland.

Proposal

The proposal relates to a One Planet Development that is centered around the applicant's experience of woodland management and skills to create wood products including Windsor or Welsh stick chairs, stools, yurts, beds, timber framed buildings and including charcoal and firewood, all derived from the woodland itself. The proposals include various structures including:

- Feed store (for hay in relation to the working horses and other foodstuffs)
- Sawmill shelter
- Polytunnel
- Barn/Workshop (multifunctional space for timber framing, timber processing, running courses, fine woodworking and stores for sawn timber)
- Livestock shed
- Forge/Metalshop, Root Celler and Pottery
- Dwelling

It is intended that an existing shipping container will be used as temporary accommodation for the family to enable them to reside on the property whilst they erect the dwelling.

The application is supported by a detailed management plan as is a requirement for One Planet Development application that details the applicant's experience, proposals and how the development meets with the requirements of the Welsh Government One Planet Development Policy. The following provides a summary of the main elements of the management plan.

Land Based Activity

The submitted documentation specifies that within 5 years, 76% of the applicant and his family's basic food needs will be met from food produced directly from the land (53%) and food purchased using income generated from the land based activity (23%). Food produced directly from the land will derive from livestock (to include 2 pigs, 2 goats, 6 geese, chickens, ducks and sheep) and via the creation of a vegetable plot and polytunnel as soon as practicable once coppicing can take place to enable light to penetrate into the woodland.

In relation to the land based business initiatives proposed, the applicant already has a business, Weight-London Woodcraft that produces a variety of products, working mainly to commission including chairs, beds, timber framed buildings, yurts and shepherds huts, doors and window frames, hand dovetail drawers and houseetwork, bowls, stools, greenwood furniture, firewood and charcoal. In addition, educational services are also offered including green woodwork courses, tree felling and woodland work, carpentry and joinery, timber frame building design. It is intended that the products and services on offer would extend further should planning permission be granted as is detailed in the submitted management plan.

The management plan sets out the anticipated income derived from these activities suggesting a total annual income of £25,268.16 by Year Five, which exceeds meeting the minimum household needs which is calculated as £5,990.44 at year five which includes expenditure clothing and footwear, IT/Communications, Travel, Council Tax and off-site food purchases. The management plan indicates that no additional labour is considered

likely with a detailed breakdown of anticipated hours taken for key labour based activities split between the applicant and his wife. There is however the potential option for an apprentice to join the family.

Land Management

The application is centred around woodland management with the land based activity being effectively a by product of that management but also supports improvements to the overall ecological value of the site. Management of the woodland in a sustainable manner is proposed with thinning enabling light to penetrate the woodland floor to provide opportunities for re-growth whilst avoiding use of heavy machinery and relying upon working horses. The site has been effectively split into 7 different sections where different woodland management activities will take place as follows:

Compartments 1 – 5 – short rotation coppice – regular cuts producing a five- year rotation and a regular crop of useful material and a return to more traditional forms of woodland management favoured by wildlife trust woodlands.

Compartment 6 – High forest – thinned over time in line with NRW felling licence (already obtained) and Continuous Cover Forestry practice, restocking through natural regeneration and some replanting from trees propagated on site from seed/cuttings – likely to favour Oak.

Compartment 7 – High Forest/Wood Pasture – as above, but initially with greater felling to enable light penetration of woodland floor growth to support livestock grazing

The above proposals will be mindful of prevalent diseases such as Ash dieback.

The application is supported by an ecological survey that concludes that the proposal would represent opportunities to enhance existing biodiversity and the intended activities would not have a negative impact upon the nearby Afon Teifi Special Area of Conservation. The application has also been subject to supplemental information regarding protected species which conclude that the development has low potential to affect dormice populations.

Energy and Water

The applicant's existing solar system would be used to generate electricity and during the course of the development be duly upgraded with additional panels and storage to meet the electricity demands. Whilst some non-renewable sources will be required to operate chainsaws and the mill, mainly during the construction of the buildings. The applicant considers that the use of this is offset by the fact that no vehicle journeys would be required to transport the wood as it would be derived from the woodland. The majority of the products created are by hand only. Firewood and charcoal produced from the site will be the main fuel source for heating, whilst the dwelling has been designed to maximise solar gain.

Domestic water needs will be met via on-site watercourses and rainwater harvesting. Drinking water will also be met either via on-site watercourses or spring water from the nearby village. No abstraction from groundwater sources is proposed.

Waste

The management plan explains that all domestic food waste would be used for compost. Grey water would be passed through a wetland system, that would be sealed to prevent any contaminants permeating into the groundwater system. Human waste would be composted in a dry compost toilet, duly stored for two years and then used to mulch fruit trees and bushes in the orchard and forest garden. Green waste from growing food and timber would be composted on site with livestock manure used to improve and fertilize the soil. The applicants indicate that they are already minimising packaging and paper waste which will be even greater being self-sufficient, although it is recognised that where items cannot be used on site (e.g. batteries, old oil) waste will be disposed of appropriately at a Council waste recycling plant

Zero Carbon Buildings

All buildings are proposed to be zero carbon both in construction and use, through use of on-site materials, local stone for footings, straw/hemp/cob or natural fibre board for insulation, lime and/or clay render/timber cladding and slate roof. Full details of the construction process is set out in the management plan. All of the buildings are capable of being removed/recycled in the event of failure of the venture with limited environmental impacts.

Community Impact

The applicants are already living nearby in a rented property in Boncath and their daughter attends local education facilities in Cenarth. The applicant's wife is employed part time at a local agricultural college for students with special needs and frequently liaises with the local farming community. The applicant has already been working locally on restoration projects. The applicant is keen to involve the local community in their development through active participation in local events, discounted invitations to courses for local residents, open days, maintaining and sustaining local traditional crafts, shopping locally, using local craftsmen and contractors when necessary, their child is intended to attend the local primary school. Further details are included in the management plan.

Transport Assessment & Travel Plan

The application site is within easy walking distance of Cenarth and as such all normally daily trips are to be on foot, horse or bike (school, food, socialising). Whilst the applicant's wife will continue to work at the agricultural college and thus commuting trips will incur, these are intended to reduce as the development progresses and she becomes more involved in the land based activities. The applicant will utilise their working horses for both management and local trips. Due to the nature of the land based activity minimal trips will be required out of the site with deliveries or collection of items being occasional rather than frequent due to their production times.

Those attending courses will be encouraged to use sustainable forms of transport and will be encouraged to stay locally to avoid car trips.

Ecological Footprint Assessment

The submitted EFA indicates that the applicant's current footprint is 3.67 global hectares per capita, with this falling to 2.69 global hectares per capita upon first habitation and

falling to 1.94 global hectares per capita after five years which would meet the target set out in TAN6 (2.4 global hectares per capita by year five with an overall target of achieving 1.88gHA/capita).

Phasing, Monitoring and Exit Strategy

A phasing programme is included within the management plan. The phasing programme is outdated due to delays in the planning application process and the originally anticipated start date but, in the event planning permission is granted the equivalent timescales can be applied.

A commitment to provide an annual monitoring report is set out in the management plan that will be submitted to the Local Planning Authority to ensure that the development continues to meet with the strict guidelines set out in TAN6.

The management plan also includes an Exit Strategy as is required should the venture fail. This includes the removal of all structures or should it fail once permanent buildings are erected that options for someone else to take the site on as a One Planet Development are explored.

In addition to the management plan, the application is accompanied by a copy of the NRW's felling licence, obtained by the applicants for the woodland, that remains extant until February 2024.

Planning Site History

W/40600 Proposed Shed for Working Forestry Horses at Flatwood, Newcastle Emlyn, SA38 9RB Forestry Prior Notification – Prior Approval Not Required

The above application was submitted after the submission of the application now before Members and replaced the horse shelter originally proposed within this application. The above application was assessed independently from this application under the Forestry Prior Notification Procedures and it was considered at that time that there was sufficient justification to warrant a building to house horses being used for the woodland's management.

Planning Policy

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

Policy GP1 (Sustainability and High Quality Design)

Policy TR2 (Location of Development – Transport Considerations)

Policy TR3 (Highways in Development – Design Consideration)

Policy EQ1 (Protection of Buildings, Landscapes and Features of Historic Importance)

Policy 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, specifically Technical Advice Note 6 (TAN 6) – Planning for Sustainable Rural Communities.

Welsh Government Practice Guidance for One Planet Development (OPD) (2012) which provides practical guidance in support of TAN 6.

Summary of Consultation Responses

Head of Transportation & Highways – have raised no objections in principle given the nature of the use although improvements to the visibility splays at the existing access will be required.

Cenarth Community Council – Object to the development on grounds that it appears that the wider woodland within which this application is located is being developed as a small settlement. Concerns raised about unauthorised development and other activities.

Local Member(s) - Councillor Hazel Evans has objected to the application on grounds that the proposal involves a number of buildings and there does not appear to be a need for them without having a detrimental effect on the ecology of the forest. In Cllr Evans' opinion, there is not enough forest to sustain the number of buildings and raises concerns on how the proposal fits within the One Planet Development policy. Cllr Evans also raises concerns about the Habitat Survey and the effect of the development on the dense woodland which she regards as having special scientific interest. Cllr Evans requests that the application be determined by the Planning Committee.

Natural Resources Wales – has raised various concerns over the course of the application regarding the impact of the development on the favourable conservation status of protected species, namely dormice, the need to ensure that the development would not have a significant effect on the River Teifi Special Area of Conservation, the need for a Construction Environmental Management Plan and foul drainage proposals. Through the course of the application, the applicant has sought to address the concerns raised, especially those relating to dormice and as a result, NRW has now confirmed that they raise no objections to the application subject to the imposition of various conditions to secure mitigation measures.

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

Summary of Public Representations

The application was the subject of notification by way of a site notice.

7 representations were received in total, 3 objecting and 4 in support. The matters raised are summarised as follows:

Objections

- Increased risk of flooding to property due to felling of trees
- No information to state how surface water run-off is to be treated
- Lack of information relating to solid waste disposal

- Woodland is rich with wildlife that will be disturbed and/or lost as a result of this development
- No communication of proposals by the applicant with neighbours
- Impact upon the local highway network, including noise and inconvenience for users of the highway
- Loss of the woodland would decimate the existing country appearance opening up views from the countryside to the county highway
- Unsustainable land to rear livestock
- No input to the local community
- Destruction of broadleaf wood and habitat
- Insufficient woodland to sustain business and livestock management.

Support

- One Planet Developments are required to demonstrate increased biodiversity of the land, which this application will achieve and therefore objections on loss of biodiversity are unfounded
- One Planet Developments are not a free for all application, but rather places significant burdens on the applicant for ongoing assessment of their impact on the land which they must demonstrate through an annual monitoring report. The applicant has sought to ensure that they comply with the policy and have a commitment to ensure that they continue to meet the stringent tests and are aware that if they do not, they stand to lose the home and livelihood
- Application should be considered on its own merits based upon the One Planet Development policy.
- Proposal represents opportunity for the woodland to be properly and sustainably and traditionally managed
- Welcome addition to rural enterprise
- The development and wildlife can exist side by side.

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

Appraisal

Whether the Proposal Satisfies National Planning Policy Requirements in Respect of One Planet Development

The proposal falls to be considered under national policy on One Planet Development in the countryside that is contained in Planning Policy Wales Edition 10 (PPW) and Technical Advice Note 6 (TAN 6) – Planning for Sustainable Rural Communities. Practice Guidance for One Planet Development (OPD) issued in October 2012 provides practical guidance in support of TAN 6. Whilst the Welsh Government supports the principle of low impact development it also places an emphasis on the need to ensure that it is properly controlled.

The Practice Guidance sets out the essential characteristics that all OPDs in the open countryside must have. These are that OPDs must:

- have a light touch in the environment - positively enhancing the environment where ever possible through activities on site.
- be land based - the development must provide the minimum needs of residents in terms of food, income, energy and waste assimilation in no more than five years.
- have a low ecological footprint - the development must have an initial ecological footprint of 2.4 global hectares per person or less with a clear potential to move to 1.88 global hectares per person over time - these are the ecological footprint benchmarked for OPDs over time.
- have very low carbon buildings in both construction and use.
- be defined and controlled by a binding management plan which is reviewed and updated every five years.
- be bound by a clear statement that the development will be the sole residence for the proposed occupants.

(para 1.9 One Planet Development Practice Guidance)

TAN6 requires proposals for OPD in the open countryside to quantify how the inhabitants' requirements in terms of income, food, energy, and waste assimilation can be obtained directly from site. The land use activities proposed must be capable of supporting the needs of the occupants, even on a low level or subsistence basis, within a reasonable period (no more than 5 years). This should be evidenced by a management plan produced by a competent person(s). The management plan should set out the objectives of the proposal, the timetable for the development of the site and the timescale for review. It should be used as the basis of a legal agreement relating to the occupation of the site, should planning permission be granted. The content of the Management Plan will be assessed against the OPD guidance below.

The proposal will also be assessed against the relevant LDP policies, namely Policies GP1 (Sustainability and High Quality Design), TR2 (Location of Development – Transport Considerations), TR3 (Highways in Development – Design Consideration) and EQ 4 (Biodiversity).

Compliance with TAN6

The application is supported by all of the relevant documentation as required by TAN6 in support of One Planet Developments. The submitted Management Plan is the fundamental document that explains how the proposal complies with all of the various stringent tests set out in the TAN. These are assessed further below.

Land Based Activity

The land based activity element of the management plan centres on justifying the need to live on site and how the site will sustain occupants' minimum food needs and how income will be derived from the land, within the first five years of first habitation on the site. This is the basis of the need to live on site and the reason why the site should be the sole residence of occupants.

Food production – The Practice Guidance states that OPD should be expected to be able to produce at least 65% of basic food needs on the site or a minimum of 30% on the site

with the further 35% being purchased or bartered using the income or surplus produce from other produce grown or reared on the site.

The information provided in the management plan acknowledges that within the first few years the majority of the food needs derived from the site would be from livestock although it is intended that once the initial area is coppiced that food production via a vegetable plot and polytunnel will commence. Nevertheless, the applicant remains realistically cautious about food production due to the nature of the site being within a woodland and accepts that by year 5, 53% of their food needs will be grown from the site with up to 23% of their food needs being met using income from their land based activity. Whilst there are some reservations about the ability of the site to produce 53% of food needs, it is considered that this is a realistic target having regard to the applicant's statements within the management plan.

As such based on the information provided it is considered that there is a realistic prospect that the site could grow/rear or purchase using income derived from other produce grown and rear on the site, at least 65% of their food needs by Year 5.

Income - The guidance recognises that even if a site is able to support the majority of the occupants' basic food needs, it is expected that monetary income will need to be generated to enable the purchase of other basic needs, such as clothes, travel, IT/communications and Council Tax and the remaining food needs which cannot be grown or reared on the site or gained through bartering.

OPD's must earn their occupants sufficient income to meet their minimum income needs through sales of produce from the site (which may involve processing and adding value). It may also include other income streams derived from the productive and regenerative capacity of the site, such as from training and education courses, or consultancy directly linked to land based activities on the site. The guidance stresses that these latter activities should be clearly subsidiary to the primary activity of growing and rearing produce.

The management plan sets out that the income proposed to be derived from land based activities could meet the applicants' minimum needs. It is evident from the information submitted with the application that the applicant has vast experience of producing a varied range of wood products with different markets and income yields and there are prospects of further widening the services/ and crafts on offer as the site develops and the applicant's wife becomes more involved. It is considered based on the applicant's experience that there is reasonable prospect of the income quoted being created. However, there are concerns that the applicant is heavily reliant upon himself with limited contingency plans in the event of unforeseen circumstances. However, this is the case for any small self-employed business and as such, this would be a matter for monitoring during the course of the first 5 years, as acknowledged in the exit strategy. The monitoring process would ensure that the OPD targets in terms of food and income are being met and thus that the development is properly controlled.

Occupants – The intention of land based OPDs are to support the minimum food and income needs of the occupants. This is the main reason that justifies in planning terms, such developments. Therefore it is of critical importance that the number of occupants is directly related to the ability of the site to support them and the number of people to run the site effectively.

The Management Plan explains that the applicant and his family would reside at the site as their sole residence, following leaving their current rented accommodation in Boncath. As stated above, the information provided within the management plan in respect of food production and income is sufficiently detailed to conclude that, on balance, there is a realistic prospect of the site and proposed development being able to provide for the basic needs of the intended occupants.

In terms of labour requirements, the applicant will be heavily involved with his wife undertaking increasing labour requirements as the project continues. There is concern that the project appears to be highly reliant upon the applicant with limited contingencies in the event of unforeseen circumstances as referred to above. It is acknowledged that the applicant states he has previously trained apprentices and that this could be an option in this circumstance. The Management plan stipulates that such a post would likely be voluntary with possible financial remuneration via charitable bodies or trusts. However, this is not currently proposed and should this be necessary, adjustments would be done via the monitoring report and any required consents sought.

Land Management – Paragraph 3.37 of the Practice Guidance states that One Planet Development in the open countryside should have the objective of conserving, managing, and wherever possible, enhancing environmental quality. OPD's should conserve and enhance the site's biodiversity, cultural heritage and landscape. This may include improving soil organic matter, creation of ponds and increasing populations of pollinating insects and natural predators to pests and diseases.

The development is centred around management of the woodland in a more traditional and sustainable manner that seeks to enhance the site's biodiversity whilst also providing for the applicant's needs as required. The applicant has set out his experience of managing woodland elsewhere for a sustained period of time and thus has gained knowledge and experience sufficient to undertake the same at the site. Whilst it is accepted that the development will change the appearance of the woodland, particularly from the minor road to the south due to the short term rotation coppicing of the woodland that will open views into the site, the overall appearance of the area would remain to be primarily dominated by woodland with views of the structures from the south. The woodland area bordering along the main road will be largely managed to maintain coverage through traditional forms of felling as covered by NRW's felling licence. The form of woodland management proposed is considered to be far less damaging than more modern commercial woodland activities. The site is classed as an Ancient Semi-Natural Woodland and therefore consideration must be given to the impact of the development on this status. However, as referred to above, the proposal seeks to adopt a traditional approach to the management of the woodland and whilst there will be activity in the form of the construction of the various structures these are centered around an existing clearance area within the woodland at present. The views of NRW have been sought on the application, and they have raised no objection to the development and in any event, NRW have issued a felling licence that remains extant until February 2024.

In terms of impacts upon ecological interests and biodiversity, the applicant has sought to address the issues through the submission of an ecological report as required by TAN6. Whilst initial concerns were raised by NRW in relation to the impact of the development on Dormice, this has since been addressed through supplementary information to the extent that NRW no longer object to the development provided that the development is undertaken in accordance with the recommendations included in the submitted reports.

NRW have raised no other objections to the development in terms of its impact upon protected species. The submitted ecological report concludes that there was no evidence of badger activity on the site surveyed with many areas being considered unsuitable for burrowing activity. Similarly, there was no evidence of otter activity found. The submitted report acknowledges that the felling of trees, albeit granted under a licence could impact upon bats. The ecological report includes various recommendations to increase bat roost provision within the site.

The development is within 400m of the Afon Teifi Special Area of Conservation and whilst a TLSE has been completed, this concludes that as the development relies upon mitigation measures to avoid impacts an Appropriate Assessment of the development will be required to be undertaken by the Council prior to issuing planning permission as such, any positive recommendation will be subject to the conclusion of an Appropriate Assessment for the development.

Energy and Water - Paragraph 3.53 of the Practice Guidance acknowledges that energy and water are both resources which development consumes, and so create environmental impact. It is an essential characteristic of OPD that the use of these resources is minimised and re-used wherever possible and that the energy needs of inhabitants come from the site. The guidance indicates that this should also be the case for water, unless a more environmentally sustainable alternative can be demonstrated.

In terms of energy consumption the Management Plan states that the applicants' intend to meet their energy needs from the site, predominantly by generating electricity through the use of a solar photovoltaic array and fuel for cooking and water from the woodland itself.

Paragraph 3.62 of the Practice Guidance states that "*all the water needs of all activities should be met from water available on site, unless there is a more environmentally sustainable alternative*". The site is crossed by watercourses and it is anticipated that non-domestic water will be via these watercourses, as well as drinking water subject to the watercourse being duly tested. Nevertheless, the applicant comments that they currently utilise drinking water from the spring in the village and there is the potential to connect to the mains water supply that runs through the site.

The management plan therefore predicts that water needs can be adequately catered for on site. This will need to be reported in the annual monitoring.

Waste Assimilation – Waste produced by both domestic and other activities on site is likely to include, domestic food waste, grey water, human waste, packaging and paper, green waste from growing food and timber and livestock manures.

The practice guidance provides essential criteria for the assessment of waste on site. These states:

- All biodegradable waste on site is assimilated on site in environmentally sustainable ways;
- The only exception to this is the occasional off-site disposal of small non-biodegradable amounts of waste which cannot be assimilated on site which arise from things used on site wearing out or breaking irreparably;

- All waste handling and assimilation on site must comply with Environment Agency guidelines (paragraph 3.75).

As detailed above, the applicants have set out how they intend on disposing waste to the extent that it is considered to meet the requirements of the practice guidance.

Zero Carbon Buildings

Para 3.105 of OPD Practice Guidance lists the essential criteria in respect of the environmental performance of proposed buildings:

- Domestic and ancillary buildings will be 'zero carbon' in construction and using the up to date Welsh definition of zero carbon;
- Proposals will identify which structures require Building Regulations approval and is obtained either before or during construction;
- All structures identified for removal in the Exit Strategy are capable of removal with low environmental impact.

The guidance also states that the buildings should make as much use of recycled materials as much as possible.

The structures proposed are all proposed to be constructed from natural or recycled materials, based on the following principles:

- Stone foundation using local stone and traditional lime and earth mortars, keeping concrete to a minimum
- Timber frames and cladding utilising wood from the woodland or other local woodland
- Insulation/thermal mass infill wall; straw, hempcrete, cob or natural fibre board e.g. wood/wool
- Lime and/or clay render
- Welsh Slate Roof (house)
- Metal box profile roof (ancillary buildings)

The information submitted indicates that the dwelling and ancillary buildings will be constructed from onsite and local and natural materials.

The proposals for the proposed dwelling are considered acceptable subject to obtaining Building Regulations Approval the outcome of which can be detailed in future monitoring reports.

The Practice Guidance indicates that for the proposed development to be zero carbon in construction and use, OPD buildings must meet the standards of the Code for Sustainable Homes (CSH) in respect of Category 3 (materials). This category covers five main elements of the building and an OPD home is required to achieve a rating of A+ or A6 for at least four of these elements. However, the guidance also recognises that many aspects of the CSH are not suited to assessing the overall sustainability of an OPD home. Consequently, it advises that where it can be demonstrated that materials without a recognised published rating would have similar attributes to materials this would be

acceptable. A rating assessment of similar materials has been provided in support of the current application which indicates that the materials would meet the required standards. As such, and for the reasons set out above it is considered that on balance the development could be low carbon, both in construction and use.

Community Impact Assessment – The essential criteria are that:

- There is a thorough assessment of all impacts of the proposal on neighbouring communities. One Planet Development in the open countryside should not impact negatively on neighbouring communities.
- Any negative impacts are mitigated.

The Management Plan includes an assessment of positive community impacts and mitigated negative impacts in association with the proposed development.

In terms of positive community impacts, these include involvement in community activities, educational establishments, facilities and services, discount rates for local residents for on-site training courses, open days and courses, maintenance of a permissive right of way, continue with local craft traditions, share skills gained from the development to support more sustainable means of living, learning Welsh and enhancing local biodiversity, culture and the landscape.

Negative community impacts are identified as being potentially the presence of structures within the woodland and traffic generation associated with construction phase for stone deliveries, and people attending courses and open days. In seeking to mitigate these negatives, the applicants explain that they have sought to site their structures in areas which can be screened by vegetation but also on areas that are cleared already. Whilst the presence of structures within the woodland will be evident, and may be more evident at times when the surrounding compartments are felled, it is considered that the overall impact of the development is not so significant to have a detrimental affect on the landscape. The structures would be viewed in the context of the wider woodland within which they would be situated and directly relate to their intended use. In terms of transport effects, the applicant offers discounts for those attending courses via public transport/foot and to locals.

The proposal will result in a change, as with any development, however it is considered that the impact of the development on the wider community has been duly covered by the applicant and complies with the requirements of the policy.

Transport Assessment and Travel Plan

In accordance with the practice guidance, the applicants' have provided the necessary assessment information in the form of a transport baseline, an assessment of movements proposed to and from the site (by car, public transport, horse, foot and cycle) along with a Travel Plan which details how vehicle movements can be minimised in respect of each activity the movement is associated with.

The information provided provides a breakdown of the type and frequency of trips per year upon establishment and occupation of the site and a breakdown of the average distances per trip. Strategies to minimise trip generation include combined/shared journeys, purchase of bulk products, using public transport, horse and cycling when possible.

The application site is within walking distance to Cenarth where there are various facilities, services and the local school. The applicant recognises that there will be a need to use a vehicle for the delivery of products, and these are primarily to be undertaken via their Land Rover running on biodiesel. Furthermore, it is considered that the current trips to the applicant's wife's place of work will diminish as the venture proceeds.

The annual monitoring report is required to detail annual movements to and from the site and look at ways to continually reduce these if the proposals in the Travel Plan are not met.

Ecological Footprint Analysis

PPW requires One Planet Development to initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectares over time. The submitted EFA indicates the applicant would achieve this target by year 5. The applicants' must provide the actual figures for assessment and scrutiny by the Council in the annual monitoring report. The results will be interpreted using the current practice guidance and OPD Ecological Footprint Calculator.

Phasing, Monitoring and Exit Strategy

The Management Plan contains a phased programme of works along with a monitoring and exit strategy that complies with the requirements of TAN6 as summarised above. It is considered that the proposed phasing of the development appears realistic and will enable the applicants to set up the venture to seek to meet their 5 year objectives. The applicant acknowledges that in the event that the venture may fail for either economic or personal reasons that structures can be removed from the site and recycled with any natural materials left being assimilated into the site where appropriate. The applicant does state that some landscaping features (tracks, ponds, planting, banks) would not be returned to their former state as this may result in adverse biodiversity impacts.

In any event, the progress of the development will be annually monitored. Commitments which have not been reached will have to be evidenced in the annual monitoring report. Critical failures need to be remedied with solutions and of how quickly they can be achieved. The Council will assess the monitoring report criteria outlined in the practice guidance. The applicant sets out their commitment to provide this monitoring report in the management plan.

Compliance with ODP Policy

In summary therefore, the applicant has addressed the main principles of the One Planet Development Policy set by Welsh government, and following an assessment it is considered that there is a reasonable prospect that the applicant will meet all the various objectives of the policy. It will of course be the subject of on-going monitoring to ensure continued compliance however, based on the information submitted, it is considered, on balance that the proposal complies with the policy requirements of TAN6 in relation to One Planet Developments.

Other material planning considerations

Impact upon the character and appearance of the area

The proposal will introduce built form into the existing woodland and activity associated with the woodland management and associated residential use coupled with a change in the tree coverage. However, in terms of the tree coverage, a felling licence has already been issued for the site by NRW and in any event, planning permission for the felling of trees is not required. In terms of the built form, whilst this will be a change, it is considered that the overall scale, design, siting, coverage by existing vegetation and use of natural materials will assimilate the development into the wider area without having a detrimental impact upon the wider character and appearance of the area. The structures will primarily only be visible from the unclassified highway to the south and would in any event be viewed within the wider context of the woodland and thus complies with policy GP1 of the LDP.

Residential Amenity

There are nearby properties within the vicinity of the site which will experience a change in comparison to the current situation due to increased activity within the woodland. However, given the intended nature of the development, minimising the use of machinery and using horses to aid extraction and that the proposed dwelling and other structures are situated approximately 150m from the nearest existing residential dwelling, the development is not considered to give rise to unacceptable impacts upon living conditions and thus complies with policy GP1 of the LDP.

Highway Impacts

The submitted management plan has gone into some detail about the transport implications of proposal which are not discussed further here. However, in terms of the access provision, the development will utilise an existing access into the woodland from the unclassified highway. No other accesses are proposed. The existing access is substandard with limited visibility and the proposal will result in an increase in use of this access. However, given the nature of the development that is based on a requirement to minimise vehicular movements, it is considered on this occasion that visibility splays associated with the Council's typical layout for agricultural access would be acceptable and are achievable. As such, it is not considered that the proposed development would have unacceptable highway impacts and complies with policy TR3 of the LDP.

Flood Risk/Drainage

The application site is not within a flood risk area, however, concerns raised by local residents regarding the downstream impacts of the development, principally the felling of trees upon drainage are acknowledged. However, it is the case that planning permission is not required for the felling of the trees and this is rather governed by the felling licence which is already in place. Therefore, the only drainage matters that can be considered relates to the physical alterations to the land through the creation of ponds etc and construction of structures. The Authority's drainage team have been consulted on the application and raise no objections to the proposal. However, the application will trigger the need for a Sustainable Drainage Body (SAB) consent which is the subject of separate consideration. The applicant is actively pursuing the SAB consent alongside the application.

Third Party representations

Representations have been received objecting to the proposed development. The concerns raised by objectors have been addressed in the preceding paragraphs of the report.

Planning Obligations

The applicant is aware that should Members be minded to grant planning permission that they will need to enter into a Section 106 agreement to tie the dwelling to the land and include a commitment that the dwelling will be the sole residence of the occupants.

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

The proposed development complies with Technical Advice Note 6: Planning for Sustainable Rural Communities (2010) and the accompanying One Planet Development Practice Guidance and policies GP1, TR3, EQ4, EQ5, of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the proposal is supported by sufficient information to demonstrate that there is a strong prospect that the proposal would substantially meet the One Planet Development criteria within the required timescales. The submitted information indicates that the development would achieve the overall target of 1.88 global hectares per person as set out in the One Planet Development policy and practice guidance documents. The proposal would not have a detrimental impact upon the character and appearance of the area and includes various proposals to improve the site's environment and biodiversity and would not have an unacceptable impact upon the living conditions of nearby residents. It is also not considered that the development would result in unacceptable impacts to highway safety and would not create unacceptable drainage/flood risk implications.

The application is therefore recommended for approval subject to the completion of the Appropriate Assessment process, the applicants entering into and completing a section 106 agreement and the following conditions:

Recommendation – Approval

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:
 - 1:1250 scale Location Plan and Access [A01]
 - 1:100 scale Floor Plan & Elevations Polytunnel [H01]
 - 1:20 scale Floor Plan & Elevations Sawmill Shelter [I01]
 - 1:200 scale Floor Plans & Elevations Barn [C01]
 - 1:100 scale Floor Plans & Elevations Feed Store [E01]
 - 1:100 scale Floor Plans & Elevations Forge [G01]
 - 1:10 scale Floor Plans & Elevations Livestock Shed [F01]
 - 1:100 scale Floor Plans & Elevations Ty Coed [B01]
 - 1:500 scale Proposed Works to Gateway and Entrance [A04]
 - Ecology Survey report by Landsker
 - Crop Lists
received 4 August 2019

 - M.avellanarius Assessment and Impact Report
Received 24 January 2020

 - 1:1250 scale proposed Layout Plan
 - 1:1250 scale Proposed Layout with Land use
 - Flatwood One Planet Development Management Plan by Oliver, Lily and Poppy Weight- London
received 22 June 2020
- 3 The development hereby approved shall be carried out in full accordance with the Flatwood One Planet Development Management Plan (including the objectives, phasing and monitoring requirements) by Oliver, Lily and Poppy Weight- London received 22 June 2020
- 4 No later than 1 April each year, commencing in the second year after development commences, the occupiers of the site shall submit to the Local Planning Authority an Annual Monitoring Report giving details of the activities carried out during the previous calendar year (1 January to 31 December), setting out performance against the One Planet Development essential criteria as stated within the One Planet Development Management Plan by Oliver, Lily and Poppy Weight- London received 22 June 2020. Where the report identifies that the expected performance targets against any of the essential criteria has not been met, the report shall also set out corrective or mitigating measures sufficient to address the identified deficiencies in performance. These measures shall be implemented, in full and within the timescales stated, as set out in the report and shall form the basis of assessment, along with the original One Planet Development Management Plan for the subsequent Annual Monitoring Report.

- 5 The use of the proposed temporary accommodation (shipping container) for residential purposes shall permanently cease upon first occupation of the dwelling hereby approved. Upon cessation of the residential use, the temporary accommodation (shipping container) shall thereafter only be used for non-residential uses associated with the woodland management or shall be permanently removed from the application site.
- 6 The development hereby approved shall be carried out strictly in accordance with Section 8 and Appendix 5 of the Preliminary Ecological Appraisal by Landsker Ecology dated July 2019 and received 4 August 2019.
- 7 The existing vehicular access shall be improved to comply with the Council's Typical Layout for Agricultural Access Standards (Unclassified Roads) (specification for which is attached to this planning permission), prior to the commencement of the construction works of any of the proposed structures hereby approved. Thereafter it shall be retained, unobstructed, in this form in perpetuity.

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3-6 To ensure commitment and compliance with the objectives of TAN6 and the One Planet Development Practice Guidance and to avoid the creation of an unencumbered dwellinghouse in the open countryside contrary to national and local planning policies.
- 7 In the interest of highway safety.

Notes/Informatives

- 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).