

Appendix A – Summary of Representations and Officer Recommendations for the Carmarthen LDO

1. Carl Daniels

Summary: The respondent supports the proposed Local Development Order (LDO) although the respondent believes the LDO should span a longer period. Respondent also states that there needs to be careful consideration of applications to ensure appropriate uses.

Response: Support welcomed, there is scope for the Council to review and extend the LDO period if it is deemed appropriate. The LDO is subject to a 2 stage process (Certificate of Conformity and Commencement Notice Approval). A change of use cannot commence until a Commencement Notice Approval is released and to attain such an approval a developer will need to satisfy any requirements as set out in those regulatory regimes that are outside of the planning system eg building regulations

Any implications on supporting evidence: None

Recommendation: No change to LDO or supporting evidence.

2. Neil Rickett

Summary: The respondent supports the proposed Local Development Order (LDO) although the respondent believes the LDO should span a longer period. The respondent also discusses the idea of making provision for pop up retailers and cafes in order for local and young people to get started in the retail business without too much capital risk, and to keep the scene fluid within the town.

Response: Support welcomed, there is scope for the Council to review and extend the LDO period if it is deemed appropriate. The LDO should make it easier to enable pop up uses within the town centre, removing the financial implications of applying for planning permission.

Any implications on supporting evidence: None

Recommendation: No change to LDO or supporting evidence.

3. Phillipa Verity Davies

Summary: The respondent supports the proposed Local Development Order (LDO)

Response: Support welcomed

Any implications on supporting evidence: None

Recommendation: No change to LDO or supporting evidence.

4. Lisa Jones - Carmarthenshire County Council (Air Quality)

Summary: The respondent supports the proposed Local Development Order (LDO) but states that the LDO area falls within the Carmarthen Air Quality Management Area. The respondent acknowledges that the LDO will have a minimal effect on the Local Air Quality but states that this might be a good opportunity to engage with a Carclub scheme if such increase in residential occupancy later increases the demand for an infrequent use of a car. Such schemes can serve anyone in the community and can provide an electric vehicle to minimise emissions.

Response: A Carclub scheme is outside the remit of the LDO.

Any implications on supporting evidence: None

Recommendation: No change to LDO or supporting evidence.

5. Anonymous

Summary: The respondent supports the proposed Local Development Order (LDO) although the respondent believes the LDO should span a longer period of three years.

Response: Support welcomed, there is scope for the Council to review and extend the LDO period if it is deemed appropriate

Any implications on supporting evidence: None

Recommendation: No change to LDO or supporting evidence.

6. Huw Iorweth (Carmarthen Civic Society)

Summary: The respondent supports the proposed Local Development Order (LDO) although the respondent believes the LDO should span a longer period of three years. Respondent also considers that if it isn't deemed successful after three years then it should be abandoned and possibly replaced with a new idea. Respondent also makes note of the number of Listed Buildings within the LDO area and how this may have a detrimental impact on the effectiveness of the LDO. Concerns are also raised with King Street and Notts Square becoming areas predominantly ruled by mixed non-retail uses.

Response: Noted, support welcomed, there is scope for the Council to review and extend the LDO period if it is deemed appropriate. The LDO is subject to a 2-stage process (Certificate of Conformity and Commencement Notice Approval). A change of use cannot commence until a Commencement Notice Approval is released and to attain such an approval a developer will need to satisfy any requirements as set out in those regulatory regimes that are outside of the planning system eg building regulations.

Any implications on supporting evidence: None

Recommendation: No change to LDO or supporting evidence.

7. Homes and Safer Communities (Carmarthenshire County Council)

Summary: The respondent supports the proposed Local Development Order (LDO) pleased to see the condition relating to noise has been included, similarly to Llanelli LDO.

Response: Support welcomed

Any implications on supporting evidence: None

Recommendation: No change to LDO or supporting evidence.

8. Dŵr Cymru Welsh Water

Summary: The respondent supports the proposed Local Development Order (LDO). Respondent welcomes the inclusion of conditions 13 and 14.

Response: Support welcomed

Any implications on supporting evidence: None

Recommendations: No change to LDO or supporting evidence

9. Natural Resources Wales (NRW)

Summary: The respondent supports the proposed Local Development Order (LDO) but has some comments to make regarding bats and the effect internal works may have on roosting bats. Respondent also notes that Technical Advice Note 15 and the Development Advice Maps are due to be updated soon and this may have implications on the LDO area if updated.

Response: Comments noted, and support welcomed. Scope to reappraise the LDO in line with changes to National Policy

Any implications on supporting evidence: None

Recommendations: No change to LDO or supporting evidence

10. The Coal Authority

Summary: Coal Authority have no comment to make.

Response: Noted.

Any implications on supporting evidence: No

Recommendations: No change to LDO or supporting evidence.

