

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

29/02/2024

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/04067
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Proposal	Construction of 14 no. affordable residential dwellings (exception site) with associated infrastructure works
Location	Land off Cilycwm Road, Llandovery, SA20 0DU

Details

Network Rail - No objections in principle to the plans. Further advice is given on Storm/surface water discharge, excavation and ground level and foundation work that impacts their land.

Local Member - Councillor Handel Davies is the Local Member and has commented as follows:

As the local member you will already know from previous discussions over many years that I am clearly supportive of this development which acknowledges the significant local housing need that has existed in Llandovery for decades.

It is a fact that there has been no meaningful residential development of any description in the town for the past thirty years, indeed the number of new dwellings created during this time can be counted on the fingers of one hand.

The lack of available and affordable housing in the town to either rent or buy has meant that our young people who would wish to continue to live and work locally have been faced with no alternative other than to move elsewhere to start their new home where housing is both more affordable and readily available.

In response to the above planning application, I wish to commend Carmarthenshire County Council for finally taking proactive measures to reverse this which aligns with the Homes policy and supports the principle that everyone should be able to live and work in communities of their upbringing.

Conditions

It has been brought to our attention that a typing error has been included in Condition 3 of the original planning committee report, the condition should rather read as:

Condition 3

Prior to commencement of development a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 100% of the new build housing units on the site
- ii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved);
- iii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iv) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing.

Reason: To ensure that the affordable units are retained as such in perpetuity in accordance with Policy AH2 of the LDP.

Application No	PL/05187
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Proposal	The erection of new residential dwellings, vehicular access, open space and other associated infrastructure
Location	Land at Cefncaeau, Llanelli

Details

The applicants Agent has requested that the points set out below are drawn to the attention of the Committee:

Ecology

- A comprehensive suite of ecological reports was submitted with the planning application
 - Preliminary Ecological Appraisal (PEA), Ecological Impact Assessment (EclA) and Habitat Regulations Assessment (HRA). The EclA confirms:
 - no direct impacts to the Llanelli Wildfowl and Wetland Centre will occur from the proposed development and no impacts relating to recreation pressures (Page 17).
 - no significant extent of the habitats identified as suitable for breeding birds will be removed or otherwise impacted by the proposed development (Page 21).
 - great crested newts (GCN) are considered absent from the site, and therefore, there are no likely significant effects on great crested newts (Page 22).
 - no direct impacts on water vole habitats (Page 20).
- NRW has no objection to the proposed development (Eleanor Sullivan, 31 July 2023).
- CCC Ecologist confirmed no objection to the proposal (Sylvia Myers, 16 August 2023).

Highways

- A comprehensive Transport Assessment, Transport Note (TN) and an independent Road Safety Audit (RSA) were produced in support of the application. The TN confirms that:
 - all recommendations from the RSA have been included within the revised site access design (Page 5).
 - the proposal will not have a material impact on the operation of the highway network (Page 6).
 - the alternative junction requested by CCC (Local Highway Authority (LHA)) is an appropriate and safe junction (Page 6).
- Design of the proposed access from the A484 was altered to provide a left-in - left-out junction as explicitly requested by the CCC LHA, taking into account comments from the Police.
- The LHA confirmed no objection to the proposed development (D W John, 26 January 2024).

Drainage

- An Outline Surface Water Drainage Strategy was submitted alongside the planning application.
- The Strategy confirms that:
 - the drainage proposal will manage surface water runoff without increasing flood risk to other developments or impacting on water quality downstream (Page 7).
 - no surface water is proposed to enter the public network, resulting in no impact to the existing public network from surface water as a result of the proposals.
- Dŵr Cymru/Welsh Water confirmed it has no objection to the proposal subject to conditions (Clare Powell, 16 January 2023).
- NRW has no objection to the proposed development (Rhian Isaac, 23 February 2024).

Noise/Air Pollution

- A comprehensive Noise Assessment and Air Quality Assessment were produced to accompany the application.

These confirm:

- noise levels across the site are predicted to be of a magnitude suitable for the proposed development subject to the implementation of the recommended mitigation measures (Page 27, Noise Assessment).
- with implementation of the recommended measures, no significant impacts are anticipated during the construction phase in terms of air pollution (Page 25, Air Quality Assessment).
- The CCC Environmental Health Officer (EHO) confirmed no objection subject to conditions (Chris Flattery, 16 January 2023).
- Pollution prevention control will be further detailed in a Construction Environmental Management Plan (CEMP), requested as a condition to planning permission (if resolved to be granted).

Application No	PL/06651
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Proposal	Change of use of existing public house to residential dwelling
Location	Tafarn Y Deri, Ebenezer Road, Llanedi, Swansea, SA4 0YT

Details

Planning Ecology – Following the submission of the bat survey, the Authority’s Planning Ecologist has offered no objections to the proposal, instead recommending the imposition of specific conditions. Specifically:

Condition

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 landscape and ecological elements which are not identified for specific removal to implement the development. No construction operations, or storage of materials, equipment, or materials arising from demolition or excavation, shall be undertaken within the CEZ.

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: -

- i) 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.
- ii) 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.
- iii) To 7m from a river or ordinary watercourse.

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.

Reason: To ensure that existing trees and landscape elements of suitable quality and condition are retained and effectively accommodated and protected as part of approved development in accordance policies SP1, SP14, GP1 and EQ5 of the Carmarthenshire Local Development Plan 2014.

Condition

Development shall commence until a method statement for the mitigation and compensation of bats, prepared by a competent ecologist has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented as approved.

Reason: In the interests of biodiversity and to accord with Policies EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Condition

Prior to the installation of any lighting other than that hereby approved, a lighting scheme focusing particularly on minimising lighting impacts around the existing bat roost shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and biodiversity and to accord with Policies GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Application No	PL/06880
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Proposal	Construction of dwelling (Resubmission of PL/05554 Refused on 14/08/2023)
Location	Land at 60 Heol Y Felin, Pontyberem, Llanelli, SA15 5DB

Details

The plans show that the existing garage is to be demolished. Whilst a bat survey has been submitted with the application, the survey expired in July 2023. Our ecology department have been consulted and have produced a holding objection due to the lack of an up to date survey. This objection can be overcome with the submission of an up to date bat survey.