

DYDD MAWRTH, 17 HYDREF 2023

AT: HOLL AELODAU Y PWYLLGOR CYNLLUNIO

YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD O'R
PWYLLGOR CYNLLUNIO A GYNHELIR YN **SIAMBR - NEUADD Y
SIR, CAERFYRDDIN. SA31 1JP AC O BELL AM 1.00 YP DYDD
MAWRTH, 24AIN HYDREF, 2023** ER MWYN CYFLAWNI'R MATERION
A AMLINELLIR AR YR AGENDA SYDD YNGHLWM

Wendy Walters

PRIF WEITHREDWR

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Gellir gwyllo'r cyfarfod ar wefan y cyngor drwy'r ddolen canlynol:- https://carmarthenshire.public-i.tv/core/portal/home	

Wendy Walters Prif Weithredwr, *Chief Executive*,
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County Hall, Carmarthen. SA31 1JP

PWYLLGOR CYNLLUNIO
21 AELOD

GRŴP PLAID CYMRU

- Cyng. Tyssul Evans (Cadeirydd)
- Cyng. Mansel Charles (Aelod y Pwyllgor)
- Cyng. Terry Davies (Aelod y Pwyllgor)
- Cyng. Ken Howell (Aelod y Pwyllgor)
- Cyng. Carys Jones (Is-Gadeirydd)
- Cyng. Jean Lewis (Aelod y Pwyllgor)
- Cyng. Denise Owen (Aelod y Pwyllgor)
- Cyng. Dorian Phillips (Aelod y Pwyllgor)
- Cyng. Russell Sparks (Aelod y Pwyllgor)
- Cyng. Gareth Thomas (Aelod y Pwyllgor)
- Cyng. Elwyn Williams (Aelod y Pwyllgor)

GRŴP LLAFUR

- Cyng. Peter Cooper (Aelod y Pwyllgor)
- Cyng. Michelle Donoghue (Aelod y Pwyllgor)
- Cyng. Nysia Evans (Aelod y Pwyllgor)
- Cyng. Anthony Leyshon (Aelod y Pwyllgor)
- Cyng. Edward Skinner (Aelod y Pwyllgor)
- Cyng. Michael Thomas (Aelod y Pwyllgor)

GRŴP ANNIBYNNOL

- Cyng. Sue Allen (Aelod y Pwyllgor)

HEB GYSYLLTIAD

- Cyng. John Jenkins (Aelod y Pwyllgor)

A G E N D A

- 1. YMDDIHEURIADAU AM ABSENOLDEB**
- 2. DATGAN BUDDIANNAU PERSONOL**
- 3. PENDERFYNU AR GEISIADAU CYNLLUNIO**

5 - 24

Mae'r dudalen hon yn wag yn fwriadol

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE**

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

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

24/10/2023

**I'W BENDERFYNU
FOR DECISION**

Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	24/10/2023
REPORT OF:	HEAD OF PLACE AND SUSTAINABILITY

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
PL/03083	Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works at Former Coedmor School, Cwmann, Lampeter, SA48 8ET

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/03083
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Application Type	Full planning permission
Proposal	Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works
Location	Former Coedmor School, Cwmann, Lampeter, SA48 8ET

Applicant(s)	Barcud - Mr Alex Dawson
Agent	Barcud - Mr Geraint Roberts
Officer	Gary Glenister
Ward	Llanybydder
Date of validation	25/11/2021

Reason for Committee

This application is being reported to the Planning Committee following the receipt of seven or more objections from third parties. Members will note that the application was on the agenda on the 3rd March 2022 and was deferred for further assessment due to phosphates. The application was reported to Planning Committee on the 14th September and was deferred for Site Visit.

Please note that a call in request has been received by Welsh Government and an Article 18 Direction has been issued so the recommendation has been amended to recommend a resolution to approve.

Site

The application site is a 0.95ha parcel of land including the former Coedmor School situated in the rural village of Cwmann in the North of the County. The village is approximately 7km North East of Llanybydder and less than one km to the South East of Lampeter which is in the neighbouring county of Ceredigion.

Cwmann as a settlement is takes the form of an inverted 'U' with development off three road corridors. The site is close to the edge of the settlement on the South Eastern arm. The former school is in a predominantly residential area which consists of a mix of single and two storey dwellings.

The site has residential properties to the North and West that front onto the A482.

A small water course is evident along the western boundary of the site following the line of an established mature hedgerow of trees with a house and garden beyond. The site has open countryside to the South which is at a higher level.

The replacement school is approximately 140m away to the North of the former school house. The new school access is diagonally opposite the application site entrance. The site was temporarily used as a business centre when the current owners needed office accommodation.

The part of the site with the former school house and one demountable class room is within the settlement development limits of Cwmann, however the school yard and the remainder of the site which is set at an elevated level to the South of the school is outside limits. The site was originally owned by the County Council and was sold to the applicant with a development brief that included the possibility of an affordable housing exception site subject to justification.

There is an existing access to the site which serves the former school.

Proposal

The application seeks full planning permission for the conversion of the former school house to a four bedroom market dwelling along with the removal of the existing school related development and the construction of 20 affordable dwellings. All of the new dwellings are proposed to be affordable housing under Policy AH2 exceptions as a site outside but immediately adjacent to a settlement.

The development is made up of three distinct elements.

Firstly the restoration and conversion of the school house to a market dwelling. The proposal includes four bedrooms and a large open plan kitchen and living space with separate utility room and bathrooms. Externally the school house would remain largely unaltered so the character would remain as existing.

Secondly, 2No. single storey disabled bungalows, these are strategically situated in the North East and South West corners to reduce the impact on neighbouring properties. One bungalow is proposed to be sold as a low cost home ownership unit, the other one as a social rental property. The Head of Housing states that there is a specific need for a disabled bungalow for a local family who are not satisfactorily housed and there are no suitable Council homes available.

Thirdly, 18No. two storey dwellings. These comprise 2No. 3 Bedroom Low cost home ownership units, 8No. 2 Bedroom socially rented units and 8No. 1 Bedroom socially rented units.

Given the topography, a 2.4m high 'crib lock' retaining wall system is proposed which runs in an East-West direction separating the school and the low cost home ownership units from the elevated section of the site which formed the yard and the elevated land to the East of the yard. A smaller retaining structure is proposed in the North East corner of the site which defines the garden for the single storey unit. This is a change from the original submission

which saw an additional home and a much larger retaining structure. Through negotiation, the scheme is now more sensitive to the topography and is therefore likely to have less impact on third parties.

The nearest existing dwelling to the North has a minimum rear garden of 12m so is set off from the site boundary. The nearest unit on the site to the closest frontage dwelling is a bungalow which is also off set from the boundary to ensure a reasonable separation distance.

Access is proposed via the existing former school access which is located in the North West corner of the site.

Surface water is subject to an application to the Sustainable Drainage Approval Body. However, the design concept of a surface water attenuation pond is shown in the North East corner of the site. The existing pattern of drainage along the southern and Western boundaries is to remain, so that the watercourse is not adversely affected.

The scheme is designed to Development Quality Requirements (DQR) for affordable housing. The applicant has a significant housing grant for the scheme from the Welsh Government, subject to planning permission being approved.

Foul water is proposed to use the existing connection from the former school.

Members will note that this scheme was on the agenda for Planning Committee dated 3rd March 2022 however was deferred at officer's request for further consideration of the foul water in light of the phosphate issue that affects the both the RiverTowy and Teifi catchment areas which are both designated Special Areas of Conservation (SAC).

An assessment of the scheme has been carried out using the phosphate calculator that has been developed for Carmarthenshire. An initial mitigation proposal involving a phosphate trade off with a scheme in Ceredigion was discounted as it was elsewhere in the Teifi catchment area so was not deemed to have a comparable impact on the SAC. However, Dwr Cymru Welsh Water has now confirmed that phosphorus removal at the Lampeter treatment works is scheduled by 31st March 2025 and therefore the phosphorus from the site will be removed before the foul water enters the SAC. NRW has confirmed that a Grampian condition is a suitable mechanism for ensuring that none of the dwellings are occupied prior to the improvements to the treatment works. Therefore, an appropriate assessment has concluded that there will be no impact on the SAC.

Planning Site History

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

W/39398 - Change Of Use From School Classrooms To Offices - Full Granted - 14/11/2019

W/19668 - Placement Of A Demountable Classroom With Toilet Facilities - Full Granted - 9/10/2008

W/11145 - Reinforcement Work On Existing Overhead Line 10KM - Electricity Approval - 8/11/2005

TMT/04371 - Overhead Electricity Line - Electricity Approval - 25/7/2003

TMT/03128 - Siting Of Demountable Classroom Building For Educational Purposes - Full Granted - 20/2/2003

D4/10175 - Erection Of An Indoor Toilet Block - Historic Decision - 21/12/1982

D4/9886 - Siting Of A Mobile Unit For Use As A Nursery School - Historic Decision - 19/8/1982

D4/1890 - Erection Of Mobile Classroom - Historic Decision - 26/11/1975

Planning Policy

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

SP1 Sustainable Places and Spaces

SP2 Climate Change

SP16 Community Facilities

SP18 The Welsh Language

GP1 Sustainability and High Quality Design

GP2 Development Limits

GP3 Planning Obligations

H2 Housing within Development Limits

AH1 Affordable Housing

AH2 Affordable Housing – Exceptions Sites

EMP1 Employment – Safeguarding of Employment Sites

TR3 Highways in Developments - Design Considerations

EQ4 Biodiversity

[Carmarthenshire Supplementary Planning Guidance](#)

Biodiversity and Nature Conservation

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Has no objection subject to the imposition of appropriate conditions. However, a sum of £44,000 is sought for Active Travel and sustainable travel infrastructure in the local area.

Head of Leisure Services – An on site play facility is not considered appropriate, however the Community Council should be consulted to see if a contribution is needed towards an existing open space. It is noted that pedestrian improvements are required to provide safe access. This is reflected in the Head of Transport's comments above.

Pencarreg Community Council - Objects to the proposal for the following reasons:

1. Sewerage capacity – there are existing capacity issues
2. Surface Water – the area is already over capacity
3. Current Developments – there is no need for additional housing
4. The Welsh Language – more housing would dilute the language
5. School capacity – the local school is already over subscribed
6. Local Facilities – Lack of post office pub etc
7. Phosphates
8. Ground stability – there is a buried water course and infilling which makes the ground unstable

The community council has re-iterated it's objections during the re-consultation period.

Local Member(s) – (Former) Councillor IW Davies did not comment on the application.

Dwr Cymru/Welsh Water – has no objection to the proposal and confirms that the Waste Water Treatment Works at Lampeter will be improved by the installation of phosphorus removal by the 31st March 2025.

Natural Resources Wales – has no objection to the proposed development and has signed off the Appropriate Assessment on condition that none of the proposed dwellings are occupied prior to the improvement of the Lampeter Waste Water Treatment Works in terms of phosphorus removal.

It is also noted that there are bats present and a European Protected Species licence is therefore required.

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

Summary of Public Representations

The application was the subject of consultation by way of Site and Press Notices.

Seven representations were received during the first consultation, objecting to the proposal and the matters raised are summarised as follows:

- The principle of Development
- Levels
- Amenity
- Privacy
- Noise
- Highways
- Scale (demand)
- Welsh Language
- Land Stability
- Surface Water
- Sewerage
- Layout
- Local Facilities
- Open space

Further consultation with the Local Member, Community Council and the objectors, was carried out on receipt of amended plans and the Welsh Language Action Plan. Six responses have been received to date, stating that the changes have not addressed the issues raised and repeating the initial concerns.

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

Appraisal

Principle of Development

The proposal seeks to change the use of a former school to residential. Part of the site was used as a business centre temporarily when the school closed. Policy EMP1 of the LDP seeks to safeguard allocated and existing employment land, however it is noted that the business centre permission was for the two demountable classrooms and the user was the current applicant who needed office space whilst an office suite was being developed in nearby Lampeter. It is understood that the end user has moved to permanent offices elsewhere and the site is no longer required so is currently vacant.

Policy AH2 of the LDP refers to exception sites for affordable housing schemes being acceptable where justified. The following response has been received from Housing. "The Housing Service can confirm that the ward of Llanybydder is an area of housing need. There is under-supply of social rented homes across all house types in Llanybydder ward, which results in people in urgent housing need having to wait an unacceptable length of time to be rehoused." The scheme has been designed to accommodate the greatest need locally, including a disabled person who cannot find a suitable bungalow. It is considered that there is local need for affordable housing and that an affordable housing exception site is justified in this instance.

Levels / Over Bearance / Privacy

There is concern locally that the ground levels will result in development at a higher level than the properties along the road and that this will result in loss of privacy and over bearance.

The site slopes down to the county road and has been formed by the process of cut and fill to create a level school yard at the back of the site that is set at a higher level than the school buildings but lower than the adjacent countryside to the South. Further elevated and uneven land is included to the East of the yard. This has resulted in a steep slope which cuts across the site and therefore makes development challenging. In order to develop the site and achieve the DQR standards for affordable homes, there must be a minimum amount of level garden area and minimal gradient for drives, parking etc. In order to achieve this, the rear plateau is proposed to be lowered further and a crib lock retaining structure is proposed so that the top plateau can be developed safely. The result is that even with ground lowering, the majority of units are proposed to be on a development plateau at a higher level than the school house.

In respect of the concerns of residents, the design has been amended to reduce the height of the crib lock wall to 2.4m with a landscaped batter slope below, and a unit has been removed so that the development is further from the boundary. A house type has been chosen which has velux type roof windows in a cat-slide roof to the rear rather than upstairs windows serving bedrooms, so any impact is proposed to be minimised. It is considered that there is a reasonable distance from the higher units to the houses along the highway, and given the amendments, there is not likely to be an unacceptable over bearing impact or loss of privacy.

Noise

A residential scheme would have different noise characteristics compared with a school, however there are safeguards under public health legislation, so any statutory nuisance can be investigated and action taken if necessary outside planning legislation. There would be noise during construction, however this would be temporary.

Scale (demand)

There is concern over the scale of development being excessive and that there is no demand for such a number of affordable homes locally.

The site is an affordable exception site which can only be justified for 100% affordable units immediately adjacent to the settlement development limits. In this case, the scheme for 20 affordable homes is being backed by the Housing section and would be drawing down a housing grant. The demand for small low cost social housing in a rural area is evident in order to secure the housing grant and the scale is therefore considered appropriate.

Welsh Language

The site is in the Pencarreg Welsh Linguistic Area which indicates that over 60% of the population speak Welsh. The applicant was asked to submit a Welsh language appraisal, and has duly submitted a "Welsh Language Action Plan". It is considered that an affordable scheme would provide opportunities for people to secure a foot on the housing ladder in the rural North of the County so would avoid local people in need having to move away. The applicant is a housing association with a local letting policy which has prioritised local Welsh speakers elsewhere, in neighbouring counties. A copy of the applicant's local letting policy has been submitted, however this is not a material planning consideration. Policy SP18 of the LDP requires a phasing plan to ensure that communities are not overwhelmed, however given the small scale and nature of the development, it is not likely to have a detrimental impact. The language appraisal concludes the following:

"The development is predominately for affordable dwellings and the occupiers of the dwellings will be selected from the Council's Common Housing Register and be subject to Barcud's Local Lettings Policy, it is therefore highly likely that the occupiers of the dwellings will have a strong connection with Cwmann. This can include people currently in the village that want to move to smaller or more accessible accommodation, young people currently living at home and wanting their first own accommodation, or persons employed locally that require accommodation. As such, the level of in-migration as a result of the development is likely be minimal.

In view of the above, the new residents of the dwellings are likely to come from the existing local community. The development will increase the number and type of affordable accommodation available to the local community and allow for the retention of existing Welsh speakers within a community where this a strong percentage of people with Welsh language skills.

When new residents are not Welsh speakers they may wish to learn the language and take part in village and other local cultural events and Barcud will promote this opportunity through its mitigation measures. Furthermore, any children occupying the dwellings will learn the language at school. Both these factors will help reduce the overall number of non-Welsh

speaking households in the community and result in a positive contribution on the Welsh language.”

The language appraisal includes the following mitigations as quoted from the appraisal:

“Despite the impact assessment’s conclusion that the proposed development is unlikely to have a significant impact on Welsh Language, Barcud as part of its core principles always seeks to promote the Welsh language and provide added community benefits through its housing developments and it has therefore put together the following package of measures to safeguard and promote the Welsh Language through this development:

- 1. Barcud will adopt a Local Lettings Policy for the development which gives priority to people with a local connection.*
- 2. The name of the finished development (place name) will be Welsh and relate to the local historic context. The name will be chosen in collaboration with the Community Council.*
- 3. All signage to be Welsh or bilingual.*
- 4. The marketing of the development will be bilingual and published in local Welsh language publications.*
- 5. A Welcome Pack will be provided for new residents providing information on Welsh language and culture in the local area.*
- 6. Barcud will provide a Welsh medium learning activity for local children in collaboration with the local school. This will take the form of a visit/tour to the development site by a Welsh speaking Development Officer.*
- 7. All new residents that are not Welsh speakers will be provided with an opportunity to attend Welsh language course through Barcud.”*

Given the above, the development is not likely to have a detrimental impact on the Welsh language.

Land Stability

It is noted that the topography of the site has been altered in the past and the design has been modified through negotiation so that the layout better reflects the existing topography. A crib lock retaining wall system is proposed in order to formalise the break in slope and ensure the safe and efficient development of the site. This retaining wall system will need to be fit for purpose and engineered to suit the ground conditions. As a housing association, the applicants are duty bound to carry out due diligence and ensure the wall is engineered to the correct standards. Any buried water course as identified by the Community Council would need to be addressed in the surface water scheme which is governed by the Sustainable Drainage Approval Board (SAB).

Surface Water

The scheme is subject to a sustainable drainage scheme which needs to be approved by the SAB team. It is noted that a SAB pre application submission has been received and a suitable solution has been agreed subject to a formal application. A surface water pond is proposed, which will need to be fit for purpose. It is noted that a water course runs along the western boundary. The proposed surface water scheme shows existing arrangement being retained for this water course, however surface water from the houses and road is proposed to be directed to the proposed pond and not add to the flow in the water course. Excess

water from the pond is proposed to be drained at a controlled rate into an existing surface water sewer, so there is no additional impact from the development.

Sewerage

The site has traditionally been a School and more recently been partially used as a Business Centre. The sewer connection and capacity is considered acceptable and no objection has been received from Dwr Cymru/Welsh Water. As stated above, the phosphate issue has been addressed and there will be sufficient capacity in the treatment works to accommodate the development no later than 31st March 2025.

Traffic

The Head of Transport has no objection to the scheme for 20 new houses along with the conversion of the school. It is noted that a crossing improvement is proposed between the site and the new School. The access and parking is considered acceptable, however a contribution has been sought towards Active Travel, so that residents can access the village open space and the wider network by non motorised means.

Layout

As mentioned above, the units are affordable and there are Development Quality Requirements (DQR) that have to be applied in order to get the housing grant. The layout has been designed in order to comply with these standards. It is considered that whilst gardens are relatively small, there is sufficient space to satisfy the DQR, so they are considered fit for purpose.

Local Facilities

The village does not benefit from a wide range of facilities, however is approximately 7km from Llanybydder and less than a kilometre from Lampeter in neighbouring Ceredigion, which both have a greater range of facilities. An increase in population will increase demand for facilities which may make it more viable to introduce provision in the future.

Open space

There is an open space in the village which would serve the development. The County Council parks department has been consulted and they recommended that an on site facility would not be appropriate and that the Community Council be consulted as they own the open space in the village. The Community Council has however objected to the scheme and has not sought a contribution. Active travel from the site to the village is proposed to be improved through the contribution sought by highways, so as a consequence, the open space will be more accessible.

Phosphates

The site would produce phosphates through foul drainage and general residential land use. NRW have introduced guidelines for development which has to date precluded development within the River Towy and River Teifi catchments that produce phosphorus. A calculator has been developed so that the magnitude of the issue can be assessed for each site and work has been carried out to find mitigation options on a regional basis to allow

development. In parallel, Dwr Cymru Welsh Water has been carrying out an assessment of its assets and identifying treatment plants that can accommodate phosphorus removal.

This site is proposed to drain into the Lampeter Waste Water Treatment Works which is earmarked for improvement by the 31st March 2025. A habitat regulations assessment has been carried out in the form of a test of likely significant effect and an appropriate assessment. These documents have been signed off by NRW with the conclusion that provided none of the dwellings are occupied before the improvements to the treatment works are carried out or 31st March 2025 whichever is sooner, then the development would have no negative effect on the SAC.

Two conditions are therefore recommended in the form of a Grampian Condition precluding occupation until 31st March 2025 and the submission of a Construction Environmental Management Plan prior to works commencing.

Planning Obligations

The site is proposed to have 20 new affordable dwellings in addition to the conversion of the School House to a market dwelling. This is secured by a condition as set out below. There is also a contribution of £44,000 towards active travel to be secured via S106 agreement.

Well-being of Future Generations (Wales) Act 2015

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

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that whilst the site is challenging, the proposal has been adapted to make the best use of the existing topography and has resulted in the minimisation of impact to neighbouring properties. The design and appearance is considered to be acceptable.

The proposal is a significant rural affordable housing scheme in an area which is said to be in local housing need. The housing section support the proposal stating that there are currently significant delays in finding families affordable homes in the Llanybydder ward.

One consequence of the current shortage of affordable housing is the potential loss of local people to other wards and the diluting of the concentration of the Welsh language usage. The applicant is seeking to address this through retention of local people as a priority in their local letting policy.

The site is in the River Teifi SAC catchment area which is affected by the phosphate issue, however improvements have been confirmed at the Lampeter Waste Water Treatment Works in the form of phosphorus removal by the 31st March 2025. Therefore, appropriate conditions are recommended in order to satisfy NRW's concerns.

The site is primarily affordable housing as an exception site and this is conditioned, however a legal agreement is required for the active travel improvements so the recommendation is for approval subject to the signing of a Section 106 legal agreement or payment of the commuted sum.

If no legal agreement is signed or payment of the contribution is received within 12 months of any Committee resolution to approve, the Head of Place and Sustainability requests delegated powers to refuse the application.

Please note that a call in request has been received by Welsh Government. Welsh Government has issued an Article 18 direction so the application can not be approved until such time as the direction is withdrawn. This does not preclude the application being reported to Committee or a resolution being made, however no decision can be issued.

The recommendation is that the committee resolves to approve the proposal subject to the Section 106 agreement being signed and the Article 18 notice being withdrawn.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason:

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans dated 23 November 2021:

- 1:2500 & 1:250 scale Location Plan, Topo/Survey Data, Sections. Drawing No. R533-S-01-B
- 1:50 & 1:100 scale Semi-Detached House Floor Plans, Elevations & Section. Drawing No. R533-P-05
- 1:50 & 1:100 scale Disabled Bungalow Floor Plan, Elevations and Section. Drawing No. R533-P-06
- 1:50 & 1:100 scale Floor Plans, Elevations & Section. Drawing No. R532-P-07
- 1:50 & 1:100 scale Semi-Detached House Floor Plans, Elevations and Building Section. Drawing No. R532-P-08
- 1:100 scale Floor Plans, Elevations & A-A Building Section. Drawing No. R533 P-09
- 1:200 scale Offsite Highways Plan. Drawing No. LAM-HYD-XX-XX-DR-C-1201
- NTS Proposed Finishes. Drawing No. R533 P-10

and the following plans dated 1 February 2022:

- 1:250 scale Block Plan. Drawing No. R533 P-01A
- 1:200 scale Proposed Levels – Strategy Layout. Drawing No. LAM-HYD-XX-XX-DR-C-2100 P02
- [Scale as shown] Site Sections – Sheet 1 of 2. Drawing No. LAM-HYD-XX-XX-DR-C-201-P03
- [Scale as shown] Site Sections – Sheet 2 of 2. Drawing No. LAM-HYD-XX-XX-DR-C-202-P03
- 1:200 scale Contour Plan Showing Site Sections. Drawing No. LAM-HYD-XX-XX-DR-C-200-P03
- 1:200 scale Proposed Site Sections/Street Views. Drawing No. R533 P-03A

Reason:

In the interests of visual amenity in accordance with Policy GP1 of the LDP.

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 (i.e. not including the converted School House);
- 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.

Condition 4

Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with 5.5 metre carriageway, 1.8 metre footways, and 6.0 metre kerbed radii at the junction with the A482 road.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 5

The vehicular access into the site shall at all times be left open, unimpeded by gates or any other barrier.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 6

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

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 7

Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 90 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.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 8

Other than as shown on the approved plans referenced above, there shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole internal estate road frontage within 2.0 metres of the near edge of the carriageway.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 9

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.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 10

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

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 11

The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained,

unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 12

The mitigations set out in the approved Welsh Language Action Plan shall be implemented in full for each occupant/purchaser of the affordable housing units.

Reason:

To support the Welsh language in accordance with Policy SP18 of the LDP.

Condition 13

No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. All works shall take place strictly in accordance with the approved plan.

Reason:

To ensure the construction of the site has no adverse environmental impacts in accordance with Policy GP1 of the LDP.

Condition 14

None of the residential dwellings hereby approved shall be occupied until 31st March 2025, or the successful installation and operation of phosphorus removal plant at Lampeter Waste Water Treatment Works, whichever is the sooner.

Reason:

To ensure there is no impact on the River Teifi SAC from the development in accordance with Policy SP14 of the LDP.

Notes / Informatives

Note 1

A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at:

<https://naturalresources.wales/permits-and-permissions/species-licensing/when-you-need-to-apply-for-a-protected-species-licence/?lang=en>

Note 2

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

Note 3

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)

Note 4

The applicant/developer's attention is drawn to the signed Section 106 Legal Agreement which secures a contribution of £44,000 towards Active Travel which is considered to be reasonably necessary to serve the development.

Mae'r dudalen hon yn wag yn fwriadol