

**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 04 FEBRUARY 2021
ON 04 CHWEFROR 2021**

***I'W BENDERFYNU/*
FOR DECISION**

*Ardal
Dwyrain/
Area East*



**Cyngor Sir Gâr
Carmarthenshire
County Council**



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:	04.02.2021
REPORT OF:	HEAD OF PLANNING

INDEX - AREA EAST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE NO'S
E/37499	PROPOSAL TO CONSTRUCT 4 NO. DETACHED DWELLINGS AT LAND ADJACENT TO, ERWLON, TALLEY ROAD, LLANDEILO, SA19 7HS	9 - 20
E/39651	CONSTRUCTION OF THREE DWELLINGS (PHASE 1 OF A LARGER SCHEME) INCLUDING COMMUNITY CAR PARK, ESTATE ROAD AND ASSOCIATED DETAIL, LAND OPPOSITE CWMIFOR HALL, CWMIFOR, MANORDEILO, LLANDEILO, SA19 7AL	21 - 31
PL/00778	ALTERATIONS AND FIRST FLOOR / ROOF EXTENSION SWN Y GAN, LLANGADOG, SA19 9HP	32 - 35

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	E/37499
-----------------------	----------------

Application Type	Full Planning Permission
Proposal & Location	PROPOSAL TO CONSTRUCT 4 NO. DETACHED DWELLINGS AT LAND ADJACENT TO, ERWLON, TALLEY ROAD, LLANDEILO, SA19 7HS

Applicant(s)	MR & MRS MAINWARING, 54 HEOL LLWCHWR, AMMANFORD, SA18 3HF
Agent	MR JON O'DONNELL, 17 VARDRE ROAD, CLYDACH, SWANSEA, SA6 5LP
Case Officer	Kevin Phillips
Ward	Manordeilo & Salem
Date registered	10/07/2018

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 is an area of sloping agricultural land with boundary hedgerow at the eastern side of the B4302 road, adjacent to Erwlon and opposite Brynheulog, Aelwyd, Kimberley and Bron-y-gaer, Rhosmaen in the village of Rhosmaen, Llandeilo. There is a 40 metres length of small woodland at the northern side of the application site with a dwelling Truscoed, Rhosmaen, approximately 86 metres away from the application site further to the North.

Proposal

The application is for 4 detached houses of similar design on an area of land approximately 60 metres in length and 30 metres in depth. The proposal is for 5 bedroom houses spaced equally across the site with each pair having shared entrances and being handed. The dwellings will have a square form with a stone central protruding front gable for the ground floor hallway and first floor bedroom, rendered elevations, natural slate saddle roofs with attached side garages.

Planning Site History

P6/12631/87 - BUNGALOW - Full Granted 19/02/1987

P6/11985/86 - RESIDENTIAL DEVELOPMENT (SIX DWELLINGS) - Outline Granted 08/05/1986

P6/9086/83 - TWO DWELLINGS - Outline Granted 26/05/1983

P6/7113/81 - RESIDENTIAL DEVELOPMENT - Full Refused 18/06/1981

P6/7112/81 - RESIDENTIAL DEVELOPMENT - Full Refused 18/06/1981

P6/6159/80 - FIVE DWELLINGS - Outline Granted 10/07/1980

Planning Policy

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

- Policy SP1 – Sustainable Places and Spaces
- Policy GP1 – Sustainability and High Quality Design
- Policy GP1 Sustainability and High Quality Design
- Policy GP2 – Development Limits
- Policy GP3 Planning Obligations
- Policy H1 Housing Allocations
- Policy H2 Housing within Development Limits
- Policy AH1 Affordable Housing
- Policy TR3 Highways in Developments - Design Considerations
- Policy EQ5 Corridors, Networks and Feature of Distinctiveness
- Policy EQ6 Special Landscape Areas

[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.

Summary of Consultation Responses

Head of Transportation - Any planning permission shall be subject to the application of 10 highways related conditions

Local Member(s) – Councillor J Davies is a member of the Planning Committee and has made no prior comment.

Manordeilo and Salem Community Council - No objections.

Dwr Cymru/Welsh Water - Having reviewed the plans deposited on your web site in respect of this full application we note that it is silent in respect of the proposed method of surface water disposal. Our mapping system indicates that the only public sewer in the area receives foul water only. We will not receive surface water into this sewer under any

circumstances and therefore recommend that you impose a condition to secure a sustainable means of surface water drainage. We strongly recommend that you take account of the guidance offered by Planning Policy Technical Advice Note 15 (TAN15) section 8 and "Recommended non-statutory standards for sustainable drainage (SuDS) in Wales – designing, constructing, operating and maintaining surface water drainage systems" - 2017 Digital ISBN: 978 1 4734 8768 0" before reaching a decision on this application as it contains no evidence that there has been any evaluation of the surface water runoff destination hierarchy provided at table S1 page 7 of the document.

- No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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.

15 representations were received objecting to the proposal, which includes a letter of objection each from the Local MP and AM, and the matters raised are summarised as follows:

- The increased level and speed of traffic along the highway over the years is a highway safety concern and the proposed development adds to this
- The proposed development will result in a loss of privacy for the existing dwellings
- The loss of the mature hedgerow at the site is unacceptable and it is considered that its translocation will not retain an existing habitat
- The design and uniformity of the dwellings is out of keeping from the existing character of the locality and does not conform with or enhance the Tywi Valley Special Landscape area.
- Lack of pedestrian provision fronting the site
- A Tree Preservation order should be applied to the trees to the North of the application site
- The application does not show what development proposals are for the remainder of the land allocated in the LDP
- The application does not provide detail in regard to the requirements of policy AH1 of the LDP
- Loss of view of the Brecon Beacon National Park
- The applicant does not own the land as this is contrary to the records held by the Land Registry
- The Certificate of ownership in the application conveys that the land is not agricultural land
- The Transport Statement submitted by the Highways Consultant is not an accurate reflection of the highway safety issues that are encountered in the locality
- The Automatic traffic counter which is the basis of the Transport Statement submitted should have been sited closer to the application site and not at the lower part of Talley Road

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

Appraisal

Principle of development

The proposed development is a scheme of 4 frontage dwellings within an area of land that accords with policy Policy H1 and H2 of the Carmarthenshire Local Development Plan, which has allocated the land for housing development; 6 houses. There are no policy objections from forward planning to the proposal, subject to any highway, public service and amenity objections being overcome. The site is adjacent to the settlement within the development limits of the settlement and therefore there is an in principle support for housing.

Impact upon character and appearance of the area

The site has been allocated for housing development within the LDP and the proposed development would not be out of character and an incongruous form of development in the locality. There is housing adjacent and opposite, and the scheme proposed would represent an efficient and sustainable development that reflects the design aspects of other dwellings within the village.

Privacy Impacts

The proposed development will be set back approximately 11 metres from the edge of the carriageway and there will be approximately a further 23 metres to properties on the other side of the highway. It is considered that the layout of the proposed dwellings is in line with the character of other properties along Talley Road and there is not considered to be any unreasonable loss of privacy for the residents in the locality. The nearest property is Erwlon, to the south and the plot 1 will be orientated similar to Erwlon and will be set back in line with Erwlon and it is not considered that there will be any loss of privacy for the dwelling as such.

Highway Impacts

The application has received detailed highway consideration which resulted in the submission of a Transport Statement from the applicant's agent. The Head of Transport supports the proposed development in terms of the proposed accesses and parking facilities; the highway speed signage provided along Talley Road has slowed the speed of traffic to the betterment of all concerned and has therefore allowed for the proposed development to be supported. A Driver Feedback Sign (DFS) along the B4302 / Talley Road remains outstanding and this shall be pursued through a Section 106 Agreement.

Response to the issues of objection received

The increased level and speed of traffic along the highway over the years is a highway safety concern and the proposed development adds to this

The application has undergone detailed consideration by the Head of Transport which resulted in the submission of a Transport Statement by the applicant which was accepted by the Head of Transport and resulted in support being received subject to the application of conditions. In the course of the application, the Highways section had determined to

undertake highways improvements along Talley Road and to the stretch of highway to the North of Rhosmaen, along the Talley Road, which has resulted in the creation of a 30mph zone along Talley Road, where it was 40mph previously, and the extension of a 40 mph zone to the North at the outskirts of Rhosmaen, which was all created to provide a reduction in the speed of traffic entering Rhosmaen from the North along Talley Road and traveling along Talley Road from the South. It is considered that this improvement has and will result in a reduction in the speed of traffic entering the village and hence the support having been received from the Head of Transport for the proposed development.

The proposed development will result in a loss of privacy for the existing dwellings

The proposed development will be set back approximately 11 metres from the edge of the carriageway and there will be approximately a further 23 metres to properties on the other side of the highway. It is considered that the layout of the proposed dwellings is in line with the character of other properties along Talley Road and there is not considered to be any unreasonable loss of privacy for the residents in the locality. The nearest property is Erwlon, to the south and the plot 1 will be orientated similar to Erwlon and will be set back in line with Erwlon and it is not considered that there will be any loss of privacy for the dwelling as such.

The loss of the mature hedgerow at the site is unacceptable and it is considered that its translocation will not retain an existing habitat

The existing hedgerow will be translocated to the rear of the site and therefore the habitat will be retained.

The design and uniformity of the dwellings is out of keeping from the existing character of the locality and does not conform with or enhance the Tywi Valley Special Landscape area

There is an extensive mix of dwellings along Talley Road and it is considered that the design proposed includes elements of the dwellings in the locality and as a housing scheme adjacent to the built-up area, it is not considered that the proposal conflicts with the aims of the policy EQ6 in terms of wishing to protect the quality of the Tywi valley Special Landscape area from harmful development.

Lack of pedestrian provision fronting the site

A pavement will be provided at the front of the dwellings, which are not provided at other properties along this side of the highway and ensures that highway safety concerns are considered.

A Tree Preservation order should be applied to the trees to the North of the application site

The Authority's Arboriculture Officer has considered the Arboricultural Impact Assessment and Method Statement submitted in the application and has acknowledged the importance of the group of trees to the north of the application site and is worthy of a Tree Preservation Order. Two trees are needed to be removed from the group of trees and this is accepted, however it is recommended that the group of trees are managed and a suitable species mitigation planting scheme is provided as a result. This is to be included as a condition to the planning permission.

The application does not show what development proposals are for the remainder of the land allocated in the LDP

Whilst the LDP housing allocation for the site is for 6 dwellings, it is considered that 4 houses at this site is acceptable and does not compromise the housing figures for Rhosmaen significantly. The application as submitted retains the small woodland along the highway to the North of the site and therefore it is considered that the proposed housing number and the amenity space retained in a satisfactory proposal. The proposal has not received an objection form the Forward Planning section and therefore there is no justification to refuse the application on this issue.

The application does not provide detail in regard to the requirements of policy AH1 of the LDP

A draft UU has been received and the Planning Permission will not be released until the completed and correct UU has been received and accepted.

Loss of view of the Brecon Beacon National Park

The residents of Truscoed convey that they will lose the view of the Brecon Beacons national Park. Truscoed is set approximately 86 meters away from the application site to the North, at an elevated position in relation to the application site and it is considered that this is not a material planning consideration that justified refusal of the application.

The applicant does not own the land as this is contrary to the records held by the Land Registry

The applicant has signed Certificate "A" within the application form which relays that the applicant owns the land and I do not have any detail that confirms to the contrary that they do not own it.

The Certificate of ownership in the application conveys that the land is not agricultural land

It is clearly the case that the land is presently agricultural land and there is no substance in what has been relayed in the letter of objection received to object to the proposed development.

The Transport Statement submitted by the Highways Consultant is not an accurate reflection of the highway safety issues that are encountered in the locality

The Transport Statement received by the Authority which assesses the existing highway status and justifies the case for the proposed development, has been considered by the Head of Transport, being the Authority's expert in highway related matters, which has resulted in support to the proposed development subject to conditions. The improvement to the highway status through traffic calming measures, as relayed above, has and will result in a reduction in traffic speed, and the visibility splay provisions and pavement fronting the site, results in a scheme that is supported by the Head of Transport.

The Automatic traffic counter which is the basis of the Transport Statement submitted should have been sited closer to the application site and not at the lower part of Talley Road

National standards recommend that measurements for spot speeds shall be taken on the approaches to the scheme extents, rather than fronting the site. For example, distances are not specified as this depends on the Stopping Site Distance required i.e. speed limit or available visibility splays.

Consideration also has to be given as to where the apparatus can be located and secured. In this instance an automatic speed survey was undertaken in the form of pneumatic tubes. The tubes and associated equipment must be secured to public apparatus such as street lighting or utility posts. The survey undertaken has been accepted by the Local Highway Authority to determine 85th %ile vehicle speeds on approach to the development site. Notwithstanding the above, the SSL along this section of Talley Road has been reduced to 30mph, requiring visibility splays of 2.4m x 43m. The proposed splays exceed this and actually meet the Stopping Site Distances calculated from the speed survey undertaken (85th %ile speeds).

Planning Obligations

A Draft Unilateral Undertaking for Affordable Housing as required by AH1 of the LDP has been received and the Planning Permission will not be released until the completed and correct UU has been received and accepted.

A Section 106 financial contribution of £4,000, towards the provision of a Driver Feedback Sign (DFS) along the B4302 / Talley Road is required and Planning Permission will not be released until the Section 106 for the aforementioned has been secured, or the contribution paid to highways directly for the aforementioned requirement.

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 application has received a detailed consideration which saw hurdles to overcome in terms of highway difficulties. This has now been resolved and the improvements to the highway requirements, which reduces the traffic speed and the provision of accesses that satisfy highways requirements for housing development within the settlement limits of the village, thereby allowed for this report to be presented to the Planning Committee.

The Forward Planning section has been consulted and it has been conveyed that the proposal is situated on land that is allocated for residential purposes in the LDP and therefore accords with Policy H1 Housing Allocations. Whilst it is acknowledged that not all of the site is to be utilised in this proposal, the small remainder of the site offers the

potential for an additional couple of houses in the future. Therefore, there are no policy objections to the proposal subject to any normal public service, amenity and highway objections being overcome.

After careful consideration of the scheme as submitted it is concluded on balance that the proposal is supported subject to conditions.

Conditions and 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 and information:

- Location and Block Plan
- Proposed Site layout (008), received 20 April 2018
- Plots 1&3 – Proposed Ground Floor Plan (001), received 20 April 2018
- Plots 1&3 – Proposed First Floor Plan (002), received 20 April 2018
- Plots 2&4 – Proposed Ground Floor Plan (003), received 20 April 2018
- Plots 2&4 – Proposed First Floor Plan (004), received 20 April 2018
- Plots 1&3 - Proposed Elevations (005), received 20 April 2018
- Plots 2&4 - Proposed Elevations (006), received 20 April 2018
- Proposed Typical Section 1:40 scale (013), received 20 April 2018
- Tree Protection Plan 1:250 scale, received 20 April 2018
- Existing and Proposed Street Scene plan (010), received 20 April 2018
- Arboricultural Impact Assessment and Method Statement, received 22 August 2018

Reason:

In the interest of clarity as to the extent of the permission.

Condition 3.

The new vehicular accesses shall be laid out and constructed strictly in accordance with Carmarthenshire County Councils (Highways and Transport services) Typical Layout No. 4 (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter they shall be retained, unobstructed, in this form in perpetuity.

Reason:

In the interest of highway safety.

Condition 4.

The vehicular accesses into each plot shall at all times be left open, unimpeded by gates or any other barrier.

Reason:

In the interest of highway safety.

Condition 5.

The gradient of the vehicular accesses serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.

Reason:

In the interest of highway safety.

Condition 6.

Prior to any use of the accesses by vehicular traffic, visibility splays of 2.4 metres x 46 metres to the south side and 2.4 metres x 52 metres to the north side, shall be formed and thereafter retained in perpetuity, either side of the centre line of the accesses in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.6 metres within this splay area.

Reason:

In the interest of highway safety.

Condition 7.

The accesses, visibility splays and turning areas 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 accesses, visibility splays, or turning areas, is to be obstructed by non-motorised vehicles.

Reason:

In the interest of highway safety.

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

Reason:

In the interest of highway safety.

Condition 9.

The accesses 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.

Reason:

In the interest of highway safety.

Condition 10.

Prior to the commencement of any part of the development herewith approved, a 1.8 metre wide footway shall be provided along the entire site frontage together with tactile crossing points at both northern and southern extents of the site, with the B4302 Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.

Reason:

In the interest of highway safety.

Condition 11.

Prior to the commencement of the development hereby approved, a suitable species mitigation planting scheme for the loss of trees referred to in the Arboricultural Impact Assessment and Method Statement (condition 2), shall be submitted for approval by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

In order to provide mitigation for the loss of habitat.

Condition 12.

Prior to the commencement of the development hereby approved, a Percolation test appropriate for the proposed 4 dwellings shall be submitted for approval by the Local Planning Authority.

Reason:

To ensure that the site can accommodate the surface water run-off from the proposed development.

Condition 13.

Prior to the commencement of the development hereby approved, detail in relation to the boundary treatments for the dwellings shall be submitted for approval by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason:

In the interest of visual amenity.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- It is considered that the proposed development complies with Policy H1, H2, AH1, GP1, GP2, GP3 and TR3 of the Carmarthenshire Local Development

Plan, 2014 (LDP) in that the proposed dwellings are not detrimental to the character and appearance of the area and it is not considered there are any significant impacts in relation to local amenity. Sufficient amenity space is provided for the proposed dwellings with appropriate parking and accesses provided.

NOTES

Note 1

Please note that this permission 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 permission 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 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 conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 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).

Note 3

The development herewith approved shall be subject of a Section 106 financial contribution of £4,000, towards the provision of a Driver Feedback Sign (DFS) along the B4302 / Talley Road.

Note 4

This Planning Permission is tied to an Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 that an Affordable Housing Contribution (policy AH1 of the Carmarthenshire Local Development Plan) shall be payed to Carmarthenshire County Council with 50% upon beneficial occupation of each dwelling-house and 50% upon the disposition of each dwelling-house.

Note 5

Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering

into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by him.

Note 6

The required footway and tactile crossing points shall be provided under a Section 278 Agreement with the LHA.

Note 7

It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway.

Note 8

Developers shall take positive measures to prevent surface water ingress to this site from the adjacent highway. All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway. No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

Application No	E/39651
-----------------------	----------------

Application Type	Full Planning Permission
Proposal & Location	CONSTRUCTION OF THREE DWELLINGS (PHASE 1 OF A LARGER SCHEME) INCLUDING COMMUNITY CAR PARK, ESTATE ROAD AND ASSOCIATED DETAIL, LAND OPPOSITE CWMIFOR HALL, CWMIFOR, MANORDEILO, LLANDEILO, SA19 7AL

Applicant(s)	
Agent	JCR Planning, UNIT 2, CROSS HANDS BUSINESS WORKSHOPS, HEOL PARC MAWR, CROSS HANDS, SA14 6RE
Case Officer	Kevin Phillips
Ward	Manordeilo & Salem
Date registered	17/10/2019

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties and the Local Member has requested that the application be considered by the Planning Committee.

Site

The application site is the frontage of an agricultural enclosure at the western end of the village of Cwm lfor. The site fronts the C2162 road through the village, is opposite the village hall, a bungalow "Derw" and St Paul's Church and to the north east there is a further dwelling "Homestead". Land to the west and south of the site is agricultural land lined by mature hedgerows.

Proposal

The application is for three dwellings (phase 1 of a larger scheme) including a community car park, an estate road and open amenity area and sustainable drainage space. The car parking area has 13 vehicle spaces, including disabled parking spaces, to serve the needs of the village hall and is to be provided at the north east corner of the site with the estate road to serve the one dwelling and the future development of the site, is located approximately metres south of the northern boundary of the site, with two dwellings further to the south of the proposed estate highway, fronting the C2162 road. The

proposed estate road leads to an open amenity area at the rear of the aforementioned dwellings with a further 6 visitor car parking spaces at the north east side which will serve the needs of a future housing development of approximately 17 dwellings.

Planning Site History

E/16584 – RESIDENTIAL DEVELOPMENT AND COMMUNITY CAR PARK Outline Planning Permission 07/01/2013

Planning Policy

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

- Policy SP1 – Sustainable Places and Spaces
- Policy GP1 – Sustainability and High Quality Design
- Policy GP2 – Development Limits
- Policy GP3 Planning Obligations
- Policy H1 Housing Allocations
- Policy H2 Housing within Development Limits
- Policy AH1 Affordable Housing
- Policy TR3 Highways in Developments - Design Considerations

[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.

Summary of Consultation Responses

Head of Transportation & Highways - Any planning permission shall be subject to the application of 14 highways related conditions.

Public Rights of Way Officer - Footpath 44/143 abuts the proposed development site to the west. If the application is approved, reference should be made to the Applicant/Developer of the existence of the footpath and to the legal requirement not to obstruct or encroach upon the Public Footpath at any time.

Manordeilo and Salem Community Council - Support the comments made by Dyfed Archaeological Trust regarding the need for an archaeological condition to be placed upon the application. In addition there is support for the comments from the Planning Ecology team and the need for the proposed development to ensure the maintenance and potential enhancement of biodiversity in the area in line with the County Council's wellbeing commitments on biodiversity.

Local Member(s) - Councillor J Davies is a member of the Planning Committee and has conveyed the following comments;

“ Having examined the detailed plan for the above development I would like to thank the developer for providing the community hall with 13 parking spaces. However it is unfortunate that the access road leading into the car park is exactly opposite the entrance to the property on the other side of the road and will therefore cause the occupants a great deal of distress as the hall is used often during the night throughout the winter. If the

planning officer therefore approves this application I would like for it to be brought before the planning committee.”

Dwr Cymru/Welsh Water - No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network and the applicant may need to contact DC/WW for any connection to the public sewer.

Dyfed Archaeological Trust- The proposal is for residential development and this is located in close proximity to the known line of a Roman Road and it is recommended that a condition is applied to any planning permission that a written scheme of investigation is submitted for approval by the Local Planning Authority.

Sustainable Drainage Approval Body(SAB)- As the development construction area proposed is likely to be greater than 100m², the developer will need to apply for SAB approval.

Corporate Valuer- The viability of the development has been considered in detail and it is considered that this phase of the development, included in the planning application E/39651, is unviable with or without an affordable housing contribution.

In coming to this conclusion the developer’s agent’s appraisal has been considered and in some instances substituted their submitted figures for my own. This initial phase of the development has to bear a number of higher costs upfront for the development of only 3 dwellings. Some of these costs should not arise for the later phase(s) and should mean that the future phases will be viable –therefore it may be prudent to consider retaining the right to reassess the viability of Phase 1 once the Local Planning Authority receive the Planning Applications in respect of the further phases.

Please note that the advice above is consistent with advice that the Valuations Section provided to an officer in relation to two planning applications considered in Kidwelly, where it was also deemed to be unviable to seek affordable housing contribution for the first phase due to the high upfront costs, but it is expected that Phase 2 & 3 would be viable.

National Grid- No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder. No objection as identified location is outside of easement.

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.

18 representations objecting to the proposal were received, and the matters raised are summarised as follows:

- The proposed development will cause highways safety problems along the highway
- The proposed main access road and the access for the dwellings fronting the highway will result in a loss of privacy for dwellings and the lights from the vehicles exiting onto the road will impact upon the living conditions of the dwellings opposite
- The proposed car park is too small and should be sited opposite the village hall
- There should be only one access to the site and the plots fronting the highway should have rear entrances only
- The loss of the mature hedgerow at the site is unacceptable

- There is not requirement for the housing development at the village which does not have appropriate amenity space or infrastructure to support it

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

Appraisal

Principle of the development

The proposed development is an initial phase of housing for 3 dwellings, a car parking area to serve the needs of the village hall, an access road to serve one of the aforementioned dwellings and a possible further 17 dwellings within an area of land that accords with policy Policy H1 Housing Allocations of the Carmarthenshire Local Development Plan, which has allocated the land for housing development. SC30/H1 of the LDP designates the site for 25 dwellings. There are no policy objections to the proposal subject to any highway, public service and amenity objections being overcome.

Impact upon character and appearance of the area

The site has been allocated for housing development within the LDP and the proposed development would not be out of character and incongruous form of development in the locality. There is housing, a village church and hall opposite and the scheme proposed would represent an efficient and sustainable development that reflects other dwellings within the village.

Privacy Impacts

Plots 2 and 3 of the proposed development will front the public highway with plot 3 facing opposite the village hall and plot 2 facing "Derw". The proposed dwellings will be set back approximately 7.5 metres from the edge of the carriageway and there will be approximately a further 26 metres to "Derw" opposite. It is considered that the layout of the proposed dwellings is in line with the character of other properties along the highway through Cwm Ifor and there is not considered to be any unreasonable loss of privacy for the residents in the locality.

Biodiversity Impacts

A number of issues were raised and resolved in terms of a badger survey and landscaping, however it remains that the hedgerow fronting the site has yet to be finalised in terms of translocation and therefore a condition is to be applied to require this detail to be submitted and agreed before any development progresses.

Highway Impacts

The village of Cwm Ifor has the C2172 highway as the main arterial route through the village which leads from the A40 trunk road and leads to the North to the rural hamlet of Horeb. The road through the village serves two housing estates and a fair number of individual dwellings that front the highway. This application is for three dwellings, a road to serve a future development and a car park to serve the existing village hall which presently does not have parking facilities and therefore parking for attendees is on the highway. The proposal allows for parking off the highway which reduces congestion problems presently encountered.

Response to the issues of objection received

The proposed development will cause highways safety problems along the highway

The proposed development will allow for vehicles that presently park on the highway for the village hall to park in a designated car parking area and the dwellings will also have parking facilities off the road. Photos have been submitted which show congestion at the highway through the village, however this would appear to have been as a result of visits to the church/ village hall and it remains that it is considered that the proposed car parking area and dwellings will allow for vehicles to park off the highway to improve the present situation.

The proposed main access road and the access for the dwellings fronting the highway will result in a loss of privacy for dwellings and the lights from the vehicles exiting onto the road will impact upon the living conditions of the dwellings opposite

There are numerous individual dwellings along the highway through the village that are sited directly opposite other dwellings, in addition the estate road for Geryllan is sited opposite Beechgrove. It is considered that the proposed dwellings and estate road would not result in a significant harm to the residents of "Derw" and the visitors to the village hall. The dwelling opposite the proposed highway that will junction with the main road through the village, ie Derw, has significant fencing fronting the highway and is set back approximately 25 metres from the highway. It is not considered that the proposal will impact significantly upon the living conditions of the residents.

The proposed car park is too small and should be sited opposite the village hall

The Local Planning Authority has to consider the proposed development submitted in the application and there are no grounds to justify the refusal of the car park area as proposed, which will serve the needs of the village hall and will allow for vehicles to park off the main road.

There should be only one access to the site and the plots fronting the highway should have rear entrances only

The Local Planning Authority has to consider the proposed development submitted in the application and the proposal is supported by the Head of Transport subject to conditions.

The loss of the mature hedgerow at the site is unacceptable

A condition is proposed for the planning permission that requires details of the landscaping and translocation of the hedgerow within/adjacent to the site to ensure adherence to LDP biodiversity requirements.

There is no requirement for the housing development at the village which does not have appropriate amenity space or infrastructure to support it

The LDP has allocated the application site for housing and the site will have an amenity space central to the layout submitted with the application and no objection has been raised by the Forward Planning section.

Planning Obligations

The viability of the development has been considered in detail and it is considered that this phase of the development, included in the planning application E/39651, is unviable with or without an affordable housing contribution, as required by Policy AH1 of the LDP. This initial phase of the development has to bear a number of higher costs upfront for the development of only 3 dwellings. Some of these costs should not arise for the later phase(s) and should mean that the future phases will be viable –therefore it may be prudent to consider retaining the right to reassess the viability of Phase 1 once the Local Planning Authority receive the Planning Applications in respect of the further phases.

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 the proposed development will adhere to Local Plan policy subject to conditions and the issues of objection raised and addressed above are not considered to justify the refusal of the proposed development.

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 and information:

- Site Location Plan and Site Layout plan(LOCBL/0736/001c), received 11 October 2019
- Floor Plan and Elevations (Type B Bungalow)(BG/0736/001ab), received 10 July 2019
- Floor Plan and Elevations (Type G Bungalow)(BG1/AT/001Ag), received 10 July 2019

Reason:

In the interest of clarity as to the extent of the permission.

Condition 3.

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 C2162 road.

Reason:

In the interest of highway safety.

Condition 4.

Plots 2&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. 4 (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.

Reason:

In the interest of highway safety.

Condition 5.

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

Reason:

In the interest of highway safety.

Condition 6.

There shall at no time be any growth or obstruction to visibility over 0.9 metres above the adjacent carriageway crown, over the site's whole C2162 road frontage within 2.4 metres of the near edge of the carriageway.

Reason:

In the interest of highway safety.

Condition 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. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

Reason:

In the interest of highway safety

Condition 8.

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 interest of highway safety.

Condition 9.

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 interest of highway safety.

Condition 10.

Prior to the commencement of any part of the development herewith approved, a 1.8 metre wide footway shall be provided along the application site frontage with the C2162 Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.

Reason:

In the interest of highway safety.

Condition 11.

Plots 1-3:

The access 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.

Reason:

In the interest of highway safety.

Condition 12.

The 6 No. Visitor Car Parking Spaces and Community Car Park shall be hard surfaced in a bonded material, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

Reason:

In the interest of highway safety.

Condition 13.

Prior to the commencement of the development a scheme for the translocation of the existing hedgerow fronting the C2162 road to an appropriate location within the application site shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

Reason:

In the interest of highway safety.

Condition 14.

No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of soft and hard landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

In the interests of visual amenity and the protection of habitat

Condition 15.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interest of the visual amenity of the area.

Condition 16.

Prior to the construction of the dwellings hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area.

Condition 17.

No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be

deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

Reason:

To protect historic environment interests whilst enabling development.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- It is considered that the proposed development complies with Policy H1, H2, AH1, GP1, GP2, GP3 and TR3 of the Carmarthenshire Local Development Plan, 2014 (LDP) in that the proposed dwellings are not detrimental to the character and appearance of the area and it is not considered there are any significant impacts in relation to local amenity. Sufficient amenity space is provided for the proposed dwellings with appropriate parking and accesses provided

NOTES

Note 1

Please note that this permission 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 permission 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 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 conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 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).

Note 3

Condition 9 above refers to the entire site and includes parking spaces within each plot applied for, the communal car park as well as the visitor spaces.

Note 4

The final choice of surfacing provided to the communal car park area must be appropriate and accessible for all users. Similar consideration is to be made to the provision of spaces for disabled drivers. Consideration must also be made for the on-going maintenance/liability for the communal car park and visitor parking spaces.

Note 5

If the applicant intends to offer the proposed estate road for adoption to the highway Authority under Section 38 of the Highways Act 1980, then he is advised to contact the Authority's Highways Adoptions officer Mr Cliff Cleaton, at the earliest opportunity.

Note 6

Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by the landowner.

Note 7

It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway.

Application No	PL/00778
-----------------------	-----------------

Application Type	Householder Planning Permission
Proposal & Location	ALTERATIONS AND FIRST FLOOR / ROOF EXTENSION SWN Y GAN, LLANGADOG, SA19 9HP

Applicant(s)	MR & MRS E Davies
Agent	DARREN MILLS ARCHITECT
Case Officer	Kevin Phillips
Ward	Llangadog
Date registered	20/11/2020

Reason for Committee

This application is being reported to the Planning Committee as the applicant is the son of the Local Member.

Site

The application site is a detached two storey brick dwelling with a hipped roof, adjacent to Llangadog primary school, fronting the A4069 road through the village.

Proposal

The proposal is to provide a first floor extension for a home office above the existing single storey garage at the eastern side of the dwelling and a bathroom and utility room at ground floor at the rear of the garage. The proposal will have matching materials to the existing and the roof will have a hip to match the existing dwelling and a dormer windows in the front elevation above the garage and the rear elevation above the utility room.

Planning Site History

There is no relevant planning history on the application site.

Planning Policy

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

GP6 Extensions

[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.

Summary of Consultation Responses

Llangadog Community Council - No comments received.

Local Member(s) – Councillor A James has not commented to date.

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 and no objections have been received.

Appraisal

The proposal is a first floor and ground floor extension to the eastern side of the dwelling and although larger than the existing extension, it is considered that the extension is of an appropriate design, materials and scale, and adheres to the requirements of the aforementioned Carmarthenshire LDP policy for extensions and it is considered that there are no other material issues that prevent support being given for the proposal.

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 the proposal is supported.

Conditions and 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 works hereby granted consent shall be carried out strictly in accordance with the following approved plans;

- Location plan 1:1250 scale, received 6 November 2020
- Block Plan(03) 1:500 scale, received 6 November 2020
- Proposed Floor Plans, Section & Elevations (02), received 6 November 2020.

Reason:

In the interest of visual amenity.

Condition 3.

The materials used in the extension hereby approved shall match the existing dwelling.

Reason:

In the interest of visual amenity.

Reasons for Granting Planning Permission

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development adheres to the requirements of policy GP6 of the Carmarthenshire Local Development Plan which ensures that proposed development is of a satisfactory standard of design, in terms of siting, size and the use of materials which complement the character and appearance of the existing building or structure and its surroundings and ensures that proposed extension is appropriate to the use of the existing building.

NOTES

NOTE 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.

NOTE 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).