

**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 24 MEHEFIN 2021
ON 24 JUNE 2021**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal
Dwyrain/
Area East***



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 JUNE 2021
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL
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Application No	PL/01452
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Application Type	Full Planning
Proposal & Location	CHANGE OF USE FROM C3 (DWELLING) TO C2 (RESIDENTIAL INSTITUTION) AT WEST WINDS, PANTYFFYNNON ROAD, AMMANFORD, SA18 3HL

Applicant(s)	AROPA CARE GROUP – PAUL WILLIAMS
Agent	RON BAGSHAW & ASSOCIATES LIMITED – RON BAGSHAW
Case Officer	Andrew Francis
Ward	Ammanford
Date registered	21/04/2021

Reason for Committee

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

Site

The application site comprises of the property known as West Winds, an existing detached dormer dwelling situated off the western flank of Pantyffynnon Road, Ammanford.

The existing dwelling is a modern structure, granted planning permission in 2002 under reference AM/01272. It has 6 bedrooms currently, with three on the ground floor and a further three at first floor. The overall building measures 17 metres in width, with a maximum depth of 9.35 metres. It is set centrally on a fairly modest irregular shaped but generally flat plot with a road frontage of 27.3 metres and a maximum plot depth of 32.7 metres and a minimum depth of 24 metres.

The site is constrained to the rear by the train line that runs from the south through Llandybie, past Ammanford onto Llandeilo and beyond, indeed, the application site is only approximately 80 metres from Pantyffynnon Train Station. Members with a knowledge of the area will know that beyond Pantyffynnon Road, opposite the application site, the Amman Valley train line has just diverted off the main line and is starting its journey up the Amman Valley. Those with local knowledge will also know this is also very close to the location where the confluence of the Afon Aman and Afon Llŵchwr meet. As a result, the application site is located within a C2 Flood Zone.

Existing parking and utility space to serve the dwelling is provided to the front and the dwelling enjoys the benefit of two access points onto the road.

Proposal

The submitted planning application seeks change of use of the existing dwelling house for use Class C2 as a children's residential home. No physical external alterations are proposed to the dwelling or curtilage with the exception of amendments to the parking and turning area to allow all cars parked to be able to access and leave in a forward gear.

The proposed use will provide residential care for four young people. Though the ages of the potential occupants have not been specified so could be up to 18 years and will result in the employment of five full time and two part time staff members at the property. It is understood that the property will be staffed by 6 people during the day and 2 people at night.

Planning Site History

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

AM/01272	5 Bedroom bungalow at plot adj to The Dynevor Arms Hotel Full planning permission	02 July 2002
E/02623	Residential dwelling Outline planning permission	05 April 2001
E/02312	Change of use to residential e.g. House Dynevor Arms Full planning permission	21 September 2000
P6/366/94	Residential at plot adj to The Dynevor Arms Hotel Outline planning permission	30 June 1994
P6/12760/87	Dwelling and detached garage on land adj to The Dynevor Arms Hotel Full planning permission	21 May 1987

Planning Policy

In the context of the Authority's current Local Development Plan (LDP) the site is located within the Development Limits of Ammanford. Reference is drawn to the following policies of the Plan:-

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

SP1 Sustainable Places and Spaces

SP3 Sustainable Distribution- Settlement Framework

SP9 Transportation

GP1 Sustainability and High Quality Design

H6 Residential Care Facilities

TR3 Highways in Developments

[Carmarthenshire Supplementary Planning Guidance](#)

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 – Raised initial queries regarding staff arrangements and parking requirements at the property. Further comments are expected.

Ammanford Town Council – No observations received to date.

Local Member - Councillor D Harries has not commented to date.

Network Rail – Offer no objections to the proposal.

Natural Resources Wales – Offers no objection to the proposal.

Surface Water Advisory Body – Advise that the site is within Zone C2, but offers no change in vulnerability or flood risk. The amendments to the parking area will change the surface water runoff and these details are currently under assessment.

Police Liaison - No observations received 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 three neighbouring letters posted to the adjacent neighbours to the application site. As a result, three letters of objection have been received, the matters raised are summarised as follows:-

- The mission statement says they deal with ‘challenging children’. We need to be told the ages of the children and in what way will they be challenging.
- Are these children likely to escape over walls into other gardens and property or onto the railway line?
- Will these children be noisy and at anti-social times?
- The application property is very close to the river which could be dangerous for the children.
- With 5 full time staff and 2 part time staff there will be an issue with parking. The site is directly opposite the rugby and football ground and on a bus route. Sometimes, the bus drivers have to ask residents to move their cars so they can get through on training and match days. This change of use will only make it worse, especially if an ambulance or fire engine was required.
- There are no dropped kerbs currently at this property.

- One of the windows in the current property was to be frosted but isn't. Will this change?

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

Appraisal

Principle of Development

The planning application proposes a change of use from the existing residential dwelling to a children's care home under use class C2. Policy H6 of the Adopted Local Development Plan (LDP) is the most pertinent in the consideration of the application. The policy permits proposals for residential care facilities within development limits of a defined settlement where it has safe and convenient access to community facilities and services. The site is located within the defined development limits of Ammanford and is within walking distance of the local facilities and is also on a bus route and close to a train station providing services to Swansea, Llanelli and the local area.

In addition, the supporting text to the policy acknowledges that "the inclusion of such facilities within the development limits ensures that residents remain integrated into the community." As such, the location of the site within the existing community is considered to comply with policy requirements.

Based on previous application of a similar type it is known that the Authority's Children's Services Team would typically not support the proposal on the basis that the service does not use private residential homes for looked after children and as a result the proposal will be utilised by other local authorities. However, the applicant is not for consideration in the determination of planning applications, it is the land use and the process is unable to differentiate between whether the service would be operated by the Authority or a private service provider. As such, in general terms, the C2 Use is under consideration, and is in principle, acceptable.

Impact upon Character and Appearance of the Area

In terms of the impact of the use on the existing character and appearance of the locality, the proposal involves no external changes to the building fabric of the host property and limited external changes to the curtilage. The property would retain its appearance as a large, detached domestic property with large front space with two vehicle access points with parking to the front and private garden space to the rear. The change of use would have limited impact on the general character of the surrounding area.

The proposal is to provide residential care for up to four children/young people occupying the property, with one bedroom occupied by a staff member at night. Notwithstanding the provision of care to the residents, the use of the property will remain residential within an area largely dominated by residential development and within defined development limits and would not impact on the character of the locality.

Residential Amenity Considerations

In terms of the impact on the amenity of the adjoining residential property and neighbouring properties, the main issues to consider include noise, loss of privacy and perceived security. Firstly, turning to noise, the proposed change of use remains within a residential use and

given the proposal seeks for a maximum of four children at the property there will not be an excessive number of children residing at the property. The application site is a large property benefiting from a number of large double bedrooms and as such could be occupied by a large family now with excess of four children without any planning permission required. As such, it is not considered that the proposal will exceed normal noise levels generated by a large residential property. Notwithstanding this, conditions are suggested to be imposed on any planning permission granted restricting noise levels and ensuring necessary noise insulation is installed to protect any potential impact on the neighbouring occupier.

Turning to loss of privacy, the application site consists of a detached dwelling with gardens of two of the neighbouring property also running in the same alignment, and the garden of Dynevor House running perpendicular and with its rear elevation overlooking the application site. As the application property is modest in height and any windows with the potential for overlooking can be conditioned, again, it is considered that the proposal would not create privacy issues beyond that a large family dwelling could create.

Objections raised make reference to potential anti-social behaviour problems relating to the potential residents and how the property's location adjacent to the railway line and close to a river may also cause problems. Firstly, it should be noted that the potential occupiers of the house are not known. Indeed, these children may move in and out of the proposed home quite quickly depending on their personal situation and their place taken over by a different child with different needs. As such, it is likely that the issues they face may span a wide range of potential problems, but that this cannot be known or predicted at this stage and as a result, it is premature, prejudicial and unreasonable to recommend refusal of this application based on perceived high levels of anti-social behaviour from a professionally managed care home. The Police Liaison Officer has not commented on this application.

In land-use terms this proposal appears very much like a large family home but arguably what makes it different is the perceived personalities of the young people that would occupy the property and the potential level of disruption that might arise from the behaviour of such residents. This is somewhat of an unknown, variable factor and one that it is difficult to predict in the consideration of this planning application. The intensity of the use of the site would differ to some degree from that of a normal household as the level of care and support may result in a more frequently accessed site by staff and is likely to lead to some additional activity compared to its use as a single dwelling. However, the typical shift operation would be 12 hourly with two changeover points per day. That would mean the peak traffic generation from the property would be broadly similar to that of a normal dwelling with regard to the school run, with the second main changeover later in the evening. The movements caused by the members of staff, would be relatively minor, with parking self-contained on site and would not be significant in relation to impact on local amenity and not at times that typically relate to sports matches and practice.

In line with the Regulation and Inspection of Social Care Act (Wales) 2016, the applicant is required to register with the Care Inspectorate Wales (CIW) prior to providing a care service. As part of the application process a premises assessment is undertaken to evaluate and assess the suitability of the proposed premises in line with the needs of the intended occupiers. It will not be possible for the care home to operate. The management of the site would then be regulated by the Care Inspectorate Wales independent of the planning process.

As a result, it is considered that the proposed development complies with policy GP1 and in particular part d) in so far as any potential impact on amenity of adjacent residents.

Highway Impacts

A number of objections received refer to the inadequacy of the existing road network, existing problems concerning volume of traffic and parking levels and consider that the proposal and the parking arrangements for the property will heighten the problems.

In considering the traffic and transport implications of the proposed change of use it is noted that the site benefits from three specified parking spaces permitted to the front of the site. The Authority's Highways Planning Liaison Officer has queried the staff arrangements at the property and the potential intensification on the initially submitted site layout which showed 6 spaces, but which also showed that cars would be blocked in. Following additional information submitted from the agent it appears that in line with the parking requirements the proposal will not require additional level of parking than the existing use. However, further comments from the Highways Officer on this matter are outstanding.

In terms of the additional traffic associated with the proposal, as acknowledged above the traffic movements will largely be as expected for a family dwelling with the additional movements caused by staff members being limited.

Flood Risk Implications

The site is situated within a C2 Flood Zone as defined by the Development Advice Maps (DAM) issued to support Technical Advice Note 15 (TAN15). However, Natural Resources Wales advises that the existing dwelling and the proposed use are both Highly Vulnerable forms of development and that no extra operational development is occurring. In addition, an Emergency Evacuation Plan has been provided to support the application. As a result, Natural Resources Wales advise that they have no objection to this application as both uses are Highly Vulnerable so pose the same risk.

The Authority's Sab Team also support this advice, but have requested details of the amended parking space details to allow assessment of the surface water runoff details and its potential impact of surface water flooding. These comments are being sought.

Lack of Transparency/Consultation

A point of objection relates to the concern that this will affect more people than just those directly adjacent to the application site, which have been sent letters. For an application of this scale (not major development) there is no requirement under planning legislation to carry out pre-application consultation with local residents.

In line with Article 12 (5) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the local planning authority must publicise an application by giving requisite notice-

- (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or
- (b) by serving notice on any adjoining owner or occupier.

Consultation letters were sent to adjacent neighbouring properties. As such, the requirement for the local planning authority to undertake relevant publicity has been undertaken in compliance with the regulations.

Planning Obligations

None

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, alongside the responses from statutory consultees and numerous comments received from third parties, it is concluded on balance that the proposed development complies with the relevant LDP policies and would not adversely affect the character of the area, prejudice highway safety or significantly harm neighbours' amenities. The concern regarding the adverse impact on residential amenity and the fear for an increase in anti-social behaviour, arising from the perceived behaviour of the proposed residents is not sufficient to warrant refusal. In balancing the planning permits of the proposal, the scheme is considered acceptable and is recommended for approval subject to the following conditions.

Recommendation - Approval

Conditions and Reasons

Condition 1

The development shall begin no later than five years from the date of this decision.

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

Condition 2

The development shall be carried out in accordance with the following approved plans and documents:-

- Location Plan scale 1:1250 @ A4 received 1 March 2021;
- Block Plan [AROPA/2021/05] scale 1:500 @ A4 received 1 March 2021;
- Proposed Ground Floor Plan [AROPA/2021/03] scale 1:50 @ A3 received 1 March 2021;
- Proposed First Floor Plan [AROPA/2021/04] scale 1:50 @ A3 received 1 March 2021;

- Proposed Parking Plan [08] scale 1:500 @ A4 received 1 June 2021.

Reason: To ensure that the development is implemented in accordance with the approved details.

Condition 3

The premises shall be used for a children's residential care home for a maximum of four children and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To clarify the nature and extent of the development and in the interests of residential amenity in accordance with policy H6 of the Carmarthenshire Local Development Plan.

Condition 4

The windows serving the following rooms as indicated on the approved plans namely the Proposed Ground Floor Plan [AROPA/2021/03] scale 1:50 @ A3 received 1 March 2021 and the Proposed First Floor Plan [AROPA/2021/04] scale 1:50 @ A3 received 1 March 2021 shall be glazed in obscure glass and maintained as such thereafter in perpetuity:

- The ground floor bathroom window facing the rear elevation;
- The first floor bedroom 4 window facing the north east side elevation.

Reason: In the interests of neighbouring amenity and to accord with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 5

No development shall commence until construction design details have been submitted to, and approved in writing by the local planning authority, demonstrating that any noise generated does not exceed the noise criteria based on current figures by BS8233 "good" conditions given below:-

- Dwellings indoors in daytime: 35 dB LAeq,16 hours;
- Outdoor living area in day time: 55 dB LAeq,16 hours;
- Inside bedrooms at night-time: 30 dB LAeq,8 hours (45 dB LMax);
- Outside bedrooms at night-time: 45 dB LAeq,8 hours (60 dB LMax).

Daytime (07:00 – 23:00) Night-time (23:00 – 07:00)

Such detail and appropriate consequential noise mitigation measures shall have been agreed, in writing, by the local planning authority and shall be implemented prior to occupation of the building on the site and shall be maintained as agreed thereafter.

Reason: To safeguard the amenities of occupants of the surrounding properties and to accord with policies GP1 and H6 of the Carmarthenshire Local Development Plan 2014.

Notes/Informatives

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).

Application No	PL/01552
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Application Type	Householder
Proposal & Location	RETENTION WITH ALTERATIONS OF FRONT WALL AT 2 HEOL FACH, CAERBRYN, AMMANFORD, SA18 3DJ

Applicant(s)	MS J BANKS
Agent	JASON EVANS, EVANS BANKS PLANNING LIMITED
Case Officer	Andrew Francis
Ward	Penygroes
Date registered	24/03/2021

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 the curtilage of the property known as 2 Heol Fach, Caerbryn. Specifically, the modest cottage dwelling fronts onto Heol Fach which is a small single track lane which has its junction off the southern flank of Penygroes Road. Eight dwellings are served off Heol Fach which is essentially a cul-de-sac and is within a residential area.

A vehicular parking area is sited adjacent to the west of the application site accessing straight onto Penygroes Road.

The site is close to the junction which serves Caerbryn Terrace to the west and is at the outside of the bend of the road which travels to Blaenau to the east and Penygroes to the north west.

Proposal

The application is for the retention, with modifications, of the wall at the northern, eastern and western boundaries of the site which has been increased in height as part of the renovation of the property. This increase in height resulted in Planning Enforcement visiting the site, discussions between the applicant, agent and the Local Planning and Highway Authority which has resulted in the submission of this application.

The wall, as built measures 1500mm in height along most of its width, with an increase height to 1900mm for the pillar at the wall's north western corner which is directly adjacent to the adjacent parking space serving the adjacent dwelling. This 1900mm pillar obscures visibility and the submitted amendments show that this is to be reduced to 1000mm.

Planning Site History

There is no relevant planning history on the application site.

Planning Policy

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

Policy GP1 Sustainability and High Quality Design

Policy TR3 Highways in Developments - Design Considerations

[Carmarthenshire Supplementary Planning Guidance](#)

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 – Offers no objection subject to the wall that is shown being reduced in height to 1000mm being reduced by 900mm.

Llansadwrn Community Council - No objections to the proposal.

Local Member(s) - Councillor A W Davies and Councillor D Nicholas have 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.

Three representations were received objecting to the proposal, and six representations were received from five addresses supporting the proposal. The matters raised are summarised as follows:-

- The reduction in height of the wall will still result in a lack of visibility from the driver's seat for vehicles leaving the parking space of the adjacent property. This continues to be a risk to pedestrians and the drivers of these vehicles. There have been many accidents on this bend without this adding to the risk.

The points of support are summarised as follows:-

- The renovations of the once dilapidated property have greatly enhanced the area and kerb appeal, whilst the new wall looks in keeping with the community which appears to be the right balance of safety and aesthetics.
- The old walls were crumbling and allowed the old foliage and soil to spill over making it unsafe to walk past. As the house is higher up on the hill, the ground level of the garden is already higher than the 1 metre rule so it would be unsafe to build a wall at 1 metre as things could get blown out of the garden easily onto the highway.

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

Appraisal

The application has been submitted to obtain retrospective permission for the retention of the wall with alterations. In principle, the provision of a wall is not an issue, and one can be provided without the need for planning permission, provided it does not exceed 1 metre in height. However, as the proposal does exceed this, and is adjacent to a highway, planning permission is required. As such, it is clear that the main issue for consideration is highway safety.

Highway Impacts

The objections received all relate to the issue of highway safety and the lack of visibility caused by the increase in height of the wall as it affects the parking spaces for the adjacent property. The Authority's Head of Transport has advised that with a reduction in height of the current 1900mm pillar to 1000mm, a 90 metre visibility splay can be provided in both directions. However, it is requested by the Head of Transport that the 1000mm high section is further reduced to 900mm.

Based on the above, it is considered that the reduction in height to 1 metre is sufficient to satisfy the visibility requirements and would, if applicable for this small section at issue, comply with permitted development rights for boundary features adjacent to a highway. As this would be the fall-back position, it would be particularly difficult to defend any further reduction in height at appeal, should it come to that. As such, as the visibility splay is achieved, the proposal is considered to comply with policies GP1 and TR3 of the Carmarthenshire Local Development Plan.

Response to the Points of Support Received

The renovations of the once dilapidated property have greatly enhanced the area and kerb appeal, whilst the new wall looks in keeping with the community which appears to be the right balance of safety and aesthetics.

Based on the submitted drawings showing the reduction in height of the pillar, the new walls are new and modern looking which is an improvement over the previous crumbling structure and overgrown brambles behind the wall. However, the improvement in the aesthetic in itself would not overcome the highway safety objection if the height at the corner was not reduced and the visibility splay could not be achieved.

The old walls were crumbling and allowed the old foliage and soil to spill over making it unsafe to walk past. As the house is higher up on the hill, the ground level of the garden is already higher than the 1 metre rule so it would be unsafe to build a wall at 1 metre as things could get blown out of the garden easily onto the highway.

With regard to these points, the specific issue of the height of the wall in relation to the house and the road seems to have been misinterpreted by those making them. The height of the wall is not specifically related to the house, rather the height of the natural ground level at the point at which it enters the ground. Specifically, in this case however, it is the issue of the wall and its affect upon highway safety at a specific point that has caused the issue.

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 objections have been raised regarding highway safety, it is considered that the proposed amendments to the wall satisfy the visibility requirements of TAN18 as submitted and therefore comply with the policies of the Carmarthenshire Local Development Plan. The advice of the Head of Transport regarding the amendments to the wall allows the proposal to be put forward with a favourable recommendation.

Recommendation – Approval

Conditions and Reasons

Condition 1

The works hereby granted consent shall be carried out strictly in accordance with the following approved plans and documents received on 18 April 2021:-

- Location Plan [A103] scale 1:1250 @ A3;
- Block Plan [A104] scale 1:500 @ A3;
- Visibility Splay Kerb Edge [A102] scale 1:300 @ A1;
- Wall Plan & Elevations [A105] scale 1:100 @ A3.

Reason: To ensure that the development is implemented in accordance with the approved details in accordance with policies GP1 and TR3 of the Carmarthenshire Local Development Plan.

Condition 2

A visibility splay of 2.4 metres x 90 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the parking spaces serving 4 Heol Fach in relation to the nearer edge of carriageway within one month of the granting of this permission. In particular there shall at no time be any growth or obstruction to visibility over 1.0 metres in height within this splay area.

Reason: In the interests of highway safety and to accord with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Notes/Informatives

Note 1

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 2

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.