

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Cynllunio
Adran yr Amgylchedd**

**Report of the Head of Planning
Environment Department**

14 October 2021

**I'W BENDERFYNU
FOR DECISION**

ADDENDUM

<i>Application Number</i>	S/40505
<i>Proposal & Location</i>	RETENTION OF CHANGE OF USE OF DWELLING HOUSE TO A RESIDENTIAL CARE FACILITY AT 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG

DETAILS:

Planning Site History

The following additional planning application has recently been received in respect of the application site:-

PL/02773 Application for a Lawful Certificate for the proposed use of a dwellinghouse for the care & supervision of a maximum of 3 young people (aged 11-18) with specific needs supported by qualified and experienced staff on a 1:1 ratio Pending

ADDENDUM

<i>Application Number</i>	PL/00313
<i>Proposal & Location</i>	DEMOLITION OF TWO SUB-STANDARD COTTAGES AND ERECTION OF TWO NEW COTTAGES PLUS 3 GLAMPING PODS FOR HOLIDAY LET AT SARNISEL, BRONWYDD, CARMARTHEN, SA33 6HT

DETAILS:

Bronwydd Community Council – Have confirmed that they support the application.

ADDENDUM

<i>Application Number</i>	PL/00489
<i>Proposal & Location</i>	A ONE PLANET DEVELOPMENT WHICH WILL COMPRISE OF ONE TIMBER-FRAMED SINGLE-STOREY DWELLING AND ANCILLARY BUILDINGS IN ADDITION TO HORTICULTURAL AREAS, WILLOW PLANTATION, FOREST GARDENS AND A WILDFLOWER MEADOW AT LAND BETWEEN CAEGROES AND CWMWERN, PENYBANC, LLANDEILO

DETAILS:

Site

Page 33 - The application site comprises a ~~2.36~~ 3.0 acre parcel of land...

Consultations:

Landscape Officer - The proposed development would not result in adverse impacts to a highly sensitive landscape identified within a specific designation and demonstrates the potential to deliver relevant policy objectives and an acceptable development proposal in relation to the landscape consultation remit, subject to suggested planning condition(s).

Two conditions are proposed and condition 1 requires the retention of the existing hedgerow at above 2.5 metres, and condition 2 requires that non-native evergreen species shall not be used in the planting of visual screening or shelterbelts at the site.

ADDENDUM

<i>Application Number</i>	PL/00977
<i>Proposal & Location</i>	VARIATION OF CONDITION 2 (APPROVED PLANS) AND CONDITION 3 ON S/40401 (REBUILDING OF STORM DAMAGED BARN – RETROSPECTIVE) TO ALLOW THE BUILDING TO BE USED FOR THE ASSEMBLY OF TIMBER FRAME BUILDINGS FOR A PERIOD OF 18 MONTHS AT MYRTLE HILL, FIVE ROADS, LLANELLI, SA15 5AJ

DETAILS:

Local Member – Councillor T J Jones has made the following representations:-

I would like to fully support the above planning application as Mr. Morgan has built up his business to employing around 70 members of staff, most of whom are local residents of the Five Roads area. He also supports all aspects of village life.

The applicant has submitted a position statement regarding the progress being made on the development at Strasdin Joinery, Unit 8b Trostre Industrial Estate, Llanelli, SA14 9UU.

Progress:

1. Geotechnical investigation company have been instructed to carry out desktop study on the land to the left of Unit 8B. Awaiting report to satisfy one of the planning conditions.
2. Mel Williams Structural Engineering has been instructed to supply structural design for the sub structure work.
3. Ground work contractor has been given provisional approval to start work on grounds. Current lead time start of 2022.
4. EMS Quantity Surveyor is currently redoing costing above ground structure due to construction materials increase of 50% since planning approval.

I trust the above gives a snapshot of where we are in the build process.

ADDENDUM

<i>Application Number</i>	PL/00978
<i>Proposal & Location</i>	AN APPLICATION FOR FULL PLANNING PERMISSION FOR THE PROVISION OF A NEW ACCESS ROAD FROM TENBY ROAD; ERECTION OF A NEW PETROL FILLING STATION WITH SALES BUILDING; FORECOURT INCLUDING FUELLING PROVISION FOR DOMESTIC AND HGVS AND UNDERGROUND FUEL TANKS; THREE JET WASHES AND CAR CARE FACILITIES; ELECTRIC VEHICLE CHARGING HUB AND SUPPORTING INFRASTRUCTURE; CAR PARKING AND CYCLE PARKING; LANDSCAPING INCLUDING SMALL OUTSIDE SEATING AREA AND OTHER ASSOCIATED WORKS AT LAND AT ST CLEARS ROUNDABOUT, ST CLEARS, CARMARTHEN, SA33 4JW

DETAILS:

The applicant has provided a number of updated drawings and reports to reflect minor changes to the development layout and landscaping as part of the application process. The wording of condition nos. 2, 12 and 13 of the report are therefore to be amended to the following to reflect the submission of this updated information.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- Vehicle tracking for 16.5m articulated vehicle (2869-42)

received on 16 September 2021;

- EV Canopy and associated equipment (PL11)
- Noise Impact Assessment Technical Report (35744-R7)

received on 19 February 2021;

- Air quality assessment – Initial Report (January 2021)
- Tree survey (619/03B)

received on 17 February 2021;

- Biodiversity survey and report tree assessment Sept 2017 background document
- Block plan (PL09)
- Drainage strategy report (CC2200 S2)
- Extended phase 1 habitat survey (July 2017)
- Land contamination assessment
- Landscape details arboricultural assessment (Dec 2020)

- 1:1250 scale location plan
- Phase one environmental assessment (V October 2020)
- Planning design and access statement (December 2020)
- Preliminary Ecological Appraisal (WWE/021120)
- Proposed building elevations (PL03)
- Proposed building layout (PL08)
- Transport Assessment Parts 1 and 2 (ADL/RG/2869/10A December 2020)

received on 14 December 2020;

- Proposed site elevations (PL02A)
- Existing and proposed sections through hedgebanks (PL12A)
- Proposed site sections through perimeter road sheet 1 (PL06B and PL07A)
- Proposed site sections (PL05A)
- Tree survey (619/03C)
- Proposed site elevations indicating EV Equipment (PL10A)
- Proposed site layout (PL01F)
- Landscape general arrangement with planting plan (619/01H)
- Plant schedules and specification (619/02F)

received on 6 October 2021.

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

Condition 12

The jet wash facilities hereby approved, as shown on the proposed site layout plan (PL01F) received on 6 October 2021, shall not be used outside the hours of 08:00 to 21:00 on any one day.

Reason: To safeguard the living conditions of adjacent occupiers.

Condition 13

The existing trees to be retained as part of the development, as shown on Landscape general arrangement with planting plan (619/01H) and tree survey plan (619/03C) received on 6 October 2021 shall be protected in accordance with the details shown for the duration of the development.

Reason: To safeguard existing landscape features.

ADDENDUM

<i>Application Number</i>	PL/02142
<i>Proposal & Location</i>	VARIATION OF CONDITION NO. 3 OF S/33461 AT LAND ADJACENT TO 12 PENLLWYNRHODYN ROAD, LLANELLI, SA14 9NL

CONDITIONS:

For robustness an additional condition is proposed to be included to clarify the parameters of the dwelling.

Condition 13

The dwelling subject of a future reserved matters application shall be in line with the following parameters:-

- Height 3.5-7.1m;
- Length 6-11m;
- Width 5-10.5m.

Reason: In the interest of visual amenities.

ADDENDUM

<i>Application Number</i>	PL/02390
<i>Proposal & Location</i>	CREATION OF ONE ADDITIONAL FAMILY TRAVELLER PITCH WITH ONE RESIDENTIAL STATIC UNIT, TOURING CARAVAN, UTILITY/DAY ROOM (DISABLED FRIENDLY) USING APPROVED AGRICULTURAL ACCESS (S/33780) AT CARAVAN MELDEN STABLES, PEMBREY, LLANELLI, BURRY PORT, SA16 0JS

CONSULTATION:

Planning Ecology – Formal response received confirming no objection subject to conditions being imposed on any permission granted.

Local Member(s) - Councillor Hugh Shepardson has reiterated his request for a site visit given the issues being investigated by enforcement team, there are concerns that an additional pitch will be detrimental to the local community.

DETAILS:

The Local Planning Authority (LPA) have been informed that work has commenced on site for the additional pitch and the static caravan has been delivered to the site. However, it is understood that the caravan has been sited in a different location to that indicated on the submitted plans. The agent has been advised no work should be undertaken until the planning application is determined and any work commenced on site in advance is at their own risk.

ADDENDUM

<i>Application Number</i>	PL/02500
<i>Proposal & Location</i>	SPRINKLER PUMP HOUSE AT LAND TO THE NORTH OF TYCROES RFC, PENYGARN ROAD, TYCROES, AMMANFORD, SA18 3NY

DETAILS:

The agent has provided further technical information on the sound levels of the pump along with the following comments:-

- The pump is electric, by nature quiet, it is designed for a residential setting, the sound levels are significantly quieter by a few factors than a standard hairdryer or Hoover and about the same level as a normal conversation.
- The pump only operates for a short monthly test, otherwise only activates in the event of a pressure drop (activation or test).
- It is also in a brick enclosure that will deaden any sound.

The additional information has been forwarded to the Authority's Environmental Health Noise team for further review.

CONSULTATION:

Environmental Health (Noise) – Informally advised they are unlikely to object on noise grounds but requested additional information on noise levels and timings for use of the pump. No further comments received as yet.

ADDENDUM

<i>Application Number</i>	PL/00895
<i>Proposal & Location</i>	RURAL ENTERPRISE DWELLING WITH ASSOCIATED AGRICULTURAL SHED AT LAND AT DERWEN FAWR, CRUGYBAR, LLANWRDA

CONSULTATIONS:

Natural Resources Wales (NRW) – There is concern regarding the method of foul sewage provision and how this will impact upon the River Tywi Special Area of Conservation following NRW's Planning Position Statement which advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. NRW have also issued Planning Advice (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

A new septic tank is to be installed to provide foul drainage for the development which has the potential to increase the amount of phosphorus being discharged from the site. As such, reference is made to the Planning Advice and advise that the Local Planning Authority seeks further information from the applicant. Although, information has already been submitted in respect of the proposed system, two separate plans in the application show the system at different locations and clarification is required on this issue.

Provided the advice provided is followed and it is concluded that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal.

NRW also assesses the air quality impact a proposal may have on the National Site Network and Sites of Special Scientific Interest (SSSI) within a screening distance of 5km for this scale of farm. In this case, where there is no change to the existing background emissions, and an atmospheric ammonia impact screening report in relation to the protected sites is not required.

Landscape Officer - The proposed development is located adjacent to the Cothi Valley Special Landscape Area (SLA). The proposed development would constitute a new built form intervention within the landscape which would result in adverse impacts to the sparsely settled character of this part of the wider Cothi Valley and adjacent SLA.

The submitted Planning Statement states that the proposed development is located "at a low point in the local landscape". The proposed floor levels of the dwelling and agricultural buildings are approximately 4m and 6m respectively above the existing levels at Ynysau-gate west. There would appear to be extensive areas within the holding at a lower elevation than the proposed site. The specific reasons for consideration of the specific site at this elevation do not appear to have been provided or effectively justified.

The existing buildings at Ynysau-gate are single storey in nature. It is advised that the proposed development would appear incongruous in this elevated location relative to the existing built form.

Submitted landscape proposals are limited to brief description of hedge planting to the amenity area boundary associated with the proposed dwelling, the proposals do not demonstrate any landscape integration design which would enable effective delivery of relevant policy objectives