

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE**

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

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

09/11/2023

**I'W BENDERFYNU
FOR DECISION**

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

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

COMMITTEE:	PLANNING COMMITTEE
DATE:	09.11.2023
REPORT OF:	HEAD OF PLACE AND SUSTAINABILITY

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE
PL/03820	Installation of a 30m lattice tower supporting 6 no. antennas, 4 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet, 1 container with solar panel atop housing Hydrotreated Vegetable Oil generator, battery and biofuel tank, 3 free standing solar panel arrays and ancillary development thereto including a generator and associated fuel tank, a fenced compound, a gabion wall and a hard standing area for the Shared Rural Network project at Clywedog Plantation, Ffarmers, Llanwrda, SA19 8PX	9
PL/06541	Change of use of redundant building into one residential unit (renewal of planning permission W/38933 dated 15th December 2020) at Building at Parc Y Cnwc, Old School Road, Llansteffan, Carmarthen, SA33 5HA	23

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/03820
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Application Type	Full planning permission
Proposal	Installation of a 30m lattice tower supporting 6 no. antennas, 4 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet, 1 container with solar panel atop housing Hydrotreated Vegetable Oil generator, battery and biofuel tank, 3 free standing solar panel arrays and ancillary development thereto including a generator and associated fuel tank, a fenced compound, a gabion wall and a hard standing area for the Shared Rural Network project
Location	Clywedog Plantation, Ffarmers, Llanwrda, SA19 8PX

Applicant(s)	Cornerstone
Agent	Mrs Jennie Hann Clarke Telecom Limited
Officer	Kevin Phillips
Ward	Cilycwm
Date of validation	07/04/2022

Reason for Committee

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

Site

The application site is a remote rural location to the North of the village of Ffarmers, above the head of the river Twrch valley within the North East Uplands Special Landscape Area. The site is open heathland known as Llethr Brith, adjacent to the Clywedog tree plantation with trees at approximately 20-25 metres in height above the application site and Llyn y Gwaith is located approximately 40 metres lower, the other side of the coniferous plantation to the Northwest, with no residential properties nearby.

Proposal

The proposed development is the installation of a 30m lattice tower supporting 6 no. antennas, 4 no. transmission dishes, 2 no. equipment cabinets, 3 no. freestanding solar panels, 1 no. meter cabinet and ancillary development thereto including a generator and associated fuel tank, a fenced compound, a gabion wall and a hard standing area. The mast site will be supported by a track that leads from the Northeast of Llyn y Gwaith through the existing coniferous woodland and across approximately 100 metres of heathland. The application is a Shared Rural Network project on behalf of Mobile Network Operators, which requires a new mast to support all three main operators' equipment to provide 4G geographical coverage for people living, working and travelling in poorly served rural areas. This is in line with the Government requirement to ensure geographic coverage from at least one operator to 95% of the UK by 2025. It will be a shared structure utilised by 3 main telecommunications operators which is fully in line with national and local planning policy guidance.

Planning Site History

None

Planning Policy

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

SP1 Sustainable Places and Spaces

SP13 Protection and Enhancement of the Built and Historic Environment

SP14 Protection and Enhancement of the Natural Environment

SP17 Infrastructure

Policy GP1 Sustainability and High Quality Design

Policy EQ6 Special Landscape Areas

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 Public Health & Protection - No adverse comments made on the application.

Local Member(s) - Councillor A Davies has not commented to date on the application.

Cynwyl Gaeo Community Council - No comments received to date.

Head of Transport - It is noted that the route to the site is expected to be via the Ceredigion highway network, we recommend consulting with Ceredigion County Council highways to seek their opinions on the proposals.

No other observations

Ceredigion County Council (Highways and Environmental Services) - Any permission which the Planning Authority may give shall include the Condition(s) detailed below.

1. Prior to the commencement of construction activities on site, a Construction Traffic Management Plan (CTMP) shall be agreed with the Local Planning Authority in consultation with the Local Highway Authority in respect of loading/unloading of construction materials and the management of construction traffic through the duration of the works.

Reason: In the interest of road safety and the free flow of traffic.

INFORMATIVES: In addition to the above, the applicant should also be made aware of the following –

Any requirements to sweep and or clean the local road network as a result of the proposal, shall be at the developer's expense.

Any large vehicles, abnormal loads, etc. associated with the proposal using the local road network shall notify Local Highway Authority Street Works Department and avoid peak times, embargoes, etc.

Any temporary signage erected on the local road network to be agreed with the Local Highway Authority Traffic Management & Strategy Section, in advance of the works.

Llanddewi Brefi Community Council - Members of the public addressed the meeting and raised concerns regarding the need for the proposed installation in consideration of its landscape setting, and the context of high-speed broadband provision in the area delivering internet-based call services.

The Council discussed the proposed coverage plots (see attached comparison of existing and proposed provision) and noted that the area of benefit seemed disproportionately small in relation to the negative impacts of the development on the North Eastern Uplands Special Landscape Area, in contravention of LDP policy.

All members agreed that this view should be forwarded to the planning authority in response to the consultation.

Llangeithio Community Council - No comments received.

Dyfed Archaeological Trust - An archaeological desk-based assessment of the potential impacts of the development on the historic environment, both directly on archaeological deposits and on the setting of historic assets has been requested. Re-consultation of DAT has been undertaken and further comments are awaited.

Natural Resources Wales - A Construction Environmental Management Plan (CEMP) condition is required to be added to any permission granted for this development.

NRW have been consulted by CCC Planning ecology in relation to an Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 for this planning application and NRW agree with your Authority's conclusion on the assessment.

Cadw - Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument shown in our assessment of the application below.

Assessment

A Heritage Impact Assessment prepared by Allen Archaeology has been submitted in support of this application. This work identifies that the proposed mast will be visible from the scheduled monuments but as it will be seen above the existing forest plantations that surround it and the visual change will not alter the way that they are understood, experienced and appreciated. Consequently, the proposed mast will not have any adverse impact on the settings of the scheduled monument. The conclusion therein is concurred.

Civil Aviation Authority - No comments received.

MOD Safeguarding - The application site occupies the UK Military Low flying System designated Tactical Training Area (TTA 7T), an area within which fixed wing aircraft may operate as low as 100 feet or 30.5 metres above ground level to conduct low level flight training. The development proposed will cause a potential obstruction hazard to these military low flying training activities.

To address this impact, and given the location and scale of the development, the MOD require that conditions are added to any consent issued requiring that the development is fitted with aviation safety lighting, and that sufficient data is submitted to ensure that structures can be accurately charted to allow deconfliction. Suggested condition wordings are set out below;

As a minimum the MOD would require that the mast that forms the subject of this application is fitted with aviation safety lighting which produces 25cd visible or Infra-Red (IR) lighting.

Cranes

The MOD recognises that cranes may be used during the construction of this development. These may affect air traffic safety. If the redevelopment of this site does progress the developer is advised that in the event that the construction of the extension hereby approved is to be undertaken using a crane that exceeds a height of 15.2m above ground level to the tip of any jib or other point, then the details of the dates that the crane is to be present at site, its specific location within the site, and the specific timing that it is to be extended above that height are to be provided via DIO-safeguarding-statutory@mod.gov.uk no less than 28 days before its arrival at site.

Reason

No cranes that are capable of extending to a height in excess of 15.2m shall be utilised in the construction of the development unless it is in accordance with the specified details to ensure that appropriate safeguards can be introduced to minimise the potential for the construction of the development to have a harmful impact on air safety in the surrounding area, in particular within the Tactical Training Area Mid Wales.

To summarise, I can confirm that, subject to the conditions detailed above being attached to any consent issued, the MOD has no objection to the proposed development.

Whilst we have no statutory safeguarding objections to this application, the height of the development will necessitate that aeronautical charts and mapping records are amended. DIO Safeguarding therefore requests that, as a condition of any planning permission granted, the developer must notify UK DVOF & Powerlines at the Defence Geographic Centre with the following information prior to development commencing:

- a. Precise location of development.
- b. Date of commencement of construction.
- c. Date of completion of construction.
- d. The height above ground level of the tallest structure.
- e. The maximum extension height of any construction equipment.
- f. Details of aviation warning lighting fitted to the structure(s)

The MOD must emphasise that the advice provided within this letter is in response to the submitted data and information. Any variation of the parameters (which include the location, dimensions, form, and finishing materials) detailed may significantly alter how the development relates to MOD safeguarding requirements and cause adverse impacts to safeguarded defence assets or capabilities. In the event that any amendment, whether considered material or not by the determining authority, is submitted for approval, the MOD should be consulted and provided with adequate time to carry out assessments and provide a formal response.

Arqiva Consulting - Arqiva is responsible for providing the BBC, ITV and the majority of the UK's radio transmission network and is responsible for ensuring the integrity of Re-Broadcast Links.

Tall infrastructure such as wind turbines and other tall structures have the potential to block radio transmission links and rebroadcasting links (through direct blocking of radio signal or deflecting signal). Our radio transmission networks normally operate with a 100m buffer either side of a radio link, free from interference by tall development.

We have considered whether this development is likely to have an adverse effect on our operations and have concluded that in their proposed location, we have no objections to this development.

Cable & Wireless - Vodafone: Fixed does not have apparatus within the vicinity of your proposed works detailed below.

CSS Spectrum Man Services - No comments received.

Joint Radio Company - No Objection to the proposal.

OFCOM (Spectrum Licencing) – No comments received.

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 67 representations were received objecting, and the matters raised are summarised as follows:-

- The proposed mast, antennae and supporting equipment will significantly damage the quality of the Special landscape area.

- The site notice erected on a street pole along the highway has not been satisfactory mode of publicising the application.
- There is appropriate signal for mobile phones and superfast fibre broadband in the locality and the proposed development is not required.
- The trees around the application site should be preserved to ensure screening and mitigation for the proposal.
- The implications of the radio frequency electromagnetic waves will impact people and the wildlife health in the locality.
- The proposed development will impact the historic remains of the Carns in the locality.
- The proposal is not required in the locality and goes against the goals of the Well Being and Future Generations (Wales) Act 2015.
- The discounted alternative sites have not been proper consideration.
- Concern from the oil contamination from the fuel stored for the generator at the site.
- The proposal will unacceptably impact upon the geology in the locality.
- The proposal will impact upon the tourism draw to the locality.
- The proposal will introduce unnecessary noise pollution in the locality, impacting residents and wildlife.

2 representations of support have been received and the grounds of support are as follows;

- The proposal will have significant benefits for ensuring rural communities, business owners and tourists for easily access good mobile data services.

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

Appraisal

Principle of Development

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive calls, texts, emails, pictures, web, TV and downloads. To keep up with growing demand from mobile phone users there is a need to build a new base station to serve the needs of this rural area, and in some parts there is inadequate coverage. In this situation there is a requirement to develop a new base station that will improve the network coverage, resulting in improved network experiences for local residents, visitors, businesses etc. The proposal is part of the Government backed scheme called Shared Rural Network (SRN), a collaboration between Mobile Network Operators (MNO's) and the Government to improve 4G coverage for people living, working, and travelling in poorly served rural areas.

Planning Policy Wales: Technical Advice Note 19 (TAN19) 'Telecommunications' (August 2002). Technical Advice Note (Wales) 19 provides guidance to Welsh Authorities on dealing with applications for telecommunications and is a material consideration in determining planning applications. The guidance provides useful advice for local authorities with regards to the issue of constraints faced by operators over the location of equipment

'In some cases, local planning authorities may conclude that planning permission ought to be refused because of siting or appearance considerations. But they should first seek to understand the constraints the operator faces, whether due to the nature of the technology or the legal requirement to provide a service'.

Authorities are advised in TAN 19 to respond positively to proposals for telecommunications development and to understand the associated special problems and technical requirements faced by operators. That advice and the permitted development rights maintained to facilitate the establishment of networks apply even in locations usually subject to policies of restraint. Against this background of encouragement, TAN 19 also recognises the need, now with greater emphasis, to strike an appropriate balance between operational and environmental considerations.

The Stewart Group's report suggested a number of specific precautionary actions that have been accepted by the Welsh Government. The Report does not provide any basis for precautionary actions beyond those already proposed. In the Welsh Government's view, local planning authorities should not implement their own precautionary policies, such as imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development. Para 80 of TAN 19 states that the Stewart Report considered that the possibility of harm couldn't be ruled out with confidence and those gaps in knowledge are sufficient to justify a precautionary approach. The Report recommended a precautionary approach comprising a series of specific measures, which has been accepted by Welsh Government.

These include:-

- the emissions from the masts should meet the ICNIRP Guidelines for Public Exposure;
- in relation to the macrocell base stations the beams of greatest intensity should not fall on any part of a school ground or buildings without agreement from the school or parents.

In respect of the above two issues the proposal meets the ICNIRP Guidelines and a Declaration of Conformity with ICNIRP Public Exposure Guidelines was submitted with the application and the site is a remote location and there are not considered to be any health concerns for any local residents or visitors. However, it is necessary to balance the above with the developments impact upon the character and appearance of the area, built heritage assets, highway considerations and ecological issues.

Impact upon Character and Appearance of the Special Landscape Area

The application site is elevated above the head of the river Twrch valley and the site is adjacent to a maturing coniferous woodland within the North East Uplands Special Landscape area and therefore policy EQ6 of the LDP is relevant.

The impact of the mast in this setting is a principal issue in the determination of the proposal and has been the subject of scrutiny by the Authority's Landscape Officer who has concluded that the mast will not have a significant impact upon the quality of the landscape.

In particular, the specific location of the mast, to the northwest of a localised ridge line, is such that ground level apparatus will not be visible from any formal public rights of way, highways, or residential properties. It is acknowledged that the site is located on open access land, however a site visit revealed minimal evidence of use. The upper sections of the mast including the antennae and mounted apparatus would be visible in long distance views above the immediate topography. It is acknowledged that the proposed development would constitute an incongruous man-made element within the landscape, however, it is advised that the scale of the views across the landscape are such that the intervention and

relative scale of the proposed development would not result in significant adverse impacts to the visual and landscape character of the wider area sufficient to challenge relevant policy objectives. The sense of exposure and emptiness will not be subject to significant adverse impacts.

The site's location adjacent to an existing coniferous woodland assist in terms of screening the proposed mast and views of the mast from a public perspective will be from a distance. From the elevated siting of the mast and the wooded nature of the landscape around the application site, it is considered that the prominence of the proposed development will not be as significant in the landscape and harmful to its quality. However, it is advised that potential future felling of the forestry to the northwest of the site location would result in increased visibility of the mast structure in views to the northwest, however the nature of the landscape and scale of views are such that it is not expected that significant adverse impacts would result.

It is not considered that the proposal would result in significant adverse impacts to the landscape and visual character of the designated landscape, or to the amenity of recreational users of the landscape and residential properties to an extent to challenge relevant policy objectives.

Impact upon built heritage

In terms of impacts upon built heritage assets, the nearest listed building to the site is the Tower at Tyn y Corn, Saron (Grade II – Cadw Ref. 16268) which is 1500m approximately from the site, one further listed building Ty Newydd, Saron (Grade II – Cadw Ref. 16267) 1500m further away again. The proposed development would not affect the setting of Tyn y Corn, or Ty Newydd directly, and as such would be acceptable in terms of listed building legislation.

Ecological Impacts

Turning to ecological matters, the initial Preliminary Ecological Appraisal (PEA) submitted was unsatisfactory. A revised PEA has been supported, and following an Appropriate Assessment submitted to NRW, the application is supported subject to a CEMP condition and adherence to the recommendations within the PEA.

Response to Third Party comments

The proposed mast, antennae and supporting equipment will significantly damage the quality of the Special Landscape area.

It is acknowledged that the proposal is in a sensitive location within the Northeast Uplands Special Landscape area and the telecommunications mast will be visible from the public highway from a distance. However, it is considered that the proposed mast, adjacent to the coniferous woodland, at a location away from the brow of the heathland will only have the upper section of the mast being visible from various directions. The comments of the Authority's Landscape Officer above are further relayed to strengthen the view that it is not considered that the telecommunications mast will not unacceptably harm the landscape quality of the area.

The site has been carefully chosen set against the backdrop of trees which rise to some 25m in height in a woodland setting. The significant distance to the nearest road together

with the undulating topography in the area ensures that this site will not be overly prominent in the landscape.

As the structure needs to support the weight and equipment of three operators it needs to be sufficiently strong. Given the required height of 30m to provide the necessary coverage to the target coverage area for all three operators, the most feasible design is a lattice tower. This type of design has relatively thin supporting struts and therefore allows light to pass through it, reducing its visibility in this rural landscape. This is in line with the Code of Best Practice. It will also fully meet the national Government's aim of supporting the roll-out of digital communications infrastructure across Wales.

The site notice erected on a street pole along the highway has not been satisfactory mode of publicising the application.

The application has been publicised through a site notice in accordance with statutory requirements and there has been consultation of Local Councillor and Community Councils, including a number of statutory consultees and all the comments raised for and against the proposal have been considered in coming to a balanced decision on this application.

There is appropriate signal for mobile phones and superfast fibre broadband in the locality and the proposed development is not required.

For the rural communities in the locality and businesses, the benefits of a 4G network is much more than just being able to use a mobile phone, this enhanced connectivity offers an alternative solution to access better broadband, provides a lifeline to emergency services in the most remote areas and supports businesses to innovate and adopt new technology.

The proposed scheme is part of the Shared Rural Network (SRN) project, which is a UK Government backed scheme where the operators have agreed to provide 95% geographical mobile coverage by 2025. This application is part of this project to fill this hole in coverage so that everyone has access to a mobile service wherever they may be whether that be indoors or outside.

An extract from the mastdata.com website included in the application indicates that there are sites in the surrounding area but not in the middle where there is a hole in area's service provision. This hole is what is required to be filled in line with the Government's requirements to provide 95% geographical coverage which means in simple terms the majority of the UK, as depicted in the coverage plots.

The trees around the application site should be preserved to ensure screening and mitigation for the proposal.

There is an existing mature woodland to the North-Northwest and relatively recent planted coniferous woodland site to the East-Southeast and this woodland will remain as a screen for any distant views from the public highway from those directions for a significant period of time. The topography of the location and siting in the landscape is such that the mast will be primarily visible from a public perspective from distance and the top section of the mast will only be visible. The proposed height requirement is a by-product of the terrain, the need to provide a clear line of sight for transmission and for the antennas to reach the target coverage areas.

The implications of the radio frequency electromagnetic waves will impact people and the wildlife health in the locality.

Following the expertise consultation of the Authority's Public Protection and Planning Ecology section, the above-mentioned issue was not raised as a matter of objection to the application and therefore it is not considered that radio frequency electromagnetic waves will impact people and the wildlife health are grounds to refuse the application.

The proposed development will impact the historic remains of the Carns in the locality.

Cadw have been consulted on the application and following the submission of a Heritage Impact Assessment, this work identifies that the proposed mast will be visible from the scheduled monuments but as it will be seen above the existing forest plantations that surround it and the visual change will not alter the way that they are understood, experienced and appreciated. Consequently, the proposed mast will not have any adverse impact on the settings of the scheduled monument.

The proposal is not required in the locality and goes against the goals of the Well Being and Future Generations (Wales) Act 2015

The decision to support the application 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.

The discounted alternative sites have not been properly considered.

The application has included an acceptable consideration that other sites do not satisfy its technical requirements and that this site is the most appropriate site to serve the telecommunications coverage for the locality and therefore remains that the Authority is to consider the acceptability of the proposal submitted.

Site selection was progressed in accordance with the applicant's licence obligations, advice in the revised PPW11 and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option.

Concern from the oil contamination from the fuel stored for the generator at the site.

The approval is subject to a Construction Environmental Management Plan (CEMP) condition that requires details to be submitted in relation to the operations at the site during construction that this is then be able to control the methods of construction, delivery and storage to ensure that there will not be environmental issues arising therein.

The proposal will unacceptably impact upon the geology in the locality.

The development will involve the removal of soil for the telecommunications mast compound and the track that leads to the compound from the existing coniferous woodland, however the geology below will not be significantly impacted by proposed development.

The proposal will impact upon the tourism draw to the locality.

It is not considered that the proposal will deter any tourism draw to the locality and will enhance the telecommunications benefits encountered in the locality.

The proposal will introduce unnecessary noise pollution in the locality, impacting residents and wildlife.

The Authority has consulted the Public Protection section - Noise and no objection has been received. The application site is distant from any residential properties in the locality and the temporary construction noise will not have any significant impact upon the residents living conditions and as the application has solar panel power and a back generator, it remains that it is considered that there will not be any significant noise impact for residents in the locality.

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 it is concluded on balance that the proposed tower telecommunications mast and supporting equipment will not result in significant harm to the landscape. In terms of design the detailed drawings of the proposed mast along with the supplementary information submitted within the application indicate that the mast is of a lattice mast construction, painted green and set well within the landscape, with significant tree screening and provides the best option possible.

National Planning Guidance in the form of Planning Policy Wales and TAN19 sets out to facilitate the growth of new and existing telecommunications systems. It is considered that the supporting evidence submitted with the application demonstrates the technical need for the proposed installation, and whilst the siting and design of the proposed mast ensures that environmental impact is kept at a minimum, it remains that it will have a limited impact upon the landscape quality in the locality.

After detailed assessment and careful examination of the proposal as submitted in relation to its surrounding environs, planning policy, the representations received to date and all other relevant matters, it is considered that, on balance, the proposal at this location accords with both local and national planning policy, being sited and designed to have as little

potential environmental impact as possible to the landscape, whilst being able to provide the infrastructure required for the improved communications for the emergency services and private telecommunication coverage. Therefore, on balance the application is supported, and a recommendation of approval is made.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1

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

Reason:

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

Condition 2

The development relates to the following plans and documents and works shall be carried out in accordance with them unless amended by any conditions below:-

- Location Plan (100-Rev C), received 21 October 2022
- Detailed Site Location Plan (101-Rev E), received 21 October 2022
- Proposed Site Plan (201-Rev D), received 21 October 2022
- Proposed Northeast Elevation Plan (301-Rev D), received 21 October 2022
- Proposed Southwest Elevation Plan (302-Rev A), received 21 October 2022
- Proposed Northwest Elevation Plan (303-Rev A), received 21 October 2022
- Proposed Southwest Elevations Plan (304-Rev A), received 21 October 2022
- Preliminary Ecological Appraisal -The Ecology Practice, received 5 December 2022

Reason:

For the avoidance of doubt as to the extent of the permission hereby granted and to secure an acceptable development in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 3

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- Construction methods including details of materials, waste, contaminated land
- General Site Management: construction programme, site clearance requirements, construction drainage, site set-up plan detailing sensitive receptors and buffer zones, relevant protection measures e.g., fencing, etc.
- Biodiversity Management: tree and hedgerow protection, invasive species management, species / habitats protection and mitigation measures.

- CEMP masterplan: detailing the development, location of landscape and environmental resources, design proposals and objectives for integration and mitigation.
- Control of Nuisances: restrictions on timing / duration / frequency of works, e.g., noise / vibration from piling activities, acoustic barriers, dust control measures, control of light spill and conservation of dark skies.
- Resource Management: fuel and chemical storage, waste management, water consumption, energy consumption.
- Traffic Management: deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate compliance with relevant Guidelines for Pollution Prevention, incident response plan, site drainage plan.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- Details of the persons/bodies responsible for particular activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason:

A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development and implemented for the protection of the environment during construction.

Condition 4

Prior to the commencement of construction activities on site, a Construction Traffic Management Plan (CTMP) shall be agreed with the Local Planning Authority in consultation with the Local Highway Authority in respect of loading/unloading of construction materials and the management of construction traffic through the duration of the works. The development shall be carried out strictly in accordance with the approved details.

Reason:

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

Condition 5

The telecommunications mast hereby approved shall be fitted with aviation safety lighting which produces 25cd visible or Infra-Red (IR) lighting and shall be retained as such in perpetuity.

Reason:

In the interest of air traffic safety.

Condition 6

If any cranes used during the construction of the approved development exceeds a height of 15.2m above ground level to the tip of any jib or other point, then the details of the dates that the crane is to be present at site, its specific location within the site, and the specific timing that it is to be extended above that height are to be provided via DIO-safeguarding-statutory@mod.gov.uk , no less than 28 days before its arrival at site.

Reason:

In the interest of air traffic safety.

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). The developer's attention is particularly draw to the comments received from the Ministry of Defence department and the advice contained therein.

Application No	PL/06541
Application Type	Full planning permission
Proposal	Change of use of redundant building into one residential unit (renewal of planning permission W/38933 dated 15th December 2020)
Location	Building at Parc Y Cnwc, Old School Road, Llansteffan, Carmarthen, SA33 5HA
Applicant(s)	BA Walker Evans & D Roberts
Officer	Charlotte Greves
Ward	St Clears and Llansteffan
Date of validation	12/09/2023

Reason for Committee

This application is being reported to the Planning Committee on the basis that the applicant is an employee of the Development Management service.

Site

The application site consists of a detached barn and part of the curtilage of an adjacent farm house located on Old School Road on the outskirts of Llansteffan. The barn forms part of the farmstead of Parcnwc Farm being located adjacent to and perpendicular to the main farm house. It fronts on to the court yard and parking area of the farmhouse with the farmstead being set at a higher level than the road.

The main barn is of a two storey design being rectangular in shape and has a single storey lean-to structure on its western side. Its elevations consist of a mix of stonework, facing brick and a rendered finish while the roof is clad in natural slate. The front of the barn is characterised by a large central door opening that is flanked on either side by small symmetrically arranged window openings.

There is a hardstanding to the side of the building and a large lawned area to the rear. The front courtyard consists of a gravelled parking area that currently serves the main farm

house. The farmstead includes an additional smaller barn structure located to the south of the house and on the opposite side of the courtyard to the application building. There are also a number of further agricultural buildings to the rear of the house which serve the wider holding. The two barns and farmhouse are served by a single access located to the front of the courtyard that is flanked by walling and hedgerows.

The site is located some 70 metres to the north of the development limits of Llansteffan with the surrounding area being of a rural character and appearance. The centre of the village is some 500 metres to the south of the site.

Proposal

The application seeks the renewal of a full planning permission for the change of use and conversion of the barn to a residential dwelling that was originally granted in 2020.

The proposal will provide three bedroom accommodation set over both floors of the building. The lean-to roof of the single storey structure is to be replaced by a new pitched roof to match that of the main barn while the proposal will also include the insertion a number of small eaves dormer structures in the rear roof of the barn to provide additional headroom and natural light to the new first floor bedroom accommodation. The scheme also includes the addition of a small lean-to extension to the rear elevation of the building that will provide additional utility room accommodation.

The converted building will consist of a mix of rendered and stonework elevations while the natural slate roof finish will be retained as part of the proposal. The existing door and window openings of the barn are to be retained as part of the proposal with new openings provided on its gable ends to, again, improve the level of natural daylight in the converted building.

Vehicular access to the converted building will be achieved via the existing access to the courtyard which is to be improved as part of the proposal to provide additional visibility along the roadway. Provision is made for three parking spaces to the front of the building as well as a generous amenity area to the rear.

The application has been accompanied by a structural survey which confirms that the building is structurally sound while a bat survey report has also been provided which found no evidence of bats in the building. As established by the previous planning permission, marketing details were provided which confirmed that the building has previously been marketed for commercial and community uses over a two year period.

Planning Site History

W/38933 - Change of use of redundant outbuilding into one residential unit - Full Granted - 15/12/2020

W/39875 - Discharge of condition 8 on w/38027 (change of use of existing barn into holiday let accommodation) proposed elevations with ecological mitigation. Location of bat boxes - Discharge of Planning Condition Granted - 07/01/2020

W/38027 - Change of use of existing barn into holiday let accommodation - Full Granted - 13/12/2018

D4/2587 - Extension to dairy for milk storage tank - Historic Decision - 12/08/1976

Planning Policy

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

Policy SP1 Sustainable Places and Spaces
Policy SP5 Housing
Policy GP1 Sustainability and High Quality Design
Policy H5 Adaptation and Re-use of Rural Buildings for Residential Use
Policy AH1 Affordable Housing
Policy TR3 Highways in Developments – Design Considerations
Policy EQ4 Biodiversity

[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

Llansteffan and Llanybri Community Council – No objection.

Local Member – County Councillor Carys Jones is local member and Vice Chair of the Planning Committee and has made no prior comment on the application.

Head of Transport – No objection.

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

Summary of Public Representations

The application was the subject of notification by way of the posting of a site notice to the front of the site. As a result, no third party representations have been received to date.

Appraisal

This application as referred to above is a renewal of a previous permission for the same development. The application is supported by updated information and the planning policy considerations remain the same as when the application was previously considered. In particular, Policy H5 of the LDP permits the re-use of rural buildings for residential use subject to a number of qualifying criteria. These include the need for the applicant to make every reasonable endeavour to secure an alternative business use while the building should be structurally sound and capable of conversion without extensive alteration. The building must also retain sufficient quality of architectural features and traditional materials and proposals should not unacceptably harm the character and integrity of the original structure.

The proposal is in accord with the objectives of the abovementioned policy in that it will re-use an existing barn which is of a traditional character and appearance and the building has been shown to be structurally sound and capable of conversion without significant alteration

or reconstruction work. The design of the scheme is sensitive to the appearance of the existing building in retaining existing fenestration and original features. Moreover, the alterations to the roof of the building and addition of the small rear lean-to extension will complement its overall appearance in the surrounding rural area. The applicant has also previously endeavoured to secure an alternative business use for the building by marketing it for such purposes over an 18 month period with no substantive interest having been received during the marketing period.

In addition, the proposal will provide a beneficial residential use for a vacant and underused agricultural building while being located in a sustainable location that is within walking distance of the services and facilities within Llansteffan. There are no highway or ecological objections to the proposal and it will cause no unacceptable material harm to the character and appearance of the surrounding rural area, or amenity of adjacent land uses and occupiers.

Planning Obligations

The recommendation to approve the application is subject to the applicant submitting a unilateral undertaking securing an affordable housing contribution in accordance with requirements of Policy AH1 of the LDP, or alternatively demonstrating to the Council's satisfaction that such a contribution would make the scheme unviable.

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 and for the reasons set out above that the proposed development accords with the relevant planning policies. The proposal is a renewal of a previous permission and it is not considered that there has been a material change in circumstances. The recommendation is therefore one of approval subject to the below conditions and the applicant entering into and completing a legal agreement to secure financial contribution towards affordable housing.

In the event that the required legal agreement is not completed within 12 months from the date of the Planning Committee resolution, delegated authority is to be given to the Head of Place & Sustainability to refuse the application.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1

The development hereby approved shall be commenced before the expiration of two 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 shall be carried out in accordance with the following approved plans and documents:

- Location and Block Plan (LP-01/C)
- Proposed Floor and Elevations
- Structural Appraisal
- Bat Survey by I & G Consulting (v1)

received 5th September 2023

Reason:

For the avoidance of doubt as to the extent of the permission hereby granted and to secure an acceptable development in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 3

Prior to the commencement of the development a scheme of bat enhancement measures based upon the recommendations contained in the sections 4.2, 5.1 and Appendix 5 of the bat survey report prepared by I & G Ecological Consulting received on 5th September 2023 shall be submitted to and approved in writing by the local planning authority. The development shall be implemented strictly in accordance with the approved details.

Reason:

In the interest of biodiversity and to accord with Policy GP 1 and EQ 4 of the Carmarthenshire Local Development Plan 2014.

Condition 4

Prior to any use of the access by vehicular traffic, a visibility splay of 2.0 metres x 25 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.9 metres within this splay area.

Reason:

In the interest of highway safety and to accord with Policy GP 1 and TR 3 of the Carmarthenshire Local Development Plan 2014.

Condition 5

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 and to accord with Policy GP 1 and TR 3 of the Carmarthenshire Local Development Plan 2014.

Condition 6

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 and to accord with Policy GP 1 and TR 3 of the Carmarthenshire Local Development Plan 2014.

Condition 7

Notwithstanding the provisions of the Town and Country Planning, Wales (General Permitted Development) (Amendment) (Wales) Order 2013 (or any order revoking and re-enacting that order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D and E shall be carried out within the curtilage of the holiday unit hereby approved (other than those expressly authorised by this permission) without the prior written consent of the Local Planning Authority.

Reason:

To exert control over the future development of the site to ensure that the character and appearance is maintained in accordance with policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 8

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls other than those shown on the plans herewith approved shall be erected within the curtilage of the development hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To exert control over the future development of the site to ensure that the character and appearance is maintained in accordance with policy GP1 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).

