

**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**

**15/08/2024**

**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.**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>15.08.2024</b>
<b>REPORT OF:</b>	<b>HEAD OF PLACE AND SUSTAINABILITY</b>

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR APPROVAL</b>	<b>PAGE NO</b>
<b>PL/02167</b>	<b>Construction and operation of inert waste recycling facility, waste processing and associated works to include the construction of a screening bund at Cilyrychen Quarry, Llandybie, Ammanford, SA18 3JE</b>	<b>9</b>
<b>PL/06515</b>	<b>Proposed Residential Development (Affordable Dwellings), Access Road and Associated Infrastructure at Land off Dol y Dderwen, Ammanford, SA18 2GA</b>	<b>48</b>
<b>PL/06840</b>	<b>New forestry access from the adjacent highway at Cefn Ystrad Ffin Forest, Rhandirmwyn</b>	<b>67</b>
<b>PL/07482</b>	<b>Raise roofline by 1.2m, and add 2no. 1st floor windows. Add external door opening and window to ground floor south elevation. Replace UPVC windows and doors for new at Cottage to rear of, Lamb Inn, Llanboidy, Whitland, SA34 0EL</b>	<b>76</b>
<b>PL/07904</b>	<b>Variation of Condition 1 on PL/04555 (Temporary change of use [24 months] of vacant retail unit (class A1) to vehicle depot with offices and associated vehicle parking) at 24A Heol Stanllyd, Cross Hands, Llanelli, SA14 6RB</b>	<b>81</b>

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR REFUSAL</b>	
<b>PL/06346</b>	<b>Variation of Condition 2 (approved plans) of planning permission E/39636 to allow an alteration to the design of the agricultural dwelling previously approved under E/39636 - Agricultural Dwelling and Associated Works at Brynawelon, Llanfynydd, Carmarthen, SA32 7TG</b>	<b>91</b>

**APPLICATIONS RECOMMENDED FOR APPROVAL**

<b>Application No</b>	<b>PL/02167</b>
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<b>Application Type</b>	Full planning permission
<b>Proposal</b>	Construction and operation of inert waste recycling facility, waste processing and associated works to include the construction of a screening bund
<b>Location</b>	Cilyrychen Quarry, Llandybie, Ammanford, SA18 3JE

<b>Applicant(s)</b>	Dolawen Cyf
<b>Agent</b>	Mr Richard Bowen Asbri Planning Ltd.
<b>Officer</b>	Tom Boothroyd
<b>Ward</b>	Llandybie (Historical)
<b>Date of validation</b>	01/07/2021

## Reason for Committee

This application is being reported to the Planning Committee

\* following the receipt of more than 7 objections from third parties

## Site

The quarry itself is located approx. 350 metres west of the main A483, between Llandeilo and Ammanford, situated 1.1km's to the north of Llandybie, the village of Pentre-Gwenlais is 280 metres south-west of the quarry. There are a number of other, smaller, disused quarry in the vicinity, including Glangwenlais (550 meters to the west of Cilyrychen Quarry) and Pwllymarch, 1.4 km's to the west, both of these quarries are part of the wider Cernydd Carmel SSSI/SAC. This has been designated as a SAC, SSSI and a National Nature Reserve, mainly due to the presence of the Turlough, a very rare ephemeral water feature occurring due to the underlying geology of the area. Within the quarry there are listed lime kilns (II\*) close to the entrance of the quarry, and approx. 100 meters to the north of the proposed site operations.

The proposed site operations would take place within the boundary of the former Cilyrychen quarry, there are five distinct elements to the site that are located in different parts of the quarry. These distinct elements are located as follows:

Firstly, the existing yard and storage will be utilised as an aggregate's storage area, this yard is to the south of the main quarry void and adjacent to the site of the concrete batching plant. This would be the element of the development that would be closest to any sensitive receptors. The existing yard area has a partially bunded boundary and it is proposed that this bund is enlarged in this part of the site, to aid with screening of the stocking yard and quarry site. The closest properties to this element of the site would be two residential homes, Pantyrodyn House and Cantref Croeso, which both cater for people with learning difficulties. These are located just off the main road, the A483, which lies directly to the east of the site, and are approximately 35 metres to the east of the existing bund.

Secondly, the aggregates processing area, this would be located closer to the quarry void, to the west of the stocking area, on the opposite site of the existing haul road that serves the site. This would be located in a depression and was previously the location of the former fixed processing plant. The closest properties to this part of the site would be those on Penpound Lane, being approximately 120m to the south-east of this part of the site (to the house – the gardens would be approx. 75m). As noted this area is lower than the immediate land and there is a thick scrub/wooded boundary between this part of the site and the properties on Penpound Lane.

The third part of the site would be further to the west of the processing area (although in close proximity) and would be for materials reception and sorting, prior to processing. The closest properties would again be on Penpound Lane to the east, from this part of the site these properties would be approx. 210 metres to the east. There are also residential properties to the south, again, approx. 210 metres from this area of the site

The fourth area of the site is the northern area identified for excavation, indicated as Area A on the plans submitted, this is located on the upper slopes of the northern face of the quarry void and is not in close proximity to any residential properties and/or sensitive receptors. The closest properties are the existing industrial building to the east of this area of the site (approx. 380m) with more industrial buildings on the Llandeilo Road industrial estate, approx. 560m to the north-east of this part of the site. The properties on Penpound Lane to the south-east are approx. 470m from this proposed area for working.

The final distinct element of the site is the second area identified for extraction, Area B, as shown on the plans submitted. This area is at the westernmost end of the site and located within the main void at a low level, above the existing water line. The closest properties to this part of the site are to the south-east (approx. 160 metres) and to the south on Pentregwenlais Road, approx. 330 metres to the south.

To the north of the overall quarry complex there is an open field dividing the quarry from the Cilyrychen Industrial Estate, the entrance of which is 210 metres distant, this is made up of a number of industrial units, some quite substantial. Further to the north the land is mainly rural/agricultural land, with small, isolated farmsteads, the nearest settlement being the hamlet of Derwydd, approximately 1400m from the site.

Access to the former quarry is gained via the minor road that leaves the A483 and provides access to Pantyllyn to the west, the quarry access leaves this minor road 200 metres from the junction with the A483 – the proposed site is accessed through the internal haul road network.

Boundary treatments at the quarry site consist mainly of bunding in the south and south-western sides of the site, with some trees and foliage, whereas to the north and north-west the site borders with the quarry land and mainly consists of trees/scrubland with some small rock faces from previous excavations. The proposed operations would take place close to and within the existing quarry void as well as along the existing bunding to the east, which has some tree and shrub cover but is mostly sparsely vegetated at this time.

## Proposal

This proposal is for the construction and operation of inert waste recycling facility, waste processing and associated works. The total area of the application site is some 18 hectares. The application boundary covers the whole of the quarry complex but only part of the site will be used, and the proposed development would not cover the entire 18 hectares. Proposed operating hours are as follows 07:00 – 18:00 Monday to Friday, 07:00 – 13:00 on Saturdays with no working on Sundays and bank holidays. Shorter working hours are proposed for the operation of the crushing and screening plant, these being 08:00 – 17:30 Monday to Friday.

The proposed development would consist of two main operational elements; the part of the site relating to the importation and processing of inert waste, and the parts of the site for the extraction of secondary aggregates.

Firstly, the importation and processing of inert waste at the site. Construction and demolition waste (hardcore, concrete, soils etc) would be imported to the site, from civil engineering jobs carried out by the applicant. These materials would be brought onto the site via the existing haul roads, where they would be deposited and sorted in the central part of the site, as hatched red on plan 9806-GRY-00-00-DR-C. Once sorted any materials that would be suitable for recycling would then be processed with a crusher/screen. The processing area would be located to the east of the sorting area, as shown by the black hatched area on plan 9806-GRY-00-00-DR-C. Any materials not suitable for recycling or re-use would be removed from site by licensed waste carriers. The recycled waste would be separated into different grades of material which would be stored in the area to the east of the site, the green hatched area on plan 9806-GRY-00-00-DR-C. A covered storage area is also proposed to store the processed materials.

Within this eastern area of the site, the existing bund which forms the boundary of the site will be re-enforced with additional soils materials and planting. It is proposed to increase the height of the bund from its current height (this varies between 3-4 metres) up to 7 metres. The bund would be approx. 12 metres wide in total, at the base, with a 4-metre maintenance track forming the top of the bund. The landscaping of the bund would consist of native species, including field maple, alder, hazel, oak, and others, and would cover an area approximately 0.41 hectares in size.

It is proposed that crushing and screening would likely be carried out on a 'campaign basis' using mobile plant that would be brought into site when required. The processed material would be utilised by the applicant/operator at the site in their civil engineering jobs for a number of uses, including hard standings, haul roads, sub-bases, paths etc. it is difficult to predict with any certainty the exact tonnages that will be imported into the site, due to the nature of these markets. There may be periods where very little material is available,

followed by busy periods, taking this into account the applicant has suggested that an approximate figure of 50,000 tonnes per annum would cover these variations.

In addition to the importation of construction and demolition waste, the applicant has also proposed the extraction of materials deposited by previous quarrying operations that are considered recoverable. There are two proposed areas for extraction, which are located within the existing void, on the north and north-western faces of the site. Area A would be located on the northern face of the quarry, at a higher level than Area B which would be located to the north-west, at a low level within the existing void. It is proposed to work these areas by mechanical means only, no blasting or pecking would be required as the material has been deposited, and so would be loose, not virgin stone. The material was considered to be waste by the previous quarry operators and extraction of this material would be relatively straightforward. Some progressive planting/restoration of these areas will occur, but the bulk of the restoration will take place once the extraction operations have been completed.

This material would also be processed in the designated area, should further crushing/screening be required. There would be no winning or working of minerals from the site, all materials utilised from these areas have already been quarried and these materials would be considered secondary aggregates, secondary aggregates being by-products of other industrial, production or extractive process's, in this case the secondary aggregates are as a result of previous extraction processes.

There is also off-site ecological mitigation proposed as part of the proposals, this would be to the north of the site, within land under the ownership of the applicant. This mitigation would consist of the following;

- Woodland to be stock proofed and understorey left to regenerate naturally, approximately 0.77Ha
- Newly Planted Woodland, approximately 0.4Ha
- Hedgerow/Treelines to receive infill planting and stock proofing, approximately 815m

It is proposed to erect floodlighting to the site office/compound during the construction phase. The floodlights will be in use from the commencement of security on site. Prior to this all lighting will be switched off at nighttime. Any floodlights would be positioned pointing downwards to light the area below and would not shine directly on to the highway or towards neighbouring properties. Proposed plant and machinery would be fitted with standard lighting as recommended by the manufacturer and will be used in the morning and evening in the winter months when required.

## **Planning Site History**

PL/00147 - Proposed engineering works to create a noise attenuation bund with associated works – withdrawn

E/27297 - planning application for the retention of the ready mixed concrete plant and ancillary facilities - full granted 20/12/2012

C/25/97 – Determination of conditions on minerals permission, conditions issued on 25/6/1997



## Planning Policy

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

Policy SP 1 – Sustainable Places and spaces,  
Policy SP 10- Sustainable Mineral Development,  
Policy SP 12 - Waste Management Policy,  
SP14 - Protection and Enhancement of the Natural Environment ,  
Policy GP1 Sustainability and High Quality Design,  
Policy GP2 Development Limits,  
Policy EQ4 Biodiversity,  
Policy EQ5 Corridors, Networks and Features of Distinctiveness,  
Policy TR3 Highways in Developments - Design Considerations,  
Policy EP1 Water Quality and Resources,  
Policy EP2 Pollution,  
MPP3 Mineral Safeguarding,  
MPP5 Aggregate Alternatives,  
Policy WPP2 – Waste Management Facilities Outside Development Limits,

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.

Other relevant planning policy includes Minerals Technical Advice Note 1, TAN 21: Waste, the Regional Technical Statement (1<sup>st</sup> revision 2014), The Wellbeing of Future Generations Act (Wales) 2015, and the Environment (Wales) Act 2016.

### **Planning Policies**

#### **National Planning Policy:**

##### **PPW12**

This takes the seven Well-being Goals and the five Ways of Working as overarching themes and embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

The following guidance is of particular relevance in the assessment of this planning application:

At the National Level, PPW 12 highlights the importance of an adequate mineral supply for society. The Local Planning Authorities have a key role to play in this and should balance the need to ensure an adequate supply of these minerals, whilst also protecting the environment and amenity. It sets out 4 key objectives/principles that Local Planning Authorities must take into account in development control and when formulating unitary development plan policies. These principles are to:

- Provide positively for the safeguarding and working of mineral resources to meet society's needs now and in the future, encouraging the efficient and appropriate use of high-quality materials;
- Protect environmental and cultural characteristics of places, including those highly cherished for their intrinsic qualities, such as wildlife, landscapes, ancient woodlands and historic features, and to protect human health and safety and general well-being;
- Reduce the impact of mineral extraction and related operations during the period of working by ensuring that impacts on relevant environmental qualities caused by mineral extraction and transportation, for example air quality and soundscape, are within acceptable limits; and
- Achieving, without compromise, a high standard of restoration and aftercare so as to avoid dereliction and to bring discernible benefits to communities, heritage and/or wildlife, including beneficial after uses or opportunities for enhancement of biodiversity and the historic environment.

Para 5.12.6 of PPW identifies the importance of secondary aggregates and the important role they have to play in conserving primary resources. Reuse and recycling of locally available material is encouraged in line with the proximity principle.

Para 5.12.7 expands on this and identifies slate waste, along with other bi products (such as slag from the steel making process, colliery shale and ash from power stations) as an important source of aggregate for use in construction, in place of primary minerals. This contribution can be as high as 10% of the overall aggregate supply and the use of these materials can make a contribution to furthering the overall supply of aggregates.

Para 5.14.24 recognises that, in South Wales, slate and slate waste is more restricted in distribution, in comparison to North Wales, and in general has not been worked on a significant scale for many years, although there have been some limited operations using slate waste for aggregate material.

PPW is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance:

### **MTAN 1 Aggregates**

MTAN 1 advises on delivery of aggregates extraction policies by Local Planning Authorities and by the aggregates industry, some of the key points are highlighted below,

Para 29 highlights the need to 'actively reduce the proportion of primary aggregates used in relation to secondary, recycled or waste materials'

Para 35 identifies that mineral waste, secondary and recycled materials are plentiful in supply in certain areas of Wales and their use as aggregates should be maximised.

Para 140 confirms that the Welsh Government wishes to promote the minimisation of waste and in combination with this, the use of industrial by-products, recycled materials and mineral wastes as aggregates, in order to reduce the demand for the production of primary resources.

Para 155 highlights the importance that the Welsh Government attach to secondary and recycled aggregates, and the desire to maximise the use of these in construction where

possible. This is crystallised in para 157 which sets a broad objective to increase the proposed proportion of aggregates production in Wales from secondary and recycled sources to at least 25% of total aggregates.

### **Technical Advice Note 21: Waste (TAN 21)**

Adopted in February 2014 this reinforces the vision of PPW for sustainable development and for sustainable waste management via land use planning. This can be achieved by driving the management of waste up the waste hierarchy and ensuring provision of an adequate network of facilities, whilst ensuring that the impacts of waste management facilities are minimised through appropriate location and type of facilities at the same time recognising the economic and social benefits that management of waste as a resource can have.

The TAN re-iterates the importance of applying the waste hierarchy to proposals for waste management in order to try and achieve a more sustainable form of waste management.

The TAN also expands upon the treatment of construction and demolition waste and even suggests that where 'there are longer term prospects for a sufficient and economic supply of demolition and construction waste from an appropriate catchment area' authorities should consider suitable locations for 'urban quarries'. These urban quarries could provide a long-term permanent facility for the processing and storage of Construction & Demolition Waste (C & D waste), where there is an economic supply of this material available.

### **Regional Technical Statement for Aggregates**

Minerals Technical Advice Note 1: Aggregates requires the preparation of Regional Technical Statements (RTS) for the areas covered by the North Wales and South Wales Aggregates Working Parties and for these to be reviewed every 5 years. The most recent iteration of the RTS being the 2nd review, September 2020.

The purpose of the RTS is to provide a strategy for the future supply of construction aggregates within each Region, taking account of the latest available information regarding the balance of supply and demand, and current notions of sustainability as enshrined in Planning Policy Wales. The overarching objective being to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance, reflecting the aims of PPW 12.

It provides recommendations on the following:

- a) The quantity of aggregates which should be supplied by Authority areas, or sometimes by groups of Authorities; and
- b) The total tonnages required from existing production sites and new allocations made by Local Development Plans. This is to maintain minerals supplies throughout and at the end of the Plan period.

### **Data**

The most up to date information for Construction and Demolition waste is contained within Natural Resources Wales report '2019 Wales Construction & Demolition

Waste Arisings Survey.' The key findings of this report are as follows:

- The Recycling rate (comprised of Preparation for Reuse, Recycling, Composting and Backfilling) of Non-Hazardous Construction & Demolition waste excluding naturally occurring substances (EWC 17 05 04) generated in Wales was 93% in 2019. When extending the metric to include all C&D waste materials the performance was 90%
- The Recycling rate of C&D waste excluding hazardous waste and Soil & stones has increased from 87% in 2012 to 93% in 2019.
- The rate of C&D waste disposed of to Landfill has decreased from 19% in 2012 to 6% in 2019.
- The Welsh Government's C&D waste prevention and landfill targets were achieved by the C&D sector in Wales in 2019 when measured against the estimated tonnages.
- The C&D waste Recycling target was estimated to have been achieved in 2019 based on a 93% Recycling rate.

## Summary of Consultation Responses

**Built Heritage** – no objection in relation to a setting of listed buildings perspective but did suggest a number of conditions relating to the condition and on-going maintenance of the kilns.

**Conservation – Landscape** - concluded that the proposals would not result in landscape or visual effects which would present impacts of a significance to challenge policy objectives in relation to the Landscape Consultation policy remit, and has suggested conditions be attached

**Conservation – Trees** - confirmed the Arboricultural information is adequate.

**Conservation – Ecology** – HRA concluded that the proposed development would not have a significant impact on the Cernydd Carmel SAC, subject to the inclusion of conditions on any permission.

**Contaminated Land** – no objections to the development but have suggested conditions be attached to any permission, relating to a preliminary risk assessment, and any subsequent information should any contamination be found

**Highways** – raised no objection to the development, suggested conditions relating to the visibility splays at the access, turning arrangement at the site access road and wheel cleaning facilities

**Public Rights of Way** – no objections to the application, but note that footpaths 51/78, 51/81 cross, and 51/82 abut land within the curtilage of the quarry. If permission is granted the applicant/owner should be notified of these PRoW and they should not be obstructed and or encroached upon

**SAB** – notes that a small section of the site is at small risk to surface water flooding, also confirms that SAB approval will be required.

**Public Protection** - the dust pollution prevention statement should be conditioned and complied with, also suggested measures for insects and odour – however, given that the material to be imported will be inert, soils material this is not considered to be relevant to this application. No objections in relation to noise, but have suggested a range of conditions relating to working hours, and noise levels and a scheme for the control of noise.

**Llandybie Community Council** – recommend refusal of the application, the impact of HGV movements will create an issue on the local road network, impacts on residential amenity, including noise and vibration from the crushers, also concerns regarding ecology, including the Carmel Nature Reserve.

**Llanfihangel Aberbythych Community Council** – the application is outside of their boundary but have concerns regarding impacts on wildlife and the SSSI, also sought assurance on the road usage of HGV's

**Cllr Anthony Davies**- objects to the development, has concerns about the number of HGV's and the associated safety and health issues this could cause, highlights the presence of primary schools along the roads that would be used. Also mentions concerns with relation to impacts from noise and dust and impacts on ecology.

**Cllr Dai Nicholas** – objects to the development on a number of grounds including,

- the disturbance related to the construction of the proposed bund, with mention relating to dust.
- Bowsers for dust control have not been used in the past.
- Partial draining of the water body could affect the Turlough.
- No benefit to the village.
- Lack of clarity and potential impacts of HGV movements,
- Potential impacts on listed lime kilns
- Ecological impacts

**CADW** – No response received to date

**Dwr Cymru** - no proposals to connect to a public sewer, and therefore no comments

**NRW** –agreed with the Authorities conclusions in the Habitats Regulation Assessment, (no significant effects, subject to conditions)

**Welsh Government Trunk Roads Agency** – confirmed that they are the Highways Authority for the A483 and no direction issued but did suggest a condition in relation to wheel washing facilities at the site exit.

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

## Summary of Public Representations

The application was the subject of publicity by way of letters to neighbouring properties, site notices and publication in the press

In total, 147 separate objections were received, and a petition with 2,073 signatures, 1075 being signed by hand and 998 electronic signatures.

The petition cites that there would be no benefit to the village, the threat to peace of the area and the environment due to increases in traffic, noise, dirt and dust and the impacts on local ecological and archaeological heritage.

The individual responses mostly cited the following reasons for their objections;

- Impacts on the ecology of the area, with particular reference to the nearby turlough and the Cernydd Carmel SAC/SSSI
- Impacts relating to amenity impacts from dust and noise pollution from the crushing and screening operations.
- Regeneration of the site since lack of use and the destruction of this regeneration
- The potential presence of peregrine falcons and impacts on them
- The impact on highways and the volume of traffic the proposal would generate – the potential impacts relating to the safety of highways users, the additional
- pollution along any traffic routes and the presence of schools along the likely routes and the potential danger to children, and additional congestion with parking cars etc.
- Visual impacts, operations at the higher levels would be visible from a large area
- Non-compliance with the aims and objectives of the Well-being of Future Generations (Wales) Act 2015
- Detrimental impacts to users of the nearby public rights of way

A local opposition group has also been established, the 'Save Cilyrychen Quarry Campaign, and they have also provided numerous, detailed responses, mostly in relation to ecology

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

## Appraisal

After carefully reviewing the planning application, the policy background and from visiting the application site, it is considered that the principal issues are as follows:

### Highways impacts

Access to the site is gained via an unclassified highway extending from the A483. From this there is an access track into the site that travels past the existing lime kilns and then onto non-metalled internal haul roads. It is proposed that a one-way system would be utilised on site with vehicles entering the site via the existing lower haul route (past the stocking yard to the east). This track would then head west and up to the quarry void, towards the area designated for sorting and storage of materials. From here the track would then exit the site from behind the ex-concrete batching plant and re-join the tarmacked part of the entrance road, close to the kilns. By having a one ways system in place it is hoped that the requirement for reversing, and the nuisance caused by reversing warning signals, should be kept to a minimum.

Whilst it is difficult to predict with any accuracy, due to changes in supply and demand, for both the secondary aggregates and the recycled materials, the applicant has indicated that the maximum output per year would be 50,000 tonnes. This would be a maximum figure and tonnages could be well below this, again depending on the availability of materials for recycling, and on the demand for any product from the site. For the most part the vehicles that would be utilised would consist of 20 tonne quarry lorries and skip lorries.

The movement of vehicles and the intensification of vehicles on the local highway network has the potential to increase congestion and increase danger to existing highways users, including pedestrians that utilise any pavements. It is also noted that one of the potential routes for lorries leaving the site would pass close to Llandybie Primary School and could add to congestion issues during school run times, as well as potentially increasing the danger for pedestrians where pavements might be narrow with wide lorries using the road.

There is also potential for an increase in dust emissions from the site, particularly during dry periods, when dust may become entrained by the passing of HGV's along the internal haul roads. There is also potential for this dust to be carried onto the A483 which could cause issues on the trunk road. Conversely, during wet periods any vehicles leaving the site may carry mud and other detritus on the road, and this could also cause safety issues on the highway.

With regard to potential impacts relating to increased congestion on the roads, both the trunk roads agency and the highways department for the council have been consulted, and neither have raised any objections to the proposals, in terms of potential impacts on the highway. The highways officer has suggested three conditions, relating to visibility splays at the site entrance, HGV's to turn left in and right out only and relating to any vehicles leaving the site to be in a clean condition. The trunk roads agency also suggested a similar condition with regard to the provision of wheel washing facilities. A wheel wash facility on site would help to keep any potential debris being carried onto the main A483 and would help to keep dust entrainment to a minimum. The applicant has also submitted a 'pollution prevention method statement' which has highlighted numerous measures to help keep dust problems from HGV's (and other sources) to a minimum, these are highlighted below

*Dust observational monitoring will be carried out throughout the duration of the works and will be controlled as listed below:*

- *All hard surfaced roads will be wet swept in dry weather conditions.*
- *Water bowsers will be employed on all un-made road surfaces in periods of dry weather.*
- *A maximum speed limit of 10mph will be observed on the site access/ haul road. 10 mph signs will be posted at suitable location.*
- *The loading of road vehicles shall be in such a manner as to minimise the generation of fugitive dust and, when appropriate, these wagons shall be sheeted.*

Having due regard for the comments from the specialist consultees, and the proposed dust mitigation measures, as highlighted above, it is considered that the proposals would not have significant adverse impacts on the local highway network, by virtue of additional traffic, or from dust/debris. The proposals would not be in conflict with Policy TR3 Highways in Developments - Design Considerations, or Policy EP2 Pollution.

### **Amenity impacts, including dust, noise, vibration and light pollution**

The proposed operations have the potential to generate noise, dust and vibration, all of which could have an impact on residential amenity in the area. The use of crushers/screens, the excavation of material and the formation of stockpiles, in particular, all have the potential to generate noise, dust and vibration. Fugitive dust from the site could be deposited on neighbouring properties, and the noisy operations being carried out could also have the potential to be a nuisance for any neighbours in the vicinity of the quarry.

## Dust

There are a number of potential sensitive receptors that could be impacted upon by operations on the site, as the proposal has two main elements, the construction of the bund to the east of the site, and the recycling and secondary aggregate operations.

### **Construction of the bund**

The operations on the bund would be phased, over approximately 30 weeks, this would be affected by the weather, during periods of extreme wet, or extreme dry, operations may have to be postponed. This phasing is shown on the following drawings, 600/10, 600/11, Bund sequence sections 1 of 2 and Bund sequence sections 2 of 2 and there would be 12 phases in total to complete the construction of the bund. This area of the site is also proposed to be the stocking grounds for the final products from the site. The construction of the bund would be the closest any of the proposed operations would be to any nearby sensitive receptors. The closest residential receptors to the bund itself would be those to the south, and another to the south-east, on Penpound Lane, and these would be approximately 30 metres from the centre of the existing bund to the property. To the east there are also 2 residential homes, Pantyrodyn House and Cantref Croeso, which both cater for people with learning difficulties. These are located just off the main road, the A483, which lies directly to the east of the site, and are approximately 35 metres to the east of the existing bund. Works on the bund, for the most part, would be on the inside flank (the quarry side) of the bund and the bund would not extend any further east, the construction taking place within the existing stocking yard to the west.

The construction of the bund has the potential to generate fugitive dust emissions from the site (via soils placement and movement, tracking across the bund to name a few) which could impact negatively on the nearby residential receptors. The application included a method statement for 'pollution prevention and control' and this included the following dust mitigation measures.

- All hard surfaced roads will be wet swept in dry weather conditions.
- Water bowsers will be employed on all un-made road surfaces in periods of dry weather.
- A maximum speed limit of 10mph will be observed on the site access/ haul road. 10 mph signs will be posted at suitable location.
- The loading of road vehicles shall be in such a manner as to minimise the generation of fugitive dust and, when appropriate, these wagons shall be sheeted.
- In periods of dry weather, stockpiles and dry surfaces will be dampened using mobile bowser units; and
- Non-continuous visual monitoring will be undertaken, with all monitoring recorded within the logbook

Public Protection Officers have confirmed that they were satisfied with the findings of the dust impact assessment and also advised that the applicant carries out baseline monitoring as indicated and recommended in the findings of the report, to determine a baseline level before operations commence.



## Other operations

In addition to the construction of the bund there are a number of other potential dust generating operations proposed on site, this includes;

- The movement and storage of aggregates in the stocking ground area, to the east of the site
- The movement of aggregates around the site on the internal haul roads
- The crushing and screening of materials
- The extraction of materials from the proposed extraction areas

As highlighted above the applicant has proposed a number of measures to mitigate impacts from dust emissions, in addition to the measures already mentioned the applicant has also proposed the following;

- The construction of covered storage bays in the stocking area, 50% of product would be stored within these bays
- stockpiles shall be suitably profiled and where possible positioned in sheltered areas of the site;
- The bund itself, once constructed and planted would also act as dust mitigation
- Crushing and screening plant have the potential to be big emitters of dust, to reduce the potential for this, the crushing and screening plant has been sited further from the site boundary and at a lower level, so as to help minimise the potential for fugitive dust emissions
- Any crushers and screeners on site would also require an environmental permit part B – this would have its own requirements relating to emissions to air and other parameters
- The proposed areas for extraction are both some distance from any residential receptor, the closest receptor being approximately 170 metres from the site, so distance would be a key mitigating factor here, along with other measures previously identified

Public Protection has confirmed that the mitigation measures would be sufficient to ensure that the potential dust impacts would be kept to acceptable levels. Compliance with these measures would be enforced via condition. It has also been suggested that further monitoring of baseline air quality be conducted for a period of 3 months, prior to the commencement of development. The results of this additional monitoring would help to establish a more accurate baseline level before operations commence, and this would help identify when there are any issues with local air quality, and whether this is in relation to the site operations. Having regard to the proposed mitigation measures and the Public Protection response, it is considered that whilst there is potential for dust impacts, there are mitigation measures that can be employed to keep these risks to acceptable levels. The proposal, is therefore, not in conflict with the relevant LDP policies, namely, EP2 (particularly part A) and WPP2

## Noise

As with the section on dust, above, in relation to noise this section will look at the temporary noise impacts relating to the construction of the bund and the wider, longer-term impacts in relation to the other operations at the site.

## **Construction of the bund**

Noise generation from the construction of the bund has been considered within its own report, separate to another report considering noise from the wider site. This specific report has utilised the ABC Method of British Standard 5228 (2009) +A1 (2014) Code of practice for noise and vibration control on construction and open sites – Part 1: Noise. It was considered by the Public Protection Officer that the noise limits from MTAN 1 (which are being applied to the remainder of operations on the site) would not apply to the construction of the bund. Whilst the construction of the bund would be relatively short term, 30 weeks, the upper noise limits detailed in MTAN 1 only apply for operations that do not exceed 8 weeks within a 12 month period. Therefore, the BS 5228 was used as the method for assessing potential noise impacts in relation to the construction of the bund.

The report concludes that *'The assessment identifies that the Proposed Development will give rise to predicted noise levels that comply with the requirements of the relevant guidance; being that contained within BS5228:2009+A1:2014.'*

Furthermore, the report considers that the *'installation of the bund will also add screening between existing and proposed operations within the quarry and the closest off-site receptors, such that their future amenity is protected and improved and greater flexibility is engineered into the relationship between the established business of the quarry and its closest noise-sensitive neighbours.'*

The Public Protection Officer was consulted on this report and did not raise any objections. A number of conditions were suggested, relating mostly to the wider site and operations.

## **Other operations**

The remainder of the operations on site, i.e. the crushing/screening operations, movement of stock around site, excavation of material from the waste piles etc were considered in another noise impact assessment. Due to the nature of operations on site, being akin to that of quarrying, the noise levels were assessed against the criteria detailed in MTAN 1: Aggregates. This criteria of MTAN 1 as highlighted below

*Noise limits – noise limits should relate to the background noise levels, subject to a maximum daytime noise limit of 55 dB(A) where background noise levels exceed 45 dB(A). 55 dB(A) is the lower limit of the daytime noise levels where serious annoyance is caused. Where background noise is less than 45 dB(A), noise limits should be defined as background noise levels plus 10 dB(A).*

*Night-time working limits should not exceed 42 dB(A) at noise sensitive properties.*

*Daytime working is defined as 0700-1900 hours and night-time as 1900-0700 hours.*

*Noise limits should be set in terms of LAeq,T over a 1-hour measuring period. LAeq is the noise index used to describe the "average" level of noise that varies with time (T) and should be measured "free-field" that is, at least 3.5 metres away from a façade to prevent reflection of noise by any façade that faces the noise source.*

*During temporary and short-term operations higher levels may be reasonable but should not exceed 67dB(A) for periods of up to 8 weeks in a year at specified noise sensitive properties*

The report identifies the following closest noise receptors to the proposed operations, ‘the residential dwellings to the south, on Pentregwenlais Road (NSRs 1 & 2), the residential properties along Llandeilo Road (NSR3), the residential receptors on Penpound Lane to the south-east (NSR4 & 5) and the residential care home off Llandeilo Road (NSR6).’

The main sources of noise relating to the wider operations on the site are identified in the report as the extraction of the pre-won waste material deposits, the processing of this stone via mobile crushers/screeners and the loading of the mobile plant with backhoe excavators and loading shovels. It is proposed that the processing area and the plant – the floor of which will be lowered – will be operational between 08:00 – 17:30 – slightly reduced hours in comparison to the hours for the site as a whole.

The report identifies a worst-case scenario background noise level of 43db, this was obtained at a measurement point that was selected because of its distance and screening from the site, which was inaudible from this point. Therefore, the starting point for background noise levels was at the lowest level, when adding 10db to this level (as highlighted in MTAN 1) this gives a target noise level of 53db for the site when operational. Noise modelling was carried out and this showed that the proposed operations would not exceed this level at any of the noise sensitive receptors identified in the report. Noise levels at the properties on Penpound Lane (NSR4) would be the closest to this level at 51.5db. the full results are highlighted below

NSR	Predicted Specific Noise Level – $L_{Aeq,1-hour}$ - dB	Adopted Noise Level Limit – $L_{Aeq,1-hour}$ - dB	Excess over Adopted Noise Level Limit - dB
1	47	53	-6
2	45	53	-8
3	39	53	-14
4	52	53	-1
5	48	53	-5
6	48	53	-5

This modelling did not include any mitigation measures and a separate modelling exercise was carried out, taking into account the construction of the bund, as detailed in this application. Should planning permission be granted for this development then it can be reasonably expected that this bund is constructed, being part of the wider application. With the bund in the model the sound levels were lower, as shown in the table below (taken from the noise impact assessment)

TABLE 9: RESIDUAL MTANI NOISE ASSESSMENT AT RECEPTORS

NSR	Predicted Specific Noise Level - $L_{Aeq,1-hour}$ - dB	Adopted Noise Level Limit - $L_{Aeq,1-hour}$ - dB	Excess over Adopted Noise Level Limit - dB
1	47	53	-6
2	45	53	-8
3	39	53	-14
4	49	53	-4
5	46	53	-7
6	42	53	-11

The two tables show that the proposed operations would not result in noise levels exceeding the maximum noise level (having been adopted in accordance with MTAN 1 requirements) even without mitigation the noise level at NSR 4 would not exceed 53db. With the mitigation in place predicted noise levels are lower and the noise level at NSR 4 is reduced by a further 3db compared to without the mitigation. A planning condition can be imposed to limit working in the stockyard area, until the bund is completed, and this would serve to further ensure that noise impacts would be kept to a minimum, due to the mitigation from the bund.

Taking all of the above into account, and with regard to the response from the environmental health officer, it is considered that, with the mitigation measures proposed, the noise levels could be kept at an acceptable level. The proposal, is therefore, not in conflict with the relevant LDP policies, namely, EP2 (particularly part A) and WPP2

### Vibration

No blasting has been proposed on site so the most likely source for any vibration of significance will not be an issue with the proposed operations. Heavy machinery being operated on site, particularly during construction of the bund will generate vibration. However, as already mentioned, the construction of the bund would be a temporary operation only, and once constructed, the levels, and frequency, of vibration would be reduced. The siting of the crusher and screeners, at a low level, and further away from residential properties, would help to keep vibration to a minimum. It is considered unlikely that vibration would result in any significant impacts on residential amenity and would not be in conflict with policy WPP2.

### Light Pollution

Lighting will be required for operations on site, particularly during winter in the morning and into the evening. The applicant has confirmed that flood lights will be used during the construction phase, these would be positioned pointing downwards to minimise light spill and would be switched off at night. Plant and machinery would also be fitted with the standard lighting as recommended by the manufacturer, again, lighting would be mostly required during winter working. All lights on plant and machinery would be switched off at the end of the day. With the correct lighting, being aimed into the site and considering the topography of the site (much of the plant and machinery would be operating at a lower level than the surrounding area) light pollution impacts will be kept to a minimum. A condition will be included requiring a lighting scheme, prior to the erection of any lighting on site (mobile

and static). The proposal, is therefore, not in conflict with the relevant LDP policies, namely, EP2 (particularly part A) and WPP2

### Visual impacts

The applicant has submitted a Visual Impact Assessment with the application in order to assess any potential visual impacts arising from the proposed operations.

The assessment was requested by the landscape officer and has been written up with regard to the GLVIA 3rd edition, whilst this is not a prescriptive document, it is generally recognised as the industry standard for 'Landscape and Visual Impact Assessment' LVIA principles and assessment. The assessment utilised a mixture of desk-based study and fieldwork in order to;

- identify the visual context and baseline,
- assess the proposals, as sources of potential visual impacts
- to examine any mitigation measures
- to assess and categorise any visual impacts and the examine the overall visual impact

The visual context and baseline identifies that the area to the north of Llandybie is essentially a rural area, but there are pockets of industrial development close to the site, to the east and north-east. Therefore, existing views towards the site already include elements of these industrial developments, along with the existing quarry and its more historic elements (ie the limekilns). The potential receptors were identified as being residential properties, roads and public rights of way, mostly to the east and south-east of the site. The distance from the site of these receptors varies greatly with some being close and other being 1.1 kilometres distant – the plans within the assessment identify the potential receptors (figure 1 – zone of visual influence and reference plan).

The assessment goes on to identify the source of any potential visual impacts arising from the proposed development, these sources are identified as;

- Storage areas – this includes storages areas in the west of the site, within the quarry void, and those to the east, in the stocking yard area
- The processing area – located to the east of the quarry void, generally not visible
- The excavation areas, these comprise of area a and area b. Area a is in a more visually prominent area, at a higher elevation (compared to area b) and would be visible from a wider area. Area B is within the quarry void and at a low level and is generally less visible compared to area a.
- Transportation – access between the excavation area and other storage areas on site will be via existing internal haul roads – it is difficult to predict the intensity of this activity but on average it is likely to be relatively light. The upper track to area a would be visible to some areas to the east of the site.

Much of the proposed operation would not be visible from most of the receptor locations, due, for the most part, to the existing topography and vegetation (in particular the woodland along the southern edge of the quarry). This screening at the southern boundary would be enhanced due to the construction of the proposed bund and planting.

The assessment considers that the elements of the proposals that would be most visible from outside of the site would be the bund itself, the extraction operations in Area A and the movement of materials on the upper haul roads serving Area A. In order to mitigate for any potential impacts from these proposed operations the following measures have been proposed;

- With regard to the bund, whilst construction of the bund would be visible, this would be a temporary operation and would also serve to enhance screening of the site in the long term – operations would mainly be on top, or on the inner (quarry side) flank of the bund – operations on the inner side of the bund would not be as visible as those on top
- With regard to the movement of material on the internal haul roads it is considered that the existing vegetation, existing tipped materials and topographical features would serve as sufficient mitigation to ensure visual impacts would not be adverse.
- Finally, the removal of secondary aggregates from Area A. The assessment highlights that this area would be accessed from the west and that current vegetation within the tipped materials to the south, would help to screen operations in this area. There are few receptors to the north and the trees along the slope of the quarry here and on the field boundaries to the north would screen views from the north. It is proposed to work the site from the north-west to the south-east – in a circular motion, as operations progress planting can take place on the earlier phases, and this would help to screen operations when the more established vegetation on the face of the tip would be disturbed.

Following the consideration of the existing and proposed mitigation measures against all of the identified receptors the assessment concludes that *'elements of the proposal will result in some adverse visual effects, these will in general be of brief duration with the impact on most receptors being 'negligible' with some receptors seeing a 'beneficial' effect as mitigation measures such as the bund become established.'*

the Landscape officer for the council has been consulted on the application and has not raised any objections, noting that, the proposals 'would not result in landscape or visual effects which would present impacts of a significance to challenge policy objectives in relation to the Landscape Consultation policy remit.' A number of conditions have also been suggested to help ensure that the landscape impacts are kept to a minimum, and that any proposed planting is maintained to ensure its function in the landscape.

Having due regard to the landscape officers response and the assessment submitted it is considered that any visual impacts associated with the development would be at an acceptable level, and would not be in conflict with policies SP1, MPP5, and WPP2.

### Impacts on ecology

There have been numerous reports and revisions to reports submitted for this application, which demonstrates the protracted negotiations that have taken place in relation to ecology during the determination period of this application.

The site itself is characterised by the presence of the quarry void, quarry faces and the tips (which form part of this application). The ecological surveys carried out as part of this application have revealed a number of habitats and species of varying importance. The predominant habitat on site is Open Mosaic Habitats on Previously Developed Land (OMHPDL) but also present is developing calcareous grassland, pond and inland rock

outcrops and scree. Woodland is also present on site in the form of Lowland mixed deciduous woodland (a priority habitat) and semi natural ancient woodland both on and adjacent to the site. There are also a number of section 7 priority species present (or assumed present) including cinnabar moth, a number of bat species and bull finch. Assumed species include dormouse and common lizard.

Outside of the site boundary, to the west is Cernydd Carmel Site of Special Scientific Interest, Special Area of Conservation and National Nature Reserve. This Site supports a wide range of habitats, including woodland, heath raised bog and grassland, as well as a seasonal turlough at the eastern end of the site which is unique in mainland Britain.

The applicant has adopted a stepwise approach to addressing any potential impact upon ecological interests, as required by PPW 12 and the following steps have been taken to ensure that the potential for negative ecological impacts is minimised.

**Avoid** – the operations themselves will only be carried out in discreet parts of the overall site, as shown on the masterplans, due to the size of the site it has been possible to avoid much of the more important habitats present within the site boundary. Works adjacent to any woodland will incorporate root protection zones and physical barriers to identify these, in order to avoid any impacts on the woodland. Working buffers will also be established in working areas adjacent to the lagoon, to help avoid any potential impacts on water quality.

**Minimise** – where impacts cannot be completely avoided, the applicant has identified a number of measures to help minimise any impacts, this includes restricting works to within the defined localities on site so as not to impact on retained habitat. Dust control measures (as highlighted in the application documents) will help to minimise dust drift onto any potentially sensitive species/habitats. Additionally, operations will utilise the existing tracks reducing the need for further tracks and minimising impacts on retained habitats.

**Mitigate** – mitigation proposals include a long-term management plan focusing on scrub management, development of calcareous grassland and the provision of permanent pond offering opportunities for submerged and emergent vegetation. Where required scarce plant species will be relocated to suitable habitat, rock faces will also be cleared in places to try and encourage nesting peregrine falcons. It is hoped that these measures will lead to increased connectivity across the site and to the nearby external hedgerow network.

**Compensation (on site)** the extraction of secondary aggregates from Areas A and B will inevitably disturb the regenerating scrub habitat in these areas. In terms of compensation for this, the bund will provide an improved link across a currently degraded habitat. The creation of a new pond is designed to compensate for the loss of the ephemeral ponds, the pond will be designed to replicate the ephemeral nature of the ponds that will be lost. The applicant states that this would act as adequate compensation for the temporary losses linked to the extraction areas.

**Off-site compensation** – in addition to the compensation detailed above further compensation outside of the working area is proposed in the form of infilling of hedgerows, and further tree planting to compensate for scrub loss. It is anticipated that this will benefit dormice but also the foraging value of the wider site and the connectivity of the site to the wider environment.

All of these measures will be managed and monitored via a detailed management plan which will be reviewed on a regular basis and utilised as a living document.

Both NRW and the Planning Ecologist have confirmed that they have no objections to the proposals. A Habitats Regulations Assessment has been carried out by the Planning Ecologist, and this concluded that with conditions imposed there would be no likely significant effects to the Cernydd Carmel SAC features. This was forwarded onto NRW and they have confirmed that they agree with the conclusions of the assessment. A number of conditions have been suggested and these are detailed in the report. Taking the above into account, it is considered that the proposal does not conflict with policies SP14 - Protection and Enhancement of the Natural Environment, Policy EQ4 Biodiversity, and Policy EQ5 Corridors, Networks and Features of Distinctiveness.

#### Impacts on the water environment, including surface and groundwater

Dewatering is not proposed as part of this application, whilst an application to de-water the site was submitted during the consideration of this application, this was subsequently withdrawn and de-watering does not form part of any of these proposals.

A revised 'Method statement: Pollution prevention and control' was submitted to the Authority. This document includes a number of measures to help keep any potential pollution issues to a minimum, for example

- Firstly, site selection, all excavations will be above the water table, so this in itself will help to reduce the likelihood of contamination of groundwater
- All refuelling and storage of fuel will be carried out in accordance with best practice (ie bowsers will be bunded and have 110% capacity storage, spill kits will be present on site, drip trays will be used on smaller vehicles etc)
- Hardstanding will be provided for a waste storage area (for when there are wastes that cannot be recycled) A sealed Control of Substances Hazardous to Health (COSHH) bin will also be provided for any COSHH waste.

The revised issue of the CEMP included further measures to address NRW concerns and detailed the following additional measures;

- An amended surface water drainage system (see plan 9806-GRY-00-00-DR-C P5) including drainage channels and a settlement pond
- The provision of a settlement pond to deal with suspended solids in surface water, both from the construction phase and this can also be retained during the lifetime of the operations
- A sediment forebay incorporated near the inlet of the pond to minimise turbulence of water during storm inflow
- Periodic de-sludging of the settlement ponds – an appropriate frequency to be established once the performance of the system has been established.

NRW were consulted on these amendments and did not raise any further concerns, with specific reference to ground/surface water considerations. The councils own drainage department did not object to the proposals and noted that a SAB application would be required.



Having due regard to the responses received from the specialist consultees, it is considered that the proposals, subject to appropriately worded conditions, would not be in conflict with the following policies, Policy SP12 Waste Management, Policy EP1 Water Quality and Resources, Policy EP2 Pollution and Policy EQ4 Biodiversity.

#### Impact on listed buildings and their setting

There are numerous listed buildings adjacent to the site, all of which are Grade II except the Lime Kilns. and these have been identified below

Cadw ID 22212 Cil-yr-ychen Farmhouse included on the statutory list on 28/08/1999  
Cadw ID 22213 Cil-yr-ychen Barn Range included on the statutory list on 28/08/1999  
Cadw ID 10916 Cil-yr-ychen Lime Kilns grade II\* included on the statutory list on 28/08/1999  
Cadw ID 11123 Felin Wen, Llandybie included on the statutory list on 20/10/1972  
Cadw ID 22227 Blaennantgwinne Cottages included on the statutory list on 28/08/1999  
Cadw ID 11172 Bank of Lime Kilns at Pentre Gwenlais Stone Quarry, inc on the list on 28/08/1999  
Cadw ID 22196 Pant-y-llyn Limekilns included on the statutory list on 28/08/1999  
Cadw IS 22195 Lletty-mawr Limekiln included on the statutory list on 28/08/1999

An initial response from the Built Heritage team concluded that the proposals would not cause harm to the setting of the listed buildings, as identified above. However, conditions relating to the condition of the structures, and to monitoring and management plans were recommended. These conditions are pre-commencement so that any potential impacts and/or requirements for the monitoring and management of the kilns can be identified before any further damage to the kilns takes place due to the proposed operations.

During the consideration of this application the presence of another, non-listed kiln was also discovered, this is located approximately 50 metres to the south-east of the proposed upper extraction area (area a). In order to help preserve this historical feature, although noting that there is no designation, the operator would establish a buffer zone to ensure that the proposed operations would not have any adverse impacts on this feature.

Having due consideration to the above, it is considered that, whilst the proposals would have the potential to impact on the condition of the kilns (due in most part to the vibration from HGV's) the conditions suggested by the built heritage officer, would ensure that the condition of the kilns would be monitored and managed for the medium to long term future and this would be beneficial to ensuring their longer term future. Therefore, the proposals would not be in conflict with policy EQ1 Protection of Buildings, Landscapes and Features of Historic Importance.

#### Impacts on public rights of way

There are a number of public rights of way in close proximity to the site (both footpaths and byways open to all traffic) including

- the 51/78 which runs along the western boundary of the site
- the 51/80 to the north of the site, and,
- the 51/81 & 51/82, both to the south of the site

The proposal would not obstruct these rights of way and operations would be confined to within the wider quarry site and the quarry void. There are some potential areas along these rights of way where the site would be visible, and the enjoyment of the footpath could be impacted. However, direct views into the site would be relatively limited for the most part, due to a combination of topography, vegetation and distance, particularly for the footpath to the north of the site. In addition, there would not be a large number of buildings or other structures which would be incongruous with the setting, there would be excavators, along with the aggregate's storage area and crusher/screeners (although these would not be on site all times – only when required). Therefore, despite potential views into the site from footpaths, the impact relating to these views would be relatively limited given the nature of any plant on site and the 'industrial' context of the wider site.

The Public Rights of Way Officer has been consulted on this application and did not raise any objections to the proposals. In light of these comments it is considered that there would be no adverse impacts on PRoW in the area and there would be no conflict with the aims and objectives of countryside access unit.

### The need for the site in terms of providing a suitable network

The recycling and re-use of suitable materials is encouraged by a wide range of policy documents and, where possible (taking into account a number of other considerations) the re-use and recycling of aggregates should be encouraged. Primary aggregates are a finite resource and where possible society needs to be recycling or re-using suitable materials to ensure that the primary aggregates, we have last for as long as possible. Where possible society should be using secondary and/or recycled aggregates for lower specification jobs (such as general fill or for lower specification foot/cycle paths) instead of utilising higher specification, primary aggregates. It is important that there is a 'bank' of such materials, that can be readily available for use in the lower specification jobs, having these materials readily available, and in quantity, helps to provide a feasible alternative to primary aggregates for construction companies. There is, therefore, clearly a need for such materials for use in construction and other industries. This is also borne out in numerous planning policy documents, and data held, as below;

At a national level Minerals Technical Advice Note: 1 Aggregates (MTAN 1), TAN 21 (Waste), Planning Policy Wales (12th edition) and Towards Zero Waste (2010) set out requirements for waste management and provide the guidance criteria for informing planning decisions relating to waste sites.

MTAN 1 sets out the detailed advice on the mechanisms for delivering the policy for aggregates extraction by mineral planning authorities and the industry. It was previously read in conjunction with Minerals Planning Policy Wales – which was subsequently integrated into Planning Policy Wales. MTAN 1 (para 7) states the following:

*The overarching objective in planning for aggregates provision therefore is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance*

One of the key principles in achieving this aim is as highlighted below:

*To provide aggregate resources in a sustainable way to meet society's needs for construction materials in line with the following objectives:*

- *maximising the use of secondary and recycled materials and mineral waste where practicable.*

TAN 21 seeks to encourage the recycling and/or re-use of inert materials where possible, with disposal being the least favourite option. Technical Advice Note 21 provides guidance on factors to be taken into account when locating sites such as these. Disused quarries/minerals sites are highlighted as a possible location for these sites. Section 3.27 of the TAN states that waste sites might be located, if appropriate, within or adjacent to;

- Industrial areas, especially those containing heavy or specialised industrial uses;
- Active or worked out quarries - landfill is commonly used in quarry restoration but there may be opportunities for other types of waste management facilities at some quarried sites. It should be noted that quarry depth and the nature of the local water table will affect the feasibility of using such sites;
- Degraded, contaminated or derelict land - well-located, planned, designed and operated waste management facilities may provide good opportunities for remediating and enhancing sites which are damaged or otherwise of poor quality, or bringing derelict or degraded land back into productive use;

Planning Policy Wales - 12th Edition (February 2024) builds upon previous iterations of the document and one of the key planning principles of this policy is 'making best use of resources'. This states the following;

*The efficient use of resources, including land, underpins sustainable development. The planning system has a vital role to play in making development resilient to climate change, decarbonising society and developing a circular economy for the benefit of both the built and natural environments and to contribute to the achievement of the well-being goals. The proximity principle must be applied to ensure problems are solved locally rather than passing them on to other places or future generations. This will ensure the use of land and other resources is sustainable in the long term.*

The circular economy aims to 'keep materials, products and components in use for as long as possible' and represents a shift from the linear economy model of make, use, dispose, towards a more circular approach whereby waste materials that occur during developments are re-used, repaired and recycled. PPW goes on to say:

*The planning system facilitates materials recycling through advocating the use of secondary aggregates in construction, but circular economy principles should underpin all developments.*

PPW also encourages the on-site recycling of materials at minerals sites along with the use of 'urban quarries' and the recycling of construction and demolition waste. Section 5.12.8 of PPW states:

*Planning authorities should encourage innovative approaches to recycling, particularly those which bring multiple benefits such as reducing energy costs and associated emissions. This may include encouraging the practice of on-site recycling on minerals sites, taking proper account of all likely costs and benefits, support for 'urban quarries' and the recycling of construction and demolition waste in conjunction with other suitable uses, such as within builder's merchant yards.*

Towards Zero Waste has set challenging goals for waste reduction in Wales, in order to inform and to help achieve the goals outlined various 'topic papers' have been produced by the Welsh Government, this includes a topic paper for Construction and Demolition waste, adopted in November 2012. One of the aims of this document is to increase the preparation for re-use and recycling of C&D waste by the sector and other stakeholders throughout the life cycle of a construction project. Another aim is to increase the number of other recovery options for the recovery of waste arising from the C&D sector – it is hoped that by achieving this, the amount of C&D waste going to landfill can be reduced along with future arising of hazardous and legacy wastes.

The most up to date information for Construction and Demolition waste is contained within Natural Resources Wales report '2019 Wales Construction & Demolition Waste Arisings Survey.' The preparation for re-use, recycling and other material recovery rate for the C&D waste generated in the SW Wales region was 93% in 2019, when excluding naturally occurring substances (EWC 17 05 04 - soils & stones - 90% with the extended metric) and is therefore in line with the Welsh Government targets (in Towards Zero Waste) to increase preparation for re-use, recycling and other material recovery to a minimum of 90% by 2019/20. The rate of C&D waste disposed of to Landfill has decreased from 19% in 2012 to 6% in 2019.

Importantly this document also reports that Soils was the largest contributing material to Landfill, which at c.150 kt represented over 70% of landfilled C&D waste in 2019. Following on from this, The Mid and Southwest Wales region sent the highest percentage of construction and demolition waste to landfill (7%) compared to South East Wales (5%), North Wales (6%) and higher than the all Wales average (6%).

Therefore, whilst the 90% target has been met for the SW Wales region this target is a minimum and the region should be seeking to get as close to 100% as possible, materials in this waste stream are generally more able to be recycled or re-used (depending on whether or not there is contamination present) and the region should be looking to continue their achievements in this sector. In particular, there are areas for improvement in diverting soils away from landfill and this proposal would offer an opportunity to divert some soils arisings from being landfilled and being re-used in suitable projects.

In addition to the statistical need for such sites, there have been changes to planning policy and water abstraction regulations that are making it more difficult for new quarry permissions, or for extension. Recent amendments to PPW 12 have strengthened policy regarding ecology and the environment, and the change to the water abstraction regulations is also starting to have effect, particularly for limestone quarries, or quarries that need to de-water. The culmination of this is that it is effectively a lot harder to get a planning permission for quarrying, and decision times are also being affected. Therefore, where there is potential for secondary aggregates and/or aggregate recycling, these opportunities should be maximised, where at all possible (and having due regard to other planning matters). Given the increasing uncertainty relating to quarries and the potential for extensions etc, secondary and recycled aggregates need to be utilised to meet the demand for quarry products.

As highlighted in this section there is a clear need for developments such as these and positive measures need to be taken within this area to increase the amount of this material (in particular, soils) that is recycled. This proposal would be an opportunity to help increase the amount of inert and construction waste recycled within the county, and within the South West Wales region as a whole (which is the area covered by the waste annual monitoring reports).

## Planning Obligations

The applicant will need to apply for a deed of variation on the existing section 106 that is linked to the site. There is a current Section 106 Agreement, which prohibits the winning and/or working of minerals from the site.

There is no statutory definition of 'The winning and working of minerals', but it is widely recognised that the judgements given in the cases of English Clays Lovering Pochin and Co Ltd v Plymouth Corporation (1974) and South Glamorgan County Council v Hobbs (Quarries) (1980) give the most common 'definition'.

This indicates that 'winning and working' consists of the preparation of the ground and the extraction of minerals. The preparation of the ground would normally involve stripping of soils to expose the target mineral, and to enable blasting. The proposals would not include winning any mineral, but it is considered that the extraction of the 'waste' materials would consist of working, and the section 106 would therefore need to be varied to allow for this material to be worked. **The planning permission will not be issued until a deed of variation for the section 106 has been agreed.**

## 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.

- **A prosperous Wales**  
The development would make a positive contribution to this element of the Act as it would help to use resources more efficiently and help to increase recycling rates.
- **A resilient Wales**  
The development would also make a contribution to a resilient Wales by improving economic resilience in the area by ensuring the economic and sustainable use of natural resources
- **A healthier Wales**  
The development has the potential to have negative impacts on the physical and mental wellbeing of people in the area but it is considered that given the partly isolated location combined with mitigation measures (and taking into account the consultee replies) these impacts would be negligible.
- **A more equal Wales**  
This element of the Act is not applicable to this particular planning application

- **A Wales of cohesive communities**  
The development would potentially have a negative impact on the attractiveness, viability, security or connectedness of communities. However, the proposal has detailed numerous mitigation measures, including landscaping measures (e.g. the bund) to help screen the development and minimise any visual impacts, which may have affected the attractiveness of the community
- **A Wales of vibrant culture and thriving Welsh language, and**  
This element of the Act would not be applicable to this particular planning application
- **A globally responsible Wales**  
The proposal would make a positive contribution to this as it would help to increase the work that Wales is doing to meet recycling targets, and ultimately contribute (however small) to reducing the impact that the country as a whole has on the environment.

Whilst some elements of the Act are not applicable, the development would make a positive contribution to most of the other elements of the Act, the only potential negative being the section relating to ‘a healthier Wales’. However, as discussed, there are mitigation measures that can be carried out to help with dust suppression and limit impacts on the health of the surrounding community to acceptable levels. On the whole the development would make a positive contribution to towards the relevant elements of the Act, as detailed above, and would not be in conflict with the aims of the Act.

## Conclusion

In reaching a planning decision a balance needs to be struck between any potential benefits of the development, along with any potential harm the proposal may cause. This report has detailed the material considerations relating to the proposal and the decision needs to decide what weight should be afforded to each of those issues, and seeing where the overall balance lies.

There are a number of potential impacts relating to the proposal that have the potential to cause harm, on both the residents in the vicinity and on the ecology of the area, as discussed, in the report. Significant weight should be applied to these material considerations, and, having due regard to the built in mitigation measures detailed in the application, and the responses of the statutory consultees, it is considered that any potential impacts would be reduced to acceptable levels. This is evidenced in the responses received from statutory consultees, whilst there were numerous queries for extra information, during the course of the determination, there have been no objections received. The numerous conditions applied to the recommendation are considered appropriate to address any potential impacts from the development. The wording of the conditions would ensure that they would be robust and enforceable and would enable the Authority to take any action necessary to reduce the likelihood of any significant amenity impacts.

The main benefit of the proposal relates to the supply of secondary aggregates, and the continued use of the site for the recycling of construction and demolition waste, and the use of these for aggregates, in place of primary aggregates. As detailed in this report, there is currently a need for sites such as these, and this is shown in the data from the NRW report, which, in particular, highlights the need for sites to deal with soils. The proposals would provide capacity for soils to be recycled and used again by the site owner (who owns a civil engineering company operating across south and west Wales.) in place of primary aggregates. Significant weight also needs to be applied to this, and there is strong support for such developments in planning policy, as highlighted.

Whilst a number of potential negative impacts have been identified, the applicant has identified a number of mitigation measures, along with various conditions, which would contribute to significantly reducing the likelihood of any significant impacts occurring. In addition, should there be any negative impacts, the mitigation measures and conditions suggested would help to reduce these impacts to acceptable levels. The site would provide an important source of secondary aggregates, and in the longer term, for the recycling of construction and demolition waste. There is a clear demand for such sites, as identified by the NRW report and the proposed site would have the potential to fill some of this need. The location of the site would be in accordance with the advice of national policy (in particular TAN 21 and PPW 12) and would make a positive contribution towards the circular economy.

In light of the above it is considered that the potential benefits of the proposal, would outweigh the potential for harm, particularly when taking into account the proposed mitigation measures and conditions. The application is therefore recommended for conditional approval.

## **RECOMMENDATION - Approval**

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### **Conditions & Reasons**

#### **Commencement**

1. The development to which this permission relates shall be begun not later than the expiration of 5 years beginning with the date of this permission. Written notification of the date of commencement shall be sent to the Local Planning Authority a minimum of 14 days prior to commencement.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and Section 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

#### **Plans**

2. The development hereby permitted shall be carried out strictly in accordance with the following plans and documents unless amended by any of the following conditions
  - Site Location Plan - 9806-GRY-00-00-DR-105 P3

- Planning Layout (Quarry Proposals) 9806-GRY-00-00-DR-C-104 P7
- Proposed Master Plan - 9806-GRY-00-00-DR-C-110 P10
- Replanting Phasing - 600/12
- Storage Bay Detail - 9806-GRY-01-00-DR-S-001 Rev 1
- Bund Planting 600/10
- Bund Planting Schedule - 600/11
- Bund Long Sections - 9806-GRY-00-00-DR-103 P2
- Bund Sequence Section (1 of 2) - 9806-GRY-00-00-DR-107 P1
- Bund Sequence Section (2 of 2) - 9806-GRY-00-00-DR-108 P1
- Waste Planning Assessment (June 2021) - Asbri Planning
- Planning Statement (June 2021) - Asbri Planning
- PAC Report (March 2021) - Asbri Planning
- Operational Method Statement (June 2021) - Asbri Planning & Dolawen Cyf
- Noise Assessment Report (November 2020) In:acoustic
- Tree Report (May 2021) - ArbTS
- Transport Statement (May 2021) - Acstro
- Visual Planning Assessment (April 2021) - Haire Landscape Consultants
- Bat Survey Report (January 2022) - Bay Ecology
- Dormouse Conservation Plan (January 2022) - Bay Ecology
- Peregrine Falcon Survey Report (January 2022) - Bay Ecology
- Pollution Prevention Plan Rev C (January 2022) - Asbri Planning
- Dust Prevention Method Statement Rev C (December 2021) - Asbri Planning
- Abstraction Licence Report (December 2021) - JBA
- Phase 1 Ecology Survey (March 2022) - Bay Ecology
- Structural Survey (April 2022) - Grays
- Asbri Letter 11th April 2022 - Asbri Planning
- Dust Impact Assessment (August 2022) - Air Quality Consultants
- Vegetation Survey (October 2022) - Wyndrush Ecology
- Ecological Impact Assessment (March 2023) - Bay Ecology
- Biodiversity Enhancement Plan (March 2023) - Bay Ecology
- Additional Surveys And Planned Net Benefit For Biodiversity Gain (December 2023 ref. HE/09/2023) - Hawkeswood Ecology
- Green Infrastructure Statement (February 2024 ref. mh/600) Haire Landscape Consultants

Reason: To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents in particular

### **Working programme, phasing, and direction of working**

3. The extraction operations in areas A and B (as shown on 'Proposed Master Plan, 9806-GRY-00-00-DR-C-110 P10') shall be carried out in accordance with 'Area A - Phasing and Restoration 600/12'

Reason: to ensure the satisfactory phasing and restoration of the site

### **Production limits**

4. The output of secondary and recycled aggregates shall not exceed a combined total of 50,000 tonnes per calendar year.



Reason – for the protection of the local amenity

5. From the date of this permission the operator shall maintain records of their monthly import and output and shall make them available to the Local Planning Authority within 14 days of any written request.

Reason: In order that the Local Planning Authority can monitor the output of the site.

### **Hours of working**

6. Except in an emergency or when otherwise approved in writing by the Local Planning Authority, operations, other than water pumping, servicing, environmental monitoring or maintenance of plant shall not be carried out at the site except between the following times:

- a) 07:30 hours to 18:00 hours Mondays to Fridays; and
- b) 08:00 hours to 14:00 hours on Saturdays

The term “emergency” means any circumstances in which the operator has reasonable cause for apprehending injury to persons or serious damage to property or the environment.

No operations in pursuance of this permission shall take place at the site on Sundays, Bank or Public Holidays

Reason: To protect the amenities of local residents.

7. Crushing/screening operations on the site shall be restricted to the following hours.

- a) 8.00 to 17.00 Monday to Friday
- b) No crushing operations shall take place on Saturdays, Sundays or Bank or Public Holidays

Reason: To protect the amenities of local residents.

### **Safeguarding adjacent land**

8. Prior to the removal of any stone from the areas hatched red and black, on plan ‘Planning Layout (Quarry Proposals) 9806-GRY-00-00-DR-C-104 P7’ a scheme shall be submitted detailing measures for the safe removal of this stone without causing land instability. The scheme shall be approved in writing by the Local Authority and shall be implemented as approved.

Reason: to protect the amenities of local residents

9. Prior to the commencement of any excavation the operator shall demarcate the boundaries of excavation Areas A and B, (as shown on ‘Proposed Master Plan, 9806-GRY-00-00-DR-C-110 P10’) in agreement with the Local Planning Authority.

The demarcation of the excavation areas shall be maintained throughout the life of the permission.

Reason: In order to clearly identify the excavation elements of the site hereby granted permission and to aid with the ongoing monitoring of the site

10. No materials, other than those for use in the acoustic bund, shall be stored in 'the storage area' highlighted green on plan 'Planning Layout (Quarry Proposals) 9806-GRY-00-00-DR-C-104 P7' until the operator has received the written approval of the Local Planning Authority for the finished form of the acoustic bund

Reason: to protect the amenities of local residents

### **Contaminated Land**

11. No development shall take place on the application site until the applicant has:

Prepared a desktop study (Preliminary Risk Assessment) which shall include the identification of previous land uses, potential contaminants that might reasonably be expected given those uses and other relevant information, such as pathways and exposure to potential receptors. This information shall also be presented in tabular or diagrammatical form (Conceptual Site Model) for the site and all potential contaminant sources, pathways and receptors shall be included. In order to complete the conceptual site model, it may be necessary at this stage to undertake limited exploratory sampling. The Preliminary Risk Assessment shall be submitted to and be approved by the Local Planning Authority.

Prepare a detailed scheme for the investigation and recording of contamination for the site (where necessary). The detailed site investigation report (Quantitative Risk Assessment) shall be submitted to and approved by the Local Planning Authority. The report shall be prepared in accordance with recognised current best practice, legislation, relevant guidance, documentation and British Standards. Submitted detailed proposals for site remediation and verification (Remediation Strategy) which may involve the removal, containment or otherwise rendering harmless such contamination. The proposals shall be prepared in accordance with recognised current best practice, legislation, relevant guidance, documentation and British Standards and shall be submitted to and have received in writing the approval of the Local Planning Authority prior to commencing the works.

If, during development, any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Remediation Strategy' then a revised 'Remediation Strategy' shall be submitted to the Local Planning Authority.

If, during development, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed 'Remediation Strategy'.

Any soil imported must be suitable for use and any soil arising from elsewhere on the development site must be subject to same requirements as imported materials.

The following aspects of imported materials require validation;  
A copy of the certificate of analysis, details of the source of the topsoil and an interpretation of the analytical results by a suitably qualified individual [topsoil must be approved in writing by the Local Authority prior to importation].

Reason: to help minimise the risk to the environment through contamination / pollution

### **Importation of waste materials**

12. The material to be imported for processing on site shall be inert material or material that does not contain any contaminants which would pollute controlled waters. The definition of inert materials is as follows:

Topsoil, subsoil, brickwork, stone set concrete, clay and silica (excluding finely powdered waste), glass, solid and granular dry materials free from any noxious, poisonous or polluting substance which does not decompose or for any which the environmental impact of decomposition is less than or comparable with that of topsoil and is virtually insoluble in water

Reason: to minimise the potential for pollution/contamination, both on and off site

### **Access and routeing**

13. Prior to any use of the access by vehicular traffic, visibility splays of 2.4 metres x 45 metres to the north-west side and 2.4 metres x 120 metres to the east side 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.

14. Prior to any use of the access by HGV traffic the developer shall submit for the approval of the Local Planning Authority a scheme indicating the facilities and/or methods to be put in place to ensure deleterious material is not carried onto any part of the public highway and remedial measures to be put in place to clear the highway of any such material. The scheme shall be implemented as approved and utilised during the period of operation of the quarry.

Reason: In the interest of highway safety and to minimise fugitive dust

15. Should the wheel wash be ineffective at any time, resulting in deleterious material being carried onto the public highway, during the operational life time of the site, a revised scheme shall be submitted for the written approval of the Local Authority, along with any remedial measures to be put in place to clear the highway of any such material. Any revised scheme shall be implemented as approved and utilised during the period of operation of the site.

Reason: In the interest of highway safety and to minimise fugitive dust

16. HGVs associated with the development shall be related to a left turn in, right turn out only arrangement at the site access junction with the U4401 county road.

Reason: In the interest of highway safety.

### **Dust**

17. No loaded vehicles shall leave the site un-sheeted except those only carrying stone in excess of 75mm.

Reason: to minimise fugitive dust emissions

18. Processed stone shall be conditioned with water or proprietary conditioning agents and this shall take place at or before the point of discharge from any conveyor. Drop heights of stone shall be minimised. Loading shall take place at sheltered points around any stockpile. When constructing and managing stock piles, regard shall be had to the need to prevent dust becoming wind entrained. Stock piles shall be suitably profiled and shall be situated in sheltered areas of the site. Other appropriate measures shall include periodic conditioning with water or proprietary conditioning agents, according to weather conditions and the fitting of dust covers to all external conveyors.

Reason: to minimise fugitive dust emissions

19. Prior to the commencement of development on the site further baseline monitoring for air quality shall be carried out for a period of 3 months, in accordance with section 6.22 Dust Impact Assessment (August 2022) Air Quality Consultants' The scope of this monitoring shall be agreed with the Local Authority and the results of this monitoring shall be submitted for the written approval of the Local Planning Authority.

Reason: in the interests of air quality

### **Blasting and vibration**

20. No blasting shall be carried out on site.

Reason: To protect the amenities of local residents.

### **Noise**

21. Noise levels at the nearest Noise Sensitive Property will not at any time exceed LAeq (daytime) 53dBA as detailed with in the submitted document 'Noise Assessment for Planning Application' dated 25th November 2020

Reason: To protect the amenities of local residents

22. Within 28 days from the receipt of written request from the Local Planning Authority, the operator of the development shall, at its own expense, employ an independent consultant approved by the Local Planning Authority to undertake a noise

assessment in accordance with **MINERALS TECHNICAL ADVICE NOTE 1**. The assessment shall be undertaken under the supervision of the Local Authority.

Reason: To protect the amenities of local residents

23. In the event that the noise limit in Condition 21 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in condition 21. The development shall then be undertaken in accordance with the approved details.

Reason: To protect the amenities of local residents

24. The use of hydraulic peckers at the site is permitted between till 10am – 4pm only. There will be no continuous use for longer than 1 hour.

Reason: To protect the amenities of local residents

### **Water protection and pollution prevention**

25. All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.

Reason: To protect groundwater resources and water supplies, in order to prevent the pollution of the water environment and to protect the environment

26. No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

Reason: To protect groundwater resources and water supplies, in order to prevent the pollution of the water environment and to protect the environment

27. Any facilities for the storage of oils, fuels or chemicals on the application site shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To protect groundwater resources and water supplies, in order to prevent the pollution of the water environment and to protect the environment

28. All ditches and/or drainage channels on the site shall be retained, protected and maintained in working order and should they become blocked or cease to work

effectively they shall be cleaned out to allow for effective functioning and subsequently maintained in working order

Reason: To protect groundwater resources and water supplies, in order to prevent the pollution of the water environment and to protect the environment

### **Flood lighting**

29. Prior to the erection or use of any lighting on site, (fixed or mobile) the details of such lighting shall be provided for the written approval of the Local Planning Authority. Any lighting on site shall then be used in accordance with the approved details for the lifetime of the site.

Reason: for the protection of biodiversity interests and to minimise light pollution

### **Archaeology/built heritage**

30. Prior to commencement of the development, a Conservation Management Plan for Cilyrychen Lime Kilns prepared by a conservation accredited professional (architect, building surveyor, or structural engineer) which explains the significance of the Grade II\* Cilyrychen Lime Kilns, how its management, maintenance, and repair will be carried out to retain that significance shall be submitted to the Local Planning Authority for approval. Management, maintenance, or repair shall be carried out in accordance with the Conservation Management Plan so approved.

Reasons: to ensure that the significance of the Cilyrychen Lime Kilns is understood, and how that significance will be retained in their management, maintenance, and repair.

31. Prior to commencement of the development, a detailed analysis of the Grade II \* Cilyrychen Lime Kilns shall be undertaken by a conservation accredited professional (architect, building surveyor, or structural engineer) consisting of

- A measured survey of the listed structure shall be undertaken to produce accurate elevation, plan, section drawings illustrating existing construction, materials, and finishes.
- A detailed condition and structural survey with photographs of the structure and fabric shall be undertaken to identify the structural condition and identify works that are required to remedy any issues identified.

shall be submitted to the Local Planning Authority for approval to be used as the baseline for monitoring the condition of Cilyrychen Lime Kilns during operations on site and inform the Conservation Management Plan.

Reason – to ensure that Cilyrchen Lime Kilns design, construction, material, finishes and their condition is fully understood to inform the Conservation Management Plan.

32. Prior to the commencement of the development a Monitoring Plan for regular Inspections (Period to be agreed) of the Grade II \* Cilyrychen Lime Kilns by a

conservation accredited professional (architect, building surveyor or structural engineer) to Undertake a detailed condition and structural survey with photographs of the Cilyrychen Lime Kilns to identify their structural condition and identify works that are required to remedy any issues identified. To make a comparison with the baseline survey shall be submitted to the Local Planning Authority for approval to be used as the baseline for the monitoring of Cilyrychen Lime Kilns during operations on site and inform the Conservation Management Plan.

Reason – to ensure that Cilyrchen Lime Kilns design, construction, material, finishes and their condition is fully understood and make a comparison with the baseline survey and inform the Conservation Management Plan.

## Ecology

33. No operations shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include the following: -

- i) clearly mapped definition of all areas to be maintained and managed under the LEMP, including a GIS shape file of LEMP boundaries to enable monitoring of ongoing Net Benefit for Biodiversity planning policy objectives
- ii) a report detailing the management objectives to deliver the design functions of all landscape and ecological elements and areas retained or translocated; and new elements installed, constructed, planted or seeded as part of the approved development.

The report shall provide clearly defined proposals and sufficient information to assure effective delivery of the identified objectives, and include, specifically: -

- maintenance and management proposals for the establishment phase (years 1-3 after implementation); and long term (years 4-30 after implementation).
  - plans, specifications, schedules, and timescales.
  - proposals for monitoring the effectiveness of the delivery of all landscape and ecological objectives (years 1-30 after implementation)
  - timescales for monitoring reviews and reactive identification of any remedial operations, rectification of defects, or required changes to maintenance and management operations.
- iii) details of the management agent (body or organisation) responsible for implementation of the LEMP; and the legal and funding mechanism(s) by which delivery of the LEMP will be secured.

The LEMP shall be fully implemented as approved.

Reason: To ensure the future management and monitoring of the landscaping and ecological proposals provided as part of the development and the delivery of a Net Benefit for Biodiversity.

34. Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing landscape and ecological elements which are not identified for specific

removal to implement the development. No construction operations, or storage of materials, equipment, or materials arising from demolition or excavation, shall be undertaken within the CEZ.

The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows: -

- i) To the perimeter of root protection areas, defined in accordance with BS5837 of any trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
- ii) To 1.5m from the edge extent of above ground growth of any shrub masses, hedges and hedgerows located within or on the site boundary.
- iii) To 7m from any river or ordinary watercourse.

The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

Reason - to ensure any existing trees/shrubs are not affected by the development

## **Lighting plan**

35. Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used, including any measures to reduce light spill, their method of action and where these will be deployed.
- Drawings setting out light spillage in key sensitive areas (e.g. new and retained green infrastructure).
- An Environmental Lighting Impact Assessment against conservation requirements for protected species and habitats (dormice, bats, woodland, etc).
- Details of lighting to be used both during construction and operation.
- Measures to monitor light spillage once development is operational.

The lighting shall be installed and retained as approved during construction and operation.

Reason: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species and habitats.

## **Landscaping**

36. Prior to the completion of phase 1 (as shown on Area A - Phasing Sections 600/12) of the extraction operations in area A, the applicant shall submit a Landscape and Ecological Design Scheme (LEDS) to the written approval of the local planning authority. The scheme shall define landscape and ecological proposals, and a



phasing plan which fully integrates the design objectives of Phasing Sections Plan [600/12] and clearly defines the location and extents of the following, as appropriate:

- i) all existing landscape and ecological elements and areas which are to be retained; those to be fully or partially removed; and the donor locations of those to be translocated.
- ii) all new landscape and ecological elements and areas which are to be planted, seeded, installed, and constructed; and the receptor locations of those to be translocated.

The scheme shall provide sufficient specification information to demonstrate the potential for effective delivery of the design objectives in relation to each phase of the proposals.

Reason: to ensure satisfactory screening is in place and to help ensure a satisfactory restoration of the excavation areas.

37. The approved Landscape and Ecological Design Scheme (LEDS) as submitted to discharge condition 36 shall be fully implemented as the approved phasing plan. Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved LEDS which within the lifetime of the approved development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the element in relation to this planning approval is no longer delivered, shall be replaced within six months of written notification by the local planning authority, or within in the next available planting or seeding season thereafter, with replacement elements of similar size and specification and in such positions as may be agreed with the local planning authority, and thereafter likewise conditioned for the lifetime of the approved development.

Reason: to ensure satisfactory screening is in place and to help ensure a satisfactory restoration of the excavation areas

### **Site maintenance**

38. The best practical means shall be used to minimise noise from reversing devices which are fitted to mobile plant and vehicles on site. This shall include the fitting of 'smart' alarms to vehicles.

Reason: to minimise disturbance to nearby receptors

39. All plant, equipment and other machinery used in connection with the operation and maintenance of the development shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in good condition in accordance with that specification at all times throughout the development.

Reason: to minimise disturbance to nearby receptors

40. The existing trees, bushes and hedgerows within the site shall be retained and shall not be felled, lopped, topped or removed (unless identified for such works in the application documents) without the prior written consent of the Local Planning Authority. Any such vegetation removed without consent, dying, being severely damaged or becoming seriously diseased shall be replaced with trees or bushes of such size and species as may be specified by the Local Planning Authority, in the planting season immediately following any such occurrences (31 October in any one year and 31 March in the following year).

Reason: to maintain effective screening at the site and to preserve existing ecological interests

### **Soil handling and storage**

41. The top surfaces of all tips, soil mounds and storage mounds shall be sloped at a suitable gradient to encourage surface water drainage and prevent ponding and erosion. The maximum height of all storage mounds shall not exceed 3m above adjacent existing ground level for topsoil and 4m in any other case.

Reason: to minimise wind erosion and prevent impacts from fugitive dust

### **Aftercare**

42. The operator/landowner shall inform the Local Authority when excavation operations in areas a and b have ceased. Following the written approval of the final restoration contours an aftercare scheme for the ecological afteruse of these areas shall be submitted for the approval of the Local Planning Authority within 6 months of this agreement. Any aftercare operations shall be carried out in accordance with the approved details.

Reason: To ensure the restoration promotes a habitat conducive to nature conservation and biodiversity

43. At least once a year, for the duration of the aftercare period the site operators shall arrange a formal review to consider the restoration and aftercare operations which have taken place on the land during the previous year, and the programme of management for the following year.

Reason: to enable discussion regarding the ongoing aftercare of the site

44. At least four weeks before the date of each annual review the operator shall provide the Local Planning Authority with a record of the management and operations carried out on the land during the period covered by the review.

Reason: To ensure that the site is restored in an orderly manner to a beneficial after-use in the interests of the environment and the amenity of local residents

## Notes / Informatives

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Condition 13 above requires the removal/lowering/translocation of the adjacent boundary hedgerows/trees vegetation beyond the agreed visibility splay. Therefore it is advised that the authority's Ecology Department is consulted upon for their views on the required works.

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

Without prior consent from the Sustainable Drainage Approval Body (SAB) no surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains/systems.

Works relating to the requirements of condition 13 shall be carried out in accordance with the advice within the best practice guidance provided by the Authority '*Translocation of hedgerows, a best practice guide*' dated Feb 2001.

It is recommended that the applicant (or their agent) contacts officers in the Land & Air Team of Public Health Services to discuss the proposals in detail.

It is also advised that the applicant has regard to the information contained within the attached document "Land Contamination: A guide for Developers" which was produced by the Welsh Local Government Association / Environment Agency Wales working group.

These comments do not prejudice any Environmental Health enforcement action required as a result of the proposals, therefore it is important that any development does comply with all Environmental Health legislation, particularly that of statutory nuisance under the Environmental Protection Act 1990.

<b>Application No</b>	<b>PL/06515</b>
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<b>Application Type</b>	Full planning permission
<b>Proposal</b>	Proposed Residential Development (Affordable Dwellings), Access Road and Associated Infrastructure
<b>Location</b>	Land off Dol y Dderwen, Ammanford, SA18 2GA

<b>Applicant(s)</b>	Sterling Construction Ltd & Bro Myrddin Housing Association
<b>Agent</b>	Evans Banks Planning Limited - Jason Evans
<b>Officer</b>	Andrew Francis
<b>Ward</b>	Llandybie
<b>Date of validation</b>	14/09/2023

## Reason for Committee

This application is being reported to the Planning Committee as the application has received seven or more letters of objection.

## Site

The application site comprises a vacant parcel of farmland, formerly associated with the Myddyn-fych Farm, and sited adjacent, to the northern part of the existing, modern Dol y Dderwen housing estate in the village of Bonllwyn, Ammanford.

The site comprises an irregular parcel of greenfield land measuring approximately 1.4 Hectares in area, sited at the crest of a hill upon part of which, the existing Dol y Dderwen housing estate has been built. The land slopes down in all directions from the highest point located close to the centre of the application site. The site has a maximum width of approximately 126 metres and a maximum depth of approximately 170 metres, though this is not typical.

The site is bounded to the west by the existing Dol y Dderwen housing estate, from which vehicular access is proposed. To the north and east, the site is bounded by a mature tree line, with a watercourse running adjacent to the site's eastern boundary. To the south, the boundary is arbitrarily drawn, as currently, the application site is part of a larger field.

The application site is situated outside the current development limits for the settlement, as defined in the Carmarthenshire Local Development Plan 2014. However, the Dol y Dderwen site is allocated for housing development specifically under reference GA3/h3. This has been completed within the last 10 years and comprises a total of some 131 dwellings. As such, the proposal is intended to be an affordable housing local needs exceptions site under policy AH2.

The application site is located at the edge of a predominantly residential area, close to Ammanford and its amenities, and served by the site road from Dol y Dderwen, that runs through the Myddynfych estate, out onto the A483. The modern residential dwellings of the Dol y Dderwen site comprise typically of two storey dwellings with a mixture of house types. The finishes all tend to be uniform however, with rendered walls, facebrick details and concrete tile roofs.

## Proposal

The application seeks full planning permission for residential development of 31 residential units at the above-described site along with associated access, car parking, landscaping and infrastructure works. The proposal involves the residential units to be built typically as semi detached pairs, generally either side of the inverted “L” shape site road. All of the residential units proposed are to be affordable, as per the definition within Technical Advice Note 2: Planning and Affordable Housing and are to be managed by the Bro Myrddin Housing Association.

The residential units are to be a mix of 2-person 1 bed units up to 7 person 4 bed units made up of the following unit types:

- 4no 1 bed units 2 person @ 56m<sup>2</sup> (plots 29-31);
- 17no 2 bed units 4 person @ 83.6 m<sup>2</sup> (plots 1-4, 7-8, 13-19, 24-27);
- 6no 3bed units 5 person @ 94.5m<sup>2</sup> (plots 7-10, 17-24);
- 4no 4 bed units 7 person @ 120 m<sup>2</sup> (plots 9 & 12).

As the proposal is to provide affordable homes, the layout and designs proposed to ensure that the units and garden spaces meet the Development Quality Requirements (DQR) standards that all social housing must meet.

The site layout is guided by the single access point from the existing Dol y Dderwen site and the proposed site road. The proposed site road is a 5.5 metre wide road, with 2 metre wide footways, designed to adoptable standards. There is a shared drive area leading off this road serving the 4no. four-bedroom dwellings.

The Sustainable Drainage System (SUDS) attenuation is shown as being integrated in part with the green and blue infrastructure. A main surface water attenuation basin is proposed in the northern part of the site which will also contribute towards providing biodiversity mitigation and compensation. A number of other SUDS features are also employed and will be assessed by the Authority's SAB Body.

Apart from the single detached building shown as plot 13, each building is to appear as a pair of dwellings sited off the proposed road, though the 1 bed units whilst looking like a pair of dwellings will accommodate 4 units, with 1 unit occupying each floor. Each residential unit is to be provided with its own dedicated parking provision to the required highway standards,

with the 1 bed units having 1 space each, the 2 and 3 bed units having 2 spaces each and the 4 bed units having 3 spaces each, with the parking proposed to the side or front of the buildings in almost all cases.

Similarly, all units are to have private amenity space in the form of gardens. The rear gardens vary in depth from a minimum of 5.7 metres to 19.1 metres, with most properties having between 9-13 metres of garden depth. Plots 13 -21 have reduced depths of rear gardens due to the need to provide a riparian corridor for the water course that runs along the site's eastern boundary.

All of the proposed units are two storey, with a consistent external design and finish proposed, with grey concrete roofing slates, rendered walls, with a brick plinth, grey uPVC windows, doors and rainwater goods. Some of the plots propose 2-4 solar solar panels to the appropriate roof slopes, to maximise solar gain and energy efficiency. The plans and supporting documents indicate that the materials proposed are modern whilst also ensuring that the development is in keeping with the character and context of the existing dwellings of Dol y Dderwen, which is stated as being predominantly two storeys, with red brick elevations, dark tile roofing and white uPVC windows and doors.

In terms of the proposed landscaping and enhancing the proposal's green and blue infrastructure, it is intended to utilise the existing site features where possible. This is easiest along the site's northern and eastern boundary where the existing mature trees, scrub and vegetation are to be retained or enhanced for the most part. The northern boundary is to be enhanced by planting additional native trees, shrubs and climbers to improve the ecological value and connectivity, particularly dormice. Based on the submitted Tree Survey, the mature and veteran trees are to be protected, whilst the site's northern tongue the land is to be retained as grassland with improvements to the variety of sowing and management, along with the construction of a reptile & Amphibian Hibernaculum and hedgehog house within this area. The riparian corridor is to be allowed to grow naturally, whilst the site's soft landscaping and planting is designed to increase foraging and shelter for birds, invertebrates and small mammals. Integrated bat and bird nesting features are to be provided on all suitable dwellings and the SUDS basin is to be supplemented by native nectar rich species. Finally, the boundary fencing is to incorporate small gaps for hedgehogs throughout the site.

In terms of loss, a 10 metre section of existing hedgerow will be required to be removed to allow access into the field, whilst approximately 0.96 hectares of farmed grassland is to be built upon.

The submission has been accompanied by a range of supporting information which includes the following:

- Planning, Design & Access Statement;
- Tree Survey;
- Transport Statement;
- PAC Statement;
- Ecological Appraisal Report;
- Drainage Strategy;
- Landscape Environmental Plan;
- Archaeological Desk Based Assessment;
- Biodiversity Enhancement Scheme

The site is not located within a flood zone as defined under Technical Advice Note (TAN) 15: Development and Flood Risk (2004) and as such, it is considered to be at no risk of fluvial or tidal flooding. The northern and eastern boundaries of the site are at risk of surface water flooding, but given the gradients of the site, this has been taken into account as part of the overall drainage strategy and will form part of the separate SAB Application.

The application is supported by an Ecological Appraisal Report, Biodiversity Enhancement Scheme and Landscape Environmental Plan. The Ecological Appraisal Report notes that the majority of the application site, being recently farmed pasture land, has low ecological value, but the boundary hedgerows and trees have high ecological value. Recommendations are made regarding mitigation and compensation.

To supplement the above, the Biodiversity Enhancement Scheme has looked at the proposed development and recommends a number of opportunities to offer enhancements for biodiversity. Taking both the above documents into account, the Landscape Design Scheme incorporates these recommendations into an overall plan of the proposed landscaping of the site, having due regard to the Environment (Wales) Act 2016 and Chapter 6 of Planning Policy Wales – Edition 12 (February 2024).

The Transport Statement submitted reviews the existing highway conditions at the site and surrounding area, policy position, accident data alongside the proposed development and traffic generation and resultant impact on the local highway network.

The Transport Statement concludes that the proposed development is in a convenient location with access to services via sustainable modes of travel and safe access can be provided from the adjacent highway. Traffic generation will not have a negative impact on surrounding highways whilst the site meets planning policy requirements for transportation and there are no issues that should prevent the development from proceeding.

The Tree Survey submitted details the findings at the site in January 2022. Thirty two individual trees were recorded, with seven of these recommended to be removed for various reasons and 16 requiring work. Six category A trees were identified.

In line with the requirements for major applications, the submission included a Pre-Application Consultation (PAC) Statement for the proposed development. This set out the pre-application consultation undertaken and advises that a number of comments were received from nearby residents, with 8 points of summarised objection received.

## **Planning Site History**

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

E/36106 - Proposed Extension of Highway and Formation of Agricultural Hardstanding for Vehicle Turning - Full Refusal - 2/2/2021

## **Planning Policy**

In the context of the Authority's current Development Plan the site is located outside the Development Limits of Ammanford and is therefore considered to be land in the open countryside. It is however directly adjacent to the development limits and an existing allocation for residential use in the adopted Local Development Plan (LDP) under reference GA3/h3 for 22 dwellings, built as the Dol y Dderwen site. Reference is drawn to the following policies of the Plan:-

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

SP1 Sustainable Places and Spaces  
SP2 Climate Change  
SP3 Sustainable Distribution- Settlement Framework  
SP5 Housing  
SP6 Affordable Housing  
SP9 Transportation  
SP14 Protection and Enhancement of the Natural Environment  
SP16 Community Facilities  
SP17 Infrastructure

GP1 Sustainability and High Quality Design  
GP2 Development Limits  
GP3 Planning Obligations  
GP4 Infrastructure and New Development

H1 Housing Allocations  
AH2 Affordable Housing

TR2 Location of Development- Transport Considerations  
TR3 Highways in Developments- Design Considerations

EQ4 Biodiversity  
EQ5 Corridors, Networks and Features of Distinctiveness

EP1 Water Quality and Resources  
EP2 Pollution  
EP3 Sustainable Drainage

REC2 Open Space Provision and New Developments

MPP3 Mineral Safeguarding

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#), February 2024 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

## Summary of Consultation Responses

**Head of Transportation & Highways** – No objections, recommends the imposition of conditions.

**Head of Public Protection** - No objection subject to a condition.

**Environmental Health Noise** – standard response and guidance issued.

**Environmental Health Contaminated Land** – As the site is in a historic mine area, recommends a number of conditions. However, the site is not designated as a High Risk



site by the Coal Authority and as such, the previous farmed use of the site does not warrant the imposition of such restrictive conditions.

**Sustainable Drainage Approval Body (SAB)** – No objections. SAB approval is required for the proposal.

**Llandybie Community Council** – Objects to the proposal for the following reasons:

- Raises concerns with the ability of the infrastructure in the area to cope with the extra dwellings. Are the road, schools and other amenities up to the task?
- Affordable housing is to be encouraged, but this is not the right site for it.
- The access route through Dol y Dderwen is not ideal, given the site is an already busy residential area.

**Local Member(s)** – Councillor W A Davies and Councillor D Nicholas have not commented to date.

**Natural Resources Wales** – No objection to the application.

**Dwr Cymru/Welsh Water** – No objection, recommends the imposition of a condition.

**Planning Ecology** – No objection, recommends the imposition of conditions.

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

## Summary of Public Representations

The application was the subject of notification by way of Site Notices posted in the vicinity of the site and publication in the local newspaper.

Eight representations were received, the comments are summarised as follows:

- Objections received regarding highways matters, specifically the increase in traffic on the narrow site road, especially from heavy goods vehicles posing a risk to the children's safety who play on the site. The increase in the construction traffic during the building process for the general amenity of the area is also a concern, especially as the road already gets quite congested.
- Objections received regarding the lack of capacity at existing community facilities, such as play spaces and the commitments to the improvement of these facilities. The existing infrastructure will not be able to cope with the additional development and will put pressure on local emergency services who only have one narrow road to get into the site.
- Objections raised regarding the current issues with surface water drainage, particularly within gardens, ongoing within the Dol y Dderwen estate and how this additional development will only exacerbate the issue.
- Objections received regarding insufficient ecology investigations, particularly the lack of surveys regarding European Protected Species (bats and dormice) and the disruption the proposal will bring to natural habitats and wildlife. The application is overdevelopment of the site.

- Objections raised regarding the potential increase in air pollution and noise pollution, particularly whilst the development is ongoing. Additionally, muck will be dragged through the site and dust will increase. Existing houses won't be able to use natural ventilation and clothes won't be able to be dried outside.
- Objection raised regarding the Local Plan policy framework and that this area has already been rejected for housing as there is already sufficient land allocated for housing.
- Concerns about the character of the proposed development, bringing a social housing development next to a current development of sought after properties. The style of the proposed houses won't match with the existing.

### Non Material Concerns

- Lack of information about the development to all residents.
- Misleading information on the nature of the development.
- Concerns about the impact on house prices.
- Issues about land maintenance by two houses at the entrance of the application site.

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

## Appraisal

### Principle of development

The application site is outside the development limits of Ammanford, as set out in the Carmarthenshire LDP (2014). There have been no previous planning applications made on this site for residential development (check previous LDP/UDP submissions), as such, this site has never had an application for housing made on it previously.

- Objection raised regarding the Local Plan policy framework and that this area has already been rejected for housing as there is already sufficient land allocated for housing.

Based on this, the land is considered to be land in the open countryside.

However, the current LDP has policy AH2, which states:

#### **Policy AH2 Affordable Housing – Exceptions Sites**

**Proposals for 100% affordable housing development on sites immediately adjacent to the Development Limits of defined settlements (Policy SP3), will in exceptional circumstances be permitted where it is to meet a genuine identified local need (as defined within the Glossary of Terms) and where:**

- The site represents a logical extension to the Development Limits and is of a scale appropriate and in keeping with the character of the settlement;**
- The benefits of the initial affordability will be retained for all subsequent occupants;**

- c. It is of a size, scale and design compatible with an affordable dwelling and available to low or moderate income groups;**
- d. There are no market housing schemes within the settlement being, or projected to be developed which include a requirement for affordable housing.**

Taking these requirements in turn, the proposal is for a 100% affordable housing development on a site immediately adjacent to the current development limits. Furthermore, it is immediately adjacent to a site allocated for housing (GA3/h3). The Authority's Housing Team have advised that the Ward of Llandybie, within which, this development is situated, is an area of high housing need. There is under supply of social rented homes across all house types in the Llandybie ward and the surrounding area, which can result in people in urgent housing need having to wait an unacceptable length of time to be housed in suitable accommodation. The Housing Service supports this application for social housing which will help meet the need in the area. Furthermore, given the size of Ammanford/Llandybie, the development is of a scale that is appropriate and in keeping with the settlement.

To retain the benefits of initial affordability, the applicant will be required to enter into a Section 106 Agreement with the Authority to ensure that this site remains as a 100% affordable site for all subsequent occupants.

The design of the dwellings are compliant with the DQR standards required for social housing, measuring between 56 square metres for the one bedroom flats and 120 square metres for the four bed seven person dwelling. They are clearly not 200+ square metre affordable local needs dwellings designed to subvert the system.

With regard to the final point, this is more difficult to answer, particularly since the adoption of the policy, nearly 10 years ago. It is understood that there will be some schemes that will have a modest affordable housing element as part of it, in the area. However, Ammanford is located in the 10% affordable submarket and as a result, achieves the lowest levels of affordable dwellings on site from market housing schemes. As noted by the Authority's Housing Section, there is a high need for such housing in the area and it is considered that on balance, this need outweighs and has out-developed part d. of Policy AH2..

As such, taking the above into account, whilst the site is outside development limits, it does have policy support, in the form of Policy AH2, provided the application is for 100% affordable local needs housing.

The site is proposed to remain outside of the development limits in the Second Revised Local Development Plan 2018-2033 which has recently been submitted to Welsh Government for inspection.

#### Highway Impacts and Infrastructure

Highway safety concerns have been the most common point of objection raised as part of the consultation process. The summarised points of objections are:

- Objections received regarding highways matters, specifically the increase in traffic on the narrow site road, especially from heavy goods vehicles posing a risk to the children's safety who play on the site. The increase in the construction traffic during the building process for the general amenity of the area is also a concern, especially as the road already gets quite congested.

- The access route through Dol y Dderwen is not ideal, given the site is an already busy residential area.
- Objections received regarding the lack of capacity at existing community facilities, such as play spaces and the commitments to the improvement of these facilities. The existing infrastructure will not be able to cope with the additional development and will put pressure on local emergency services who only have one narrow road to get into the site.
- Raises concerns with the ability of the infrastructure in the area to cope with the extra dwellings. Are the road, schools and other amenities up to the task?

With regard to these, the Authority's Highways Planning Liaison Team, under the Head of Environmental Infrastructure has carefully considered the proposal, which has undergone some modest changes during the course of the application. They have offered no objections to the proposal, instead recommending a number of conditions that should be included, should permission be minded to be granted. It is advised that the existing site roads are built to current highway adoptable standards, and that the further 31 residential units could be accommodated by the existing highway infrastructure. It is however advised that the Head of Environmental Infrastructure would not support any further development via the existing road network at this location. The proposal provides adequate parking facilities to serve the development and is generally sustainably located withing close proximity to public transport links and the town of Ammanford.

In terms of other infrastructure, the application is subject to a planning obligation towards the maintenance of existing parks and open space and education facilities. With regard to Education, the Authority's Education and Children Department have advised that the scheme will generate a contribution of £35,000 towards the maintenance of education provision in the development's catchment area, whilst a contribution of £76,353 is requested towards the maintenance and upgrading of facilities in the area.

Furthermore, it must be stated that any new development will undergo a period of disturbance whilst the development is ongoing, but this is temporary and the application must consider the final proposal. The same consideration was made when the current Dol y Dderwen site was developed and there would have been a period of disruption for the residents of Heol Llwyd and Myddynfych.

On this basis, the proposal is considered to comply with LDP Policy TR2 in relation to its impact on the wider highway network and Policy TR3 relating to the design and layout of the site and access arrangements.

### Biodiversity and Ecology Impacts

The application raised a number of objections related to biodiversity and ecology, whilst the initial scheme did result in a holding objection from the Authority's Planning Ecologist.

- Objections received regarding insufficient ecology investigations, particularly the lack of surveys regarding European Protected Species (bats and dormice) and the disruption the proposal will bring to natural habitats and wildlife. The application is overdevelopment of the site.

Following the submission of amendments to the scheme, which has sought to address the concerns raised, particularly by the Authority's Planning Ecologist, the submitted proposal now is considered to satisfy the statutory policy and legislative requirements, needed.

Specifically, the site has been reconfigured to provide a 7-metre riparian corridor adjacent to the watercourse on the eastern side of the site and provide more generous root protection areas for the trees along the northern and eastern boundaries, as well as provide additional mitigation and compensation on site. As a result, the site has lost 4 units from the original number proposed, whilst the submitted Biodiversity Enhancement Scheme, Green Infrastructure Statement and Landscape Environmental Design Scheme now satisfy the previous concerns of the Planning Ecologist who now offers no objection to the scheme. Similarly, Natural Resources Wales also do not object with regards to the issues of Biodiversity and their interest regarding European Protected Species.

The majority of the site is identified as low value agricultural land, with the high value site boundaries being retained and enhanced.

In summary, there are not considered to be ecological concerns and subject to the recommended conditions. The development will provide the opportunity to deliver the required mitigation and enhance biodiversity at the site, as required by LDP Policy EQ4.

#### Impact upon character and appearance of the area

Many of the objectors raise issues that can be broadly categorised under this heading, specifically:

- Concerns about the character of the proposed development, bringing a social housing development next to a current development of sought after properties. The style of the proposed houses won't match with the existing.
- Affordable housing is to be encouraged, but this is not the right site for it.
- Objections raised regarding the potential increase in air pollution and noise pollution, particularly whilst the development is ongoing. Additionally, muck will be dragged through the site and dust will increase. Existing houses won't be able to use natural ventilation and clothes won't be able to be dried outside.

The site presently comprises a large area of grassed farmland, bounded on three sides by hedgerows and a small watercourse. The approximate centre of the site marks the crest of the hill upon which the original fields that made up Dol y Dderwen and the current application site, sit.

The Dol y Dderwen housing site consists of some 132 residential units, although 14 of these are affordable social houses, integrated within the site. The development also occurred in two distinct phases, with the 28 dwellings located at the upper part of the site being built later than the original 94 dwellings.

The proposed dwellings are of a similar scale to those currently built and have similar levels of amenity space. As such, when considering the development, as it might be, when constructed, it would fit acceptably within the current built form, just as the Dol y Dderwen site does against the existing Heol Llwyd and Gwaun Henllan developments to the south. It should also be noted that the properties of Heol Llwyd and the Myddynfych estate were

originally built as Local Authority dwellings, so the Dol y Dderwen site is already sited adjacent to what is, in part at least a social housing site.

With regard to the issue of noise pollution, air pollution and other matters resulting mostly from the construction of the site, as mentioned above, when determining the application, it is the finished scheme that is being considered, as every development will unfortunately create a period of time where there will be some level of disruption. Also as mentioned above, the same thing happened to the occupiers of the existing dwellings on Heol Llwyd and Myddynfych when Dol y Dderwen was being built and to the occupiers of phase 1 of Dol y Dderwen when phase 2 of Dol y Dderwen was being built. The Authority's Public Protection Department have requested the imposition of standard conditions for such schemes to help mitigate these issues.

In summary, the proposal is considered to comply with the requirements of Policy GP1 in that it conforms with the character and appearance of the site and surrounding area in terms of the appearance, scale and elevation detailing. The site layout also takes account of the topography of the site and seeks to work with the change in levels.

### Surface Water Drainage

Many objectors have raised the issue of surface water drainage within the current Dol y Dderwen site, specifically:

- Objections raised regarding the current issues with surface water drainage, particularly within gardens, ongoing within the Dol y Dderwen estate and how this additional development will only exacerbate the issue.

The application has been supported by a Drainage Strategy for the proposed development. This indicates various SuDS techniques will be implemented at the site and a detailed drainage scheme is to be provided and agreed with relevant adoption authorities. As confirmed in the response from the Sustainable Drainage Approval Body (SAB) they have no objection to the proposal. Indeed, the applicants have submitted their SAB application, which has been approved by the Local Authority.

Dwr Cymru Welsh Water have reviewed the application and submitted information in relation to the proposed surface water and foul drainage for the development. Their response confirms no objection to the development subject to a planning condition. The response received also confirms no problems are envisaged in relation to water supply or with the wastewater treatment works for the treatment of domestic discharge from the site.

The proposal is not considered to have an adverse impact in relation to flood matters and further details of surface water drainage strategy for the site is covered under separate SAB legislation. On this basis, the proposed development is considered to comply with requirements of LDP Policy EP3 in relation to sustainable drainage.

### Other Matters

#### Non Material Concerns

- Lack of information about the development to all residents.
- Misleading information on the nature of the development.
- Concerns about the impact on house prices.

- Issues about land maintenance by two houses at the entrance of the application site.

With regard to the above matters, these cannot be considered to be material to the planning consideration of this application. The points relating to information relate to the Pre-Application Consultation process and not the actual application process, so is not part of the statutory function of the formal planning application.

The impact on property prices, as Members will be aware, cannot be considered as a valid, material planning concern.

The final point relating to the land maintenance adjacent to the entrance of the application site appears to relate to a boundary or land ownership dispute, where someone is trying to claim amenity land as theirs by maintaining it for a set period of time. Planning does not consider the issue of land ownership and certainly does not consider issues such as adverse possession.

## **Planning Obligations**

The Council has adopted Supplementary Planning Guidance (SPG) in relation to Planning Obligations. The SPG requires that the residential units are retained as 100% affordable local needs dwellings and that financial contributions towards a variety of essential facilities and services, in this instance contributions are sought as follows:

- Financial contribution towards Education of £35,000
- Financial contribution towards the maintenance and improvement of Parks and Open Space of £76,353
- A 100% proportion of affordable units, which will be the subject of a Social Housing Grant from the Welsh Government.

These are to be secured via a Section 106 Legal Agreement.

## **Well-being of Future Generations (Wales) Act 2015**

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

## **Conclusion**

After careful consideration of the scheme as submitted, together with the representations received to date, it is concluded on balance that, the proposal represents an acceptable form of development that will respect the site and the general character and appearance of the surrounding area.

The general scale, design and layout of the scheme seeks to respect the character and appearance of the surrounding area whilst working within the site's constraints. The amendments to the scheme have sought to address the concerns related to providing adequate biodiversity mitigation and compensation and delivers a cohesive development that integrates with existing properties on Dol y Dderwen. The development will provide a range and choice of housing types and sizes that will be well related to the existing services and facilities in Bonllwyn and the wider Ammanford area.

The development will also secure a range of community benefits in the local area which will not only include the provision of 100% affordable social housing, but make contributions to existing education facilities and parks and open space improvements also.

In light of the information provided in the submitted application, it is recommended that planning permission should be granted for the proposed development, subject to the recommended conditions and community contributions being secured as outlined above.

The recommendation is therefore to APPROVE.

## **RECOMMENDATION - Approval**

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### **Conditions & 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:-

- Site Layout Plan 2 [11 - Rev I]
- Biodiversity Enhancement Scheme - I & G Ecological - 12/06/2024
- Green Infrastructure Statement - I & G Ecological - 12/06/2024
- Landscape Environmental Design Scheme

Received 13 June 2024;

- Tree Survey - RTAC - 23rd January 2024

Received 25 January 2024;

- Phase 1 Proposed Levels [C-SK03 Rev G]
- Phase 1 Drainage Strategy [C-SK05 - Rev F]

Received 19 January 2024;

- 5P3B - Semi Detached Plots 5,6,21,22,23,24 [13 - Rev D]



- Existing Site Location and Site Plan [01 - Rev A]
- 4P2B - Semi Detached Plots 1-4,7,8,13-20,25-28 [14 Rev E]
- 2P1B Flats - Plots 29-32 [16 Rev E]
- Site Layout Plan [03 - Rev H]
- Proposed Site Location and Site Plan [02 - Rev E]
- Proposed Site Sections [17 - Rev D]
- Proposed Site Layout - Deed Plan [19 Rev A]

Received 18 January 2024;

- Desk Based Assessment - Acer Archaeology & Heritage

Received 8 January 2024;

- Ecological Appraisal Report
- House Type 1 Floor, Elevations, Section and 3D View [12 - Rev C]
- House Type 4 Floor, Elevations, Section and 3D View [15 - Rev C]
- House Type 1 [C-SK04]
- Landscape Environmental Plan
- PAC Statement
- Transport Statement
- Planning, Design and Access Statement

Received 31 August 2023.

Reason: To ensure that the development is implemented in accordance with the approved details in accordance with policies SP1, SP14, GP1, TR3 and EQ4 of the Carmarthenshire Local development Plan 2014.

### **Condition 3**

Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with 5.5 metre carriageway and 2.0 metre footways, continuing from the Dol-Y-Dderwen estate road.

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

### **Condition 4**

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

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

### **Condition 5**

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

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

### **Condition 6**

The access, visibility splays, parking spaces and turning areas required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity, with the parking spaces to be retained, unobstructed for the purpose of parking only. In particular, no part of the access, visibility splays, parking spaces or turning areas, is to be obstructed by non-motorised vehicles.

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

### **Condition 7**

No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter to be implemented in full and as agreed.

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

### **Condition 8**

No development or site clearance shall take place until a Landscape and Ecological Design Scheme (LEDS) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall define landscape and ecological proposals which fully integrate the design objectives and recommendations set out below:

- Site Layout Plan 2 [11 - Rev I] received 13/06/2024
- Biodiversity Enhancement Scheme - I & G Ecological - 12/06/2024 received 13/06/2024
- Green Infrastructure Statement - I & G Ecological - 12/06/2024 received 13/06/2024
- Landscape Environmental Design Scheme received 13/06/2024
- Tree Survey - RTAC - 23rd January 2024 received 25/01/2024
- Ecological Appraisal Report received 31/08/2023

The scheme shall clearly define the location and extents of the following: -

- i) all existing landscape and ecological elements and areas which are to be retained; those to be fully or partially removed; and the donor locations of those to be translocated.
- ii) all new landscape and ecological elements and areas which are to be planted, seeded, installed, and constructed; and the receptor locations of those to be translocated.

The scheme shall provide the specification information to demonstrate the potential for effective delivery of the design objectives and recommendations.

The scheme shall be fully implemented and retained as approved.

Reason: In the interests of biodiversity and to accord with Policies EQ4 and SP14 of the Carmarthenshire Local Development Plan.

### **Condition 9**

No development or site clearance shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include the following: -

- i) Clearly mapped definition of all areas subject to transfer to future private ownership and management responsibility, and those to be maintained and managed as part of the LEMP including a GIS shape file of LEMP boundaries to enable monitoring of ongoing Net Benefit for Biodiversity planning policy objectives.
- ii) A report detailing the management objectives for all landscape and ecological elements and areas retained or translocated; and new elements installed, constructed, planted or seeded as part of the Landscape plan.

The report shall provide clearly defined proposals and sufficient information to assure effective delivery of the identified objectives, and include, specifically: -

- maintenance and management proposals for the establishment phase (years 1-3 after implementation); and long term (years 4-25 after implementation).
- plans, specifications, schedules, and timescales.
- proposals for monitoring the effectiveness of the delivery of all landscape and ecological objectives (years 1-25 after implementation)
- timescales for monitoring reviews and reactive identification of any remedial operations, rectification of defects, or required changes to maintenance and management operations, and the mechanism for their implementation.
- details of the management agent (body or organisation) responsible for implementation of the LEMP; and the legal and funding mechanism(s) by which delivery of the LEMP will be secured.

The LEMP shall be fully implemented and retained in accordance with the approved details.

Reason: To ensure that the development retains, incorporates and makes provision for the appropriate management of existing landscape features which contribute to local qualities and distinctiveness in accordance with policies GP1 and EQ5 of the Carmarthenshire Local Development Plan 2014.

### **Condition 10**

Prior to the commencement of development on the site, an external lighting scheme shall be submitted for the consideration and written approval of the local planning authority. The scheme shall take into account all of the lighting needs and mitigation requirements associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and within ecologically sensitive areas (see Guidance Note 08 Bats and Artificial Lighting at Night, Bat Conservation Trust and the Institution of Lighting Professionals, 2023).

The scheme shall include:

- A report, prepared by a lighting engineer, setting out the technical details of the luminaires and columns, including their location, type, shape, dimensions and, expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution.
- A plan illustrating illuminance levels across the development site and at the boundary of the site. The level of illuminance should be appropriate to the character of the surrounding area as a whole.

Once approved in writing, the lighting scheme shall be implemented and thereafter operated in accordance with the approved details.

Reason: In the interests of visual amenity and biodiversity and to accord with Policies GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan.

### **Condition 11**

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 should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures. Following all recommendations in the Ecological Appraisal Report received 31/08/2023 and Tree Survey - RTAC - 23rd January 2024 received 25/01/2024
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures and measures to control light spill.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for 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: In the interests of biodiversity to ensure necessary management measures are agreed and implemented for the protection of the environment, including Carmarthen Bay

and Estuaries Special Area of Conservation (SAC), the Burry Inlet Special Protection Area (SPA) and/or Burry Inlet Ramsar Site, during construction to accord with Policies EQ4 and SP14 of the Carmarthenshire Local Development Plan.

### **Condition 12**

Any existing elements retained or translocated, or new elements installed, constructed, planted or seeded in accordance with the approved scheme which, within a period of 5 years after implementation are removed, die, become diseased, damaged or otherwise defective to such extent that, in the opinion of the Local Planning Authority, the function of the element in relation to this planning approval is no longer delivered, shall be replaced, within six months of written notification by the Local Planning Authority, or within in the next available planting or seeding season thereafter, with replacement elements of similar size and specification.

Reason: To ensure that the development enhances the character and appearance of the site and embraces opportunities to enhance biodiversity and ecological connectivity.

### **Condition 13**

Works shall not take place until a scheme for the mitigation of dust has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during all stages of demolition and construction. Vehicles transporting materials which are likely to cause dust onto and off site shall be suitably covered.

Reason: To ensure that the amenity of local residents/businesses is adequately protected from dust during demolition/construction to accord with Policies GP1 and EP2 of the Carmarthenshire Local Development Plan 2014.

### **Condition 14**

No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

### **Condition 15**

Prior to the beneficial occupation of any residential unit hereby permitted on site, the ground floor and first floor windows serving the bathrooms and wetrooms (as shown on 5P3B - Semi Detached Plots 5,6,21,22,23,24 [13 - Rev D], 4P2B - Semi Detached Plots 1-4,7,8,13-20,25-28 [14 Rev E], 2P1B Flats - Plots 29-32 [16 Rev E], House Type 1 Floor, Elevations, Section and 3D View [12 - Rev C], House Type 4 Floor, Elevations, Section and 3D View [15 - Rev C] and House Type 1 [C-SK04]) shall be fitted with obscure glazing and shall be permanently retained in that condition thereafter.

Reason: In the interest of privacy 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

The applicant/developer is advised that this permission is subject to the applicant entering into a legal agreement with the Local Planning Authority under Section 106 of the Town and Country Planning Act 1990. The agreement shall cover the requirement for the applicant/developer to provide a contribution towards the improvement of open space/play and education facilities and the provision of a 100% affordable housing development.

### Note 3

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website ([www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk)).

<b>Application No</b>	<b>PL/06840</b>
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<b>Application Type</b>	Full planning permission
<b>Proposal</b>	New forestry access from the adjacent highway
<b>Location</b>	Cefn Ystrad Ffin Forest, Rhandirmwyn

<b>Applicant(s)</b>	Scottish Woodlands - David Crozier
<b>Agent</b>	en-plan - Simon Smith
<b>Officer</b>	Kevin Phillips
<b>Ward</b>	Llandoverly
<b>Date of validation</b>	16/01/2024

## 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 an area of coniferous woodland to the South East of the village of Rhandirmwyn, Llandoverly, which is a rural location with the nearest property being Perthidun being approximately 110 metres away to the North West, fronting the C2163 highway.

## Proposal

The proposed development is a new forestry access to serve the forestry needs at the application site which includes the activation of management and enable harvesting, replanting and maintenance operations. The access is approximately 400 metres south east along the C2163 highway, from the edge of the village, and will be approximately 18 metres in width at the junction with the highway, and reduces with a curved radii each side to 6 metres set back approximately 13 metres from the highway. The access will have a drainage grill installed to prevent run off onto the highway and will run off to a soakaway system. Any gates will be sited a minimum of 18 metres from the highway edge and bonded material will

be included up to 18 metres back from the highway also. The access will link up to an existing track within the woodland.

The access to the main forest around Rhandirmwyn area is currently via an entrance directly to the public highway, to the North West of the village, and onward along the internal forest tracks. All timber haulage from the forest is then routed South through Rhandirmwyn village and onwards to Llandovery. The timber crops to the immediate East of the village are extremely difficult to access from the internal forest tracks, due to steep slopes and challenging terrain, and a new access is therefore being submitted for consideration.

## Planning Site History

None.

## 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

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#), and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

## Summary of Consultation Responses

**Head of Transportation & Highways** - Any permission that the Planning Authority gives shall be subject to 9 highway conditions

**Llanfair-ar-y-bryn Community Council** - fully support of the objections presented by Mr Howard Bulcock. The Council were very disappointed that no further consultation has taken place, and no notification of the revised access design has been received by the council. The original application provided an alternative site access point which we were in favour of, that is site two. The whole community preferred the site two access point, and it seems that these views are being ignored. We hope as a council that you will take note of our concerns.

**Local Member(s)** - Councillor H Davies has commented on the application and fully supports the objections presented by Mr. Howard Bulcock. The e-mail fully and clearly explains the reasons why the revised access is totally unacceptable at this location and these safety concerns must not be ignored and rather fully appreciated and understood to avoid a potentially dangerous outcome. The Community Council were very disappointed that no further consultation had apparently taken place following the submission of the revised access to CCC it appears that the views of objectors are being totally ignored. The original planning application provided an alternative Site 2 Access point which was unanimously the favoured option of all those present at the consultation hosted at Elidyr Communities; however, this option appears to have been completely ignored. Surely the overwhelming views of the community have to be listened to particularly when they relate to significant and potentially serious road safety concerns.



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

## Summary of Public Representations

The application was the subject of notification by way of site notice and 3 representations were received, one of which included a signed petition from 12 employees at a local business, objecting to the proposal, and the matters raised are summarised as follows:

- The proposed access at this location is a danger to vehicles and pedestrians who use the highway.
- The revised access submitted has not involved any community consultation.
- The revised access will not have the required visibility splay of 120 metres because of the drop in the highway closer to Rhandirmwyn (near Perthduon).
- Another forestry access in the Rhandirmwyn area causes dust issues from the material at the junction with the forestry track and highway and this issue it is feared will arise at the proposed access.
- The applicant has failed to maintain hedgerows along the highway, which causes a danger to highway users and this issue it is feared will arise at the proposed access.
- The proposed access will not be able accommodate the current timber transporters with the access gates being 12 meters back from the highway.
- The area of bonded material along the forestry track should be extended to 20 metres.
- A double width passing area should be provided immediately inside the access gate to prevent the need to reverse onto the highway.
- The proposed drainage grill and soakaway will not be able to cater for the surface water that will travel along the forestry track and access and a Sustainable Drainage Approval should be required.
- The visibility splay requirement of 2.4 metres by 120 metres will be a scar on the visual amenity of the area.
- The applicant should consider the alternative access for the forestry works as proposed in the community engagement event attended by community residents prior to the submission of the application.
- The proposed access is opposite a candidate residential site submitted by Elidyr Communities Trust in the forthcoming Carmarthenshire Draft Deposit Local Development Plan and this will compromise their submission.
- The proposed access will impact the living conditions of the residents and staff at Elidyr Communities Trust
- The noise from the lorries using the proposed access will be harmful to local residents' living conditions.
- There will be light pollution caused from vehicles using the access at night
- Lead and cadmium from the dust at the track will be harmful to residents' living conditions.

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

## Appraisal

### Principle of development

Whilst the application is located within the countryside and outside a settlement boundary, it is intended to create an access for forestry purposes and is therefore considered

acceptable in principle subject to adherence with the relevant policies and having regard to other material planning considerations as discussed further below.

### Impact upon character and appearance of the area

The proposal is an access into the forested areas south of Rhandirmwyn village to enable the applicant to activate management and harvesting, replanting and maintenance operations. Whilst it will involve the creation of a new access puncturing the existing vegetation boundary along the public highways, having regard to previous deforestation activity in the locality and the proposed forestry activities proposed, it is not considered that creation of the access will not have a detrimental impact upon the character and appearance of the area and would rather appear as a functional requirement of a forestry activity.

### Living conditions and Privacy Impacts

Whilst objections have raised concerns regarding vehicles travelling along the public highway, the matter for consideration under this application is the impact of the access itself. In this regard, it is considered that there is sufficient distance from the access to the residential properties in the locality to ensure that the access and its use by vehicles will not have a significant impact upon the residents' living conditions and privacy.

### Biodiversity Impacts

The proposed access is to facilitate management and harvesting, replanting and maintenance operations at the coniferous woodland and there is not considered to any significant impact upon the local biodiversity to warrant the negative consideration of the application.

### Highway Impacts

The key issue for consideration within this application are highway related and further to the issues discussed within this report, the Head of Transport has considered the matters raised within the application including the submitted "New Forest Access Proposal & Consultation Response" report submitted by the applicant and the objections raised by local residents. The Head of Transport has considered all the details submitted within the application and the objections submitted and it has been concluded that the proposal, following amendments within the application, can be supported subject to conditions. It is acknowledged that a number of highway related objections were received by local residents and these are further addressed in detail below.

### Response to third party objections

**The proposed access at this location is a danger to vehicles and pedestrians who use the highway.**

The proposed access has been designed to enable the forestry related traffic to enter and leave safely with the Highways section having requested amendments to the design to ensure that there will not be any highways safety issues. The new access will result in less forestry related vehicles travelling through the village of Rhandirmwyn and therefore reducing any interaction with pedestrians within this built up area and traffic travelling along the highway from the North West.

**The revised access submitted has not involved any community consultation.**

The amended access proposal involved minor changes that were included in an amended plan that was publicised on the Council website and there is no requirement for any Community Consultation for this minor amendment.

**The revised access will not have the required visibility splay of 120 metres because of the drop in the highway closer to Rhandirmwyn (near Perthidun).**

The access and visibility splays has been considered and measured on site by the Planning Highways Liaison Officer and it is considered that for vehicles exiting the proposed access and vehicles travelling along the highway, there is appropriate visibility from both perspectives. The Head of Environmental Infrastructure supports the proposal within the response to consultation.

**Another forestry access in the Rhandirmwyn causes dust issues from the material at the junction with the forestry track and highway and this issue it is feared will arise at the proposed access.**

The proposed development, as opposed to the other site referred to, will have a bonded surface for the first 18 metres of the access which will reduce any dust issues arising from vehicles travelling from the forestry.

**The applicant has failed to maintain hedgerows along the highway, which causes a danger to highway users and this issue it is feared will arise at the proposed access.**

The Head of Environmental Infrastructure supports the proposal within the response to consultation and requires conditions to be applied to the permission and any failure to adhere to the visibility splay requirements will result in relevant enforcement investigation and action if necessary.

**The proposed access will not be able accommodate the current timber transporters with the access gates being 12 meters back from the highway.**

The standard rigid wagon HGV are 16.65 metres in length and therefore the inclusion of gates at 18 metres will enable the HGV to stop off the highway whilst gates are opened.

**The area of bonded material along the forestry track should be extended to 20 metres.**

It is considered that in terms of the HGV vehicles to be used, the siting of the access and the nature of the timber extraction and relative vehicular movements the amended 18 metres of bonded material will ensure highway safety.

**A double width passing area should be provided immediately inside the access gate to prevent the need to reverse onto the highway.**

This site for a passing bay will be outside of the access application site area and the Head of Environmental Infrastructure has not request the provision of a passing bay.

**The proposed drainage grill and soakaway will not be able to cater for the surface water that will travel along the forestry track and accessway and a Sustainable Drainage Approval should be required.**

Following a response to consultation, the proposed access requires Sustainable Drainage Approval through a separate application to SAB and therefore this submission will consider the drainage aspects of the proposed development and ensure the appropriate drainage provisions are undertaken.

**The visibility splay requirement of 2.4 metres by 120 metres will be a scar on the visual amenity of the area.**

The proposed access is a minor development within the frontage of coniferous and deciduous trees and the visibility splay requirements will have minimal impact upon the local vegetation which shall include at most vegetation, sapling and branch removal and clearance, which will not scar the visual amenity of the locality to an unacceptable degree.

**The applicant should consider the alternative access for the forestry works as proposed in the community engagement event attended by community residents prior to the submission of the application.**

The Local Planning Authority is responsible for determining the application submitted and the applicant has undertaken a concerns and mitigation assessment of the two options it considered and determined that this proposal is the most feasible for their forestry business requirements.

**The proposed access is opposite a candidate residential site submitted by Elidyr Communities Trust in the forthcoming Carmarthenshire Draft Deposit Local Development Plan and this will compromise their submission.**

The candidate site in the Carmarthenshire LDP has no formal acceptance in terms of having the potential for residential development and therefore cannot be considered as a means of obstructing this proposed development.

**The proposed access will impact the living conditions of the residents and staff at Elidyr Communities Trust**

The proposed access will be to serve the already identified forestry needs at the woodland around Rhandirmwyn and it is not considered that the proposed access to serve this requirement will impact the existing living conditions of the residents and staff at Elidyr Communities Trust.

**The noise from the lorries using the proposed access will be harmful to local residents' living conditions.**

The proposed access will be to serve the already identified forestry needs at the woodland around Rhandirmwyn and the scale of operations and the development of an access to serve this need will not be harmful in terms of noise, to the residents at Elidyr Communities Trust.

**There will be light pollution caused from vehicles using the access at night**

There are no residential properties near to the proposed access and therefore it is not considered that there will be harm from the HGV lights.

**Lead and cadmium form the dust at the track will be harmful to residents' living conditions.**

It is not considered that any dust that may arise from any vehicles travelling from the forestry over the proposed access will be harmful to any residents in the locality.

## **Planning Obligations**

None required.

# 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 access to facilitate management and harvesting, replanting and maintenance operations at the coniferous woodland is a reasonable proposal that adheres to LDP policies GP1 and TR3 and therefore can be supported subject to conditions.

## RECOMMENDATION - Approval

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### 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 works hereby granted consent shall be carried out strictly in accordance with the following approved plans and documents:

- Location and Block Plan, received 30 April 2024
- Proposed Access Plan, received 20 May 2024

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 its use by vehicular traffic, the new access shall be laid out and constructed strictly in accordance with the Proposed Access Plan (A 02, Dated: 19/05/2024).

Reason:

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

#### **Condition 4**

Any access gates shall be set back a minimum distance of 18.0 metres from the highway boundary and shall open inwards into the site only.

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 gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 10.0 metres from the edge of the carriageway.

Reason:

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

#### **Condition 6**

Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 120 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 interests of highway safety and to accord with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

#### **Condition 7**

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

Reason:

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

#### **Condition 8**

The access shall be hard surfaced in a bonded material for a minimum distance of 18.0 metres behind the highway boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

Reason:

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

### **Condition 9**

The development shall be related to right turn in / left turn out arrangement only.

Reason:

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

## **Notes / Informatives**

### **Reasons For Granting Planning Permission**

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

- The proposed development accords with Policy GP1 of the Carmarthenshire Local Development Plan in that the proposed access represents an acceptable form of development which is appropriate to the character and appearance of the surrounding area, is of an acceptable design and will not have an unacceptable impact upon the residential amenity of nearby properties.
- The proposed development adheres to the requirements of policy TR3 of the Carmarthenshire Local Development Plan which ensures that proposed development relates to the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

<b>Application No</b>	<b>PL/07482</b>
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<b>Application Type</b>	Householder planning permission
<b>Proposal</b>	Raise roofline by 1.2m, and add 2no. 1st floor windows. Add external door opening and window to ground floor south elevation. Replace UPVC windows and doors for new
<b>Location</b>	Cottage to rear of, Lamb Inn, Llanboidy, Whitland, SA34 0EL

<b>Applicant(s)</b>	Darren Phillips
<b>Officer</b>	Kara Willis
<b>Ward</b>	Llanboidy
<b>Date of validation</b>	15/05/2024

## Reason for Committee

The Application is being reported to the Planning Committee as the Applicant is related to Cllr Dorian Phillips, who is also a director of the company applying for the application.

## Site

The application site consists of a two storey dwelling to the front with lean-to to the rear. Approximately 10km to the north of Whitland in the village of Llanboidy, and located within the development limits and Conservation Area. The site sits beside the B4328 highway through Llanboidy, to the rear of the Lamb Inn, the property is set back from the road with buildings in front and either side.

## Proposal

The proposal consist of the existing roof line being raised by 1.2m and the ridge being moved to retain the required head high to the rear of the property, a new door and window opening be added to the rear elevation and internal renovations. Upper rear elevation to be finished in wood effect cladding. No increase in bedrooms therefore the site and access is unchanged and provides suitable access, turning and parking.

## Planning Site History

No Planning History.



## Planning Policy

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

GP1 Sustainability and High Quality Design  
GP2 Development Limits  
GP6 Extensions  
EQ4 Biodiversity  
SP14 Protection and Enhancement of the Natural Environment

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#), February 2024 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

## Summary of Consultation Responses

- Local Members – County Councillors Dorian Phillips has not commented to date.
- Llanboidy Community Council - has not commented to date.
- Built Heritage - no adverse comments to make once application design was amended.

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

## Summary of Public Representations

The application was advertised by way of neighbour letters. No observations have been made as a result of the public consultation process.

## Appraisal

The application seeks planning permission to increase the height of the existing roof, additional windows and door to the rear elevation and internal alterations. The application has been accompanied by a bat survey which confirms that there are no bats within the property. GIS statement has been provided and state that a fruit tree will be planted within the curtilage of the property.

No objections have been raised with relation to this application, but the applicant is related to Dorian Phillips Cllr for Llanboidy.

### Principle of Development

The proposal is to be considered against policies GP1, GP6 EQ1 and SP13 of the LDP, there are no objection based on these policies.

### Character and Appearance of Area

The surrounding area is characterised by varying building sizes, appearances and roof types and the general scale and form of that proposed will not be visually discordant within this context. Built Heritage are satisfied that the proposed development will not have a

detrimental impact within Llanboidy Conservation Area. The proposed amendments to the roof design are considered acceptable as they present an appropriately traditional and proportional roof slope to the elevation visible from within the Conservation Area, whilst allowing the proposed alterations internally.

### Residential Amenity

The application site currently consist of a 3 bedroomed dwelling, there is no increase in the number of bedrooms or the footprint of the dwelling; therefore no amenity space is being lost and the proposal would not cause any issues of additional overlooking to the neighbouring properties than what currently exists at present.

### Highways

The proposal will not amount to any significant increase in vehicle movements and would not justify any highway improvements. There is no policy requirement for any elevated number of car parking spaces at the property.

The proposal is therefore considered to be in accord with the objectives of Policies GP1 and GP6 of the LDP in that it would be of a scale and form that will respect the character and appearance of the existing dwelling and surrounding street scene while also not adversely affecting the amenity and living conditions of neighbouring occupiers.

## **Planning Obligations**

None required.

## **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**

Given the scale of development and use of materials the proposal would not have a detrimental impact on the character, appearance and setting of Llanboidy conservation area, and preserves it's character and appearance, therefore is compliant with policy.

After careful consideration of the submitted scheme, it is concluded that, on balance, the proposal is compliant with policies **GP1, GP6, EQ1 and SP13** of the Carmarthenshire Local Development Plan (2014) and the proposed dwelling is considered to be an acceptable form of development in this location. As such, the proposal is recommended for APPROVAL.

## RECOMMENDATION - Approval

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### Conditions & Reasons

#### Condition 1

The works hereby granted consent 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 shall be carried out in accordance with the following approved plans and documents:-

- Location Plan,
- Block Plan [LC01],
- Design and Access Statement,
- Heritage Impact Assessment,
- Bat Report and Green Infrastructure Statement,

received 27/03/2024.

- Proposed Elevations Plan,

received 22/05/2024.

- Existing and Proposed Floor Plans and Cross Sections

received 22/07/2024.

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.

### Notes / Informatives

#### Reasons for Granting Planning Permission

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

The proposed development complies with Policy GP1 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it is appropriate in terms of siting, scale and design and will not cause unacceptable loss of amenity to neighbouring uses.

The proposed development complies with Policy GP6 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the proposed extension is subordinate and compatible to the size, type and character of the existing dwelling and retains sufficient garden space for the occupiers of the property.

The proposed development complies with Policy SP13 and EQ1 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it will not have a detrimental impact on the character, appearance and setting of adjacent conservation area.

The proposed development complies with Policy SP14 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that sufficient information has been provided to demonstrate that the proposal would not give rise to biodiversity impacts.

### **Note 1**

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

### **Note 2**

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website ([www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk)).

<b>Application No</b>	<b>PL/07904</b>
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<b>Application Type</b>	Removal/variation of conditions
<b>Proposal</b>	Variation of Condition 1 on PL/04555 (Temporary change of use [24 months] of vacant retail unit (class A1) to vehicle depot with offices and associated vehicle parking)
<b>Location</b>	24A Heol Stanllyd, Cross Hands, Llanelli, SA14 6RB

<b>Applicant(s)</b>	Carmarthenshire County Council - Daniel John
<b>Officer</b>	Ffion Williams
<b>Ward</b>	Llannon
<b>Date of validation</b>	28/06/2024

## Reason for Committee

This application is being reported to the Planning Committee as the County Council is the applicant.

## Site

The application site, unit 24A is located on Heol Stanllyd, and is part of the Cross Hands business Park. The business park is mixed use, comprising of retail and light industrial uses; neighbouring units includes homeware stores, car dealerships, food and retail units. There are no residential areas in the immediate vicinity – the nearest being located 360m to the West (at Tirwaun), 390m to the North-west (Ty Newydd Terrace), and 400m to the North-east (at Lon Werdd).

The site is accessed from Heol Stanllyd, which itself connects to the A48 trunk road to the West and the A476 Cross Hands link road to the East. The site itself comprises of a former retail building, which has housed a number of differing retail units in the past, the most recent of which was Home Bargains. The building and site is currently uses as a vehicle depot, offices and storage space for the waste management services of the Local Authority. The building is a large-scale steel-clad building, windowless and with large roller shutter doors. The remainder of the site area is laid to hardstanding and is utilised for parking of both staff vehicles and refuse vehicles. The site is enclosed with palisade fencing and entrance secured with gates.

## Proposal

The site is currently used as a vehicle depot, offices and associated vehicle parking, which was granted temporary planning permission in October 2022 under application reference PL/04555. The permission granted temporary use of the site for 24 months from the date of the permission as stipulated in condition 1. In effect the permission to use the site as the permission would cease in October 2024. This application seeks to vary the time limit of condition 1, to enable the site to be used as a vehicle depot for a longer time period than originally applied for and granted.

The original application requested temporary use, as the site was intended to be used as a temporary depot until a more permanent depot location and arrangement was secured. The long-term depot arrangement has to date not been finalised. To enable additional time for the alternative longer-term solution to waste and refuse vehicle depot, this application seeks to vary condition 1 to extend the time limit until 20<sup>th</sup> October 2027.

## Planning Site History

The planning history for the site is as follows:

PL/04555 - Temporary change of use (24 months) of vacant retail unit (Class A1) to vehicle depot with offices and associated vehicle parking - Full Granted - 13/10/2022

S/24229 - New shopfront, signage and external cladding works - Full Granted - 2/3/2011

S/24228 - Three advertisement signs - Advertisement Granted - 2/3/2011

D5/15469 - Retail clothing with ancillary warehouse and on site customer parking - Full Granted - 6/5/1993

D4/10649 - Fairport Eng Ltd St James House Pendleton Way Salford - Historic Decision - 11/7/1983

## Planning Policy

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

SP1 Sustainable Places and Spaces

SP2 Climate Change

SP8 Retail

SP12 Waste Management

GP1 Sustainability and High-Quality Design

GP2 Development Limits

EMP1 Safeguarding of Employment Sites

EMP3 Employment - Extensions and Intensification

TR3 Highways in Developments - Design Considerations

Policy RT8 Local Shops and Facilities

EP2 - Pollution

National Planning Policy

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#), February 2024 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

## Summary of Consultation Responses

**Environmental Health (Public Health Service)** – Have no adverse comments to make in relation to the application

**Environmental Health (Air Quality, Contaminated Land, Noise)** – Based on the application details provided, confirm that from an Air Quality, contaminated land, and noise perspective have no adverse comments to make.

**Highways** – No observations to make on the application.

**Welsh Government Trunk Roads** – Does not issue a direction in respect of this application.

**Llannon Community Council** – No comments received to date.

**Cllr D Jones** – no comments received to date

**Cllr L Davies** – No comments received to date

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

## Summary of Public Representations

To date no responses have been received from the public or third parties.

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

## Appraisal

### Principle of development

The application made under Section 73 of the Town and Country Planning Act 1990, and seeks to vary a condition on an existing, granted planning permission. The original permission granted use of the site, as a vehicle depot, offices and parking for a period of 24 months from the date of the permission. In effect the temporary use would end in October 2024. For reference condition 1 is as follows:

#### **Condition 1**

*The change of use from class A1 is granted for a temporary period of 24 months from the date of this permission, after which the use shall be discontinued, and any associated paraphernalia associated with the use shall be removed from the land in its entirety and the site shall be restored to its former condition in accordance with a scheme of work submitted*

*to and approved in writing by the local planning authority within 6 months of the date of this permission.*

The temporary basis was in order to provide a short-term solution to providing a depot for the waste and refuse vehicles, whilst a longer-term strategy was being considered and implemented. To date the long-term depot solution has not been finalised, which the applicant reasons is due to the impact of COVID, the procurement of specialist vehicles with a long lead time, and the development of alternative depot solutions.

The scale of the works required to develop the alternative strategy has resulted in the need to continue the use of the temporary depot at Cross Hands until the alternative long-term solution is achieved (either development of a new depot, or changes to existing depot to accommodate the ULEV vehicles).

The proposal is to vary condition 1 of planning permission PL/04555, to extend the planning permission for an additional 36 months to 20<sup>th</sup> October 2027, which the applicant considers necessary to both enable the current waste collection operations to continue and to provide additional time to develop the second phase of the Authorities waste strategy.

The applicant does not propose to vary any other condition attached to the permission, nor to vary any of the operating conditions on site (such as operating hours).

#### Need for variation

The application to vary one condition attached to permission PL/04555 requests to vary the time period by an additional 3 years, to extend the temporary use until 20<sup>th</sup> October 2027. As noted, the application has come forward due to various factors which has delayed implementation of and delivering the waste strategy and associated developments of either a centralised depot or changes to existing depots. The waste strategy includes deployment of Ultra-low emission vehicles to carry out waste services, and these require infrastructure to charge the vehicles – this would either be through updating the existing depot to accommodate the new vehicles or developing a new depot with the necessary infrastructure. These vehicles also have an 18-month lead time. With both factors in combination, there is currently no alternative for the existing waste fleet, other than this existing depot, which is permitted on a temporary basis, once the existing planning permission expires. The other existing depots do not have available space for the glass and residual waste vehicles, which are currently at the site. The operations carried out at Cross Hands enable a zonal approach to waste collection and contributes to the Authority meeting its waste collection obligations and targets set by Welsh Government.

#### Highways

The application site is located on Heol Stanllyd and is accessed from the highway along a short access road. Heol Stanllyd in turn connects to the A48 and A476 Cross Hands link roads, and are the main routes the refuse vehicles would use to carry out operations. Policy TR3 Highways in Development – Design Considerations requires development proposals to include appropriate parking, access standards meet the requirements, and network of convenient and safe pedestrian and cycling routes. The site includes parking for both refuse vehicles and staff car parking. The previous application, which this application seeks to vary, included additional off-site parking provision, at Leekes carpark with agreement from Leekes.



Planning Permission PL/04555 included a condition requiring the provision of a staff travel plan. This has been submitted, under planning reference PL/07905, and was approved on 2nd August 2024.

Highways have not raised comments on this application and Welsh Government Trunk Roads have not issued a direction.

### Impact on Amenity

Policy EP2 Pollution requires developments to minimise the impacts of pollution, that do not conflict with Air Quality objectives, do not deteriorate water quality, ensure light and noise pollution are minimised, and risks from contaminated land are addressed. These considerations were considered in the initial determination of the temporary change of use; the site is located within a business park with no neighbouring residential uses. Vehicle movements do arrive on site from 5.30 am onwards with refuse vehicles leaving the site from 6 am and return between 12 noon and 2 pm. Conditions suggested by Environmental health were attached the permission, and there are no variations requested or suggested for these conditions. The operations on site would remain present, albeit for an additional 3 year period. The refuse vehicles return to site empty, and no refuse of waste is stored on site. Storage facilities in the site and building are for clean, recycling paraphernalia, prior to its distribution to properties across the county. The application was not considered to conflict with policies WPP2 and EP2 of the LDP, and the variation proposed is not considered to be in conflict with the LDP policies either. No adverse comments, or objections have been raised by Environmental Health.

### Waste Policy

In determining the original application, consideration was given to the Waste policy, and whilst not a waste development, the proposal does form part of the Local Authority waste management strategy. The proposal to vary the condition would allow the Local Authority to continue operating the site as a depot for waste vehicles, and associated office space. Policy SP12 of the LDP provides for an integrated approach to waste management, and the site was considered to conform to policy by providing depot for refuse vehicles, as well as storage space for the recycling paraphernalia prior to distribution. This permission seeks to extend the time limit for the use of this site for the purposes described. By not granting the variation, the Authority would loose use of the site as a depot, and would revert to its previous use class. The vehicles stored at the depot would have to be relocated elsewhere in the Authority area, as nonetheless they would be required by the authority to carry out waste collection services. The applicant notes that there is no capacity at other depots for the residual waste and glass recycling vehicles on other depots, and therefore no alternative location at this time for the parking of these vehicles.

### Loss of retail space

The planning permission granted previously, which this application seeks to vary, temporarily changes the use class of the site from A1 retail. This application would extend this change of use for an additional period of 2 years. The planning permission granted included, as part of condition 1, which granted the change of use for 24 months *“after which the use shall be discontinued, and any associated paraphernalia associated with the use shall be removed from the land in its entirety and the site shall be restored to its former condition”*. The variation would result in the loss of potential retail space for an additional 2 years over which was originally granted, however the remainder of the condition

requirements, namely to return the site to former condition, and to revert to use class A1 would be retained as part of the revised condition. The change of use is considered temporary, and could be reverted to A1 retail use, with the reversal of any alterations carried out to the building or parking spaces, or in the case of the EV charging points installed, could be utilised in future schemes subject to approval. The variation is therefore not considered to conflict with policies SP8 and RT8.

## **Well-being of Future Generations (Wales) Act 2015**

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

## **Conclusion**

The application made under Section 73 of the Town and Country Planning Act 1990, and seeks to vary a condition on an existing, granted planning permission. In determining such an application, the Local Authority can grant the application, to vary the condition requested, to refuse the application, or to impose different conditions to those imposed on the original. In determining the original application, consideration was given to the loss of retail space, impact on amenity, impact on highways, and waste policy. This application is made to vary one condition; to allow the continued use of the site until 20<sup>th</sup> October 2027, which provides an additional 36 months on the original permission. The variation would extend the loss of retail space by an additional 3 years, however this again is temporary and can be reversed. There are no changes proposed to the operating hours or activities on site, which are considered to have an adverse impact on the character or amenity of the area. No objections or adverse comments have been received from statutory consultees. The variation is considered acceptable, in that it conforms with LDP policies and is recommended for approval.

## **RECOMMENDATION - Approval**

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## **Conditions & Reasons**

### **Condition 1**

The change of use from class A1 is granted for a temporary period until 20<sup>th</sup> October 2027, after which the use shall be discontinued, and any associated paraphernalia associated with the use shall be removed from the land in its entirety and the site shall be restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the local planning authority within 6 months of the date of this permission.

Reason: The proposal is a temporary change of use.

## **Condition 2**

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

- 1:500 & 1:1250 @A3, Site Block Plan & Location Plan, Drawing no 01, dated July 2022, received 19th August 2022
- 1:100@A2, Existing Floor Plan, Drawing no 02, dated July 2022, received 19th August 2022
- 1:100 @A1, Existing Elevations, Drawing No3, dated July 2022, received 19th August 2022.
- 1:100 @A2, Proposed Floor Plan, Drawing no 04, dated August 2022, received 19th August 2022
- 1:100@A1, proposed Elevations, Drawing No 05, dated July 2022, received 19th August 2022
- 1:500, Parking Layout former Home Bargains Store, Cross Hands, Drawing No pl01, revision C, dated 04/04/22, received 19th August 2022.
- 1:1250, Car Park on Land owned by Leekes, Drawing no RE/HL, dated 24th August 2022, received 24th August 2022.
- Planning Statement, August 2022, Asbri planning, received 19th August 2022,
- Transport Statement, August 2022, Asbri Transport, received 24th August 2022

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

## **Condition 3**

Construction or demolition works should only be undertaken between the following times, unless prior written consent is received from the Local Authority:

Monday to Friday – 7:30 – 18:00

Saturday – 08:00 – 14:00

No noise generating works shall be carried out on Sunday, bank or public holidays.

Reason: In the interests of neighbouring amenity and to accord with Policies GP1 and EP2 of the Carmarthenshire Local Development Plan 2014.

## **Condition 4**

The best practicable means shall be used to minimise noise from reversing warning devices which are fitted to mobile plant and vehicles on the site. This includes fitting broadband directional alarms to vehicles where necessary.

Reason: In the interests of neighbouring amenity and to accord with Policies GP1 and EP2 of the Carmarthenshire Local Development Plan 2014.

## **Condition 5**

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

Reason: In the interests of highway safety and to accord with Policies GP1 and TR3 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 and turning facilities is to be obstructed by non-motorised vehicles.

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

### **Condition 7**

The Staff Travel Plan 'Introduction of a Staff Travel Plan at Unit 24, Heol Stanllyd, Cross Hands', prepared by Carmarthenshire County Council, and approved on 2<sup>nd</sup> August 2024 under Planning reference PL/07905 shall be implemented in full and as agreed.

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

### **Condition 8**

Within 6 months of the occupation / use of the of any part of the development herewith approved, a 1.8 metre wide footway shall be provided around the access radii into the site and connect with existing footways along Heol Stanllyd. This work shall be completed to the specification of the Local Highway Authority.

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

### **Condition 9**

If, during development, any contamination should be encountered (including if a coal mining feature or if a mine gas risk is identified) immediate contact must be made with the local planning authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation strategy must be prepared, which is subject to the approval in writing of the local planning authority.

Following completion of the remedial works identified in the approved remediation strategy, a verification report that demonstrates compliance with the agreed remediation objectives and criteria shall be produced, and is subject to the written approval of the local planning authority, prior to commencement of use of the development.

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

## **Condition 10**

No waste transfer operations shall take place on site and no loose waste materials, or products shall be deposited or stored on site.

Reason: In the interests of neighbouring amenity.

## **Notes / Informatives**

It is considered the proposed development conforms with policies SP1, SP2, SP8, SP12, EP2 and TR2 of the LDP in that the proposal is a temporary change of use that would not cause unacceptable adverse effects on amenity, on transport, and on the appearance and character of the local area.

### **Note 1**

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

### **Note 2**

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website ([www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk)).

**APPLICATIONS RECOMMENDED FOR REFUSAL**

<b>Application No</b>	<b>PL/06346</b>
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<b>Application Type</b>	Removal/variation of conditions
<b>Proposal</b>	Variation of Condition 2 (approved plans) of planning permission E/39636 to allow an alteration to the design of the agricultural dwelling previously approved under E/39636 - Agricultural Dwelling and Associated Works
<b>Location</b>	Brynawelon, Llanfynydd, Carmarthen, SA32 7TG

<b>Applicant(s)</b>	Mr & Mrs I and SJ Thomas
<b>Agent</b>	Mr Darren Mills Darren Mills Architect
<b>Officer</b>	Kevin Phillips
<b>Ward</b>	Llanegwad
<b>Date of validation</b>	26/07/2023

## Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Cllr Mansell Charles on the grounds that he wishes for the Committee to have the opportunity to discuss the principle of the application and its compliance with national policy.

## Site

The application site is an area of land adjacent, and to the south east of the village of Llanfynydd. The application site is a north-south sloping area of land to the west of a range of agricultural buildings that are integral to the requirements of the Rural Enterprise dwelling (RED) previously approved at the site, which is in the process of being completed.

## Proposal

This is a section 73 application for the variation of the design of the approved RED under planning permission E/39636. In particular, the addition of a 32m<sup>2</sup> sunroom extension (5.88 m x 5.4 m) to the south east side of the 184m<sup>2</sup> two storey RED. The approved dwelling includes 3 bedrooms at first floor with their respective bathroom/en suites, and a kitchen/breakfast room, sitting room, study, utility room/boot room and dining/hallway at

ground floor with a double car port/garage at the rear North East elevation. The proposal would therefore result in a total floorspace of 216 sqm.

The application is supported by a Planning Statement that has aimed to justify the extension of the RED. The application is a resubmission of previous similar applications for an extension that were previously refused.

## Planning Site History

PL/05936 Variation of Condition 2 on E/39636 (to allow an alteration to the design of the agricultural dwelling) - Refused 15 June 2023

PL/03840 Variation of Condition 2 on E/39636 (to allow an alteration to the design of the agricultural dwelling) – Refused 23 May 2022

E/39636 Agricultural dwelling and associated works (full planning application following outline planning permission granted 07/04/2017 under reference E/17291) - Approved subject to Section 106 tying the dwelling to the agricultural holding. 20 October 2020

E/17291 Agricultural Dwelling - Outline Granted – 07 April 2017

P6/13703/88 Residential Development - Outline-Refusal - 31 March 1988

P6/12943/87 Residential Development - Outline-Refusal – 23 July 1987

P6/12853/87 Residential Development – Detailed - Withdrawn

SC/13875 - Request for an EIA screening opinion for a single wind turbine - Screening - EIA Not Required – 5 October 2015

## Planning Policy

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

SP1 Sustainable Places and Spaces.

GP1 Sustainability and High Quality Design

TR3 Highways in Developments – Design Considerations.

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.

(TAN) 6 : Planning or Sustainable Rural Communities (July 2010) is particularly relevant for this application.

## Summary of Consultation Responses

**Local Member** - Councillor Mansell Charles is a member of the Planning Committee and has requested that the application be considered by Planning Committee.



**Llanfynydd Community Council** – The members of Llanfynydd Community Council present were happy to support this application.

**Valuations Manager** – In the case of this dwelling (as a RED), additional floor space has already been incorporated for the provision of office (study) & utility areas. The extra office / conservatory space now proposed is not considered necessary and is beyond the scope of what is required for a RED. Welsh Government TAN 6 criteria mean the property should have an alternative use as affordable property and this would be at odds with that provision. Therefore, we cannot support this proposal.

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

## Summary of Public Representations

The application was the subject of notification by way of site notice

No representations were received to the application at the time of writing this report.

## Appraisal

### Principle of development

The dwelling has been granted as a RED to serve the functional needs of the agricultural holding, and thereafter for other rural enterprise workers in the locality and also for any Affordable Housing need as required under WG Technical Advice Note 6. Therefore, in accordance and as is required by TAN6, a planning condition was applied to the RED when permission was granted to restrict its occupation as follows:

#### *Condition 3*

*The occupancy of the dwelling hereby approved shall be restricted to:*

- a. a person solely or mainly working or last working on a rural enterprise in the locality, or a widow, widowers or surviving civil partner of such a person, and any resident dependents; or if it can be demonstrated that there are no such eligible occupiers:*
- b. a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widowers or surviving civil partner of such a person, and any resident dependents.*

*Reason: To ensure that the dwelling is occupied for its intended purpose and to prevent the creation of an unencumbered dwelling within the countryside contrary to national and local planning guidance and policy.*

Para 4.10.3 of TAN6 requires that an RED remains affordable for other rural enterprise workers in the locality in the future or a person who is eligible for consideration for affordable housing;

*4.10.3 There may be some cases in which the planning circumstances of the site are such that, if a new permanent dwelling is approved, it will be appropriate for the planning authority to consider making permission subject to a condition removing some of the permitted development rights for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property*

*for its intended use given the income which the enterprise can sustain. However, such conditions should only restrict or remove the availability of such specific permitted development rights as are relevant to the circumstances, rather than to be drafted in terms which withdraw all those in a Class.*

In line with the above, given that the RED as approved was towards the largest end of the floorspace scale, a condition to remove permitted development rights was also imposed to ensure that any future extensions would be fully assessed to ensure that it remained to be justified by the functional requirement and remain to be a dwelling of an affordable scale. As such, an application for the proposed extension has been submitted.

RED dwellings are an exception to the established national and local planning policies of considering the erection of new dwellings in the countryside. By default therefore, and as stipulated in TAN6, it is a requirement for each application to be thoroughly assessed to ensure that it complies with the RED exception policy set out in TAN6. This was the case when planning permission was originally granted on the site, however, it is incumbent on the Local Planning Authority to continue to assess the proposals against the same policy requirements as detailed above.

In this case, it is required to consider whether the proposed additional extension to the approved RED dwelling is of an appropriate scale that can remain to be justified against the RED tests set out in TAN6 and would not render the dwelling unaffordable in serving the future rural enterprise occupiers or affordable housing requirements in line with the RED exception policy and the conditions that are required to be imposed. In this regard, it is considered that the additional extension would result in dwelling that would exceed the acceptable floorspace in terms of affordability but also having regard to the functional requirements of the rural enterprise dwelling. When planning permission was originally granted for the 183sqm dwelling, whilst towards the largest end of the scale, it included additional space such as an utility/boot room and study that aligned with the functional requirements of the rural enterprise. A further extension of a sunroom beyond that which was originally approved is not therefore considered to be justifiable having regard to the tests set out in TAN6.

## **Planning Obligations**

Not required in this case.

## **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 that the proposed extension is a significant addition to the existing RED and would be contrary to Welsh

Government Technical Advice Note 6: Planning for Sustainable Rural Communities and is therefore recommended for refusal. It is considered that the extension would create a dwelling of a scale that is not acceptable and would not be compatible with that of an affordable dwelling that could in the future, be available to other rural enterprise workers or those on low or moderate incomes. The proposal therefore represents an unjustified development in the open countryside contrary to Technical Advice Note 6.

## **RECOMMENDATION - Refusal**

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### **Reasons**

#### **Reason 1**

The proposal, if approved would be contrary to paragraph 4.10.3 of Welsh Government Technical Advice Note 6 (Planning for Sustainable Rural Communities):

4.10.3 There may be some cases in which the planning circumstances of the site are such that, if a new permanent dwelling is approved, it will be appropriate for the planning authority to consider making permission subject to a condition removing some of the permitted development rights for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement and affect the continued viability of maintaining the property for its intended use given the income which the enterprise can sustain. However, such conditions should only restrict or remove the availability of such specific permitted development rights as are relevant to the circumstances, rather than to be drafted in terms which withdraw all those in a Class.

In that the addition of the proposed extension to the approved rural enterprise dwelling under Planning Permission E/39636 will result in a rural enterprise dwelling of a size that exceeds what could be justified by the functional requirement of the holding and will affect the continued viability of maintaining the property for its intended use given the income which the enterprise can sustain. The proposed extension adds a significant increase to the size of the rural enterprise dwelling approved, which will result in the rural enterprise dwelling rendered unaffordable by other rural enterprise workers in the locality.