

Dear Councillor

PLANNING COMMITTEE - TUESDAY, 3RD OCTOBER, 2017

Please find attached copies of the addendae and plans for the above meeting.

Agenda No	Item
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- | | |
|----|---|
| a) | <u>E/33695 - FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA; (Pages 5 - 34)</u> |
| b) | <u>W/35461 - CONSTRUCTION OF 30 NO. RESIDENTIAL DWELLINGS AND ASSOCIATED SITE INFRASTRUCTURE WORKS (AMENDED SITE) AT LAND AT THE REAR OF CAE FFYNNON, BANCYFELIN, CARMARTHEN, CARMARTHENSHIRE, SA33 5DQ. (Pages 35 - 76)</u> |
| 4. | <u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS. (Pages 77 - 88)</u> |

Yours sincerely

Mark James CBE

Chief Executive

Encs

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*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 3 HYDREF 2017
ON 3 OCTOBER 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area East

<i>Application Number</i>	E/33695
<i>Proposal & Location</i>	FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA

DETAILS:

CONSULTATIONS

Neighbours/Public - Two further letters of objection have been received which raise issues that have already been covered in the report to the Planning Committee. An e-mail has also been received which was sent to all members of the Planning Committee and the seven-issues raised therein are responded to below:-

- 1 The issue raised in relation to TAN6 and 400 metres from an agricultural building to other residential dwellings is a distance within which certain types of agricultural development such as livestock buildings have to apply planning permission, It remains that the outcome of the assessment of the impact of the proposed development upon the living conditions of local residents has concluded that with the appropriate management of the business in adherence with the recommended planning conditions is that the proposed development can be satisfactorily controlled.
- 2 It remains that it is considered that the proposed development does not conflict with polices SP14 and SP15.
- 3 In terms of the noise from the proposed development. The noise report submitted with the application has been fully assessed by the Head of Public Protection and a favourable recommendation has been received with a number of conditions to be applied to any permission which may be granted. There is not anticipated to be any noise issues arising from the wrapping of the chimneys in wrapping.
- 4 The land exchange proposal under Section 16 of the Commons Act 2006 has already been addressed in the main report.
- 5 The removal of the manure from the poultry unit will be undertaken in a sheeted trailer which will have a membrane layer preventing flies entering and emissions escaping, and the manure will be transported to the farm every 4 days across their fields to be stored in a covered manure store which will be the subject of a separate planning application, as required by proposed condition 14 of the report. The excess manure is to be transported away from the farm, from the covered manure store. No work shall commence on the proposed poultry unit until the covered manure store at the farm has been approved. Condition 18 also requires that the

poultry waste from the unit will be managed in line with the Revised Manure Management Plan received.

- 6 The level of day to day activities will not be significant enough to justify the refusal of the application and it is considered that the view lost by Derwen Deg is not a material planning consideration.
- 7 The application has received an thorough ecological assessment undertaken by the Authority's Planning Ecologist and by Natural Resources Wales including the detailed consideration of a Test of Likely Significant Effect (TLSE) that has resulted in a favourable recommendation subject to the application of planning conditions

In addition to the aforementioned an ADAS report commissioned by a local resident has been received in relation to the Potential Odour Impact from the proposal. The report has been forwarded to the Head of Public Protection for their comments and whilst it is accepted that no specific odour management plan has been submitted, it remains that a Management Plan, and Design and Access Statement was submitted with the application which covered a number of areas of concern including odour, manure, dead birds, lighting, dust, flies and rodents. This information provided in the Design and Access Statement and the Management Plan for the proposal, prepared by the agent, details that; "Any odour within the poultry unit will not be apparent outside the surroundings of the Godre Garreg Poultry Unit, so shall not affect the aforementioned residential receptors".

It is advised by the Head of Public Protection that a suitably worded condition requiring the business is operated in compliance with the aforementioned Design and Access Statement plan and letter detailing mitigation measures in relation to the aforementioned concerns be implemented as detailed in the said documents. These mitigation measures in relation to odour include all manure spread on land must be incorporated into the land within 24 hours, compliance with DEFRA Guidance and use of best available techniques in relation to any potential odour producing material and/or activities, removal of chicken manure from unit every four days, daily removal and if required secure storage of any dead birds, the applicant has to ensure the unit is clean and dry (increased moisture is associated with potential odour from chicken manure).

It is further conveyed that should complaints be received in relation to odour the Head of Public Protection will investigate under the Statutory Nuisance provisions of the Environmental Protection Act 1990. Although that would be an entirely separate process pursuant to public health legislation, the Planning department would also investigate any to a possible breach of the recommended planning conditions.

Common Lands Officer - It has been established that the proposed passing bay, north east and opposite the highway that leads to Godre Garreg farm, as required by the Head of Transport is also within the limits of Llangadog Common. Following consultation with the Common Lands Officer, the applicant has agreed to apply for a land exchange under Section 16 of the Commons Act 2006. This is a procedure outside of the remit of Planning where the piece of land that is required for the passing bay would be removed from the register and replaced by another piece of land that is owned by the authority but which is not currently common land. While the required land exchange is not directly a Planning matter there is however, a condition (number 13) that is worded to the effect that the passing bay has to be wholly provided prior to any part of the development being brought into use.

Landscape Officer - Two further conditions are recommended to ensure that the existing hedgerow at the eastern boundary of the site adjacent to the highway is retained and translocated outside of the visibility requirements of the proposed access to the site.

A further amended layout and landscaping plan with details of existing and proposed levels has also been received which confirms that the floor level of the building will be 600mm above the road level to the East and it is also intended to refer to the most recently received plans in the schedule of approved documents listed in condition number 2.



***Y PWYLLGOR
CYNLLUNIO***

03 HYDREF 2017

***RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

3 OCTOBER 2017

**AREA
EAST**

***CEISIADAU YR ARGYMHELLIR EU BOD YN
CAEL EU CYMERADWYO***

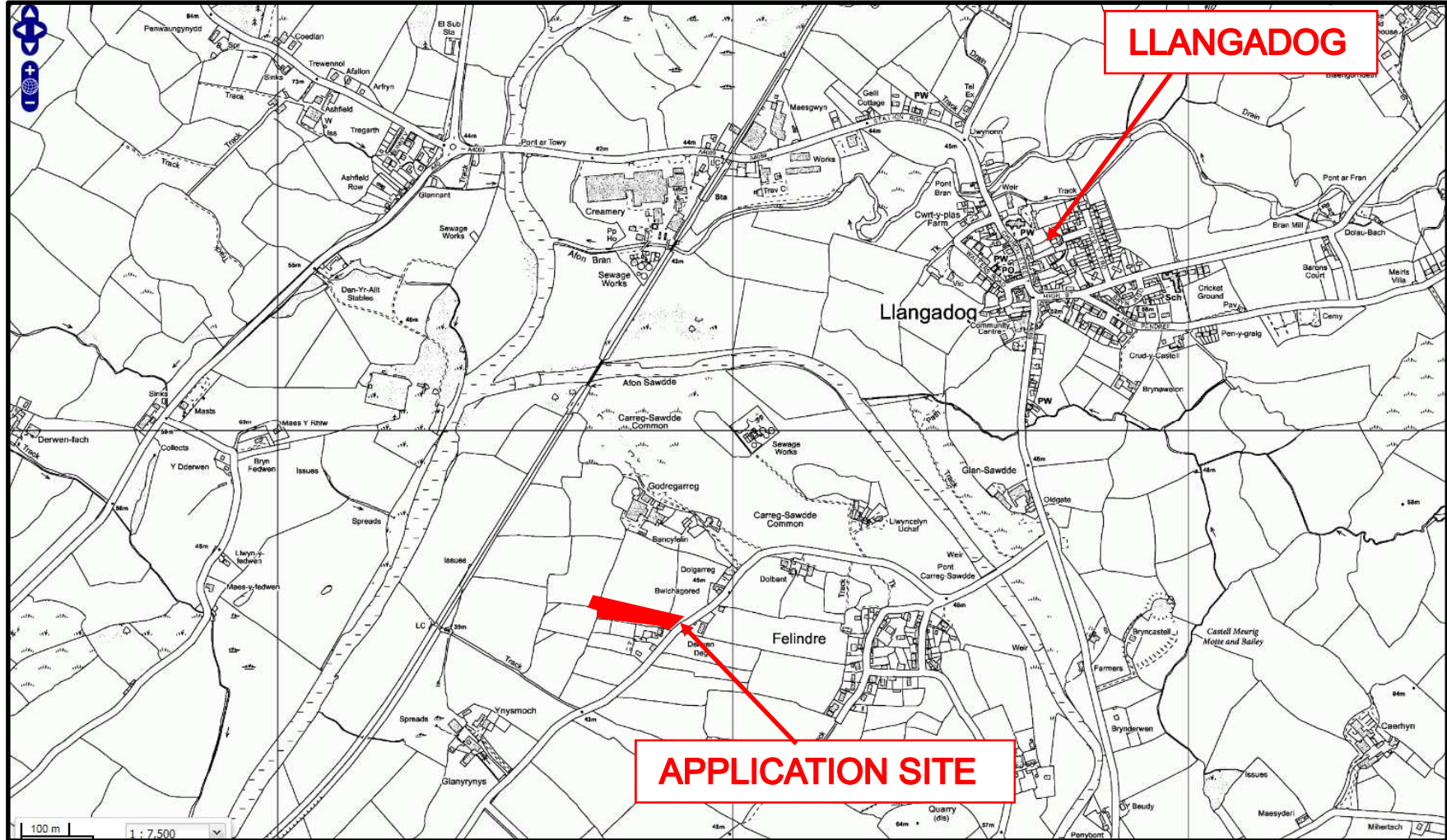
**APPLICATIONS RECOMMENDED FOR
APPROVAL**



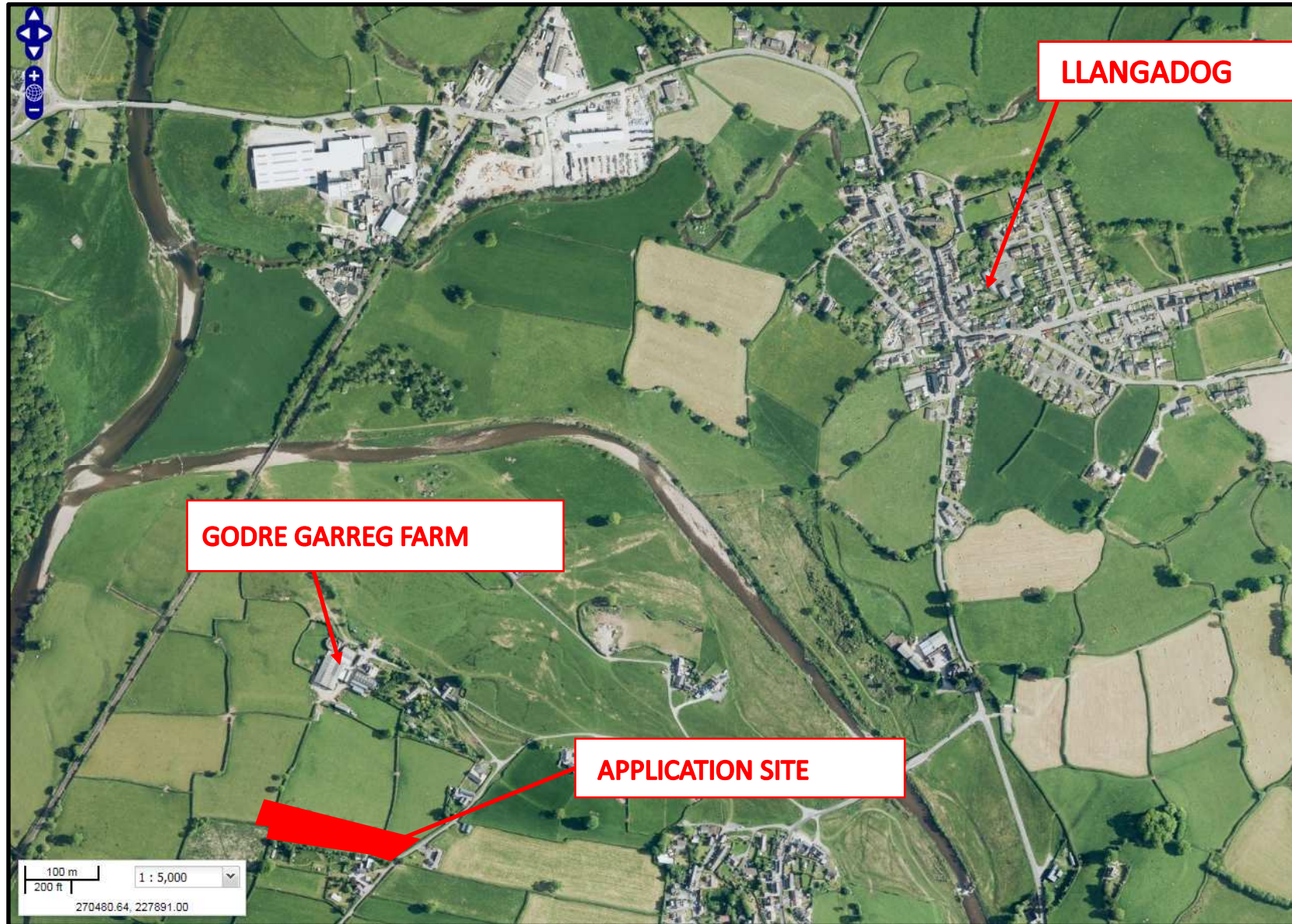
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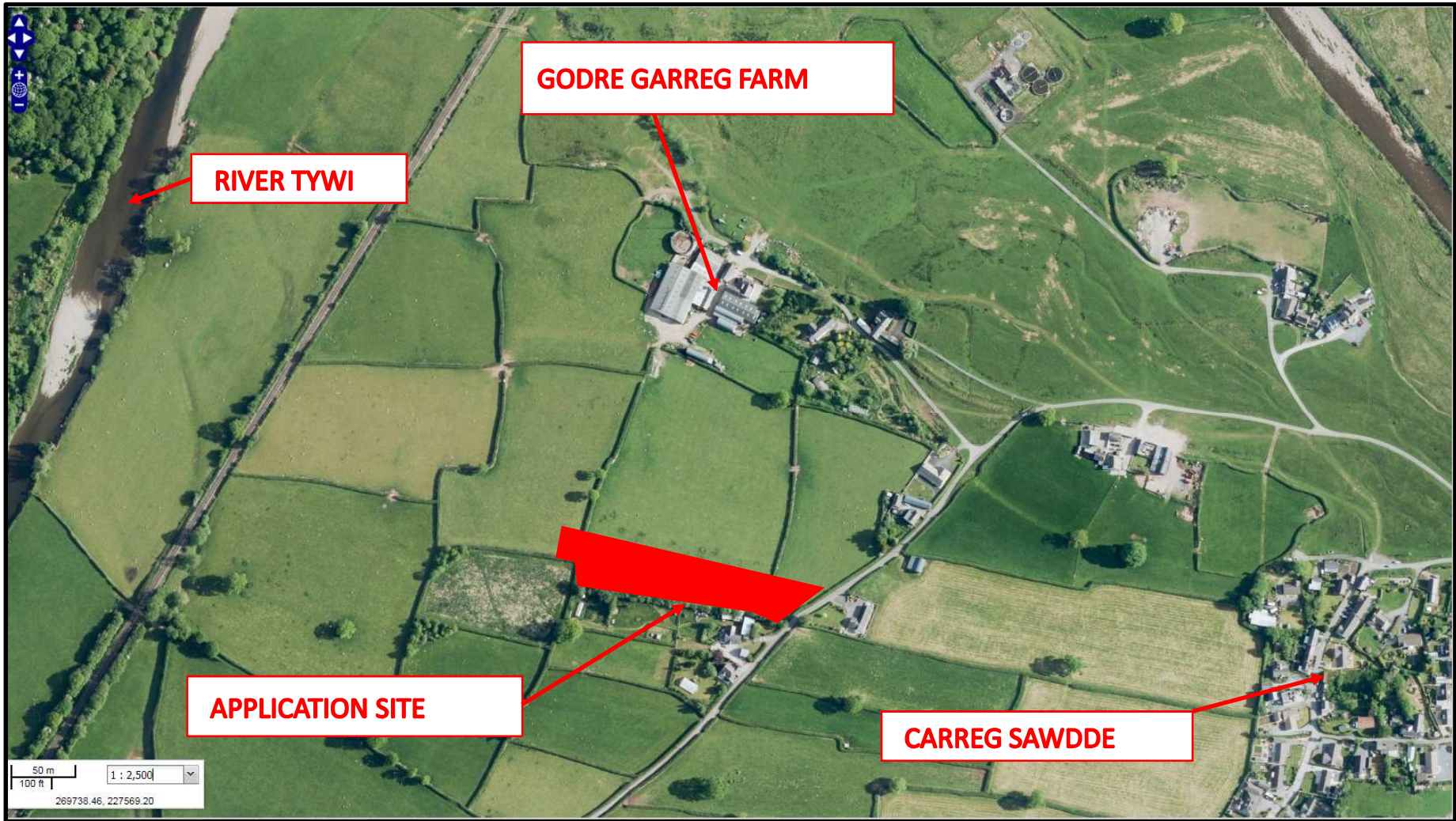
LOCATION PLAN



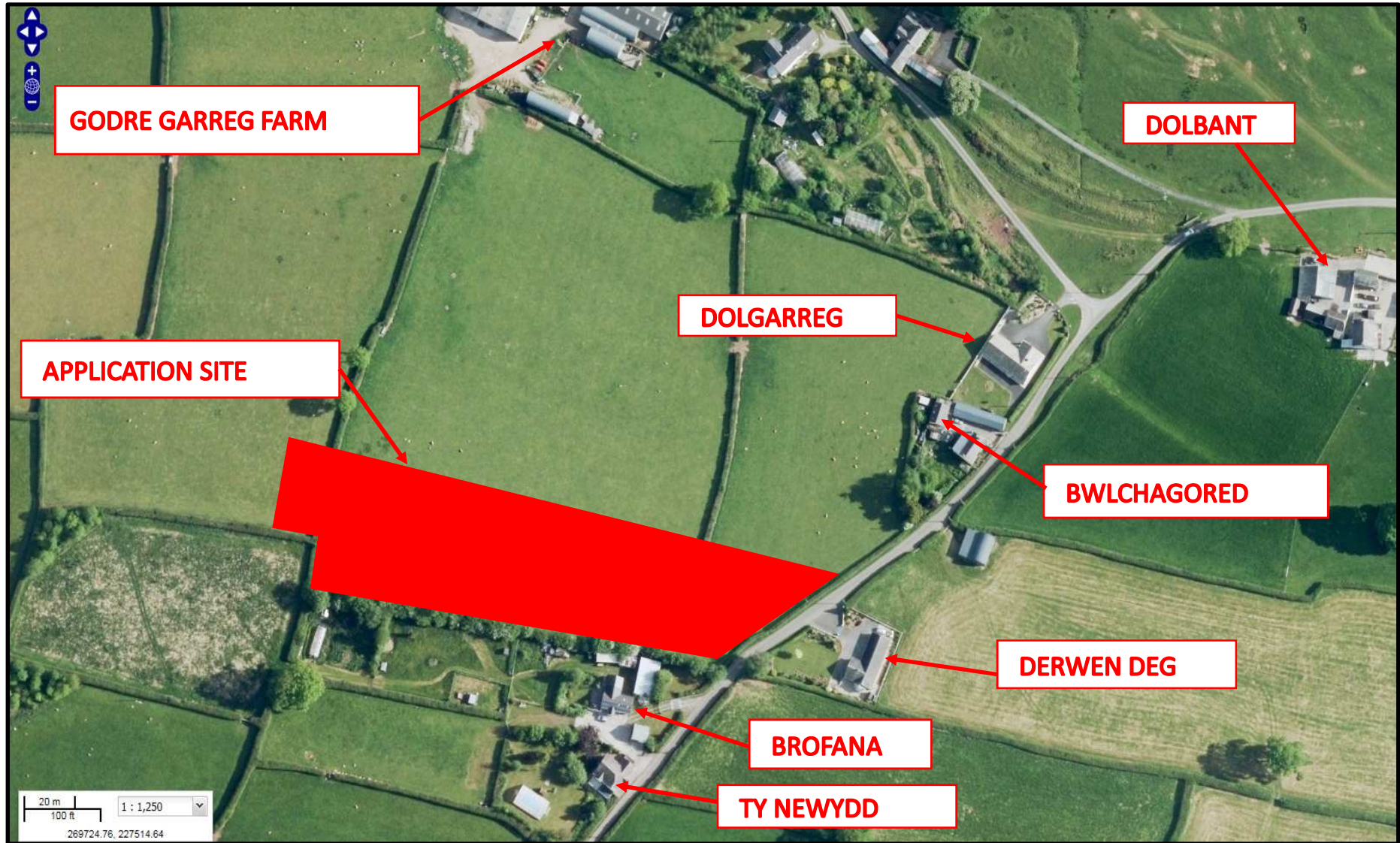
E/33695 AERIAL SITE PLAN



E/33695 AERIAL SITE PLAN



E/33695 AERIAL SITE PLAN



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SITE PHOTO



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SITE PHOTO



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SITE PHOTO SHOWING GODRE GARREG FARM



E/33695

SITE PHOTO



E/33695 SITE PHOTO SHOWING TY NEWYDD AND BROFANA



E/33695

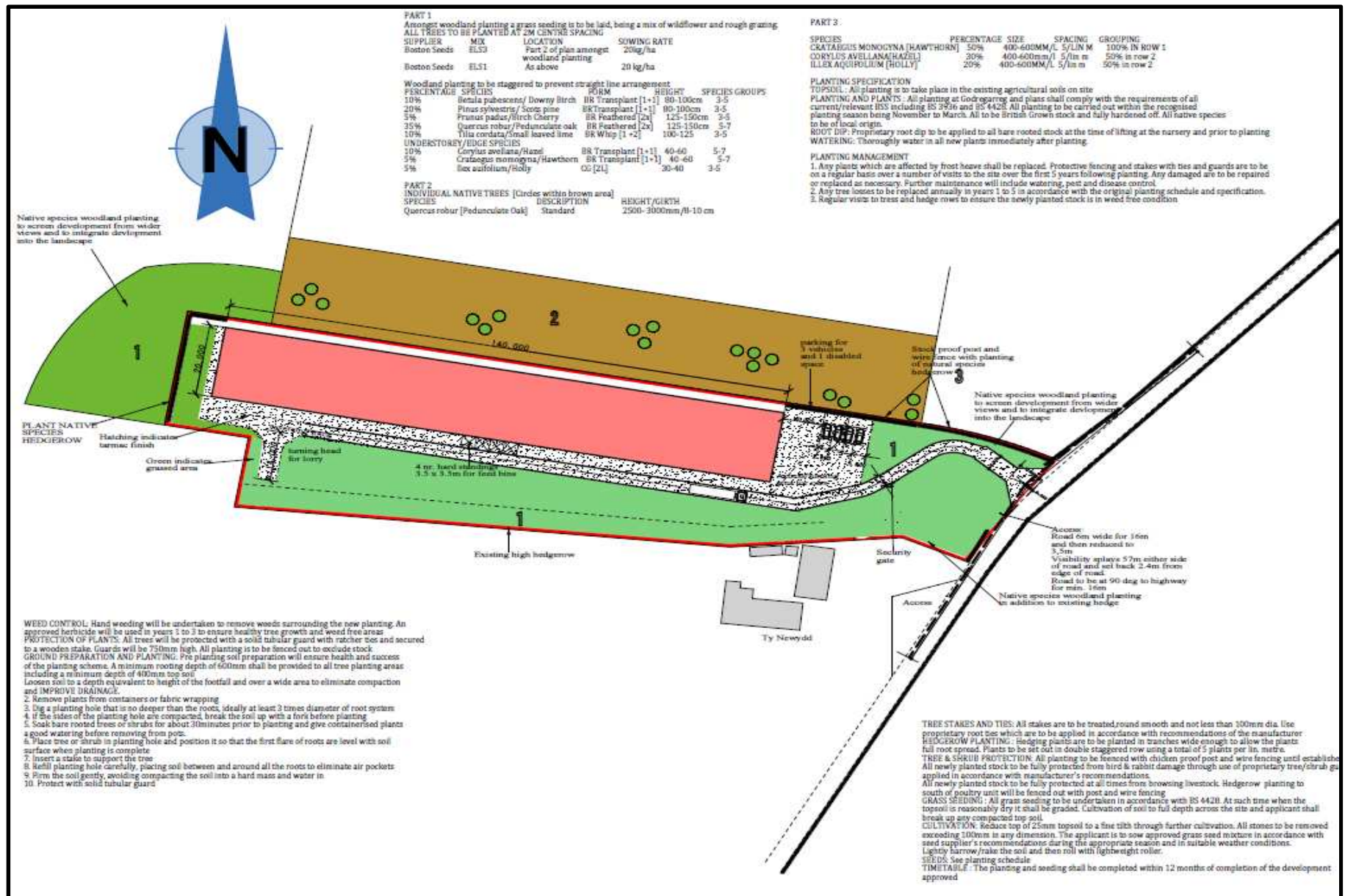
SITE PHOTO SHOWING DERWEN DEG



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SITE PHOTO SHOWING BWLCHAGORED



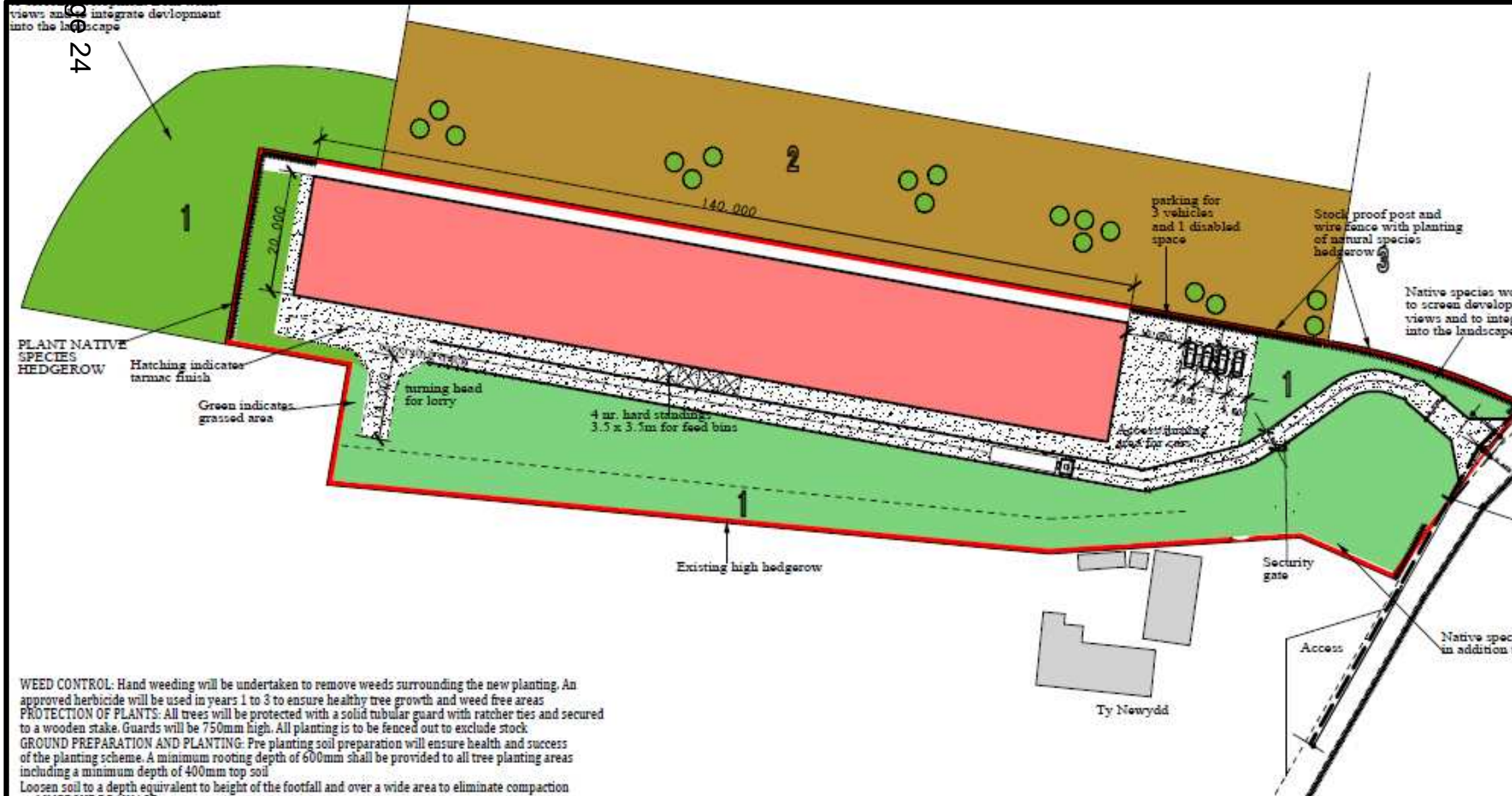


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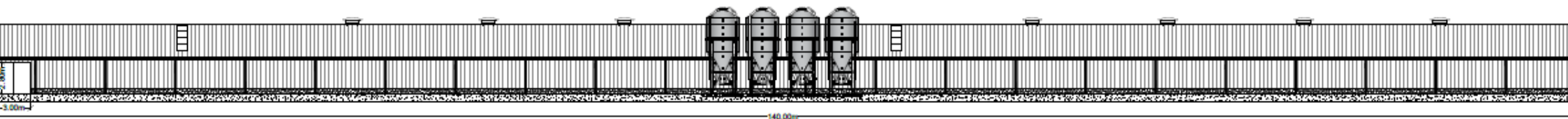
SITE AND LANDSCAPE PLAN

Page 24

views and integrate development into the landscape



WEED CONTROL: Hand weeding will be undertaken to remove weeds surrounding the new planting. An approved herbicide will be used in years 1 to 3 to ensure healthy tree growth and weed free areas
PROTECTION OF PLANTS: All trees will be protected with a solid tubular guard with ratchet ties and secured to a wooden stake. Guards will be 750mm high. All planting is to be fenced out to exclude stock
GROUND PREPARATION AND PLANTING: Pre planting soil preparation will ensure health and success of the planting scheme. A minimum rooting depth of 600mm shall be provided to all tree planting areas including a minimum depth of 400mm top soil
Loosen soil to a depth equivalent to height of the footfall and over a wide area to eliminate compaction



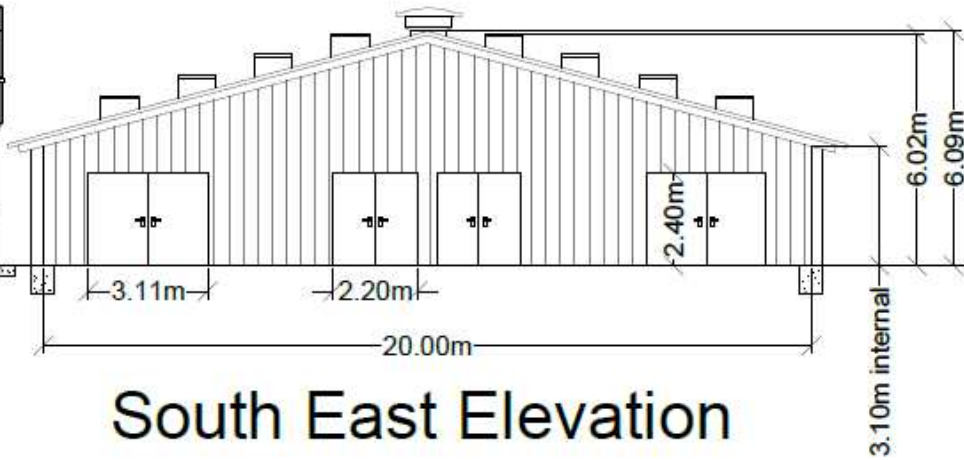
South West Elevation



North East Elevation

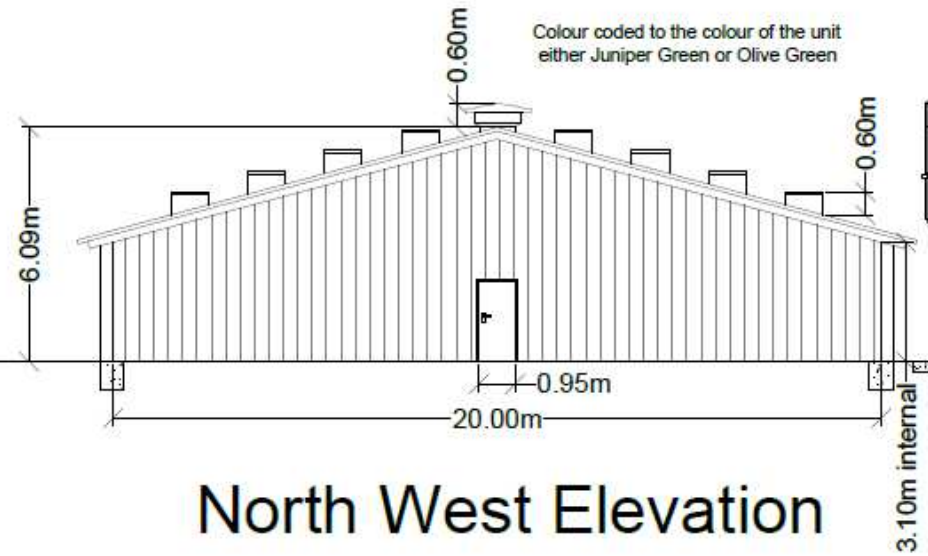
GABLE ELEVATION PLAN OF BUILDING

Colour coded to the colour of the unit
either Juniper Green or Olive Green

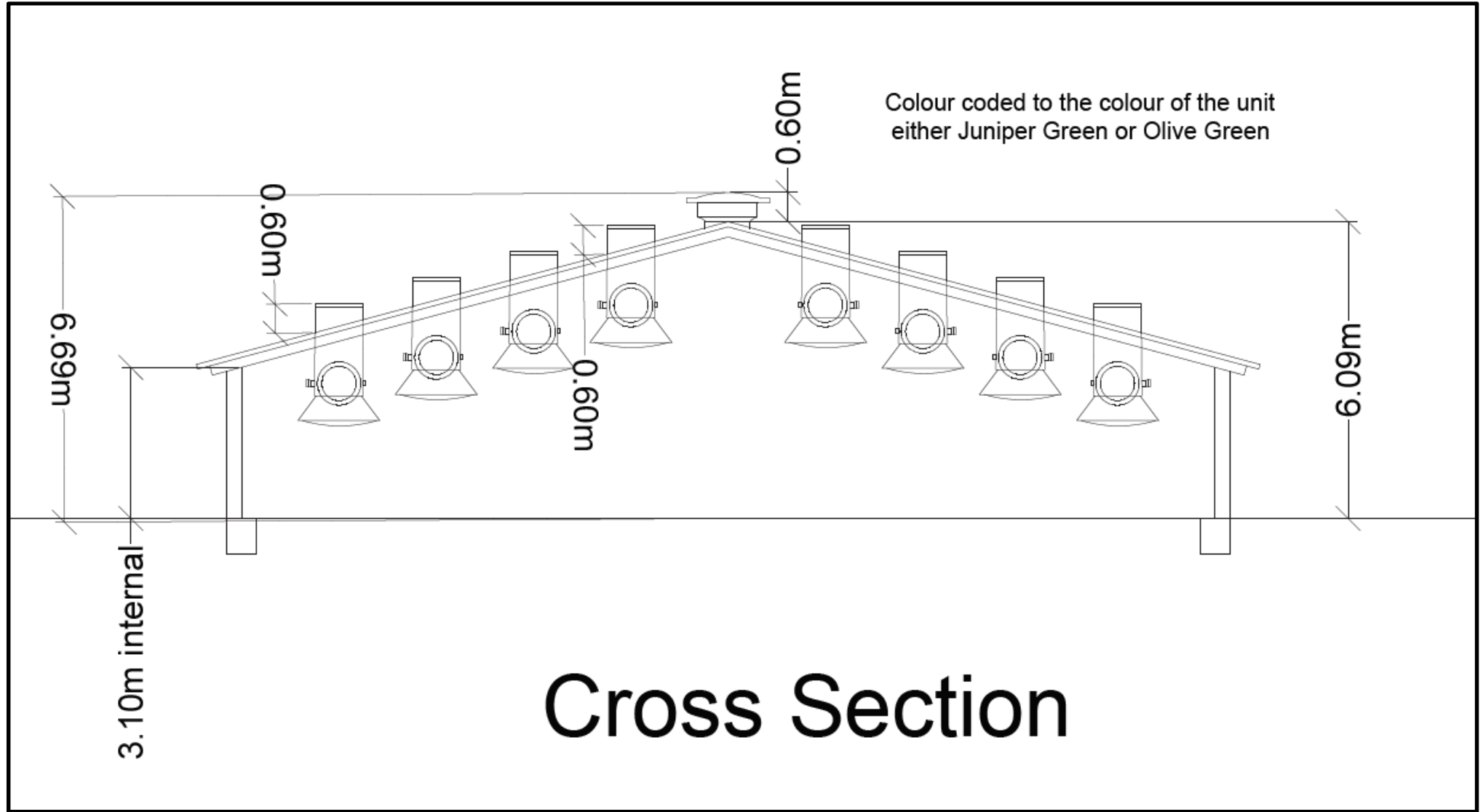


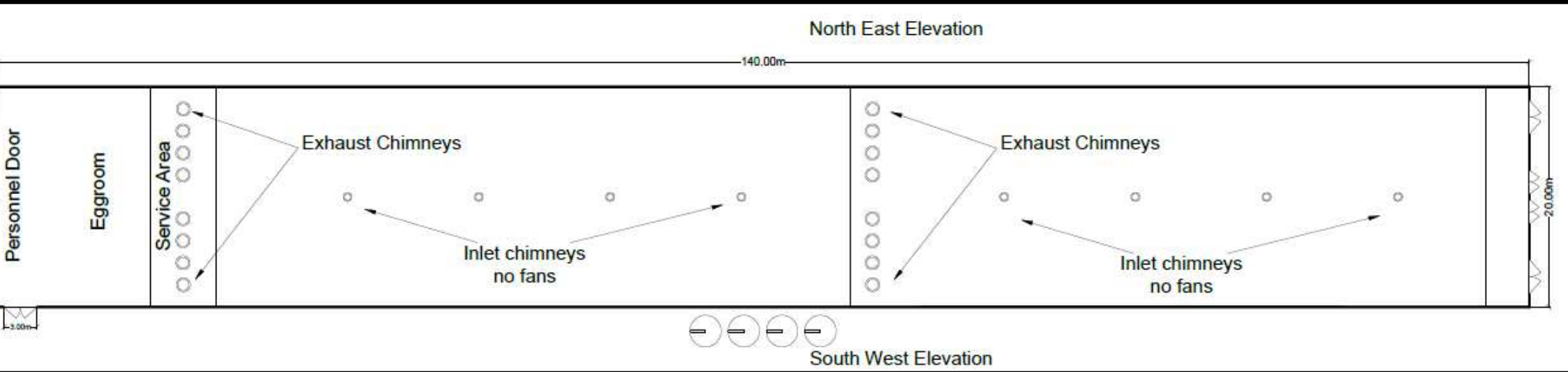
South East Elevation

Colour coded to the colour of the unit
either Juniper Green or Olive Green



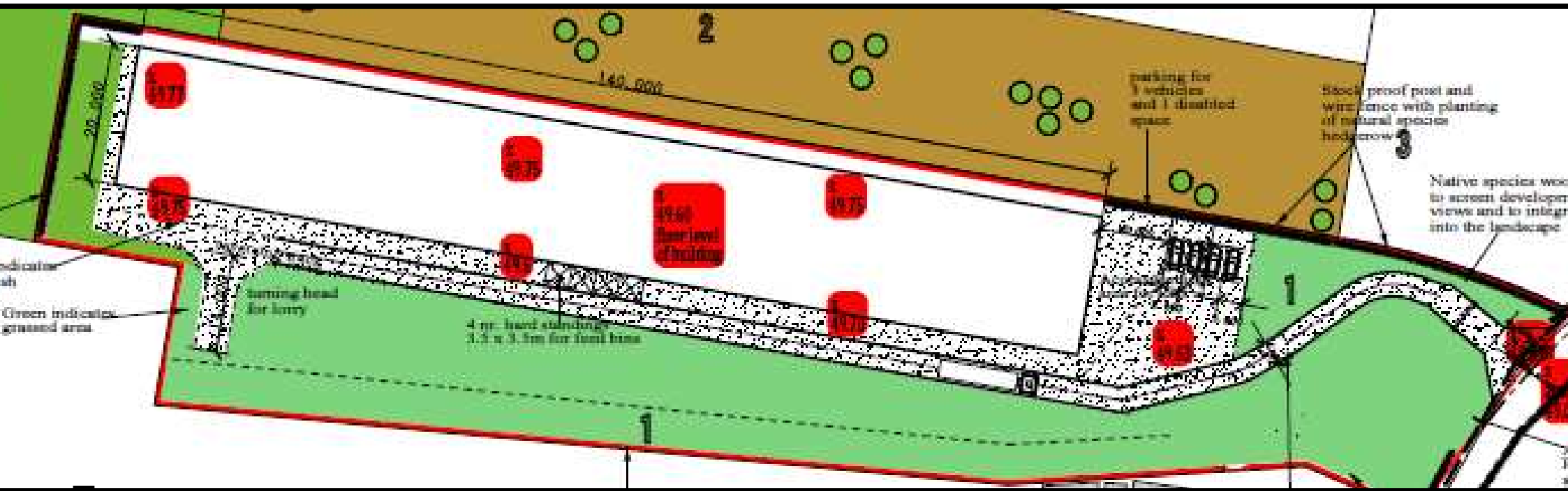
North West Elevation



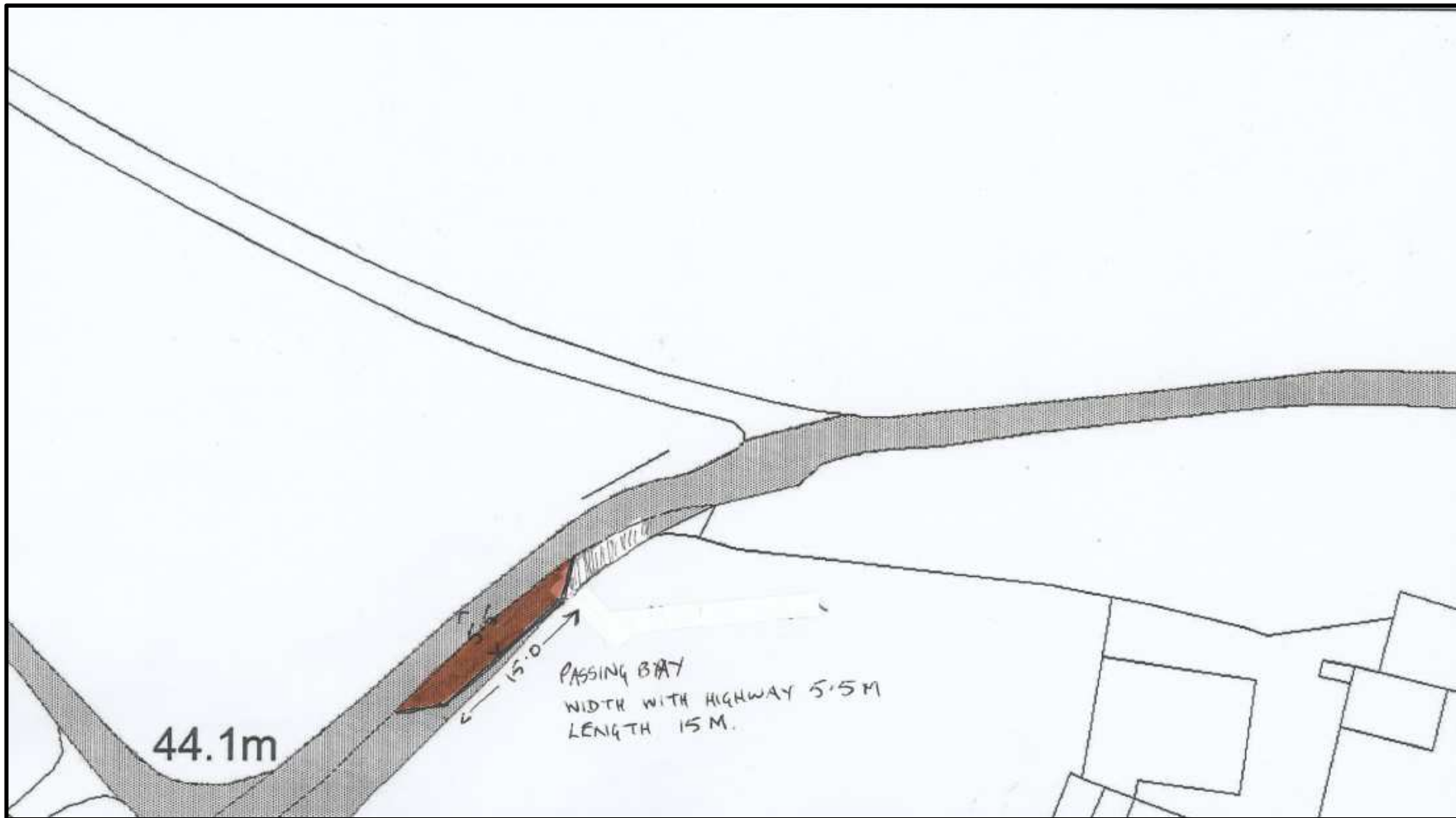


33695

LAYOUT PLAN OF BUILDING SHOWING LEVE

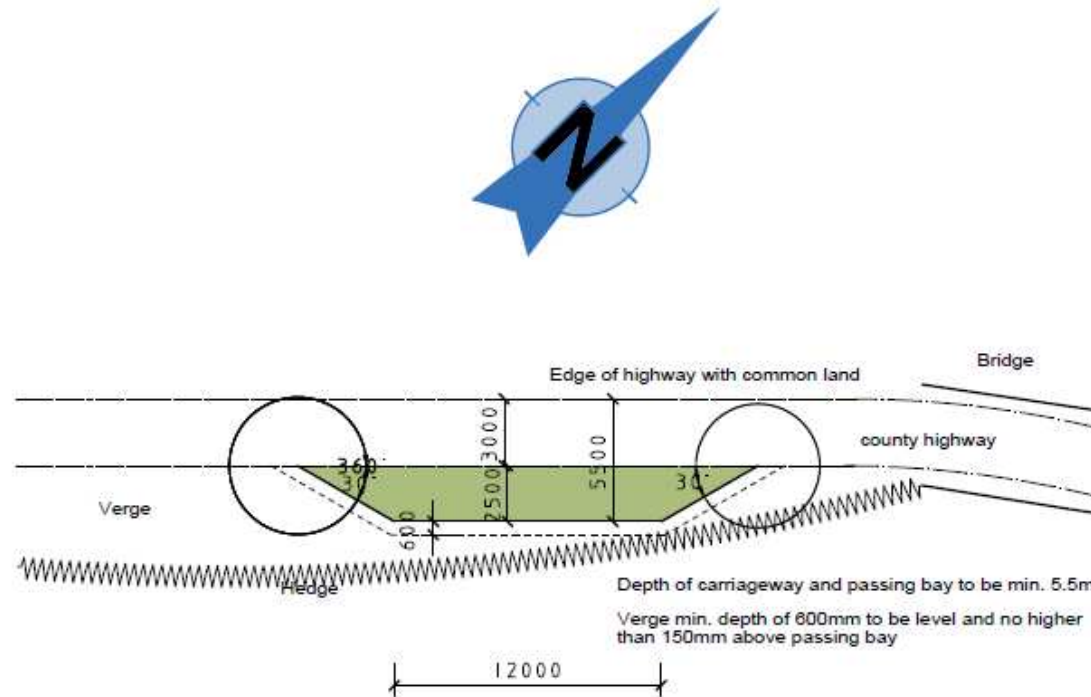


LOCATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND



E/33695

SPECIFICATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT



SURFACE COURSE : CLAUSE 912:CGM MATERIAL: BINDER GRADE 100PEN : 40MM THICK: BS4987 CLAUSE 7.4 10MM AGG
BINDER COURSE 908:DBM 125PEN: 60MM CLAUSE 8.5 20MM AGG
BASE COURSE 903:DBM 125pen : 100mm CLAUSE 5.2 28MM AGG
SUB BASE 803:MOT type 1 250mm Min CBR clause 804.3 30%

PROPOSED POULTRY UNIT AT GODREGARREG, LLANGADOG

DRAWING: PASSING PLACE

SCALE: 1:250

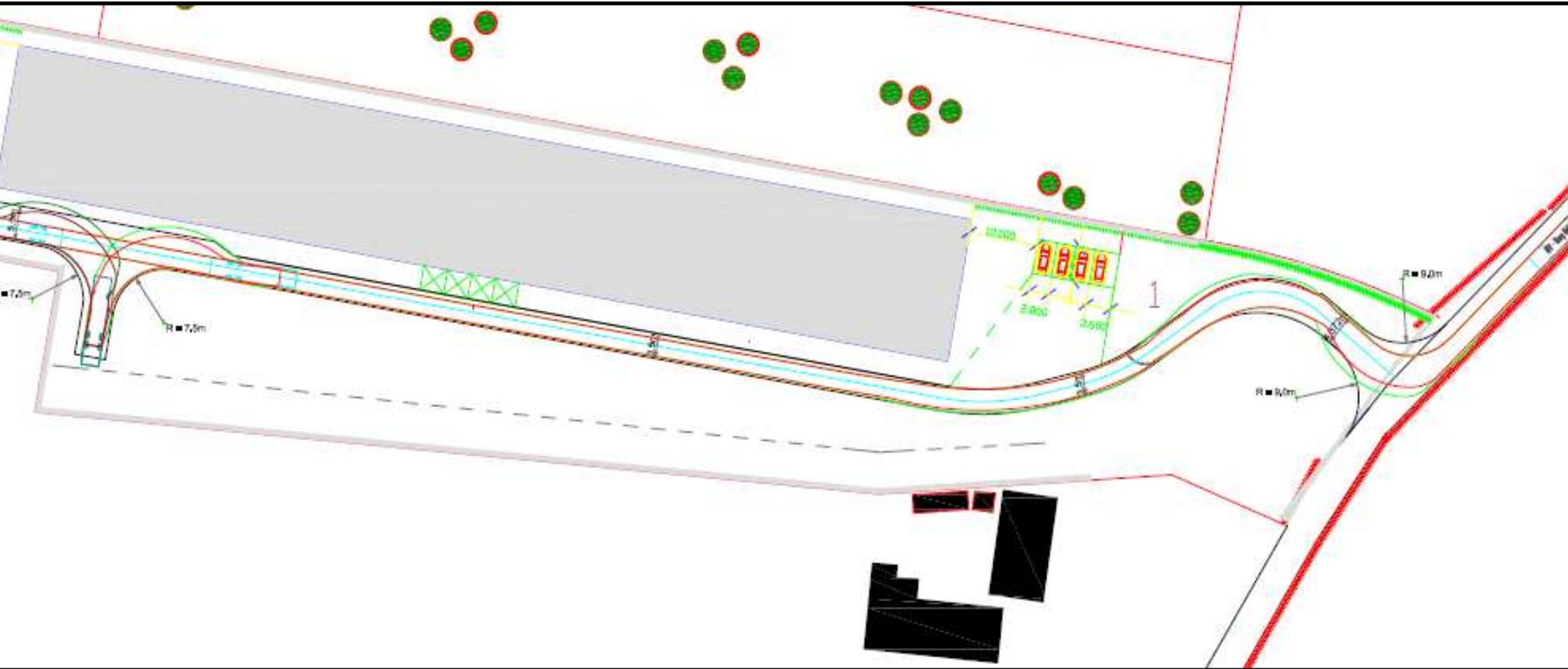
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A3 SHEET

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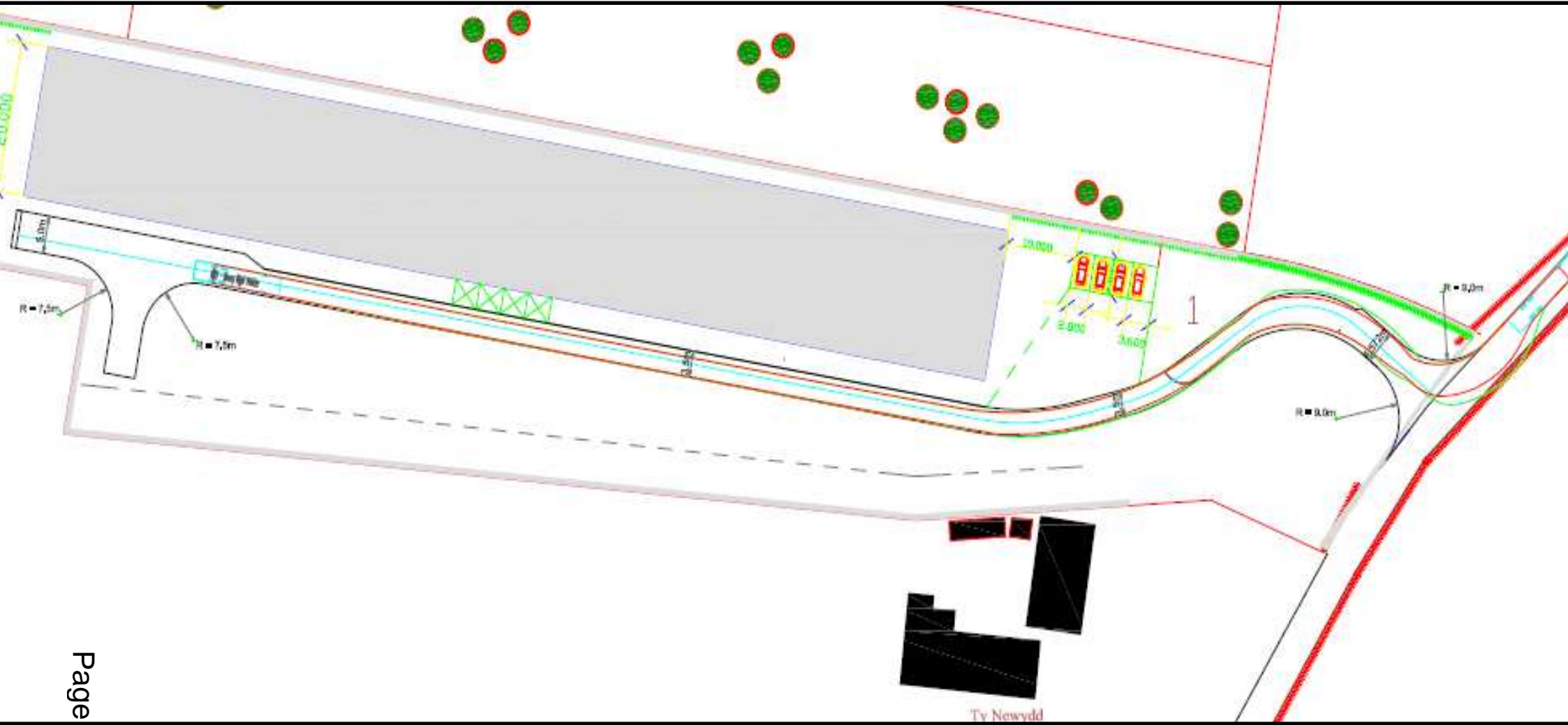
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HRV TRACKING PLAN



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HRV TRACKING PLAN



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*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
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**ATODIAD
ADDENDUM**



ADDENDUM – Area West

<i>Application Number</i>	W/35461
<i>Proposal & Location</i>	CONSTRUCTION OF 30 NO. RESIDENTIAL DWELLINGS AND ASSOCIATED SITE INFRASTRUCTURE WORKS (AMENDED SITE) AT LAND AT THE REAR OF CAE FFYNNON, BANCYFELIN, CARMARTHEN, CARMARTHENSHIRE, SA33 5DQ

DETAILS:

CONSULTATIONS

Neighbours/Public – 1 further letter of objection has been received from the owner of Cae Ffynnon.

This referred to the possibility of access via Cae Ffynnon being available. Reference is made to viability/deliverability and this is a private matter. A contribution towards school facilities has been suggested as a “private gesture” were the Cae Ffynnon access to be used and that the land is still available and denies any unreasonable ransom strip demands.

Similarities over a previous refusal for an access at the location now suggested is highlighted although the objection notes the Highways Section are not objecting now. The objection feels the access as proposed is not the most logical, safer and sustainable access.



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

3 HYDREF 2017

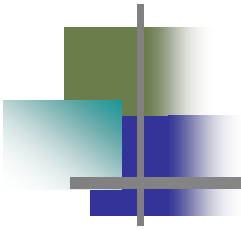
3 OCTOBER 2017

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



W/35461

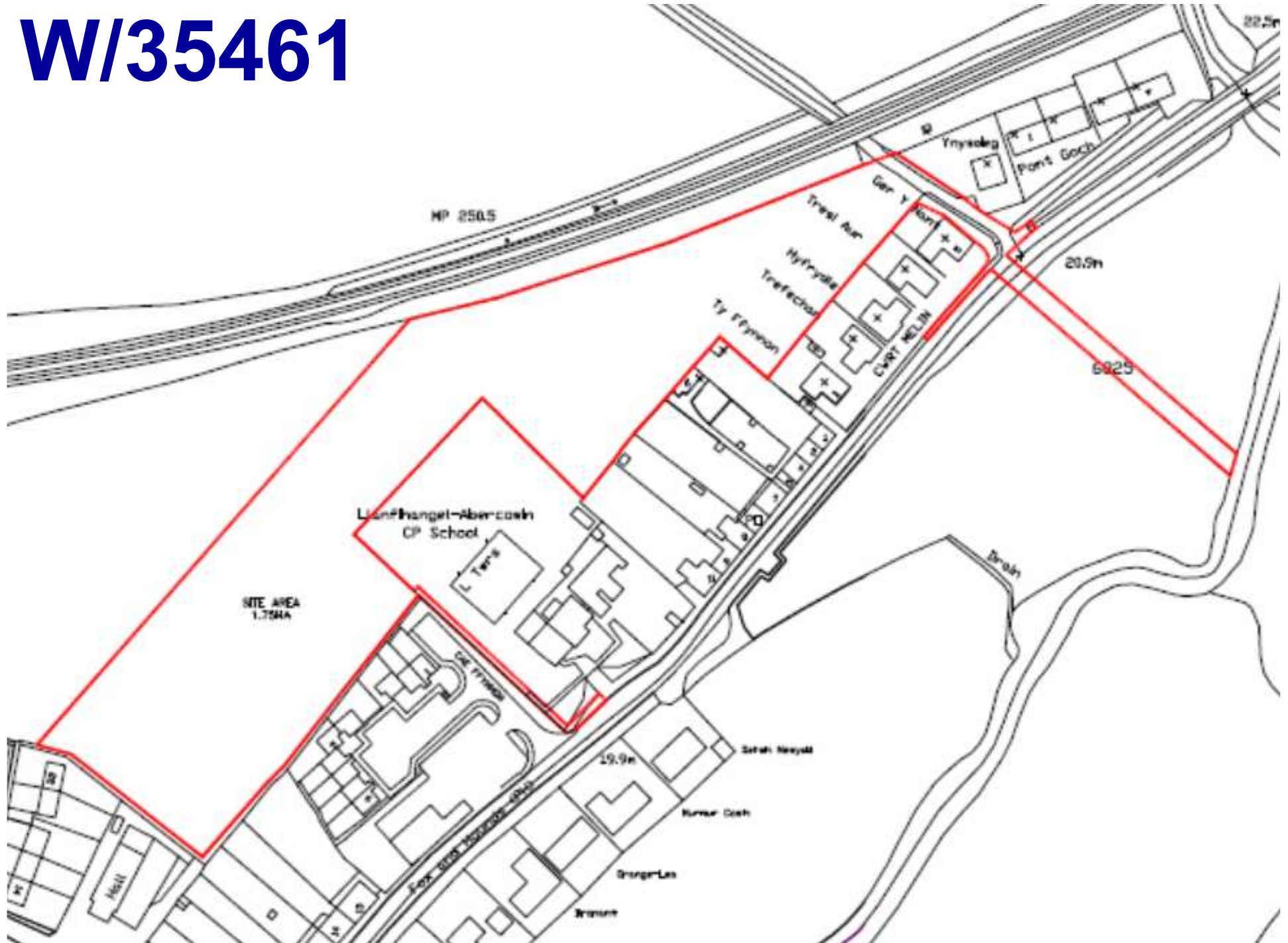
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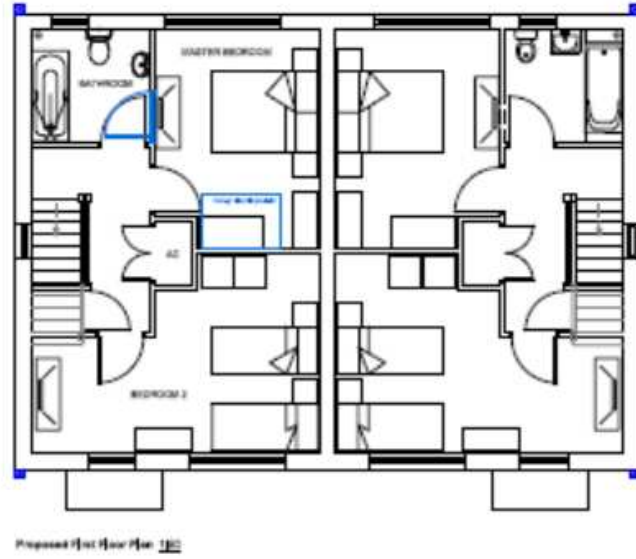
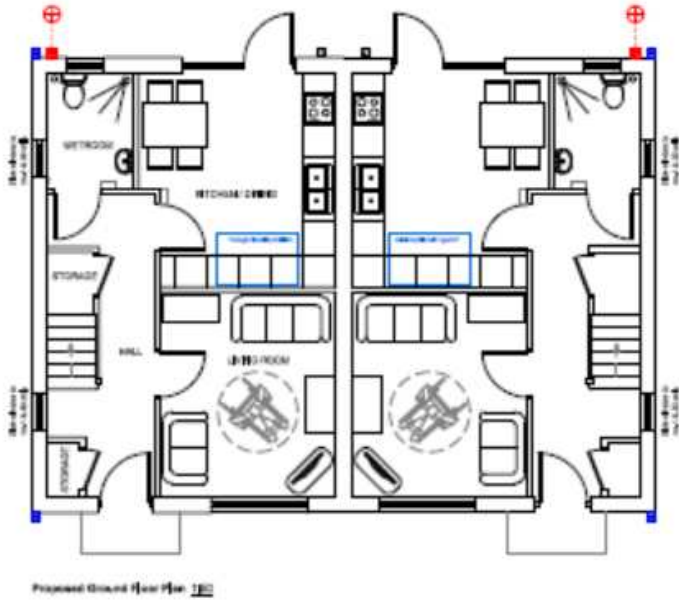
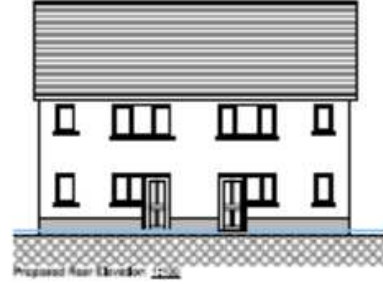
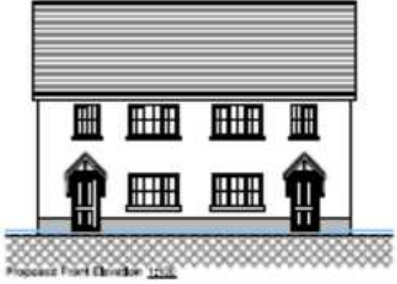


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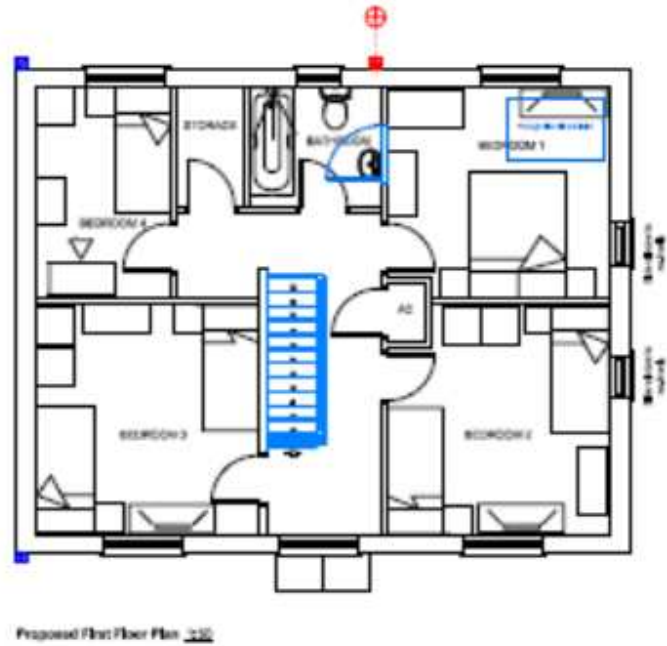
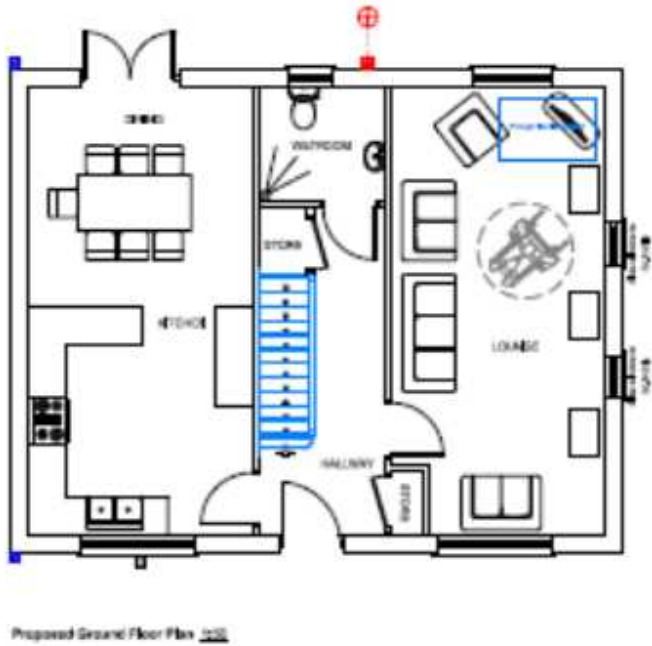
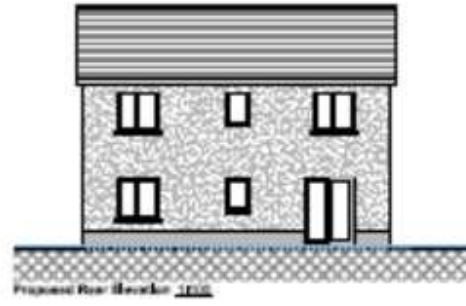


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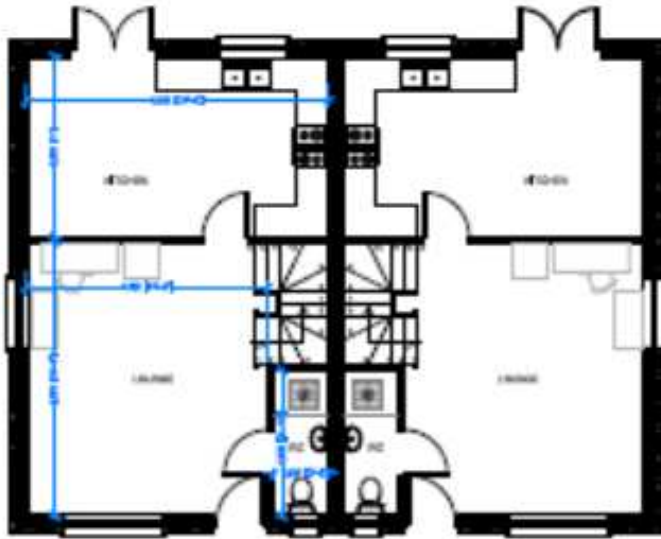
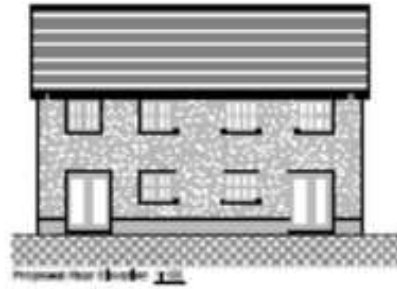
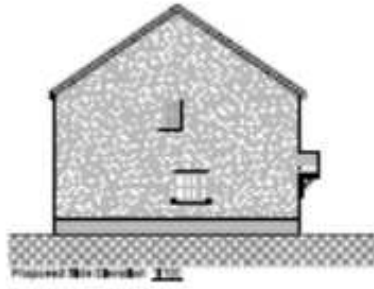
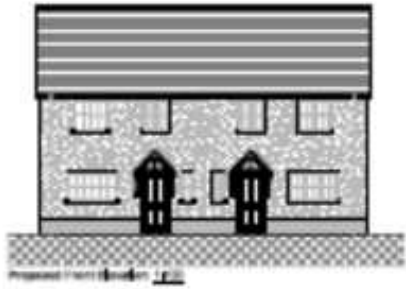




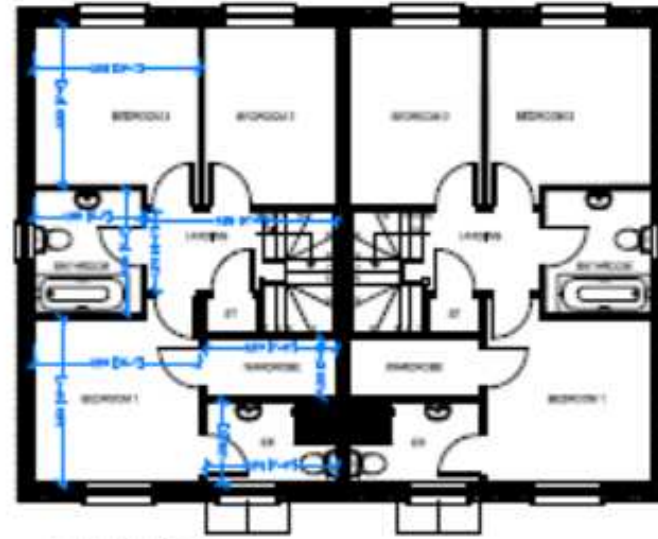
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Proposed Ground Floor Plan

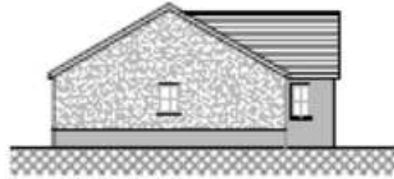


Proposed Second Floor Plan

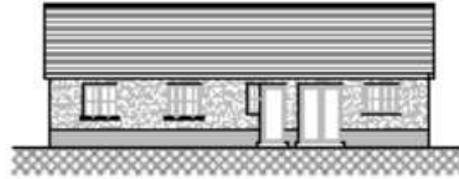
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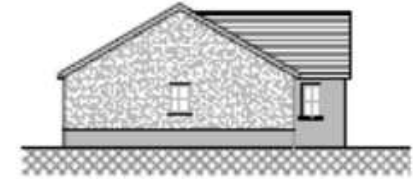
Proposed Front Elevation 1101



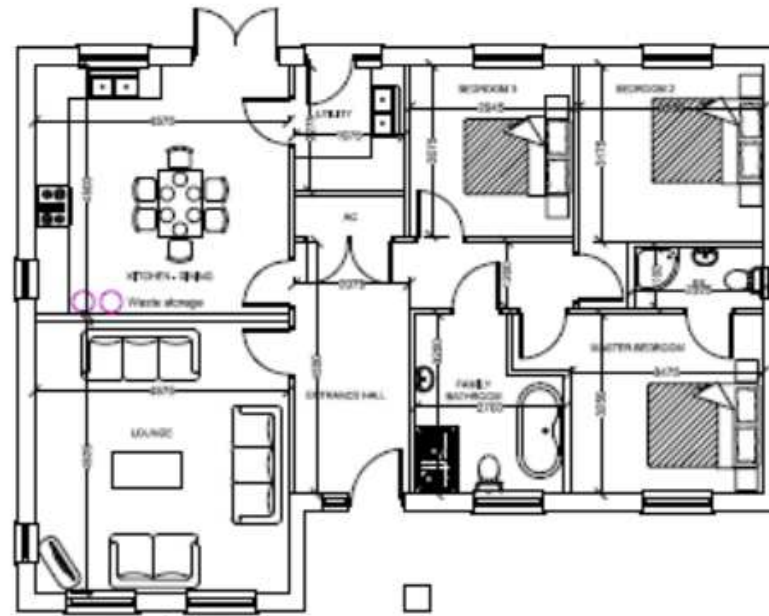
Proposed Side Elevation 1102



Proposed Rear Elevation 1103

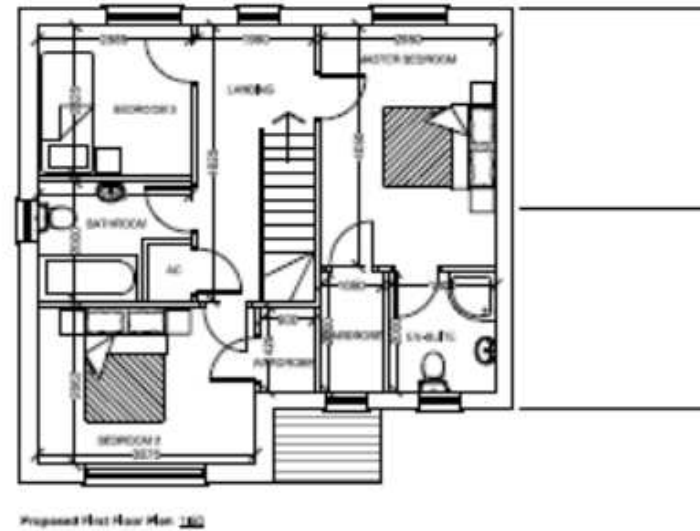
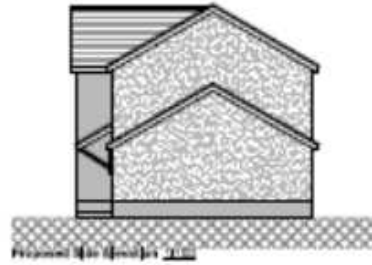


Proposed Side Elevation 1104

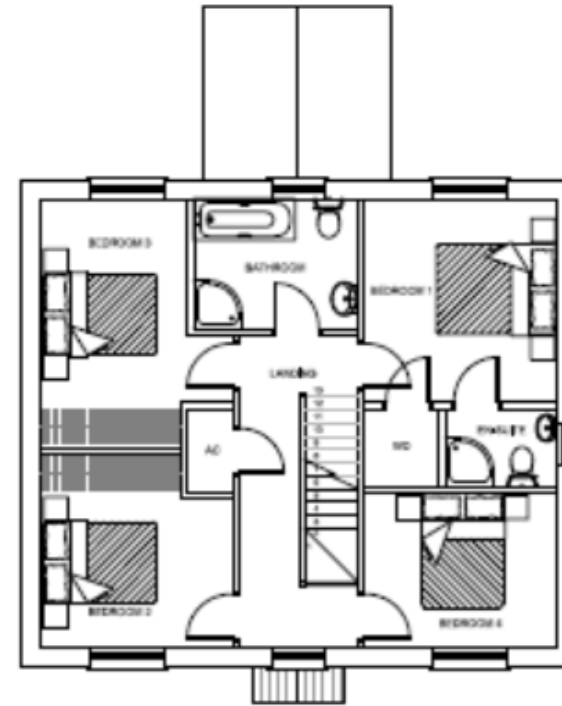
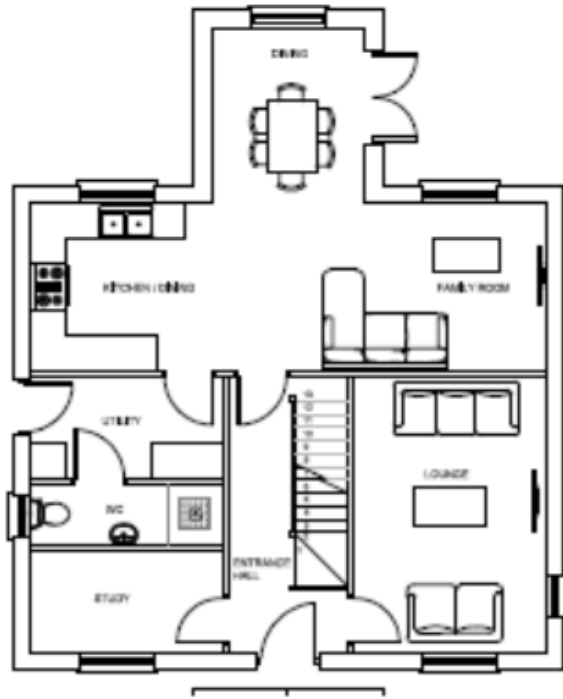


Proposed Ground Floor Plan 1105

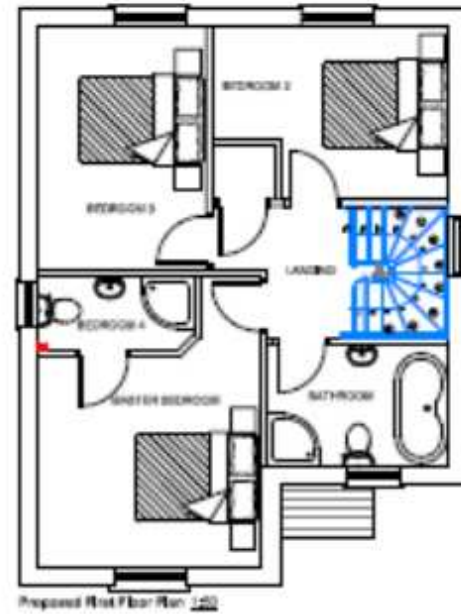
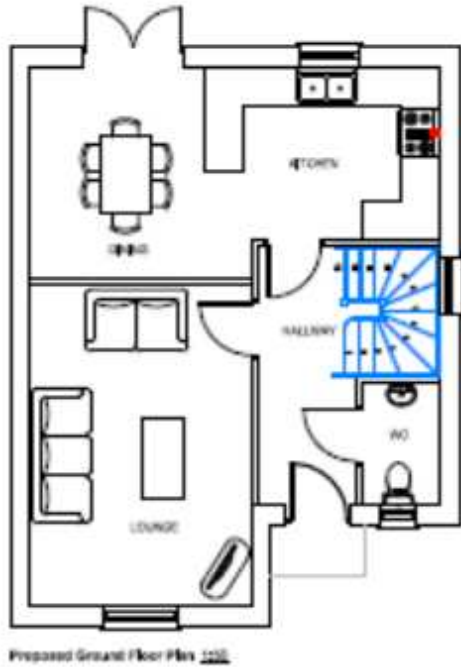
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W/35461

Page 54



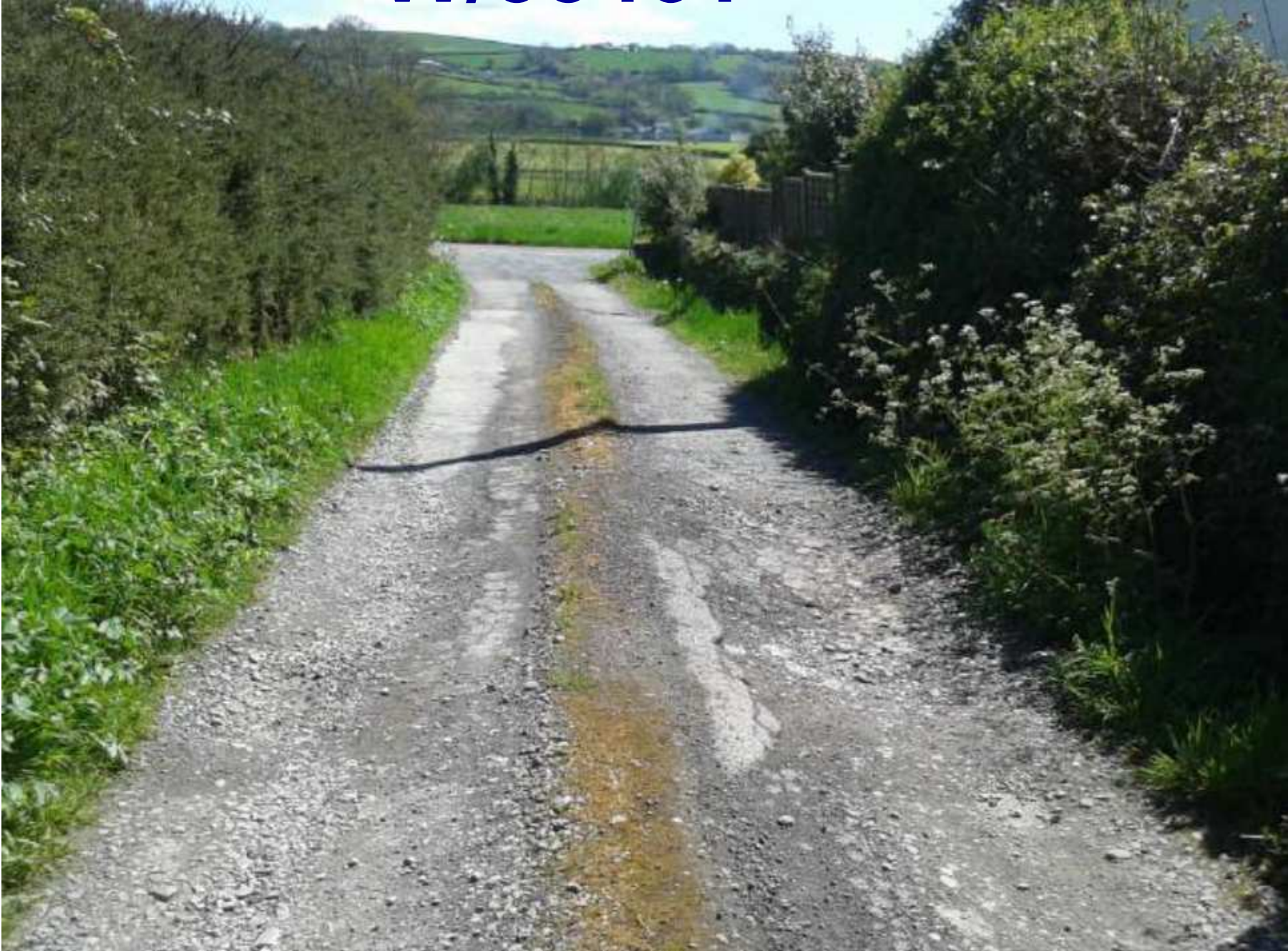
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W/35461

Page 58



W/35461



W/35461



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W/35461



W/35461



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W/35461

Page 72



W/35461



W/35461

Page 74



W/35461



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**Y PWYLLGOR
CYNLLUNIO**

**PLANNING
COMMITTEE**

03 HYDREF 2017

03 OCTOBER 2017

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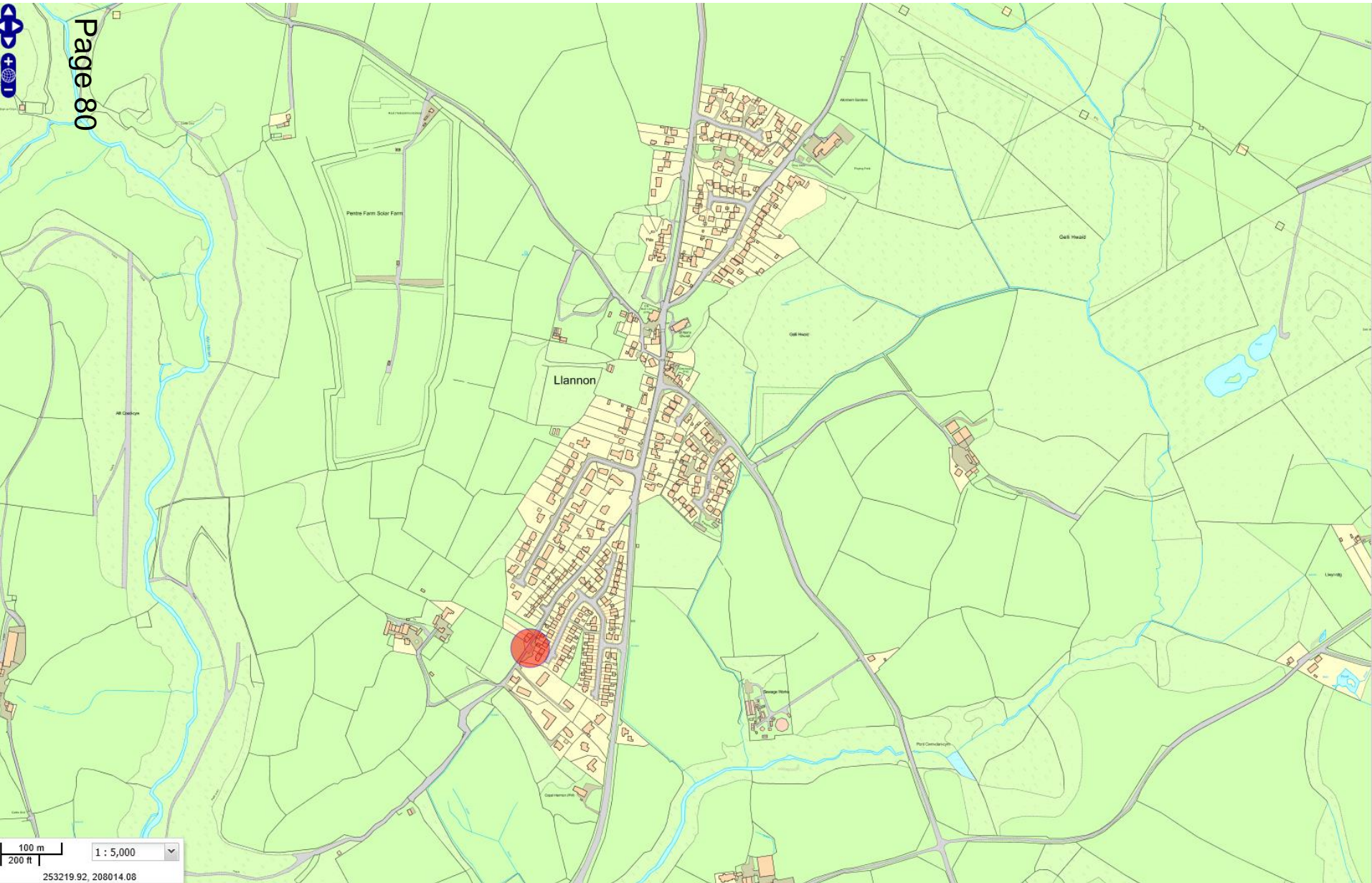
AREA SOUTH

***EITEMAU YCHWANEGOL Y MAE
ANGEN PENDERFYNU YN EU
CYLCH***

**ADDITIONAL ITEMS FOR
DECISION**

S/35996

S/35996



S/35996





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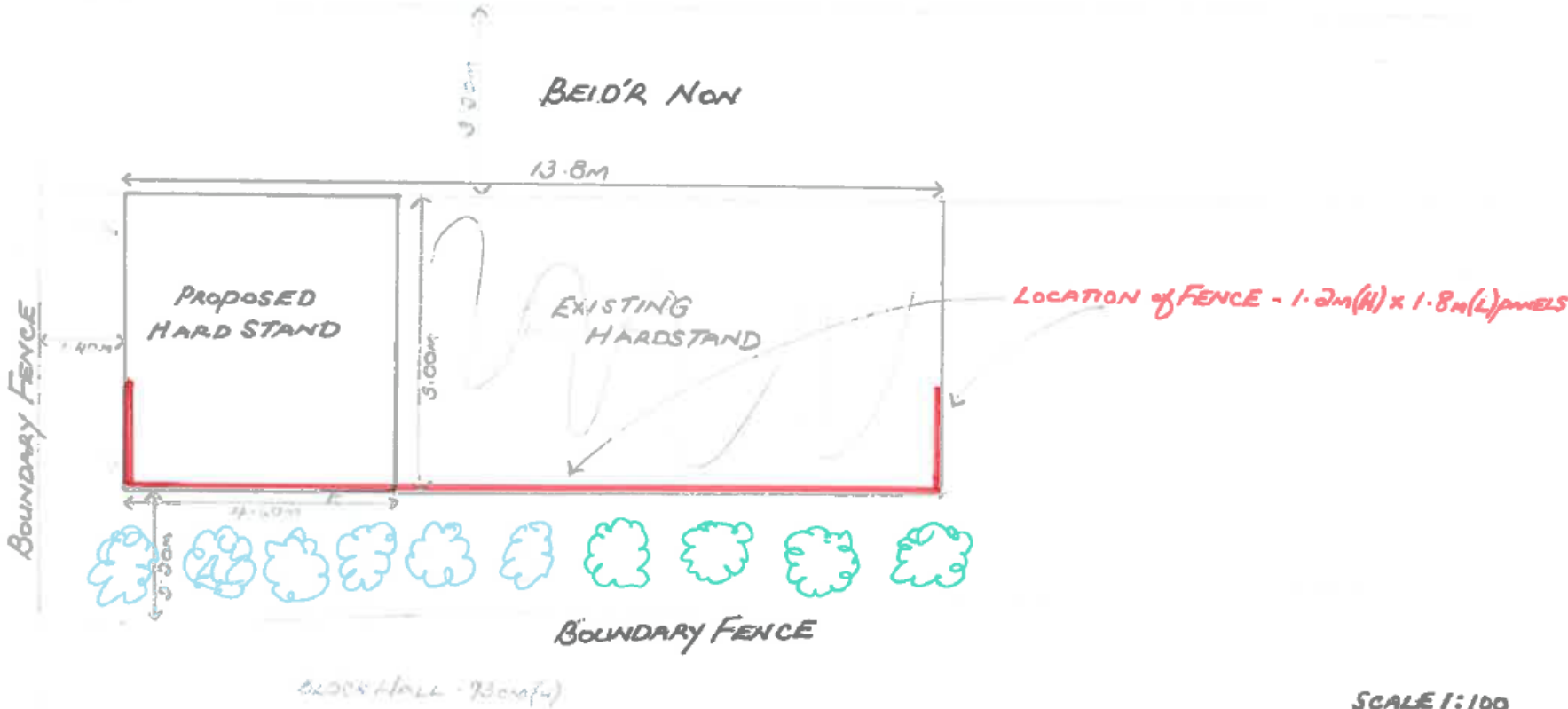
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Page 83



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S/35996

Page 84



S/35996



S/35996

Page 86



S/35996



S/35996

Page 88

