

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

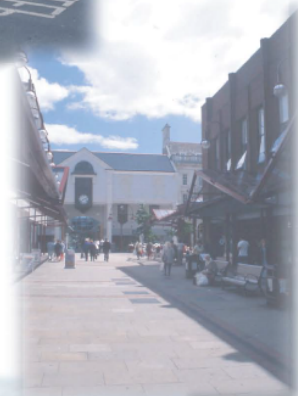
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 17 EBRILL 2018
ON 17 APRIL 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

<i>Application Number</i>	W/34933
<i>Proposal & Location</i>	CONSTRUCTION OF 20 DETACHED PRIVATE MARKET DWELLING HOUSES WITH INTEGRAL GARAGES AND 2 SEMI-DETACHED AFFORDABLE HOUSES, ALL WITH ON-PLOT PARKING AND PRIVATE AMENITY SPACE, IMPROVEMENT AND WIDENING OF EXISTING ADOPTED HIGHWAY AND CONSTRUCTION OF NEW ADOPTED HIGHWAYS ON LAND ALLOCATED IN THE LOCAL DEVELOPMENT PLAN FOR RESIDENTIAL DEVELOPMENT AT BRON YR YNN, DREFACH, LLANELLI, SA14 7AH

DETAILS:

CONSULTATIONS

Coal Authority – Have no objection to the application subject to the imposition of a suitable condition securing the submission and approval of intrusive site investigations to determine the potential risks posed to the development by past coal mining activity.

The application is put forward with a favourable recommendation subject to the imposition of the following additional condition (condition 25) in light of the Coal Authority's response and further favourable responses being received from NRW and CCC's Land Drainage team. Approval is also subject to the signing of a S.106 legal agreement committing to education and affordable housing provision.

CONDITIONS

- 25 No development shall take place until an intrusive site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the local planning authority. The results of the intrusive site investigation shall be submitted to the local planning authority before any development begins. If any land instability issues are found during the intrusive site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the local planning authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained for the lifetime of the development.

REASONS

- 25 To ensure any ground instability issues are dealt with in an acceptable manner.

ADDENDUM – Area West

<i>Application Number</i>	W/35450
<i>Proposal & Location</i>	PROPOSED RESIDENTIAL DEVELOPMENT INCLUDING 42 NO. DWELLINGS AT LAND ADJACENT TO LAUGHARNE PRIMARY SCHOOL, LAUGHARNE, SA33 4SQ

DETAILS:

ADDITIONAL CONSULTEE RESPONSES RECEIVED

Local Member: Cllr J Tremlett has advised that she wishes to speak at committee.

Land Drainage: No further comments.

ADDITIONAL THIRD PARTY REPRESENTATION RECEIVED

Laugharne Athletic Club (LAC): Mr David Pearce on behalf of LAC has provided a further response to the application following the submission of the amended layout plan and statement from the applicants in relation to the community benefits.

In summary, the response conveys LAC's disappointment that the applicants will not include the original community benefits following the previous Planning Committee's decision to defer the matter. It clarifies that numerous attempts have been made by LAC to arrange a meeting between them and the applicants to discuss the matter further without success. This raises concerns over the long-term future of the playing fields, with LAC in the past (pre-2002) receiving eviction notices which resulted in Court Action between the two parties.

LAC state that, in their opinion, insufficient time has been given to the Planning Committee to consider the full legal representation previously submitted by LAC, and that legal advice obtained by the planning department on the matter has not been made available. They also feel that they had to obtain their own legal opinion in that they felt that during the early stages of the application that the Planning Officer was unaware of the previous community benefits and had in any event "made up their mind".

LAC requests that Officers re-consider the advice being given to the Planning Committee based on their legal opinion and recommend granting the Planning Permission and including the original community benefits as legally entitled to by laws.

LAC suggests that as the applicants are refusing to provide the community benefits that the application should now be refused.

A full copy of LACs statement can be viewed on the Council's website.

Officer's Response: The previous reports to the planning committee refer to the fact that representations submitted by LAC were supported by a Legal Opinion, the original of which was available to view on the website and endorsed the views of LAC's

representative Mr Owen Luder. A subsequent legal opinion was submitted on the grounds of the committee report that had been prepared which re-iterated the original legal opinion. These legal opinions are now available in full on the Council's website.

Officers confirm that the legal opinions were reviewed by the Authority's Legal Department, including obtaining its own legal advice and the advice obtained confirms the views of Officers regarding the community benefits.

Officers can also confirm that they were aware of the previous planning history relating to the site including the S106 agreement when the application was submitted but would not have been fully aware of the detailed history of the historic relationship between LAC and the applicants. Nevertheless so far as this is relevant, LAC provided the detailed history which is referred to in the detailed committee report.

REPORT CORRECTION

Condition no. 17 is to be amended to refer to Plots 2 – 15 to reflect the amended layout.

The submitted additional information has been the subject of further consultation with the community including the erection of a site notice and press notice. The expiry of the site notice was 10 April 2018, however, unfortunately the consultation period of the press notice does not expire until 18 April 2018. With the exception of LAC, no further representations raising material planning considerations have been received as a result of the re-consultation process, to date.

Therefore, the recommendation to Members is one of approval subject to a S106 agreement with delegated authority being given to the Head of Planning to issue the planning permission subject to no further material planning considerations being raised on the amended plans and statement submitted by the applicant upon expiry of the press notice consultation date ie 18 April 2018.

ADDENDUM – Area West

<i>Application Number</i>	W/36892
<i>Proposal & Location</i>	PROPOSED EXTENSION AND ALTERATIONS TO DWELLING AT 6 LON CLYCHAUR GOG, ABERGWILI, CARMARTHEN, SA31 2JX

DETAILS:

Local Member – Cllr Dorian Williams shall address the Committee and has commented that:

- He has decided not to oppose the planning application, and has done so on the basis of the long term care issue which is of central importance to the family making this application.
- Personal family circumstances abound here, and form an important backdrop for this house extension application. With the permission of the family, I am prepared to share my views on this central point if the Chair grants permission.
- He has agreed with the objector, Mr D Neil Evans, who shall also address the Committee, that he (Mr Evans) makes the request for a Committee site visit