

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

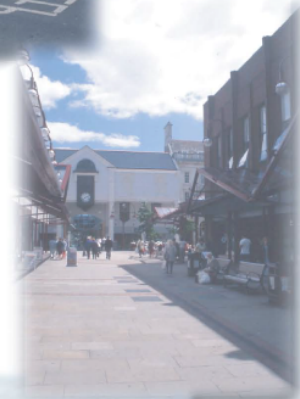
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 15 MAI 2018
ON 15 MAY 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

<i>Application Number</i>	W/35903
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT – ALL MATTERS RESERVED AT LAND OFF LLUEST Y BRYN, CARMARTHEN

DETAILS:

CONSULTATIONS

Natural Resources Wales – Have raised no objection to the proposal but have requested the imposition of a condition requiring survey work of any trees affected by the proposal.

CONDITIONS

Prior to the determination of any application for reserved matters seeking approval of 'layout', 'landscaping', or 'access' a tree survey is undertaken in accordance with '*Bat Surveys for Professional Ecologists; Good Practice Guidelines 3rd Edition*' published by the Bat Conservation Trust 2016, and is submitted to and approved in writing by the Local Planning Authority for any trees affected by the proposed development.

ADDENDUM – Area West

<i>Application Number</i>	W/35730
<i>Proposal & Location</i>	CONSTRUCTION OF TWO A1 UNITS AND ONE A3 UNIT WITH ASSOCIATED CAR PARKING AT FORMER CARTREF TAWELAN, ASH GROVE, CARMARTHEN, SA31 3PY

DETAILS:

CONSULTATIONS

Neighbours/Public – An e-mail has been received from Phillipa Cole stating:

“I have been asked by the applicants of the above application to review the officer’s report and draft reasons for refusal which are due to be presented to committee on Tuesday. The applicants have been copied into this letter and can verify my instruction as necessary.

I will be grateful if the following comments including those in respect of the draft reasons for refusal could be brought to the attention of the planning committee.

Your officer’s recommendation remains one of approval. Planning committee has resolved to refuse the planning application and in line with Welsh Government Development Manual the planning committee has deferred the application by using a ‘cooling off period’ to the next committee meeting when minded to determine an application contrary to an officer recommendation. The Welsh Government Development Manual states:

‘This is in order to allow time to reconsider, manage the risk associated with this action, and ensure officers can provide additional reports and draft robust reasons for refusal or necessary conditions for approval.’

The applicants have not been asked for further information as there is no technical objection to the proposals from any consultee. Conditions have previously been recommended to secure an appropriate development that would manage the effect of the development and ensure appropriate sustainable development in a sustainable location.

Members are required in accordance with the guidance to reconsider and manage the risk associated with undertaking this action. The risk associated with this action is that of an appeal by the developer and the cost of that appeal to the council, the chances of that appeal being allowed and the risk of costs being awarded against the council in the face of clear evidence provided by the applicant. The Development Management Manual Annex 12 advises that councils risk having cost awarded against them in a number of circumstances including:

- Failure to produce evidence to substantiate the impact of the proposal, or each reason, or proposed reason for refusal (i.e. taking a decision contrary to professional or technical advice without there being reasonable planning grounds to do so);
- Refusing permission on a ground clearly being capable of being dealt with by way of condition, where it is concluded that suitable conditions would enable the development to proceed.

Officers have drafted reasons for refusal based on the previous committee discussion and resolution. These are considered below.

Reason 1 states that the proposals are contrary to policy GP1 because the use does not conform with or enhance the character and appearance of the area and because the proposed number of car parking spaces would be insufficient resulting in cars parking along local roads to the detriment of the free flow of traffic during the peak periods.

This is not accepted by the applicant. The proposed development is modest in scale and has been designed to complement existing development in the area. In particular the applicants have proposed a single storey development the impact of which is further reduced by proposed changes in level on the site. Appropriate boundary treatments including a hedge and fence are also proposed.

The proposed car parking accords fully with the council's adopted standards – the CSS Wales 2014 Parking Standards. The parking standards are based on sound evidence as to the demand for and duration of use of car parking throughout South Wales. These standards are set as maximum standards for this and for the development. To provide more car parking would mean that the development would be contrary to policy TR3 of the Local Development Plan. The site is also very sustainable and is likely to attract a significant % of walk in trade.

Reason 2 asserts that the application is contrary to policy GB4 of the LDP as local infrastructure is inadequate to meet the needs of the proposed development by reason of the impact of additional traffic on the local network. The traffic impact of the development has been scrutinised by officers of the council and Welsh Government (including additional testing requested by Welsh Government) and no objection has been raised by either party. The developer has proposed to improve accessibility to the site through the widening of the access and a new pedestrian access. Other matters such as the detailed layout, travel plan, visibility splays and the provision of a single motor cycle space can be secured by conditions already recommended by the officer.

Reason 3 asserts that the development is contrary to policy SP14 in that the proposal will result in the loss of an attractive green space within the urban area. The green space is not public open space it is part of the grounds of a former care home. The council ecologist has considered the proposal in the context of impact on the natural environment and has raised no objection to the proposals. Policy SP14 lists a number of areas and designations to which the policy applies and it is not considered that any of the designations applies to this site.

Reason 4 asserts that the proposal is contrary to policy RT8 of the LDP as it asserts it will result in the loss of a local shop and that there are local shops within walking distance of the site. The supporting text to Policy RT 8 is clear that this policy is intended to protect existing shops in certain locations from being redeveloped for alternative higher value uses which would leave the community without a retail facility. This is not the case here. The proposed development is not the redevelopment of an existing shop or community facility and will enhance the choice of retail facilities available in easy walking distance of local residents, workers and students.

It is the firm view of the applicants that the proposed development will enhance the provision of facilities in the area to the benefit of the local community, that necessary access and other improvements that can be secured by condition that the impact of the proposals particularly

in respect of traffic and parking will be negligible. No demonstrable harm has been identified as a result of the proposals. This has been confirmed by the independent assessments that have been submitted and reviewed by your council and other statutory consultees including Welsh Government. In addition to the improved local facilities the development will result in the creation of 31 new jobs which is a material consideration in favour of the development.

I trust that this sets out the applicant's views. I am happy to discuss this with you before the committee meeting. In the meantime, I will be grateful if you would confirm safe receipt of this email."