

**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 20 HYDREF 2020
ON 20 OCTOBER 2020**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal
Dwyrain/
Area East***



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 yn 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.

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| COMMITTEE: | PLANNING COMMITTEE |
| DATE: | 10 OCTOBER 2020 |
| REPORT OF: | HEAD OF PLANNING |

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| E/38200 | Construction of one dwelling at land to rear of Heddfryn, Llansadwrn, Llanwrda |

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| APPLICATIONS RECOMMENDED FOR APPROVAL |
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| Application No | E/38200 |
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|--------------------------------|--|
| Application Type | Full Planning Permission |
| Proposal & Location | CONSTRUCTION OF ONE DWELLING AT LAND TO REAR OF HEDDFRYN, LLANSADWRN, LLANWRDA |

| | |
|------------------------|--------------------------------|
| Applicant(s) | BROWN PARTNERSHIP – NICK BROWN |
| Case Officer | Kevin D Phillips |
| Ward | Cilycwm |
| Date registered | 27/12/2018 |

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties

Site

The application site is an area of land in the centre of the village of Llansadwrn, adjacent to the village play area, with the dwellings Heddfryn, Rosewood and properties at Beiliglas to the South to South-west. Access to the site is along a proposed private driveway from the main “C” class road that runs through the village with a public footpath that runs along the eastern boundary of the proposed driveway. The site borders the grade 2 listed St Sadwrn church, pound and war memorial to the east and the aforementioned public footpath skirts the western boundary of the church and connects with a further private driveway that junctions with the aforementioned “C” class road at London house.

Proposal

The proposal is a full application for a 4 bedroom detached dwelling, 11.9m x 11.2 metres, finished in render, stone and cedar cladding with a standing seam zinc roof. The front of the dwelling faces south-east, the rear towards the fields and play area at the rear and the side elevations face Heddfryn and Rosewood to the south to south-east and the grade 2 listed Ebenezer Chapel(dwelling) to the north-east. Access to the site will be from a private driveway between Heddfryn and the church which was approved in a previous permission for 3 dwellings under planning permission E/18750. The site is located within the development limits for the settlement of Llansadwrn as identified in the Carmarthenshire Local Development Plan(LDP).

The application has been delayed in reporting to the Planning committee because there have been a piece of land within the application site had not been registered in the applicant's name that delayed the completion of the Unilateral Undertaking required in the application.

Planning Site History

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

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|-----------|--|-------------------------------|
| E/18750 | Housing Development of 3 No Houses and to include Repositioning of Children's Play Area Full Granted S106 Signed - Open Space / Play Provisions | 13 April 2017 |
| E/16145 | Variation of Condition No 1 for Extension of Time for Submission of Reserved Matters Associated with Outline Planning Permission E/02634. Period to be Extended to 30.04.2008 Variation of Planning Condition Granted - Delegated | 19 June 2007 |
| E/02634 | Application For Outline Planning - Residential Dwellings (Type Unknown Yet) Outline Granted - Committee S106 Agreement Signed - Appeal Dismissed | 26 March 2004 26 June 2001 |
| P6/200/95 | Residential Development & Playground Withdrawn | 18 October 1995 |
| P6/308/95 | Residential Development & Playground Refused | 10 October 1997 |

Planning Policy

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

| | |
|-----|--|
| SP1 | Sustainable Places and Spaces |
| SP5 | Housing |
| GP1 | Sustainability and High Quality Design |
| GP2 | Development Limits |
| H2 | Housing within Development Limits. |
| TR3 | Highways in Developments – Design Considerations |

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Supports the proposal subject to conditions.

Llansadwrn Community Council - No observations received to date.

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

Dyfed Archaeological Trust- The proposed development area lies within the medieval settlement of Llansadwrn, in close proximity to the parish church (PRN 1903) within a churchyard (PRN 49,301) of possible early-medieval origins. An archaeological evaluation of the land to the rear of Heddfryn was undertaken in 2009 (Dyfed Archaeological Trust, Report no.2009/24) which revealed archaeological features in four trenches. The most significant of these were within Trench 3, which was located within the current proposed development area. Here, evidence for a probable rectangular timber building was recorded and interpreted, although not confirmed, to be of potential pre- Anglo-Norman date.

The report concludes that significant archaeology is potentially preserved in this area and suggests that a controlled topsoil strip of the proposed development site is undertaken under the supervision of an archaeologist as part of the initial groundworks for the development. It is recommended that an archaeological condition should be placed on any planning consent.

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

Summary of Public Representations

The application was the subject of notification by way of a site notice and 2 representations were received objecting, and the matters raised are summarised as follows:-

- The design should follow the dwellings approved within planning permission E/18750(3 dwellings adjacent to the north east of the application site), as it will be more in keeping and enhance the historic nature of the location.
- The design aspects and materials do not compliment the local historic vernacular.

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

Appraisal

Principle of Development

The site is an area of land that is identified within the Carmarthenshire LDP as being within the development limits of the settlement and therefore policy GP2 and H2 of the Plan are particularly relevant. Planning permission has been granted for 3 dwellings to the north-east of the application site under planning permission E/18750 and it is intended to utilise the access road approved (works commenced on accessway) within this permission for this fourth dwelling.

Impact upon Character and Appearance of the Area

Two objections have been received from local residents which are relayed above, in relation to the impact of the proposed dwelling, with a more modern design and materials, upon the historic nature of the locality. No comments have been received from the Built Heritage Officer to date.

It is acknowledged that the proposed dwelling does introduce more modern materials in terms of a cedar clad feature around the front elevation windows and a small dining room extension at the rear, and a seamless zinc roof, however there is a render finish to the elevations with a stone chimney and the form of the dwelling is square with a saddle roof and gable front, which corresponds with the dwellings approved adjacent within permission E/18750 and other dwellings in the locality.

The dwelling is set approximately 56 metres west of the church and 62 metres south-west from Ebenenzer Chapel, in close proximity to Heddfryn, Rosewood and dwellings at Beilglas, and whilst the dwellings approved under planning permission E/18750 introduce a greater proportion of more traditional materials, it is considered that due to the distance from the listed buildings and the setting of the proposed dwelling in this application, there is scope to introduce a more modern design including modern materials. It is considered that having Heddfryn and Rosewood in close proximity allows for this and it is not considered that the proposal will have an unacceptable impact upon the setting of the listed buildings in the locality.

Privacy Impacts

The dwelling is located sufficiently distant from the nearest residential properties; Heddfryn (approx. 36 metres), Rosewood (approx. 35 metres) and 1 Bellview (approx. 36 metres) to ensure that there is no significant loss in privacy.

Highway Impacts

The proposed development is to utilise an access that has been commenced and approved within planning permission E/18750 and the Head of Transport supports the proposal subject to appropriate parking and turning conditions.

Planning Obligations

The proposal is subject to the Unilateral Undertaking received which requires the affordable housing contributions upon the occupation and disposition of the dwelling, in accordance with the requirements of policy AH1 of the Carmarthenshire LDP.

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 dwelling at this location adheres to LPD policies and there are no other

significant material planning considerations that prevent the support being given to the proposal subject to conditions.

Recommendation - Approval

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

- Site & location Plan 1:500 and 1:2500 scale, received 16 December 2018;
- Proposed Site layout Plan 1:500 scale, received 16 December 2018;
- Proposed Floor Plans and Section 1:50 scale, received 16 December 2018;
- Proposed Elevations 1:50 scale, received 16 December 2018;
- Proposed Site Layout Plan 1:200 scale, received 16 December 2018.

Reason:

In the interest of visual amenity.

Condition 3

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

Reason:

In the interest of highways safety.

Condition 4

The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason:

In the interest of highways safety.

Condition 5

No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

Reason:

To protect historic environment interests whilst enabling development.

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.

- It is considered that the proposed development complies with Policy H2, AH1, GP1 and GP2 of the Carmarthenshire Local Development Plan, 2014 (LDP) in that the dwelling is not detrimental to the character and appearance of the area and it is not considered there are any significant impacts in relation to amenity. Sufficient amenity space is provided for the proposed dwelling with appropriate parking and access provided.

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).

Note 3

This Planning Permission is tied to an Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 that an Affordable Housing Contribution (Policy AH1 of the Carmarthenshire Local Development Plan) of £17,675.18 shall be payed to Carmarthenshire County Council; 50% upon beneficial occupation and 50% upon disposition of the dwelling.