

**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 12 RHAGFYR 2019
ON DECEMBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal Del/
Area South***



**Cyngor Sir Gâr
Carmarthenshire**
County Council



ADDENDUM – Area South

<i>Application Number</i>	S/39456
<i>Proposal & Location</i>	37 RESIDENTIAL DWELLINGS (AFFORDABLE) AT LAND TO THE NORTH OF TYCROES RFC, PENYGARN ROAD, TYCROES, AMMANFORD, SA18 3NY

DETAILS:

Following comments received from the Authority's Landscape Officer additional information and revised plans have been received including an Arboricultural Method Statement (AMS) including a Tree Protection Plan, Biodiversity Plan, Maintenance Areas Plan, Land Ownership Plan and a revised Sketch Layout, Enclosures Layout, Materials Layout Plan and Ecological Management Plan (EMP). Additional hedgerow planting has been included on the revised plans in the north eastern corner of the site as requested. However, there are still inaccuracies between the EMP and Landscape Specification & Management Plan and a further revised document is expected. Given the AMS and TPP have now been submitted, condition 19 is proposed to be amended to require the Landscape Specification & Management Plan to be revised in accordance with the EMP. The amended wording of the condition is shown below. Condition 2 is also updated referring to the revised/additional documents received.

The Committee Report contained a typing error within the first paragraph of the conclusion. Within the first paragraph this should read that the proposal will complement the general character and appearance of the surrounding area.

The following amendment in **red text** is added to the first paragraph of the 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 residential development that will **not** complement the general character and appearance of the surrounding area.

Consultations

Landscape Officer – No objection, yet highlights there are still inconsistencies within the submitted documents.

Minerals Officer – Confirmed no objection to the scheme and to ensure that there is a material balance, and to prevent unnecessary waste, a condition which requires material to be retained on site is recommended. Condition 22 is proposed below.

Conditions

- 2 The development shall be carried out in accordance with the following approved plans and documents:-

- Site location plan 1:1250 scale (drawing No. 2337-100 Rev E) received 16 August 2019;
- Sketch Layout Plan 1:500 scale (drawing No. 2337-09 Rev J) received 3 December 2019;
- Proposed SUDS Strategy Plan (drawing no. 2337-742 Rev B) received 16 August 2019;
- Site Overlay Plan (drawing no. 2337-OV01) received 17 September 2019;
- Site Access Red Line Overlay (drawing no. 2337-SK-SA06) received 16 August 2019;
- Proposed Completed Access Arrangement (drawing no. 2337/SK-SA05 Rev A) received 16 August 2019;
- Material Layout Plan (drawing no. 2337-241 Rev B) received 3 December 2019;
- Site Layout and Cross Sections (drawing no. 2337/635 Rev E) received 7 November 2019;
- External Levels 1 of 2 (drawing no. 2337-526/1 Rev A) received 7 November 2019;
- External Levels 2 of 2 (drawing no. 2337-526/2 Rev A) received 7 November 2019;
- Enclosures Layout Plan (drawing no. 2337-240 Rev D) received 3 December 2019;
- Housetype 321 Floor Plans (drawing no. 2237-218 Rev A) received 16 August 2019;
- Housetype 321 Elevations (drawing no. 2237-219 Rev A) received 16 August 2019;
- Housetype 421 Floor Plans (drawing no. 2237-200) received 16 August 2019;
- Housetype 421 Elevations (drawing no. 2237-201A) received 16 August 2019;
- Housetype 421 Elevations (drawing no. 2237-201B) received 16 August 2019;
- Housetype 431 Floor Plans (drawing no. 2237-222 Rev B) received 3 September 2019;
- Housetype 431 Elevations (drawing no. 2237-223 Rev A) received 3 September 2019;
- Housetype 531 Elevations (drawing no. 2237-208A) received 16 August 2019;
- Housetype 531 Elevations (drawing no. 2237-208B) received 16 August 2019;
- Housetype 531 Floor Plans (drawing no. 2237-207) received 16 August 2019;
- Housetype 532 Floor Plans (drawing no. 2237-214) received 3 September 2019;
- Housetype 532 Elevations (drawing no. 2237-215) received 10 September 2019;
- Housetype 741 Floor Plans (drawing no. 2237-216) received 16 August 2019;
- Housetype 741 Elevations (drawing no. 2237-217A) received 16 August 2019;
- Housetype 741 Elevations (drawing no. 2237-217B) received 16 August 2019;
- Housetype 642 Floor Plans (drawing no. 2237-205) received 16 August 2019;
- Housetype 642 Elevations (drawing no. 2237-206) received 16 August 2019;
- Hardwicke Minster Beckstone Mixture sample material received 6 September 2019;
- Hardwicke Welbeck Village Blend sample material received 6 September 2019;
- Pre-Development Tree Survey & Assessment prepared by TDA (reference. TDA/2477/TS&A/RhC/06.19) received 16 August 2019;
- Detailed Soft Landscape Proposals (drawing no. TDA.2477.03 Rev D) received 10 December 2019;

- Landscape Specification Management Plan prepared by TDA received 16 August 2019;
 - Supplementary Soakaway Testing Results prepared by Integral Geotechnique (reference. 12339/LW) received 16 August 2019;
 - Construction Environmental Management Plan prepared by Jones received 21 November 2019;
 - Pobl Affordable Housing letter dated 19 June 2019 received 16 August 2019;
 - Site Investigation Report prepared by Integral Geotechnique (reference. 12339/LW/18/SI) received 3 September 2019;
 - Gas Monitoring Results prepared by Integral Geotechnique (reference. 12339/LW) received 19 November 2019;
 - Planning, Design and Access Statement prepared by JCR Planning (reference 0442.b) received 3 September 2019;
 - Ecological Management Plan (issue 3) prepared by Soltys Brewster Ecology received 10 December 2019;
 - Transport Assessment prepared by Acstro received 6 September 2019;
 - Highway Construction Details (drawing no. 2337/730) received 21 November 2019;
 - Tycoes Biodiversity Plan (reference. E1886802/003) received 10 December 2019;
 - Maintenance Areas Plan (reference. 2337-529) received 3 December 2019;
 - Land Ownership Plan (reference. 2337-529 Rev A) received 3 December 2019;
 - Arboricultural Method Statement including Tree Protection Plan (reference. TDA/2477/AMS/AMP/11.19) received 3 December 2019.
- 19 Prior to the commencement of any works associated with the development (including site vegetation clearance, demolition of existing structures, excavation, heavy machinery entering site or the on-site storage of materials) the Landscape Specification and Management Plan shall be revised and resubmitted and agreed in writing by the local planning authority in accordance with the submitted Ecological Management Plan (received 10 December 2019).
- 22 Any material generated should be retained on site where possible. No materials generated from the site clearance and excavation stage of this development shall be removed from the site until such time that details of the location and method of disposal has been submitted to and agreed in writing by the local planning authority. Thereafter, materials shall be removed from the site in accordance with the approved details.

Reasons

- 2 To ensure that only the approved works are carried out.
- 19 To ensure that the development does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus, delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.
- 22 To prevent unnecessary waste.

