

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

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

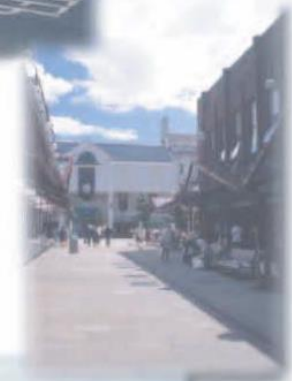
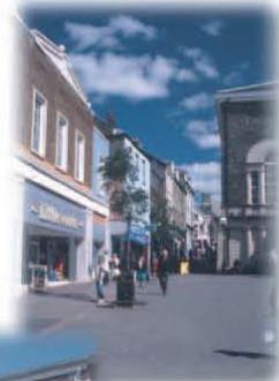
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 14 IONAWR 2020
ON 14 JANUARY 2020**

**I'W BENDERFYNU/
FOR DECISION**

*Ardal
Dwyrain/
Area East*



**Cyngor Sir Gâr
Carmarthenshire
County Council**



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.

COMMITTEE:	PLANNING COMMITTEE
DATE:	14 JANUARY 2020
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	E/39454
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Application Type	Full Planning
Proposal & Location	ALTERATIONS, REFURBISHMENTS AND EXTENSION, PLUS DEMOLITION OF REDUNDANT STRUCTURES AND BOUNDARY WALL. CHANGE OF USE OF PARTS OF BUILDING TO CLASS A1 (RETAIL) A3 (RESTAURANTS AND CAFE) B1 (BUSINESS) AND D2 (ASSEMBLY AND LEISURE, MAIN MARKET HALL TO HAVE USE MIXED USE (CLASSES A1, B1 AND D2) AT FORMER MARKET HALL, CARMARTHEN STREET, LLANDEILO, SA19 6AE

Applicant(s)	CCC - MR HYWEL HARRIES, BLOCK 3 , PARC MYRDDIN , RICHMOND TERRACE , SA31 1HQ
Agent	MR JULIAN MANSEL-THOMAS, PEMBROKE DESIGN LIMITED, 16 MEYRICK STREET, PEMBROKE DOCK, SA72 6UT
Case Officer	David Roberts
Ward	Llandeilo
Date of validation	12/09/2019

Reason for Committee

This application is being reported to the Planning Committee as the County Council has a significant financial interest in the application.

The Site

The application site is situated on the edge of the historic town centre of Llandeilo with Carmarthen Street to the south west, with New Road on the north-west boundary, North Bank to the south east and the rear garden and curtilages of properties along New Road to the north east. The site incorporates the former Provisions Market Building, a car park, a recycling centre and derelict land that formerly contained a Local Authority highways depot building and its ancillary yard and a small section of the garden at the rear of the Salutation Inn. The market building has rapidly fallen into a state disrepair and this decline has accelerated in recent years. Areas along the New Road and Carmarthen Street elevations are currently used as unregulated parking bays.

The former Provisions Market is a Grade II listed building which is listed for Group Value. The building is also located within the Llandeilo Conservation Area which was designated in 1971, as the area was considered of special architectural or historic interest, the

character or appearance of which it is desirable to preserve or enhance. This conservation area was enlarged in 1986.

The conservation area encompasses a large area and in terms of the buildings these date from the 18th to early 20th century. The former Provisions Market occupies the upper part of Carmarthen Street and this area is important historically as its development coincided with the expansion of the town beyond its medieval core in the mid to late 19th century and a number of the buildings in the immediate area largely retaining this character. The importance of this period has been acknowledged by virtue of the fact that the former National School, School House being listed in the group. The upper part of Carmarthen Street also provides the main focal part into the older part of lower Carmarthen Street which was described in the 1972 conservation area appraisal as 'one of the best parts of Llandeilo'.

The application site is located within the defined settlement development limits for the town of Llandeilo town as identified within Inset map T2 of the Carmarthenshire LDP and adjacent to the retail town centre, which is identified primarily as Rhosmaen Street, King Street, Carmarthen Street and New Road.

The building, which is in the ownership of Carmarthenshire County Council, has not been in permanent use for a number of years. The building was described as 'vulnerable' in 2007 following the buildings at risk survey. This was due to lack of routine maintenance.

The Proposal

The application seeks full planning permission and listed building consent including alterations and demolition and for the change of use from the current general industrial use (Class B2) to a mixed use, comprising the following elements:-

- Market Hall – it is proposed to revert the market hall back to its original function, as a commercial centre with a combination of retail , office and B1 Business units on the ground floor and the inclusion of a flexible space within the central area of the Market Hall as a community space and a venue for events and festivals (Use Class D2)
- New meeting/conference rooms
- New café/coffee shop area (Use Class A3).
- Lower ground floor, former slaughterhouse and outbuildings to rear courtyard to be developed as offices/business units (Use Class B1).
- Demolition of redundant structures and boundary walls
- Creation of parking, amenity/outdoor market and seating areas

In facilitating the above proposed mixed use, the works to the building will involve the following:

- Removal of existing flat roof and asbestos and glazed pitched roof/lantern with the insertion of a new flat roof (at lower level) behind parapet and new offices/meeting rooms at first floor (incorporating a glazed monitor/lantern with external viewing/breakout areas and balustrading)
- Demolition of internal partitions, columns, beams and decayed upper floor structures
- Demolition of redundant modern canopy/roof structures to rear courtyard

- Demolition of redundant brick toilet block, linking the Market Hall and former Slaughter house.
- New internal partitions, floors and stairs to form new lobbies, shared kitchen, toilets, reception area, ancillary spaces, including new passenger lift and conference/meeting room facilities.
- Alterations to lower ground floor, former slaughterhouse and rear outbuildings to create new office spaces, plant and refuse rooms and cabinet/ server room.
- New windows and doors where indicated
- General repairs to walls, existing doors/gates and slated/metal roofs
- New external level seating area to New Road elevation, with metal balustrade
- New bollards/paving outside Carmarthen Street elevation to create informal café seating area including dropping off bays
- Replaced/repaired external surfacing to form new car park, attractive office mews courtyard and space for occasional temporary outdoor market stalls

As with the previous submissions, the refurbishment proposal for the Provisions Market seeks to protect the existing structure and preserve its character, appearance and fabric. However, unlike the previous proposal no end users had been identified.

Planning Site History

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

E/33249	Alterations, refurbishment and extension, plus demolition of redundant structures to facilitate a mixed use for the buildings Full Planning Permission Approved	13th March 2016
E/33250	Alterations, refurbishment and extension, plus demolition of redundant structures to facilitate a mixed use for the buildings Listed Building Consent Approved	13th March 2016
E/24436	Conversion and Refurbishment of Grade 2 listed Provisions Market proposed development of 13 new residential units including 4 no. Houses and 9 no. Flats Full Planning Permission Refused	29th March 2012
E/24435	Conversion and Refurbishment of Grade 2 Listed Provisions Market proposed development of 13 new residential units including 4 no. Houses and 9 no. Flats Listed Building Consent Refused	01st June 2012
TO/01477	Conversion to National Pottery Skills Centre Full Planning Permission	

	Approved	10th October 2012
TO/01478	Conversion to National Pottery Skills Centre Listed Building Consent Approved	10 th October 2012
E/02609	Recycling site Full Planning Permission Approved	12th April 2002
P6/18269/91	Security fencing Full Planning Permission Approved	29th October 1991
P6/18373/91	Change of use of part of garage to offices Full Planning Permission Approved	16th May 1991
634/93	Recycling site Full Planning Permission Approved	21st October 1993

Planning Policy

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

SP1 Sustainable Places and Spaces

SP2 Climate Change

SP3 Sustainable Distribution- Settlement Framework

SP8 Retail

SP9 Transportation

SP13 Protection and Enhancement of the Built and Historic Environment

SP15 Tourism and Visitor Economy

SP16 Community Facilities

GP1 Sustainability and High Quality Development

EMP3 Employment- Extensions and Intensification

RT5 Town Centres

TR2 Location of Development Transport Considerations

TR3 Highways in Developments- Design Considerations

EQ1 Protection of Buildings, Landscapes and Features of Historic Importance

EQ4 Biodiversity

EQ6 Special landscape Areas

[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.

Technical Advice Note 24 The Historic Environment

Legislative Framework

The Ancient Monuments and Archaeological Areas Act 1979, Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment (Wales) Act 2016 provide the legislative framework for the protection and sustainable management of the historic environment in Wales.

The site's conservation area status requires that consent should not be granted if a proposal adversely affects existing buildings, structures, open spaces, trees and other features which make a positive contribution to the character and appearance of the conservation area.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 5.12 of TAN 24 states that applicants for Listed Building Consent are required to provide a Heritage Impact Statement which involves a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change.

Paragraph 5.13 of TAN 24 states that when determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest.
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
- The impact of the proposed works on the significance of the building.
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.

Summary of Consultation Responses

Head of Transport - Has recommended conditional approval and has also advised on the parking requirements for the scheme.

Head of Public Protection – Has recommended a condition be imposed for the control of dust.

Trunk Road Agency – No observations

Llandeilo Town Council – No observations received to date

Local Member – County Councillor Edward Thomas is supportive of the application

Natural Resources Wales - Has no objection to the application.

Dwr Cymru Welsh Water - Has recommended that conditions be imposed to protect the public sewerage network

Dyfed Archaeological Trust - Has advised that a condition be imposed stating that the development shall not begin until a building survey of the existing building has been carried out.

CADW - Consider that the proposed development will not have any impact on the setting of the registered Plas Dinefwr historic park and garden.

Royal Commission on the Ancient and Historic Monuments in Wales- Have requested that a condition be included that a Level 2 Survey of the Building and structures be undertaken and the record should be deposited in the The National Monuments Record of Wales, the public archive of the Royal Commission.

Neighbours/Public - The application has been advertised by means of Site Notices erected around the site and a press notice publicising the application; no letters of representation have been submitted to date.

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

Summary of Public Representations

The application was the subject of notification by way of site notices erected around the site and publication in the local newspaper. No third party representations have been received to date.

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

Appraisal

The development is also subject to a separate application for Listed building Consent (Application Ref No. E/39445), and Members are reminded that as the authority are the applicants in this instance, and current owners of the building, the authority will also gain financially, as such, the LBC application is to be forwarded to Welsh Government for consideration under paragraph 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Authority acknowledges that in order that the market hall is given a long-term future, it is evident that the existing building fabric needs attention. Whilst the objective is 'to conserve as found', the evidence indicates that the partial repair would not be practical or

fully effective to bring the building back into beneficial use. The building has been vacant for a number of years and is showing significant signs of deterioration, occupying as it does a prominent position in the Conservation Area and has a considerable influence on the character of this part of the town. Furthermore, the prospect of a development opportunity providing investment could ensure that the building's long term future is secured. Whilst this factor alone does not justify the intervention, it serves to strengthen the argument that the works should take a long term view and not leave the building with future potential maintenance and repair issues.

Amenity

The layout of the proposed development is such that there will be no significant detriment caused to the living conditions of local residents as a result of loss of privacy. The residents at North Bank terrace will have a car parking area at the rear of their properties which will not harm their living conditions substantially and to the North there is a public house garden. Gardens for the residential properties along New Road are sufficiently distant to not result in any significant loss of privacy, however it is accepted that local residents may be impacted upon during the construction phase of the project, therefore it is proposed to impose suitable conditions in regard to noise, dust and hours of working during the construction phase if members are minded to grant the application in order to safeguard the living conditions of neighbouring residential properties.

Access/Parking

The proposal will involve the removal of the informal car parking adjacent to the Carmarthen Street and New Road elevations; these spaces are to be reclaimed as public realm and enable the Market Hall to be fully appreciated from both these approaches, unencumbered by the visual clutter created by the parked cars. The areas outside both these facades of the building will become informal seating and gathering areas for customers of the café, and market, defined by cast iron bollards, which will also serve to deter unwanted parking, and will lead the public towards the entrances to the Market Hall and café.

The existing car park to the south east of the Market Hall will be expanded and re-surfaced to provide on-site parking for staff and visitors (33 spaces, including disabled parking). The proposed car park will have a porous tarmac surface to minimise surface water run-off. The removal of the existing recycling compound to another site in Llandeilo by Carmarthenshire County Council allows the maximum possible number of parking spaces to be accommodated. The entrance to the car park will be landscaped with shrub planting and trees, as indicated on the Landscaping plan. Carmarthen Street is at its widest at the entrance to the car park and to the courtyard to the side of the Market Hall, allowing good manoeuvrability for vehicles at this point. The large existing doorway to the side (south east) elevation of the Market Hall will be used for the deliveries to the Market, temporary outdoor market stalls and equipment etc., for festivals and other events, with the dropping off laybys outside this side of the Market Hall easily able to accommodate the small delivery vans anticipated for those deliveries, the timing of which will be restricted to a timetable to be agreed by Carmarthenshire County Council.

The Head of Transport has advised that the proposal to alter, refurbish, extend and to demolish redundant structures at this location to provide the proposed development requires a significant number of parking spaces to be available to support the proposals. The Head of Transport has highlighted to the authority the levels of parking provision

recommended based on the CSS Wales' Parking Standards 2008, as applicable for this Zone 4 development:

GFA	Use	Hours of Opening	Operational Parking	Non-Operational Parking	Non-OP Nos.
189m2	A1 (Shops)	Unknown	2 commercial vehicles	1 space / 60 m2 (To include a minimum of one space for each employee who is a disabled motorist plus 6% of the total car park capacity for visiting disabled motorists)	4 spaces (tba) 1no.)
90m2	A3 (Café/Coffee)	Unknown	1 commercial vehicle	1 space / 3 non-res staff 1 space / 14 m2 dining area (To include a minimum of one space for each employee who is a disabled motorist plus 6% of the total car park capacity for visiting disabled motorists.)	tba 7 spaces (tba) (1no.)
1283m2	B1(A) Offices	08:00 – 18:00 (Mon-Fri)	Nil	1 space / 40 m2 (To include 5% of total car park capacity for disabled drivers).	33 spaces (2no.)
189m2	D2 Assembly & Leisure		1 commercial vehicle	1 space / 10 m2 (To include a minimum of one space for each employee who is a disabled motorist plus 6% of the total car park capacity for visiting disabled motorists.)	19 spaces (tba) (2no.)

It can be seen from the above table, that without consideration of shared resources and any allowance for sustainability, as may be applicable for each of the uses, total parking within curtilage is required, by the standards, for some 63no. cars plus an unknown figure to provide for the unknown number (tba) of non-resident staff to be employed at the development. Within the above provision there is a requirement to provide secured spaces for use of disabled visitors and staff. The figures provided on the application form have indicated a required provision for 6 no. disabled spaces with a further number for the unknown number of disabled staff to be employed at the site. The proposals seek to provide 2no. spaces in total for use of disabled drivers.

It is noted that the development proposes 47no. full-time employees and 2no. part-time employees, a full-time equivalence of 48no. employees.

Submitted drawing: P01A shows that the developer proposes to provide 33 no. spaces at the development with a further provision for commercial vehicle deliveries. Of the above, 2no spaces are proposed to be secured for the use of disabled drivers only. The other 31no. spaces appear to measure 4.8m x 2.4 whereas the standards for new developments is 4.8m x 2.6m.

It can be seen that the operational (commercial vehicle) parking provision seeks 2no. spaces for the shop use alone. Therefore, it is considered essential that the site operators control the arrival of commercial vehicles at the site so as not to obstruct the highway and the adjacent bus stop in particular.

Notwithstanding the above assessment the site in question currently benefits from an extant permission under application reference E/33249 which ultimately sought similar

proposals to this current application however there is more emphasis placed on office use for the current proposal whereas under the extant consent the development was mixed-use predominantly made up of A1 & A3 uses, which ultimately requires more car parking provision. A similar assessment report was submitted to the LPA for application E/33249 and highlighted some 175 no spaces. The current proposal may therefore be considered a least intensive use of the site as previously approved under E/33249.

At the time of the 2016 application (E/33249), a number of surveys were undertaken by the Highway Authority and they showed that during the daytime, prior to 18.00, there was a minimum number of 349 car parking spaces available within Llandeilo's car park areas. After 18.00 the surveys shows there to be a minimum number of 508 parking spaces available in the town's car park areas, of these 19 are reserved for disabled drivers use.

The Head of Transport has therefore offered no objection to this application subject to the imposition of a condition requiring the submission of a scheme of parking that provides for the required disabled parking requirements of the CSS Wales' Parking Standards 2008. In view of the above, it is considered that based on the combination of proposed and existing parking within the town, the reinstatement of the commercial operation at this site can be accommodated within the town of Llandeilo.

Ecology/Landscaping

An Ecological Assessment and Bat Survey prepared by Pryce Consultant Ecologists accompanied this application; the bat survey concluded that none of the buildings on the application site were currently being used by bats. The assessment indicated that swallows had nested in the main building and that a pair of house sparrows had possibly nested in the outbuilding which is proposed to be converted to offices.

It is considered that the development of the Market Hall and other buildings offered an opportunity to providing roosting sites for bats and nesting features for birds, particularly Swift, Swallow, House Sparrow and Starling.

The Authority's Planning Ecologist has advised that on the basis of the information provided it is considered unlikely that an EPS development licence is required in this instance but has recommended that a condition be included requiring that an Ecological Management and Maintenance Plan detailing all necessary ecological retentions, enhancements, creation, mitigation and ongoing management measures for the lifetime of the development be submitted.

Part of the proposals include the removal of a row birch trees along the eastern boundary of the site with the Salutation Inn to accommodate the proposed car park, both the Council's Trees Officer and Landscape Officer have been consulted and have raised no adverse comments as appropriate mitigation for the loss has been included within the revised landscaping proposals submitted for the project.

Listed Building/Conservation Area

The Authority's Conservation Officer has advised that Listed buildings within the County were surveyed in the late 2000's for Carmarthenshire Buildings at Risk register and the former Provisions Market was classed as 'vulnerable' in 2007. The building has not been in use since 2002 and it appears not to have been subject to an appropriate level of maintenance over a period of time and this is reflected in its deteriorating condition.

In light of the above, the Conservation Officer feels that it is sensible that a new use or uses is/are considered to ensure that the special architectural and historic interest of the building is safeguarded.

Since 2002 the building has been subject to a number applications with the most recent being in 2016 where listed building consent and planning permission were granted for a mix of uses of the building and unfortunately the applicant did not proceed with its purchase. The new scheme is to be County Council led and involves proposals to facilitate a mixed use of the building including business, café and community use.

In considering the proposals, Section 16 (2) & 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. In addition, Welsh Government and Carmarthenshire County Council's LDP policies relating to the historic built environment would apply.

With regards to the Conservation Area, Section 72 (2) of the Act places a statutory duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

The proposals predominantly follow the previous approved applications; with regards to demolition, this would involve modern ad-hoc structures which would have significant benefits of improving the character and setting of the listed building. The demolition and replacement of the roof is considered an alteration in view of case law and Welsh Government guidance.

It is the Conservation Officer's view that the proposed removal of the roof would involve the loss of an important element of the organic history of the building as it was constructed as part of the 1923 enlargement of the former Provisions Market. However, the condition of the roof means that it needs to be replaced which may result in the loss of the historic interest. To be consistent with Welsh Government advice, a new roof should replicate the existing structure.

It is the Conservation Officer's contention that whilst a change of design is regrettable in this instance the proposal is considered reasonable as it would allow the building to be utilised for a number of uses which the applicant desires.

In terms of the replacement of the roof to a different design, whilst the proposal would fail to preserve the existing character and setting of the listed building. In terms of design and construction, the proposal would only cause minimal harm to the buildings status and integrity as a building of special architectural and historic interest.

There are other proposed external alterations and examples including the change of design of windows and doors, the opening up of most of the blind windows; all allowing extra light into the building to suit the new use/s. The proposed outside cafe raised decking area and other external alterations would cause harm to the architectural and historic character of the building but are deemed necessary by the applicant for the beneficial use of the building. The proposals externally (not including the roof) are easily reversible if the applicant proposed to do so.

As to be expected the internal area of the building has been subject to alteration and there is little of interest. The proposals would involve the removal of modern additions and general refurbishment which in the opinion of the Conservation Officer would have no undesirable effect. The proposed openness of the Market Hall which is an important part of the buildings interest would be lost to an extent causing harm.

Extensive repairs are to be undertaken on a strictly like-for-like basis (where appropriate) using traditional methods and materials which is acceptable in terms of conservation.

In light of the above, the proposed change of use and the works to facilitate the new uses are 'key to the preservation' of the listed building.

Having considered the proposed mixed use and works to facilitate the use, the Conservation Officer feels that in this particular case, it probably represents the least harmful alternative, in preserving the building special interest, its architectural and historic character as far as possible, and providing viable uses for the building.

In addition, despite the harmful impact on elements of the building's special interest and architectural and historic character the new uses, could be argued as representing a later phase in the organic history of the building.

Overall the works should ensure that the condition and appearance of the building is improved which is welcomed.

It is acknowledged that the building has been redundant for a considerable period of time which is reflected in its condition. Therefore, the 'concept' of a new uses for the building is to be considered favourably. In light of the statutory and non-statutory frameworks for the historic built environment, the Conservation Officer is of the opinion that the new uses and works to facilitate the change of use would impact elements of its special interest. However, the proposals put forward probably represents the least harmful alternative, in preserving the buildings special interest, its architectural and historic character as far as possible, and providing a viable use. Overall the condition and appearance of the building would be significantly improved and the Llandeilo Conservation Area and the surrounding community enhanced by the new facility.

The Provisions Market is a Grade II listed (CADW Building ID 11049) Victorian market building and has been empty for the last sixteen years. The building is currently on the buildings at risk register and was classified as 'vulnerable' in 2007. Its lack of use in recent years has seen it fall into disrepair and parts of the building are in critical condition. There is no doubt that the fabric of the building will be irreversibly damaged if vital repairs are not carried out within the near future. The local community and Carmarthenshire County Council have been concerned about the poor state of repair of the building over the past decade. Although several previous schemes have been explored for its reuse none have progressed. Funding has now been secured by the County Council for the proposals now under consideration

The restoration of the market hall will add a new landmark to the town and will complement the range of heritage attractions in the area. The Hall will serve as a valuable community space that benefits local people as well as attracting visitors both locally and nationally. This will be supplemented by community events that will boost visitor numbers to the market and the town, as well as the wider region, creating an economically sustainable heritage asset.

Restoring the market will bring a quantifiable improvement to Llandeilo that will be appreciated by the local community, visitors to the town and the West Wales Region. The building, currently regarded as an eyesore locally, will be sensitively restored, becoming a vibrant and valued community attraction. The lifespan of the building will be increased through the careful management and sustainable economic viability that the mix of commercial use and community involvement will provide. The preservation and conservation of the building will provide a social historic legacy for future generations.

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

Although the Buildings Conservation Officer has expressed concern in regard to certain elements of the project after careful consideration of the scheme as submitted it is concluded that the adverse impacts of the proposals on the character of the building are minimal, the sustainable nature of the benefits of refurbishing and restoring this landmark building to a beneficial long term commercial use are essential in safeguarding the building for the long term, the redevelopment will result in significant economic and community benefits resulting from potential employment provision, therefore it is considered that the merits of the proposal outweigh the concerns raised in relation to the historic environment and the lack of on-site parking provision, therefore, the application is recommended for approval subject to the following conditions.

RECOMMENDATION – APPROVAL

Conditions

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The approved development relates to the following plans and documents received on August 23rd 2019 and works should be carried out strictly in accordance with them unless amended by any other condition:
 - Location Plan, Scale 1:1250 received on December 9th 2019
 - Existing Site Survey Plan (ES01 B) Scale 1:200 received on December 9th 2019
 - Proposed Site Plan (P01 C), Scale 1:200 received on December 9th 2019
 - Proposed Landscaping Site Plan and Proposed Sections (P09 A), Scale 1:200, 1:100 received on December 9th 2019

- Existing Elevations & Section (E03 A), Scale 1:100
- Existing Sections (E05 A), Scale 1:100
- Existing Lower Ground Floor Plan, Existing Sections, Existing Front (South West) Elevation (E02 A), Scale 1:100
- Existing Ground and First Floor Plan (E01 A), Scale 1:100
- Existing Roof Plan (E04 A), Scale 1:100
- Proposed Elevations (P06 A), Scale 1:100
- Proposed Sections (P05 A), Scale 1:100
- Proposed Lower Ground Floor Plan, Proposed Mews Elevations (P04 A), Scale 1:100
- Proposed Ground Floor Plan (P02 A), Scale 1:100
- Proposed Roof Level Floor Plan (P03 A), Scale 1:100
- Proposed Roof Plan (P07 A), Scale 1:100
- Proposed Floor & Ceiling Finishes (P08 A), Scale 1:200
- Existing Site Survey Plan (Demolition), Scale 1:200
- Existing Elevations & Sections (Demolition), Scale 1:100
- Existing Ground Floor Plan (Demolition), Scale 1:100
- Existing Lower Ground Floor Plan, Section & Elevation (Demolition), Scale 1:100
- Existing Roof Plan (Demolition), Scale 1:100
- Existing Sections (Demolition), Scale 1:100
- Heritage Impact Assessment
- Ecological Assessment and Bat Survey Report
- Structural Report received on December 18th 2019

3 No development or site clearance shall take place until an appropriate and comprehensive detailed Landscape Design Scheme (LDS), has been submitted to and approved in writing by the local planning authority. The LDS shall be in compliance with: all approved ecological and biodiversity recommendations and proposals for the site; relevant guidance as provided by the local planning authority; and the principles of the landscape information submitted within the following approved application documents:

- Proposed Landscaping Plan (P09 A)

4 The approved Landscape Design Scheme (LDS), as submitted to discharge condition 3 shall be fully implemented in the first available planting and seeding seasons following commencement of development. Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved LDS which, within a period of 5 years after implementation, are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the landscape elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

5 No development shall take place until a Drainage and Service Infrastructure (DSI) Plan has been submitted to and agreed in writing by the local planning authority.

The DSI Plan shall indicate the; position, depth and height of all existing and proposed underground, overhead and associated surface DSI elements, in relation to the approved Landscape Design Scheme (LDS).

The DSI Plan shall demonstrate that potential conflicts have been minimised through DSI design and layout. In locations where, potential conflicts with the approved LDS are identified, a DSI Method Statement shall accompany the DSI Plan. The Method Statement shall specifically provide details of construction and installation operations and specific design solutions for all DSI elements located:

- within proposed landscape areas.

The development shall thereafter be carried out in accordance with the approved DSI Plan and Method Statement.

6 No development shall take place until appropriate and comprehensive Landscape Maintenance and Management (LMM) information has been submitted to and approved in writing by the local planning authority. The information shall include the following: -

- i) LMM Responsibility Plan which provides clear definition of those areas: -
 - subject to transfer to future private ownership and management responsibility;
 - proposed for adoption by the local authority.
- ii) LMM Scheme for all areas within the application boundary not included in the above. The LMM Scheme shall include: -
 - Plans, specifications and schedules for establishment and long-term maintenance and management, of all identified landscape areas, including monitoring and remedial operations;
 - Details of the management agent (body or organisation) responsible for implementation of the LMM scheme; and the legal and funding mechanism(s) by which delivery of the LMM scheme will be secured.

All landscape maintenance and management operations shall be fully implemented as approved.

7 No development shall commence until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by the local planning authority. The scheme shall be implemented as approved.

8 A scheme of parking that provides for the required disabled parking requirements of the CSS Wales' Parking Standards 2008, shall be submitted to the written approval of the Local Planning Authority prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purposes of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

9 Prior to any use of the development herewith approved, the written approval of the Local Planning Authority shall be obtained for a delivery scheme that ensures that only one HGV delivery is undertaken at any one time.

- 10 The proposed 'drop off lay-bys' shall only be utilised for the setting down and picking up of pedestrians and shall at no time be utilised for the purposes of parking of vehicles and shall be maintained free of any permanent obstruction.
- 11 No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during demolition and construction; and
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- 12 Works shall not take place until a scheme for the mitigation of dust has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during all stages of demolition and construction. Vehicles transporting materials which are likely to cause dust onto and off site shall be suitably covered.
- 13 During the demolition and construction phases, no works or demolition or construction shall take place other than within the hours of 07.30 – 18.30 Monday – Friday, Saturday 08:00 – 14.00 and not at all on Sundays, Bank or Public Holidays.
- 14 Development shall not begin until a Level 2 building survey of the existing building and structures has been carried out in accordance with guidelines provided by Historic England (2016) and the Local Planning Authority's archaeological advisors – Dyfed Archaeological Trust Development Management. The resulting survey should be approved by the planning authority prior to the commencement of development and deposited with the regional Historic Environment Record, held and maintained by the Dyfed Archaeological Trust, Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE,
- 15 The works are to be carried out in strict accordance with the recommendations contained within section 3.2.7.2 of the submitted ecology report.
- 16 No development approved by this permission shall be commenced until an Ecological Management and Maintenance Plan detailing all necessary ecological retentions, enhancements, creation, mitigation and ongoing management measures for the lifetime of the development, delivering the ecological recommendations listed within Section 4 the Walkover Ecological Assessment and Bat Survey report by Pryce Consultant Ecologists dated 15th August 2019, is submitted to and approved in writing by the Local Planning Authority. The plan shall then be implemented as approved.

- 17 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
- 18 The approved use shall not commence until an adequate grease trap has been fitted in accordance with details that have been submitted to and approved in writing by the local planning authority. Thereafter the grease trap shall be maintained so as to prevent grease entering the public sewerage system.
- 19 The proposed development site is crossed by a public sewer, the position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2-6 In the interest of visual amenity.
- 7 Prevention of pollution
- 8 In the interests of Highway safety and to provide the necessary spaces required for the use of disabled employees and visitors.
- 9 To ensure that there is no conflict with the adjacent bus bay and that there is no overspill from the delivery bay onto the highway to the detriment of highway safety.
- 10 In the interests of highway safety.
- 11-13 To protect the living conditions of local residents.
- 14 In the interest of protecting and recording the historic environment.
- 15-16 In the interests of protecting wildlife and biodiversity.
- 17 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
- 18 To protect the integrity of the public sewage system and ensure the free flow of sewage.
- 19 To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Notes

- 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.

- 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).