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FRIDAY, 28 MAY 2021

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

I HEREBY SUMMON YOU TO ATTEND A **VIRTUAL MEETING** OF THE **PLANNING COMMITTEE** WHICH WILL BE HELD **AT 10.00 AM ON TUESDAY, 8TH JUNE, 2021** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA

Wendy Walters

CHIEF EXECUTIVE

Democratic Officer:	Rhian Lloyd
Telephone (direct line):	01267 224088
E-Mail:	Democraticservices@carmarthenshire.gov.uk

Wendy Walters Prif Weithredwr, *Chief Executive*,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

PLANNING COMMITTEE

20 MEMBERS

PLAID CYMRU GROUP - 10 MEMBERS

- | | | |
|-----|--------------------------------------|--|
| 1. | Councillor Mansel Charles | Member of Llanegwad Community Council |
| 2. | Councillor Tyssul Evans | Member of Llangyndeyrn Community Council |
| 3. | Councillor Jeanette Gilasbey | Member of Kidwelly Town Council |
| 4. | Councillor Ken Howell | |
| 5. | Councillor Carys Jones | |
| 6. | Councillor Alun Lenny (Chair) | Member of Carmarthen Town Council |
| 7. | Councillor Jean Lewis | |
| 8. | Councillor Dorian Phillips | |
| 9. | Councillor Gareth Thomas | Member of Llenedi Community Council |
| 10. | Councillor Eirwyn Williams | |

LABOUR GROUP - 4 MEMBERS

- | | | |
|----|-------------------------------|--|
| 1. | Councillor Deryk Cundy | |
| 2. | Councillor John James | Member of Pembrey & Burry Port Community Council |
| 3. | Councillor Dot Jones | Member of Llannon Community Council |
| 4. | Councillor Kevin Madge | Member of Cwmamman Town Council |

INDEPENDENT GROUP - 4 MEMBERS

- | | | |
|----|--|--------------------------------------|
| 1. | Councillor Sue Allen | |
| 2. | Councillor Ieuan Davies | |
| 3. | Councillor Joseph Davies | |
| 4. | Councillor Irfon Jones (Vice-Chair) | Member of Bronwydd Community Council |

NEW INDEPENDENT GROUP – 2 MEMBERS

1. **Vacancy**
2. **Vacancy**

A G E N D A

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF PERSONAL INTERESTS**
- 3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS** 5 - 44
- 4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS** 45 - 94
- 5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 29TH APRIL, 2021** 95 - 98

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**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 - ON
08/06/2021**

**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.

COMMITTEE:	PLANNING COMMITTEE
DATE:	08/06/2021
REPORT OF:	HEAD OF PLANNING

INDEX - AREA EAST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE
E/40650	DEMOLITION OF SCHOOL AND RESIDENTAL DEVELOPMENT OF 6 NO DWELLINGS, DETAILED DESIGN OF THE SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING OF THE DEVELOPMENT AT NANTYGROES CP SCHOOL, MILO, LLANDYBIE, AMMANFORD, SA18 3NZ	9

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	E/40650
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Application Type	Approval of reserved matters
Proposal & Location	DEMOLITION OF SCHOOL AND RESIDENTIAL DEVELOPMENT OF 6 NO DWELLINGS, DETAILED DESIGN OF THE SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING OF THE DEVELOPMENT AT NANTYGROES CP SCHOOL, MILO, LLANDYBIE, AMMANFORD, SA18 3NZ

Applicant(s)	SHIRE HOMES (CARMS) LTD
Agent	NICOLE JONES ARCHITECT
Case Officer	Helen Rice
Ward	Llanfihangel Aberbythych
Date registered	04/06/2020

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 consists of the disused school building and surrounding land associated with the former Nantygroes primary school in Milo. The disused school lies at the north-eastern edge of the village and consists of a large school building with a number of ancillary buildings/structures; there are a number of residential dwellings immediately opposite and immediately adjacent to the application site. The site does not at present have a vehicular access directly onto the adjacent highway (C2145); access to the school is via a gated access at the north eastern boundary of the site off an unadopted rear lane.

The boundary to the north of the site is made up of mature hedgerow; the eastern boundary is a mixture of hedgerow and walling and fencing; the southern boundary which abuts the main road consists of a sloping masonry wall with hedging on top, the remaining western boundary consists of stone walling. The site is relatively flat and measures approximately 0.449Ha in area.

Proposal

The development includes the provision of 6 dwellings on the site set in a cul-de-sac arrangement with access achieved directly from the adjacent classified highway. Two, two storey properties are to be sited fronting onto the highway with the remaining four dwellings to the rear and arranged to front onto the internal estate road.

Planning Site History

E/34580

DEMOLITION OF EXISTING SCHOOL TO BE REPLACED WITH A RESIDENTIAL DEVELOPMENT OF 7 NO. 2 STOREY DWELLINGS TOGETHER WITH AN ON SITE BAT ROOST STRUCTURE

Outline Granted 19/04/2017

E/29221

PROPOSED DEMOLITION OF FORMER NANTYGROES CP SCHOOL BUILDING, KITCHEN AND ALL OUTBUILDINGS (EXCEPT BUILDING NO 1)

Demolition notification Granted 15/01/2014

E/28872

RE-SUBMISSION OF OUTLINE PLANNING APPLICATION E/27873 DEMOLITION OF EXISTING SCHOOL TO BE REPLACED WITH A RESIDENTIAL DEVELOPMENT OF 5 NO. 2 STOREY DWELLINGS

Withdrawn 21/05/2014

E/27873

OUTLINE PLANNING APPLICATION TO REPLACE THE DISUSED SCHOOL WITH APPROXIMATELY 5 NO 4 BEDROOM DWELLING HOUSES

Withdrawn 09/04/2013

Planning Policy

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

SP1 Sustainable Places and Spaces

SP14 Protection and Enhancement of the Natural Environment

GP1 Sustainability and High Quality Design

GP2 Development Limits

H2 Housing within Development Limits

TR3 Highways in Developments- Design Considerations

EQ4 Biodiversity

EP2 Pollution

REC2 Open Space Provision and New Developments

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040](#), [Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government

Summary of Consultation Responses

Head of Transportation & Highways - No objections subject to the imposition of conditions to secure appropriate visibility splays, footways, access road, parking and turning areas.

Land Drainage – the site is not within a flood risk area and a SAB application will be required.

Llanfihangel Aberbythych Community Council - No observations received to date.

Local Member(s) - Councillor Cefin Campbell, whilst not objecting to the development per se, has raised concerns over the privacy of the adjoining property due to proximity of dwellings to the boundary. In particular he states that 'Am Byth' will be severely compromised if a house was built in close proximity to their boundary. Cllr Campbell has suggested a suitable condition to ensure ample space between the proposed dwellings is achieved and that no side windows would be provided. Further, Cllr Campbell raises queries from local residents regarding whether the visibility splays are sufficient.

Natural Resources Wales – initial raised objections to the scheme on grounds that the bat mitigation measures agreed at the Outline stage were proposed to be changed and this was not acceptable. The application has since reverted back to the original bat mitigation measures, (i.e. the creation of a dedicated bat roost building to the rear of the site). NRW has raised concerns that no mention of use of the existing materials in the existing roost is referred to in the submitted documentation as well as the need for lighting details.

Dwr Cymru/Welsh Water – has no objections to the development subject to a condition to ensure that no surface water/land drainage shall be connected into the public sewerage network. Oh

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 notice. 5 no. representations were received objecting to the development on the following grounds:

- The scale of the proposed dwellings had substantially increased since the outline application resulting in a cramped form of development;
- The dwellings would tower over neighbouring bungalows and dormer bungalows;
- Development would result in overlooking and overshadowing
- All dwellings should be bungalows only
- 6no. large family properties will change the village which is predominately occupied by elderly/retired people
- Insufficient garden areas
- No facilities for children to play and there are no facilities within the village
- The development would affect the peaceful nature of the village
- Insufficient parking provision for each house is provided;
- Concerns from professional bodies need to be addressed;
- Insufficient visibility splays
- Development would generate demand for on-street parking
- Demolition of the building will require significant traffic movements 7 days a week and will cause congestion and disturbance
- Road currently is heavily trafficked with vehicles sometimes having to mount verges when agricultural vehicles and school buses pass

- Surface water should not be allowed to enter highway drainage as it would result in flooding of properties and the Council would be liable to claims against it.
- Additional drainage from the site will affect neighbouring properties;
- Flooding from the site onto neighbouring properties already occurs and developer must take steps to ensure that this no longer occurs
- Development would have an impact on wildlife
- Concerns that any digging down into the site would make the school wall unstable and unsafe

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

Appraisal

The application is for consideration of the reserved matters only (access, appearance, scale, layout and landscaping) with the principle of a residential development of two storey dwellings having already been approved at the outline stage. As such, the main considerations of this case relates to the now known details of the proposed dwellings and their impact upon the character and appearance of the area, living conditions of nearby residents along with highway, biodiversity and drainage impacts.

Impact upon character and appearance of the area

The village of Milo has a mixed character of dwellings including a number of bungalows, dormer bungalows and two storey properties of varying age and design. The principle of two storey properties on the site was established at the Outline stage. Whilst it is acknowledged that bungalows occupy the plots either side of the application site, there are other two storey properties within the vicinity and as such, it is not considered that the addition of two storey properties would be so at odds with the wider character of the village to warrant an objection on such grounds. Furthermore, it has been demonstrated that the overall height of the proposed dwellings would be similar to the height of the existing/former school building. In terms of concerns raised about overly cramped development, the proposal now before you has reduced the total number of dwellings to that originally indicated at the Outline planning application stage (down from 7) to enable a more spacious plot layout.

A number of objectors have commented that the style of properties being detached family units would change the character of village, however there are already a number of larger family style properties within the village and in any event the development would serve to create a mixed community which is to be encouraged. In terms of design, it is acknowledged that the properties would have a more modern design approach, however through the use of materials which complement existing materials used on other properties within the buildings it is not considered that the overall appearance would detract from the varied character of the village. The proposal is therefore considered to comply with the principle design criteria of Policy GP1 of the LDP.

Impact on the living conditions of neighbouring properties

The presence of two storey dwellings adjacent to existing bungalows has the potential to impact upon the living conditions of existing residents which has evidently been raised as a concern by those objecting to the development. However, the proposal has sought to address this impact through appropriate siting and design of the dwellings. In particular,

the front two dwellings (Plots 1 & 2) are set at least 9m from the side boundaries of the site. Therefore whilst they would be higher than the neighbouring dwellings, it is considered that the significant distance between the existing bungalows and proposed front two dwellings (14m wall to wall) provides sufficient separation to accept the transition from single storey to two storey properties. Furthermore, no windows serving habitable rooms are proposed on the side elevations of Plots 1 & 2 which face onto the neighbouring properties.

Turning to the plots to the rear of the site; Plots 3 & 4 are proposed to front onto the internal cul-de-sac road, with their rear elevations facing the site's side boundaries which adjoin the side boundary of the adjacent properties known as "Am Byth" and "Marley Lodge". Plot 3 adjacent Marley Lodge, would for the most part be situated, at its nearest 8m wall to wall and opposite the side elevation of Marley Lodge. Due to the design for this plot, no windows serving habitable rooms are proposed along the first floor rear elevation. As such it is not considered that this plot would have an unacceptable impact on the neighbouring property in terms of overlooking or overshadowing. Similarly, Plot 4, which is of the same design albeit handed, would be located along side the side garden boundary of "Am Byth". The dwelling would be situated 7m at its nearest to the side boundaries of the respective neighbouring properties and again would not have any windows serving habitable windows on the upper floors and as such, again, it is not considered that this would result in a level of overlooking or overshadowing to the extent to have a detrimental impact upon the living conditions of neighbouring properties. It is however noted, that Plots 3 & 4 have upper floor side windows serving bedrooms which would face Plots 1 & 2 and 5 & 6 which could give rise to concerns over overlooking. It is therefore recommended that a condition is imposed to require these windows to be obscure glazed.

Lastly, Plots 5 & 6 are located to the rear of the application site and again proposed to front onto the cul-de-sac road, with the rear of plot 5 facing the side boundary of Marley Lodge's rear garden area with Plot 6's rear elevation looking out over the adjacent field area. Plot 5 evidently has potential to create overlooking into the rear garden area of Marley Lodge, however, the property has been set back from the boundary by at least 8m. There are however windows serving habitable rooms on this rear elevation and therefore to avoid concerns over loss of privacy these windows are recommended to be obscure glazed.

It is recognised that the addition of 6 dwellings on the site will inevitably have an impact upon the living conditions of neighbouring properties in comparison to the existing situation being a vacant former school site, however, having regard to the specific design and siting of the dwellings as proposed it is considered that the impacts are minimised to an acceptable level and as such the proposal is considered to comply with Policy GP1 of the LDP.

Highway Impacts

The proposal includes the creation of a new access onto the classified road leading into the site which has been designed to an adoptable standard with a 5m wide carriageway and 1.8m footpaths either side of the road and in front of the application site itself. This proposal has been reviewed by the Council's Highway Department who are satisfied with the proposal from an access perspective subject to the imposition of their stated conditions. The concerns raised by objectors regarding achieving adequate visibility splays has been secured and therefore there are no concerns raised in relation to the safety of the proposed access. With regards the internal arrangement, each dwelling is afforded its

own 3 car parking spaces which is the maximum standard required for dwellings of this scale. The parking is provided via integrated garages and parking within the plot for each dwelling. A condition imposed at the Outline stage confirms that all parking provision is not to be obstructed by non-motorised vehicles. Given the provision, there are no concerns in relation to the development generating demand for on-street parking as raised by objectors. Furthermore, due to the design of the internal road, sufficient turning and manoeuvring for vehicles is provided to again avoid manoeuvring on the highway which could give rise to highway safety concerns. The proposal is therefore considered compliant with highway standards and Policies GP1 and TR3 of the LDP.

Biodiversity Impacts

Whilst details of the proposed bat mitigation measures were agreed in general under the previous outline planning permission, the current application includes the proposed detail of those measures which include the provision of a dedicated bat house in the northern corner of the site as previously agreed at the outline stage. Whilst initially due to potential access issues there was some uncertainty over the provision of the bat house, those matters have since been addressed and the details that have been put forward have been accepted by Natural Resources Wales. However, NRW have indicated that further information regarding external lighting and assurance regarding the utilising of materials from the existing bat roost is required. To this end, two conditions are recommended to ensure that these details and assurances are provided prior to the commencement of development. As such the proposal is considered to comply with Policy SP14 of the Carmarthenshire Local Development Plan 2014.

Drainage

A number of objectors have raised concerns regarding existing flooding occurring from the site and the impact this development would have upon potential exacerbation of that flooding. The application has included drainage details that set out options for dealing with the surface water. A separate application to deal with the drainage elements is to be considered. Nevertheless, the drainage department has reviewed this application and has not raised any objections to date.

Planning Obligations

A S106 agreement relating to the biodiversity impacts was agreed to at the Outline stage.

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 development has been appropriately designed to ensure that it would not detract from the character and appearance of the area nor have a detrimental impact upon the living conditions of neighbouring residents. Suitable access, parking and turning areas are provided to not give rise to any highway safety concerns and appropriate mitigation measures have been incorporated to avoid significant impacts on bats. Matters relating to drainage are acknowledged and will be the subject of further subsequent consideration by the Sustainable Drainage Approval body. The proposal is therefore considered to comply with policies SP1, SP14, GP1, H2, TR3, EQ4 and EP2 of the Carmarthenshire Local Development Plan 2014 and is therefore recommended for approval subject to the following conditions:

Conditions and Reasons

Condition 1

The development shall be commenced before whichever is the later of:-

- a) the expiration of five years from the date of the outline planning permission to which this development relates; or
- b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason:

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

Condition 2

The development shall be carried out strictly in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:

- 1:500 scale Block Plan [19-486-A1] received 19 November 2020
- 1:500 scale Site Access Plan [2019 – 505a SK01] received 18 April 2020
- 1:100 scale Floor Plans (Plots 1 & 2) [19-486-1] received 18 April 2020
- 1:100 scale Elevations (Plots 1 & 2) [19-486-2] received 18 April 2020
- 1:100 scale Floor Plans (Plots 3 & 4) [19-486-3] received 18 April 2020
- 1:100 scale Elevations (Plots 3 & 4) [19-486-4] received 18 April 2020
- 1:100 scale Floor Plans (Plots 5 & 6) [19-486-5] received 18 April 2020
- 1:100 scale Elevations (Plots 5 & 6) [19-486-6] received 18 April 2020
- 1:1250 and 1:200 scale Proposed Site Sections [B-1] received 26 May 2020
- 1:100 and 1:50 scale Proposed Bat Roost Plans [1493-07] received 19 November 2020
- Ecological (Bat) Survey Report July/August 2019 received 19 November 2020

Reason:

To ensure that the development is implemented in accordance with the approved details.

Condition 3

Prior to the commencement of development a detailed lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Details of the siting and type of external lighting to be used, including any measure to control light spill
- Drawings setting out light spillage (in lux) in key sensitive areas (E.g. around the bat house, in vegetated corridors leading from it to the site boundary, and on suitable habitats just beyond the site boundary)
- Details of lighting to be used both during construction and operation

The development shall thereafter be carried out strictly in accordance with the approved scheme.

Reason:

In the interests of biodiversity in accordance with Policy SP14 of the Carmarthenshire Local Development Plan 2014.

Condition 4

Notwithstanding the details provided within the submitted ecological surveys, the compensatory roost shall utilise and re-use materials from the existing roosts, and details of this provision shall be included in an addendum to the ecological report that shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of any development.

Reason:

In the interests of biodiversity in accordance with Policy SP14 of the Carmarthenshire Local Development Plan 2014.

Condition 5

The following first floor windows shall be obscure glazed and maintained as such thereafter:

- Plots 1 and 2 –side elevation window serving ensuite
- Plots 3 and 4 –side elevation windows serving Ensuite and Bedroom 1, and rear elevation windows serving Ensuite and Bathroom
- Plot 5 –rear elevation window serving bedrooms 2 and 3

Reason:

To protect the living conditions of existing neighbouring residents and future residents of the development in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Notes / Informatives

Note 1

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

Note 2

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 3

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).

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Y Pwyllgor Cynllunio / Planning Committee

08/06/2021

Rhanbarth Y Dwyrain / Area East

Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

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**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

E/40650

Helen Rice

E/40650 Location Plan

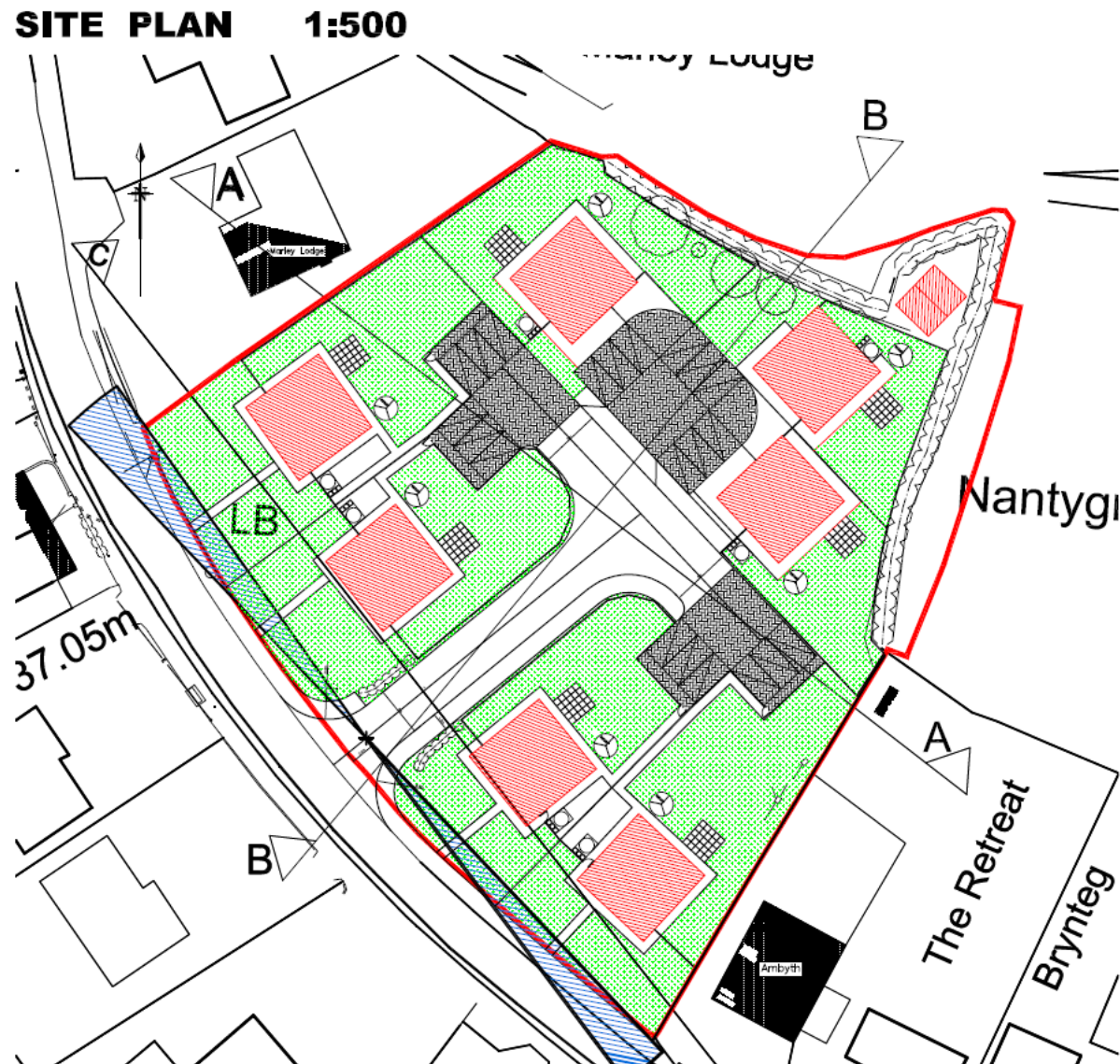


E/40650 Site Location Plan

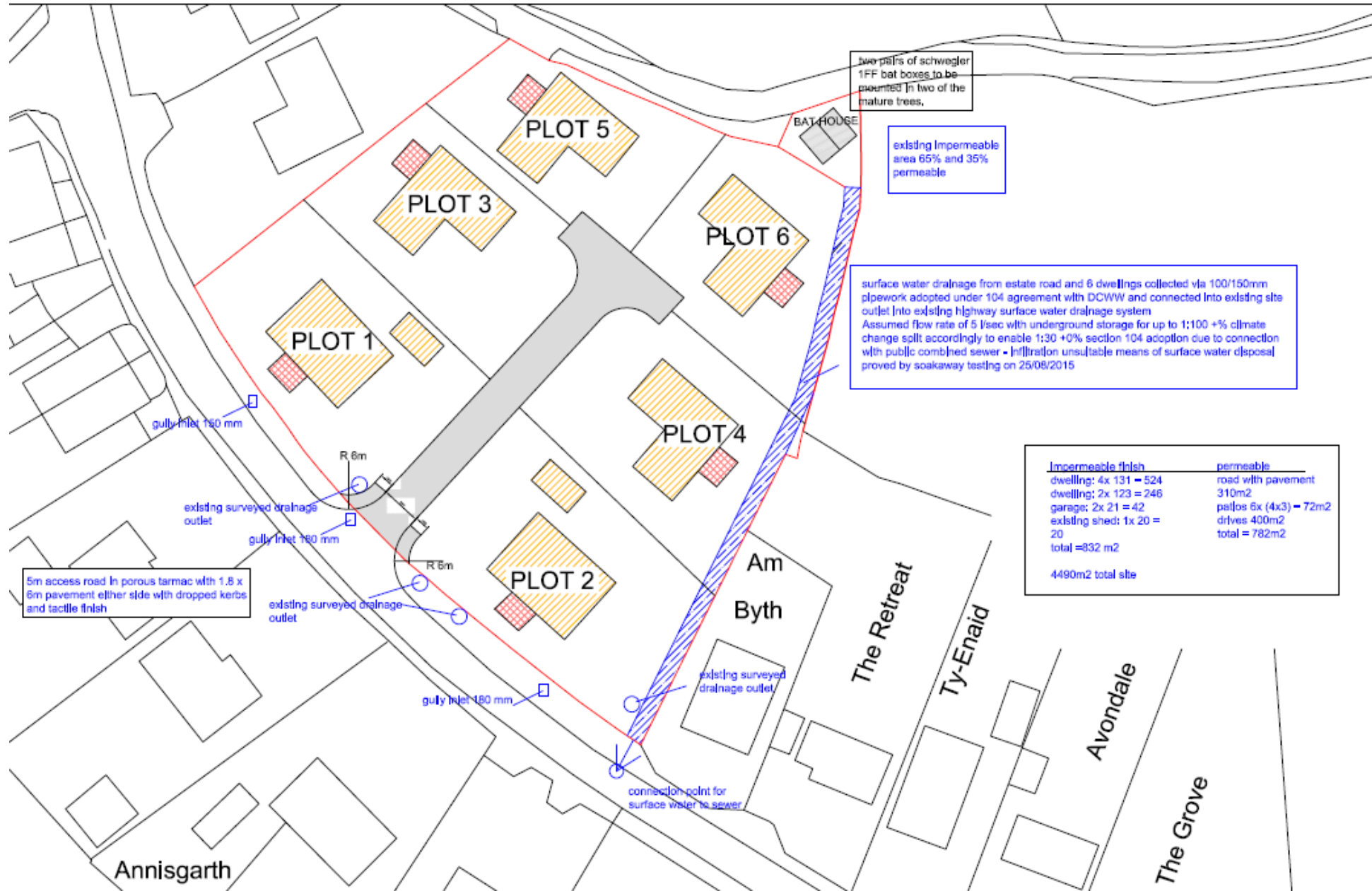
E/40650 Site Location Plan and Aerial



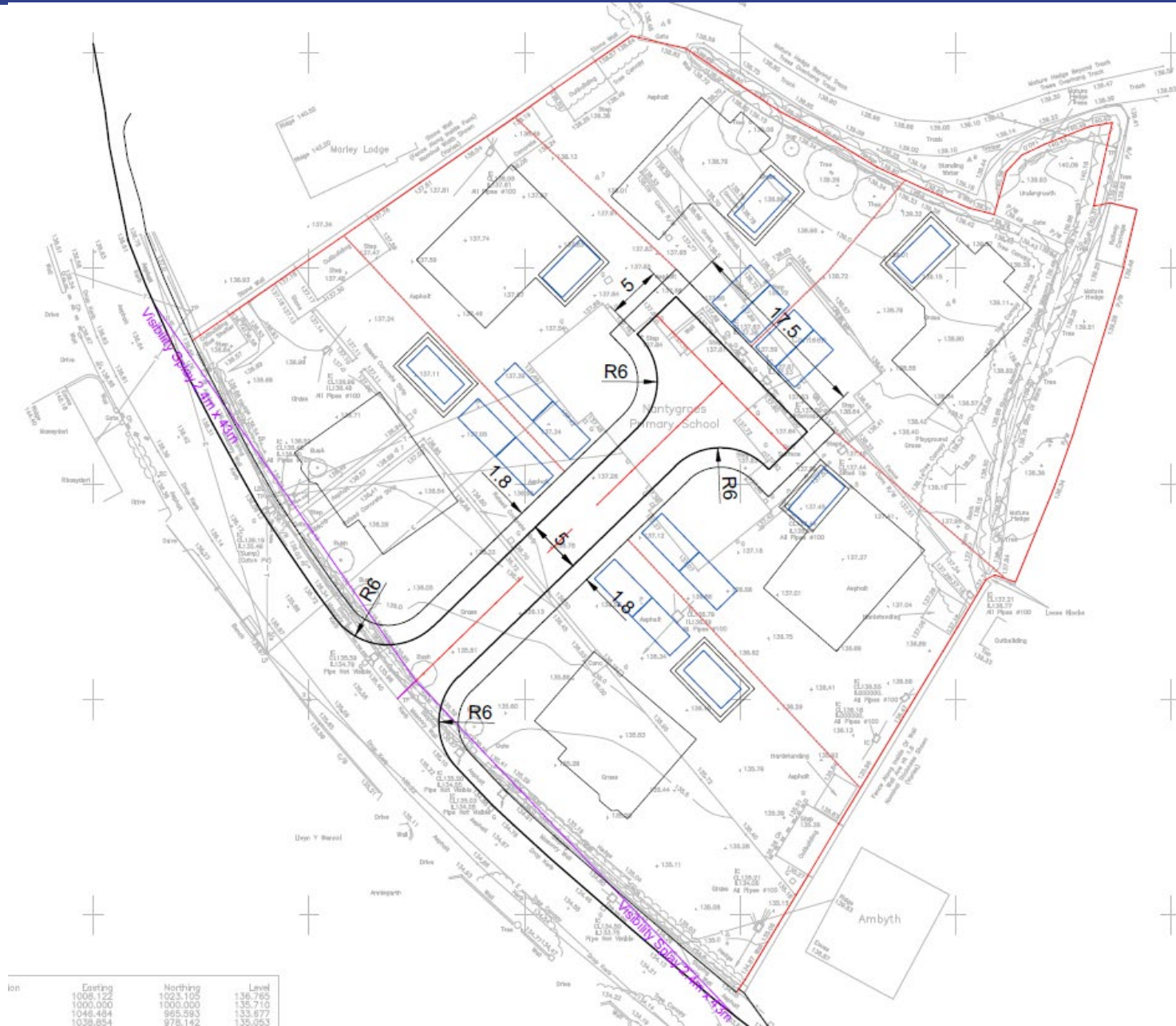
E/40650 Previously Approved Outline Indicative Layout



E/40650 Proposed Layout



E/40650 Proposed access and parking

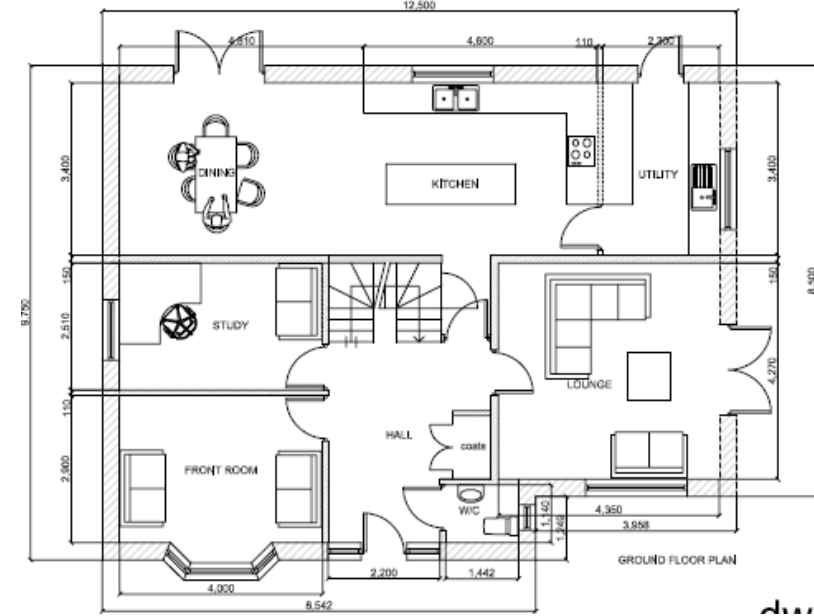


E/40650 Plots 1 & 2

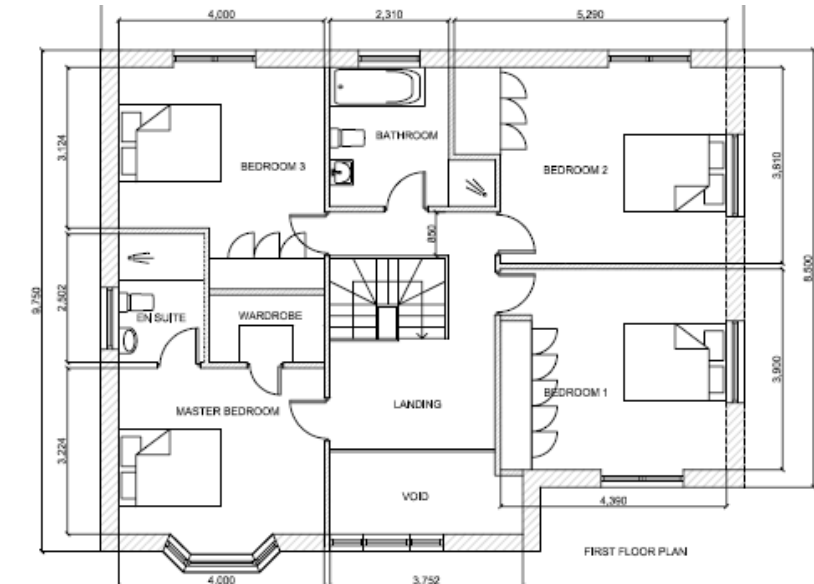


REAR ELEVATION

SIDE ELEVATION

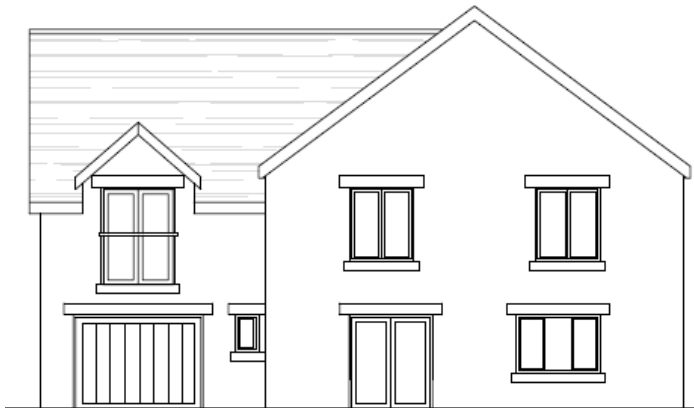


GROUND FLOOR PLAN



FIRST FLOOR PLAN

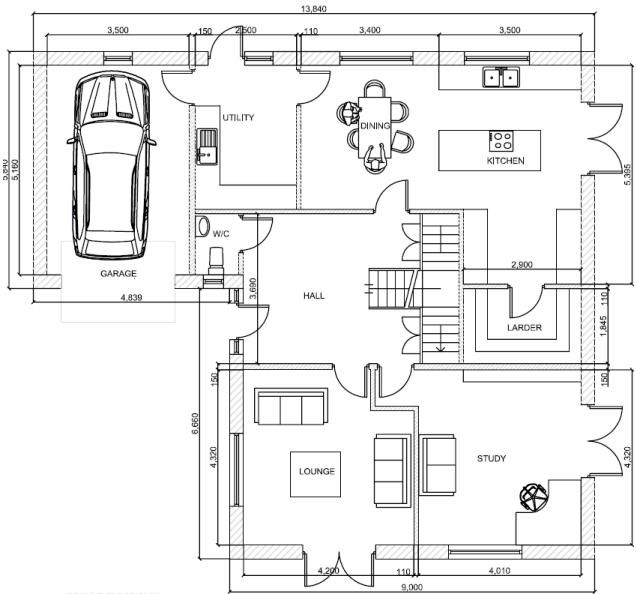
E/40650 Plots 3 & 4



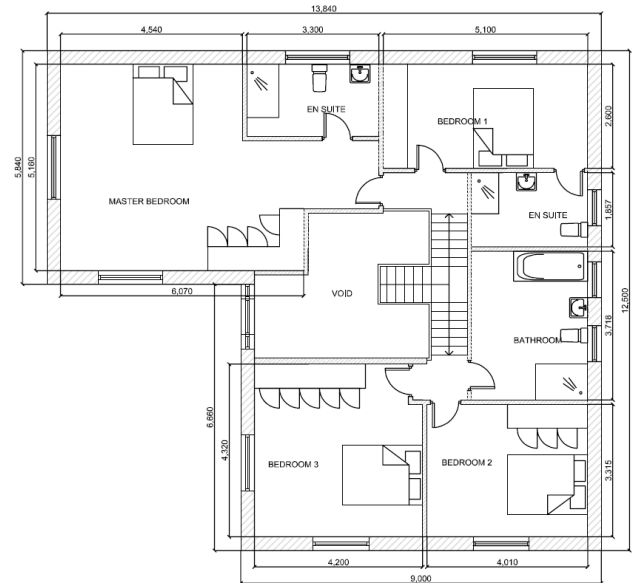
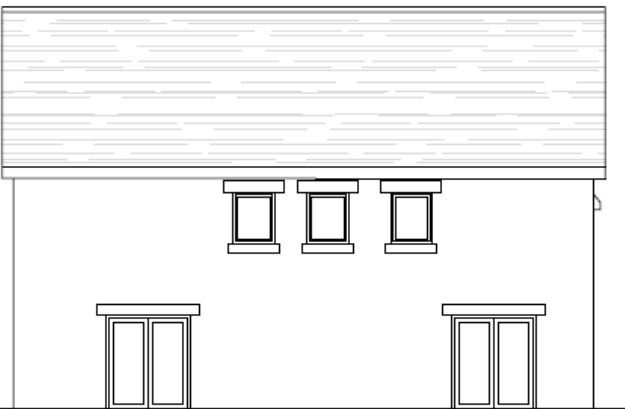
SIDE ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

E/40650 Plots 5 & 6

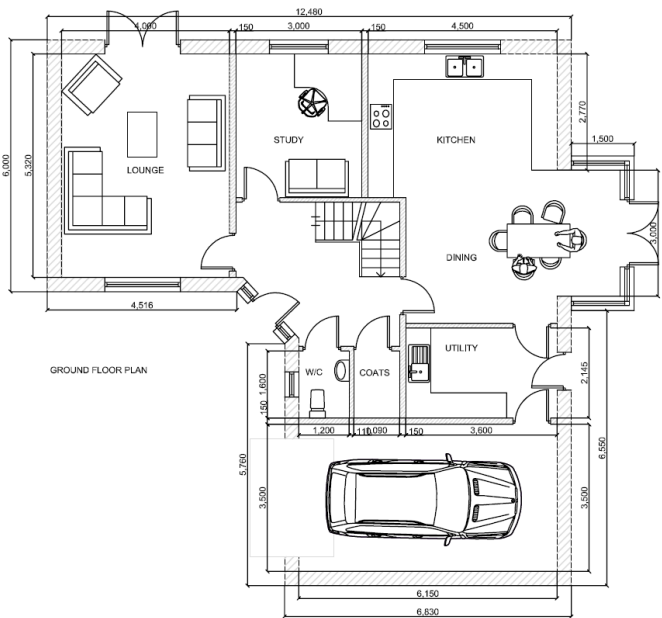
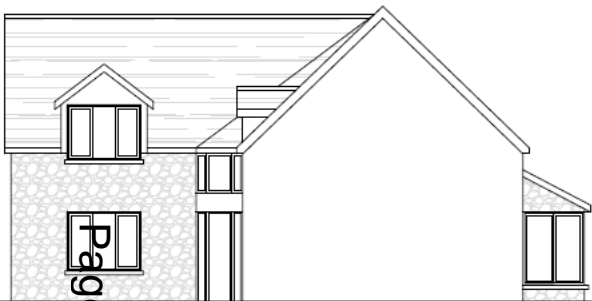


REAR ELEVATION

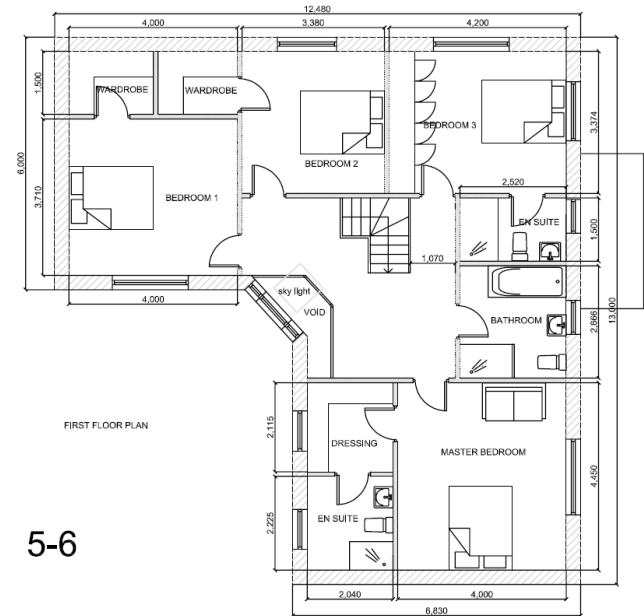


FRONT ELEVATION

dwelling 5-6



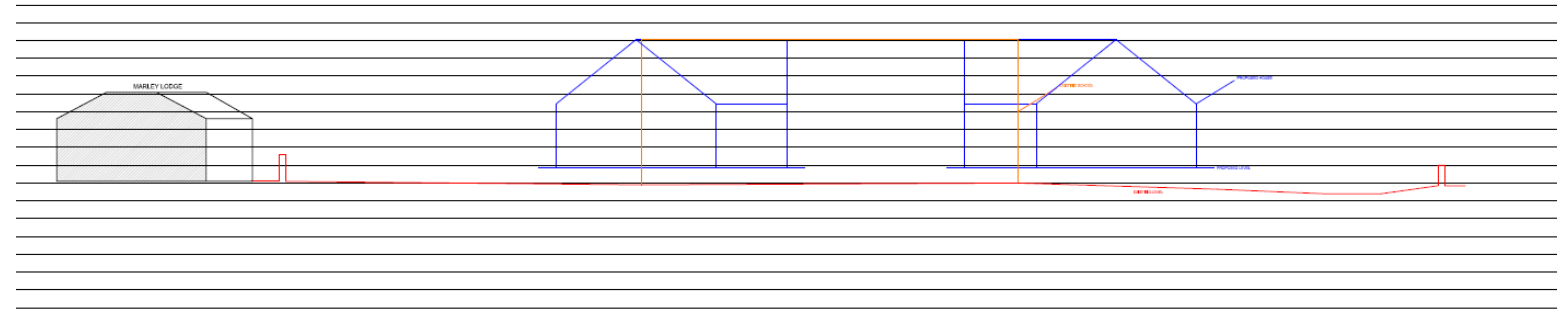
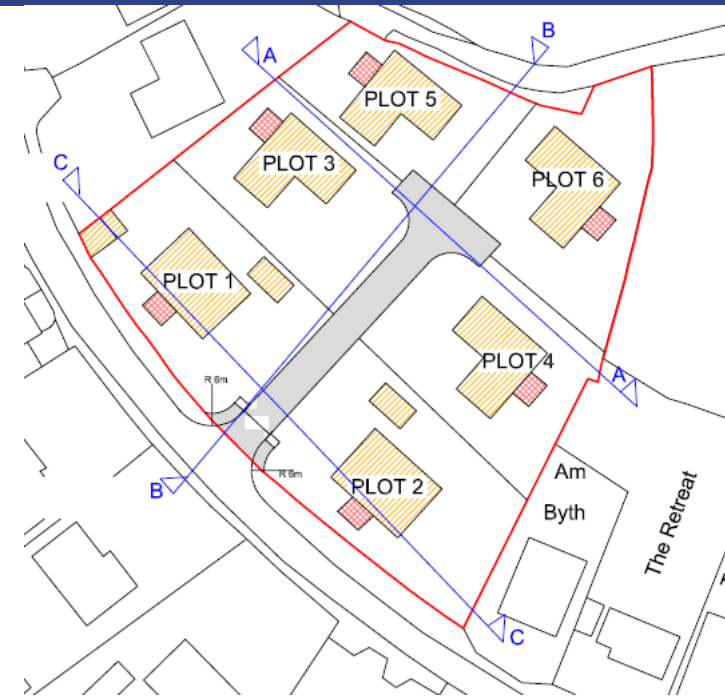
GROUND FLOOR PLAN



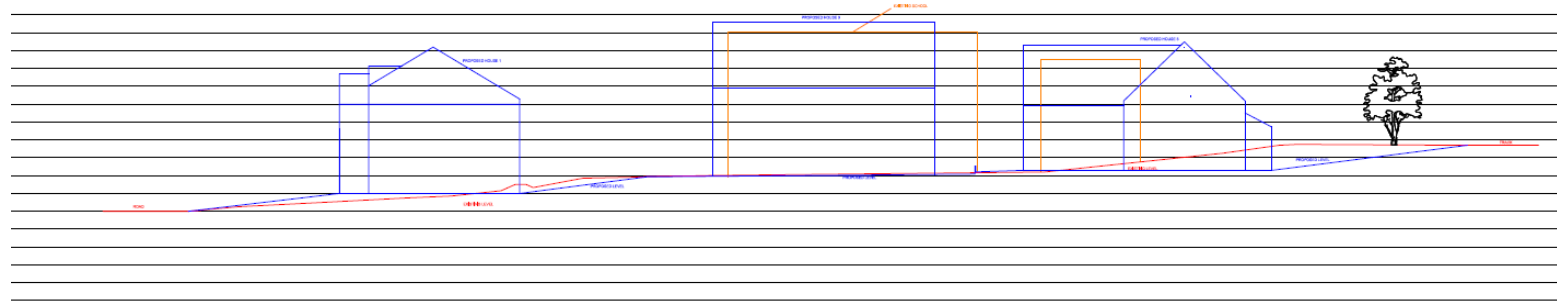
FIRST FLOOR PLAN

5-6

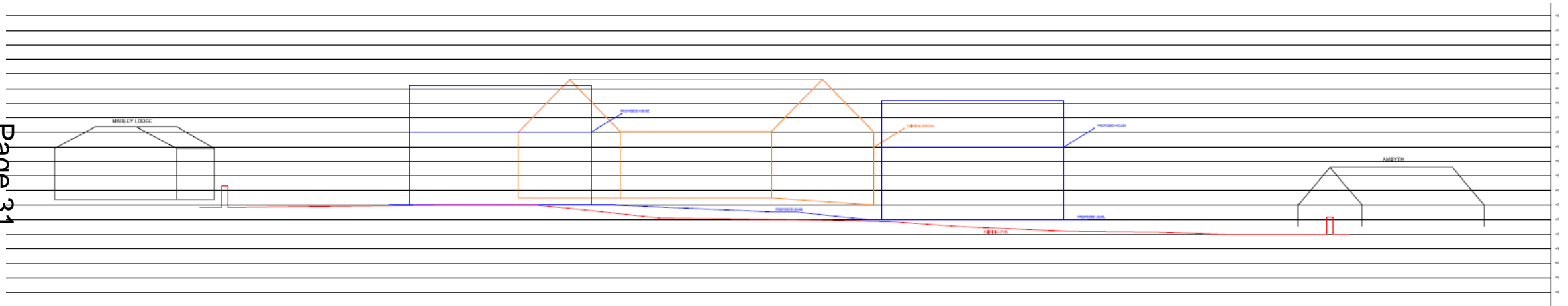
E/40650 Cross Sections



SECTION A-A DWELLINGS 5 AND 6



SECTION B - B CROSS SECTION THROUGH SITE



SECTION C - C DWELLINGS 1 AND 2











**Application Site &
School building**





E/40650









**Application Site &
School building**



Diolch | Thank you

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carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council



*Ardal De/
Area South*

**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 – ON
08/06/2021**

**I'W BENDERFYNU/
FOR DECISION**



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 yna 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:	08/06/2021
REPORT OF:	HEAD OF PLANNING

INDEX-AREASOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE
PL/01427	DOUBLE STOREY EXTENSION TO SIDE OF DWELLING AT 67 PONTARDULAIS ROAD, TYCROES, AMMANFORD, SA18 3QA	49

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/01427
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Application Type	Householder Planning Permission
Proposal & Location	Double storey extension to side of dwelling at 67 Pontardulais Road, Tycroes, Ammanford, SA18 3QA

Applicant(s)	MR ANTHONY THOMAS
Agent	ROBERT HIGGINS
Case Officer	Zoe James
Ward	Tycroes
Date registered	19/03/2021

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 comprises a detached property located on Pontardulais Road, Tycroes. The site occupies a road fronted plot with access lane to the east to property situated to the rear. To the west and south the site borders existing residential dwellings and their amenity areas, to the north the site is bordered by A483 Pontardulais Road. The street scene is characterised by a variety of different house types and designs including detached properties, semi-detached and bungalows.

The host dwelling benefits from sufficient garden space to the rear of the dwelling and also to both sides with an existing detached garage to the west of the dwelling. The existing rear garden comprises a small outbuilding to east of the dwelling, a patio area and lawned area interspersed by hedges/shrubs. To the east the garden is bordered with a hedgerow, which continues along the rear boundary alongside trees, to the west there is a wooden close boarded fence.

The site is not situated within any environmental or ecological designations and is largely within the Coal Authority's Development Low Risk Area.

Proposal

The application seeks full planning permission for a double storey extension to the side of the property. The proposed extension is to be just offset from the front elevation of the existing

dwelling and extend out to the east. The extension is proposed to be 4.5 metres wide and length of 6.8m to the rear. The proposed extension provides a separate lounge area at ground floor with an additional two bedrooms and en suite at first floor.

Large bi-folding doors are proposed on the rear elevation at ground floor with a standard window for the bedroom and small window for the ensuite at first floor. The original plans submitted with the application included a Juliette balcony to the rear elevation at the first floor, but this has been amended by the applicant following concerns received from neighbours. To the front, a single window at ground and first floor is proposed of same size and design as the fenestration to the front of the existing dwelling. No new windows are proposed on the side elevation of the extension. The submitted plans state that the proposed extension will be constructed and finished using materials to match the existing dwellinghouse, with painted render to match existing and concrete roof tiles.

Planning Site History

No recent planning history of relevance at the property.

Planning Policy

In the context of the Authority's current Local Development Plan (LDP) the site is located within the Development Limits of Tycroes. Reference is drawn to the following policies of the Plan:-

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

GP1 Sustainability and High Quality Design

GP6 Extensions

EQ7 Biodiversity

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales](#) (PPW) Edition 11, February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways - No observations received to date.

Llanedi Community Council - No observations received to date.

Local Member(s) - Councillor Tina Higgins has not commented to date.

Sustainable Drainage Approval Body (SAB) – Advise development is not at risk of flooding and less than 100sq m so SAB approval is not required.

Natural Resources Wales – No comment to provide on the application.

Dwr Cymru/Welsh Water – No objection subject to condition.

Planning Ecology – no objection and issued bat advisory.

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

Summary of Public Representations

The application was the subject of notification by way of neighbouring letters issued.

Two representations were received, both objecting, and the matters raised are summarised as follows:

- Proposed Juliette balcony will result in loss of privacy to property and rear garden.
- Numerous windows on proposed rear elevation will allow views to neighbouring property.
- Raised position of extension allows direct views to neighbouring properties and access lane.
- Installation of patio doors at ground floor could cause increase noise.
- No dimensions provided on plans and concern of proposed extension proximity to hedge.
- Existing issue regarding permitter hedge not providing any privacy in current unkempt state.
- Ongoing issue regarding poor appearance and maintenance of boundary hedge is impacting sale of property.
- Proposal will be in close proximity to old water well situated in the garden.
- Two storey extension is out of character with the existing property and overdevelopment.
- Construction of the extension will result in unacceptable noise, disturbance and nuisance for immediate neighbours.
- Concerns regarding highway safety given the position of the proposed extension in close proximity to A483 highway along with existing streetlamp and speed restriction sign.
- Concerns regarding highway safety for large construction vehicles accessing and existing the site onto the highway.

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

Appraisal

In terms of the principle of development, the planning application proposes a double storey side extension at an existing residential dwelling, within development limits and within an established residential area. Local Development Plan (LDP) Policy GP6 is of relevance. The policy supports residential extensions where they are compatible to the size and character of the existing development and do not adversely affect the amenity of neighbouring properties.

The proposal involves a 4.2m by 6.8m double storey extension to the side elevation. In terms of the impact on the host dwelling, the proposal is set back slightly from the front elevation of the existing dwelling with a slightly lower ridge height to appear subordinate to the main dwelling. The materials are proposed to match the existing and the fenestration style and size is proposed to match the existing on the front elevation. As such, the appearance of the dwelling and proposed extension from the streetscene is considered to be acceptable.

The property also occupies a sizeable plot with existing amenity area to both sides and rear of the property at present. The proposed extension is proposed to the side of the existing dwelling an area currently comprised lawned garden. The extension is not proposed to be the full length of the existing dwelling house will be in line with the existing gable to the side of the host dwellinghouse. As such, the proposal is considered to be of suitable scale and design as required by Policy GP6. In addition, sufficient garden space remains to the rear of the property and the existing driveway and parking area to the east is unaffected by the proposed extension. There is also approximately a 1.4m walkway between the proposed extension and property boundary to the west. On this basis, the extension does not result in overdevelopment of the site.

Turning to privacy and impact on amenity of neighbouring properties. This has been raised as a concern in the two neighbour objections received. No new windows are proposed on the side elevations of the extension with glazed patio doors proposed on the rear elevation at ground floor along with a single window for the bedroom and a small separate en-suite window at first floor. The original plans included a Juliette balcony on the rear elevation, the plans were amended by the applicant following review of the neighbours' concerns regarding this feature and loss of privacy concerns. Instead the rear bedroom will now have a single window of the same style and design as existing windows at the property. The rear of the proposed extension will end approximately in line with the front elevation of neighbouring property no. 65 with a separation distance of 11 metres between the extension and neighbouring dwelling. The single unobscured window proposed at first floor of the rear elevation may allow for some views to the side of no. 65 which appears to be presently used as a driveway. However, in terms of views into the rear garden, the proposed extension is situated some 15m from the rear garden, with the existing boundary hedge of the site and detached garage/outbuilding at no. 65 situated in between. As such, the proposal is not considered to result in an unacceptable direct impact on privacy of neighbouring property the side.

In terms of the property to the rear, the garden of the site extends a further 32m from the end of the proposed extension. The dwelling, Llygad-yr-Haul no.67a, is a further 9.9m away from the rear garden boundary. The existing boundary hedge, trees and vegetation also provides further screening. As such, whilst new fenestration is proposed at first floor level on the rear elevation, there is considered to be suitable separation distance alongside existing natural screening which ensures there will not be an adverse impact on amenity of neighbouring properties by loss of privacy.

Objections also raise concern regarding noise and disturbance, as a result of the proposed development. Firstly, the noise which may arise from the new patio doors at ground floor level. This is not considered to result in a significant increase in noise, there is an existing door on the side elevation of the property at present in close proximity to the proposed new patio doors. Concerns regarding noise and disturbance during the construction process are acknowledged but this is not a material planning consideration.

The concerns raised regarding the position of the proposed extension and impact on highway are not considered relevant. The proposed extension is not situated any closer to the highway than the existing dwelling and will therefore not cause any impact on placement of the streetlamp or speed restriction sign. No comments have been received to date from the Highway Authority on the application. Nevertheless, the proposal does not result in any changes to the existing parking and access arrangements and the property benefits from a sizeable side driveway. As such, the proposal is not considered to result in any highway safety concerns.

Objections also both relate to the condition and unkempt appearance of the existing boundary hedge. The applicant has advised that the reduced privacy of the boundary hedge, is as a result of recent hedge works undertaken by one of the objectors. As the hedge is not proposed to be affected by the proposed development, it is not considered reasonable to require improvements to this as part of the current planning application.

The application has been reviewed by the Authority's Sustainable Drainage Approval Body (SAB) and Dwr Cymru Welsh Water (DCWW). SAB team have no adverse comments and advise SAB approval is not required. DCWW also do not object subject to a condition being imposed regarding surface water drainage. Natural Resources Wales were also consulted and advised no comments on the application. Planning Ecology have no objection and issued a bat advisory.

The proposal is therefore considered to be in accordance with the objectives of policies GP1 and GP6 in terms of its scale and appearance and likely impact upon the residential amenity of neighbouring occupiers.

Planning Obligations

None

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 in line with relevant Local Development Plan Policies and objections received, it is concluded on balance that the proposed extension is acceptable. The extension is considered to be compatible to the character and appearance of the existing property and of suitable scale for the site. The positioning of the extension is not considered to result in a significant adverse impact on amenities of neighbouring properties by way of loss of privacy.

The proposal is in accordance with the policies of the adopted Local Development Plan and is therefore put forward with a favourable recommendation subject to the below conditions.

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 development hereby permitted shall be carried out strictly in accordance with the details shown on the following plans:-

- Site Location Plan, Proposed Site Plan, Existing Floor Plans and Elevations drawing no 18:895 01 received 26 February 2021;
- Proposed Floor Plans and Elevations drawing no 18:895 02 received 23 April 2021.

Reason:

In the interests of visual amenity and to confirm the extent of the permission.

Condition 3

The materials to be used in the construction of the external surfaces of the extensions shall be as referred on Proposed Elevations and match those used in the existing building.

Reason:

In the interests of visual amenity.

Condition 4

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.

Reason:

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

Notes / Informatives

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 responses received from consultees and third parties can be found on the Authority's website (www.carmarthenshire.gov.uk). They may also relate to other permissions or consents required or include further advice and guidance.

- Please see the relevant response from Authority's Sustainable Drainage Approval Body (SAB), Planning Ecology and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.

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Y Pwyllgor Cynllunio / Planning Committee

08/06/2021

Rhanbarth Y De / Area South

Y Gwasanaethau Cynllyunio - Planning Services

Adran Yr Amgylchedd - Environment Department



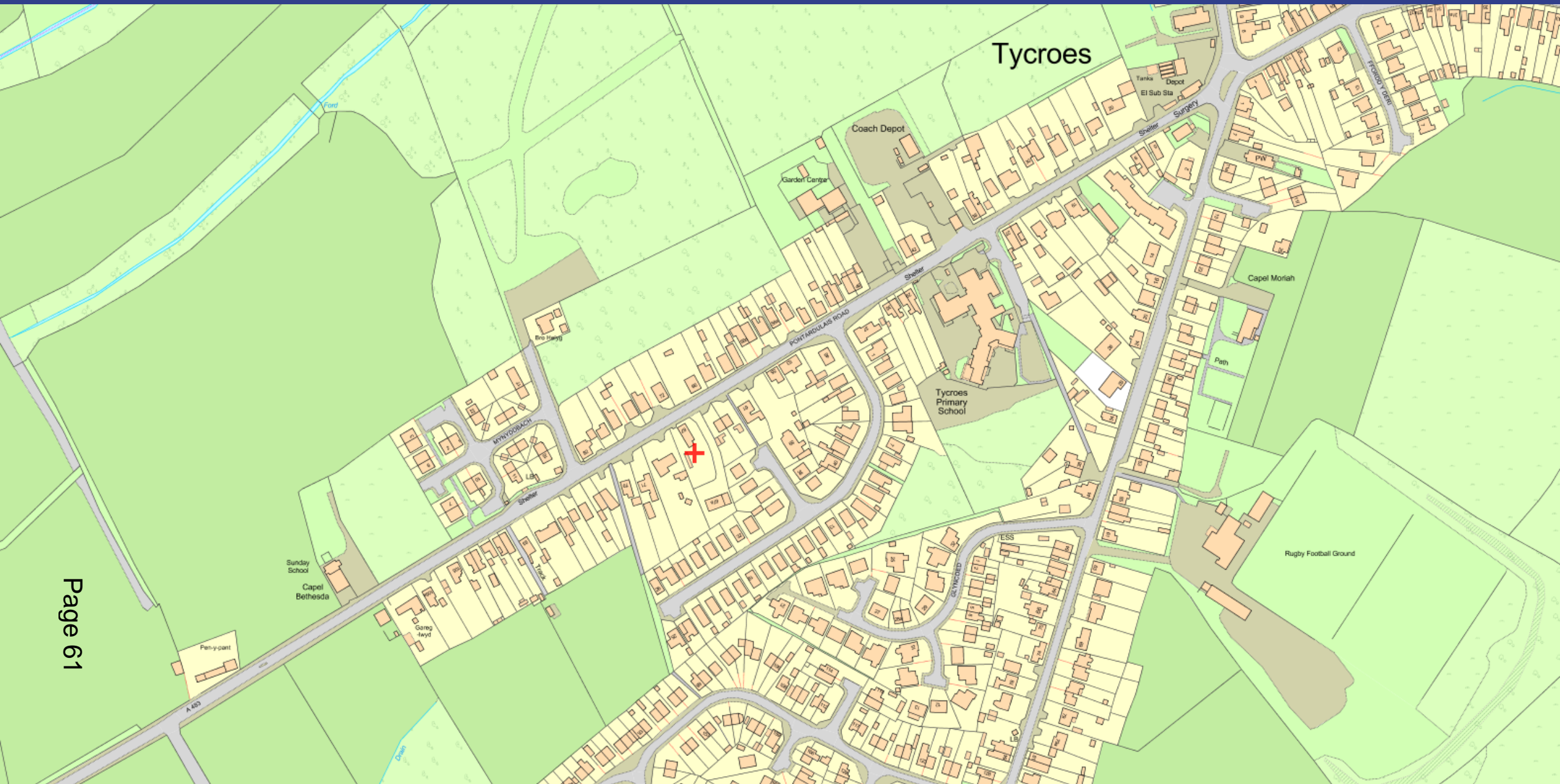
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eu bod yn cael eu
cymeradwyo**

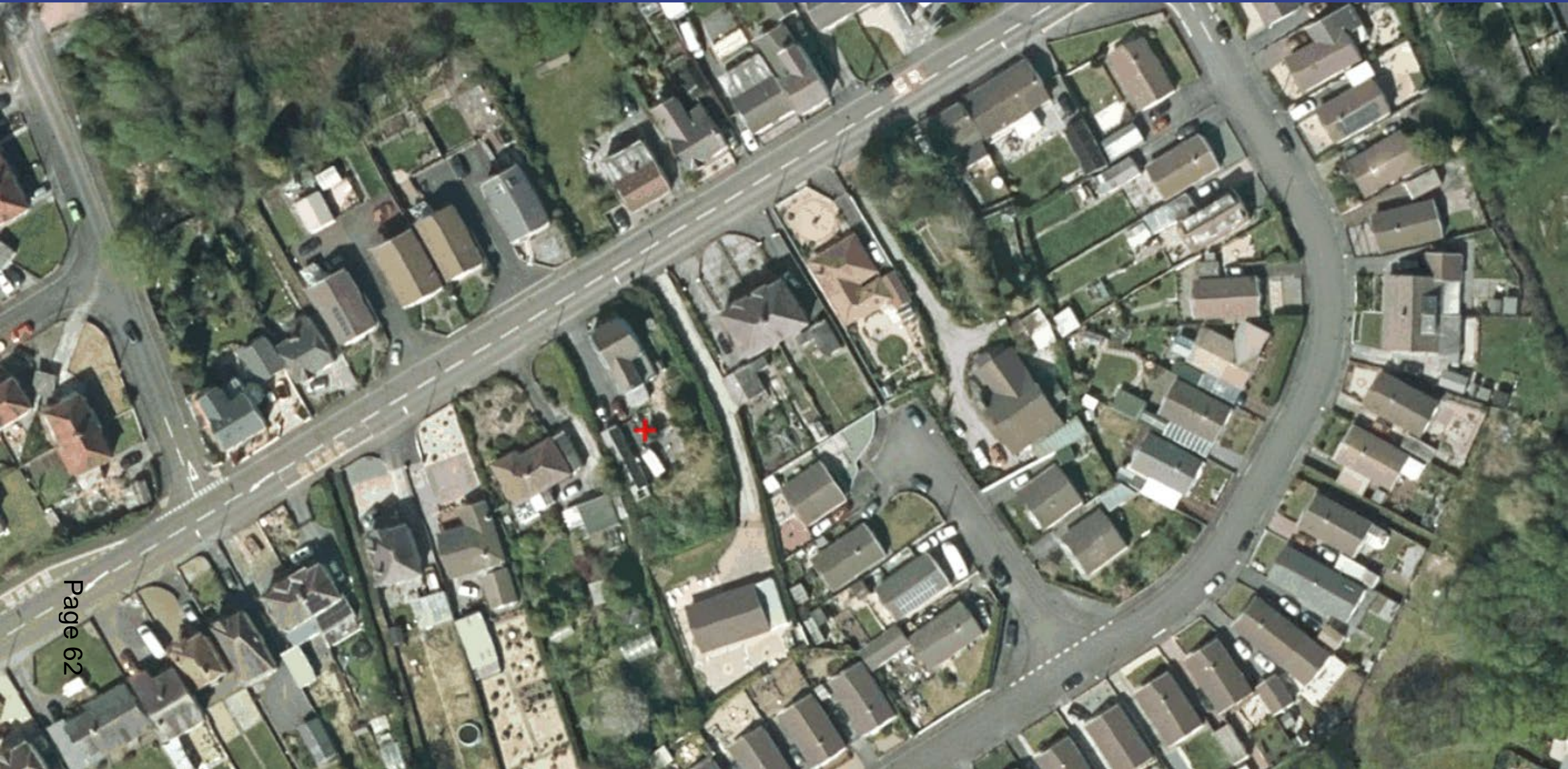
**Applications
recommended for
approval**

PL/01427

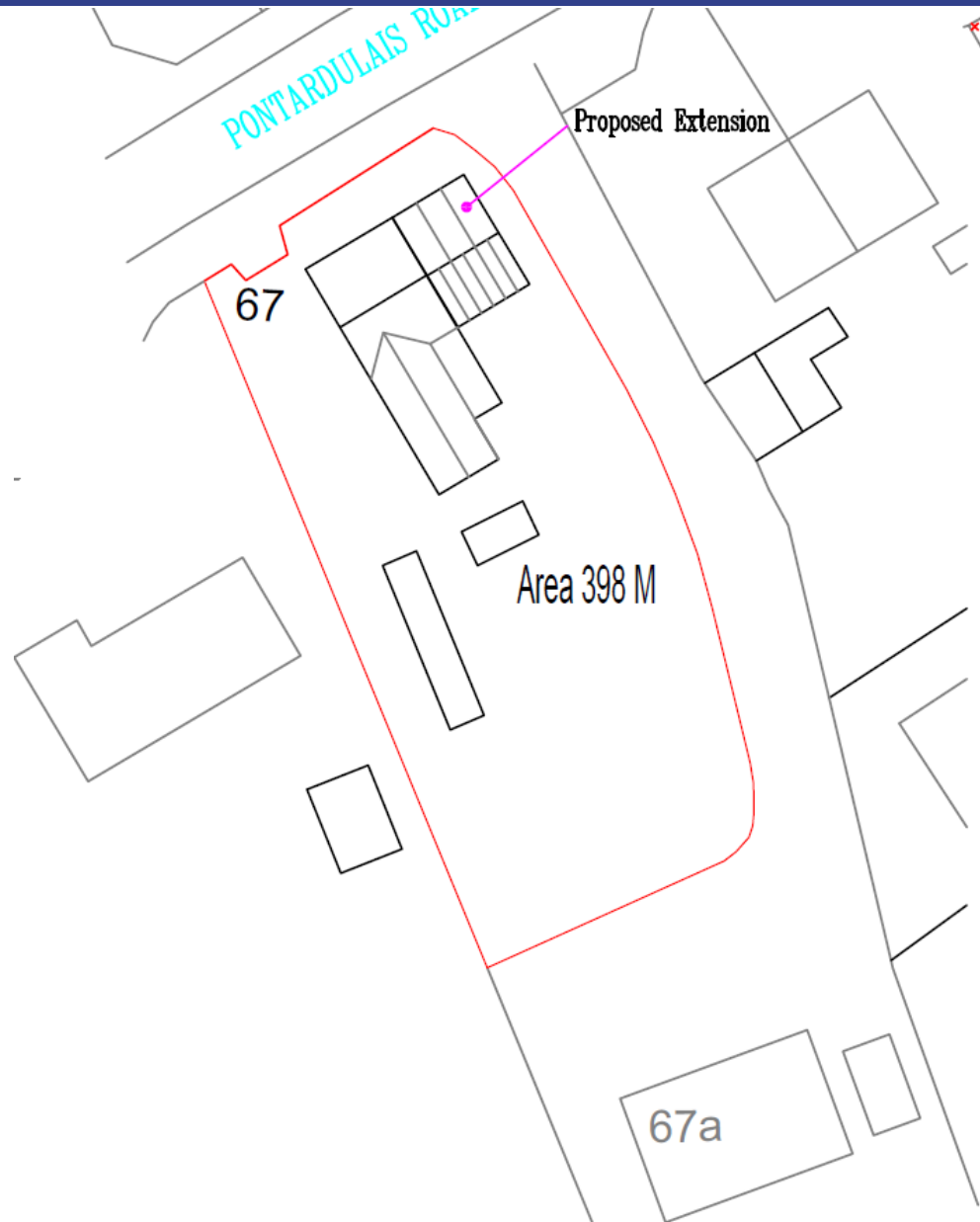
Zoe James



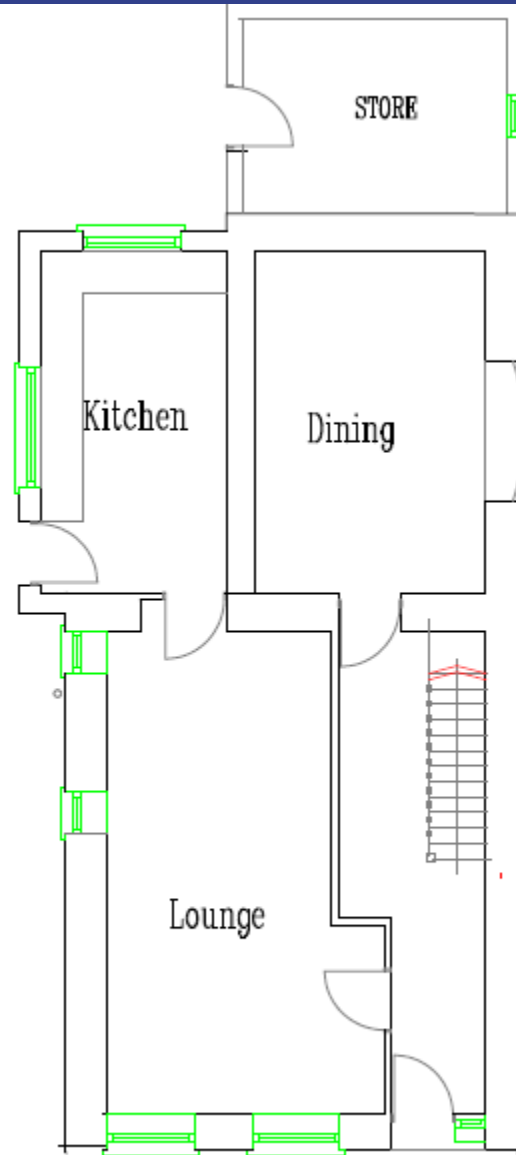




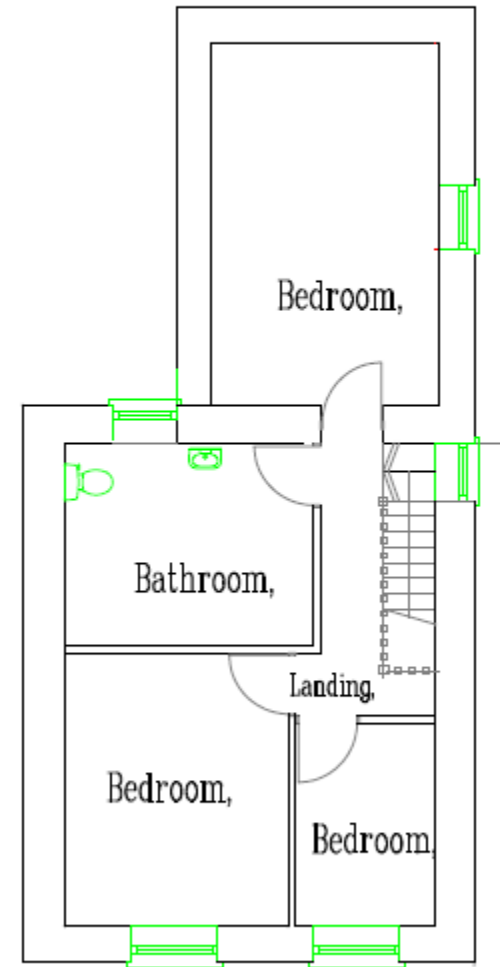




Existing Floor Plans

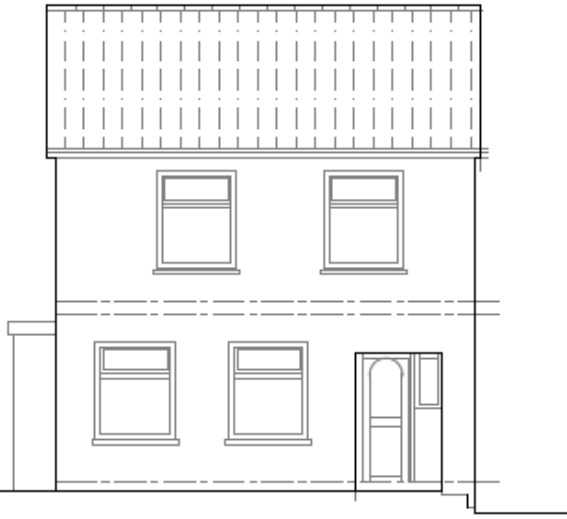


Ground Floor Plan

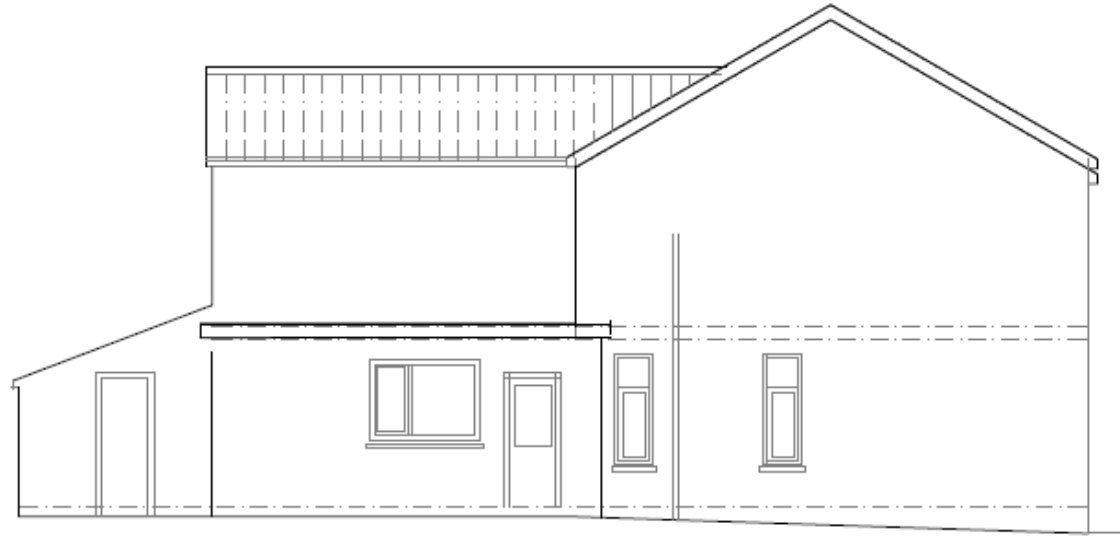


First Floor Plan

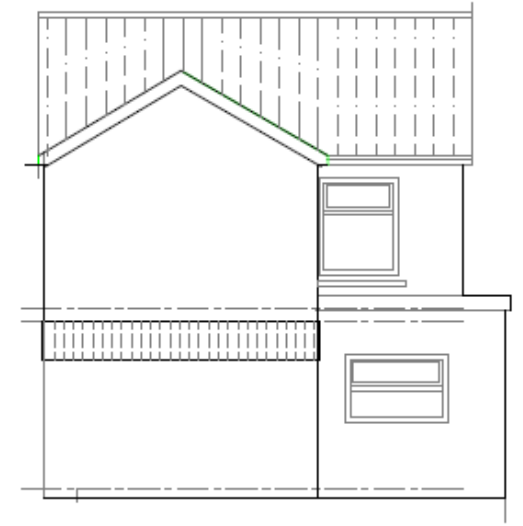
Existing Elevations



NORTH ELEVATION

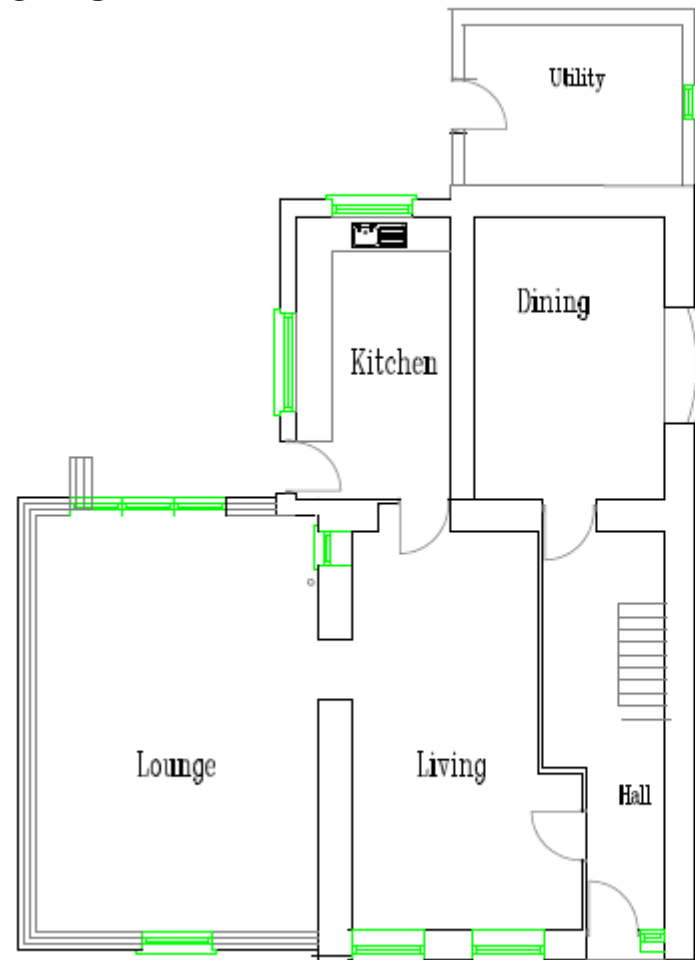


EAST ELEVATION

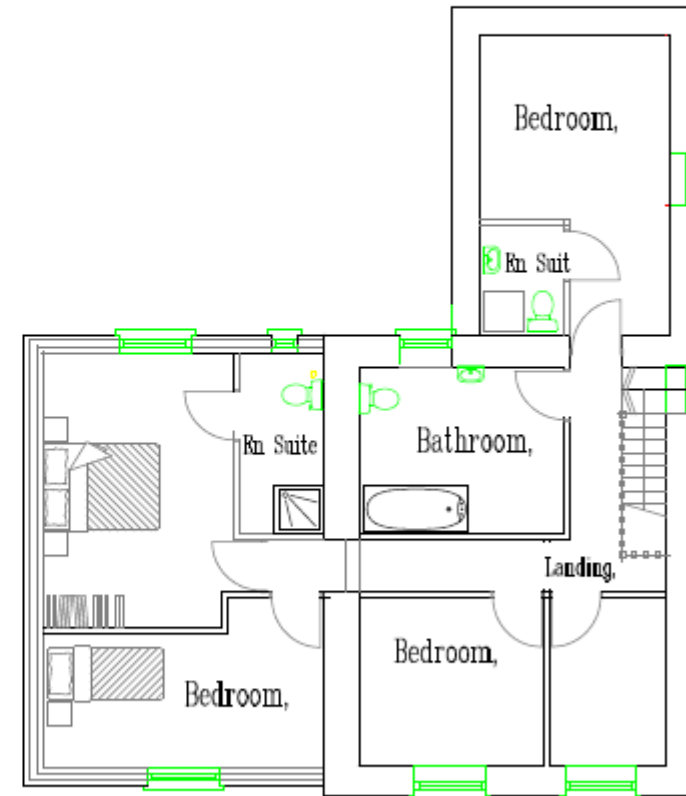


SOUTH ELEVATION

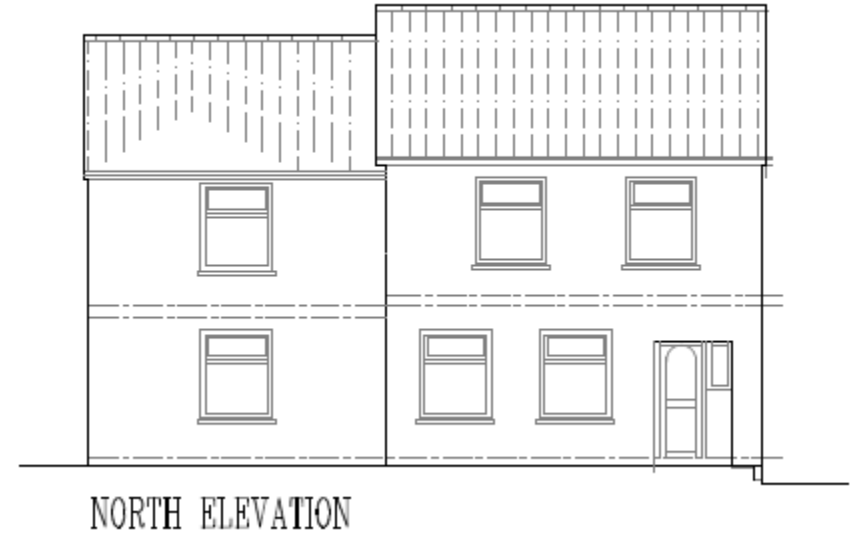
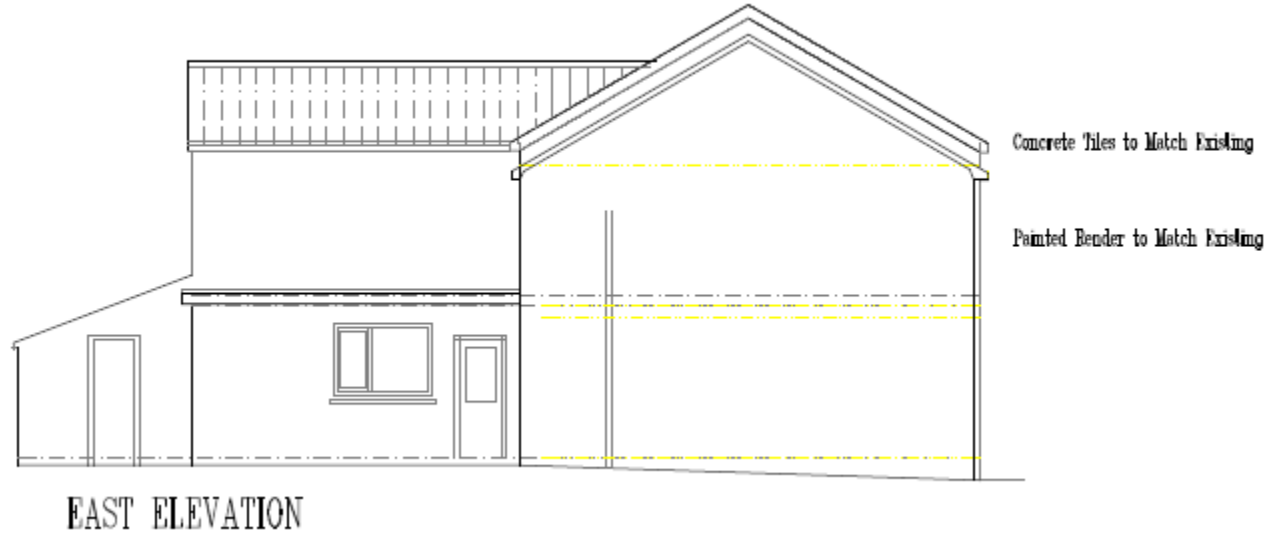
Proposed Floor Plans



Ground Floor Plan



First Floor Plan





















































Diolch | Thank you

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Cyngor **Sir Gâr**
Carmarthenshire
County Council



PLANNING COMMITTEE

Thursday, 29 April 2021

PRESENT: Councillor A. Lenny (Chair)

Councillors:

S.M. Allen, J.M. Charles, D.M. Cundy, I.W. Davies, J.A. Davies, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager
S. Murphy, Senior Solicitor
J. Thomas, Senior Development Management Officer [South]
G. Glenister, Development Management Officer
F. Williams, Development Management Assistant (Minerals and Waste)
Z.A. Evans, Senior Technician [Planning Liaison]
M. Evans Thomas, Principal Democratic Services Officer
A. Eynon, Principal Translator
E. Evans, Principal Democratic Services Officer
S. Hendy, Member Support Officer
E. Bryer, Democratic Services Officer
R. Lloyd, Democratic Services Officer
K. Thomas, Democratic Services Officer

Virtual Meeting - 10.00 am - 12.42 pm

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
D. Phillips	3: PL/00750 – Retention of an extension to an existing slurry lagoon for welfare purposes at Nantygoetre Isaf, Llandyfaelog, Kidwelly, SA17 5YA	Coaches Llanboidy Tug of War team and the applicant is in the squad

3. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and or reported at the meeting:-

S/40307	Proposed extension and raising of levels to existing industrial storage yard with associated parking, staff portacabins, industrial hoppers and weighbridge at land
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	<p>adjacent to WDA industrial estate, Burry Port, Llanelli, SA16 0NN</p> <p>(Note: consent is also subject to a Section 106 Agreement)</p>
PL/00750	<p>Retention of an extension to an existing slurry lagoon for welfare purposes at Nantygoetre Isaf, Llandyfaelog, Kidwelly, SA17 5YA</p> <p>(NOTE: Councillor D Phillips having earlier declared an interest in this application left the meeting during its consideration by the Committee)</p> <p>A representation was received objecting to the application which re-iterated the objection points detailed within the Head of Planning's written report. Those included concerns on the lagoon's scale and proximity to their property, adverse impact on their amenity from flies, odour and noise, health, community safety, proximity of other slurry reception pits, potential for slurry to be imported to the site from the applicant's adjacent farm, increased traffic movement will increase pollution. It was also considered the submitted management plan was flawed, there were inaccuracies within the Head of Planning's report and the proposal was contrary to policy GP1 of the Local Development Plan</p> <p>The applicant's agent and the Development Management Officer responded to the issues raised.</p>
PL/00935	<p>Two storey side extension and new front porch Blaenau Isaf, Cross Hands, Llanelli, SA14 6DD</p>
PL/01348	<p>Proposed demolition of existing building and the subsequent reconstruction to provide 12 no. residential care apartments (class c2) and associated administrative office at 33-35 Murray Street, Llanelli, SA15 1BQ</p>

4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and or reported at the meeting:-

PL/00959	<p>Proposed milk bottling plant facility with ancillary office accommodation (b2) including storage (b8) and associated infrastructure works. Penrhiw Farm, Cwmishfael, Carmarthen, SA31 8BY</p>
PL/01054	<p>Construction of new detached dwelling at plot 4 , part field no. 6555, Croesyceiliog, Carmarthen, SA32 8DS</p> <p>Although an objector to the application was unable to be in attendance during the Committee's consideration of the above application, written representations were submitted in lieu, via e-mail, detailing the objections to the proposed development. Those representations were read to the Committee by the Development and Built heritage Manager</p>

	<p>which re-iterated the objection points detailed within the Head of Planning's written report. They included concerns relating to privacy, overlooking, the proposed Juliette balcony (which had been removed from the application), highway access and adoption of the estate roadway.</p> <p>The Development Management Officer responded to the issues raised.</p> <p>(Note: consent is also subject to the signing of the Unilateral Undertaking for affordable housing contribution)</p>
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5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 1ST APRIL 2021.

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 1st April 2021 be signed as a correct record.

CHAIR

DATE

[PLEASE NOTE: These minutes reflect the order of business itemised on the agenda for the meeting which may differ from that on any webcast recording as applications with members of the public attending to speak would have been dealt with first.]

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