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THURSDAY, 24 MARCH 2022

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 THURSDAY, 31ST MARCH, 2022** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA

Wendy Walters

CHIEF EXECUTIVE

Democratic Officer:	Martin S. Davies
Telephone (direct line):	01267 224059
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 Kevin Madge | Member of Cwmamman Town Council |
| 4. | Vacancy | |

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 |

UNAFFILIATED – 2 MEMBERS

- | | | |
|----|--|---------------------------------|
| 1. | Councillor John Jenkins | Member of Llanelli Town Council |
| 2. | Councillor Shahana Najmi –
Welsh Conservative | Member of Llanelli Town Council |

A G E N D A

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF PERSONAL INTERESTS**
- 3. DETERMINATION OF PLANNING APPLICATIONS** 5 - 64
- 4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 3RD MARCH 2022.** 65 - 68

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**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Adran yr Amgylchedd**

**Report of the Head of Place
and Sustainability
Environment Department**

31/03/2022

**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:	31 MARCH 2022
REPORT OF:	HEAD OF PLACE AND SUSTAINABILITY

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
PL/01280	Proposed split level residential dwelling and all associated works at land adjacent to 19 Parc Yr Onnen, Carmarthen, SA31 1ED
PL/01438	Proposed replacement dwelling at Rosedale, 29 Cross Hands Road, Gorslas, Llanelli, SA14 6RR
PL/01800	Proposed balcony to SW elevation of property to replace balcony previously removed at Llwyn Yr Hebog, Cwm Ifor, Llandeilo, SA19 7AS
PL/03134	Retention of use of part of dwellinghouse as self-contained holiday-let accommodation at Glanlash, Caerbryn, Ammanford, SA18 3EJ
PL/03205	Change of use from A1 to a 1 bedroom residential flat including minor alterations to the external elevations at 62 Carmarthen Road, Cross Hands, SA14 6SU
PL/03550	Retention of reduced scale park and ride facility and associated infrastructure at Nantyci Park and Ride, Llanllwch, Carmarthen, SA33 5DR

REF.	APPLICATIONS RECOMMENDED FOR REFUSAL
PL/03034	Proposed two cabins on wheels and associated facilities for the purposes of tourist accommodation at Llwyndewi, Meidrim, Carmarthen, SA33 5PD

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/01280
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Application Type	Full Planning
Proposal & Location	PROPOSED SPLIT LEVEL RESIDENTIAL DWELLING AND ALL ASSOCIATED WORKS AT LAND ADJACENT TO 19 PARC YR ONNEN, CARMARTHEN, SA31 1ED

Applicant(s)	MR AND MRS ELIAS
Agent	LLANGAIN DESIGNS
Case Officer	Helen Rice
Ward	Carmarthen Town North
Date registered	01/03/2021

Reason for Committee

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

Site

The application site forms part of a large garden to No. 19 Parc Yr Onnen at the end of a cul-de-sac of residential properties within the established residential area to the north of Carmarthen which is elevated above the town. The application site is accessed via a shared private access drive that extends beyond the formal estate road/highway. This shared access provides access to two other properties (no. 22 and 21 Parc yr Onnen) to the north of the application site.

No.19 Parc yr Onnen has its principal elevation facing north onto the shared drive, with a large rear garden and side garden area to the south and west respectively. The application site is focussed on the western side garden area which, due to the local topography, slopes steeply from north to south. The site lies opposite Nos. 21 and 22 Parc yr Onnen both of which are situated on higher ground. The garden area is currently laid to lawn with various mature shrubs and trees. Whilst the garden is accessed from within the wider curtilage of No. 19, a short formal vehicular access is located within the front garden of no. 19 Parc yr Onnen and located off the shared access drive and parallel with the access drive that serves No. 21 and 22 Parc yr Onnen.

The site borders the rear gardens of properties to the south and an area of open land to the west albeit this site has the benefit of Outline Planning permission for residential development.

Proposal

Planning permission is sought to erect a detached split level 4 bedroom dwelling, including the extension of the current vehicular access into the site to create an independent access and parking and turning area for the proposed dwelling. The dwelling would be located towards the northern boundary of the site which coincides with a change in ground levels. The front elevation of the dwelling would appear as a single storey bungalow and face onto the proposed access drive which will largely run parallel with the access drive to nos. 21 and 22 Parc yr Onnen. Whereas the rear of the property, in responding to the ground level changes would be two storeys in height. The ground floor would provide a kitchen and living area that would open out onto a balcony set back within the eaves of the dwelling, with the lower ground floor providing 3 bedrooms and a bathroom with access out into the remaining garden area. The dwelling would be finished in brickwork and render, with concrete tiles and upVC windows which reflect other properties within the area. The overall ridge height of the property would be set down 1m from the ridge height of 19 Parc yr Onnen and significantly lower than properties to the north.

The dwelling would be set back 23m from the site's rear boundary with no. 11 Courtlands Park, and 5m from the site's northern boundary with the adjacent access drive to no. 21 and 22 Parc yr Onnen with a distance of 30m between the proposed dwelling and the dwellings at nos. 21 and 22 Parc yr Onnen. The dwelling would be set down behind the rear elevation building line of no. 19 Parc yr Onnen, albeit set back 5m from the proposed boundary between the two properties with a separation distance of 13m from the nearest elevations. The side boundary between the new dwelling and no. 19 Parc yr Onnen is to be defined by a 1.8m timber fence with a further 1.2m fence separating the short access drive to the front of no. 19.

The dwelling would be accessed by an extension from the existing access which lies in front of no. 19 Parc yr Onnen. The access road would be extended into the site with the provision of a parking and turning area adjacent to the side elevation of no. 19 Parc yr Onnen and continue down towards the front of the proposed dwelling. This enables the provision of 3no. off street car parking areas.

The proposal also involves confirmation that the existing garage and off street parking spaces for no. 19 Parc yr Onnen located on the eastern side of the property would be retained. The shared access drive along the frontage of no. 19 Parc yr Onnen is also proposed to be widened by approximately 0.7m to achieve a carriageway width of 4.1m along this section.

The proposal would result in the loss of a Cedar and Norway spruce tree, whereas all other trees and vegetation within the site and principally along its western boundary are to be retained.

Planning Site History

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

W/08573 Erection of a single dwelling
Outline planning refused

14 March 2005

In summary, the above application was refused under the policies of the previous Unitary Development Plan, on the following grounds:-

- Failure to show a satisfactory off road car parking and turning area;
- Route of the vehicular access would severely affect the amenity of the existing dwelling at no. 19 Parc yr Onnen;
- Loss of amenity and privacy to an existing dwelling at No. 19 Parc yr Onnen.

It should be noted that the above application was in outline only with all matters reserved and therefore there was limited detail to consider.

Planning Policy

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

SP1 Sustainable Places and Spaces
SP3 Sustainable Distribution- Settlement Framework
SP5 Housing
SP6 Affordable Housing
SP14 Protection and Enhancement of the Natural Environment
GP1 Sustainability and High Quality Design
GP2 Development Limits
GP3 Planning Obligations
H2 Housing within Development Limits
AH1 Affordable Housing
TR3 Highways in Developments- Design Considerations

[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 the widening of the shared access drive and provision of parking and turning areas.

Carmarthen Town Council - No objections.

Local Members – Councillor Peter Hughes Griffiths and Councillor Ken Lloyd have not commented to date.

Natural Resources Wales – No comments as the application does not impact upon matters listed in NRW's Planning Consultation Topics.

Dwr Cymru/Welsh Water – No objection subject to imposition of conditions to ensure that no surface water or land drainage is allowed to connect directly or indirectly to the public sewerage network and that the public sewer that crosses part of the site is accurately located on site and no development should take place within 3m of its centreline.

Land Drainage – No objection but commenting that the proposal would require a separate Sustainable Drainage Approval Body (SAB) consent prior to the commencement of development.

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

Summary of Public Representations

The application was the subject of notification by way of a site notice. Objections have been received from two neighbouring households during the course of the application which has included amendments. The objections can be summarised as:

- The shared drive serving nos. 19, 21 and 22 is privately owned by the owners of 22 Parc yr Onnen, no permission has been given to widen the road and therefore the road widening cannot be secured.
- Increased volume of traffic and parking generated by the development.
- Permission was previously refused partly on grounds of access and the need to widen the road.
- Entrance to the site would be dangerous/hazardous for vehicles arriving and departing from 22 Parc yr Onnen.
- 22 Parc yr Onnen is not included on the plans and the proposal would result in the loss of privacy, direct overlooking of the property, including habitable rooms and garden area, and would create an oppressive and overbearing impact.

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

Appraisal

The main considerations of this case are considered to be whether the principle of development is considered acceptable, its impact upon the character and appearance of the area, impact upon the living conditions of neighbouring residents and highway safety impacts.

Principle of Development

The application site is located within an established residential area within Carmarthen and as such erection of a dwelling is considered acceptable in principle in line with Policy GP2 of the LDP subject to meeting the policies of the LDP and any other material planning considerations. These are discussed further below.

Impact upon Character and Appearance of the Area

The wider area is characterised by detached dwellings and by reason of the ground levels changes and gradients a number are of a split level nature with the appearance of a bungalow on the principal elevation and two storey properties to the rear. The proposed dwelling replicates this character and would be of a modest scale, situated within a spacious

plot further replicating the established character of the immediate properties. The intended use of brick and render also reflects the prevalent materials within the area that would further assist to assimilate the dwelling within its surroundings. Whilst the proposal will result in the loss of two trees, the remaining trees would be retained with suitable root protection areas established. It is therefore considered that by reason of its siting, scale, appearance, massing and elevation treatment, the proposed dwelling conforms with the character and appearance of the wider area and directly responds to the site contours and is therefore considered to comply with criterion (a), (b), (c), (f) of Policy GP1 of the LDP.

Impact upon Living Conditions

Policy GP1 requires that development must not have a significant impact on the amenity of neighbouring residents. Objectors to the development have raised concerns that the proposed dwelling would lead to loss of privacy, appear as oppressive and overbearing.

The proposed dwelling would create additional built form in front of no. 21 and 22 and will inevitably change the outlook from these properties however, the distance between the dwelling and 21/22 would be circa 30m (wall to wall) and in addition, the opposite properties are at a significantly higher level than the proposed dwelling which further reduces the impact. The relationship would be the same as any residential street with development either side of an access road but in this case with a greater separation distance than what is the case for similar relationships along Parc yr Onnen. It is therefore considered by reason of the distances between the proposed dwelling and opposing properties coupled with the difference in site levels that the dwelling would not appear oppressive and would not have such an unacceptable impact in terms of loss of privacy.

Turning to impact upon properties to the rear, whilst the proposed dwelling would be of a higher level than properties to the rear, it is considered that a distance of 23m to the rear boundary of the dwelling, is more than ample to avoid unacceptable impacts, and this is further reduced by the intervening vegetation that is proposed to be retained.

The main impact upon living conditions arising from the development would be upon the host dwelling at No. 19 Parc yr Onnen, generated from both the physical presence of the dwelling as well as the movement of vehicles accessing the site in front and to the side of the property. Dealing with the position of the proposed dwelling first, the dwelling would be sited back along the rear elevation building line of no. 19 and therefore has the potential to impact upon their privacy. However, the dwelling is considered to be sited a sufficient distance from the dwelling to avoid unacceptable impacts and previous proposals for external balconies that could result in overlooking have since been removed with the balcony area to the upper living room area set within the side elevations and eaves of the roof space providing solid privacy walls.

Turning to the access, it is acknowledged that access to the proposed dwelling would pass directly in front of No. 19 Parc yr Onnen and the impact of vehicular movements utilising the access as well as the parking and turning area adjacent to the side elevation of the dwelling has been the subject of careful consideration. It is the case that this was a matter previously considered when outline planning permission was refused. At the time of considering the outline planning permission, the application had no detail as to the likely treatment of boundaries and was also indicating a position that was immediately adjacent to the side elevation of no. 19. The application now before Members is in full, and includes details for the provision of a 1.8m boundary fence along the site's side boundary with no. 19 with the provision of a 1.2m fence along the section of the access drive that passes the front of the

dwelling. In addition the proposed parking and turning areas are sited further from the side elevation of the dwelling in comparison to that previously proposed. Whilst it is acknowledged that vehicle movements will pass the front of 19 Parc yr Onnen at close proximity to the front elevation it is considered that the proposed erection of a 1.2m fence along this section would serve to reduce impacts arising from vehicular lights and would clearly define the separation. It is the case at present that cars park in this location and therefore to an extent, the proposed development would remove the ability for cars to park on this location and as such the impact would only be when vehicles access/leave the property. It is therefore considered on balance, having regard to the current position, the proposed boundary treatments, the limited number of movements and position of the parking/turning area that the impacts upon no. 19 Parc yr Onnen would be tolerable and would not lead to an unacceptable impact upon the living conditions of 19 Parc yr Onnen.

Highway Safety Impacts

Policies GP1 and TR3 require developments to ensure that highway standards are met in terms of access, parking and turning areas to avoid unacceptable highway safety concerns. The proposed access, including the widening of the private way, complies with highway requirements and subject to the imposition of conditions to require widening of the shared private drive the highways department raise no objections.

The widening of the shared private drive proposed relies upon land within the applicant's control however the existing private drive is owned by a third party who has been informed of the application. The owner of the drive as stated above confirms that widening of the road will not be accepted. The issue of ownership of the land and the need for third party agreements are civil matters between the relevant parties. The Local Planning Authority's remit only extends to consideration of whether what is proposed would be acceptable in highway terms and confirmation of whether the relevant owners are aware of the proposals.

In this case, the proposed widening of the road is required and would be considered acceptable in highway terms and evidently the relevant owners are aware. It is acknowledged that further discussions may be required between the relevant parties to confirm the road widening proposals. If agreement is required and cannot be reached then it may well be the case that the planning permission cannot be implemented, however, this does not preclude the Local Planning Authority from determining the application on grounds that what is proposed is acceptable in planning terms.

The proposed dwelling would be served by adequate parking and turning space to serve the dwelling and therefore, it is not considered that the proposal would give rise to highway safety concerns and complies with the Policy TR3 and GP1 (h) of the LDP.

Planning Obligations

All proposals that result in the creation of dwelling house are required under Policy AH1 of the LDP to contribute towards the provision of affordable housing within the area. In this case the contribution would be a financial contribution, in this location, equal to £66.71 per sqm of the internal floorspace of the dwelling. This contribution would need to be secured by way of a legal agreement and the applicant is agreeable to enter into a legal agreement to secure the contribution should planning permission be granted.

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 proposal is an acceptable proposal that by reason of its siting, scale, mass, appearance and elevational treatment along with appropriate consideration of the site levels and vegetation, would not have an unacceptable impact upon the character and appearance of the established residential area within which it is situated. The dwelling would not have an unacceptable impact upon the living conditions of surrounding properties given the distances from neighbouring properties, intervening boundary treatments, vegetation, site levels and privacy screens. On balance, an acceptable access can be provided to the development that meets the requirements of the highway authority to the extent that it is not considered that the proposal would give rise to highway safety concerns.

The recommendation is therefore one of approval subject to the below conditions and the applicant entering into and completing a legal agreement to secure financial contribution towards affordable housing.

In the event that the required legal agreement is not completed within 12 months from the date of the Planning Committee resolution, delegated authority is to be given to the Head of Place & Sustainability to refuse the application.

Recommendation – Approval

Conditions and Reasons

Condition 1

The works hereby granted consent 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 shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- Proposed Site Block Plan [424.02C] received 14 March 2022;
- Proposed Floor Plans, Elevations and Section [424.05A] received 10 February 2022;

- Tree Survey by David Rice Forestry received 19 February 2021;
- Tree Survey Block Plan [424.06A] received 14 March 2022.

Reason: In the interest of clarity as to the extent of the permission.

Condition 3

Prior to the commencement of the development, full details of the site boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, style, specification and appearance of all boundary treatments. The approved boundary treatments shall be erected prior to the first beneficial occupation of the dwelling hereby approved.

Reason: To ensure that suitable and adequate boundary treatments are implemented in a timely manner in the interests of the living conditions of neighbouring residents and the character and appearance of the area in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 4

No development shall take place until the existing shared use private drive has been widened to 4.1 metres, in accordance with the Proposed Site Block Plan [424.02C] received 14 March 2022.

Reason: In the interests of highway safety in accordance with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 5

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

Reason: In the interests of highway safety in accordance with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 6

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

Reason: In the interests of highway safety in accordance with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 7

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

Condition 8

The position of the public sewer that crosses the site 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.

Reason: 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/Informatives

Note 1

This application is the subject of a legal agreement to secure financial contributions towards affordable housing.

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).

Application No	PL/01438
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Application Type	Full Planning
Proposal & Location	PROPOSED REPLACEMENT DWELLING AT ROSEDALE, 29 CROSS HANDS ROAD, GORSLAS, SA14 6RR

Applicant(s)	LYNN MORGAN
Agent	SAURO ARCHITECTURAL DESIGN LIMITED - MR O THOMAS
Case Officer	Eilian Jones
Ward	Gorslas
Date registered	12/03/2021

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 site consists of an existing bungalow on a rectangular parcel of land located along Cross Hands Road which links the settlements of Gorslas and Cross Hands. It is within the development limits and in an area which predominantly reflects a linear pattern with road fronted properties, mostly residential in character. There are residential properties on either side of the site whilst the curtilage of a vehicle repairs garage wraps behind the rear of the site. Residential properties along Cross Hands Road vary in type, scale and designs.

Proposal

The application seeks full planning permission to replace the existing bungalow with a two-storey property.

Planning Site History

None.

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) (CLDP)

SP1 Sustainable Places and Spaces
SP2 Climate Change
SP3 Sustainable Distribution - Settlement Framework
SP14 Protection and Enhancement of the Natural Environment
GP1 Sustainability and High Quality Design
GP2 Development Limits
GP3 Planning Obligations
H2 Housing within Development Limits
AH1 Affordable Housing
TR3 Highways in Developments – Design Considerations
EQ4 Biodiversity
EQ7 Development within the Caeau Mynydd Mawr SPG Area
EP1 Water Quality and Resources
EP2 Pollution
EP3 Sustainable Drainage

[Carmarthenshire Supplementary Planning Guidance](#)

The following guidance documents are considered relevant to the determination of this application:

[Affordable Housing SPG](#)
[Planning Obligations SPG](#)
[Placemaking and Design SPG](#)
[Nature Conservation and Biodiversity SPG](#)
[Caeau Mynydd Mawr SPG](#)

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

SAB (Drainage) Team – No objections. Advise that separate SAB approval is required and that the site is not at flood risk.

Public Protection – No objections to the proposal subject to conditions relating to contamination.

Local Member - Councillor A V Owen

- (i) A dwelling would be out of scale and out of character with existing bungalows.
- (ii) Loss of residential amenity to neighbouring properties, in particular light, privacy and the dwelling being overbearing.

(iii) A bungalow/dormer bungalow would be more broadly accepted.

Local Member - Councillor D Price

(i) A dwelling would be out of scale and out of character with existing bungalow.

(ii) Loss of residential amenity to neighbouring properties, in particular light, privacy and the dwelling being overbearing.

(iii) A bungalow/dormer bungalow would be more broadly accepted.

Dwr Cymru/Welsh Water – No objections to the proposal subject to a condition relating to the protection of the public sewer and advisory notes.

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

Summary of Public Representations

The application was the subject of notification by way of a site notice (including further publicity following the submission of amended plans).

3 representations from different addresses were received, 3 objecting, and the matters raised are summarised as follows:

- Loss of residential amenity, in particular light and privacy.
- The dwelling would be overpowering/overbearing and dominant.
- The dwelling would be out of scale and out of character with existing bungalows and detrimental to visual amenity.
- The proposal would amount to overdevelopment of the plot.

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

Appraisal

The application seeks full planning permission to replace the existing bungalow with a two-storey property.

Since the site already consists of a residential property, it is considered that the principle for developing the site for residential purposes is broadly accepted. The existing property is a bungalow which appears vacant and has fallen into disrepair. Its outdoor spaces also appear unkempt.

The proposal seeks to replace the bungalow with a two-storey property. The proposed dwelling would measure approximately 10m x 6.8m with maximum heights of 4m (eaves) and 6.5m (ridge). Significant negotiation has taken place during the consideration of the application which resulted in the proposed dwelling being reduced to 3 bedrooms, the overall height being reduced from the original scheme (originally 5m eaves and 7.8m ridge) and omitting off-street car parking within the site frontage.

The existing bungalow is located in the middle of a row of three bungalows, all of which share a similar front building line and basic shape but are different in terms of their detailing.

Notwithstanding this, residential properties along Cross Hands Road vary considerably in terms of the type, period, shape, size and appearance. It is however noted that the streetscene is largely characterised by two-storey properties and the proposed replacement dwelling has been reduced in height so that it comparable in height to a dormer bungalow with a tall eaves.

In footprint terms, the proposed replacement dwelling would not be too dissimilar that the existing situation. In this regard, the replacement dwelling would have a similar front building line as the existing bungalows with only an additional projection of approximately 2m at the rear but not significantly different to the depth of neighbouring properties. The dwelling would be set in from the boundaries with the adjacent bungalows, retaining a similar distance as the current arrangement with No.27 but would be set further away from No.31. The proposal would not appear cramped or overdeveloped, retaining amenity spaces at the front and rear and circulation spaces on both sides.

The roof design of the replacement dwelling would result in a gable end fronting the public road. This type of roof is already present within the streetscene, with particular reference to Nos. 33 and 37. Furthermore, the principal elevation of the new dwelling, which would be that mostly seen from public positions, would be simple and inoffensive. The application forms and plans suggest that the replacement dwelling would have a rendered finish with face brick to plinth. The roof would be concrete tiles. These finishes are generally considered compatible within the streetscene but it is considered prudent to impose a condition for all finishes to be agreed to ensure successful visual integration with its surroundings.

Given the variety of properties along Cross Hands Road and the efforts made in reducing the overall height of the replacement dwelling, it is considered that it would not appear out of character or unduly incongruous in the streetscene.

The proposed replacement dwelling would be a three-bedroom property. Future occupiers of the dwelling would have a reasonable degree of amenity with all habitable room windows being located on the front or rear elevations only and benefiting from adequate light, outlook and privacy. The size of outdoor amenity space would be similar to that already provided and comparable to other plots in this urban area.

Only limited and indirect views of neighbouring properties and their amenity spaces would be possible from upper floor windows of the replacement dwelling with such an arrangement considered acceptable in this urban area. Velux-type windows would be located on the roof slopes facing neighbouring properties, but these would serve non-habitable rooms and would be of a height that would not allow any unreasonable downward views. Ground floor openings on the side elevations would also serve non-habitable rooms and be screened by boundary treatments, of which would be subject to a planning condition. Having regard to the above, it is considered that the proposal would reasonably safeguarding the privacy of neighbouring properties.

The proposal dwelling would be taller than the existing bungalow but the amended design has resulted in the upper floor being largely within the loft space. With approximate heights of 4m (eaves) and 6.5m (ridge), it is considered that the scale of this proposal would be comparable to a dormer bungalow with a tall eaves. The proposed design would also result in the roof sloping away from the two neighbouring properties, thereby reducing the overall bulk and massing of the development upon these properties.

The bulk of the replacement dwelling would be alongside the original side elevation of 27 Cross Hands Road, of which does not contain any windows and set in from the boundary similar to the existing arrangement. There is small lean-to uPVC extension of the rear of No.27 that contains windows on the side elevation facing the site. Having regard to the proposed site plan, only the corner of the replacement dwelling would be aligned with the lean-to of No.27 and it is considered, on balance, that the degree of impact is not considered to be so harmful to the amenities of the occupiers of this neighbouring property to be unacceptable. It is also noted that this lean-to is akin to a small uPVC conservatory, with additional glazing on the rear elevation that would not be significantly affected by the proposed development. It is therefore considered that the overall level of amenity of No.27, on balance, would not be unreasonably affected by the proposal.

The bulk of the replacement dwelling would be alongside the original side elevation of 31 Cross Hands Road. The original side elevation of this neighbouring property contains a window facing the application site. There is also a doorway located on the side-elevation of a lean-to extension at the rear of the property. The side-facing window appears to serve a habitable room and is the only opening serving this room. As such, careful consideration has been given the impact of the proposed development upon this window. In this regard, whilst it is acknowledged that the proposal would have some impact upon the amenities of this window, it is considered, on balance, that the proposal would not result in an unacceptable arrangement. The main reasons for this are that this window does not benefit from a high standard of amenity to begin with, predominantly due to its position on a side-elevation with a north-eastern orientation and being in very close proximity to an existing boundary treatment and side elevation of the application property. This arrangement significantly limits the amount of light, outlook and amenity attributed to this room. It is also noted that the height of the boundary treatment could be increased to 2m under permitted development rights which would further reduce the level of amenity serving this room. Furthermore, whilst it is acknowledged that the replacement dwelling would be taller than the existing bungalow, it would be set approximately 1m further away from No.31 than the existing bungalow and the design of the new dwelling would have a roof that slopes away from this neighbouring property. It is therefore considered that the overall level of amenity of No.31, on balance, would not be unreasonably affected by the proposal.

The curtilage of a vehicle repairs garage wraps behind the rear of the site. Since this is an existing arrangement, it is considered that the proposal would not worsen then existing situation or generate any overriding amenity issues.

The site is outside the coal mining referral area defined by the Coal Authority but the Council's Public Protection Department has noted that that the proposed development is situated at or within 250 metres of a former commercial/industrial land uses and coal mining legacy features. As such, there is potential for the site to be affected by contamination. There are no objections to the proposal subject to conditions relating to contamination and any ground remediation that may subsequently be required.

The original scheme proposed off-street parking spaces within the site frontage. The Highways Authority considered such an arrangement to be detrimental to highway safety but would accept, in this location, a scheme without any off-street parking, especially given that the existing bungalow does not have any off-street parking and it is within a sustainable location. Furthermore, there are opportunities for informal on-street parking along this road. The scheme has since been amended to omit the off-street parking and the Highways Authority have responded with no objections. It is therefore considered that the proposal, in transportation terms, would not be detrimental to amenity or highway safety.

This site is located within the catchment of the Caeau Mynydd Mawr Special Area of Conservation and in such areas, there is a need to consider proposed developments which have the potential of impacting upon biodiversity interests. New dwellings within the catchment area generally generates the need for a financial contribution towards ecology, however as this is a replacement dwelling, the proposal is considered exempt from this requirement. Notwithstanding this, since the proposal would involve the demolition of a property in disrepair, the application is accompanied by a protected species survey. This has been considered by the Council's Ecologist who has no objections to the proposal subject to conditions.

New private-market dwellings generally require a financial contribution to be made towards the provision of affordable housing in the area, in accordance with Policy AH1 of the LDP. However, as this is a replacement dwelling, the proposal is considered exempt from this requirement.

The site is not within a flood risk area, as defined by the Development Advice Maps associated with Technical Advice Note 15: Development and Flood Risk. Welsh Water has no objections to the proposal subject to a conditions whilst it is also acknowledged that separate SAB approval is likely to be required for the development and that the proposal is to replace an existing dwelling within the urban area.

Planning Obligations

This site is located within the catchment of the Caeau Mynydd Mawr Special Area of Conservation and new dwellings in this location generally requires a financial contribution towards ecology. Similarly, new private-market dwellings generally require a financial contribution to be made towards the provision of affordable housing in the area. However, as this is a replacement dwelling, the proposal is considered to be exempt from ecology and affordable housing contributions.

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

The proposed replacement dwelling within development limits, represents an acceptable form of development which, in this particular instance, would not amount to overdevelopment of the plot and, on balance, would not unreasonably harm the character of the area which contains residential properties of various types, period, scale, design, appearance and architectural vernacular. The proposal would redevelop a site containing a derelict and unkept property in public view to provide a new dwelling that would contribute to the diversity of properties within the streetscene. The proposed development, on balance, would not have an unreasonable adverse effect the residential amenities of neighbouring

properties or future occupiers of the new dwelling and would not result in any significant detriment to highway/pedestrian safety, ecology/biodiversity or urban infrastructure including drainage and water quality.

Recommendation – Approval

Conditions and Reasons

Condition 1

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans and documents:-

- LP01 – Site Location Plan (Scale 1:1250, received 1 March 2021);
- 1016 02 Rev. A – Proposed Floor Plans, Elevations & Typical Section (Scales 1:50, 1:100, received 11 November 2021);
- 1016 03 Rev. B – Existing & Proposed Site Plans (Scale 1:250, received 16 February 2022);
- Section 5 of the document 'IG2020129CrossHandsRoad, Version 1 – Bat Survey Report [conducted by I&G Ecological Consulting Ltd – March 2021]' (received 25 March 2021).

Reason: In the interests of visual amenity, residential amenity, general amenity, ecology/biodiversity, highway safety and for the avoidance of doubt or confusion as to the extent of the permission hereby granted.

Condition 3

No development shall commence until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

Condition 4

No development shall commence until full details, including a plan, indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with approved plan, details and timetable.

Reason: In the interests of visual and residential amenities.

Condition 5

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

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

Condition 6

Foul drainage of the new dwelling hereby approved shall only connect to the public (mains) sewerage network with the infrastructure completed prior to its first beneficial occupation.

Reason: In the interests of amenities and pollution prevention.

Condition 7

The mitigation and enhancement measures set out in Section 4.2 of the document 'IG2020129CrossHandsRoad, Version 1 – Bat Survey Report [conducted by I&G Ecological Consulting Ltd – March 2021]', shall be implemented in full prior to the first beneficial occupation of the replacement dwelling hereby approved. The mitigation and enhancement measures shall then be retained as approved in perpetuity.

Reason: In the interests of ecology.

Condition 8

Prior to the installation of any artificial external lighting, full details of such lighting shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include their locations, height, orientation, design, appearance and intensity of illumination. Any external lighting scheme shall be specifically designed to minimise lighting impacts near to proposed bat roosts and maintain flight lines and dark corridors. The scheme shall be implemented as approved.

Reason: In the interests of ecology and visual amenities.

Condition 9

No development shall take place on the application site with the exception of site investigation works until the applicant has:

- i) Prepared a desktop study (Preliminary Risk Assessment) which shall include the identification of previous land uses, potential contaminants that might reasonably be expected given those uses and other relevant information, such as pathways and exposure to potential receptors. This information shall also be presented in tabular or diagrammatical form (Conceptual Site Model) for the site and all potential contaminant sources, pathways and receptors shall be included. In order to complete the conceptual site model, it may be necessary at this stage to undertake limited exploratory sampling. The Preliminary Risk Assessment shall be submitted to and be approved by the Local Planning Authority.

- ii) Prepare a detailed scheme for the investigation and recording of contamination for the site (where necessary). The detailed site investigation report (Quantitative Risk Assessment) shall be submitted to and approved by the Local Planning Authority. The report shall be prepared in accordance with recognised current best practice, legislation, relevant guidance, documentation and British Standards.
- iii) Submitted detailed proposals for site remediation and verification (Remediation Strategy) which may involve the removal, containment or otherwise rendering harmless such contamination. The proposals shall be prepared in accordance with recognised current best practice, legislation, relevant guidance, documentation and British Standards and shall be submitted to and have received in writing the approval of the Local Planning Authority prior to commencing the works.

Reason: In the interests of safety, public health and amenities.

Condition 10

If, during development, any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Remediation Strategy' (Condition 9) then a revised 'Remediation Strategy' shall be submitted to and approved by the Local Planning Authority. Development shall then be carried out in accordance with the revised 'Remediation Strategy'.

Reason: In the interests of safety, public health and amenities.

Condition 11

Prior to the importation of any material for the purposes of land remediation, soil and/or aggregate used as clean fill or capping material, shall be chemically tested, to demonstrate that it meets the relevant contamination screening requirements for the proposed end uses. A Validation Report by a suitably qualified person demonstrating that the material is appropriate for the proposed end use and a copy of the certificate of analysis, details of the source of the material an interpretation of the analytical results shall be submitted to and approved in writing by the Local Planning Authority prior to the importation of any material. Development shall be carried out in accordance with the validation report and no other fill/capping material shall be imported onto the site.

Reason: In the interests of safety, public health and amenities.

Notes/Informatives

Note 1

Please note that this permission 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 permission 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 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 conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Application No	PL/01800
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Application Type	Householder Planning
Proposal & Location	PROPOSED BALCONY TO SW ELEVATION OF PROPERTY TO REPLACE BALCONY PREVIOUSLY REMOVED AT LLWYN YR HEBOG, CWM IFOR, LLANDEILO, SA19 7AS

Applicant(s)	MR AND MRS AUSTIN-MILES
Agent	DAVIES RICHARDS DESIGN PARTNERSHIP – GARETH RICHARDS
Case Officer	Kevin Phillips
Ward	Manordeilo and Salem
Date registered	28/04/2021

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 is a converted barn to dwelling in a rural setting at the southern flank of the Dulais Valley, approximately 2 kilometres north of Cwm Ifor village and 6.5 kilometres north west of Llandeilo. The property has a single dwelling (Llwyn yr Hebog farmhouse) approximately 20 metres to the south-east, at the entrance into the farm yard and an elongated traditional stone outbuilding, running North-South approximately 4.5 metres to the south.

Proposal

The proposal is to provide a timber balcony to the western elevation of the converted barn which is to be 4.75 m x 1.8 m in area and raised approximately 2.6 metres above the ground level to the standing base with glass around each elevation (south, west and north), taking the height to approximately 3.7 metres, and the southern elevation of the balcony shall have an obscure glazing section for privacy purposes, at a height of approximately 4.4 metres above ground level and approximately 2.2 metres above the standing area on the balcony. The balcony is to serve as an amenity/recreational area from the first floor bedroom to allow for the enjoyment of the views to the west along the valley.

Planning Site History

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

PL/03201	Amended residential curtilage to dwelling (retrospective) Full granted	8 February 2022
E/02846	Extension to existing office, extension to existing bottle store, extension to car park Full granted	7 July 2001
PL/00572	Extension Householder granted	11 December 2020
E/12929	Barn conversion to dwelling Full granted	8 June 2008

Planning Policy

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

GP6 Extensions

[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

Manordeilo and Salem Community Council – No objections.

Local Member(s) – Councillor J Davies is a member of the Planning Committee and has made no prior comment.

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

Summary of Public Representations

The application was the subject of notification by way of a site notice and two objections have been received from the neighbouring resident at Llwyn yr Hebog farmhouse and a relative of the aforementioned, and the matters raised are summarised as follows:

- Loss of privacy for the adjacent residents at Llwyn yr Hebog farmhouse and Llwyn yr Hebog barn (yet to be converted to a dwelling).
- Proposed materials for the balcony are inappropriate.
- The balcony is too large.

- Lights on the balcony will impact wildlife in the woodlands to the south.
- Lights on the balcony will impact the living conditions of the future residents at Llwyn yr Hebog barn.
- Impact from the noise whilst utilising the balcony.

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

Appraisal

The proposal is for a timber and glass balcony at the western elevation of the converted barn and the principle of the structure is considered to adhere to policy GP6 of the Carmarthenshire LDP, however the adjacent neighbours have raised objections to the proposal.

There is a traditional farmhouse and adjacent stone barn, with the farmhouse dwelling approximately 20 metres across the former farmyard from the application dwelling, and the barn approximately 4.5 metres south of the application dwelling, with the gable elevation facing. Concern is raised regarding the loss of privacy for the future occupiers of the barn, which has an extant planning permission, as a lawful commencement has been undertaken. It is accepted that the original application submitted for the balcony in this application would have resulted in the loss of privacy for the future residents of the adjacent barn, in terms of the proposed window in the north end elevation of the adjacent barn to the south, and therefore a revised scheme has been submitted which introduces a privacy screen along the southern elevation of the balcony, as a result of which it is considered this will remove any issues in the future in terms of loss of privacy for the future occupiers of the adjacent barn.

The materials proposed for the balcony is timber and glass, which are considered to be appropriate materials for this addition to the dwelling and its scale is not considered to be excessive and is also appropriate to serve the first-floor bedroom as overflow amenity space. There are no lights indicated in the application and it is not considered that this matter is justification to refuse the proposed development. Any future noise concerns are not considered to be justification to refuse the proposal and will be a public protection matter if it emerges as an issue.

It is considered that the balcony is of an appropriate design, materials and scale, and adheres to the requirements of the aforementioned Carmarthenshire LDP policy and it is considered that there are no other material issues that prevent support being given for the proposal.

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 proposal is supported subject to conditions.

Recommendation – Approval

Conditions and Reasons

Condition 1

Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 17th May 2021.

Reason: To comply with Section 73A of the Town and Country Planning Act (as amended).

Condition 2

The works hereby granted consent shall be carried out strictly in accordance with the following approved plans:-

- Location plan 1:1250 scale (1629-02) received 23 April 2021;
- Block Plan 1:500 scale (1629-03) received 23 April 2021;
- Existing and Proposed Floor Plans & Elevations (1629-01 Rev E) received 24 May 2021.

Reason: In the interest of visual amenity.

Condition 3

The proposed privacy screen as shown on the plans hereby approved shall be completed prior to the first beneficial use of the balcony hereby approved and shall thereafter be maintained as a privacy screen in perpetuity.

Reason: In the interests of the living conditions of the neighbouring residents.

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 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).

Application No	PL/03134
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Application Type	Full Planning
Proposal & Location	RETENTION OF USE OF PART OF DWELLINGHOUSE AS SELF-CONTAINED HOLIDAY-LET ACCOMMODATION AT GLANLASH, CAERBRYN, AMMANFORD, SA18 3EJ

Applicant(s)	CLAIRE MACK
Agent	EVANS BANKS PLANNING LIMITED – RICHARD BANKS
Case Officer	Andrew Francis
Ward	Llandybie
Date registered	20/12/2021

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 of the retention of a converted ground floor bedroom to a holiday let within the three bedroom dwelling known as Glanlash, situated in a rural location off the western flank of the single track road (the U4403) which runs between the junction off the B4456 Penygroes to Blaenau Road to the A476 junction between Stag and Pheasant and Carmel to the north.

The existing dwelling is part of a former smallholding which retains its land and outbuildings. The dwelling, yard and modest traditional farm buildings are all set fairly close to the road. The nearest dwellings are set approximately 195 metres, 260 metres and 305 metres respectively, though given the rural nature of the area, whilst the dwellings might be some distance away, the boundaries of the land associated with these properties will meet.

Proposal

Full planning permission is sought to retain the holiday let use that has been occurring in part of the existing dwelling of Glanlash, Caerbryn. This application has been submitted as a result of Enforcement action, whereby this holiday let use has been advertised on the 'AirBnB' website for use by tourists.

The ground floor ensuite room measures 6 metres in length by 3.8 metres in width and has a separate access point. It is situated on the northern elevation of the existing dwelling and is served by a guest car parking area to the front of the yard. Car parking to serve the dwelling is separate and is provided deeper into the yard area.

Planning Site History

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

AM/00906	1. To establish a new clay pigeon shooting enterprise. 2. Change of use for barn into clubhouse to serve alcohol. 3. To erect ladies and gents toilets 4. To build porch on front door of house Full Refusal	26 June 2002
E/01016	Steel portal and stone slate building Prior Approval Not Required	27 April 1998

Planning Policy

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

- SP1 Sustainable Places and Spaces
- SP3 Sustainable Distribution- Settlement Framework
- GP1 Sustainability and High Quality Design
- GP2 Development Limits
- TSM4 Visitor Accommodation
- H5 Adaption and Re-use of Rural Buildings for Residential Use
- TR2 Location of Development – Transport Considerations
- TR3 Highways in Developments – Design Considerations

[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 objection – recommends conditions.

Llandybie Community Council – No observations to make.

Local Member(s) – The Local Members, Councillor W R A Davies and County Councillor D Nicholas have not commented 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 a site notice. Eleven representations were received objecting to the proposed development from five respondents. The matters raised are summarised as follows:

- Why wasn't the application advertised by Site Notice at the site and neighbours sent consultation letters as it is understood is the requirement? Why not? The deadline for considerations has passed and now cannot be considered.
- The property is being used for far more than a single holiday let. Last summer there were constantly three units being let with their full intention to add a fourth. This included two bell tents hidden from plain view. This led to a huge pressure on the narrow road. As such, the report submitted by the agent is inaccurate and untruthful.
- The owners have advised it is their intention to provide 2 AirBnB rentals, two bell tents, a fire engine conversion into a glamping rental and some motorhome parking spots and tent pitches. The 2 bell tents are currently being advertised as being available from 15th April 2022.
- The road serving the property and the neighbours is not capable of accommodating this extra traffic. There are no formal passing places causing vehicles getting stuck in ditches and blocking the road for hours. If emergency vehicles needed to use the lane it would be extremely dangerous.
- Guests using the application site last year have regularly stopped at neighbouring properties, parking on neighbouring land and even urinating outside houses. The guests are causing large problems relating to privacy and amenity.
- Glanlash is advertised as 'dog friendly' and one guest brought 5 dogs. The neighbouring paddock is used for in-lamb ewes and whilst fenced, the applicants are not concerned of any consequences of any dogs that might go astray.
- The area marked storage on the plans is being prepared for a second holiday let and it is likely this will be started without planning permission as this unit has done.
- The applicants have advised that it would be ideal to be able to survive financially on one holiday let, but it cannot be done. Others don't resort to breaking the law.
- The farm is not a 'working farm' and will never be.

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

Appraisal

The first thing to do when considering this application is separate the issues and look at only those that are under consideration as part of this application. As such, comments relating to other alleged tourist activities at this location and any other accusations that may occur as a result are not for consideration as part of this application. These are currently under investigation by the Authority's Planning Enforcement Section and may result in future planning applications, which may possibly be considered by this Planning Committee.

With that in mind, this application is to consider the proposal for the retention of the holiday let in the former ground floor en-suite bedroom of Glanlash. The Applicant's Agent promotes this development as a form of farm diversification potentially supported by policy EMP4 of the Carmarthenshire Local Development Plan (CLDP, 2014). In considering this position, it is understood that Glanlash is not a working farm and the Applicants have not ever run Glanlash as a working farm. As there is no farm operation occurring at Glanlash and it appears that there is no intention to start any farm operations, there is no farm to diversify and therefore policy EMP4 cannot apply. It is from this starting point that this application and the points of objection are to be considered.

Principle of Development and Highway Safety

The application site is located outside the development limits of any settlement, to the north of Caerbryn. As such, it is considered that policy TSM4 – Visitor Accommodation is most applicable in this case. Essentially this allows such proposals where the conversion works adapt and re-use a rural outbuilding and the conversion is done sensitively without extension or extensive reconstruction. The policy specifically looks at the conversion of unused rural buildings, however, it is understood that the spirit of this policy does allow such conversions as proposed in this application as it is clearly a much lesser form of development. Furthermore, given the obvious need for flexibility and pragmatism when considering proposals in a pandemic and post pandemic county, and one that promotes the county from a tourism perspective, this specific proposal is considered to be acceptable when viewed against the broad requirements of policy TSM4.

That then requires that the proposal can be suitably accessed by the existing road network, as required by policies TR2 and TR3. The Authority's Head of Transport has advised that this application is deemed to be acceptable, subject to the imposition of a planning condition. It is also advised that should any further development or intensification occur at this site it will require further assessment and will require off site improvement works to the highway in the form of formal passing places.

Turning to the points of objection that relate to the principle of the development, these are summarised and responded to below:

- The road serving the property and the neighbours is not capable of accommodating this extra traffic. There are no formal passing places causing vehicles getting stuck in ditches and blocking the road for hours. If emergency vehicles needed to use the lane it would be extremely dangerous.

As discussed above in relation to the Head of Transport's response, it is considered that the submitted application to retain the single holiday let is acceptable and can be accommodated by the existing highway network. However, the Head of Transport also advises that should any further development be proposed at this site, particularly tourism, that off site highway works will be required, acknowledging the concerns of the neighbours. Again, it is important to acknowledge that this application is considering the retention of the single holiday let only. The issues that may have been caused to the highway by any alleged unauthorised developments at this address are being investigated by the Enforcement Department and should the applicant wish to retain or provide any further tourist developments at this site, they will need planning applications of their own.

- The farm is not a 'working farm' and will never be.

This point has been considered and has resulted in the particular policy consideration given to this proposal, and does not include policy EMP4 – Farm Diversification as part of that.

Impact on the Character and Appearance of the Area and Amenity of Neighbours

Taking into account the application description, the size of the development and the numbers of people that could be accommodated by the holiday let, it is considered that the retention of this use would not give rise to unacceptable loss of amenity or privacy for the occupiers of any of the neighbouring properties and would be compliant with policy GP1 of the CLDP.

Turning to the points of objection received on the subject, these are summarised and responded to below:

- Guests using the application site last year have regularly stopped at neighbouring properties, parking on neighbouring land and even urinating outside houses. The guests are causing large problems relating to privacy and amenity.
- Glanlash is advertised as ‘dog friendly’ and one guest brought 5 dogs. The neighbouring paddock is used for in-lamb ewes and whilst fenced, the applicants are not concerned of any consequences of any dogs that might go astray.

It is considered that much of the issue relayed above is related to alleged potentially unauthorised tourism developments that have occurred at Glanlash, with the volume of visitors leading to the issues stated by the objectors. Again, this application under consideration is just for the retention of the single holiday let and it is unlikely that the volume of visitors who may visit this could cause the number issues relayed by the objectors. Any other alleged tourism activities occurring at Glanlash are being investigated by the Enforcement Department and would undergo due process.

Other Matters

These have been summarised and responded to below:

- Why wasn’t the application advertised by Site Notice at the site and neighbours sent consultation letters as it is understood is the requirement? Why not? The deadline for considerations has passed and now cannot be considered.

The application was advertised by Site Notice. There is no legal requirement to also send neighbour notification letters. As was advised to the objectors, the 21 day consultation period isn’t an absolute deadline whereby objections received after that time cannot be considered. All comments received after that time have been included for consideration.

- The property is being used for far more than a single holiday let. Last summer there were constantly three units being let with their full intention to add a fourth. This included two bell tents hidden from plain view. This led to a huge pressure on the narrow road. As such, the report submitted by the agent is inaccurate and untruthful.

- The owners have advised it is their intention to provide 2 AirBnB rentals, two bell tents, a fire engine conversion into a glamping rental and some motorhome parking spots and tent pitches. The 2 bell tents are currently being advertised as being available from 15th April 2022.
- The area marked storage on the plans is being prepared for a second holiday let and it is likely this will be started without planning permission as this unit has done.
- The applicants have advised that it would be ideal to be able to survive financially on one holiday let, but it cannot be done. Others don't resort to breaking the law.

Many of the objections raised by the objectors relates to concerns about other alleged tourist accommodations being run from Glanlash and as a result causing much of the amenity, privacy and highways issues raised above. As mentioned above, this is known by the Authority's Enforcement Team and the Development Management Case Officer and as such, the site will be closely monitored for any breaches in planning control. The tourism accommodation is advertised online, and it is often easy to check if the address is hosting any additional tourism accommodation and record the dates the accommodation is operating for to include in any Enforcement that may be necessary. However, those alleged accommodation options are not what this application is considering. We can only consider the proposal before us and assess whether it is acceptable, based on the CLDP and any other material issues.

Planning Obligations

There are no planning obligations relevant to this application.

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 is acceptable and the submitted information shows that the proposed retention of the single holiday let, in an open countryside location, is broadly compliant with policies GP1, TSM4, TR2, TR3 and SP1 of the Carmarthenshire Local Development Plan (2014) without having an unacceptable impact upon the character and appearance of the area, highway safety or the living conditions of neighbouring residents.

Many of the concerns raised by objectors relate to alleged tourism schemes that may also be operating at the application site and compounding issues on the narrow single-track road and leading to impacts upon residential amenity and privacy for the neighbours. However, whilst there may be evidence of such activities, they are not for consideration in this application. This application is to regularise the currently unauthorised single one-bedroom

holiday let operating at Glanlash. As this scheme is considered to meet the policy requirements, it is recommended for approval, subject to the following conditions:

Recommendation – Approval

Conditions and Reasons

Condition 1

Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission, shall have been deemed to have been implemented on 1 December 2021.

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 retained in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- Location Plan [A102] scale 1:1250 @ A3 received 1 December 2021;
- Block Plan [A103] scale 1:500 @ A3 received 1 December 2021;
- Floor Plan [A101] scale 1:100 @ A3 received 1 December 2021.

Reason: To ensure that the development is retained in accordance with the approved details.

Condition 3

The holiday accommodation hereby permitted shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To ensure the development is occupied solely as holiday accommodation and for no other residential purpose to accord with Policy TSM4 of the Carmarthenshire Local Development Plan adopted December 2014.

Condition 4

Notwithstanding the 3 no. parking spaces as shown on the plan, prior to any use of the development herewith permitted, 1 no. car parking spaces (measuring 2.6m x 4.8m), shall be made available, and thereafter maintained at all times, within the curtilage of the site.

Reason: In the interest of highway safety in accordance with policies TR2 and TR3 of the Carmarthenshire Local Development Plan 2014.

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 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).

Application No	PL/03205
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Application Type	Full Planning
Proposal & Location	CHANGE OF USE FROM A1 TO A 1 BEDROOM RESIDENTIAL FLAT INCLUDING MINOR ALTERATIONS TO THE EXTERNAL ELEVATIONS AT 62 CARMARTHEN ROAD, CROSS HANDS, SA14 6SU

Applicant(s)	TEIFION MORGAN
Agent	ELLISTON DEVELOPMENTS LIMITED – MR PETER SAURO
Case Officer	Eilian Jones
Ward	Llannon
Date registered	16/12/2021

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 site consists of a two-storey semi-detached property on a rectangular parcel of land located along Carmarthen Road, Cross Hands. The ground floor of the property is a vacant A1 shop and the first floor contains a residential flat. There is a small forecourt to the vacant shop and a small amenity area at the rear. The site is within the development limits and in an area which predominantly reflects a linear pattern with road fronted properties, mostly residential in character. There are residential properties on either side of the site. The site is in close proximity to a large recreational area, a new residential site and Maes yr Eithin Retail Park.

Proposal

The application seeks full planning permission to change the use of the ground floor A1 shop to a self-contained residential flat. The proposal will also involve external alterations which includes the removal to the existing shop front to provide more suitable openings/façade to a residential flat and a new window on the side elevation.

Planning Site History

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

S/38109	Demolition of existing single storey side extension to form pedestrian access to the rear. The proposals also include internal and external alterations to the existing building. Granted	21 January 2019
S/38074	Proposed 3 Bedroom Dwellinghouse including Two Storey Rear Extension Withdrawn	21 January 2019

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) (CLDP)

SP1 Sustainable Places and Spaces
 SP2 Climate Change
 SP3 Sustainable Distribution - Settlement Framework
 SP14 Protection and Enhancement of the Natural Environment
 GP1 Sustainability and High Quality Design
 GP2 Development Limits
 GP3 Planning Obligations
 H2 Housing within Development Limits
 H3 Conversion or Subdivision of Existing Dwellings
 AH1 Affordable Housing
 RT1 Retail Hierarchy
 RT8 Local Shops and Facilities
 TR3 Highways in Developments – Design Considerations
 EQ4 Biodiversity
 EQ7 Development within the Caeau Mynydd Mawr SPG Area
 EP1 Water Quality and Resources
 EP2 Pollution
 EP3 Sustainable Drainage

[Carmarthenshire Supplementary Planning Guidance](#)

The following guidance documents are considered relevant to the determination of this application:

[Affordable Housing SPG](#)
[Planning Obligations SPG](#)
[Placemaking and Design SPG](#)
[Nature Conservation and Biodiversity SPG](#)
[Caeau Mynydd Mawr SPG](#)

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 to make based on the existing use.

SAB (Drainage) Team – No objections. Advise that the site is not at flood risk.

Coal Authority – No objections to the proposal subject to advisory notes.

Dwr Cymru/Welsh Water – No objections to the proposal subject to advisory notes.

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

Summary of Public Representations

The application was the subject of notification by way of a site notice.

6 representations from different addresses were received, 6 objecting, and the matters raised are summarised as follows:

- i) Lack of parking, unfeasible parking arrangement proposed and detrimental to highway/pedestrian safety which would set a precedent for similar future development in the area.
- ii) The road contains family housing and not houses in multiple occupancy which would change the nature/character of the area and be detrimental to residential amenity. A house in multiple occupancy is not needed in the area.
- iii) Local services such as schools and doctors are already full and cannot support new development, including recent residential development with no additional services provided.
- iv) Flats would give rise to and exacerbate existing antisocial behaviour in the area.
- v) Detrimental to residential amenity from noise and disturbance arising from multiple flats adjoining to 64 Carmarthen Road with inadequate noise insulation, loss of privacy and increased fire risk.
- vi) A right of way across 64 Carmarthen Road is only provided for the current arrangement (shop and flat) and not for further development or additional accommodation.
- vii) The proposal is contrary to Policy H3 of the LDP, namely detrimental to amenity of neighbouring properties, the community and lack of parking and harmful to highway safety.
- viii) Detrimental to visual amenity since the façade of the property would not have a front door.
- ix) Loss of shop and an employment opportunity.
- x) Increase in refuse and vermin

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

Appraisal

The application seeks full planning permission to change the use of the ground floor A1 shop to a self-contained residential flat.

Significant negotiation has taken place during the consideration of the application which resulted in the proposed dwelling being reduced to a 1 bedroom flat, with access to the flat being relocated to the front façade of the building and associated external alterations. Additional clarification was also sought relating to the off-street parking within the site frontage.

It is understood that the ground floor was a clothes/boutique shop for many years but has since become vacant. The site is located in a predominantly residential area and outside any designated retail or commercial area, as prescribed by Policy RT1 – The Retail Hierarchy of the LDP.

Paragraph 6.4.11 of the LDP indicates that Cross Hands may display similar level of provision and characteristics to those identified as district centres. In such areas, proposal will be considered in the light of the current level of provision and in accordance with the policies and proposal of this Plan and national guidance. Such areas will be considered as performing a subordinate role to the identified town centre zones within the Principal Centre (Growth Area).

Despite the proposed loss of the shop, the application site is in close proximity (approximately 250m) to the new Maes yr Eithin Retail Park. There are also other shops and services within the settlement. Therefore, in the context of Policies RT1 and RT8 of the LDP, it is considered that the loss of this local shop, in principle, is acceptable given that other retailing facilities are within a convenient walking distance and that its loss would not result in a significant reduction in employment opportunities, be unduly detrimental to the social and economic fabric of the community or unreasonably dilute the retailing offer within Cross Hands. It is also acknowledged that the retailing sector is likely to have been adversely affected by the COVID-19 pandemic and changes to shopping-habits/trends.

The proposal would introduce a new residential unit in an area that is predominantly residential in character. There is an existing residential flat on the first floor and the adjoining and neighbouring properties are also in residential use. It is therefore considered that the proposal, in general, would be compatible with existing uses prevalent in the immediate locality.

Policy H3 of the LDP prescribes the criteria for permitting the conversion or subdivision of existing dwellings. Only a degree of weight could however be applied to this policy since the proposal intends to convert the retail unit to a dwelling and not convert or subdivide the existing first floor flat which, according to the submitted plans, would remain unaffected.

It is acknowledged that residential flats are few in numbers in this locality given that accommodation is predominantly in the form of conventional house-types, such as detached or semi-detached. However, this property is already different to the majority of others in the locality since it is in mixed-use and contains a flat. The inclusion of a residential flat on the ground floor would be more compatible with other neighbouring uses than a shop, whilst it also represents an opportunity to offer an alternative form of accommodation which is currently limited in this area. It is also acknowledged that the proposal, in planning terms, is not a house in multiple occupation (such as that falling within Class C4 of the Use Classes

Order), as purported by some representations received but simply a property containing two private, self-contained flats. It is considered that the additional 1-bedroom flat would not lead to an over-intensification of residential uses at the site or result in such a detrimental change in the nature/character of the area or to the social cohesion of the community. There is no significant evidence to support the claim made during public consultation that the proposed 1-bedroom flat would give rise to increases of antisocial behaviour within the area. It is also considered that a 1-bedroom flat is unlikely to involve such increases in the local population to represent undue pressures on existing services such as schools and healthcare. Representations received relating to other developments cannot be given significant weight in the determination of his application, especially since each application is assessed on their own merits and in context to the relevant policies, guidelines and material considerations that are applicable at that time.

The proposal would not involve any extensions but would include limited external alterations. These would be primarily located on the front façade of the property, namely, the removal of the existing shop front and replace with openings more appropriate to a residential use. The front façade of the shop did have an outdoor canopy structure but has since been demolished thereby increasing the space within the forecourt. It was negotiated that the entrance to the proposed flat would be relocated from the rear to the front façade. This would provide an improved visual appearance to the building, providing a degree of symmetry and balance with openings and the appearance of the adjoining property which forms part of the pair of semi-detached units. Subject to a condition for all external finishes to match those used in the existing property, it is considered that the proposal would not have any significant harm to the visual amenities of the area.

In terms of residential amenity, the amended scheme is for a 1-bedroom unit, and this has improved the internal layout so that each habitable room has a reasonable standard of amenity for future occupiers, with particular regard to light, outlook and privacy. The proposed external alterations would ensure that the ground floor and first floor flats have separate entrances, improving the privacy and amenity between both occupiers.

Representations have been received relating to a right of way to the site via 64 Carmarthen Road. It is claimed that this only exists for the current arrangement of a shop and flat above, not for alternative uses or additional accommodation. Whilst limited details of the right of way have been provided, it is considered that this is a private, legal matter between interested parties. Furthermore, the extent of the application site, as defined by the submitted location plan, does not include the neighbouring property whilst access to the proposed flat and the existing flat would be available without requiring access to land outside the application site.

The proposed flat would have access to a small area of outdoor amenity space at the rear of the property, possibly a communal space shared with the first floor flat. There is also a forecourt at the site frontage. It is considered that this arrangement would be acceptable to undertake basic outdoor amenity functions, including the storage or refuse. It is considered that a 1-bedroom flat instead of a shop would not give rise to significant levels of waste/refuse whilst matters associated with pest control is covered under separate Environmental Health legislation. It is also acknowledged that the proposal only involves a small 1-bedroom flat where the demand for outdoor space is much less than family-sized units. Furthermore, the site is within 50m of a large public recreational park which improves the overall level of outdoor amenity available to future occupiers of the proposed flat.

Concerns have been raised by local residents that the proposal would be detrimental to their residential amenity. This matter has been carefully considered during the assessment of the application. The ground floor of the property is currently a vacant shop. There is no planning history associated with the shop and it is evident that this premises has been present for many years. There is little doubt that, on the balance of probabilities, the lawful use of the ground floor is indeed A1 (shop). In planning terms, it is important to note that it appears to be an unrestricted A1 use, meaning that it could reopen at any time for any use falling within A1 and operate 24 hours a day. This could include a convenience store, off-licence and a hairdresser. Given the close proximity of a number of residential uses to the premises, it is considered that an alternative A1 use could have a greater impact on the amenities of neighbouring properties and the wider public amenity than the proposed residential flat. This holds significant weight in the assessment of this application and reinforces the acceptability of the scheme in principle.

The proposal would not involve any extensions whilst the habitable-room windows of the proposed ground floor flat would be either on the front or rear elevations, thereby ensuring that the privacy and amenities of neighbouring properties are reasonably safeguarded. A new window would be installed on the side elevation of the property. Whilst the window faces the blank side wall of 60 Carmarthen Road, the plans indicate that this would be fitted with obscure glass which is considered reasonable in the interests of privacy and amenity given that it would serve an en-suite and adjacent to the path leading to the access to the first floor flat. Any privacy or amenity concerns associated from the first-floor flat is an existing situation and cannot be given significant weight in the determination of this application which predominantly relates to the ground floor shop. There is no substantial evidence to support the claim made that the additional 1-bedroom flat instead of a shop would materially increase the risk of fire. It is also recognised that separate building regulations consent would be required to ensure that the development meets appropriate standards for fire safety.

Whilst there may be a degree of noise and disruption to neighbouring properties during the conversion process, these matters are unfortunately a by-product of any development, from domestic extensions to larger developments. However, it is considered that these matters would be temporary and do not hold significant weight in the determination of this application to withhold planning permission. Once the conversion process is completed, it is considered that the eventual use of the premises as a residential flat would not be unduly detrimental to the amenities of neighbouring properties. It is also understood that separate Building Regulations consent would be required for the development and that this would include the need for adequate noise insulation to be fitted between properties.

Having regard to the above, it is considered that the proposal, on balance, would not be unduly harmful to the amenities of neighbouring properties.

Neither the existing shop nor the flat above benefit from any off-street parking spaces. The existing situation holds significant weight in the assessment of this latest proposal. The original scheme proposed off-street parking at the front of the property, but they were deemed substandard in size to be recognised as parking spaces by the Highways Authority and were subsequently removed from the scheme. Notwithstanding this, the Highway Authority has carefully considered the proposal without any off-street parking and acknowledge that the proposed flat would be less intensive in transportation terms than the existing shop whilst it is also located in a sustainable location. As such, the Highways Authority has no observations to make on the proposal.

The site is not within a flood risk area, as defined by the Development Advice Maps associated with Technical Advice Note 15: Development and Flood Risk. Welsh Water and the Council's SAB (Drainage) Team and have no objections to the proposal. It is also acknowledged that the proposal is a conversion of an existing building without any extensions and is partly in residential use by virtue of an existing first floor flat. It is therefore considered that the proposal would not have any unreasonable adverse effect on drainage infrastructure.

The application site lies within the Coal Authority's referral area due to historical coal mining activities in the area. However, since the proposal is a conversion of an existing building without any extensions, the Coal Authority has no objections to the proposal subject to advisory notes. It is therefore considered that the proposal would not have any significant adverse effect on public health, residential amenity or land stability.

Planning Obligations

This site is located within the catchment of the Caeau Mynydd Mawr Special Area of Conservation and in such areas, there is a need to consider proposed developments which have the potential of impacting upon biodiversity interests. New dwellings within the catchment area generally generates the need for a financial contribution towards ecology, however as this is a conversion of an existing building with no extensions, the proposal is considered exempt from this requirement. It is also considered that the proposal does not raise any significant biodiversity/ecology issues.

New private-market dwellings require a financial contribution to be made towards the provision of affordable housing in the area, in accordance with Policy AH1 of the LDP. The applicant has agreed, in principle, to provide this contribution. Subject to securing this contribution, it is considered that the proposal promotes sustainable development and contributes to the objective of creating mixed communities and the creation of sustainable places.

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

The proposed conversion of a vacant A1 (Shop) Unit within development limits to a residential flat, represents an acceptable form of development which, in this particular instance, would be compatible with existing uses prevalent in the immediate locality and, on balance, would not result in such a detrimental change in the character of the area or to the social cohesion of the community.

The vacant shop lies outside any designated retail or commercial area and given current retailing trends and the close proximity of the site to Maes yr Eithin Retail Park and other shops and services within the settlement, it is considered that the loss of this local shop would not unreasonably dilute the retailing offer within Cross Hands or be unduly detrimental to the social and economic fabric of the community.

The proposed development, on balance, would not have an unreasonable adverse effect the visual amenities of the area, on the residential amenities of neighbouring properties or future occupiers of the new flat and would not result in any significant detriment to highway/pedestrian safety, ecology/biodiversity or urban infrastructure including drainage and water quality. The proposal would also contribute to the delivery of affordable housing in the wider area, thereby promoting sustainable development.

Members are respectfully requested to resolve to approve the application subject to the completion of a legal agreement/payment of the required contribution towards affordable housing and the below-mentioned conditions. If no legal agreement is signed or payment of the required contribution is received within 12 months of any Committee resolution to approve, the Head of Place and Sustainability requests delegated powers to refuse the application.

Recommendation – Approval

Conditions and Reasons

Condition 1

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:

- LP-01 Rev. A – Site Location Plan (Scale 1:1250, received 04 March 2022);
- 02 Rev. A – Proposed Floor Plans & Elevation (Scales 1:50, 1:100, received 04 March 2022);
- 03 Rev. A – Proposed Site Plan (Scale 1:250, received 04 March 2022).

Reason: In the interests of visual amenity, residential amenity, general amenity and for the avoidance of doubt or confusion as to the extent of the permission hereby granted.

Condition 3

The materials to be used in the construction of the external surfaces of development hereby approved shall match those used in the building.

Reason: In the interests of visual amenity.

Condition 4

Prior to the first beneficial occupation of the residential unit hereby approved, the en-suite window facing 60 Carmarthen Road, as shown on drawing 02 Rev. A – Proposed Floor Plans & Elevation (Scales 1:50, 1:100, received 04 March 2022), shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington index of obscurity. The obscured window shall then be retained as approved thereafter in perpetuity.

Reason: In the interests of residential amenities.

Notes/Informatives

Note 1

Please note that this permission 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 permission 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 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 conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Application No	PL/03550
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Application Type	Full Planning
Proposal & Location	RETENTION OF REDUCED SCALE PARK AND RIDE FACILITY AND ASSOCIATED INFRASTRUCTURE AT NANTYCI PARK AND RIDE, LLANLLWCH, CARMARTHEN, SA33 5DR

Applicant(s)	CARMARTHENSHIRE COUNTY COUNCIL
Agent	ASBRI PLANNING – ROBERT DAVIES
Case Officer	Gary Glenister
Ward	Carmarthen Town South
Date registered	22/02/2022

Reason for Committee

This application is being reported to the Planning Committee as Carmarthenshire County Council has a financial and land ownership interest.

Site

The application site is the existing “Park and Ride” site at Nant y Ci. The Nant y Ci site is to the West of Carmarthen and has been operating for approximately 14 years and benefits from good accessibility to the trunk road network. People park their cars in the car park and are picked up from two bus stops on the road immediately to the north of the site.

The site is to the South of the A40 and North of the main railway line. The site has the Mart and Showground to the West and Veterinary centre to the East served from the same access. The village of Llanllwch is to the South East beyond the railway.

The site is flat with a mix of tarmac for the disabled and electric charge point spaces and gravel for the remainder. There are no ecological or habitat features.

Planning permission has recently been granted for an electric bus charging facility on part of the existing “Park & Ride” site to facilitate the electrification of existing services between Carmarthen and Aberystwyth (Traws Cymru T1 Bus Route).

Proposal

The application seeks full planning permission to retain a smaller “Park & Ride” facility at Nant y Ci. The facility was initially granted permission on a temporary basis, however this

application would retain it as a permanent facility with consequent amendments to accommodate the bus changing facility.

Planning Site History

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

PL/02768	Proposed charging facility for 8no. electric buses and a small single storey welfare/office building for the drivers with associated parking for their vehicles at Carmarthen Park and Ride, Llysonnen Road. Full Planning Permission	23 November 2021
W/22980	Amendment of Condition No.3 of Permission W/18455 under Section 73A of the Town & Country Planning Act 1990. Temporary Park & Ride Facility (Extension to the Temporary Period for a further Sixty Months). Full Planning Permission	22 July 2010
W/18455	Amendment of Condition No. 4 of planning permission W/14331 Under Section 73A of the Town & Country Planning Act 1990 - Temporary Park & Ride Facility (Extension to the Temporary Period for a further Twenty Four Months). Full Planning Permission	17 April 2008
W/14331	Proposed Eighteen Month Temporary Park & Ride Facility. Full Planning Permission	9 January 2007

Planning Policy

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

- SP1 Sustainable Places and Spaces
- SP2 Climate Change
- SP9 Transportation
- GP1 Sustainability and High Quality Design
- TR3 Highways in Developments - Design Considerations
- EQ4 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 – Has no objection subject to the imposition of appropriate conditions.

Welsh Government (Transport) – Has no objection to the proposed development.

Sustainable Drainage Approval Body - Has no objection to the proposed development.

Carmarthen Town Council – Supports the proposal.

Local Member(s) - Councillor A Lenny is a member of Planning Committee and has not made prior comment. Councillor GH John has not commented to date.

Dwr Cymru Welsh Water – Has no adverse comments.

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

Summary of Public Representations

The application was the subject of notification by way of 2 Site Notices.

No representations have been received to date.

Appraisal

Sustainability

The proposal is to retain the majority of the existing car park as a “Park and Ride” facility. This currently reduces the number of cars entering and parking within the Carmarthen town centre with the environmental benefit of reducing congestion and pollution. The amendment to the facility is to accommodate the recently approved charging points for eight electric buses along with associated development.

The County Council has declared a climate emergency and has committed to net zero carbon by 2030, so the proposal on Council owned land is in line with these aspirations. The decarbonisation of Wales, and specifically the facilitation of vehicle charging points is being promoted through national planning policy contained in Future Wales and Planning Policy Wales Edition 11.

Amenity

The proposal is the retention of the existing facility which does not have an adverse impact on third parties given the location away from residential properties.

Highways

The Head of Transport has no objections to the retention of the existing “Park & Ride” car park. The site is well related to the trunk road network and does not to have an adverse impact on highway safety.

Planning Obligations

Not Applicable.

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 retention of the "Park and Ride" albeit smaller to accommodate the approved electric bus charging facility is in line with the Council ambitions on sustainability and is not likely to have an adverse impact on amenity or highway safety. The scheme is considered to be in accordance with the above policies and therefore recommended for approval.

Recommendation – Approval

Conditions and Reasons

Condition 1

Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 22 February 2022.

Reason: To comply with Section 73A of the Town and Country Planning Act (as amended)

Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans received 17 February 2022:-

- 1:1250 scale Location Plan. Drawing No. CP/001A;
- 1:2500 scale Location Plan. Drawing No. CP/001;
- 1:250 scale General Arrangement Plan. Drawing No. 003A.

Reason: In the interests of visual amenity in accordance with Policy GP1 of the LDP.

Condition 3

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

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 4

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

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

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 guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website.

APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	PL/03034
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Application Type	Full Planning
Proposal & Location	PROPOSED TWO CABINS ON WHEELS AND ASSOCIATED FACILITIES FOR THE PURPOSES OF TOURIST ACCOMMODATION AT LLWYNDEWI, MEIDRIM, CARMARTHEN, SA33 5PD

Applicant(s)	ELLIE GADD
Agent	CROWN AND CANOPY - HANNAH WELSH
Case Officer	Charlotte Greves
Ward	Trelech
Date registered	17/11/2021

Reason for Committee

This application is being reported to the Planning Committee following receipt of a call-in request from the Local Member as the proposal is considered to be in line with the strategic objectives of small scale tourism in the open countryside.

Site

The application site comprises part of an existing field in open countryside, to the south east of and associated with the property known as Llwyndewi. The site is located to the south east of the hamlet of Pandy which comprises a small cluster of dwellings and is approximately 2.5km to the north east of the larger settlement of Meidrim.

The field, which has been previously used for grazing, comprises a mix of scrub, marshy grassland and bracken. The site's eastern boundary adjoins the Afon Dewi Fawr beyond which there is a block of broadleaved woodland. The site's western boundary supports a roadside hedgerow at a higher level, adjacent to which is the C2040 county road, bounded on the western side by steeply sloping scrub land. There is an existing access into the field off the existing C class county road located to the south of the property, Llwyndewi, including an informal track below and running parallel to the C class road, which extends a short distance into the site in a northerly direction.

Proposal

The application is for full planning permission for the change of use of the land for the siting of two cabins on wheels and associated facilities for the purposes of tourism accommodation.

The proposed cabins on wheels are to be sited on a base consisting of gravel board with bark chipping infill. The structures are yet to be purchased, however it is envisaged that the cabins will consist of a single-storey timber clad structure with approximately 18 square metres of floorspace and would consist of a kitchenette, bedroom space and sofa bed/equivalent, shower and incineration toilet. The cabins would accommodate 2-4 people and are intended to be used for year-round tourist accommodation. Photograph examples of the types of cabins to be sited on the land have been provided in support of the application. The cabins are proposed to contain incineration toilets to deal with waste and foul water is to be discharged to a soakaway system.

In order to facilitate access to the site it is proposed to utilise the existing field gate and track which runs at a lower level alongside the C2040 County Road. Access to and from the site would be directly off the existing C class road to the east of the application site and to the south of the applicant's property, Llwyndewi. Engineering works have already commenced on site to open up and widen the existing access including excavation, regrading and importation of hardcore to facilitate the widening and continuation of the existing track. The works have also included the creation of a parking area for four vehicles and further path which the plans detail would be a footpath for pedestrians to access the proposed site of the cabins which would comprise gravel board edging with a bark chipping infill. Hedge cutting has taken place at the access to facilitate visibility in addition to vegetation clearance, regrading works, tree removal within the site itself.

A bicycle, refuse and recycling store is proposed to be sited within the car parking area which it is intended would accommodate up to four bicycles, refuse bins and storage of items such as cleaning products and toiletries for the cabins. An example of the type of store to be erected is included within the application submission.

As part of the development proposals a new species rich hedgerow will be planted. The hedgerow will run along the eastern side of the access track and native species of tree are also proposed to be planted within the site. Five bird boxes and five bat boxes will be erected on suitable trees within the site.

Planning Site History

There is no relevant planning history for the application site.

Planning Policy

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

- SP1 Sustainable Places and Spaces
- SP14 Protection and Enhancement of the Natural Environment
- SP15 Tourism and the Visitor Economy
- GP1 Sustainability and High Quality Design
- TR3 Highways in Developments- Design Considerations

TR4 Cycling and Walking
EQ4 Biodiversity
EP1 Water Quality and Resources
TSM1 Static Caravan and Chalet Sites
TSM2 Touring Caravan and Tent Sites
TSM3 Small Scale Tourism Development in the Open Countryside

[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 Highways and Transport – No objection to the revised proposals subject to conditions.

Meidrim Community Council – Object to the proposed development on the grounds that this already busy, very narrow winding country lane, with few, if any, passing places will struggle to cope with the extra traffic especially given that the application includes 4 new parking spaces. The proposal will require traffic to approach from the B4298 Drefach Road, putting even more traffic on this local road which does not have pavements for the full length; thus causing concerns for public safety, especially children walking to school.

Local Member(s) – Cllr Jean Lewis, Local Member and Member of the Planning Committee, has asked that the application be reported to the planning committee as it is considered to be in line with the strategic objectives of small scale tourism in the open countryside.

Natural Resources Wales – No objection.

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

Summary of Public Representations

The application has been the subject of notification by way of a site notice. No representations have been received in response to publicity.

Two letters of support from local residents have been submitted with the application

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

Appraisal

Principle of the Development

The proposal seeks planning permission to change the use of the land to site two cabins on wheels and associated facilities for the purposes of tourist accommodation. The application proposes the use of an existing access, the creation of an access road, parking area and a footpath leading up to the site through an agricultural field and scrub land. Whilst the supporting information submitted with the application highlights that the cabins would be

temporary structures, it is stated that the intention is to provide year-round holiday accommodation and therefore to be sited in the proposed locations on a permanent basis (i.e. they are not intended to be removed from the site at the end of each holiday season).

In terms of the tourism policies within the LDP which may be considered relevant, Policy TSM1 is relevant to new static caravan and chalet sites and specifically states such proposals will only be permitted within the development limits of a defined settlement. Similarly, Policy TSM2 is relevant to proposals for new touring caravan and tent sites and for extensions/improvements to an existing site and requires such developments to be directly related to an identified growth area, service centre, local service centre or a sustainable community which exhibits appropriate services and facilities.

Given the intended year round accommodation offer of the cabins proposed, neither of the above policies are considered to be strictly relevant in the consideration of the current proposal, nonetheless, the requirement for tourism proposals to be located within or directly related to defined settlements is clear within these policies.

There is no specific policy within the LDP which deals with glamping proposals such as that proposed, the application has therefore been considered against Policies SP 15 and TSM 3 which are the key tourism policies relevant to the application. Policy SP15 is supportive of tourism related development where it is acceptable in terms of scale, type of development, siting and general impact. In this instance, given the site's location in the open countryside the proposal is required to be small scale, location specific that must satisfy Policy TSM3, except where they are subject to the provisions of TSM2 and/or TSM5.

Policy TSM 3 is relevant to proposals for small scale attractions / facilities in the open countryside, including appropriate extensions to existing facilities, and will be supported where the following criteria are met:

- a. There is no suitable site available within the Development Limits of any nearby defined settlement;
- b. The site is directly related to a defined settlement;
- c. The countryside location is essential and the proposal is highly dependent on the attributes of the site;
- d. The proposal includes a supporting statement demonstrating a clear and justifiable need for the development to be located at that given location;
- e. Where appropriate, the development will increase the vitality, sustainability and environmental quality of the site;
- f. There will be no adverse effects on the surrounding landscape/townscape or the setting and integrity of the historic environment.

Proposals which include a need for ancillary structures should demonstrate that a sequential approach has been considered commencing with the re-use of existing buildings, followed by the need to construct new buildings. New buildings will only be permitted where they are appropriate in terms of their siting, need and scale.

The application site has been chosen on the basis that the applicant owns the land and therefore does not have the option to developing land that is either within or directly related to defined settlements. Nevertheless, the applicant has not provided any evidence to demonstrate that alternative sites are not available within the nearest defined settlement or that any have been considered but discounted and the reasons for this.

The applicant has sought to justify the site's location by emphasising its location being close to the small hamlet of Pandy which is connected to the defined settlement of Meidrim. It is stated that the applicants will provide secure bicycle storage on site as well as local maps and information on how to explore the local area safely via footpaths and by bicycle. Notwithstanding the above, directly related is defined further in the LDP glossary of terms as sites which are physically, functionally and visually linked to a settlement. Given the countryside location and distance of the site in relation to the nearest defined settlement, being Meidrim, it is considered neither physically nor visually linked to the settlement. In terms of functionally, Meidrim would not be easily accessed on foot, by bicycle given the narrow and winding nature of the local road network. The nearest bus stop is located in Meidrim itself and there are no public footpaths providing direct links to the settlement. For the above reasons, the site is not considered to be directly related to a defined settlement.

In terms of the remaining criterion of the policy the applicant states that this type of outdoor accommodation is defined by, benefits from and relies upon a rural and countryside location and is intended to attract guests who appreciate nature and want to explore the local area. However, it is not considered to have been demonstrated that this site, more than any other agricultural field, has any specific attributes that the proposal is highly dependent upon or that would justify a countryside location as being essential for the accommodation proposed.

It is acknowledged that the adopted LDP policies which were formulated pre 2014, do not fully reflect the current national guidance in relation to tourism proposals. Both "Future Wales: The National Plan 2040" and the latest Planning Policy Wales, Edition 11 recognise the importance of the tourism sector to the rural economy.

The application states that the proposal would result in the creation of one part time (0.6 FTE) job and highlights that the proposed accommodation would generate a predicted spend into the local economy of £70,080 per year, based on 60% occupancy from up to 8 people staying with a £40 per head per day spend, spread over a 12 month season. The initial ground works and build on site, together with ongoing maintenance would also generate further employment and benefits to the local area. Nevertheless, the application site is located in a remote location, a considerable distance from any defined settlements. The application fails to demonstrate that the site is sufficiently well served in terms of public transport and by non-car modes of transport such as cycling and walking that can be undertaken safely on local roads. As such the proposal would necessitate nearly all trips to be made by the private car and is therefore not considered to be sustainable development. Whilst the economic benefits are acknowledged it is not considered that these benefits would outweigh the fundamental LDP policy objection that requires developments to be located in sustainable locations and in close proximity to existing services and facilities.

In terms of the environmental benefits of the proposal, the applicant is proposing biodiversity enhancement measures in addition to limiting tree removal, new hedge and tree planting at the site all of which are welcomed. The applicant also emphasises, the limited impacts that the proposed cabins would have given that the structures themselves are "temporary" in nature which is acknowledged. Nonetheless, the works required to create the access improvements, and the extended and more formal access road and parking area, which

given the gradient of the site has required excavation, re-grading and importation of hardcore, are not considered to increase the vitality and environmental quality of the site and would impact on the character and appearance of this rural and otherwise unspoilt agricultural field. The resultant impacts are not considered to be outweighed or mitigated by the proposed landscaping and biodiversity enhancements proposed.

Highway Safety

The proposed development would utilise the existing access into the field from the C2040 however the proposals are considered to result in an intensification of the use of the site and access. As such, works are required to widen the existing access and to build up the ground to improve manoeuvrability of vehicles when accessing the site from the north and exiting the site to the north. The engineering works to facilitate the above improvements have already commenced on site. A visibility splay of 2.4m x 43m is also required in both directions from the access and again works have commenced on site to facilitate this visibility splay through cutting of the roadside hedgerow either side of the access.

In response to consultation on revised plans from the applicant which detail the necessary improvements as required by Head of Highways and Transport, there are no objections to the revised proposals subject to conditions. The proposed development is therefore considered to accord with Policy GP 1 and TR 3 of the adopted Carmarthenshire LDP having regard to highway safety.

Biodiversity

A phase 1 habitat survey and biodiversity enhancement plan has been submitted in support of the application. The findings of the survey are that the proposals would not lead to any impact on protected species or ecological features of value at the national, local or county level. The proposed ecological enhancements including the proposed landscaping scheme is considered to result to a net gain for wildlife and biodiversity. The proposed development is considered to accord with Policy SP 14, GP 1 and EQ 4 having regard to biodiversity issues.

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, along with third party objections received, it is concluded that the proposal is in accordance with the policies of the adopted Local Development Plan and is therefore put forward with a recommendation for refusal for the following reasons:

Recommendation – Refusal

Reasons for Refusal

Reason 1

The application proposes new year-round holiday accommodation in the form of two cabins on wheels and associated works, on a site which is not located within the development limits of a defined settlement nor directly related to any defined settlement. The proposed development is therefore considered to be contrary to Policies SP15 (Tourism and the Visitor Economy), TSM1 (Static Caravan and Chalet Sites), TSM2 (Touring Caravan and Tent Sites) and TSM3 (Small Scale Tourism Development in the Open Countryside) of the Carmarthenshire Local Development Plan adopted December 2014.

Reason 2

The proposed engineering, re-grading and importation of hardcore required to facilitate a safe vehicular access into the site, together with the creation of an extended and formal access track and parking area by reason of the scale and extent of the works required due to the gradient of the site are considered to adversely affect the character and appearance of the countryside and as such would fail to increase the vitality and environmental quality of the site contrary to Policies GP1 (Sustainability and High Quality Design) and TSM3 (Small Scale Tourism Development in the Open Countryside) of the Carmarthenshire Local Development Plan adopted December 2014.

Reason 3

The application fails to demonstrate that the site is in a sustainable location accessible by public transport or by non-car modes of transport, including cycling and walking. As such it is considered that there would be a reliance on motorised vehicles to access services and facilities which are not easily accessible from the site. The proposal is contrary to Policy TR2 "Location of Development – Transport Considerations" and Policy TR3 "Highways in Developments – Design Considerations" of the Carmarthenshire Local Development Plan adopted December 2014.

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PLANNING COMMITTEE

Thursday, 3 March 2022

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, J.P. Jenkins, C. Jones, H.I. Jones, K. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams

The following Officers were in attendance:

S. Murphy, Senior Solicitor
I.R. Llewelyn, Forward Planning Manager
Z.A. Evans, Senior Technician [Planning Liaison]
G. Morgan, Assistant Engineer Planning Liaison
H. Rice, Senior Development Management Officer
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]
G. Glenister, Development Management Officer
P. Roberts, Development Management Officer
M. Evans Thomas, Principal Democratic Services Officer
M.S. Davies, Democratic Services Officer
A. Eynon, Principal Translator
M. Withey, Member Support Officer
E. Bryer, Democratic Services Officer

Virtual Meeting - 10.00 am - 11.25 am

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor M.J.A Lewis.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor / Officer	Minute Number	Nature of Interest
Cllr. C. Jones	3: W/37254 - Planning application to erect a straw-bedded young-stock building, maternity building, silage clamp, concrete yard areas and reprofiled lagoon (part retrospective) at Wernolau Farm, Llangynog, Carmarthen, SA33 5BN	Works with a group that is trying to link the community and the farm.

Councillor / Officer	Minute Number	Nature of Interest
H. Rice – Senior Development Management Officer	3: PL/03083 - Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works at former Coedmor School, Cwmann, Lampeter, SA48 8ET	Personal non-prejudicial interest – close friend is an objector who lives adjacent to the application site.

3. DETERMINATION OF PLANNING APPLICATIONS

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

W/37254	<p>Planning application to erect a straw-bedded young-stock building, maternity building, silage clamp, concrete yard areas and reprofiled lagoon (part retrospective) at Wernolau Farm, Llangynog, Carmarthen, SA33 5BN</p> <p>(NOTE: Councillor C. Jones having earlier declared an interest in this application, re-declared that interest, then left the meeting during its consideration).</p>
PL/01316	<p>Variation of Condition no. 2 of E/35763 (Reserved Matters permission for 2 dwellings granted on 28 September 2017, pursuant to outline planning permission E/30288 granted on 9 July 2014) to allow amended plans for the reduced scale to the dwelling at Plot 1, re-siting of dwelling at Plot 2 with revised parking arrangement and provision of south east boundary wall and treatment at Plots 1 & 2 at Tregarth, Square & Compass, Llangadog, SA19 9ND</p>

3.2 **RESOLVED** that consideration of the following planning application be deferred to enable further assessment in respect of foul drainage to satisfy the requirements of NRW:

PL/03083	<p>Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works at former Coedmor School, Cwmann, Lampeter, SA48 8ET</p> <p>(NOTE: H. Rice (Senior Development Management Officer) having earlier declared an interest in this application, re-declared that interest, then left the meeting during its consideration).</p>
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Mr Dylan Lewis and Ms Sian Lloyd Roberts (objectors) and Mr Geraint Roberts (agent) were present during consideration of the application but were not afforded the opportunity to speak as the application was deferred.
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3.3 S/34402 - Demolition of former Copperworks School and develop up to 9 new homes at former Copperworks Infants School, land at Morlan Terrace, Burry Port, SA16 0ND

The Committee was advised that the application had been **withdrawn** by the applicant (being Pembrey & Burry Port Town Council).

The Chair expressed his disappointment in the way that the applicant had conducted itself in this matter. The Chair stated that the Committee had resolved to approve the application back in 2017, subject to conditions, and completion of a Section 106 agreement. Since that time both the Planning Service and Legal Service had tried to complete the Section 106 agreement, but without any progress from the applicant, agent, or its solicitors.

The Committee expressed disappointment that it was only after publication of the agenda that the Authority had been informed that the site had been sold wasting officers' time and public resources.

4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 3RD FEBRUARY, 2022

RESOLVED that the minutes of the meeting of the Committee held on the 3rd February, 2022 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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