

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR AMGYLCHEDD**

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

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN/**

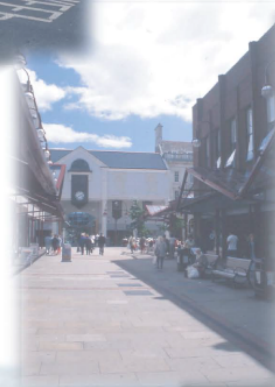
**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 16 TACHWEDD 2017  
ON 16 NOVEMBER 2017**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**

***Ardal  
Gorllewin/  
Area West***



## ADDENDUM – Area West

<i>Application Number</i>	<b>W/35450</b>
<i>Proposal &amp; Location</i>	PROPOSED RESIDENTIAL DEVELOPMENT INCLUDING 42 NO. DWELLINGS AT LAND ADJACENT TO LAUGHARNE PRIMARY SCHOOL, LAUGHARNE, SA334SQ

### DETAILS:

#### **ADDITIONAL CONSULTEE RESPONSES RECEIVED**

**Local Member:** Cllr J Tremlett has advised that she wishes to speak at committee and request deferral of the application for a site visit. This request is made on grounds of the site's proximity to the school and safe routes to school for the children as to highways activity. Cllr Tremlett has also raised concern over the access roads provision.

**Head of Highways and Transport:** an additional condition has been requested to ensure that sufficient visibility splays can be provided and maintained within the internal road layout in the interests of highway safety. The following condition would therefore be added to the decision notice:

17. Prior to any use of the estate road serving plots nos.2-13 by vehicular traffic, a visibility splay of 2.0 metres x 25 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access road in relation to the nearer edge of the main estate road carriageway. In particular there shall at no time be any growth or obstruction over 0.6m within this splay area.

Reason

- 17 In the interests of highway safety.

**Head of Leisure -** Discussions regarding any requirements for contributions towards open space are ongoing, any updates will be provided verbally at the committee meeting.

#### **ADDITIONAL THIRD PARTY REPRESENTATION RECEIVED**

**Laugharne Corporation -** A further letter from Laugharne Corporation has been received raising general support in relation to the request for a footpath to be created linking the site to the village of Broadway. However, they request confirmation of the extent of the footpath and details of the proposed boundary treatment and mitigation for any loss of vegetation/trees as a result of the creation of the footpath.

**Officer Response -** In response to this request, Officers confirm that the full details of the proposed footpath will be the subject of a Section 278 Highway agreement to be secured through the Section 106 agreement. However, Officers can confirm that the footpath would extend from the front of the application site along the frontage of the neighbouring field and up to the first property when entering Broadway, known as Wooford House. Full

details of the proposed footpath, including boundary treatments, will be required prior to the submission of the reserved matters application in order to ensure that the final details of the footpath can be incorporated into the detailed stage reserved matters application. This requirement can be secured through the Section 106 agreement. Nevertheless, as stated on the proposed landscaping plan there is a clear statement confirming that boundary vegetation along the site's frontage with the highway/footpath would be reinstated.

**Laugharne Township Community Council** - A further response from the Township confirms that upon review of the latest documentation on the application, including the Committee Report, that whilst the development will be required to provide contributions towards highways, affordable housing and education, they remain to consider that the full community benefits package previously agreed should be sought. The response also raised concerns over the additional traffic that would be utilising the Cwrt Wooford road, generated by the proposed 13 affordable units which are to be accessed from this road, given its proximity to the school and playground. The Council re-iterates the concern that the development would create a ghetto isolated from the rest of the site.

**Officer Response** - The comments made are noted, however, no concerns have been raised from the highway authority in relation to pedestrian conflict from traffic generated by the proposal. The other concerns raised are addressed in the original report.

## **REPORT CORRECTION**

The original report under the consultation section from the Education Department states that the education contribution of £26,000 comprises £9000 each for Laugharne and Griffith Jones Primary Schools and £8000 each for Ysgol Bro Myrddin and Ysgol Dyffryn Taf secondary schools. This breakdown is stated in error and should rather state £9,000 for each primary school and £4,000 for each secondary school. The overall contribution of £26,000 remains correct.

## ADDENDUM – Area West

<i>Application Number</i>	<b>W/35655</b>
<i>Proposal &amp; Location</i>	CONSTRUCTION OF A TYRE RECYCLING WAREHOUSE WITH ASSOCIATED OFFICES, OPERATIONAL YARD, STORAGE COMPOUNDS AND ANCILLARY INFRASTRUCTURE AT LAND OFF ALLTYCNAP ROAD, JOHNSTOWN, CARMARTHEN, SA31 3QY

### DETAILS:

#### CONSULTATIONS

**Head of Transport** – has responded recommending approval subject to a number of conditions.

**Local Member** – Cllr G John has requested the Planning Committee carry out a site visit prior to determination of the application given the road safety concerns. The Local Member feels it is imperative that two fundamental issues are satisfactorily addressed:-

- Firstly that the proposed development fully respects the proximity of the existing residential properties and that stringent and enforceable conditions are put in place with regards maximum noise levels and stipulated operating hours.
- Secondly given the existing traffic issues along Alltynap Road there is a strength of feeling that consideration for planning permission for any industrial use on this site must be aligned with improved road safety and traffic calming measures involving pavement etc. The need to simultaneously screen the proposed activities from view and provide an access that is in full view of traffic travelling up and down Alltynap Road will be problematic, especially as road safety is already such an issue. Access to and from the proposed site should therefore aim to enhance road safety at this location not increase concerns still further.

**Land Drainage Section** – has confirmed that they are satisfied that the drainage design meets the necessary policy requirements. As such the condition requiring further details to be submitted and agreed is amended to one requiring the works to be carried out in accordance with the submitted details.

**Natural Resources Wales** – has responded confirming the applicants are registered as a T8 exemption with Natural Resources Wales for the Mechanical Treatment of End of Life Tyres. There is a limit on the number of tyres that can be stored and treated under this exemption. If the applicant wishes to increase the number of tyres handled or is unable to operate within the strict terms and conditions of the exemption, an environmental permit under The Environmental Permitting (England and Wales) Regulations 2010 will be required. The facility will require an environmental permit prior to operating.

**Neighbours/Public** - Cllr Schiavone who is a Member for the adjacent Carmarthen West ward has commented that the applicant resides in his ward and he is aware that there

have been attempts to relocate the business for a number of years due to the lack of space in the current location. He wished to express his support for the application.

### **THIRD PARTY REPRESENTATIONS**

No objections from any members of public or nearby residents have been received. As noted above, concerns have been raised by one of the Local Members, Cllr G John. These relate to impacts on amenity of nearby residents and highways safety concerns.

In relation to the highway safety concerns the Head of Transport has requested amendments to the scheme as originally submitted. Several variations of the scheme have been submitted to overcome initial concerns with the latest revisions having been considered acceptable. The recommendation from the Head of Transport is that conditions be imposed on any permission. These are outlined later in the addendum. It should be noted that the vegetation to the roadside boundary is to be behind the required visibility splays to allow sufficient views for drivers. The existing levels of traffic along Alltynap Road are acknowledged however this is an area of land allocated for employment use in the Carmarthenshire LDP. The impacts on this development are what needs to be considered and assessed. Therefore what additional impacts would this development have on the road network which already serves the industrial estate, sports facilities and residential and farming sites further west. Overall it is not felt that this development would give rise to impacts of a scale to warrant refusal of the application.

Turning to impacts on amenity the report refers to consultation with Public Protection who have no objection to the proposal. Conditions are however recommended in relation to noise. A bund is proposed along the western boundary of the site to screen the development in part and also to reduce noise. The layout of the access arrangements also directs traffic to the east rather than further west towards the residential properties. A condition is recommended limiting the external storage to the rear of the building as shown on the plans. The site is allocated for employment use and therefore the location considered to be acceptable in principle as part of the LDP process. The development is also located to the eastern part of the field, rather than the whole of it. This adds to the separation between the commercial and residential uses.

Due to the changes in the layout of the site to attempt to address the issues raised from the Highways Officer amended plans have been submitted reflecting the impacts of these changes on the ecology and landscape considerations.

### **CONCLUSION**

As the application is site forms part of an employment allocation within the Local Development Plan and in light of the assessment within the report and above

### **CONDITIONS**

Taking in to account the updates from consultees and amended plans received to date the conditions are revised to the following:-:

### **CONDITIONS**

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

- 2 The development shall be carried out strictly in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-
- 1:500, 1:200 and 1:25 scale Proposed Landscaping and Fencing Plan (0072G)  
received on 19<sup>th</sup> July 2017
  - Noise Impact Assessment  
received on 15<sup>th</sup> June 2017
  - 1:200 scale Section (GENPL/RB/0078AR1)
  - Phase 1 Habitat Survey – May 2017  
received on 1<sup>st</sup> June 2017
  - 1:500 scale Topographical Survey
  - 1:50 scale Ground Floor Plan (A101 B)
  - 1:100 scale Elevations (A102 B)  
received on 22<sup>nd</sup> May 2017
  - Letter reference D/WD/P/1650 Francis Sant  
received 26<sup>th</sup> September 2017
  - Drainage Report (July 2017 Final Revision A)
  - Drainage Report Addendum  
received 9<sup>th</sup> August 2017
  - 1:2000 and 1:250 scale Site Location and Layout Plan (0076DR5)  
received 13<sup>th</sup> November 2017
  - 1:500 scale Vehicle Swept Path for 16.5m Articulated Lorry Plan ref AP01  
received on 10<sup>th</sup> November 2017
- 3 There shall be no external storage at the site other than on the area annotated as “external yard” on the 1:250 scale Site Layout Plan (0076DR5) received on 13<sup>th</sup> November 2017.
- 4 The rating level of the noise emitted from the proposed development shall not exceed the existing background noise level. The noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 2014 Methods for rating and assessing industrial and commercial sound. Where the background noise levels shall be expressed as LA90 1hr and the ambient noise levels shall be expressed at Laeq 1hr.
- 5 If the authority receives a justified complaint with respect to the development, the operator within a period of 1 month shall undertake and submit to the authority a noise assessment based upon the methodology of BS 4142: 2014 Methods for rating and assessing industrial and commercial sound to determine whether noise arising from development exceeds the level specified in condition 4 above. The assessment shall be undertaken under the supervision of the Local Authority. In the event that Condition 4 is exceeded then the submitted survey shall also include

mitigation measures to ensure compliance with the noise level specified in condition 4. The development shall then be undertaken in accordance with the approved details.

- 6 The earth bund as shown on the 1:500, 1:200 and 1:25 scale Proposed Landscaping and Fencing Plan (0072G) received on 19<sup>th</sup> July and the 1:2000 and 1:250 scale Site Location and Layout Plan (007DR5) received on 13<sup>th</sup> November 2017 shall be put in place prior to the beneficial use of the building hereby approved and shall be retained in perpetuity.
- 7 No felling and vegetation removal shall take place outside of the months  
  
September-February.
- 8 The drainage scheme shall be implemented in accordance with the details provided in the reply from Francis Sant received 26<sup>th</sup> September 2017, Drainage Report (July 2017 Final Revision A) and Drainage Report Addendum received 9<sup>th</sup> August 2017 and be fully implemented prior to the beneficial use of the development hereby approved.
- 9 Prior to its use by vehicular traffic, the new access road (one way system) shall be laid out and constructed as shown on submitted the 1:500 scale Vehicle Swept Path for 16.5m Articulated Lorry Plan AP01 Rev F received on 10<sup>th</sup> November 2017.
- 10 Prior to commencement of any part of the development, the Allt y Cnapp road fronting the entire site shall be widened as shown on 1:500 scale Vehicle Swept Path for 16.5m Articulated Lorry Plan AP01 Rev F received on 10<sup>th</sup> November 2017.
- 11 The existing means of vehicular access into the site shall be permanently stopped up, and the public highway reinstated prior to the new means of vehicular access herein approved, being brought into use.
- 12 The gradient of the vehicular accesses serving the development shall not exceed 1 in 10 up to the proposed gates, from the nearside edge of the carriageway.
- 13 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 59 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access road in relation to the nearer edge of carriageway. In particular there shall at no time be any growth or obstruction over 0.9m within this splay area.
- 14 The access, visibility splays and turning area required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles

- 15 The site access road shall be hard-surfaced for a minimum distance of 25.0 metres behind the nearside edge of carriageway. The hard surfacing shall be fully carried out prior to any part of the development approved herewith being brought into use.
- 16 All vehicles shall enter the site via the northern access only and exit the site via the southern access only.

## **REASONS**

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3 In the interest of visual amenity.
- 4-6 In order to protect amenity levels for occupants of nearby dwellings.
- 7 To reduce any impacts on species or their habitats.
- 8 In order to prevent the increased risk of flooding and pollution by ensuring the provision of a satisfactory means of suitable surface water disposal.
- 9-16 In the interest of highway safety.



## ADDENDUM – Area West

<i>Application Number</i>	<b>W/35783</b>
<i>Proposal &amp; Location</i>	NEW ARCHIVE REPOSITORY FACILITY TO REAR OF EXISTING LIBRARY. INCLUDES NEW RAMPED STAFF ENTRANCE FROM PUBLIC CAR PARK. NEW BLUE PENNANT PAVING TO ARCHIVE STAFF ENTRANCE. PROPOSALS TO INCLUDE FOR NEW FIRE STAIR WITHIN EXISTING LIBRARY AT LAND ADJACENT TO, CARMARTHEN LIBRARY, ST PETERS STREET, CARMARTHEN, SA31 1LN

### DETAILS:

#### CONSULTATIONS

**Neighbours/Public** – an objection has been received. This raised the following matters

- Differences between library and archive users not considered sufficiently. Lack of facilities for those using the archives for long periods, eg eating area, WC, check in/out areas.
- Query whether public toilets are to be used by users of the archive building due to distance to disabled toilets.
- Query whether disabled users could enter the building from the library van loading area rather than King Street.
- Parking – existing problems made worse by loading point within the car park.
- Questioned why the education centre was not included and the whole area redeveloped.
- Space for archives seems very restricted. Has there been any recognition that the archive will grow rapidly.

#### THIRD PARTY REPRESENTATIONS

One further objection has been received. This raised issues regarding the facilities within the proposed extension and level of accommodation for users of the archives. The assessment of the planning application relates to the external appearance of the building. The internal arrangements have been put forward and while there may need to be listed building consent for any internal alterations no planning permission would be required. In terms of the facilities included what areas are used and how they are used is not controlled by the planning permission. There are disabled toilets within the existing library building on the ground floor. While this may be some distance from the upper floors there is a lift provided.

In relation to parking issues raised there is no objection from the Head of Transport on the proposal. The loading area in the car park is in place of some existing spaces however it is not considered this raises any significant concerns given the overall level of parking adjacent, in other nearby public car parks and the accessible by other means of transport.

The potential for alternative wider development of the site was raised. As outlined in the report it is the proposal forming part of this application that needs to be assessed on its own merits. The size of the facilities proposed was another query and whether this took in to account possible future expansion. The application has been submitted with the current scheme. If there is a need for any future expansion then any works needing consent would be assessed on their own merits at that time.

## ADDENDUM – Area West

<i>Application Number</i>	<b>W/36194</b>
<i>Proposal &amp; Location</i>	DEMOLITION OF BUNGALOW AND CONSTRUCTION OF A REPLACEMENT DWELLINGHOUSE & GARAGE (RESUBMISSION OF W/35643) AT SWN Y MOR, FERRYSIDE, SA17 5RS

### **DETAILS:**

### **CONSULTATIONS**

A late letter of support has been submitted by the occupier of the neighbouring dwelling to the west, Towy Hill. This is summarised below:

- I do not agree with the case officer's interpretation of the perceived effects the replacement dwelling house is adjudged to cause to my outlook and amenity.
- The footprint of the proposed house is broadly similar to the existing bungalow and there will be no overlooking from first floor windows.
- A new hedge is proposed on the boundary.
- The proposed dwelling's hipped roof design will lessen the overall effect of the dwelling.
- The existing leylandii will also serve to protect amenity.

In response to the above, it is noted that the neighbour does not consider the proposal will result in a loss of amenity and outlook, however, the officer's report and slide presentation provides sufficient evidence in the officer's view that it will and be contrary to policy. On this basis these points will not be repeated.

It is not considered that the proposed hedge will provide sufficient mitigation for Towy Hill given the scale of the proposed dwelling and the elevated position of the site.

The dwelling's hipped roof design will not reduce the impact as the proposal will be sited closer to the boundary and have a higher eaves level than the existing bungalow therefore increasing its massing and contributing to the unacceptable impact of the proposal upon Towy Hill.

## **ADDENDUM – Area West**

<i>Application Number</i>	<b>W/36197</b>
<i>Proposal &amp; Location</i>	RETENTION OF USE OF PART OF DWELLING HOUSE AS A HAIRDRESSING & BEAUTY SALON AT PIBWR MILL, BOLAHUAL ROAD, CWMFFRWD, CARMARTHEN, SA31 2LW

### **DETAILS:**

This application is a result of Enforcement action.

## ADDENDUM – Area West

<i>Application Number</i>	<b>W/36312</b>
<i>Proposal &amp; Location</i>	REPAIRS AND STRENGTHENING BOUNDARY WALL AT 1 PARC STARLING, JOHNSTOWN, CARMARTHEN, SA31 3HX

### **DETAILS:**

#### **CONSULTATIONS**

**Neighbours/Public** – an objection has been received that raises the following matters:-

- The wall has been built on land not in the applicant's ownership.
- The plans provided are not to the required standard
- The wall has poor quality render and timber board finish over old and established masonry, the extended wall does not conform or enhance the character and appearance of the site. It is inconsistent in terms of appearance, height, elevation treatment, and detailing with the existing wall off which it is built and the general boundary enclosures of the area.
- There is a failure to take account of the existing landscape and features. It introduces materials and finishes to a height at variance with other existing details and structures. It does not utilise materials appropriate to the area within which it is located and off which it is built.
- There is no objection to an extended wall and site enclosure being built provided any such enclosure or wall matches the pre-existing and neighbouring walls in terms of material, elevation detailing, appearance and height.

#### **THIRD PARTY REPRESENTATIONS**

As noted above the objection raises many of the issues already referred to in the report. Concerns over the appearance of the wall and it not being appropriate to the area in terms of materials form the reasons for refusal. The land ownership issue was queried with the applicant who has confirmed they believe all the land is within their ownership. The other issue raised related to the standard of the plans provided. The plans have dimensions on them to show the scale of the wall. The wall is already in place and therefore it is possible to assess the development in that way also. While the plans are not professionally drawn it is considered they are sufficient to be able to assess the proposal.