

**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 08 MAWRTH 2018
ON 08 MARCH 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal Del/
Area South*



**Cyngor Sir Gâr
Carmarthenshire**
County Council



ADDENDUM – Area South

<i>Application Number</i>	S/34755
<i>Proposal & Location</i>	TWO STATIC RESIDENTIAL CARAVANS TOGETHER WITH THE ERECTION OF A DAY/UTILITY ROOM, TWO TOURING CARAVANS AND A STABLE BLOCK (PARTLY RETROSPECTIVE) AT LAND AT HILLSIDE VIEW, HENDY, LLANNON, SA14 8JX

DETAILS:

CONSULTATIONS

Head of Transport – Has formally confirmed that he has no objection to the application subject to the imposition of suitable conditions on any permission granted.

APPRAISAL

Members' attention is drawn to the fact that this application was received as a result of action by the Authority's enforcement team.

The fifth paragraph of the conclusion of the report contains an error in that it refers to the granting of permission for a temporary period of three years. Members will have noted in condition no.5 that the recommendation is to grant permission for a temporary period of four years.

The recommendation for approval remains unchanged. The applicant has submitted amended plans correcting an anomaly in the original plans of the stable building. In light of the submission of these plans and the Head of Transport's response to the application, it is recommended that condition nos. 2 and 13 of the report be amended to read as follows.

CONDITIONS

2 The development shall be carried out in accordance with the details shown on the following schedule of plans:-

- Site and location plan (02d) received on 5 February 2018;
- Site plan (24) received on 22 February 2018;
- Floor plans and elevations of stable block (06c) received on 22 February 2018;
- Septic tank installation details (07) received on 28 September 2016;
- Visibility splays – translocation works to LHS on plan of entrance (09d) received on 22 February 2018;
- Visibility splays – translocation works to RHS on plan of entrance (10d) received on 22 February 2018;
- Overall visibility splays (08d) received on 22 February 2018;
- Expanded plans showing area affected by improved visibility (RHS) Sheets 1-6 (16e, 17b, 18d, 19b, 20a, 21b) received on 5 and 22 February 2018;
- Expanded plans showing area affected by improved visibility (LHS) Sheet 1 of 5 (11c) received on 30 January 2018;

- Expanded plans showing area affected by improved visibility (LHS) Sheets 2, 3 and 4 of 5 (12a, 13a, 14a) received on 11 April 2017;
- Expanded plans showing area affected by improved visibility (LHS) Sheet 5 of 5 (15b) received on 19 December 2017;
- Existing and proposed site sections – North East and South West (22b) received on 2 March 2018;
- Existing and proposed site sections – South East and North West (23b) received on 2 March 2018.
- Floor plan and elevations of stable block (06D) received on 2 March 2018.

13 The site access road shall be hard-surfaced for a minimum distance of 10 metres behind the nearside B4306 carriageway edge. The hard surfacing shall be fully carried out within 4 months of the date of this planning permission and retained thereafter in perpetuity.

REASONS

- 2 To ensure that only the approved works are carried out.
- 13 In the interests of highway safety.

ADDENDUM – Area South

<i>Application Number</i>	S/36679
<i>Proposal & Location</i>	RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE, TOGETHER WITH THE DISCHARGE OF CONDITIONS 7, 9 AND 11 ATTACHED TO PLANNING PERMISSION S/27346 AT LAND AT MAES Y BRYN, PENLLWYNGWYN ROAD, BRYN, LLANELLI, SA14 9RQ

DETAILS:

CONSULTATIONS

Head of Transport – Has raised no objection to the application subject to the imposition of suitable conditions on any permission granted.

Local Member – County Councillor Gary Jones has requested that the Planning Committee undertake a site visit in order to fully consider the highway and visual impacts of the development. He also raises concerns regarding the access leading to the site, the nature of the development in that it consist solely of affordable housing and the lack of access to existing facilities. Councillor Jones also notes that the Section 106 contributions previously agreed will not now be provided.

County Councillor Gwyneth Thomas has raised the following additional concerns on behalf of neighbouring residents:-

- The two storey design of the houses will impact upon the privacy of existing neighbouring properties.
- The access to Maes y Bryn from Penllwyngwyn Farm Drive consists of a very sharp corner that is a highway safety concern.

Neighbours/Public - A further four letters of objection have been received from neighbouring residents which raise the following issues of concern:-

- No documentation has been provided to confirm that the Head of Transport has fully considered the proposal and raised no objection.
- The access into the site contains no road markings or parking restrictions at the junction and has a blind bend that causes daily safety issues.
- The developer and Bro Myrddin Housing should be required to pay the Section 106 contributions towards the improvement of parks and education facilities, as required under the original Section 106 agreement. These contributions are badly needed and Bro Myrddin Housing Association turned over £4.6 million last year and would appear to be given preferential treatment over other developers.
- The Committee should visit the site to fully consider residents' safety concerns regarding the access to the development.

- The landowner owns a separate field enclosure that could provide a separate safe access route to the development for construction traffic.
- The properties proposed look nothing like those in the existing estate.
- The development is a stand-alone 100% affordable housing scheme that will allow no social integration with the existing community.
- Concern regarding the construction impacts of the development while acknowledging that the condition requiring the submission of a Construction Method Statement will assist in controlling potential issues during the course of the construction.
- The need to ensure that the development blends in with and compliments existing properties for the benefit of existing residents and occupiers of the new development.
- There is a need for an updated ecological survey of the site to ensure that no protected or other species will be adversely affected.
- Concern that the Authority and Head of Transport have not considered residents' concerns regarding the acceptability of the existing access leading to the Maes y Bryn estate and in particular the pre-existing bend where there is no visibility and on street parking by existing residents.
- The need to manage larger vehicles and plant during the construction period and concerns regarding their highway safety impacts. It is suggested that construction traffic could use the farm to access the site rather than traversing Maes y Bryn.
- The proposal is not in accordance with Policies GP1 and TR3 of the LDP in terms of its access, traffic and amenity impact.

APPRAISAL

The highway and access concerns raised by the respondents have been addressed in the main report presented to the Committee. Members will have noted that the Head of Transport requested further information regarding visibility levels within the new estate and, in response, the applicant has subsequently reviewed the development layout and reduced the extent of retaining wall features on the internal bends of the estate to improve the level of forward visibility. The Head of Transport has formally confirmed his acceptance of the revised proposal and offered no objection to the application from an access or highway safety perspective subject to the imposition of suitable conditions. Any permission granted will be conditioned in accordance with his advice.

Matters relating to the likely construction impacts of the development upon existing residents have also been addressed in the report wherein condition no.6 requires the submission and approval of a Construction Management Plan as part of the development which will include measures to minimise the potential amenity impacts of the development.

The respondents' concerns regarding the likely visual impact of the development and effect upon the privacy of neighbouring residents are also considered in the report as are matters relating to the ecological impacts of the development. In terms of the latter, Natural Resources Wales and the Authority's Planning Ecologist are both satisfied that there is no requirement for a further ecological survey of the site.

Turning to the concerns regarding the nature of the development whereby it will consist solely of affordable housing, the report draws reference to the identified need for additional affordable housing in the local area with this being a strategic priority of the Authority's Housing Service. Justification is also provided as to reasons why officers consider it appropriate to modify the Section 106 agreement of the outline permission to allow the development to proceed without making financial contributions towards education and open space facilities.

The recommendation to approve remains unchanged subject to the modification of the Section 106 Agreement of outline planning permission S/27346 securing a 100% proportion of affordable housing in the development and the omission of the requirement for a contribution towards the improvement of open space and education facilities.

In light of the submission of amended plans by the applicant and the receipt of the Head of Transport's subsequent response to the application, it is recommended that condition nos. 2, 4 and 5 contained in the report be amended to read as follows and that the following additional condition (Condition no.9) be added to any permission granted.

CONDITIONS

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

- Site survey (01) received on 20 December 2017;
- Proposed drawings Type B – 2 person 1 bed flat individual entry – Elevations Plan (B003 REVA) received on 20 December 2017;
- Proposed drawings Type B – 2 person 1 bed flat individual entry – First floor layout plan (B002 REV A) received on 20 December 2017;
- Proposed drawings Type B – 2 person 1 bed flat individual entry – Ground floor layout plan (B001 REV A) received on 20 December 2017;
- Proposed Drawings Type C – 7 person 4 bed house – Elevations plan (C003 – REV A) received on 20 December 2017;
- Proposed Drawings Type C – 7 person 4 bed house – First floor layout plan (C002 – REV A) received on 20 December 2017;
- Proposed Drawings Type C – 7 person 4 bed house – Ground floor layout plan (C001 – REV A) received on 20 December 2017;
- Proposed Drawings Type A – 4 person 2 bed house – Elevations plan (A003 – REV A) received on 20 December 2017;
- Proposed Drawings Type A – 4 person 2 bed house – First floor layout plan (A002 – REV A) received on 20 December 2017;
- Proposed Drawings Type A – 4 person 2 bed house – Ground floor plan First floor layout plan (A001 – REV A) received on 20 December 2017;
- Site location plan (32A) received on 16 January 2018;
- Boundary details (07 Rev A) received on 21 February 2018;
- Proposed site layout (02 Rev S) received on 27 February 2018;
- Site sections Proposed – 1 of 2 (03 Rev B) received on 21 February 2018;
- Site sections Proposed – 2 of 2 (04 Rev B) received on 21 February 2018;
- Landscape Scheme (05 Rev D) received on 5 March 2018;
- Drainage Strategy Report (19743 – v01) received on 23 January 2018.

- 4 The detailed landscaping design scheme shown on the Landscape Scheme drawing (05 Rev D) received on 5 March 2018 shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 5 No development shall commence until details of the design of the crib lock retaining walls shown on the proposed site layout (02 Rev S) received on 27 February 2018 have been submitted to and approved in writing by the local planning authority. These shall include details of the structural design, precise height and finish of the walls together with a scheme soft landscape works within the walling which shall include planting plans; written specifications (including cultivation and other operations associated with plant establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities. The walls shall be provided in accordance with the approved details prior to the occupation of the dwellings and the landscape works therein shall be carried out in the first planting season following the occupation of the dwellings or completion of the development, whichever is the sooner.
- 9 There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole estate road frontage within 2.0 metres of the near edge of the carriageway.

REASONS

- 2 To ensure that only the approved works are carried out.
- 4,5 In the interests of visual amenity.
- 9 In the interests of highway safety.

ADDENDUM – Area South

<i>Application Number</i>	S/36707
<i>Proposal & Location</i>	CONSTRUCTION OF 29 NO AFFORDABLE HOUSING RESIDENTIAL UNITS WITH ASSOCIATED ACCESS, LANDSCAPING AND INFRASTRUCTURE WORKS AT LAND OFF FRONDEG TERRACE, LLANELLI, SA15 1QB

DETAILS:

CONSULTATIONS

Head of Transport – Has responded raising no objection subject to the following conditions:-

- 1 The gradient of the vehicular access serving the development shall not exceed 1 in 20 for the first 10 metres from the edge of the carriageway.
- 2 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.
- 3 Prior to the occupation of any of the dwellings herewith approved, the required access roads and footways from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.
- 4 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority prior to any use of the development herewith approved. Thereafter, they shall be retained in perpetuity, unobstructed, for the purposes of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 5 Prior to the commencement of development full details of the proposed traffic signal scheme at Frondeg Terrace/Capel Road/Site Access junction, as shown on the plans (ref 11280199-05 RevA received on the 01 April 2010), shall be submitted for the written approval of the Local Highway Authority. The agreed scheme shall be fully operational prior to any use of the development herewith approved.
- 6 Prior to the commencement of development the written approval of the Local Planning Authority is to be obtained for a scheme detailing the provision and frequency of use of facilities for washing down the wheels of vehicles prior to entering the public highway.
- 7 No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.

Land Drainage Section – No objection in principle to the surface water attenuation proposals subject to full details of the surface water management scheme prior to development commencing.

DETAILS

An Amended Engineering Drawing has been submitted by the Applicant (see PowerPoint presentation) detailing betterment and how surface water discharges will be removed from the combined sewer and directed into the proposed surface water attenuation scheme. Dwr Cymru/Welsh Water have been consulted but to date have not formally responded. Officers request that in the event that members are minded to approve the proposal that officers are granted delegated authority to issue a decision subject to a favourable written response from Dwr Cymru/Welsh Water.

Furthermore, a viability report has been requested from the Applicant in relation to the requested S.106 payments required in respect of education. This has not been submitted to date and once more Committee members are requested to delegate the assessment of this in the event that they are minded to approve the development.

The Planning Division's Ecologist has not responded formally to date, however, it is noted that no objection was raised during the pre-application planning stage based on the submission documents that were submitted at that time. On this basis it is considered that there are no known adverse ecological impacts identified.