

**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 24 MEHEFIN 2021
ON 24 JUNE 2021**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal Del/
Area South***



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:	24 JUNE 2021
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE
PL/00775	Creation of four family traveller pitches with one residential static unit, touring caravan, utility/day room and parking for each pitch, improvements to the existing access, internal access road and landscaping enhancement at Phase II land at Maes Y Dderwen, Llangennech, Llanelli	23

APPLICATIONS RECOMMENDED FOR APPROVAL
--

Application No	PL/00775
-----------------------	-----------------

Application Type	Full planning permission
Proposal & Location	CREATION OF FOUR FAMILY TRAVELLER PITCHES WITH ONE RESIDENTIAL STATIC UNIT, TOURING CARAVAN, UTILITY/DAY ROOM AND PARKING FOR EACH PITCH, IMPROVEMENTS TO THE EXISTING ACCESS, INTERNAL ACCESS ROAD AND LANDSCAPING ENHANCEMENT AT PHASE II LAND AT MAES Y DDERWEN, LLANGENNECH, LLANELLI

Applicant(s)	MR SAMSON LEE
Agent	HAYSTON DEVELOPMENTS & PLANNING LIMITED - MR ANDREW VAUGHAN-HARRIES
Case Officer	Zoe James
Ward	Llangennech
Date registered	18/11/2020

Reason for Committee

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

Site

The application site consists of a rectangular shaped parcel of land of approximately 0.65ha in size. It is situated immediately to the south of the A4138 road providing a link from Llangennech to Llanelli. The village of Llangennech is located to the south of the site. To the south of the site is a woodland area protected by existing Tree Preservation Orders (TPO), beyond this is Llangennech Junior School. To the east of the site is the existing road network Maes Y Dderwen to which the site has two existing access points from. Beyond the A4138 to the north is an existing Traveller site of 6 pitches accessed via Gypsy Lane, with open greenfields beyond and to the west are green fields.

The site comprises overgrown scrub and woodland with existing mature hedge and trees along the northern and southern boundary. The eastern boundary with Maes Y Dderwen comprises a panelled wooden fence and existing trees/vegetation.

The site is located approximately 800m from the centre of the village and the services and facilities therein.

The site is presently located outside of development limits as defined in the Adopted Local Development Plan (LDP) and is not allocated for any use. It is partly located within the Coal Authority Development High Risk Area. An underground gas main is also identified to run through the site.

Proposal

The application seeks full planning permission for creation of four Gypsy and Traveller pitches along with improvements to the existing access to the site, internal access road and landscape improvements. Each pitch is proposed to include one static residential caravan, a day/utility room, space for a touring caravan and parking/turning along with amenity area. The pitches are proposed to be located along the northern perimeter of the application site, with each pitch to be separated by planting providing screening and privacy. The existing access in the north eastern corner of the site is to be blocked and additional planting provided. The existing access towards the south eastern corner of the site is proposed to be improved and utilised.

Two separate semi-detached buildings are proposed for utility/day rooms which are to be split providing a separate utility/day room for each pitch. The proposed buildings measure 6.4m x 5.2m at a height of 2.5m to the eaves and 3.8m to the ridge. They are to be on a concrete base and will be constructed in blockwork with a cement render finish under a slate or tiled pitched roof. The submitted elevations show double doors and window on the south elevation with single window on the rear and side elevation. The floor plans show the day rooms will measure approximately 29sq m and include a small kitchenette along with children's safe play area and separate bathroom.

Car parking and a turning area is proposed to the front of each static caravan, the submitted plan indicates this as being hardstanding with gravel. The remainder of the pitches are proposed to be grass and landscaping. The existing access of Maes Y Dderwen is proposed to be retained and improved and will be surfaced with concrete or bitumen, the internal roadway will be surfaced with concrete or bitumen.

Soakaways are proposed for surface water drainage from the caravans and utility/day rooms, with foul water proposed to be disposed of via a gravity connection to the public foul sewer in Maes Y Dderwen.

In terms of landscaping, the existing mature hedge and trees along the northern boundary is proposed to be retained alongside the existing wooded area on the southern boundary. The southern part of the site is proposed to be landscaped with additional tree planting and grassed areas alongside a communal children's play area proposed for the south western area of the site.

The submission confirms the route of the underground gas main will be protected by a 6m buffer zone and kept free of any built development other than the internal access road.

The application is submitted along with a supporting Planning & Justification Statement, Preliminary Ecological Appraisal, Tree Survey and Arboricultural Impact Assessment and Coal Mining Report. To provide the required biodiversity enhancements, the application includes eco bat boxes, bird boxes and hedgehog nest boxes on the perimeter of the site.

The supporting information accompanying the application confirms that the proposal will provide residential accommodation for family groups directly related to the applicant and belong to Romani families who have longstanding multi generation links to the Llanelli area. The family's lifestyle is described as falling under the definition of "gypsies" as defined in Welsh Assembly Government Circular 05/2018 "Planning for Gypsy, Traveller and Showpeople Sites" whereby they are of a nomadic habit of life.

Planning Site History

There is no relevant planning history on the application site.

Planning Policy

In the context of the Authority's current Development Plan the site is located in the countryside outside the development limits of settlements defined within the adopted Local Development Plan (LDP). Reference is drawn to the following policies of the Plan:-

[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

H7 Gypsy and Traveller Sites

TR3 Highways in Developments – Design Considerations

EQ4 Biodiversity

EP3 Sustainable Drainage

[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.

In particular, [Circular 005/2018 - Planning for Gypsy, Traveller and Showpeople Sites](#) is national policy of particular relevance.

Summary of Consultation Responses

Head of Transportation & Highways – Initial comments received requesting amended plans showing required visibility splays, notes there may be a requirement to provide signage on the A4138 and requests that a new footpath link is provided from the site to the existing footway south of the site on Maes Y Dderwen. Final comments are awaited following amended plans.

Public Rights of Way Officer - No observations to make.

Head of Public Protection - No adverse comments to make on the application.

Environmental Health Noise – Has referred to the proximity of the site to the A4138 and the requirements of Technical Advice Note (TAN) 11: Noise (1997) in ensuring that noise levels within new developments are acceptable and meet the levels stipulated within the

relevant BS Standard. Reference is made to previous applications permitted in proximity to the A4138 without an assessment.

Sustainable Drainage Approval Body – Highlight requirement for separate SAB approval.

Planning Ecology – No objection subject to conditions.

Forward Planning – Reference to LDP Policy H7 and Welsh Government Circular 005/2018. Notes that the proposal accords with criteria a) of Policy H7 and does not appear to raise notable concerns to remaining criteria. On this basis, and no material objection from statutory consultees, there is no in principle policy objection.

Housing Officer – Highlights that the recent Gypsy Traveller Accommodation Assessment (November 2019) identifies a current unmet need of 19 pitches within the County, most of whom wish to live within the Llanelli area. This is due to increase to a shortfall of 23 pitches by 2024 and 31 by 2033. The Authority is investigating the suitability of a site in Trostre, as identified in the forthcoming Revised LDP. However, additional land will need to be acquired or proposals brought forward elsewhere to meet the identified need.

Llangennech Community Council – Requests planning permission be refused due to incremental growth following previous permission granted and large extent of land in the same ownership.

Local Member(s) - Councillor Gwyneth Thomas has objected on the basis of road safety, impact on privacy of nearby properties, potential problems with sewerage system and biodiversity and wildlife on site. Concerns over future phases.

Local Member(s) - Councillor Gary Jones has objected due to loss of green space and increase in traffic on the bypass and more congestion by the school. Also concerns regarding previous disturbances over summer months from this land. Concerns over future phases.

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

Coal Authority – No objection.

Wales and West Utilities – Response received highlighting presence of apparatus in the area and requirement for applicant/developer to contact directly.

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

Summary of Public Representations

The application was the subject of notification by way of neighbouring letters and a site notice displayed in the locality.

21 representations were received, all objecting, the matters raised are summarised as follows:-

- Concerns regarding additional traffic on the narrow land.
- Site is located at dangerous junction on a busy road.
- Additional vehicles will present additional danger to schoolchildren at nearby school.

- Existing traffic problems and numerous incidents on this road.
- No safe pedestrian route to the site.
- Llangennech Village is already very built up with poor infrastructure and stretched services.
- Concerns regarding removal of healthy trees.
- Development will result in loss of green area, only few remain in Llangennech.
- Tree Preservation Orders not shown correctly on site plans.
- Site contains diverse natural habitat with number of birds, animals and insects which would be destroyed by the development.
- Excessive surface water runoff is experienced in the area.
- Flooding concerns in locality and due to soil in area being naturally poor drainage.
- Concerns over drainage.
- No adequate foul drainage facilities at the site.
- Privacy and safety implications for adjoining school.
- Loss of privacy for nearby residents.
- Concerns regarding adverse impact on future residents of the site due to noise from A4138.
- Concerns over noise pollution and previous incidents with Environmental Health involvement as a result of fires and quad biking.
- Concerns regarding animal density and impact of this on neighbours.
- House value will decrease.
- Gas main crossing the site.
- Reference to development being required for Covid should not be supported.
- Development is not of high-quality design.
- Site is outside of development limits so should only be granted in exceptional circumstances.
- Revised LDP seeks to allocate 2 new sites for gypsy and traveller pitches.
- Previous structure within the site which may be of historic interest.
- Mobile structures have been considered permanent structures in previous court cases.
- Concerns regarding future expansion for larger site.
- Concerns over link between proposed site and existing site on Gypsy Lane is unsustainable and unsafe due to busy road.
- Concerns regarding commercial uses also at the site if approved.
- Application form is misleading and incorrect.
- Concerns that the Council displaced proposed residents from previous site for a golf course.

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

Appraisal

Principle of Development

The current LDP does not contain any allocated gypsy and traveller sites but relies on a criteria-based policy to deal with such proposals. The relevant policy is Policy H7 which permits proposals for gypsy and traveller sites or extensions to existing sites subject to four qualifying criteria. These include the need for the proposed location to be reasonably accessible to a range of facilities and services, including existing community, social and educational provisions, and being within close proximity of main transport routes. The site is located outside of the defined development limits albeit is within close proximity to the

limits and also to existing facilities and services within the village of Llangennech including school, surgery, chemist and a number of shops. Furthermore, it is close to main transport routes both in terms of the A4138 and the M4 which is located approximately 1km to the east of the site. Circular 005/2018 identifies that first consideration should be given to sustainable locations within or adjacent to existing settlement boundaries with access to local services e.g. education settings, health services and shops. The location of the proposed site just beyond the established development limits within walking distance to Llangennech village is considered to comply with the requirements of LDP Policy H7 and Circular 05/2018.

The second criterion requires that proposals should not be detrimental to nearby residents and adjoining land uses by virtue of noise and other disturbances. Concerns have been raised that the application will cause an unacceptable impact on privacy and amenity of nearby residents. The site is bordered to the north by the A4138, south by existing wooded area comprising a number of Tree Preservation Orders (TPO), Maes Y Dderwen road to the east and fields to the west with Park Farm beyond. The closest property is situated approximately 43m from the site access to the south east of the site. To the south west, the closest property within Maes Ty Gwyn is situated 60m from the site boundary, with the existing wooded area situated in-between. In addition, the existing trees and vegetation along the southern boundary are to be retained to provide screening to the site. Concerns regarding commercial use of the site are to be addressed by the imposition of a condition on any permission granted precluding the business use of the site and the parking of large commercial vehicles. This will also protect the surrounding area from potential visual and noise intrusion.

Thirdly, Policy H7 requires that sites must be capable of being serviced with water, electricity, sewage and waste disposal, while the fourth criterion requires that there shall be no adverse effect on the landscape/townscape or the setting and integrity of the historic environment. In terms of the amenities required to serve the development, the submission advises a gravity fed sewer connection is available to which Welsh Water have raised no objection and have also not raised an issue to the proposal from a water supply perspective. The applicant is in current discussion with Western Power regarding an electricity supply and there appears to be no reason why this could not be provided to the development. The proposal is not therefore in conflict with the requirements of Policy H7 in this regard.

Turning to the impact on landscape/townscape. The application site is not located in an area that is subject to any landscape or environmental designation. The submitted site layout shows that the caravans and utility/day rooms will be situated adjacent to the northern boundary of the site. Given the single storey nature of the structures and existing vegetation these will be largely screened from view. The southern part of the site is proposed to include a communal play area alongside grassed area with trees and hedgerows interspersed. Existing trees along the southern boundary are to remain and are not impacted by the proposal and additional planting is proposed alongside retention of existing on the eastern boundary. As a result, it is not considered that the proposal will have an unacceptable effect on the character and appearance of the area.

Objections received also relate to the forthcoming Revised LDP identifying and designating new site/s for gypsy and traveller need. The Authority's housing team have advised they are in the process of investigating the suitability of a site at Trostre, as identified in the forthcoming Revised LDP. No planning application has been submitted for this site as yet and based on current land ownership the site is estimated to be able to deliver 7 pitches. The latest Gypsy Traveller Accommodation Assessment (GTAA) dated November 2019,

anticipates that there will be a need for 31 pitches by 2033. Even if the identified site is delivered there would still be an unmet need. On this basis, it is considered appropriate to consider the current application in line with local and national policy for new private pitches.

The Authority's Forward Planning team have also raised no in principle policy objection to the proposal. In summary, the modest scale of the proposal will ensure it will not dominate the village of Llangennech. In this regard, it is in accord with the objectives of policies H7 and GP1 of the LDP and the Circular.

Highway Impacts

A number of objections received relate to highway safety concerns. The site benefits from an existing access onto Maes Yr Dderwen which is proposed to be improved. The application has been reviewed in detail by the Highway Authority who have requested amendments in relation to visibility splays and were reviewing the requirement for new signage and footpath link from the site to existing footpath provision. Further comments from Highways are to be received shortly.

The children who will reside in the development will seek to attend places in the adjacent Ysgol Gymraeg Llangennech Primary School, whilst elder children will utilise school buses for transport to Bryn Gwyn Secondary School.

Biodiversity Impacts

Concerns are raised regarding loss of green space and trees. Firstly, the area is under private ownership and as such is not available for recreation use. In terms of trees, existing trees along the site boundaries are to be retained alongside additional new tree and landscape planting. The Authority's Planning Ecologist has raised no objection to the application from an ecological perspective, subject to conditions.

Flood Risk Implications

Objections received also highlight concerns regarding flooding at the site. The site is located within Flood Zone A on Natural Resources Wales (NRW) Development Advice Maps (DAM) and as such, flooding is not considered an issue at the site. The Authority's Sustainable Drainage Approval Body (SAB) have raised no objection to the proposal but have highlighted the requirement for the development to obtain separate SAB approval prior to the commencement of development. Matters concerning surface water drainage at the site will be dealt with as part of the consideration of the SAB application.

Other Matters

With regard to the presence of a gas main within the area, the nature of the proposal means that it will not involve significant engineering or ground works. A 6m wide buffer zone is proposed along the route of the underground main and will be kept free of built development with the exception of the internal road. Wales and West Utilities have been consulted on the planning application and have offered no objection albeit have highlighted the requirement for the applicant to contact them directly to discuss the presence of the apparatus.

In terms of noise implications from the A4138, the Authority's Environmental Health Noise Officer referred to the proximity of the site to the A4138 and the requirements of Technical Advice Note (TAN) 11: Noise (1997) in ensuring that noise levels within new developments

are acceptable and meet the levels stipulated within the relevant BS Standard. Given that permission has previously been granted for a new site adjacent to the A4138, the current application is being progressed on this basis.

Concerns regarding future expansion are not relevant considerations to the current planning application. The proposal must be considered on the basis of the information submitted and application site area.

Matters relating to the devaluation of neighbouring property prices and damage to properties are not material planning considerations.

Planning Obligations

None

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted, alongside third-party representations received, it is concluded on balance that the proposal complies with relevant local and national planning policy.

Circular 005/2018 requires that the Authority make provision for gypsy and traveller sites in the County through site allocation where a need is identified, along with criteria-based policies. Previous work undertaken for the GTAA identified a current unmet need of 19 pitches, increasing to 23 pitches in 5 years and 31 pitches by 2033. Notwithstanding this, there are no allocated sites in the Llanelli area within the current LDP and deliverability of the sites identified in the forthcoming Revised LDP is uncertain. The Authority therefore most consider applications for new sites against the requirements of Policy H7 of the Plan and WG Circular, as referred to above.

In the absence of the availability of a suitable existing site or allocation, the applicant is seeking to establish a new privately owned site that will meet his family's accommodation needs and allow them to return to their traditional nomadic lifestyle. The family have long established links with the Llanelli area. The proposal accords with the policy requirements of the LDP and Circular 005/2018, in that it is accessible to a range of facilities and services, will not be detrimental to the amenity of nearby residents and land uses and is capable of being serviced with the required amenities and infrastructure. Furthermore, the modest scale of the proposal alongside retention of existing and new landscaping will safeguard against any unacceptable visual impacts and the Head of Transport has raised no objections from a highway safety perspective, formal comments and conditions are to be provided.

Any permission granted will be conditioned to restrict the occupation of the development to gypsies and travellers as defined in the Circular. Moreover, in the interests of protecting the surrounding area from potential visual and noise intrusion further conditions will be imposed restricting the number of caravans on the site to four and to prevent commercial activities taking place.

In light of the foregoing, the proposal is considered to accord with the objectives of the abovementioned policies and is therefore presented with a recommendation for approval.

Recommendation – Approval

Conditions and Reasons

Condition 1

The development shall begin no later than five years from the date of this decision.

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 details shown on the following schedule of plans and documents:-

- Site Location Plan and Block Plan drawing n0. 01e received 26 January 2021;
- Expanded Site Location Plan scale 1:2500 drawing no. 00e received 26 January 2021;
- Topographical Survey Plan scale 1:500 drawing no. 05 received 6 November 2020;
- Block Plan scale 1:500 drawing no. 02c received 6 November 2020;
- Indicative Plot Layout – Plots 1&2 scale 1:500 drawing no. 03 received 6 November 2020;
- Floor Plans and Elevations of Utility/Day Room drawing no. 04 received 6 November 2020;
- Site Plan showing visibility splays drawing no. 07 received 4 March 2021;
- Tree Constraints and Protection Plan scale 1:100 received 6 November 2020;
- Tree Survey and Arboricultural Impact Assessment prepared by Elite Ecology received 6 November 2020;
- Planning Statement and Justification Report prepared by Hayston Developments & Planning Ltd received 6 November 2020;
- Preliminary Ecological Assessment prepared by Elite Ecology received 6 November 2020;
- Ecological Site Enhancements drawing no. 05 received 6 November 2020;
- Coal Mining Risk Assessment prepared by Rhondda Geotechnical Services received 6 November 2020;
- Heper Thrlight Domini 12 LED (reference. LB6047.551) received 6 November 2020;
- TamLite Lighting Hurricane – Circular cast bulkhead received 6 November 2020.

Reason: To ensure that only the approved works are carried out.

Condition 3

The site shall not be occupied by any persons other than gypsies and travellers as defined in Section 108 of the Housing (Wales) Act 2014 and Paragraph 2 of Circular 005/2018 – ‘Planning for Gypsy, Traveller and Showpeople Sites’ or any subsequent replacement circular/document.

Reason: To restrict the occupancy of the site.

Condition 4

No more than four static and four touring caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time.

Reason: To confirm the extent of the permission.

Condition 5

No commercial or business activities shall take place on the land, including the storage of materials, nor shall any vehicle over 3.5 tonnes be stationed, parked or stored on the site.

Reason: In the interests of visual amenity and safeguard the amenity of adjacent occupiers and land users.

Condition 6

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 7

The development must be carried out in strict accordance with Section 5 Recommendations of the report Land off Maes Y Dderwen Preliminary Ecological Appraisal, Sep 20 and shown on the plans:-

- Ecological Site Enhancements, drawing number 06, dated 26.10.2020 as shown on the Location Plan, drawing number 00e dated 2.01.2021.
- The lighting plan shown on Indicative Plot Layout, drawing number 03, dated 28.07.2020.

And Section 7 Recommendations, Section 8 Other Considerations and Section 9 Arboricultural Method Statement of the report Land off Maes Y Dderwen Tree Survey and Arboricultural Impact Assessment, Sep 20 and shown on the plan:-

- Tree Constraints and Protection Drawing received on Nov 6, 2020.

Reason: In the interests of visual amenity, biodiversity and to protect existing landscape features.

Condition 8

The landscaping scheme shown on the 1:500 scale Block Plan (drawing no. 02c) received on 6 November 2020 shall be carried out in the first planting season following the commencement of the development 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.

Reason: In the interests of visual amenity and to protect existing landscape features.

Condition 9

Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority or SAB approval has been granted for the scheme. The scheme shall subsequently be implemented in accordance with the approved details prior to the first occupation of the site.

Reason: To ensure an adequate drainage scheme is designed and implemented at the site.

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).