

**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 29 Gorffennaf 2021
ON 29 July 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:	29.07.2021
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	S/40692
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Application Type	Outline (all matters reserved)
Proposal & Location	PROPOSED CONSTRUCTION OF UP TO 202 UNITS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS - CWM Y NANT (LAND NORTH OF GORS FACH), DAFEN, LLANELLI, SA14 8NB

Applicant(s)	Carmarthenshire County Council
Agent	Asbri Planning Ltd
Case Officer	Zoe James
Ward	Bynea
Date registered	12 June 2020

Reason for Committee

This application is being reported to the Planning Committee as the County Council and it has a significant financial interest in the application.

Site

The application site known as Cwm Y Nant is located within the village of Dafen, approximately 2.5km to the north west of Llanelli Town Centre. The site is located to the east of Dafen Trade Park and north/north east of residential development at Gors Fach and Bryncoch. The site comprises an irregular shaped parcel of greenfield land of approximately 8.7 hectares.

The site can be accessed on foot via gated access at the north-western boundary and also on the south-western boundary from Gors Fach. A new vehicular access to the site is proposed as part of the development.

The site is situated to the east of the A4138 which provides a direct link from the M4 motorway into Llanelli Town Centre. The site comprises a mix of land uses with Dafen Trade Park directly to the east of the site and the former Zodiac Milpro (Avon Inflatables) works site directly to the north. Residential uses border the site to the west, with green fields and agricultural land to the east.

The site itself is fairly overgrown and poorly maintained. The site has a number of trees present within and along the boundaries. An existing ditch borders most of the site, this is dry in parts along the western boundary yet to the north, north east and southern boundary is a wet ditch with running water. The topography of the site slopes downwards from south east to north west.

The site is allocated within the Carmarthenshire Adopted Local Development Plan (LDP) and stretches across three different site references GA2/H30, GA2/H31 and GA2/H33. The site is within development limits identified in the LDP and partly lies within the Coal Authority Development High Risk Area.

Proposal

The application seeks outline planning permission with all matters reserved for residential development of up to 202 units with associated landscaping and infrastructure works. Access, appearance, layout, landscaping and scale are reserved for future consideration. Nevertheless, in line with the requirements the application is supported by an indicative Concept Masterplan which seeks to show how the site could be developed for the proposal including potential access routes into the site. The masterplan shows the northern area of the site will not be proposed for built development and instead will comprise a drainage attenuation pond/area and a community playing area.

The masterplan shows a new proposed vehicular access off Nant Y Gro which presently serves Dafen Trade Park. The road would then continue through the site and branch off into secondary streets serving residential dwellings. The application also refers to two further vehicle access points into the site via Gors Fach and Bryncoch Road which would serve an area identified to be public amenity grassland (area allocated under site reference GA2/H33), but not provide vehicle access to the wider residential site. The masterplan also identifies potential locations for new pedestrian access routes into the site from Bryncoch Road. The Design and Access Statement submitted with the application notes that all proposed access routes link with the proposed future access points along the eastern boundary of the site so that any future development of the adjacent site can form a continuation.

The outline scheme includes a mix of three housetypes. No further details regarding the number of each house type or size of dwelling is provided as part of the application. Scale and appearance are reserved matters, yet minimum and maximum parameters for each housetype proposed is included as follows:

House Type	Width		Depth	
	Min	Max	Min	Max
Detached	5m	18m	5m	15m
Semi-Detached	10m	18m	5m	10m
Terrace	15m	25m	5m	10m

Whilst layout is a reserved matter, the submission identifies that a key aim of the master planning stage was to encourage a sense of place and provide units which are spaced evenly across the site whilst also being separated in key areas by vegetation to soften the impact of the development. Two key areas of public open space are identified on the masterplan and situated in the south and north parcels of the site.

The masterplan submitted with the application does not show the positioning of each dwelling and instead identifies development parcels and indicative frontages of the properties. It is highlighted that all units will be provided with private rear gardens and are oriented to avoid overlooking with existing adjacent properties. Landscaping is also a

reserved matter, yet the submission highlights the masterplan acknowledges the importance of landscaping in terms of both visual amenity and on-site features such as retained trees/hedgerows and requirement for sustainable drainage scheme and public open space. A constraints and opportunities plan has also been provided in support of the application showing the existing features on site including hedgerows, trees, drainage culvert and topography. The indicative masterplan seeks to work within the features identified on this plan with the indicative layout designed in accordance with existing features.

Appearance of the dwellings is a reserved matter with specific design and materials to be considered at a later stage and subsequent application. Nevertheless, the Design and Access Statement refers to future dwellings to be of a traditional design using a mix of materials such as smooth cast render and brick work. Reference is made to the dwellings being of similar appearance to those within the Barrett Homes residential development known as Bryn Emrallt.

The application has been accompanied by a suite of plans and the following supporting documents/information:

- Design and Access Statement
- Preliminary Ecological Appraisal
- Bat Survey Report
- Dormouse Survey Report
- Reptile Survey Report
- Phase 1 Environmental Report
- Drainage Strategy and Water Quality Assessment
- Noise Assessment
- Archaeology Report
- Transport Statement
- Arboricultural Report
- Coal Mining Risk Assessment
- Pre-Application Consultation Report with Appendices

Planning Site History

The following planning history is of relevance to the application site:

S/25729	Proposed residential development for 26 bungalows Outline Granted -	05 June 2013
S/09204	Development of a community garden with new footpath, seating, ornamental features and planting Full Granted - Committee -	31 March 2005
S/02034	Demolition of council properties, removal of floor slabs, site to be levelled over Demolition notification Granted	15 September 1999
D5/5897	Children's playground recreational activity Full Granted -	10 September 1981

D5/144 Residential development – erection of approx 200 houses
Full Refusal - 01 February 1973

Planning Policy

In the context of the Authority's current Development Plan the site is within the defined development limits of Llanelli as contained in the adopted Local Development Plan (LDP). It is allocated under Policy H1 and falls within following site references. GA2/H30, GA2/H31 and GA2/H33 in the Plan. Reference is drawn to the following policies of the Plan:-

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

SP1 Sustainable Places and Spaces
SP2 Climate Change
SP3 Sustainable Distribution- Settlement Framework
SP5 Housing
SP6 Affordable Housing
SP14 Protection and Enhancement of the Natural Environment
SP16 Community Facilities
GP1 Sustainability and High Quality Design
GP2 Development Limits
GP3 Planning Obligations
GP4 Infrastructure and New Development
H1 Housing Allocations
AH1 Affordable Housing
EQ4 Biodiversity
EQ5 Corridors, Networks and Features of Distinctiveness
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.

Summary of Consultation Responses

Head of Transportation & Highways – Detailed discussions with Highways and formal response received confirming no objection subject to specific conditions.

South Wales Trunk Roads Agency - No objection to the proposed development and confirmed no contribution required to any scheme at the motorway junction.

Public Rights of Way Officer - No observations received to date.

Head of Public Protection - No objection subject to condition requiring submission of dust mitigation scheme.

Environmental Health Pollution and Wellbeing – No objection and includes requirements and recommendations for conditions.

Environmental Health Contaminated Land – No objection subject to imposition of conditions.

Sustainable Drainage Approval Body (SAB) – site is not located within NRW Flood Zone. Application for SAB approval is required.

Planning Ecology – No objection subject to imposition of conditions and sign off of Appropriate Assessment from NRW.

Landscape Officer – No objection subject to imposition of conditions.

Tree Officer – request Arboricultural Impact Assessment, Tree Protection Plan/Tree Protection Method Statement provided as part of RM submission.

Housing Service – wards of Bynea and Llwynhendy are areas of high housing need. Further details provided on housing type required to best meet need in the area and relevant standards.

Grounds & Clearing – note there is insufficient provision of plan/POS in the vicinity of the proposed development at present. Recommends provision of a LEAP is provided as part of the development.

Forward Planning – reference to site's allocation in LDP Policy H1 – Housing Allocations – refer to GA2/h33, ga2/h31 and Ga2/h30 (part) which confirms principle of suitably designed housing led development. Highlights relevant policies and requirement to demonstrate compliance with the MoU.

Llanelli Rural Council – Object on following grounds:

- Site is inappropriate to accommodate in excess of 200 dwellings
- Accumulative and detrimental impact on local infrastructure, including public sewerage system and highway.
- Increase in surface water flow and run off will exacerbate risks of flooding to built up areas, including underpass at Dafen Roundabout.
- Site is approx. 8.5ha and development will permanently replace agricultural land from local landscape and adverse impact on biodiversity.
- Detrimental impact on local services such as GP surgeries, dental practices, school places and leisure and recreation facilities.
- If LPA minded to approve, request a S106 agreement is entered into to provide financial contribution to address impact of development on local services, in particular capacity of health and leisure facilities in Llwynhendy area.

Local Member(s) - Councillor Deryk Cundy (Bynea) is a member of the Planning Committee and has made no prior comment.

Local Member(s) - Councillor Sharen Davies (Llwynhendy) has objected on grounds of flooding, knotweed and additional traffic. However, recognises need for affordable homes, especially bungalows in the area. Request that S106 agreement is entered to secure contribution towards developing Llwynhendy library.

Local Member(s) - Councillor Fozia Akhtar (Llwynhendy) has made no comment.

Natural Resources Wales – No objection subject to conditions being imposed.

Dwr Cymru/Welsh Water – No objection subject to conditions being imposed.

Coal Authority – No objection subject to conditions being imposed.

CADW – no objections to the impact of the proposed development on the scheduled monuments or registered historic park and garden.

Dyfed Archaeological Trust – no objection and recommend condition imposed.

Health and Safety Executive (HSE) – site does not cross any consultation zones.

Network Rail – confirm no comments to make on application.

Wales and West Utilities – advise of presence of equipment and apparatus in vicinity. Developer to contact to discuss directly.

Carmarthenshire Cycling Forum – object on the basis that the development does not address requirements in relation to Active Travel.

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, site notices displayed in the vicinity and publication in the local newspaper.

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

- Development area should not include existing green area behind Bryn Rhos and Bryn Coch as limited parks/playgrounds for children to play.
- Proposed development takes away rear access lane. If approved, access should remain at all times.
- Bat colony on the site.
- Land is unstable due to drainage, flooding and movement resulting old estate being demolished.

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

Appraisal

Principle of development

The principle of residential development at the site has previously been accepted through the site's allocation within the Local Development Plan under Policy H1 for in the region of 235 dwellings (references. GA2/h33, ga2/h31 and Ga2/h30 (part)), following independent examination of the Plan by an Inspector.

Concerns have been raised that the site will result in over development and have an adverse impact on local infrastructure and services in the local area. The allocation of the site and nearby sites is a reflection of the site’s location within the Growth Area of Llanelli.

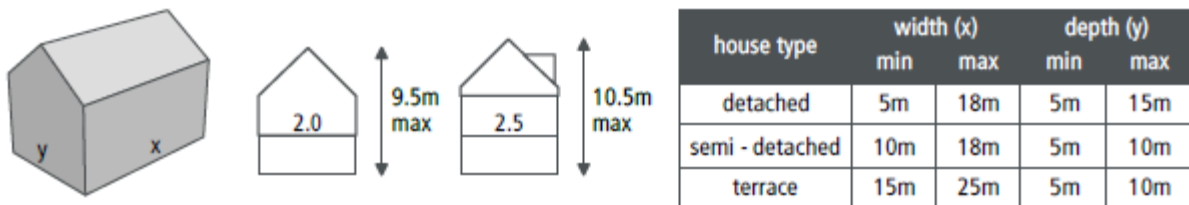
Furthermore, the site is proposed to be reallocated in the forthcoming Revised Local Development Plan 2018-2033. The Deposit Plan identifies the site under Policy HOM1 for residential development (allocation reference. PrC2/h22) for 280 dwellings, 56 of which are to be affordable.

As such, it is considered that the principle of residential development at the site has been accepted previously and is proposed to be carried forward by the Authority in the Revised LDP.

Design and Layout

The access arrangements and site layout, alongside the scale and appearance of the dwellings and landscaping is reserved for future consideration. The application is accompanied by a Concept Masterplan which shows an indicative layout for the site and minimum and maximum parameters for the dwellings are identified on a Parameters Plan and within the Design and Access Statement.

The parameters proposed vary to allow for a variety of housetype and designs for the dwellings on site comprising of detached, semi-detached and terrace properties. In terms of height, 2 storey and 2.5 storey dwellings are proposed, with maximum height parameters of 9.5m and 10.5metres respectively. The parameters proposed are as per the below image:



Although only indicative at this stage, the proposed parameters plan submitted with the application shows that generally the lower, 2 storey residential development is proposed to be situated along the east and western boundaries of the site, with 2.5 storey dwellings generally positioned alongside the main internal vehicular access routes. This is considered to assist in the relationship between the existing predominantly two storey dwellings adjacent to the site to the west.

The proposed parameters for the dwellings along with the information concerning the indicative layout is considered appropriate for the site and as acknowledged is informed by the site’s existing constraints.

Details concerning the proposed materials and appearance of the proposed dwellings is reserved for future consideration. Nevertheless, the Design and Access Statement identifies that future dwellings will take on a traditional design using a mixture of materials including smooth cast render and brickwork. Reference is made to the dwellings being of similar design to those within the residential development known as Bryn Emrallt, in Bryn, Llanelli, built by Barratt Homes in 2011/12.

Highways Impacts

In line with guidance provided by TAN18 a Transport Assessment was undertaken for the proposed development which assessed the principal potential impacts, given prevailing traffic numbers and patterns, as well as projected figures inclusive of the cumulative effects of other allocated, consented or implemented developments related to the surrounding network. The statement concluded that the proposed development would have a detrimental impact on the surrounding highway network at peak times.

In terms of the access arrangements, the main vehicle access is proposed to be provided via Nant-y-Gro to the east of the site in the form of a priority 'T' junction. The access point would then enter along the northern part of the site and turning up through the centre with the main access route then branching off to secondary access routes. The submitted Transport Assessment refers to a secondary access to the south west section of the site may be possible via the existing Gors Fach estate. Reference is made to this potentially being an 'emergency' access which would serve pedestrians and cyclists and if required could also accommodate vehicles. Following discussion with Highway Authority and transport consultants and submission Further Highway Technical Note, it has been agreed that a secondary access point via existing Gors Fach estate will be used to provide access for up to 52 dwellings. The impact of these units being accessed from Gors Fach is expected to be minimal given not all trips would take the same route between the development site and wider road network. The Highway Authority have confirmed no objection to this and advised this will be covered by a condition as appropriate.

Points of potential access have also been considered as part of the site to serve any future expansion. However, this would form part of a future development and is not reviewed as part of this application. Detailed arrangements for the proposed vehicle access to the site will be provided as part of a subsequent reserved matters application.

In terms of pedestrian and cycle access, new walking routes are identified on the Concept Masterplan with the main potential point of pedestrian access being from Bryncoch Road. The masterplan suggests this will direct pedestrians through the identified area of public open space along the SW boundary to join with paths within the wider site. A suitable condition has been agreed with the Highway Authority which requires a holistic scheme for Active Travel provision within the site and connecting to surrounding routes to ensure that the development is Active Travel compliant. The following elements are recommended by Highways Liaison to form an Active Travel Scheme for the site:

- A shared path link from Gorsfach connecting to the main body of the development site and to Nant-y-Gro.
- Greenways (or similarly appropriate designs) to be provided on site should the tree avenues currently proposed (as shown in the indicative site masterplan) form part of the final site layout.
- A shared path link from the proposed attenuation pond / play area to the A4138 cycle route.
- Provision of footways / shared use path along the north site of Nant-y-Gro; connecting the site to the Dafen Roundabout underpass thus linking with the Llanelli Strategic Cycle Network.

Given the outline nature of the application, details concerning vehicular parking within the site will be provided at reserved matters stage. Nevertheless, the submission advises that

vehicular parking will be provided in the form of both on and off-street parking in line with CSS Wales Parking Standards.

Another matter raised by Highway Authority and discussed in detail with the agent and transport consultant is the impact of the development on the A4138/B4303 Dafen Roundabout. The submitted Transport Statement acknowledges that up to 80% of development traffic is expected to travel through the roundabout. As a result, the Highway Officer requires the development's impact on the Dafen Roundabout be mitigated, a nil detriment scheme is therefore requested. Different options to achieve this are currently being reviewed by the Highway Authority. A condition is required to be included on any permission granted for a Highway Mitigation Plan to be submitted for the roundabout. This will need to be submitted to and approved in writing by the Local Planning Authority and to the specification of the Local Highway Authority. Details of the scheme are required to be provided prior to the commencement of development.

In terms of the comments and objection from Carmarthenshire Cycling Forum, given the application is outline with all matters reserved at this stage it is considered appropriate for further details demonstrating compliance with Active Travel requirements to be provided as part of a reserved matters submission (as detailed above). From discussion with Highways a condition will be included to require details to be submitted at reserved matters. This has also been discussed in detail with the agent who is aware of this and in agreement that once the layout is fixed the Active Travel scheme and improvements will be indicated in detail.

Flood Risk and Drainage Matters

Concerns have been raised regarding the existing flooding experienced in the vicinity of the site and that the proposed development will exacerbate the existing situation.

The submitted Drainage Strategy and Water Quality Statement submitted with the application sets out the existing surface water runs off onsite hardstanding to the existing drainage ditch on site. The proposed surface water drainage has been established following the hierarchical approach in order of preference as follows: infiltration methods, discharge to watercourse and then conveyance to public sewer. The proposed drainage strategy involves 5 attenuation basins created across the site in the form of swales, ponds or alternatively permeable paving systems in car parking/other hardstanding areas which are designed to provide storm water storage event of a 1 in 100-year storm event. The proposed development is subject to separate SAB approval detailed drainage strategy is required to be submitted, nevertheless it is proposed a condition will be imposed on any permission granted requiring a detailed drainage strategy to be submitted for approval or confirmation SAB approval has been granted.

Turning to foul drainage, the method of disposal of foul water discharge from the proposed development is via the mains sewerage network. The submitted report states a pre-planning advice application has been submitted to Dwr Cymru Welsh Water to establish the most appropriate point of connection to the public sewer system. The PAC report also confirms initial discussions with DCWW who confirmed foul flows from the development for 200 units can be accommodated within the public sewerage system. The proposed connection point is referred to being an existing 150mm diameter sewer. The submitted strategy reiterates that this will need to be checked during the detailed design stage against the proposed discharge rates from the development. All on-site sewerage systems are to be constructed to adoptable standards in accordance with DCWW requirements.

In accordance with the requirements of Memorandum of Understanding (MoU), entered into between this Council, City & County of Swansea, Natural Resources Wales and Welsh Water for the catchment area of the Burry Inlet. The MoU requires that foul flows generated by a development will only be allowed to connect to the sewerage system for disposal once existing flows (surface water or foul) have been removed from the system to create additional capacity, as well as an additional requirement for betterment. Given that the development site is effectively greenfield now and there are no combined sewers serving the existing site, there is currently no surface water from the site discharging to the existing combined systems in the area. As such, in line with the requirements, the applicants embarked upon an exercise to establish what opportunities existed elsewhere within the wider catchment area. Two potential donor sites with the potential to remove surface water from the combined sewer system to facilitate betterment for the site at Cwm Y Nant have been identified. The first opportunity is noted to be the carparking and footpath area between the Heol Gwyr and Heol Dinbych in Pen-Y-Fan where the highway drainage presently discharges into the combined system. In addition, the second opportunity identified is at Pen-Y-Gear where a scheme has been proposed by CCC to utilise the land as a donor site. This area is also providing betterment for the development at Dylan, Llanelli. As such, only a proportion of the betterment will be applied to the proposed development at Cwm Y Nant. Betterment scheme 1 seeks to provide 2.88litres per second. Betterment scheme 2 is able to provide 2.352 litres per second toward the proposed development. Based on the two schemes this is a total removal of 5.234L/s. Using a betterment ratio of 1.99 this can provide for 202 new homes = $5.234 / (1.99 \times 0.013) = 202$. This is considered an acceptable level of betterment for a major development.

Turning to the water supply, DCWW have advised that a water supply can be made available to serve the proposed development. Initial indications are that a connection can be made from the 4" CI diameter watermain. This will be reviewed and confirmed upon receipt of detailed site layout plans to DCWW.

Ground Stability & Contaminated Land

In recognition of the application site's location partly within the Coal Authority Development High Risk Area, and the legacy of coal mining in the area a site investigation was undertaken by a reputable firm of geological consultants. The initial site investigations identified shallow mine workings that could potentially extend from the worked coal seams up to the ground surface, if left untreated. Consolidation and stabilisation of these workings will be required as part of any development on the site.

Due to the nature and extent of the initial investigations any subsequent treatment works will need to be agreed with the Coal Authority's Permitting team as part of their permissions process prior to the commencement of works. The Coal Authority have analysed the report undertaken and agree with the results of the report that the coal mining legacy currently poses a high risk to the proposed development. However, they consider that subject to further investigation works to confirm the exact ground conditions, suitable remedial/mitigatory measures can be identified and will be required to ensure that development is safe and stable. On this basis, they do not object to the granting of planning permission, subject to imposition of a number of conditions requiring further information to be submitted as part of future reserved matters application.

The application has also been supported by a Phase 1 Environmental Site Assessment Report undertaken by WSP which includes a Preliminary Conceptual Site Model which has been developed for the site based on a worst-case scenario. The report concludes that the

historical coal mining could give rise to potential contaminated land issues at the site. However, subject to historic coal mining legacy being investigated and adequately remediated the report considers the site represents low to moderate risk in relation to potential contaminated land liability issues. The Authority's Public Protection Team have reviewed the report and agree with the findings and recommendations of the report and therefore support the imposition of standard contaminated land condition.

Biodiversity Impacts

The ecological appraisal of the site included a Preliminary Ecological Appraisal which identified the habitats on site and to assess the potential of the site to support protected and/or notable species.

The methodology used in the ecological appraisal drew upon various ecological information data sources and field-based assessments in respect of habitats and species. While there are no structures on the site, which could otherwise have provided opportunities as bat roosts, it was assumed that the site would offer foraging opportunities for bats and other species. The Preliminary Ecological Appraisal is supplemented by a Bat Survey, Dormouse Survey and Reptile Survey.

In addition to the above reports, the PEA included a number of other recommendations relating to precautionary methods of working prior to vegetation clearance and ground works, removal and control of invasive non-native plant species and inclusion of sensitive lighting plan, retention/reinstatement of woodland corridors and installation of nest boxes.

The submitted reports confirmed no reptiles or evidence of reptiles was recorded on the Site; therefore, reptiles are considered likely to be absent from the Site or present in low numbers. In terms of dormice, no evidence of dormice was recorded yet due to presence of suitable supporting habitat, enhancement measures are recommended. No bat roosts were recorded on site, yet due to the suitability of the roost features a precautionary method of working is recommended to be followed and enhancements for public open space to be incorporated into the proposed development.

The submitted information has been reviewed in detail by the Authority's Planning Ecologist who has confirmed no objection to the proposed development and also carried out a Test of Likely Significance Effects (TLSE) and an Appropriate Assessment (AA). The AA concludes that the proposed development will not have any adverse effects on the Carmarthen Bay and Estuaries Special Area of Conservation, Burry Inlet Special Protection Area & Ramsar site as the proposal is not likely to undermine the area's conservation objectives. It acknowledges that while potential adverse effects were identified these can be mitigated for by adopting the measures detailed in the assessment.

Noise & Air Quality

The application has been accompanied by a Noise Assessment which includes a review of nearby noise sources which has the potential to affect the proposed development including road traffic noise from A4138, industrial/commercial noise from Dafen Trade Park and the unit previously operated by Zodiac Milpro UK. The assessment concludes that the site falls within Category A of TAN11 and that any effects of noise can be adequately mitigated via standard measures.

The submitted report has been reviewed by the Authority's Environmental Health Consultant who has advised that they have no objections to the proposed development subject to conditions relating to further information regarding positioning of dwellings and assessment of impact from noise/vibration and mitigation measures.

An Air Quality Assessment was also provided in support of the application. The report reviewed the existing conditions at the site, construction period, operation phase and potential impact. The report identifies that the development has the potential to generate negligible to slight adverse effects but it is unlikely to impact on the UK's air quality objectives within the Llanelli Air Quality Management Area.

The report has been reviewed in detail by the Authority's Environmental Health Practitioner who acknowledges that the development will generate significant additional vehicle trips and will have an impact on local air quality without mitigation. The response highlights the importance of promoting sustainable modes of travel and promoting a shift toward low emission vehicles. As a result, conditions are recommended in relation to Construction Environmental Management Plan, provision of a travel plan and installation of electric vehicle charging points. The proposed measures would then be subject to approval by the council prior to commencement of any work on site. Subject to these safeguards it is predicted that the development would result in a negligible impact on local air quality and the residual effects would therefore be negligible.

Other Matters

Other matters raised in consultation responses received relate to loss of green space and lack of green space/open space within the surrounding area. The Indicative Site Masterplan shows that the proposed development will incorporate an area of public open space to the north and also western area of the site that presently comprises open space within Bryncoch estate. Although the layout is indicative at this stage, the detailed layout will be required to provide an adequate area of public open space in line with planning policy. Furthermore, the Authority's Parks Officer has requested that a local equipped area of play (LEAP) is to be provided as part of the development.

In terms of access to rear garages I understand that this is not to be impacted by the proposed development.

Planning Obligations

The Council has adopted Supplementary Planning Guidance (SPG) in relation to Planning Obligations. The SPG requires financial contributions towards a variety of essential facilities and services, in this instance contributions are sought as follows:

- 20% on site affordable housing
- Financial contribution towards Education
- Requirement of area of Public Open Space and provision of LEAP

Given the application site is under the Authority's ownership the above contributions cannot be secured via a legal agreement and will instead need to form part of a future sales agreement for the land.

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, together with the representations received to date, it is concluded on balance that, an acceptable form of residential development can be delivered at the site, subject to specific details being reviewed and approved at Reserved Matters stage.

The application site is located within the defined settlement limits of Llanelli and is allocated for residential use within the Adopted LPD under housing allocations GA2/H30, GA2/H31 and GA2/H33. As such, there is a policy presumption in favour of granting planning permission on the site, subject to compliance with other relevant planning policies. In light of the comprehensive detail provided in the submitted application, supplemented by additional technical information provided following requests from consultees. The recommendation of officers is that outline planning permission should be granted for this proposed development, subject to the recommended conditions and community contributions being secured as outlined above.

The recommendation is therefore to grant conditional outline planning permission.

Conditions and Reasons

Condition 1

Application for approval of reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development must be commenced not later than whichever is the later of the following:-

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

Reason:

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

Condition 2

The permission now granted is an outline permission only, within the meaning of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Reason:

The application is in outline only.

Condition 3

Development shall not commence until detailed plans of the layout, scale, appearance and landscaping of the development, together with the means of access thereto, have been submitted to and been approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity.

Condition 4

The land subject to this permission is as identified on the 1:2500 scale Site Location Plan drawing no. 1001A and Parameter Plan drawing no. 3501B received 5 May 2020 and Concept Masterplan scale 1:2500 drawing no. 3201H received 29 March 2021.

Reason:

For the avoidance of doubt.

Condition 5

Any reserved matters application shall be accompanied by full cross sections, finished floor levels and means of enclosure so that the proposal can be seen in the context of the road and the surrounding dwellings.

Reason:

In the interests of visual amenity.

Condition 6

Prior to its use by vehicular traffic, the new access roads (connecting to Nant-y-Gro and Gors-Fach) shall be laid out and constructed with 5.5 metre carriageways and 1.8 metre footways.

Reason:

In the interest of highway safety.

Condition 7

Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented 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 parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason:

In the interest of highway safety.

Condition 8

All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway or shall be disposed of, or connected into, existing highway surface water drains.

Reason:

In the interest of highway safety.

Condition 9

Prior to commencement of development 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 in accordance with the approved details.

Reason:

In the interest of highway safety.

Condition 10

As part of any reserved matters application an Active Travel Improvement Plan to support the development herewith approved shall be submitted to and approved in writing by the local planning authority. The approved works shall subsequently be implemented in full prior to the beneficial occupation of the development.

Reason:

In the interest of highway safety.

Condition 11

Prior to the commencement of development plans showing that no more than 150 residential units shall be served from the proposed primary access point on Nant-y Gro and that no more than 52 residential units shall be served from the secondary access point on Gors-Fach shall be submitted to the Local Planning Authority for approval. The development shall be completed in accordance with the approved details prior to the occupation of any dwelling for the relevant phase of development.

Reason:

In the interest of highway safety.

Condition 12

Prior to the commencement of development an offsite Highways Mitigation Plan in relation to the A4138 / B4303 Roundabout shall be submitted to and approved in writing by the local planning authority, and to the specification of the local highway authority. The approved works shall subsequently be implemented in full prior to the beneficial occupation of the development.

Reason:

In the interest of highway safety.

Condition 13

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Condition 14

No development shall commence until a surface water removal strategy delivering sufficient compensation for the foul flows from the proposed development site, must be submitted to and approved in writing by the Local Planning Authority. Thereafter no dwelling hereby approved shall be occupied until the approved surface water removal strategy has been implemented in accordance with the approved details and written confirmation of this must be received by the Local Planning Authority.

Reason:

To prevent hydraulic overloading of the public sewerage system and pollution of the water environment.

Condition 15

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position 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.

Condition 16

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 occupation of any dwelling on site.

Reason:

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

Condition 17

No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

The CEMP should include:

- Construction methods including details of materials, waste, contaminated land.
- General Site Management: construction programme, site clearance requirements, construction drainage, site set-up plan detailing sensitive receptors and buffers zones, relevant protection measures e.g. fencing.
- Biodiversity Management: tree and hedgerow protection, invasive species management. The CEMP shall reference all biodiversity mitigation and enhancement requirements for the construction phase as referenced in the submitted ecological reports and associated documents (Specifically Table 4 and Section 5.5.2 of the Preliminary Ecological Appraisal, Sections 5.1.2 – 5.1.4 of the submitted Reptile Report, Sections 6.1.2 – 6.1.4 of the bat survey report and Sections 6.1.1 – 6.1.5 of the submitted dormouse survey report).
- Soil management: topsoil strip, storage and amelioration for re-use.
- Control of Nuisances: restrictions on timing/duration/frequency of works, dust control measures, control of light spill and conservation of dark skies.
- Resource Management: fuel and chemical storage, waste management, water consumption, energy consumption.
- Traffic Management: deliveries, plant on site, wheel washing facilities.
- Pollution Prevention: demonstrate compliance with relevant Guidelines for Pollution Prevention, incident response plan, site drainage plan.
- Ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- Details of the persons/bodies responsible for particular activities associated with the CEMP and emergency contact details.

Reason:

To ensure the necessary protection of the environment, ecological features and habitats in line with Environment Act Wales 2016 and LDP Policies SP1 – i, SP14, GP1 – f.

Condition 18

The development must be carried out in strict accordance with the drainage measures detailed in the submitted Drainage Strategy and Water Quality Statement by WSP dated December 2019.

Reason:

To ensure the necessary protection of the environment, ecological features and habitats in line with Environment Act Wales 2016 and LDP Policies SP1 – i, SP14, GP1 – f.

Condition 19

No development shall commence until details of the surface water drainage system (including means of pollution control, management and maintenance) have been submitted to and approved by the relevant planning authority. The surface water drainage system shall

be constructed in accordance with the approved details. No building shall be occupied until the sustainable drainage system for the site has been completed in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To ensure the necessary protection of the environment, ecological features and habitats in line with Environment Act Wales 2016 and LDP Policies SP1 – i, SP14, GP1 – f.

Condition 20

Prior to the commencement of development on the site, an external lighting scheme shall be submitted for the consideration and written approval of the local planning authority. The scheme shall take into account the mitigation requirements detailed in the submitted ecological reports and associated documents (Specifically Table 4 and Section 5.6.2 of the Preliminary Ecological Appraisal, Section 6.2.1 of the bat survey report and the executive summary of the submitted dormouse survey report). The scheme shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and within ecologically sensitive areas.

The scheme shall include:

- Technical details of all lighting solutions, including their location, type, shape, dimensions and, expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution.
- A plan illustrating illuminance levels across the development site and at the boundary of the site.
- An Environmental Lighting Impact Assessment against conservation requirements for protected species and wildlife corridors.

Once approved in writing, the lighting scheme shall be implemented and thereafter operated in accordance with the approved details.

Reason:

To ensure an appropriate lighting scheme is proposed for the site.

Condition 21

No development, including site clearance shall commence until a pre-construction protected species check has been carried out, the scope of which must be agreed with the Local Planning Authority Ecologist. If the survey confirms the presence of protected species, the results of the survey together with proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved details.

Reason:

To ensure the necessary protection of the environment, ecological features and habitats in line with Environment Act Wales 2016 and LDP Policies SP1 – i, SP14, GP1 – f.

Condition 22

At reserved matters stage a comprehensive Landscape and Ecological Design Scheme (LEDS), must be submitted to and approved in writing by the Local Planning Authority. The LEDS scheme shall deliver detailed design proposals which effectively integrate appropriate site-specific landscape, ecological and biodiversity objectives and functions. The scheme shall be in compliance with the principles of the submitted landscape and ecological information and meet the requirements of LDP Policy EP1 as follows:

- Tree Survey and Tree Constraints Plan information contained within the Arboricultural Report by ArbTS dated 1st February 2019.
- Table 4 and Section 5.6.2 Preliminary Ecological Appraisal by WSP dated Dec 2019.
- Section 5.2.1 of the Reptile Survey Report by WSP dated Dec 2019.
- Sections 6.1.1 and 6.2.1 of the Dormouse Survey Report by WSP dated Dec 2019.
- Section 6.2.1 of the Bat Survey Report by WSP dated Dec 2019.
- The parameters identified on the Constraints and Opportunities Plan, Drawing Number 2001 May 2020.
- The parameters identified on the Concept Masterplan, Drawing Number 3201F dated May 2020.
- A 3m buffer zone must be retained between any watercourse and a proposed development, this is to ensure the integrity of the watercourse and the riparian corridor are protected. No development shall be carried out within a minimum 3 metre buffer zone from any watercourse on site. The buffer zone should restrict: storage of spoil, stored materials, plant and machinery, lighting, structures and any built development including domestic gardens or formal landscaping. The buffer zone shall be applied throughout construction and operation.

The approved LDS shall be fully implemented. Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved LEDS which within the lifetime of the approved development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the landscape elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

Reason:

To ensure necessary information is submitted to protect the environment, ecological features and habitats in line with Environment Act Wales 2016 and LDP Policies SP1 – i, SP14, GP1 – f and EQ5.

Condition 23

No development shall commence until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the landscape and ecological features of the development, has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

- Details of the desired condition of features (present and to be created) at the site.
- Details of scheduling and timings of management activities.
- Details of short and long-term management proposals, monitoring proposals and maintenance operations of new and existing landscape, environmental and ecological

features at the site to deliver and maintain the desired landscape and ecological conditions and functions.

- Details of monitoring of landscape and ecological features and required post construction monitoring.
- Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased within the lifetime of the development.
- Details of management and maintenance responsibilities, including a plan which provides a clear definition of areas subject to future private ownership and management responsibility and the areas proposed for adoption by the local authority.
- Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed between interested parties.
- Mechanisms to be used for reporting.
- The LEMP must deliver all mitigation and enhancement requirements for the operational phase as referenced in the ecological reports and associated documents.

The LEMP shall be carried out in accordance with the approved details.

Reason:

To ensure necessary information is submitted to protect the environment, ecological features and habitats in line with Environment Act Wales 2016 and LDP Policies SP1 – i, SP14, GP1 – f.

Condition 24

Any reserved matters application(s) in relation to this outline approval, shall include submission of a Landscape Constraint Plan (LCP) to approval by the Local Planning Authority. The LCP shall define the following: -

- Stem location, canopy spread and root protection area (RPA) of all trees and groups of trees within or on the application boundary, and outside the boundary with a canopy spread which overhangs the boundary;
- Outer extent of above ground growth or canopy spread; and RPA of all other landscape elements (hedgerows and continuous woodland/ scrub/ shrub areas) within or on the application boundary.
- If the proposed development would result in potential impacts from: construction operations; changes in level; construction phase access; or installation of underground apparatus, within any RPAs defined within the LCP, the following shall also be submitted to approval: -
- Tree survey and Categorisation Report for all trees, groups of trees and other landscape elements subject to potential impacts within the RPAs.
- Arboricultural Impact Assessment (AIA) which identifies the impacts of the proposed development on all trees, groups of trees and other landscape elements. The AIA shall clearly indicate which are to be retained; which are subject to potential impacts; and which are to be removed. The AIA shall provide appropriate mitigation proposals for all trees, groups of trees and other landscape elements which are to be removed.
- Arboricultural Method Statement (AMS) which provides details, as necessary, of specific design solutions to enable effective retention of any trees, groups of trees and other landscape elements which are identified as subject to potential impacts within the AIA.

- Tree Protection Plan (TPP) which provides details of all protective measures, operations and construction exclusion zones for all trees, groups of trees and other landscape elements to be retained;

All information shall be in compliance with the recommendations of BS5837.

Reason:

To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.

Condition 25

Prior to the determination of any application(s) for reserved matters seeking approval of 'layout' or 'landscaping': no trees with trunk/stem diameter exceeding 100 mm, measured at a height of 1.5 metres above ground level; or hedges, which are located within or on the site boundary shall be cut down, up-rooted, destroyed, topped, lopped or pruned without the prior written approval of the Local Planning Authority. Following such approval all works are to be carried out in accordance with BS3998.

Reason:

To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.

Condition 26

Before any development is commenced a detailed Travel Plan, setting out ways of reducing car usage and increasing walking and cycling to and from the development, shall be submitted to and agreed in writing by the Local Planning Authority. The detailed Travel Plan shall be implemented in accordance with the approved details at a timescale to be approved in writing by the Local Planning Authority.

Reason:

In the interest of Highway safety and to promote sustainable modes of travel to improve air quality wherever possible.

Condition 27

As part of the Reserved matters submission, a scheme for provision of electric vehicle charging points (EVCP) shall be provided.

Reason:

To contribute towards improving air quality as per the requirements of the Wellbeing of Future Generations (Wales) Act 2015.

Condition 28

A scheme for the mitigation of dust should be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during all stages of

demolition and construction. Vehicles transporting materials which are likely to cause dust onto and off site shall be suitably covered.

Reason:

To ensure that the amenity of local residents/businesses is adequately protected from dust during demolition/construction.

Condition 29

The layout submitted as part of reserved matters submission shall include an area of Public Open Space and provision of a Local Area of Equipped Play (LEAP) as part of the development scheme.

Reason:

To ensure appropriate facilities are provided for benefit of local residents.

Condition 30

Any reserved matters application shall be accompanied by a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 100% of housing units/bed spaces;
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

To comply with Policy AH1 and secure affordable housing need for the locality.

Condition 31

Prior to the commencement of the development, a scheme for the control of noise shall be submitted to and approved by the Local Planning Authority. The scheme shall comply with the guidance found BS 5228- 1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites and/or its subsequent amendments. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

Reason:

To ensure noise is adequately controlled during the construction period.

Condition 32

As part of any reserved matters submission, further information detailing specific dwelling locations and designs shall be submitted to and agreed with the Local Planning Authority. This report shall consider the potential effects of noise and/or vibration and determine appropriate locations for amenity space and dwelling-specific sound insulation to secure appropriate internal amenity of the proposed dwellings. The report shall also include a suitable mitigation scheme (where required) to adequately protect the amenity of the development in its final form. The report shall take include the mitigation measures details in Table 4.2 of the PAC Noise Assessment (R1 Rev 1) prepared by WSP.

Reason:

To ensure suitable standard of residential amenity can be achieved.

Condition 33

Prior to the submission of reserved matters;

- The submission of a scheme of intrusive site investigations for the mine entry for approval;
- The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;

The undertaking of both of those schemes of intrusive site investigations shall be undertaken in accordance with details first submitted and hereby approved by the Local Planning Authority.

Reason:

To ensure coal mining legacy issues at the site are adequately addressed.

Condition 34

Any reserved matters application shall be accompanied by:

- The submission of a report of findings arising from both of the intrusive site investigations;
- The submission of a layout plan which identifies the location of the mine entry together with calculated zone of influence (no-build zone);
- The submission of a scheme of treatment for the mine entry on site for approval;
- The submission of a scheme of remedial works for the shallow coal workings for approval.

Implementation of the remedial works shall be undertaken prior to the commencement of development on site and evidence provided to the Local Planning Authority and be approved in writing.

Reason:

To ensure coal mining legacy issues at the site are adequately addressed.

Condition 35

No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local

planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

Reason:

To protect historic environment interests whilst enabling development.

Notes/Informatives

- 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.

- 2 This planning permission is granted subject to the covenants contained in the accompanying Section 106 Legal Agreement in connection with the community benefits provided as part of the development.
- 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).
 - Please see the relevant responses from Dwr Cymru/Welsh Water, Natural Resources Wales, Coal Authority, Wales and West Utilities and the Council's Planning Ecologist, Landscape Officer, Sustainable Drainage Body, Environmental Health and Public Protection Team, Highway Authority and refer to the recommendations and advice contained therein.

Application No	PL/01773
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Application Type	Full Planning
Proposal & Location	CONVERSION OF TWO AGRICULTURAL BARNs TO TOURIST ACCOMMODATION AND A RESIDENTIAL ANNEXE AT PENCOED FARM, PENCOED ISAF ROAD, BYNEA, LLANELLI, SA14 9TW

Applicant(s)	MR G POTTER
Agent	STEFFAN BAKER – EVANS BANKS PLANNING LIMITED
Case Officer	Zoe James
Ward	Bynea
Date registered	21/05/2021

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Cllr Cundy and following the receipt of more than one objection from third parties.

Site

The site comprises two existing outbuildings within the farm complex at Fferm Pencoed. The site is located outside of development limits on the outskirts of Bynea, Llanelli. Fferm Pencoed comprises a modest agricultural holding comprising fields to the south of the main farm complex. The site is surrounded by agricultural fields with other residential and agricultural buildings interspersed.

The site is accessed via a private lane located off of Pencoed Isaf Road which leads from the CC206 Station Road in Bynea. Pencoed Isaf Road is a very narrow lane of approximately 750m to the private access lane to the site. There are passing places interspersed along the road.

Barn 1, which adjoins the existing dwelling at the farm is a single storey outbuilding of long thin rectangular shape. There are a number of existing openings for windows and doors on the front elevation. Barn 2 is a smaller barn located to the north of the site, albeit this is two storey with access to the first floor via external steps on the side elevation. Both of the barns are understood to be stone built walls with unlined slate roofs.

The site is not allocated within the Local Development Plan and falls outside of the development limits for Llanelli. It is located within the Coal Authority Development High Risk Area. Public footpath 36/118 runs through the proposed development site.

Proposal

The proposal seeks full planning permission for the conversion of the two existing barns at the site, the first for tourist accommodation and the second as a residential annexe. The submitted plans show that the external finishes of Barn 1 will remain unaltered with the exception of insertion of obscure glazing. Internally, half of Barn 1 is proposed to be converted to provide two bedrooms, bathroom, hall and open plan kitchen/living room. The existing windows and doors are proposed to be utilised.

Barn 2 is proposed to be converted to provide additional ancillary residential accommodation to the existing dwelling at the site as an annexe. Minor change is proposed to the external appearance of the barn through installation of a window in place of the existing door on the side elevation at first floor and the existing blocked up window to the rear is proposed to be used as a window. At ground floor, an open plan living room with dining area is proposed with new internal staircase provided to a bedroom and small en suite at first floor.

The submitted site plan shows existing trees and hedgerows to the main courtyard are not impacted by the development and are to be retained. Four car parking spaces are shown on the plan to the front of Barn 1 for use by residents and also holiday let guests.

A new septic tank is proposed to be located between Barns 1 and 2. The drainage measures are proposed to remain as existing, with surface water to soakaways and foul to the new septic tank.

Planning Site History

The application site has been the subject of the following previous applications:-

S/06824	Change of use from existing outbuildings into 2 no. habitable units for further extended family use, also rescind already previously approved 1 no. unit. Full planning permission -	15 December 2004
LL/01310	Single unit barn conversion to form self contained granny annexe Full planning permission -	26 June 2002
D5/3843	Two storey extension Full planning permission -	17 May 1979

Planning Policy

In the context of the Authority's current Development Plan the site is located outside of the defined development limits of Llanelli as contained in the adopted Local Development Plan (LDP). It is not the subject of any designation or allocation in the Plan. Reference is drawn to the following policies of the Plan:-

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

SP1 Sustainable Places and Spaces

GP1 Sustainability and High Quality Design

H5 Adaption and Re-use of Rural Buildings for Residential Use

TSM4 Visitor Accommodation

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 - Informal discussions regarding the proposal and existing use and confirmation received no in principle objection subject to specific conditions. Formal comments due shortly.

Public Rights of Way Officer – Highlight that footpath 36/118 crosses the development site. Advises of the legal requirement not to obstruct or encroach upon it either during construction or at any time thereafter. Any alterations to the surface of the footpath will require prior approval from the Local Authority.

Head of Public Protection - No observations to make.

Planning Ecology – confirm the amended plans with biodiversity enhancements are acceptable and raise no objections subject to imposition of conditions. Bat advisory has also been issued.

Llanelli Rural Council - No objections.

Local Member(s) - Councillor Deryk Cundy is a member of the Planning Committee and requested that the application is brought to Planning Committee and a site visit is undertaken given the access road and junction with Station Road.

Natural Resources Wales – Advise a permit or registration as exemption from the requirement for a permit may be required from Natural Resources Wales.

Dwr Cymru/Welsh Water – No comments on proposal given septic tank is proposed.

Coal Authority – Proposal falls under their exemption list and standard guidance is relevant.

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.

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

- Increase in road traffic using narrow lane;
- Substantial increase in vehicular traffic on Pencoed Isaf Road over last 12-15 years;
- Increased traffic on Pencoed Isaf Road is very frustrating for residents;
- Highway safety concerns with accidents occurring on the lane;
- S-bends, minimal pull in points and high hedges cause number of serious blind spots;
- Lane is poorly maintained, and so increased traffic would exasperate its condition;
- Entrance from Station Road is an existing problem;
- No footpath along the road and it is used by many pedestrians;
- Existing problems with parking blocking access to driveways.

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

Appraisal

Principle of Development

Planning policy supports the conversion of existing rural buildings subject to specific criteria. Policies H5 and TSM4 of the Adopted Local Development Plan (LDP) are of most relevance.

For Barn 1, policy TSM4 is relevant which requires proposals for self-catering accommodation outside of development limits to re-use existing buildings and demonstrate compliance with criteria d) and e) of Policy H5. Barn 1 is an existing building at the site presently used for storage purposes. The submission seeks to address requirements d) and e) of Policy H5 and is supported by a structural survey confirming that the buildings are structurally sound and adequate for the intended purpose. It is also worthwhile noting that planning permission has previously been granted at the site for conversion of Barn 1 for residential use, albeit this was for extended use in connection with the existing residential dwelling.

In terms of Barn 2, this is proposed to provide additional ancillary accommodation to the existing residential use at the site. Given the small and confined nature of the space it is acknowledged business use of the building is not ideal. As per Barn 1, the submitted survey confirmed the building is structurally sound for the proposal. It is therefore considered that conversion of the barn for use as a residential annexe complies with the relevant LDP policy criteria.

Impact upon Character and Appearance of the Area/Landscape and Visual Impact/Residential Amenity

The proposed development does not result in external changes to the appearance of the barns or the wider application site. There will be no change to the landscape surrounding the site as a result of the proposal. The proposed buildings positioning within the existing farm yard within the wider farm complex results in no concerns regarding adverse impact on residential amenity of surrounding occupiers.

Biodiversity Impacts

The application has been supported by a Bat Scoping and Activity Report. The report states that the scoping survey showed no evidence of bat use and it is considered that due to good condition and high level of maintenance of the buildings, there is no potential for a bat roost.

Amended plans have been submitted including details bat and bird boxes to be provided as part of the development. The survey and amended plans have been reviewed by Planning Ecology who have issued a bat advisory and confirmed no objection to the proposal subject to conditions.

Highway Impacts

The main concern raised by neighbours and Local Member relate to issues concerning highway safety and the inadequacy of the existing access road. There have been informal discussions with the Highway Officer regarding the proposal and existing use they have advised no in principle objection subject to specific conditions. Formal comments are yet to be received from the Highway Authority.

During the pre-application enquiry at the site for the proposed development, the Highway Authority responded advising of no objection in principle subject to a suitable condition restricting the two-storey barn to remain ancillary to the main dwellinghouse. The recommendation was based upon the existing use associated with the single storey barn and its proposed conversion to one holiday let unit. No further intensification or traffic generation was noted to arise from the proposal. However, the response did indicate that there should be no further development at the site unless improvements/mitigation is sought/proposed along the U2325 county road.

Flood Risk Implications

The application site is not identified to be in the flood zone and there is no increase in impermeable surfacing. No objections have been received from Dwr Cymru Welsh Water or the Authority's Sustainable Drainage Approval Body (SAB).

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, along with third party comments and the relevant material considerations, it is concluded on balance, that the proposed barn conversions and change of use are acceptable. The application seeks conversion of two existing barns at the site to provide tourist accommodation and residential annexe to the existing dwelling at the site.

The site is not located within the development limits of the Adopted LDP but the principle of conversion of the outbuildings has been reviewed against relevant policies within the LDP. It is considered that sufficient evidence has been submitted to demonstrate the buildings are structurally sound and suitable for conversion without extensive alteration. It is also accepted that Barn 2 offers limited options for business use given the size and location. The proposal is therefore considered to comply with the relevant policy requirements.

In terms of the concerns raised regarding highway safety, the Highway Authority has reviewed the submission in detail and informally advised no objections subject to barn 2 remaining as ancillary to the main dwelling at the site. Formal comments to be received shortly.

Based on the foregoing, the application is put forward with a recommendation for approval subject to conditions.

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 following approved plans and documents:-

- Site Location Plan scale 1:1250 drawing no. A113 received 20 April 2021;
- Site Block Plan drawing no. A114 received 20 April 2021;
- Existing Elevations Barn 1 drawing no.A109 received 20 April 2021;
- Existing Floor Plan Barn 1 drawing no.A108 received 20 April 2021;
- Proposed Floor Plan Barn 1 drawing no.A110 received 20 April 2021;
- Proposed Elevations Barn 1 drawing no.A111 received 8 July 2021;
- Existing Elevations Barn 2 drawing no.A105 received 20 April 2021;
- Existing Floor Plans Barn 2 drawing no.A104 received 20 April 2021;
- Proposed Floor Plans Barn 2 drawing no.A106 received 20 April 2021;
- Proposed Elevations Barn 2 drawing no.A107 received 8 July 2021;
- Planning, Design and Access Statement (ref. 1252.a) prepared by Evans Banks received 20 April 2021;
- Structural Appraisal Report prepared by Grade Consulting received 19 May 2021;
- Bat Scoping and Activity Report prepared by Habitat Matters Ltd received 20 April 2021.
- Bird and Bat Nesting Box Details received 8 July 2021.

Reason:

To confirm the extent of the permission and in the interest of visual amenity.

Condition 3

The holiday let unit hereby approved (as identified on the Block Plan drawing no. A114) shall be occupied as holiday accommodation only and not for any other use within C3 of the Town and Country Planning Use Classes Order 1987. The accommodation 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 confirm the extent of the use and in order to preclude the permanent occupation of the holiday unit.

Condition 4

The annex hereby approved (as identified on the Block Plan drawing no. A114) shall not be occupied at any time other than for purposes ancillary to the existing residential use of the dwelling at Pencoed Farm. At no point shall the unit be sold, let or sub-let as a separate unit.

Reason:

To safeguard against any separate use and in the interest of highway safety.

Condition 5

Notwithstanding the provisions of the Town and Country Planning, Wales (General Permitted Development) (Amendment) (Wales) Order 2013 (or any order revoking and re-enacting that order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D and E shall be carried out within the curtilage of the holiday unit or residential annexe hereby approved (other than those expressly authorised by this permission) without the prior written consent of the local planning authority.

Reason:

To safeguard against future development and in the interests of the visual amenity of the surrounding area.

Condition 6

Works to be carried out in strict accordance with section 5.0 Recommendations and Mitigation of the submitted bat report, as follows:

- 1 x sparrow nesting box and 1 x Beaumaris Woodstone bat box shall be affixed to Elevation on B of the annex as shown on the drawing Proposed Elevations, drawing number A107, dated 7.7.21.
- 1 x sparrow nesting box and 1 x Beaumaris Woodstone bat box shall be affixed to Elevation on B of the holiday let as shown on the drawing Proposed Elevations, drawing number A111, dated 7.7.21.

Reason:

To ensure biodiversity enhancements are delivered.

Condition 7

Prior to the installation of any lighting a detailed lighting plan, focusing on minimising lighting impacts near to proposed bat roosts and maintaining dark corridors (see Guidance Note 8 Bats and Artificial Lighting / Bat Conservation Trust and the Institution of Lighting Professionals, 2018), shall be submitted to the local planning authority for written approval.

Reason:

To ensure an appropriate lighting scheme is provided.

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.

- Please see the relevant responses from the Council's Countryside Access Team, Planning Ecologist, (SAB), Highway Authority, Coal Authority and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.

Application No	PL/02054
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Application Type	Householder
Proposal & Location	Demolish existing rear single storey extensions and rebuild a two-storey rear extension - 29 Stepney Road, Pwll, Llanelli, SA15 4AA

Applicant(s)	Luke Taffetsauffer
Agent	Andrew Evason AE Building Plans
Case Officer	Zoe James
Ward	Hengoed
Date registered	9 June 2021

Reason for Committee

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

Site

The application site comprises a detached residential dwelling situated on Stepney Road, Pwll, Llanelli. The property is situated fronting Stepney Road with linear garden to the rear. The property is bordered to the north, south and west by neighbouring residential properties and their respective gardens. The street scene along Stepney Road is characterised by a variety of different house types and designs including detached properties, semi-detached properties and also bungalows.

The host dwelling benefits from ample garden space to the rear of the dwelling and also has a small drive/pathway to the side to the front and side. The existing rear garden is linear and was slightly overgrown with greenery during the time of visit. To the north the rear garden is bordered with a stone wall and then a hedgerow, the rear boundary comprises existing vegetation and the south boundary is a brick wall with fencing on top for the first part and then a block wall toward the rear.

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

Proposal

The application seeks full planning permission for demolition of the existing single storey extension at the property and proposes a new two storey rear extension largely on the same footprint. The single storey extension extends from the existing dwelling approximately 7m

at its longest point and is just over 7m wide. It is noted that the existing extension steps back toward the boundary with no. 31 Stepney Road and is approximately 4m deep. At ground floor, the proposed extension measured 7.2m deep and just under 7.2m wide and is in line with the side wall (northern side) of the existing dwelling. At first floor, the extension is proposed to be 4.2m deep and just under 7.2m wide.

At ground floor two new windows are proposed on the north elevation to serve bathroom and utility room, both are proposed to be obscure glazing. New patio doors and a window is proposed on the rear elevation and new window and door on the south side elevation. At first floor a small window is proposed on the side elevation to serve a bathroom, again obscure glazing is proposed and two new windows on the rear elevation.

For the two storey element of the extension a pitched roof is proposed and a sloping roof for the remainder of the ground floor extension with two rooflights.

It is worthwhile noting that the scheme is almost identical to previous planning permission granted in March 2020 under reference. S/40139. The main difference relating to the previous scheme proposed a flat roof for the two-storey element, whilst the current application proposes a pitched roof.

Planning Site History

The site has the following planning history:

S/40139	First floor rear addition and a single storey rear extension Full Granted -	19 March 2020
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Planning Policy

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

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

GP1 Sustainability and High Quality Design

GP6 Extensions

EQ7 Biodiversity

[Carmarthenshire Supplementary Planning Guidance](#)

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

Summary of Consultation Responses

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

Head of Public Protection - No observations received to date.

Llanelli Rural Council - No objection provided the proposed extension is subordinate to the main dwelling in terms of scale and massing and has no detrimental impact on amenity and privacy of neighbouring dwellings.

Local Member(s) - Councillor Penny Edwards has not commented to date.

Local Member(s) - Councillor Susan Phillips has not commented to date.

Natural Resources Wales - No observations received to date.

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

Planning Ecology - Issued a bat advisory.

Sustainable Drainage Approval Body (SAB) – advise NRW map indicated development is located just outside Flood Zone C2. Development does not require SAB approval.

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.

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

- Concern regarding height and length of extension and loss of light
- Loss of privacy and overlooking.
- Process of demolition of existing dwelling and new foundations may impact drainage for neighbouring property.
- During demolition of existing dwelling and construction of new build access to neighbouring property will be limited.
- Loss of privacy to rear garden of neighbouring property.

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

Appraisal

In terms of the principle of development, the planning application proposes demolition of the existing single storey rear extension and a new two-storey extension largely on the same footprint at an existing residential dwelling, within development limits and within an established residential area. Local Development Plan (LDP) Policy GP6 is of relevance. The policy supports residential extensions where they are compatible to the size and character of the existing development and do not adversely affect the amenity of neighbouring properties. The proposal involves an extension at ground floor of 7.2m deep and almost the full width of the existing dwelling (approx. 7.1m). The extension is largely on the footprint of the existing single storey rear extension albeit it is noted that this presently steps back on the northern boundary and extends approximately 4m. The application site to the rear where the extension is proposed is located at a slightly lower level than no. 31 to the north. The first-floor element of the extension is approximately 4m deep and will finish roughly in line with the single storey element of the existing extension on the northern boundary. It is

acknowledged that a two-storey extension will impact on light to the property to the north, given the depth of this, it is not considered to have an adverse impact on the amenity of the neighbouring property to the north by loss of light.

It is acknowledged that the single storey element of the extension does protrude further from the original rear elevation of the host dwelling. However, the extension proposes a sloping roof on the single storey element and will measure between 2.7 and 3.7m in height. This compares to the rear element of the existing single storey element of the extension measuring between 2.1m and 2.5m. On this basis and given the change in levels, the single storey element is also not considered to have an adverse impact by loss of light or overbearance.

In terms of privacy concerns, the new windows on the north side elevation are all proposed to be obscure glazed and do not serve main rooms. A condition is proposed on any permission granted to ensure these windows are glazed to safeguard against overlooking and loss of privacy to no. 31 Stepney Road to the north. Turning to concerns regarding loss of privacy to the rear garden of no. 27, there is an existing window on the first floor of the rear elevation, the proposed first floor element protrudes 4.2m further than this and proposes two new windows on the rear elevation, one for a bedroom and one ensuite. It is considered appropriate to require obscure glazing for the ensuite window. In terms of the bedroom window this will allow some views into the garden of the neighbouring properties to the south. However, there is an existing boundary block wall and each of neighbouring properties to the south have existing sheds/outbuildings along the boundary with the application site. In addition, it is acknowledged that other properties surrounding the application site have two storey rear extensions with first floor windows allowing an element of overlooking. Given the nature of the built-up residential area and changes in levels, there is already a degree of mutual overlooking.

Materials proposed are considered to be appropriate for the host dwelling and character of the surrounding area. Also, the front elevation of the dwelling is not impacted by the proposal so there will be no change in appearance from the streetscene. The proposal does not impact upon the highway network, the existing access and driveway is not impacted by the proposal.

As highlighted above, it is worthwhile noting that the principle of a two-storey extension at the dwelling of similar scale and design has already been accepted by the Authority with planning permission granted (reference. S/40139) in March 2020. The principal difference being that this proposed a flat roof for the two-storey element, whilst the current application proposes a pitched roof.

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

The application site is largely situated within Flood Zone A, albeit part of the site does fall within Flood Zone C2. Given the application is a householder application for an extension to an existing residential property there are no flood risk concerns raised.

Other issues raised by the neighbouring occupier are not material planning issues and will be covered by building control regulations as relevant during the construction of the extension.

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 WCFG Act). The decision takes into account the ways of working set out at section 5 of the WCFG 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 WCFG Act.

Conclusion

After careful consideration of the scheme as submitted, along with third party objections received it is concluded on balance that the proposed extension is acceptable. The extension is considered to be compatible to the character and appearance of the existing property and the amenities of adjacent occupiers will not be adversely affected by the proposal subject to specific conditions relating to obscure glazing.

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

Conditions and Reasons

Condition 1

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

Reason:

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

Condition 2

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

- Site Location Plan and Proposed Block Plan drawing no. A106 received 8 June 2021;
- Existing Floor Plans drawing no. A101 received 8 June 2021;
- Existing Elevations drawing no. A102 received 8 June 2021;
- Proposed Floor Plans drawing no. A103 received 8 June 2021;
- Proposed Elevations drawing no. A104 received 8 June 2021.

Reason:

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

Condition 3

Before the development hereby permitted is first brought into use the WC and utility room windows at ground floor and the bathroom and en-suite bathroom windows at first floor (as shown on Proposed Floor Plans drawing no. A103) shall be fitted with obscure glazing and shall be permanently retained in that condition thereafter.

Reason:

In the interest of privacy.

Condition 4

The materials to be used in the construction of the external surfaces of the proposed extension shall match the existing dwelling house and be as indicated on the Proposed Elevations drawing no. A104.

Reason:

In the interest of visual amenity.

Condition 5

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Notes/Informatives

Note 1

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2

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

- Please see the relevant response from Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.