

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Cynllunio
Adran yr Amgylchedd**

**Report of the Head of Planning
Environment Department**

09/12/2021

**I'W BENDERFYNU
FOR DECISION**

<i>Application Number</i>	PL/02848
<i>Proposal & Location</i>	PROPOSED FULL PLANNING APPLICATION FOR DEVELOPMENT OF RESIDENTIAL HOMES, HIGHWAYS ACCESS, PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS AT LAND SOUTH OF ERW'R BRENHINOEDD, LLANDYBIE, AMMANFORD, SA18 2TQ

Ecology – Are currently assessing further information submitted by the Agent from Bay Ecology on 24th November 2021, addressing the concerns raised by Planning Ecology in their Holding Objection response. No further response has been received to date.

As noted in the report, the application site has an extant permission for 22 dwellings under reference E/15577 which could be recommenced and without any further ecology studies and would involve clearance of the whole site with no further ecological considerations, other than those applied in the previous permission. Based in this fall back position, it is considered that the current proposed ecological scheme is an improvement on the previous scheme and will offer ecological gains over those offered in the previous permission.

Network Rail – Based on the information submitted, Network Rail's Level Crossing Manager needs to run a number of risk options that show a predicted level of use not only with the addition of the new dwellings and the potential home owners using the crossing but the opening up of the area to access amenities such as transport links, stores and supermarkets, all of which would require a user to traverse the crossing either on foot or in a vehicle, increasing the levels of use and the risk score. Whilst further assessments are made by our safety team, they offer holding objection until such time these investigations are completed.

It is advised that as above, the application site has an extant permission for 22 dwellings which could be re-commenced, the extra vehicular and pedestrian traffic from this development should already be factored into the level crossing's risk analysis based on the 2011 permission AND the allocation in the Local Development Plan. The additional 2 dwellings would not be considered to be a significant increase in traffic over the level crossing and as such, this holding objection cannot be sustained. This is especially pertinent when it is considered this holding objection was received six and a half weeks after the application was submitted and three weeks after the end of the statutory consultation period.

Parks and Open Space Manager – The final sum to be requested for the maintenance of Parks and Open Space is to be £32,000. This sum has been agreed between the Local Planning Authority and the Agents for the application based on the lack of response from the Parks and Open Space Manager to the Statutory Pre Application submitted by the Agents for this application and the formal Pre-Application Consultation (PAC) process required to be carried out by the Agent as this application is a 'Major Application'. The Parks and Open Space Manager responded to the consultation for this planning application at the last opportunity to do so, and as such, the Agent argues, the sum requested of £59,112 was much higher than was expected and would not be viable. They advise that the site viability was calculated based on the previous Parks and Open Space requirement for this site in the E/15577 permission of £32,000. On this basis, the points raised by the Agent is

considered to be reasonable and highlights the requirement for consultees to respond to consultation responses in a timely manner. The contribution of £32,000 is accepted.

Correction to the report –

The Agent has clarified that all the dwellings are now to be offered for Social Rent with no dwellings offered for Low Cost Home Ownership. An amended plan has been provided to show the new housing mix. As such, all references to Low Cost Home Ownership in the report should now be ignored as all homes are to be for Social Rent.

The correct mix of house types are:-

- 4no 1 bed units 2 person @ 51 and 57 m² (plots 3,4,5 & 6);
- 2no 2 bed units 3 person @ 60 m² (plots 1 & 2);
- 12no 2 bed units 4 person @ 86 m² (plots 7-10, 17-24);
- 2no 4 bed units 7 person @ 124 m² (plots 11 & 12);
- 4no 3 bed units 5 person @ 96 m² (plots 13-16).

Condition 2 is to be amended to read the following:-

Condition 2

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

- Site Block and Site Location Plan [10] scale 1:750, 1:1250 @ A3 received 12 October 2021;
- Proposed Site Layout Plan [01 - REV M] scale 1:500 @ A3 received 6 December 2021;
- Proposed Site Sections Plan [09] scale 1:200, 1:750 @ A1 received 12 October 2021;
- Engineering Schematic Plan [150] scale 1:250 @ A1 received 12 October 2021;
- Soft Landscape Proposals [1125.01] scale 1:250 @ A1 received 12 October 2021;
- Proposed Floor and Elevations Plan – 2 Person 1 Bed HT [07] scale 1:50, 1:100 @ A1 received 12 October 2021;
- Proposed Floor and Elevations Plan – 3 Bed 5 Person HT [08] scale 1:50, 1:100 @ A2 received 12 October 2021;
- Proposed Floor and Elevations Plan – 7 Person 4 Bed HT [06] scale 1:50, 1:100 @ A1 received 12 October 2021;
- Proposed Floor and Elevations Plan – 4 Person 2 Bed HT [03] scale 1:50, 1:100 @ A2 received 12 October 2021;
- Proposed Ground Floor and Elevations Plan – 3 Person 2 Bed HT [05] scale 1:50 @ A1 received 12 October 2021;
- Coal Mining Risk Assessment – Terra Firma (Wales) Ltd October 2020 received 12 October 2021;
- Precautionary Sensitive Vegetation Strategy – Bay Ecology - October 2021 received 12 October 2021;
- Preliminary Ecological Report - Bay Ecology - August 2021 received 12 October 2021;
- Bay Ecology Additional Information in Response to Planning Ecology Holding Objection received 24 November 2021;

- Geo-Environmental Report – Terra Firma (Wales) Ltd. – January 2019 - received 12 October 2021;
- Environmental Noise Assessment Report – Acoustic Consultants Ltd – August 2021 received 12 October 2021;
- Arboricultural Report – ArbTS – August 2021 received 12 October 2021;
- Planning, Design and Access Statement - Asbri Planning – October 2021 received 12 October 2021;
- Pre-Application Consultation Report – Asbri Planning – October 2021 received 12 October 2021.

Reason: For the avoidance of doubt as to the extent of this permission.

<i>Application Number</i>	PL/02849
<i>Proposal & Location</i>	APPROVAL OF ALL RESERVED MATTERS IN RESPECT TO THE DEVELOPMENT OF NEW LIGHT INDUSTRIAL AND OFFICE BUILDINGS ON PLOT 3 INCLUDING ASSOCIATED ANCILLARY BUILDINGS/STRUCTURES, LANDSCAPING AND SUPPORTING INFRASTRUCTURE. CROSS HANDS EAST STRATEGIC EMPLOYMENT SITE, PLOT 3, CROSS HANDS

Due to an amendment to the access geometry onto Greengrove Lane, consequential changes have been made to the plans which need to be reflected in Condition 2 which now reads as follows:-

Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following plans dated 12 October 2021:-

- 1:200 scale Hybrid Elevations. Drawing No. 0220 Rev PL_PL03;
- 1:200 scale Hybrid Ground Floor Plan. Drawing No. 0120 Rev PL_PL03;
- 1:200 scale Hybrid - Roof Plan. Drawing No. 0121 Rev PL_PL03;
- 1:200 scale Office and Hybrid Building – Elevations. Drawing No. 0210 Rev PL_PL03;
- 1:200 scale Ground and First Floor Plans. Drawing No. 0110 Rev PL_PL04;
- 1:200 scale Roof Plan. Drawing No. 0111 Rev PL_PL03;
- 1:200 scale Industrial Elevations. Drawing No. 0230 Rev PL_PL03;
- 1:200 scale Industrial Ground Floor Plan. Drawing No. 0130 Rev PL_P03;
- 1:200 scale Roof Level Plan. Drawing No. 0131 Rev PL_PL03;
- 1:500 scale Site Sections Plan. Drawing No. 0003 Rev PL_PL05;
- 1:500 scale Site Elevations. Drawing No. 0240 Rev PL_05;
- 1:400 scale Proposed Drainage Layout. Drawing No. 92001 Rev P03 [Drainage Only];
- 1:2000, 1:100 & 1:20 scale Swale and Retaining Structure. Drawing No. 9408 Rev PL_PL05;
- 1:2000 & 1:20 scale Swale Location Plan & Landscape Detail. Drawing No. 9409 Rev PL_PL05;
- 1:200 scale Landscape Sections. Drawing No. 9301 Rev PL_PL05;
- 1:25 scale Typical Tree Pit Detail in Soft. Drawing No. 9405 Rev PL_PL05;
- 1:100 scale Boundary Treatment Detail Sections Plan. Drawing No. 9302 Rev PL_PL05;
- 1:10 scale Typical paving details. Drawing No. 9406 Rev PL_P05;
- 1:100 scale Boundary Treatment Detail Sections Plan. Drawing No. 9302 Rev PL_PL05;
- 1:20 scale Fence Detail Plan. Drawing No.9403 Rev PL_PL05;
- 1:500 scale External Lighting Strategy Site Layout. Drawing No. 31000 Rev P01;

the following plan dated 26 November 2021:-

- 1:250 & 1:500 scale Proposed Eastern HGV access. Drawing No. 05004 Rev P02;

and the following plans dated 8 December 2021:-

- 1:1250 scale Location Plan. Drawing No. 0001 Rev PL_PL07;
- 1:500 scale Site Furniture Plan. Drawing No. 9190 Rev PL_PL07;
- 1:500 scale Landscape General Arrangement. Drawing No 9001 Rev PL_PL07;
- 1:200 scale Soft Landscaping Plan. Sheet 1 of 2 Drawing No. 9140 Rev PL_PL07;
- 1:200 scale Soft Landscaping Plan. Sheet 2 of 2 Drawing No. 9141 Rev PL_PL07;
- 1:500 scale Hard Landscaping Plan. Drawing No. 9160 Rev PL_PL07;
- 1:500 scale Tree Protection, Removal & Retention Plan. Drawing No. 9101 Rev PL_PL07;
- 1:500 scale Boundary Treatment Plan. Drawing No. 9180 Rev PL_PL07;
- 1:20 & 1:50 scale Landscape Excavation and Filling Plan. Drawing No. 9120 Rev PL_PL07;
- Landscape Materials Board Planting dated 12 October 2021;
- Landscape Hard Surface & Street Furniture dated 12 October 2021.

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

<i>Application Number</i>	PL/02533
<i>Proposal & Location</i>	REMOVAL OF CONDITION 11 ON E/27795 (ONE RESIDENTIAL DWELLING (LOCAL NEEDS)) AT GWENLLIW, DRYSLWYN, CARMARTHEN, SA32 8RF

Additional correspondence has been received from the applicant wherein he suggests that the main report presented to Committee contains a number of inaccuracies.

The first of these relates to the ownership of the car garage business referred to in the report. Whilst the planning statement submitted with the application makes reference to the applicant's car garage business and this is reflected in the main report, the applicant has indicated that this is in fact incorrect and that the business is instead wholly owned by his mother. Moreover, he indicates that he has been out of work since its closure.

The applicant also draws reference to previous attempts to obtain a valuation of the property from the Council's valuer to reflect the local needs restriction and suggests that it is the Council's responsibility to provide this valuation in accordance with the terms of the Section 106 agreement. However, the applicant is mistaken in this assertion in that there is no requirement for the Council to provide its own valuation of the property for the purposes of marketing the property. The agreement requires that he markets the property at an appropriate market value to reflect the local needs restriction. Notwithstanding this, members will note from the main report that in submitting the application, the applicant has acknowledged that the value at which the property has been marketed is higher than the 25-30% reduction in market value recommended in national planning policy advice contained in TAN6.

The recommendation for refusal remains unchanged.