

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Adran Lle, Seilwaith a Datblygiad
Ecomonaidd**

**Report of the Head of Place
and Sustainability
Place, Infrastructure & Economic
Development Department**

27/03/2025

**I'W BENDERFYNU
FOR DECISION**

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: | 27.03.2025 |
| REPORT OF: | HEAD OF PLACE AND SUSTAINABILITY |

| REF. | APPLICATIONS RECOMMENDED FOR APPROVAL |
|-----------------|--|
| PL/08468 | Demolition of existing hotel restaurant and replacement with new building providing additional hotel bedrooms, alterations to existing hotel to provide guest restaurant, and all associated works at Premier Inn, Parc Pemberton Retail Park, Llanelli, SA14 9BD |
| PL/08660 | Proposed detached dwelling (Resubmission of previously refused PL/08229) at Land adjacent to Rose Villa, Broadlay, Ferryside, SA17 5UB |

APPLICATIONS RECOMMENDED FOR APPROVAL

| | |
|-----------------------|-----------------|
| Application No | PL/08468 |
|-----------------------|-----------------|

| | |
|-------------------------|--|
| Application Type | Full planning permission |
| Proposal | Demolition of existing hotel restaurant and replacement with new building providing additional hotel bedrooms, alterations to existing hotel to provide guest restaurant, and all associated works |
| Location | Premier Inn, Parc Pemberton Retail Park, Llanelli, SA14 9BD |

| | |
|---------------------------|-----------------------------------|
| Applicant(s) | Premier Inn Hotels Ltd |
| Agent | Walsingham Planning - Alex Veitch |
| Officer | Adam Davies |
| Ward | Llwynhendy |
| Date of validation | 08/11/2024 |

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by the Local Member Cllr Sharen Davies.

Site

The site is situated off Llandafen Road, within the development limits of Llanelli.

The site comprises a four-storey hotel and an on-site Beefeater restaurant. While the hotel and restaurant are adjacent, they are not physically connected. The site is located on the eastern side of the A4138, in close proximity to Pemberton Retail Park.

The 0.82-hectare site is flat and is predominantly surrounded by commercial and retail developments, with residential dwellings located to the north-east of the site.

The existing car park is level, tarmacked, and accessed via the A4138, providing approximately 110 formal parking spaces.

Proposal

The application seeks permission for the demolition of the existing hotel restaurant (Beefeater) and its replacement with a new three-storey hotel block. This new building will provide 35 additional hotel bedrooms, while alterations to the existing hotel will create a restaurant intended exclusively for hotel guests. The overall proposal results in a net gain of 28 hotel bedrooms.

The new hotel block will be located to the southwest of the site, occupying the footprint of the former Beefeater restaurant. It will measure approximately 28.3m long, 15.8m wide, and 13.1m high.

The external finishes of the proposed hotel block will be designed to complement the existing hotel. The walls will feature lightly-textured white render and brick to match the existing materials. The windows, doors, and trims will be finished in white UPVC. Juliette balconies will be constructed from dark grey powder-coated aluminium, in line with the current aesthetic. The roof will be fibre cement slate, with fascias and soffits consistent with the existing building.

The existing 110 parking spaces will be retained, including 5 accessible spaces.

Planning Site History

S/16215 - Erection of 50 bed premier travel inn hotel and beefeater restaurant/public house and associated access, car parking and landscaping - Full Granted - 28 June 2007

Planning Policy

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

- SP1 Sustainable Places and Spaces
- SP2 Climate Change
- SP3 Sustainable Distribution- Settlement Framework
- GP1 Sustainability and High Quality Design
- GP2 Development Limits
- TR3 Highways in Developments- Design Considerations
- TR4 Cycling and Walking
- EQ4 Biodiversity
- EP2 Pollution

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#) (February 2024), and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Local Members - Councillor Jason Peter Hart - No response to date
Councillor Sharen Davies - Objection

1. **Traffic and Road Infrastructure:** The local road network is already congested, particularly during peak times. Expanding the hotel is likely to worsen traffic delays and safety hazards without substantial improvements or traffic management strategies.
2. **Lack of Need and Community Impact:** The application lacks evidence of demand for additional hotel rooms, which could negatively affect the local community and result in transient visitors without significant long-term economic benefit.
3. **Environmental and Sustainability Issues:** Demolishing and replacing the existing structure could harm the environment, with increased emissions, loss of green spaces, and potential flooding due to increased impermeable surfaces. The proposal lacks adequate plans to mitigate these environmental impacts.
4. **Parking Demand:** The proposal does not address the increased parking demand, which may lead to spill over parking in residential areas and disrupt the local community.
5. **Overdevelopment and Aesthetic Concerns:** The scale of the proposed development may not be compatible with the surrounding lower-density area, potentially diminishing the neighbourhood's character and property values.
6. **Noise and Light Pollution:** An increase in guest rooms could lead to higher noise levels and light pollution, negatively affecting local residents' quality of life.
7. **Pressure on Public Services and Local Amenities:** The expansion may put additional strain on local services, such as waste management, water supply, and emergency services, while increasing demand for local amenities and driving up prices.
8. **Insufficient Mitigation Measures:** The proposal does not appear to include adequate measures to address these significant issues. Without a detailed plan for traffic management, environmental preservation, parking allocation, and infrastructure improvement, this development could have long-lasting adverse effects on the surrounding community.
9. **Impact on Pentre Awel** - concerns regarding the impact the development will have on the development of the hotel close to Pentre Awel.
10. **Concerns regarding who will be residing at the hotel.**

Llanelli Rural Council - Objection:

The material planning considerations mirror that of the councillor but add that, if the application is approved, the applicant should enter into a S106 with the proceeds being invested in community infrastructure projects within the community council electoral ward of Pemberton.

Dwr Cymru Welsh Water - No Objections. Subject to Conditions

Natural Resources Wales - No Objection

Police Liaison Officer - No response to date

Mid & West Wales Fire & Rescue Service - No Objections

Ecology - No Objection. Subject to conditions

Trees - No Objections

Contaminated Land - No Objection. Subject to conditions

Head of Transport - No Objections. Subject to conditions

Public Health and Protection - No Objections. Subject to conditions

Sustainable Drainage Approval - No objection. SAB application required.

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

Summary of Public Representations

The application was publicised via site notice, press notice, and neighbours letters.

To date, no public representations have been received.

Appraisal

Principle of Development

Due to the shortfall in demand of the existing restaurant, and the identified demand for additional budget hotel accommodation in this location; the proposal involves the demolition of the existing Beefeater hotel restaurant and its replacement with a new three-storey hotel block, which will provide an additional 35 hotel bedrooms. The proposal is assessed under the relevant policies, specifically Policy SP15 - Tourism and the Visitor Economy, and Policy TSM4 - Visitor Accommodation. These policies support such proposals provided they meet specific criteria. Policy TSM4 allows for new build serviced or self-catering holiday accommodation within the development limits of defined settlements, as outlined in Policy SP3, provided they align with the relevant criteria of Policy SP15.

Policy SP15 encourages extensions to existing facilities and the development of new tourism-related infrastructure, provided they are in accordance with the established locational hierarchy. In this case, the proposal falls within the development limits of the Llanelli growth area, thus there is policy support for the development. Furthermore, the policy emphasizes that extensions to existing facilities should be subordinate in both scale and function to the existing facility. Proposals that represent significant extensions should be treated as new developments. In the case of the proposed development, the new hotel is considered to be subordinate in scale and function to the existing hotel and in keeping with the overall development context.

The development of the site will provide a significant boost to the local and wider economy by supporting the region's growing tourism industry. The latest data from 2022 shows that Carmarthenshire welcomed 3.46 million visitors, an increase of nearly 50% from 2021, generating £596 million for the local economy—an uplift of almost 45%. With 7.19 million tourist days spent in the county and the industry supporting 6,652 jobs, tourism is a key economic driver. In 2021, Llanelli alone accounted for around £66 million of Carmarthenshire's total tourism revenue, a figure that likely grew substantially in 2022. Given the well-established importance of tourism to Llanelli and the wider south-eastern region of the county, it is considered that the proposal will help accommodate the rising visitor numbers, encouraging longer stays and greater spending in local businesses, attractions, and hospitality services.

Highways

While the expansion of the hotel will increase the number of rooms, it is important to consider that the on-site Beefeater restaurant, which is open to the public, will be closing as part of

the proposal. This will result in fewer visitors driving to the site for short visits, as is common for restaurant-goers. In contrast, hotel guests tend to stay for longer periods, which means they are less likely to be driving to and from the site frequently throughout the day. Consequently, the overall volume of traffic may not increase as significantly as anticipated, and the reduction in restaurant-related traffic could help mitigate the impact on local congestion.

While the number of rooms will increase, the development includes ample parking to accommodate both hotel guests and staff. As aforementioned, given that hotel guests typically stay for longer periods and do not require frequent short-term parking like restaurant patrons, the parking needs will be more stable and less prone to fluctuation. Furthermore, the current parking provision of 110 spaces should be more than adequate for the additional rooms, and the site is well-positioned with easy access to nearby public transportation options. This reduces the reliance on cars and helps mitigate the risk of spill over parking into surrounding residential areas.

As such, it is considered that the application complies with policies TR3 of the Carmarthenshire Local Development Plan 2014.

Environmental and Sustainability Issues

It is considered that the concerns regarding environmental impact have been addressed. Colleagues in Ecology have reviewed the proposal and are satisfied with the measures in place, ensuring that biodiversity and local ecosystems are protected. Additionally, Public Protection has raised no significant concerns, provided a dust mitigation scheme is submitted and approved by the Local Planning Authority to manage any potential issues during demolition and construction.

Furthermore, a drainage scheme has been submitted with the proposal, of which SAB has expressed contentment with the plan that it is sufficient for this stage of the planning process. Full details regarding drainage management will be finalised during the SuDS application process. With these measures in place, the environmental impact of the development will be minimised.

As such, it is considered that the application complies with policies EQ4 and EP2 of the Carmarthenshire Local Development Plan 2014

Noise and Light Pollution

The site is located adjacent to an industrial estate, where noise and light from nearby commercial activities are already present, meaning the introduction of additional hotel rooms is unlikely to result in significant new impacts. Given the surrounding environment, it is not anticipated that the proposal would increase noise or light pollution to unacceptable levels. Additionally, Public Protection has reviewed the application and raised no objections.

As such, it is considered that the application complies with policies EP2 and GP1 of the Carmarthenshire Local Development Plan 2014

Overdevelopment and Aesthetic Concerns

The proposed development, at a height of 13 metres, is lower than the existing hotel building, which stands at 17 metres. Furthermore, the topography of the site means that the ridgelines

of adjacent properties are already similar in height to the existing hotel, meaning the new structure will not stand out or overpower the surrounding buildings.

The concerns regarding devaluing of properties is not a planning consideration.

As such, it is considered that the application complies with policies GP1 of the Carmarthenshire Local Development Plan 2014

Lack of Need and Community Impact

It is considered that the proposal for additional hotel rooms is well-positioned to meet the demand driven by the nearby attractions and facilities. The site is adjacent to Parc Pemberton, and close to Parc y Scarlets, which regularly hosts large events attracting significant numbers of visitors. These attractions generate a steady flow of visitors, creating a clear demand for more accommodation options. The expanded hotel could also provide a long-term economic benefit by supporting local businesses, generating additional revenue, and creating jobs.

Pressure on Public Services and Local Amenities:

There is no evidence to suggest that the expansion of the hotel would put additional strain on local services, the hotel is situated within an industrial area, within a growth area, which contains a regional rugby stadium, as such, it is assumed that the area is capable of carrying a large volume of people at one time.

As such, it is considered that the application complies with policies GP1 of the Carmarthenshire Local Development Plan 2014

Insufficient Mitigation Measures

All relevant departments have been consulted as part of the application process, and no objections have been raised regarding the proposal. Colleagues in Highways, Ecology, Public Protection and Sustainable Drainage have all assessed the development and are satisfied with the proposed plans.

Impact on Pentre Awel

The potential impact on competition between businesses, including existing hotels, is not a material planning consideration. The planning process is designed to evaluate proposals based on their compliance with planning policies not to protect individual businesses from competition.

Concerns regarding who will be residing at the hotel

Concerns about who will be residing at the hotel are noted, but this is not a planning consideration. As such, the identity of the guests is not relevant to the planning process.

S106 Contribution

Whilst a major application, due to the nature of the application and having regard to comments received from statutory consultees, the proposal does not trigger any requirements that would need to be secured by a S106 agreement that would meet the

required legislative tests of being necessary to make the development acceptable in planning terms, directly relate to the development and fairly and reasonable related in scale and kind to the development.

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, it is concluded on balance that the proposal is compliant with policies SP15, GP1, TR3, TSM4, EP2 and EQ4 of the Carmarthenshire Local Development Plan (2014). As such, the proposal is recommended for APPROVAL.

RECOMMENDATION - Approval

Conditions & 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 shall be carried out in accordance with the following approved plans and documents:

- Detail Landscape Proposals 2 of 2 [1189-SW-02 B]
- Detail Landscape Proposals 1 of 2 [1189-SW-01 B]

received 11/02/2025

- Landscape and Ecological Management Plan - arbtech - 15/01/2025

received 24/01/2025

- Design and Access Statement
- Travel Plan

- Transport Statement
- Proposed Site Plan [010D]
- Location Plan [001A]
- Proposed Ground Floor Plan [110C]
- Proposed Second Floor Plan [112A]
- Proposed Second Floor Plan [111A]
- Proposed Roof Plan [113A]
- Arboricultural Impact Assessment [01A]
- Bat Emergency and Re-Entry Surveys
- Fire Vehicle Access Plan [400]
- Proposed Elevations and Sections Plan [211C]
- Proposed Elevations and Sections Plan [210C]
- Proposed Cycle Parking [600]
- Arboricultural Survey
- Arboricultural Method Statement
- Tree Protection Plan [01A]
- Green Infrastructure Statement
- Drainage Statement Report
- Preliminary Ecological Appraisal and Roost Assessment
- Noise Impact Assessment

received 04/11/2024

Reason: For the avoidance of doubt as to the extent of the permission hereby granted and to secure an acceptable development in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 3

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

Condition 4

No development shall commence until a scheme for the mitigation of dust has been 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: In the interests of amenity and to accord with Policies GP1 and EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 5

The Landscape and Ecological Design Scheme (LEDS), as defined in the following submitted documents shall be fully implemented in the first available planting and seeding seasons following commencement of development: -

- a) Detail Landscape Proposals 1 of 2 [1189-SW-01 B]
- b) Detail Landscape Proposals 2 of 2 [1189-SW-02 B]
- c) Landscape and Ecological Management Plan - arbtech - 15/01/2025

Any existing elements retained or translocated; or new elements installed, constructed, planted or seeded in accordance with the approved scheme 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 element in relation to this planning approval is no longer delivered, shall be replaced, within six months of written notification by the local planning authority, or within in the next available planting or seeding season thereafter, with replacement elements of similar size and specification.

Reason: To ensure that the development enhances the character and appearance of the site and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity: thus delivering the objectives of CLDP policies: - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6

Condition 6

Prior to the installation of any external lighting other than that hereby approved, a lighting scheme shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and biodiversity and to accord with Policies GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Condition 7

The development hereby approved shall be used as a hotel (Use Class C1) only and for no other purpose (including any other purpose in Class C1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification). For the purposes of this condition a hotel is defined as a place providing paid accommodation to guests for the purposes of leisure or business.

Reason: To clarify the nature of the development in the interests of amenity and highway safety in accordance with Policy GP1 and TR3 of the Carmarthenshire Local Development Plan.

Condition 8

No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.

Reason: In the interest of highways safety and in accordance with TR3 of the Carmarthenshire Local Development Plan 2014

Condition 9

No development shall take place until a detailed Delivery and Service Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.

Reason: In the interest of highways safety and in accordance with TR3 of the Carmarthenshire Local Development Plan 2014

Condition 10

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.

Reason: In the interest of highways safety and in accordance with TR3 of the Carmarthenshire Local Development Plan 2014

Condition 11

No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

Reason: In the interest of highways safety and in accordance with TR3 of the Carmarthenshire Local Development Plan 2014

Notes / Informatives

Reasons for Granting Planning Permission

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

The proposed development complies with Policy GP1 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it is appropriate in terms of scale and design, will not cause unacceptable loss of amenity to neighbouring uses and will not result in any unacceptable highway impacts.

It is considered that the proposed development complies with Policy EP2 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the potential noise pollution impacts are minimised.

It is considered that the proposed development complies with Policy EP2 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the potential contaminated land impacts are minimised.

It is considered that the proposed development complies with Policy EQ4 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the impacts caused by the proposal have been satisfactorily mitigated, acceptably minimised and appropriately managed to include net enhancements.

It is considered that the proposed development complies with policies TSM4 and SP15 of the Carmarthenshire Local Development Plan (2014), in that the proposal is a major tourism development within the Growth Area of Llanelli. It is considered that the proposal aligns with the plan's goals of promoting sustainable economic growth, enhancing tourism, and accommodating high-level traffic generators.

Note 1

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

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

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

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

Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Note 3

Discussion have been held with the applicant in relation to the potential dedication of land around the site boundary (with the A4138 and northern access into the Pemberton Retail Park) to enable the provision of a Shared Use Path between the Halfway Traffic Signals and the Pemberton Retail Park. Whilst the dedication of land will not be progressed as part of this planning application, it is noted that the landscape plan for the site has been revised to ensure no conflict with the area of land under consideration.

| | |
|-----------------------|-----------------|
| Application No | PL/08660 |
|-----------------------|-----------------|

| | |
|-------------------------|--|
| Application Type | Outline planning consent - all matters reserved |
| Proposal | Proposed detached dwelling (Resubmission of previously refused PL/08229) |
| Location | Land adjacent to Rose Villa, Broadlay, Ferryside, SA17 5UB |

| | |
|---------------------------|---------------------------------------|
| Applicant(s) | S Knight |
| Agent | Prime Architecture Ltd - Cellan Jones |
| Officer | Adam Davies |
| Ward | Kidwelly and St Ishmael |
| Date of validation | 16/12/2024 |

Reason for Committee

This application is being reported to the Planning Committee following the receipt of three or more objections from third parties.

Site

The application site is located within the settlement of Broadlay, Carmarthenshire; 650m East of Ferryside and 5kms Northwest of Kidwelly. The site occupies a portion of the adjacent garden of Rose villa; the site is an irregular shaped, ≈440m² parcel of land. That is generally flat but rises to the rear.

The site fronts onto the C2120 and is flanked by residential properties to the south, East and West; and agricultural land to the North. There is a watercourse running immediately south of the site.

Proposal

The application seeks Outline permission to establish the principle of residential development on the site with all matters reserved for future consideration.

The scale parameters for the dwelling are:

Length: 8m-9m

Width: 8m - 9m

Height (to ridge): 8-9

The indicative plans show an entrance onto the C2120, with offroad parking for 3 vehicles.

Planning Site History

PL/08229 - Outline planning consent - all matters reserved - Proposed detached dwelling - Outline Refusal - 02/12/2024

Planning Policy

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

| | |
|-----|---|
| SP1 | Sustainable Places and Spaces |
| SP6 | Affordable Housing |
| GP1 | Sustainability and High Quality Design |
| GP2 | Development Limits |
| H2 | Housing within Development Limits |
| AH1 | Affordable Housing |
| TR3 | Highways in Developments- Design Considerations |
| EQ4 | Biodiversity |
| EP2 | Pollution |

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#) (February 2024), and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Local Members - Councillor Lewis Davies - No response to date
Councillor Crish Davies - No response to date

St Ishmael Community Council - The proposal does not meet the requirements of SP14, EQ4 of the Carmarthenshire Local Development Plan in that it is reported that at least one tree and a substantial privet hedge has already been removed from the site area. Furthermore, the proposal does not comply with policy GP1 of the Local Development Plan in that:

1. The proposal gives rise to highway safety concerns as the property is on a very narrow section of road and is on a bend making access to the property a potential hazard to other road users.
2. The proposal does not ensure or provide for the satisfactory generation, treatment and disposal of both surface and foul water. The Community Council are concerned that this may not be met as the area has been subject to flooding and is regularly subject to excess surface water. The Community Council are concerned that the water generated on the property may not be handled adequately by SuDS conditions.

3. The proposal does not have regard for the safe, effective and efficient use of the transportation network. The Community Council is concerned that this may compromise the safe use of the transportation network as this is a narrow section of road.
4. The proposal does not provide an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all. The Community Council are concerned this will not be met as the narrow road does not allow for safe pedestrian use, the public transport bus fills the road allowing no passing area.
5. The proposal does not retain, and where appropriate, incorporate important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity. The Community Council would not wish to see any trees on the property felled or damaged in any way.

SAB - No objection. SuDS application required

Conservation Trees - The tree survey is adequate. Mitigation planting for the loss of 3 trees is covered within the green infrastructure document. The remaining trees must be fenced off to BS 5837 standards, as stated in the Arb Method statement

Dwr Cymru Welsh Water - No Objection

Highways - No Objection. Subject to conditions

Natural Resources Wales - No Objection. Subject to conditions

Planning Ecology - No Objection. Subject to Conditions.

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

Summary of Public Representations

The proposal was made public via site notice, and has gathered three objections from separate households.

Highways

- The location of the proposed access will create highways issues due to the narrowness of the road.

Flood and Drainage

- The ground in this area gets saturated with water during periods of heavy rain, mainly due to the runoff from fields and roads on higher ground. The road outside Rose Villa is often running with water, so building a new detached property on a large part of the garden with the inevitable loss of the ground for drainage, is a concern

Ecology

- As site clearance has been carried out, therefore, retention of existing biodiversity features can not take place. Erection of bird and bat boxes does not make up for the damage done to date
- Septic tank will need to be located at least 10metres from the stream

Amenity

- The proposal will result in a loss of amenity for the adjacent dwelling as the proposal will be situated within its garden.

Lack of Consultation

- No personal communication between applicant and neighbours

Design

- The design of the newly submitted proposal is no different to the original application that was refused
- The proposal would not maintain or enhance the character of the small hamlet of Broadlay. The proposal will give an oppressive and hemmed in feel.
- It is difficult to see how the site can comfortably accommodate three parking spots and a turning area' as well as a decent size garden for the existing property and the proposed new one.

Loss of Security

- Construction sites are often targeted for theft, vandalism, and other crimes, and may impact negatively on the security of neighbours

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

Appraisal

Principle of Development

The over arching policy related to the application is Policy H2- Housing within Development Limits which states that proposals for housing developments on unallocated sites within the development limits of a defined settlement (Policy SP3) will be permitted provided they are in accordance with the principles of the Plan's strategy and its policies and proposals. Therefore, there is a presumption towards developing the site as it is within the development limits of Broadlay. As the proposal is only an outline application (all matters reserved), scale has not been finalised, however, the scale parameters have been indicated and show that the site is capable of sustaining a dwelling of 8-9m x 8-9m, whilst retaining sufficient amenity area for future occupants whilst also ensuring sufficient amenity space is available for the occupiers of Rose Villa.

Highways

Whilst there are concerns regarding the location of the proposed access, highways have raised no objections to the proposal. The suite of conditions suggested by colleagues in highways will ensure the access is built to the required standards whilst maintaining the required visibility splay

Flood and Drainage

The concerns regarding flood and drainage are noted. The conditions requested by highways will ensure no surface water enters the public highway; furthermore all details pertaining to drainage will be dealt with by colleagues in SAB (who have not objected to the proposal), under a SuDS application.

Ecology

It is considered that adequate enhancement measures are being implemented to compensate for the loss of biodiversity. The proposed hedge planting to replace the removed hedgerow on the south of the site, along with additional tree planting, will contribute to restoring habitat connectivity and biodiversity value over time

Amenity

The proposed dwelling, with 200m² of surrounding amenity area, provides ample private outdoor space, contributing to a good quality living environment. The layout has been carefully designed to prevent overdevelopment and maintain an appropriate balance between built form and open space. Furthermore, the retained amenity space for Rose Villa (150m²) is considered sufficient, ensuring adequate outdoor space for recreation and privacy.

Lack of Consultation

A site notice was erected on site, and the proposal was published the County Councils website; as such, it is considered that the Local Planning Authority has fulfilled its obligation to publicise the application. There is no obligation for the applicant to further consult neighbours.

Design

The application is an outline application (all matters reserved) as such, the design and layout of the site, along with the design of the dwelling, is to be dealt with within a subsequent reserved matters application. However, the indicative layout does show that the site is capable of carrying a dwelling of the proposed scale, along with parking provisions.

Loss of Security

There is no substantive evidence to suggest that the proposed development will lead to an increase in crime or negatively impact the security of neighbouring properties. Furthermore, construction activity is temporary in nature, and once completed, the development is unlikely to have any lasting negative impact on local security.

Planning Obligations

An approval is subject to the applicant entering into a Section 106 legal agreement to provide the necessary contribution toward affordable housing as required by Policy AH1 of the Local Development Plan. This will be drafted and agreed with the Authority's legal department.

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, it is concluded on balance that the proposal is compliant with policies GP1, SP1, H2, TR3, EP2 and EQ4 of the Carmarthenshire Local Development Plan (2014). As such, the proposal is recommended for APPROVAL.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1

Application(s) 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 92 of the Town and Country Planning Act 1990 (as amended).

Condition 2

Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: In the interests of visual amenity.

Condition 3

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

- Arboricultural Report including: Tree Survey Data, Tree Constraints Plan, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement
- Block and Location Plans [01]

received 10/12/2024

- Soft Landscape Design [794-STO-00-00-DR-L-0001 RevP01]

received 21/01/2025

Reason: For the avoidance of doubt as to the extent of the permission hereby granted and to secure an acceptable development in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 4

The dwellings hereby approved shall be limited to the following scale parameters:

Height: 8-9m

Width: 8-9m

Depth: 8-9m

Reason: For the avoidance of doubt or confusion as to the extent of the permission hereby granted and in the interests of visual amenity – Policies SP1 and GP1 of the adopted Carmarthenshire Local Development Plan 2014.

Condition 5

The Landscape and Ecological Design Scheme (LEDS), as defined in the following submitted documents shall be fully implemented in the first available planting and seeding seasons following commencement of development -

- a) Soft Landscape Design [794-STO-00-00-DR-L-0001 RevP01]

Any existing elements retained or translocated; or new elements installed, constructed, planted or seeded in accordance with the approved scheme 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 element in relation to this planning approval is no longer delivered, shall be replaced, within six months of written notification by the local planning authority, or within in the next available planting or seeding season thereafter, with replacement elements of similar size and specification.

Reason: To ensure that the development enhances the character and appearance of the site and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity: thus delivering the objectives of CLDP policies: - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6

Condition 6

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In the interests of biodiversity and to accord with Policies EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Condition 7

No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved and retained in perpetuity.

Reason: To ensure a satisfactory means of foul and surface water disposal is implemented in accordance with Policy EP3 of the Carmarthenshire Local Development Plan 2014.

Condition 8

The new vehicular access shall be laid out and constructed strictly in accordance with CCC's Typical Layout no.5 (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.

Reason: In the interests of highways safety and in accordance with policy TR3 of the Carmarthenshire Local Development Plan 2014

Condition 9

The vehicular access into the site shall at all times be left open, unimpeded by gates or any other barrier.

Reason: In the interests of highways safety and in accordance with policy TR3 of the Carmarthenshire Local Development Plan 2014

Condition 10

The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 6.0 metres from the edge of the carriageway.

Reason: In the interests of highways safety and in accordance with policy TR3 of the Carmarthenshire Local Development Plan 2014

Condition 11

There shall at no time be any growth or obstruction to visibility over 0.9 metres above the adjacent carriageway crown, over the site's whole C2120 (Broadlay) Road frontage within 2.4 metres of the near edge of the carriageway.

Reason: In the interests of highways safety and in accordance with policy TR3 of the Carmarthenshire Local Development Plan 2014

Condition 12

Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 25 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.6 metres within this splay area.

Reason: In the interests of highways safety and in accordance with policy TR3 of the Carmarthenshire Local Development Plan 2014

Condition 13

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.

Reason: In the interests of highways safety and in accordance with policy TR3 of the Carmarthenshire Local Development Plan 2014

Condition 14

No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

Reason: In the interests of highways safety and in accordance with policy TR3 of the Carmarthenshire Local Development Plan 2014

Condition 15

Any reserved matters application shall include a detailed scheme to culvert the existing roadside drainage ditch directly fronting the site.

Reason: In the interests of highways safety and in accordance with policy TR3 of the Carmarthenshire Local Development Plan 2014

Condition 16

Cross sections taken through the site detailing the finished floor levels of the proposed dwelling in relation to the existing ground levels of the site and adjacent properties shall be submitted as part of any reserved matters application.

Reason: In the interests of visual and residential amenity

Notes / Informatives

Reasons for Granting Planning Permission

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

The proposed development complies with Policy GP1 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it is appropriate in terms of scale and design, will not cause unacceptable loss of amenity to neighbouring uses and will not result in any unacceptable highway impacts.

It is considered that the proposed development complies with Policy TR3 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it is appropriate in terms of scale and design and will not result in any unacceptable highway impacts.

It is considered that the proposed development complies with Policy EP2 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the potential contaminated land impacts are minimised.

Note 1

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

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

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

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

Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Note 3

The Affordable Housing contribution required in line with Policy AH1 of the Local Development Plan has been secured with a Unilateral Undertaking signed by the applicant. The contribution is set on a calculation of £51.35 per square metre of internal floor area based on the site's location.