

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

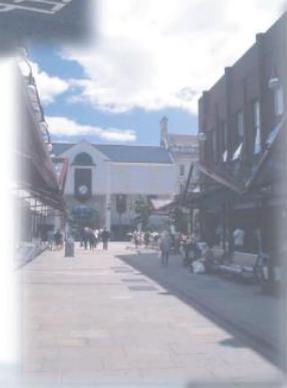
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 29 APRIL 2021
ON 29 EBRILL 2021**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal
Gorllewin/
Area West***



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 yn 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:	29.04.2021
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/00959
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Application Type	FULL PLANNING APPLICATION
Proposal & Location	PROPOSED MILK BOTTLING PLANT FACILITY WITH ANCILLARY OFFICE ACCOMMODATION (B2) INCLUDING STORAGE (B8) AND ASSOCIATED INFRASTRUCTURE WORKS. PENRHIW FARM, CWMISHFAEL, CARMARTHEN, SA32 8BY

Applicant(s)	C/O Agents
Agent	Sauro Architectural Design Ltd
Case Officer	Gary Glenister
Ward	Llanddarog
Date registered	10 December 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 is a parcel of agricultural grazing land immediately to the north of the farm complex of Penrhiw Farm, a holding of some 73Ha 1km West of Llanddarog that has been recently purchased by the applicant. The site is defined by a thick hedge to the North, the public highway to the West the farm complex to the South and open land to the East.

The site is in rolling countryside, however is only approximately 150m to the South of the A48 on elevated ground so the location is highly visible from the Trunk Road. However, the site is set behind a mature belt of trees and immediately adjacent to the farm complex so is screened from view. There would be distant views of the proposal from the B4310 with another property and open countryside between.

The site entrance is approximately 300m from the Junction of the A48 Trunk Road and the C2069, a single carriageway country road with passing places.

Proposal

The application seeks full planning permission for a 48m by 15m milk bottling facility along with ancillary offices B2 and Storage B8 within the same building. The ridge height is proposed to be 6.7m and height to eaves 4.75m.

Externally the building is proposed to be profile sheeting and concrete panels under a profile sheet roof.

The proposal is for a plant to process and bottle milk pumped directly from the farm's dairy and keep it in refrigerated storage for early morning distribution to local milkmen. The transport assessment does not indicate milk being imported from other holdings for processing and bottling. It is planned to use three refrigerated transit type vehicles in place of the HGV tanker that currently visits the site. Empty return bottles are proposed to be collected when the crates of bottles are delivered so there is no doubling up of journeys. The layout does however show that the site will accommodate larger commercial vehicles when needed.

Three full time staff are proposed at the plant, so it is proposed to be a small local operation.

Planning Site History

The following previous applications have been received on the application site:

W/28033 - EARTH BANK SLURRY LAGOON - Agricultural Determination
Planning Not Required 30/04/2013

W/20409 - PORTAL FRAMED AGRICULTURAL BUILDING - Agricultural Determination
Planning Not Required 30/04/2009

D4/21562 - CONSTRUCTION OF CATTLE SHED WITH SLATTED FLOOR AND
SLURRY CELLAR - Full Granted 22/10/1991

D4/13005 - OVERHEAD LINE DIVERSION APPLICATION
Electricity Approval 04/11/1985

D4/5518 - ERECTION OF AGRICULTURAL BUILDING
Approval 08/01/1979

Planning Policy

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

SP2 Climate Change

GP1 Sustainability and High Quality Design

EMP2 New Employment Proposals

EMP4 Farm Diversification

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Public Protection – has no observations.

Head of Transportation & Highways - No objection subject to the imposition of appropriate conditions.

Welsh Government Trunk Roads – Has no objection to the proposed development.

Llanddarog Community Council - No observations received to date.

Local Member(s) - Councillor A Davies has no objections to the proposed development.

Dwr Cymru/Welsh Water – has no observations as private drainage is proposed.

Natural Resources Wales – states that the proposal does not trigger any of their consultation matters. The applicant needs to ensure all necessary permits are obtained.

The Coal Authority – has no observations as the site is not within an identified coal field.

Sustainable Drainage Approval Body – states that the site is not at risk of flooding and that SAB approval is needed for drainage which is outside the planning process.

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

Summary of Public Representations

The application was the subject of notification by way of 2 Site Notices.

Three representations were received objecting and the matters raised are summarised as follows:

- Highway Safety
- Intensive Farming
- Effluent

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

Appraisal

Highway Safety

There are several issues in respect of highway safety that need to be considered.

Trunk Road

The site is situated close to the main A48 Trunk Road which would be the main route of access. The South Wales Trunk Road Agency (SWTRA) which is under the Welsh Government has therefore been consulted. Further information was sought and received which states that the farm is accessed via the Trunk Road at present, and the proposal would result in less HGV tanker movements and more small vehicle movement to deliver bottles rather than export raw milk in bulk. The assessment is predicated on the milk being sourced from the holding only and does not include importation of milk from other holdings. The result is that there is no objection on the grounds of highway safety on the Trunk Road.

Weak Bridge

Approximately 0.8km from the site on Cwmisfael Road is a weak bridge with a 7.5t weight restriction. This currently curtails milk tankers from travelling to the farm along this road and necessitates use of the Trunk Road. The proposal is to replace milk tanker visits with three smaller delivery vehicles that could use the bridge with no restriction. The Head of Transport suggests that traffic uses a left in right out pattern and avoids the bridge, however has not recommended a condition to this effect.

Other Road Users

The lanes around Cwmisfael are said to be used by walkers, horse riders etc and an increase in traffic would have a detrimental impact. As stated above, the Head of Transport has assessed the scheme and suggests a left in and right out arrangement that would direct traffic to the Trunk Road, however this is not a recommended condition. It is noted that only three delivery vans are proposed and movement are proposed early morning, so this is not considered to be of a level that would have an unacceptable detrimental impact.

Highway Improvements – Some road widening is required to facilitate the access as shown, however these are subject to works under S278 of the Highways Act.

Intensive Farming

There is concern that the proposal would lead to an intensive use of the land and increase in the size of the herd. It is understood that the cows would be grass fed and not intensively farmed. This is not however material to the consideration of the proposal which seeks a bottling plant to serve milk production on the holding.

Effluent

The proposal would need to comply with all industry and environmental standards and safeguards that are required.

Planning Obligations

There is no Legal Agreement necessary in this case.

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 bottling plant is seen as an appropriate farm diversification which would bottle milk at source rather than it being transported to a larger facility. The justification and sustainability is based on milk being sourced from the holding itself and not being imported from other holdings. This would avoid the use of larger tankers and only necessitate three small delivery vehicles. The proposal would create jobs in the rural area and help bolster the local economy. The proposal is considered to be in accordance with the above policies on employment and farm diversification and is therefore recommended for approval.

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 following plans dated 9 December 2020.

1:2500 scale Location Plan. Drawing No. 996-LP-01

1:200 scale Proposed Site Plan. Drawing No. 996-01-RevA

1:100 scale Proposed Floor Plan and Elevations. Drawing No. 996-02

Reason:

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

Condition 3.

No development shall be commenced until full details of sustainable surface water drainage have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure sustainable surface water drainage in accordance with Policy SP2 and EP3 of the LDP.

Condition 4.

The nature trees/hedgerow along the Northern boundary shall be protected during construction and thereafter be retained in perpetuity.

Reason:

In the interests of visual amenity and biodiversity in accordance with Policies GP1 and EQ4 of the LDP

Condition 5.

The vehicular access shall be laid out and constructed strictly in accordance with Carmarthenshire County Councils (Highways and Transport services) Typical Layout for Agricultural Accesses (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 highway safety in accordance with Policy TR3 of the LDP.

Condition 6.

Any access gates shall be set back a minimum distance of 12.0 metres from the highway boundary and shall open inwards into the site only.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 7.

The gradient of the new vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 8.

Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 43 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 0.9 metres within this splay area.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 9.

The access, visibility splays and turning areas required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 10.

Prior to any use of the development herewith permitted, 3 no. car parking spaces (each measuring 2.6m x 4.8 m, hard surfaced), shall be made available, and thereafter maintained at all times, within the curtilage of the site.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 11.

The new access shall be hard surfaced in a bonded material for a minimum distance of 12.0 metres behind the highway boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 12.

The Office (B2) and Storage (B8) shall be ancillary to the approved Milk Bottling Plant and shall at no time form separate planning units.

Reason:

To protect the character and amenity of the open countryside in accordance with Policy GP1 of the LDP.

Condition 13.

Milk for processing bottling and storage shall be sourced from the existing holding known as Penrhiw Farm only and not be imported from other farm holdings.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 14.

No development or site clearance shall take place until a scheme for the translocation or compensation of the existing hedgerow to achieve the access and visibility splays, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an implementation programme. The hedgerow translocation/compensation

scheme as submitted shall be fully implemented prior to any use of the access by vehicular traffic.

Reason:

In the interests of biodiversity in accordance with Policy EQ4 of the LDP.

Condition 15.

Any section of existing hedgerow translocated in accordance with the approved scheme or any hedgerows compensation which, (within five years of translocation or planting) is removed; dies; becomes diseased; damaged or otherwise defective, to such extent that, in the opinion of the Local Planning Authority, the function of the existing hedgerow in relation to this planning approval is no longer delivered, shall be replaced in the next planting season with replacement elements of similar size and specification.

Reason:

In the interests of biodiversity in accordance with Policy EQ4 of the LDP.

Notes

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 if 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)

Application No	PL/01054
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Application Type	FULL DETAILED
Proposal & Location	CONSTRUCTION OF NEW DETACHED DWELLING AT PLOT 4 , PART FIELD NO. 6555, CROESYCEILIOG , CARMARTHEN, SA32 8DS

Applicant(s)	Mr N Rees
Agent	Sauro Architectural Design Ltd
Case Officer	Gary Glenister
Ward	St Ishmael
Date registered	05 January 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 is within a small established housing estate of some 11 Plots that has been developed in a piecemeal way over the last 15 years. The estate is to the North West of the C2073 forming an infill within the Northern section of Croeseiceiliog between older properties. Six properties are well established on the site (albeit one appears unfinished) with two under construction and a further dwelling recently approved. The application site forms one of two plots which has a pending application for the Northern corner (W/38690) which would be superseded by this proposal.

The site has difficult ground levels and it appears that it has been partly cut into a bedrock outcrop when other plots have been developed. The front of the site is of a similar level to the adjacent plot, however the land rises steeply to that of the field to the West, hence the form of development described below. Bedrock outcrops are evident with superficial loose material deposited above, so the development of the site would require extensive engineering to provide a level development area.

The site has a residential property to the South West which has windows overlooking the site and a private rear garden which is itself cut into the slope and at a lower level than the farm land to the West.

The property to the East beyond the vacant plot is also split level with a ground floor garage, the main living area on the first floor and accommodation in the loft.

Proposal

The application seeks full planning permission for a single residential dwelling on the site. The dwelling is of a saddle roof design facing onto the estate road. A central glazed gable design feature is proposed and dormer windows.

The proposal is split level, built into the bank, therefore the front is two storey with additional loft accommodation served by two dormers, however the rear is single storey in appearance with the second floor served by three velux style roof windows. It is noted from the topographical survey that extensive cut and fill is required, and a gabion basket retaining wall is proposed along the South Western and North Western boundaries. The split level nature of the proposal has a reinforced retaining wall forming the subterranean rear of the ground floor to ensure structural integrity.

The accommodation is split, with two bedrooms at ground floor and two at second floor, with a largely open plan living area at first floor which opens out onto the raised garden area via two sets of bi-fold doors.

A further attached garage is proposed at ground floor level with a further two parking spaces proposed to the front.

The finished floor level is similar to the adjacent property so visually they are well related.

Planning Site History

The following previous applications have been received on the application site:

W/38690 - CONSTRUCTION OF TWO DETACHED DWELLINGS - Pending

W/33414 - NON MATERIAL AMENDMENT TO W/29545 (FIRST FLOOR BATHROOM TO ROOF SPACE WITH ADDITIONAL ROOF LIGHT AND GABLE END WINDOW) - Non-Material Amendment Granted 02/03/2016

W/29545 - ERECTION OF TWO DETACHED 3 BED DWELLINGS WITH INTEGRAL GARAGES (RENEWAL OF W/19870) - Full Granted 25/03/2014

W/19870 - 2 NO 3 BEDROOM DWELLINGS WITH INTEGRAL GARAGE - Full Granted - Committee 22/01/2009

W/19098 - 2NO 3 BEDROOM DWELLINGS WITH INTEGRAL GARAGE - Full Refused - Delegated 01/07/2008

W/09267 - ROAD AND PLOT LAYOUT (11 PLOTS) - Reserved Matters Granted - Committee 05/07/2005

W/00392 - SITING OF RESIDENTIAL DEVELOPMENT (RENEWAL) - Outline Granted - Committee 23/12/1996

D4/23999 - SITING OF A RESIDENTIAL DEVELOPMENT - Outline Granted - Committee
30/11/1993

D4/19643 - SITING OF RESIDENTIAL DEVELOPMENT - Outline Granted - Committee
16/10/1990

Planning Policy

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

SP1 Sustainable Places and Spaces

SP2 Climate Change

GP1 Sustainability and High Quality Design

Error! Reference source not found. Development Limits

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Error! Reference source not found. Affordable Housing

Error! Reference source not found. Highways in Developments - Design Considerations

EQ4 Biodiversity

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – has no objection subject to the imposition of appropriate conditions.

Llandyfaelog Community Council - No observations received to date.

Local Member(s) - Councillor M Stephens has not commented to date.

Sustainable Drainage Approval Body – states that the site is not at risk of flooding and that SAB approval is needed for drainage which is outside the planning process.

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

Summary of Public Representations

The application was the subject of notification by way of three neighbour letters.

Objections have been received from three neighbouring properties and the issues are summarised below:

- Loss of Privacy

- Construction Access and Parking
- Retaining Walls / Levels
- Form, Scale and Character
- Section 106
- Highway Adoption

Appraisal

Loss of Privacy

The proposed dwelling is within a residential housing estate and fronts the access road, which is directly aligned with the proposal before turning down to the South West to serve the other plots. The front therefore has direct views of the public realm and not private gardens or into the front of neighbouring dwellings. The rear of the property has large bi-folding doors onto the private garden area which is at a higher level than the house to the South West, however a 1.8m fence is proposed on top of the gabion basket retaining structure to prevent overlooking from the rear of the property. Whilst velux type roof windows are included, these would look directly over the farm land to the rear. The proposal is not therefore considered likely to have an unacceptable impact on privacy.

It should be noted that the original plans included a window on the South Western elevation and steps at the side which raised concerns, however these features have now been removed from the plans.

Retaining Walls / Levels

It is noted that there is a 'cut and fill' arrangement proposed to provide a flat development plateau and higher level garden to be able to form the split level design proposed. Areas of bedrock are evident on the site with superficial material deposited on top, so extensive engineering operations are needed to form a flat area for development. It should be noted that a retaining wall is required to make up land that has been previously excavated during the construction of the other plots on the site and provide for the usable garden area with further gabion baskets retaining the agricultural land to the West. It is noted that the gabion basket retaining structure is in line with the rear wall, so would not impact on the side windows of the neighbouring property and is to the North East of the private garden area so would not cause over shadowing. Given the topography, retaining walls are a characteristic of the wider development so would not be unacceptable.

The finished floor level is similar to the dwelling immediately adjacent and therefore would not have an over bearing impact. The established house to the South East is also split level with accommodation over three floors. Overall, the site is difficult, however the proposal seeks to make best use of the levels and provide a suitable design taking the topography into consideration.

Construction Access and Parking

The site is within a residential estate so there will inevitably be temporary disruption during construction when materials are being delivered etc, especially as there are other plots also under construction at this time. However, any obstruction of a public highway is a police matter and any disputes between neighbours in respect of parking is a private civil matter which is not material to the consideration of the application.

Form, Scale and Character

The split level form of development has been designed to work with the ground levels. The proposal has the appearance of a two storey dwelling with additional accommodation in the loft. Whilst the accommodation is over three floors, it does not have the appearance of a three storey dwelling, similarly the house to the South East has accommodation over three floors, albeit with a garage beneath the main house. The form, scale and character is therefore considered to be appropriate.

Highway Adoption

Highway adoption is not a material planning consideration as it is carried out under other legislation.

Section 106

An affordable housing contribution will be needed, however as it is a single plot, this is based on the floor area of the house and will not result in any new affordable dwellings being built on the site. The recommendation is subject to the signing of a legal agreement. An open space contribution is not sought from single dwellings.

Planning Obligations

The standard affordable housing contribution based on the internal floor area is applicable in this case.

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 whilst there is concern locally, the plans have been amended to remove a window and stairs which caused concern. The form of development makes good use of the topography and is in keeping with the estate. The proposal would be an infill development within settlement development limits and in accordance with the Local Development Plan so approval is recommended subject to the signing of a unilateral undertaking to secure the affordable housing contribution. If the undertaking is not signed within 6 months of the committee, delegated powers are sought to refuse the application on the grounds of lack of affordable housing.

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 following plan dated 29 December 2021.

1:1250 scale Location Plan. Drawing No. LP-01

the following amended plans dated 9 February 2021

1:200 scale Site Sections Plan. Drawing No. 969-04A

1:50, 1:20 & 1:10 scale Sub Structure Details Plan. Drawing No. 8277-01

the following amended plans dated 25 March 2021

1:200 scale Site Plan. Drawing No. 969-03C

1:50 & 1:100 scale Proposed Floor Plans & Elevations. Drawing No. 02A

Reason:

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

Condition 3.

No development shall be commenced until details and/or samples of facing brick, cladding and boundary treatment have been submitted to and approved in writing by the Local Planning Authority.

Reason:

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

Condition 4.

No development shall be commenced until full details of sustainable surface water drainage have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure sustainable surface water drainage in accordance with Policy SP2 and EP3 of the LDP.

Condition 5.

There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole estate road frontage within 2.4 metres of the near edge of the carriageway.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 6.

The access, visibility splays and turning area required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 7.

The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 8.

The parking area shall be hard surfaced in a bonded material, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

Reason:

In the interests of highway safety in accordance with Policy TR3 of the LDP.

Notes

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 if 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

The applicant/developer's attention is drawn to the signed unilateral undertaking which secures a contribution of £67.65 per square metre internal floor area towards affordable housing.

Note 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)