

TOWN AND COUNTRY PLANNING ACT 1990

Decision Notice

Approval of Reserved Matters

Applicant

Coastal Housing Association
c/o Agent

Application No: **PL/06624** registered on 17/10/2023 for:

Proposal:	Reserved matters application for the development of 70 no. residential dwellings (within use class C3) pursuant to Condition 4 of outline permission S/34991 and the associated discharge of Condition 4 (Reserved matters (access, appearance, landscaping, layout & scale), Condition 7 (Levels) and Condition 16 (Landscape and Ecological Management Plan) of the outline permission
Location:	Land at Cefncaeau, Llanelli, SA14 9DG
Application Type:	Approval of reserved matters

Carmarthenshire County Council HEREBY APPROVE RESERVED MATTERS for the details specified by you as shown on the application form, plan(s) and supporting document(s), reserved for the subsequent approval by the Council in the previous outline planning permission, subject to the following ADDITIONAL condition(s):

Please read the conditions listed below carefully, some conditions may require to be discharged prior to or during development.

Condition 1

The development shall begin either before the expiration of five years from the date of the outline permission to which this development relates or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

Condition 2

The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans and documents :

- Arboricultural method statement (incorporating arboricultural impact assessment and tree protection)
-EDP – December 2023

received on 15 December 2023

- Design and Access Statement – Issue 02 – December 2023

received on 19 December 2023

- Detailed Soft Landscape Design [002 C]

received on 13 December 2023

- Landscape and ecological management plan – EDP – December 2023

received on 14 December 2023

- Bird and Bat Box Locations along with Hedgehog Access Points [BBLP-01 Rev 1]
- Fire Strategy Layout [FIRE-01 Rev 1]
- House Finishes [HF-01 Rev 1]
- Parking Strategy [PS-01 Rev 1]
- Refuse Strategy Layout [RS-01 Rev 1]
- Storey Heights Proposed Layout Plan [SH-01 Rev 1]
- Proposed Street Scenes [SS-01 Rev 1]
- Unit Type Accommodation Layout [AL-01 Rev 1]
- External Works Layout [EW-01 Rev 2]
- Plans & Elevations [2381 MS-01]
- Planning layout (PL01 Rev 4)
- PV Strategy Layout [PV-01 Rev 1]
- Layout Plan Engineering [C-SK-002 Rev 1]

received on 11 December 2023

- Proposed Elevations (4P2B House WDQR) [421-03]
- External Details - 1800mm Ball Top Railing Details [2381-D06]
- Proposed Floor Plans (5P3B House WDQR) [531CT-01]
- Proposed Floor Plans (5P3B House WDQR) [531CT-03]
- External Details - 450mm Timber Knee Rail [2381-D07]
- Proposed Elevations (4P2B House WDQR) [421-02]
- Proposed Elevations (2P1B WC & 3P2B WDQR) [2P1BWCB-02]
- External Details - Typical Timber Gate and Additional Concrete Post Fence Details [2381-D04]
- Proposed Floor Plans (4P2B House WDQR) [421-04]
- Proposed Floor Plans (3P2B Bungalow) [3P2B-01]
- Proposed Elevations (5P3B House WDQR) [531CT-04]
- Proposed Elevations (5P3B House WDQR) [531-02]
- External Details - 1100mm Ball Top Railing Details [2381-D05]
- Proposed Floor Plans (4P2B House WDQR) [421-01]
- Location Plan [LP-01]
- Proposed Elevations (4P2B House WDQR) [421-05]
- Proposed Elevations (2P1B Walkup WDQR) [2P1B-04]
- Proposed Elevations (4P2B House WDQR) [421-06]
- External Details - 2000mm Hit and Miss Fence with Conc. Posts [2381-D02]
- Floor Plans (6P4B House WDQR) [641-01]
- Proposed Elevations (5P3B House WDQR) [531CT-02]
- Timber Shed Detail for 1, 2, and 3 Beds [SHED-01]
- Highway Long Sections [C-SK-003]
- External Details - 1100mm Hoop Top Railing Details [2381-D05]

- Proposed Floor Plans (2P1B WC & 3P2B WDQR) [2P1BWCB-01]
- Proposed Elevations (2P1B Walkup WDQR) [2P1B-02]
- External Details - 1.8m Close Board Fence & Conc. Posts [2381-D03]
- External Details - 1800mm Brick Screen Wall [2381-D01]
- Proposed Floor Plans (2P1B Walkup WDQR) [2P1B-01]
- Proposed Elevations (3P2B Bungalow) [321B1-02]
- Proposed Floor Plans (5P3B House WDQR) [531-01]
- Proposed Floor Plans (2P1B Walkup WDQR) [2P1B-03]
- Timber Shed Detail for 4 Beds [SHED-02]
- Proposed Elevations (6P4B House WDQR) [641-02]

received on 22 September 2023

Reason: In the interest of clarity as to the extent of the permission.

Condition 3

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 and turning facilities is to be obstructed by non-motorised vehicles.

Reason: In the interest of highway safety.

Condition 4

Prior to the occupation of the dwellings herewith approved, the required access roads and footways from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.

Reason: In the interest of highway safety.

Condition 5

The boundary treatment measures contained in the External Works Layout drawing [EW-01 Rev 2] received on 11 December 2023 shall be provided in accordance with the details shown prior to the occupation of the dwellings and retained for the lifetime of the development.

Reason: In the interest of safeguarding residential amenity.

Condition 6

Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with 5.5 metre carriageway, 2.0 metre footways, and 6.0 metre kerbed radii at the junction with the Maes-Ar-Ddafen Road

Reason: In the interest of highway safety.

Condition 7

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 interest of highway safety.

Condition 8

The gradient of the vehicular access serving the development shall not exceed 1 in 20 for the first 15 metres from the edge of the carriageway.

Reason: In the interest of highway safety.

Condition 9

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 of Maes Ar Ddafen Road. In particular, there shall at no time be any obstruction above 0.6 metres within this splay area.

Reason: In the interest of highway safety.

Condition 10

No development shall commence until a detailed scheme to widen the existing footway along the entire frontage of the site with Maes-Ar-Ddafen Road to 3.0 metres in width has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme prior to the occupation of the development and thereafter retained for the lifetime of the development.

Reason: To improve active travel links to and from the development.

Condition 11

Prior to the installation of any external lighting, an external lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to seek to minimise the risk of light spillage beyond the development boundary and within ecologically sensitive areas and shall be implemented in accordance with the approved details.

Reason: To safeguard against any unacceptable ecological impacts.

Condition 12

The first-floor bathroom window proposed in the side elevation of the dwelling on plot no. 29 shown in the Planning layout (PL01 Rev 4) received on 11 December 2023 shall be fitted with obscured glazing and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening, prior to the occupation of the dwelling. The window shall be permanently retained in that condition thereafter.

Reason: To safeguard the living conditions of adjacent occupiers.

Condition 13

No development shall commence until a scheme for the maintenance and management of the area of public open space shown Planning layout (PL01 Rev 4) received on 11 December 2023 has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the timing of provision of the area of the public open space together with details of the management company (agent, body or organisation) responsible for its implementation and future management and

maintenance and the legal and funding mechanism(s) by which it will be secured for the lifetime of the proposed development. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of visual and general amenities and to ensure that the area of public open space is managed and maintained for the lifetime of the development.

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 Policies SP1, SP3 and GP1 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it consists of a sustainable form of development that is appropriate in scale and design to the existing urban form of the area and will not cause unacceptable harm to neighbouring properties.
- The proposed development complies with Policy H1 and H2 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it is allocated for residential development purposes within the Plan. Furthermore, the proposal is in accord with policies AH1 of the LDP in that it will provide a proportion of affordable housing.
- The proposed development complies with Policies SP9, GP1 & TR3 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it is located in a sustainable location and will not be detrimental to highway safety.
- The proposed development complies with policies EQ4, EP2 and EP3 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it will not result in any unacceptable ecology, flooding or pollution impacts.
- The proposed development complies with policy GP4 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it will be served by infrastructure that is adequate to meet the needs of the development.
- The proposed development complies with policies GP3 and REC2 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that provision is made for improvements to public open space/play and education facilities, and active travel links in the local area.

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

The applicant/developers attention is drawn to the requirements of the Section 106 Agreement pursuant to the original planning permission referenced S/34991.

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).

Note 4

This application has been determined within the scope of the delegated authority granted to the Head of Place & Sustainability by the Meeting of Carmarthenshire County Council on 9 February 2022 (Minute No 5.1 refers).

DATED: 22/12/2023

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd / Head of Place and Sustainability

PLEASE NOTE: Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.