

Town & Country Planning Act 1990

APPROVAL OF VARIATION OF PLANNING CONDITION

MRS ROSEMARY EVANS
BRYNHEULOG
HIGH STREET
CARMARTHEN
SA33 4DY

Application No: **W/36577** registered: 05/02/2018 for:

Proposal : VARIATION OF CONDITION 2 OF PLANNING PERMISSION W/30595
(EXTENSION OF TIME IN WHICH TO SUBMIT RESERVED MATTERS)

Location : LAND AT CAE GLAS, ST CLEARS, CARMARTHEN, SA33 4EY

Carmarthenshire County Council HEREBY GRANT permission for development proposed by you in accordance with the application and plans previously approved, and subject to the following condition(s):-

CONDITIONS

- 1 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.
- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than seven years from the date of the original outline planning permission reference W/21657 dated 10/2/2012. The development shall begin either before the expiration of 7 years from the date of the original permission (10/2/12) or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 3 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing unit shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN2 or any future guidance that replaces it. The scheme shall include:-

- i) the type, tenure and location on the site of the affordable housing unit;
 - ii) the timing of the construction of the affordable housing unit and its provision in relation to the occupancy of the market housing;
 - iii) the arrangements for the transfer of the affordable housing unit to an affordable housing provider or the management of the unit;
 - iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing unit; and
 - v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing unit and the means by which such occupancy criteria shall be enforced.
- 4 No development shall commence until schemes for the provision of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be completed before any dwelling is occupied.
 - 5 No development shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
 - 6 No development shall commence until a scheme has been submitted and approved in writing by the Local Planning Authority for the provision of a footway along the southern side of the site on land adjacent to plot 10 and to the north of Heol Goi and extending to the eastward extremity of that part of the appeal site, and a turning area within the development site. The footway and a turning area shall be completed in accordance with the approved scheme before any dwellings are occupied.

REASONS

- 1 In the interest of visual amenity.
- 2 The application is in outline form.
- 3 To ensure appropriate provision of affordable housing.
- 4 To ensure appropriate drainage methods to protect the environment and reduce risk of flooding.
- 5 To protect historic environment interests whilst enabling development.
- 6 In the interest of highway and pedestrian safety.

REASONS FOR DECISION

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 TR3, AH1, H1 and GP1 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') of the Carmarthenshire Unitary Development Plan, 2006 (UDP) in that the development located within an area of land allocated for residential development, seeks to vary previous permission where there has been no material change to circumstances. There are no highways, amenity or utility concerns to warrant refusal of the application. Appropriate contributions are made towards affordable housing.

NOTE(S)

- 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.

- 2 This outline consent relates to the principle of development only and not to the other information provided on the sketch/indicative layout drawings or dimensions submitted in support of the proposal unless indicated in the above conditions. The consent does not imply any support by the Local Planning Authority for the illustrative plans or information submitted with the application.

DATED: 15/05/2018

SIGNED: *Julian Edwards*

Development & Built Heritage Manager
for and on behalf of
LLINOS QUELCH, BA (Hons), MSc, MRTPI
HEAD OF PLANNING