

FULL PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

PART 1 – PARTICULARS OF APPLICATION

4 BEDROOM HOUSE WITH ATTACHED GARAGE AT PLOT AT, GARDDE FIELDS, HIGH STREET, ST CLEARS, CARMS, SA33 4DY

Name and Address of Agent

A & K REEVES CONSTRUCTION CONSULTANTS
MR ANDY REEVES
WOODLAND LODGES
ALLT ESGAIR
ST CLEARS
CARMARTHENSIRE

Name and Address of Applicant

MISS E M EVANS
BRYNHEULOG
HIGH STREET
ST CLEARS
SA33 4DY

Application No : **W/18562**

Date of Registration : **06 March 2008**

PART 2 – PARTICULARS OF DECISION

The Carmarthenshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990, that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted, subject to the following condition(s):-

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out strictly in accordance with the 1:1250, 1:500 and 1:100 scale plans, received on 6th March 2008, unless amended by any following conditions.

Ffôn • Tel :
01267 224884/224118/224851

Ffacs • Fax :
01267 237612

DX :
51403 Carmarthen

e-bost • e-mail :
cynllunio@sirgar.gov.uk
planning@carmarthenshire.gov.uk

- 3 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only.
- 4 A detailed landscaping scheme for the whole site including the retention of any existing landscape features and the indication of species, size and number of trees and/or shrubs to be planted shall be submitted to and specifically approved in writing by the Local Planning Authority prior to the commencement of the development and shall, following approval of such a scheme, be implemented in the first planting season following commencement of the development, or at such other time as may be specifically approved in writing by the Local Planning Authority.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of the visual amenity of the area.
- 3 In the interests of highway safety.
- 4 In the interest of visual amenity.

NOTE(S)

- 1 Further advice and guidance from the Environment Agency is contained in their letter of 22nd April 2008, a copy of which is appended to this planning permission.
- 2 Further advice and guidance from Dwr Cymru/Welsh Water is contained in their letter of 14th March 2008, a copy of which is appended to this planning permission.

SUMMARY REASONS FOR APPROVAL

In accordance with Article 3 of the Town and Country Planning (General Development Procedure) (Wales) (Amendment) Order 2004, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan (comprising the Carmarthenshire Unitary Development Plan 2006) and material considerations do not indicate otherwise. The policies, which refer, are as follows:

- The proposal complies with Policy H2 of the adopted Unitary Development Plan in that the development is within the settlement limits and there are no highways or amenity concerns.

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planning@carmarthenshire.gov.uk

- The proposal complies with Policy GDC2 of the adopted Unitary Development Plan in that the development is within the settlement limits and there are no highways or amenity concerns.

DECISION DATE: 30 April 2008

This application has been determined within the scope of the delegated authority granted to the Head of Planning by the Meeting of Carmarthenshire County Council on 9 July 2003 (Minute No 10 refers).

SIGNED: _____



Senior Development Control Officer
For and on behalf of
EIFION W BOWEN, BSc, DipTP, MRTPI
HEAD OF PLANNING

Mr Simon Clement
Carmarthenshire County Council - West
Development Control
40 Spilman Street
Carmarthen
SA31 1LQ

Our ref: SH/2008/104440/01-L01
Your ref: W/18562

Date: 22 April 2008



Dear Mr Clement

**4 BEDROOM HOUSE WITH ATTACHED GARAGE ON PLOT AT GARDDE
FIELDS, HIGH STREET, ST CLEARS, CARMARTHENSIRE, SA33 4DY**

Thank you for referring the above application which was received on 14 March 2008. I apologise for the delay in responding on this matter.

As you are aware concerns have been raised regarding the ability of the St Clears Sewerage System to accommodate flows from new development in the area. As such Dwr Cymru Welsh Water (DCWW) should be consulted to ascertain if capacity is available to accommodate the additional flows generated from this development without causing pollution. We would require a further opportunity to respond following review of DCWW's reply.

The applicant should be made aware of the following comments.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters. Pollution prevention guidance is available on our website at environment-agency.gov.uk/ppg.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. If during construction or excavation works any contaminated material is revealed then the movement of such material either on or off the site should be in consultation with Environment Agency Wales. Carriers transporting waste from the site must be registered waste carriers.

The activity of importing waste into the site for use as, for example hardcore must be registered by Environment Agency Wales as an exempt activity under the Waste Management Licensing Regulations 1994 (as amended).

It is important that any soil or hardcore which is imported onto the site is free of the seeds/root/stem of the invasive plant, Japanese Knotweed, the spread of which is

prohibited under the Wildlife and Countryside Act 1981.

Should you wish to discuss this matter further please contact me at the Llandarcy office.

Yours sincerely

SharonKathrens

**Sharon Kathrens
Planning Liaison Officer**

Direct dial 01792 325531

Direct fax 01792 325511

Direct e-mail Sharon.Kathrens@environment-agency.gov.uk



Area Manager (West)
Carmarthenshire County Council
40 Spilman Street
Carmarthen
SA31 1LQ

Date: 14/03/2008
Enquiries Tel.: 01443331155
Our Ref.: 2008/DCWW/52095
Your Ref.: W/18502
Grid Ref.: SN2799716106

SEARCHED	INDEXED
SERIALIZED	FILED
17 MAR 2008	
SOUTH PLANNING SERVICE	

Dear Sir

Re: Dwelling & garage, Plot at Gardde Fields, High Street, St Clears

Further to the above consultation we would provide the following comments:-

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

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

Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Advisory Notes

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on 01443 331155.

We hope the above is satisfactory. However, should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,



Rhidian Clement
Planning Team Leader

Our response is based on the information provided by your application/enquiry. Should the information change then we reserve the right to make new representation.
52095

**YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.
THEY ARE FOR INFORMATION ONLY AND ARE
NOT COMPREHENSIVE.**

**IF YOU ARE IN ANY DOUBT THEN IT IS ADVISABLE TO SEEK PROFESSIONAL OR LEGAL
ADVICE.**

NOTES

- 1 If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, then an appeal may be made to the National Assembly for Wales:
 - a) for applications for planning permission, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the Local Planning Authority's decision.
 - b) for applications for Listed Building Consent, in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within six months of the Local Planning Authority's decision.
 - c) for applications for express advertisement consent, in accordance with Section 78 (Amended) of the Town and Country Planning Act 1990, within eight weeks of the Local Planning Authority's decision.
 - d) for applications for Certificates of Lawfulness, there is no statutory time limit for submission of appeal. Appeals must be made on a form which is obtainable from the National Assembly, Cathays Park, Cardiff. The National Assembly may allow a longer period for a notice of appeal, but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay. The National Assembly is not required to entertain an appeal if it appears that permission for the proposed development would not have been so granted, or otherwise than subject to the conditions imposed, having regard to the statutory requirements, to the provisions of the General Development Order, and to any directions given under the Order.
- 2 If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the National Assembly, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by carrying out of any development which has been or would be permitted, the owner may serve on the Council of the District in which the land is situated, a purchase notice requiring that Council to purchase interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1990.
- 3 In certain circumstances, a claim may be made against the Local Planning Authority for compensation following appeal, where permission is subsequently granted (subject to conditions), by the National Assembly. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
- 4 Further correspondence regarding this application should bear the following Council reference *W/18562*

**TYNNIR EICH SYLW AT Y NODIADAU CANLYNOL
A RODDIR ER GWYBODAETH YN UNIG AC
SYDD HEB FOD YN GYNHWYSFAWR.
OS YDYCH MEWN UNRRHYW AMHEUAETH DOETH O BETH
FYDDAI CEISIO CYNGOR PROFFESIYNOL NEU GYFREITHIOL**

NODIADAU

1. Os yw'r ymgeisydd yn anafdlon gyda phenderfyniad yr Awdurdod Cynllunio Lleol i wrthod caniatâd neu gymeradwyaeth ar gyfer datblygiad arfaethedig, neu i roi caniatâd neu gymeradwyaeth sy'n unol ag amodau, gellir gwneud apêl i Gynulliad Cenedlaethol Cymru:
 - a) ar gyfer ceisiadau am ganiatâd cynllunio, yn unol ag Adran 78 o Ddeddf Cynllunio Gwlad a Thref 1990, o fewn chwe mis o ddyddiad penderfyniad yr Awdurdod Cynllunio Lleol.
 - b) ar gyfer ceisiadau am Ganiatâd Adeiladau Rhestredig, yn unol ag Adran 20 o Ddeddf Cynllunio (Adeiladau Rhestredig ac Ardaloedd Cadwraeth) 1990, o fewn chwe mis o ddyddiad penderfyniad yr Awdurdod Cynllunio Lleol.
 - c) ar gyfer ceisiadau am ganiatâd hysbysebu pendant, yn unol ag Adran 78 o Ddeddf Cynllunio Gwlad a Thref (Diwygiedig) 1990, o fewn wyth wythnos o ddyddiad penderfyniad yr Awdurdod Cynllunio Lleol.
 - ch) ar gyfer ceisiadau am Dystysgrifau Cyfreithlondeb, nid oes terfyn amser statudol i gyflwyno apêl. Mae'n rhaid cyflwyno apêl ar ffurflen sydd ar gael oddi wrth y Cynulliad Cenedlaethol, Parc Cathays, Caerdydd. Gall y Cynulliad Cenedlaethol ganiatau cyfnod hwy ar gyfer apêl, ond fel arfer ni fydd yn barod i weithredu'r grym hwn os nad oes amgylchiadau arbennig i gyfiawnhau hynny. Nid oes raid i'r Cynulliad Cenedlaethol ystyried apêl os yw'n ymddangos na fyddai'r caniatâd ar gyfer datblygiad arfaethedig wedi'i roi, neu fel arall, heb osod amodau o ystyried y gofynion statudol, darpariaethau y Gorchymyn Datblygu Cyffredinol ac unrhyw gyfarwyddyd a roddwyd o dan y Gorchymyn.
2. Os bydd caniatâd i ddatblygu tir wedi cael ei wrthod neu ei ganiatau yn unol ag amodau, boed hynny gan Awdurdod Cynllunio Lleol neu'r Cynulliad Cenedlaethol, ac mae perchennog y tir yn hawlio na all y tir bellach fod o ddefnydd rhesymol fuddiol yn ei gyflwr presennol ac nid oes modd ei adfer i fod o ddefnydd rhesymol fuddiol drwy ymgymryd ag unrhyw ddatblygiad sydd wedi, neu a fyddai'n cael ei ganiatau, gall y perchennog gyflwyno hysbysiad prynu i Gyngor y Dosbarth y mae'r tir wedi'i leoli ynddo, yn ei gwneud yn ofynnol i'r Gyngor brynu diddordeb yn y tir yn unol â darpariaethau Rhan IX Deddf Cynllunio Gwlad a Thref, 1990.
3. Mewn rhai amgylchiadau, gellir gwneud hawliad yn erbyn yr Awdurdod Cynllunio Lleol am iawndal yn dilyn apêl, pan fo caniatâd wedi'i dderbyn yn ddiweddarach (yn unol ag amodau), gan y Cynulliad Cenedlaethol. Mae'r amgylchiadau lle mae'r cyfryw iawndal yn daladwy wedi'u nodi yn Adran 114 o Ddeddf Cynllunio Gwlad a Thref 1990.
4. Dylai gohebiaeth bellach sy'n ymwneud â'r cais hwn nodi'r cyfeirnod canlynol:



The Party Wall etc. Act 1996

DEPARTMENT
OF THE
ENVIRONMENT

The Party Wall etc. Act 1996 has effect from 1 July 1997 throughout England and Wales. If you intend to carry out building work on a wall shared with another property, or build on the boundary with a neighbouring property, or excavate near a neighbouring building you must find out whether that work falls within the scope of the Act. If it does, you must serve the statutory notice on all affected owners.

Transitional Provisions

The charts below explain the transitional provisions that have been put in place to ensure that the Act commences as smoothly as possible. This note should be read in conjunction with either "The Party Wall etc. Act 1996: Explanatory Booklet" or "A Short Guide to the Party Wall etc. Act 1996". Both are available from Housing Division, Welsh Office, Crown Buildings, Cathays Park, Cardiff, CF1 3NQ. Tel: 01222 825369. *This note is not an authoritative interpretation of the law.*

England & Wales (except inner London)

I am planning work of a kind described in the 1996 Act (new building at or astride the boundary; or repair etc. to an existing party wall; or excavation near to neighbouring buildings).

I am planning to start work before 1 September 1997 in accordance with an agreement or right I already have.

Your work will not be affected by the Act if it starts before 1 September 1997.

I would like to start work before 1 September 1997, but my work would rely on a new right conferred by the 1996 Act.

You will have to delay your planned start date to one after 1 September 1997. You will have to serve a notice under the 1996 Act. You will be able to serve the notice once the Act comes into force on 1 July 1997. If the neighbouring owners disagree, you can start using the dispute resolution procedures.

I am planning to start work on or after 1 September 1997.

You will have to serve a notice under the 1996 Act. You will be able to serve the notice once the Act comes into force on 1 July 1997. If the neighbouring owners disagree, you can start using the dispute resolution procedures.



Y Swyddfa Gymreig

Deddf Waliau Cydrannol etc 1996

DEPARTMENT
OF THE
ENVIRONMENT

Mae Deddf Waliau Cydrannol etc mewn grym o 1 Gorffennaf 1997 ymlaen ledled Cymru a Lloegr. Os ydych yn bwriadu gwneud gwaith adeiladu sy'n cynnwys gwaith ar wal a rennir ag eiddo arall, neu adeiladu yn ymyl eiddo cyfagos, neu gloddio yn ymyl adeilad cyfagos rhaid i chi ddarganfod a yw'r gwaith yn dod o fewn cwpas y Ddeddf. Os ydyw, rhaid i chi gyflwyno'r hysbysiad statudol i'r holl berthnigion yr effeithir amynt.

Darpariaethau Trosiannol

Mae'r siartiau isod yn esbonio'r darpariaethau trosiannol a sefydlwyd er mwyn sicrhau bod y Ddeddf yn cychwyn mor llyfn â phosibl. Dylid darllen y nodyn hwn ar y cyd â naill ai "Deddf Waliau Cydrannol etc. 1996: Nodyn esboniadol" neu "Arweiniad Byr i Ddeddf Waliau Cydrannol etc 1996". Mae'r ddau ar gael oddi wrth yr Adran Tai, Y Swyddfa Gymreig, Adeiladau'r Goron, Caerdydd, CF1 3NQ. Ffôn: 01222 825369. *Nid dehongliad awdurdodol o'r gyfraith mo'r nodyn hwn.*

Cymru a Lloegr (ac eithrio canol Llundain)

Yr wyf yn cynllunio gwaith o fath a ddisgrifir yn y Ddeddf (adeilad newydd ar y ffin neu o boptu iddi; trwsio etc. ar wal gydrannol bresennol; neu gloddio yn ymyl adeiladau cyfagos).

Yr wyf yn bwriadu dechrau gwaith cyn 1 Medi 1997 yn unol â chytundeb neu hawl sydd gennyf eisoes.

Ni fydd y Ddeddf yn effeithio ar eich gwaith os yw'n dechrau cyn 1 Medi 1997.

Hoffwn ddechrau gwaith cyn 1 Medi 1997, ond byddai fy ngwaith yn dibynnu ar hawl newydd a roddir gan Ddeddf 1996.

Bydd rhaid i chi ohirio dyddiad cynlluniedig dechrau'r gwaith i ddyddiad ar ôl 1 Medi 1997. Bydd rhaid i chi gyflwyno hysbysiad o dan Ddeddf 1996. Cewch gyflwyno'r hysbysiad pan ddaw'r Ddeddf i rym ar 1 Gorffennaf 1997. Os yw'r perchnogion cyffiniol yn anghytuno gallwch ddechrau defnyddio'r weithdrefn datrys anghydfodau.

Yr wyf yn bwriadu dechrau gwaith ar 1 Medi 1997 neu ar ôl hynny.

Bydd rhaid i chi gyflwyno hysbysiad o dan y Ddeddf. Cewch gyflwyno'r hysbysiad pan ddaw'r Ddeddf i rym ar 1 Gorffennaf 1997. Os yw'r perchnogion cyffiniol yn anghytuno, gallwch ddechrau defnyddio'r weithdrefn datrys anghydfodau.