

CYNGOR SIR GAERFYRDDIN CARMARTHENSIRE COUNTY COUNCIL

Swyddfeydd y Cyngor, Heol Cilgant, Llandeilo, Sir Gaerfyrddin, SA19 6HW.

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Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW.

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Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Land West of Brynheulog
Address line 1	St Clears
Address line 2	<input type="text"/>
Town/city	Carmarthen
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	227943
Northing (y)	215970

Description

The application site is the larger part of one such allocation, having been earmarked for housing development under LDP allocation T2/5/h5. The site is accessed via the A4066 High Street in St Clears. Importantly the site lies within the Settlement Boundary of the town. The LDP Proposals Map extract below shows the location of the allocated site in relation to the settlement boundary, the adjoining Conservation Area and the existing settlement at High Street (east) and Cae Glas (west).

2. Applicant Details

Title	Mr
First name	Paul
Surname	Evans
Company name	<input type="text"/>
Address line 1	Ddolbont
Address line 2	Pentre Road
Address line 3	St Clears
Town/city	Carmarthenshire
Country	United Kingdom

2. Applicant Details

Postcode	SA33 4AA
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Andrew
Surname	Vaughan-Harries
Company name	Hayston Developments & Planning Ltd
Address line 1	The Planning Studio
Address line 2	Hayston Bridge
Address line 3	Johnston
Town/city	Haverfordwest
Country	United Kingdom
Postcode	SA62 3HJ
Primary number	01437891817
Secondary number	07515851704
Email	andrew@haystonplanning.co.uk

4. Site Area

What is the site area?	2.24
Scale	hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

5. Description of the Proposal

Please describe the proposed development

MAJOR PLANNING APPLICATION (OUTLINE) FOR 62 RESIDENTIAL DWELLINGS – All Matters Reserved

Has the work already been started without planning permission?

Yes No

6. Existing Use

Please describe the current use of the site

Current Allocated Housing Land (T2/5/h5) within Carmarthenshire County Council's Local Development Plan

6. Existing Use

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

Current Allocated Housing Land (T2/5/h5) within Carmarthenshire County Council's Local Development Plan

When did this use end (if known)?

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? Yes No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Greenfield land	2.24

7. Assessment of Flood Risk

Is the site within an area at risk of flooding? Yes No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

8. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

8. Biodiversity and Geological Conservation

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

9. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? Yes No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

10. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

11. Employment

Will the proposed development require the employment of any staff? Yes No

12. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

13. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NA

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

14. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? Yes No

15. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

The completion of this draft Application Form is part of the Pre-Application Consultation Exercise which has to be undertaken for Major Applications. As such, once this exercise is completed when a formal planning application is submitted to the LPA this section will make reference to this exercise.

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

17. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? Yes No

18. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? Yes No

19. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner	Mrs Rosemary Evans
Number	
Suffix	
House Name	Brynheulog
Address line 1	High Street
Address line 2	St Clears
Town/city	Carmarthenshire
Postcode	SA33 4DY
Date notice served	13/03/2019

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date

Declaration made

20. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role The applicant The agent

Title

First name

Surname

Declaration Date

Declaration made

21. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)