

TOWN AND COUNTRY PLANNING ACT 1990

Decision Notice

Refusal of Outline Planning Permission

Applicant

Ian Lewis
7 Abbey Terrace
Llandeilo
SA19 6BD

Application No: **PL/00915** registered on 26/01/2021 for:

| | |
|--------------------------|---|
| Proposal: | The erection of 8 low-energy houses constructed using 'Solcer, positive energy' designs and the associated infrastructure works |
| Location: | Land to the rear of, The Torbay Inn, Heol Cennen, Ffairfach, Llandeilo, SA19 6UL |
| Application Type: | Outline planning consent - all matters reserved |

Carmarthenshire County Council hereby **REFUSE OUTLINE PLANNING PERMISSION** for the development proposed by you as shown on the application form, plan(s) and supporting document(s) for the following reason(s):

Reason 1

The traffic generated by the development would use an existing access which is unsuitable because it has restricted width at the County Road. The existing access road is considered inadequate in terms of width, alignment or passing places to accommodate the further traffic, which would be generated by the proposed development. The proposal therefore conflicts with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan.

Reason 2

The proposal amounts to the introduction of highly vulnerable development into a C2 flood zone as defined on the Development Advice Maps. TAN15 states that in such cases development should not be permitted unless the Local Planning Authority to be satisfied that there are overriding reasons for granting the application contrary to national planning policy on development and flood risk. In this case the Local Planning Authority does not consider that there are overriding reasons to grant permission contrary to the provisions of TAN15 and Policy SP2 of the Carmarthenshire Local Development Plan.

Reason 3

Insufficient information has been provided to demonstrate that either the foul drainage will be discharged to the main sewerage system or that it is not reasonable to connect to the mains, contrary to Policy GP1 of the Carmarthenshire Local Development Plan.

Reason 4

The application site lies within the catchment area for the Afon Tywi, a designated Special Area of Conservation (SAC) recognised under the Conservation of Habitats and Species Regulations 2017 (as amended) for the species it supports. All new developments within the catchment area must demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. The proposal is within a sewered area where the relevant Waste Water Treatment Works has no arrangements in place to remove phosphates prior to its discharge into the river. On this basis, it is not currently possible to conclude that the proposed development will not have any adverse impact upon the water quality of the SAC and there is a lack of information to inform an appropriate assessment. The development is therefore contrary to Policy SP14 of the Carmarthenshire Local Development Plan.

Reason 5

Insufficient information has been submitted to enable the Local Planning Authority to conclude that the development would maintain and enhance biodiversity in accordance with its duty under Section 6 of the Environment (Wales) Act 2106. The proposal therefore conflicts with Policies SP14 and EQ4 of the Carmarthenshire Local Development Plan.

Note 1

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 12 October 2011 (Minute No 7 refers).

DATED: 24/11/2021


Director of Environment

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