

Town & Country Planning Act 1990



FULL PLANNING PERMISSION

SALENA WALKER
MAES MELANGELL
THE LAMMAS ECOVILLAGE
GLANDWR
PEMBROKESHIRE
SA34 OYD

Application No: **W/32825** registered: 08/10/2015 for:

Proposal : THE PROPOSED DEVELOPMENT IS FOR A PROSPECTIVE ONE PLANET DEVELOPMENT PLANNING APPLICATION TO DEVELOP A LOW IMPACT SMALLHOLDING ON 4 HECTARES OF LAND FORMALLY KNOWN AS HEBRON FARM. THE SMALLHOLDING WILL HAVE ONE DWELLING AND SUPPORT TWO PEOPLE

Location : LAND ADJACENT TO DOL BARCUD, HEBRON, WHITLAND, SA34 0XT

Carmarthenshire County Council HEREBY GRANT FULL PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) 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 use of the site hereby approved shall be carried out in accordance with the aims, objectives and methodology set out in the document entitled "Application for a One Planet Development on the land formerly known as Hebron Farm, Hebron, SA34 0XT".
- 3 The development hereby approved shall be carried out in accordance with the following schedule of plans and information:
 - Ordinance survey map 1:2500 @A4
 - Ecology Survey Report
 - Design and Access Statement

Received 15th May 2015

- Layout Plan – Lower Field 1:1000 @A4
- Layout Plan – Upper Field 1:1000 @A4
- Dwelling – Floor and Roof Plan 1:100 @A4
- Dwelling – South and North Elevations 1:100 @A4

- Dwelling – East and West Elevations and Cross Section 1:00 @A4
- Workshop – Roof and Floor Plan
- Workshop - South and North Elevations 1:100 @A4
- Workshop– East and West Elevations and Cross Section 1:00 @A4

Received 21st May 2015

- Block Plan 1:500 @A3
- Location Plan 1:1000 @A3

Received 30th September 2015-12-17

- Amended Management Plan

Received 25th November 2015

- 4 No later than 1 April each year, commencing with 1 April 2016, the occupiers of the site shall submit to the local planning authority a written report giving details of the activities carried out during the previous calendar year (1 January to 31 December), setting out performance against the essential criteria included in the management plan. In the event that the report identifies that any of the essential criteria have not been met a supplementary report setting out corrective or mitigating measures shall be submitted to the local planning authority no later than 1 April of that year. Those measures shall be implemented in accordance with the supplementary report.
- 5 Any material change to the design and position of the caravan hereby approved, or its replacement by another mobile home in a different location shall only take place in accordance with details submitted to and 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.
- 2-4 To ensure commitment and compliance with the objectives of TAN6 and the One Planet Development Practice Guidance.
- 5 In the interests of general amenity.

NOTE(S)

1. No development shall commence on site until arrangements through a Section 106 Agreement or Unilateral Undertaking (by virtue of the Town and Country Planning Act 1990 (as amended) have been agreed, completed and signed (at the expense of the applicant) requiring the ownership of the dwelling to be at all times the same as the land; and the land to be occupied and used only by those occupying the dwelling.

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.

It is considered that the proposal complies with Policy GP1 and EQ4 the Carmarthenshire Local Development Plan (LDP) (December 2014) and Technical Advice Note 6 in that:

- The siting, design, layout and materials used are sympathetic to the characteristics of the landform, contours and existing features of the landscape;
- The development would not cause demonstrable harm to statutorily protected species and habitats and species identified in the Local Biodiversity Action Plan;
- The development protects and enhances the historic and cultural heritage of the county and there are no adverse effects on the setting and integrity of the historic environment;
- The development will not cause an unreasonable risk or nuisance to, and impact; upon the amenities of, nearby residents or other members of the public;
- It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;
- The development will have a light touch in the environment - positively enhancing the environment through activities on site.
- The development will be land based - the development will provide the minimum needs of residents in terms of food, income, energy and waste assimilation in no more than five years.
- The development will have a low ecological footprint as it will achieve an initial ecological footprint of 2.4 global hectares per person or less with a clear potential to move to 1.88 global hectares per person over time - these are the ecological footprint benchmarked for OPDs over time.
- The development will have very low carbon buildings in both construction and use.
- The development will be defined and controlled by a binding management plan which is reviewed and updated every five years.
- The development will be bound by a clear statement that the development will be the sole residence for the proposed occupants.

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).

DECISION DATE: 23/12/2015

SIGNED: *Julian Edwards*

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