



PL/07630

Hybrid application seeking full planning permission for an extension to playing fields and outline planning permission for the demolition of existing changing rooms, erection of sports pavilion / clubhouse, extension to Laugharne Primary School, provision of an all-weather pitch and shared car park Laugharne Vcp School, Laugharne, Carmarthen, SA33 4TE

Reasons for Refusal:

Reason 1

Planning Policy Wales Edition 12 states that where individual or groups of trees and hedgerows are removed as part of a proposed scheme, Local Planning Authorities must first follow the step-wise approach. In this case the Local Planning Authority is not satisfied that the removal of two Category A and four Category B trees is unavoidable and that all reasonable alternative siting and design options for the scheme that would result in less harm have been fully considered. Claims that the removal of these high and moderate value trees is required in order to improve the usability of the playing field have not been justified. The proposal is therefore contrary to Policies SP1, GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan in that it does not protect and enhance the areas biodiversity and retain important local features.

Reason 2

Planning Policy Wales Edition 12 states that the permanent removal of trees, woodland and hedgerows will only be permitted where it would achieve significant and clearly defined public benefits. The Local Planning Authority considers that the proposed public benefits, namely the extension to the school, car parking and all weather pitch, are not demonstrably achievable within the lifetime of any planning permission, given that the applicants intention is to provide the land to the County Council who have no tangible plans or the necessary funding to carry out any of these developments, the school currently operating at 45% of its current pupil capacity. Similarly, the proposed changing rooms are not being delivered by the applicant who proposes to transfer the land to the Laugharne Corporation who would be responsible for seeking funding for the development. These potential public benefits are considered to be theoretical benefits rather than tangible, achievable benefits and are therefore afforded little weight as they do not constitute significant and clearly defined public benefits. The provision of approximately 110m of footway linking Laugharne and Broadway is a potential public benefit but in itself is not sufficiently significant to outweigh the unacceptable loss of high and moderate value trees. The proposal is contrary to Policies SP1, GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan in that it does not protect and enhance the areas biodiversity and retain important local features..

Reason 3

Section 6 of the Environment (Wales) Act 2016 places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'. Future Wales, The National Plan 2040 (Policy 9) requires the Local Planning Authority to seek to enhance biodiversity through the

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planning process, The proposed development does not demonstrate how a net benefit for biodiversity will be secured. The development would result in the loss of two Category A and four category B trees and a loss of 55.7% canopy cover to be replaced by eight 1.5m high feathered whips within the translocated hedgerow, which equates to a significant net loss of biodiversity. The proposal is therefore contrary to Policies SP1, GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan as well as Policy 9 of Future Wales: The National Plan and the Section 6 duty.

Reason 4

The applicant has not demonstrated that extension of the sports pitches is necessary to improve their usability or why the existing pitches are substandard. The land raising operations therefore amount to unsustainable form of development in the open countryside contrary to Policy SP1 of the Carmarthenshire Local Development Plan and contrary to the principles of the sustainable management of natural resources as defined in the Environment (Wales) Act 2016.

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Dull Newydd a syml o roi sylw ar apêl I Bobl â Diddordeb

Mae'r Arolygiaeth Gynllunio yn annog pobl i gyflwyno sylwadau ar apeliadau drwy e-bost. Mae cyflwyno sylwadau drwy e-bost yn hawdd, yn gyflym, ac yn arbed amser, a chostau argraffu a phostio i chi. Mae'n lleihau'r posibilrwydd o oedi unwaith y cyflwnir eich sylwadau. Byddwch hefyd yn cael derbynneb ar ffurf e-bost fel y byddwch yn gwybod bod eich sylwadau wedi'i derbyn yn ddiogel.

Gallwch ddewis cyflwyno eich sylwadau drwy'r post o hyd – er y byddai'n well gennym pe baech yn eu hanfon atom ar ffurf e-bost lle y bo modd. Os byddwch yn dewis eu hanfon atom ar bapur drwy'r post, sicrhewch fod pob atodiad o dogfennaeth ategol a anfonir atom wedi'i marcio'n glir gyda chyfeirnod yr apêl os ydych yn ei wybod neu enw'r apelydd a chyfeiriad safle'r apêl os nad ydych yn ei wybod.

Gwneir dogfennau a dderbynnir fel rhai dilys a anfonir atom drwy'r e-bost neu'r post yn gyhoeddus. Cofiwch hyn.

Os nad ydych am i ni gyhoeddi manylion personol fel eich cyfeiriad e-bost neu gyfeiriad gartref, atodwch ddogfen ar wahân o'ch sylwadau yn hytrach na'u cynnwys yng nghorff yr e-bost/llythyr.

Cyn belled a bod eich enw ar eich dogfen, fel ein bod yn gwybod gan bwy y'i hanfonwyd, nid oes angen cynnwys eich llofnod.

Caiff popeth a anfonir atom ei wirio er mwyn sicrhau nad yw'n cynnwys dim sy'n enllibus neu'n hiliol. Os ydyw caiff ei ddychwelyd i'r awdur. Os dilêir y darn sy'n tramgwyddo, gellid ailanfon y ddogfen, cyn belled y gwneir hyn o fewn y terfryn amser perthnasol.

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A new and simple way to comment on an appeal for Interested Persons

The Planning Inspectorate encourages the submission of comments on an appeal by e-mail. Submission of comments by e-mail is easy, quick and it saves your time, and printing and postage costs. It minimises the possibility of delays once your comments are submitted. You will also get a receipt by e-mail, so you know that your comments have been received safely.

You can still choose to submit your comments by post – though we would prefer you to send them to us by e-mail wherever possible. If you do choose to send them to us on paper by post, please make sure that all attachments and supporting documentation posted to us are clearly marked, with the appeal reference if you know it or the name of the appellant and the appeal site address where you do not.

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Provided that your name is on your document, so we know who it came from, there is no need to include your signature.

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