

Summary of Planning Appeal Reports

Overview

- Applicant: Sancler 3 Ltd
- Appeal Reference: CAS-04401-M1Z2W2
- Site: Laugharne Recreational Ground, Carmarthenshire
- Application Type: Hybrid (Full and Outline)
- Full Permission: Extension of playing field (22m x 154m)
- Outline Permission: School extension, sports pavilion, all-weather pitch, car park, footpath

Council's Reasons for Refusal

- Loss of Category A and B trees not justified
- Public benefits deemed theoretical and not deliverable
- Biodiversity net benefit not demonstrated
- Land raising for pitch extension considered unsustainable

Appellant's Statement of Case

- Tree loss mitigated with 18 semi-mature native trees
- Biodiversity enhancements: hedgerow translocation, habitat creation, bat surveys
- Public support: 205 of 206 representations in favor
- School capacity: need for expansion
- Sports facilities: substandard pitch sizes, poor drainage
- Policy alignment: PPW12, Future Wales 2040, Environment Act, LDP policies

Environmental Mitigation

- Green Infrastructure Plan submitted
- Ecological surveys confirmed no bat roosts
- Hedgerow not classified as 'important' under regulations

Community Benefits

- Land gifted to Council and Laugharne Township
- Possibility of improved educational and recreational infrastructure
- Footpath to Broadway and parking enhancements

Sports Justification

- Existing pitches below World Rugby standards
- Poor drainage and uneven surfaces
- Proposal aligns with Carmarthenshire Pitch Sports Vision Plan

Conclusion

- Proposal delivers significant community benefits
- Aligns with planning policy
- Supported by public and strategic evidence
- Appeal requested to be allowed and permission granted