

Application No	PL/05250
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Application Type	Full planning permission
Proposal	Proposed change of use from B1 (offices) to D1 use (wellbeing centre)
Location	Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF

Applicant(s)	C/O Agent Hywel Dda University Health Board
Agent	Asbri Planning - Richard Bowen
Officer	Paul Roberts
Ward	Glanymor
Date of validation	05/01/2023

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than two letters of objection from third parties and a request by the two local members for the ward, Cllrs S Rees and L Roberts.

Site

The application site consists of a vacant office building located at Units 8 and 9 within the Dragon 24 development in North Dock, Llanelli. It is a two-storey office building that was previously occupied by WRW Construction prior to going into administration in the summer of 2021 and has remained vacant since this time. It has a gross floor space of approximately 700 square metres set over two floors. The site includes part of the adjacent car park that currently serves the building and the neighbouring commercial buildings within the wider Dragon 24 development. In total, some 24 spaces are included in the site. Access is achieved via Traeth Ffordd that extends from a roundabout off the B4304 to the south-east of the site.

North Dock is a former industrial dock in Llanelli located approximately 900 metres to the south-west of the town centre with the Dragon 24 development being located on the eastern side of the dock and consisting of a mix of office and commercial units. The Pentre Doc y Gogledd residential development consisting primarily of flats is located to the west of the site on the opposite side of the Dock, with Llanelli Beach located beyond this. The St Elli's

Bay café/bistro is located to the south of the residential development together with the Millennium Quay car park which provides parking for visitors to the area and a children's play area. To the east of the site is the Afon Lliedi and B4304 and beyond these are the residential areas of Seaside and the south-western part Llanelli. Llanelli train station is located approximately 700 metres to the east of the site, while the nearest bus stop can be found a short distance from the site close to the roundabout between Traeth Ffordd and the B4304.

Proposal

The application proposes the change of the use of the building from its current B1 office use to a D1 wellbeing centre.

By way of background, the application has been submitted by the Hywel Dda University Health Board who, together with its partner agencies that include the Council and Dyfed Powys Police, have a statutory duty to ensure they contribute to the health and wellbeing of the local population and that essential health and wellbeing services are available and accessible to those who need them. These include services in relation to smoking cessation, children and young people's early intervention and prevention services, psycho-social support, and drug and alcohol misuse. In terms of the latter, the partner agencies have a statutory duty to ensure there is a local strategy and adequate service provision in place for the prevention and treatment of drug and alcohol use/misuse. This duty is discharged via the Dyfed Area Planning Board for Drug and Alcohol Misuse which is a multi-agency partnership mandated by the Welsh Government that leads on the joint strategic planning and commissioning of services and interventions to tackle drug and alcohol misuse.

These services are currently provided by the Health Board and partner agencies at different locations in both Llanelli and Carmarthen and the proposal seeks to consolidate them in a single wellbeing centre in the town that will address existing deficiencies in service provision to enable the effective delivery of a multi-agency approach in providing essential treatment interventions. It will enable the delivery of clinical services for Llanelli based clients and provide the administrative base for the following services :

Smoking Cessation & Wellbeing Service (Health Improvement & Wellbeing Team, Public Health) – The service is currently provided in Prince Phillip Hospital, however, there is no existing provision for those who are unable to be seen in a hospital setting. The wellbeing centre will provide a base for Llanelli smoking cessation staff and the delivery of clinical services for Llanelli based clients unable to be seen in hospital settings.

Health Coaching – Supporting individuals with lifestyle behaviour change in nutrition, physical activity, smoking and alcohol.

Prevention & Early Intervention Service, Children and Young People - This service is currently provided on a regional basis at Glangwili Hospital with no current provision to see children and young people in the Llanelli area. The wellbeing centre will provide a specialist psychological team in the town to support children and young people who have experienced ACES (Adverse Childhood Experiences) and are at risk of future problematic drug and / or alcohol use.

Dyfed Drug and Alcohol Service (DDAS) - Third Sector Single Point of Contact Service for Drug and Alcohol Services which is currently based in Vaughan Street in Llanelli.

Health Board Community Drug and Alcohol Team which is currently based in Ty Elwyn in Llanelli.

Health Improvement & Wellbeing Team within the Public Health Directorate at Hywel Dda. The service is currently based in Prince Phillip Hospital and Parc Dewi Sant in Carmarthen and the new wellbeing centre will provide the administrative base for the Carmarthenshire and Llanelli based strategic planning and population health improvement team.

The Health Board is required to provide these essential health services to meet the relevant Health and Care Guidelines and the specialist services provided at the site will include, amongst others, counselling, care planning, cognitive behavioural therapy, harm reduction advice, crisis intervention and care planning. The centre will be open on weekdays between 9am and 5pm with weekend clinics being operated between 9am and 2pm on a needs basis when required. Evening or out of hours clinics may also be operated up until 8pm when required to cater for those who are employed and unable to attend during working hours. Services will be provided on an appointment only basis and the centre will not provide a 'drop in' service, however, it will operate an open access arrangement to allow clients to access help when needed and encourage engagement, with this being followed with an appointment for initial assessment. All evening and weekend visits will be by appointment only and the overall delivery of the service will be via a number of mediums including face-to-face meetings at the site, virtual meetings and sessions, as well as home visits in order to provide a range of service delivery options.

Staffing levels at the centre will vary depending on the number of appointments, however, the centre will accommodate up to 51 employees across the various services provided who will operate on a rota basis as and when the services dictate. Staff will adopt a hybrid working arrangement consisting of a mix of home and centre-based working while also being encouraged to use sustainable means of transport to work as part of a staff travel plan.

The application has been accompanied by a Transport Statement which provides an assessment of the transport impacts of the proposal. It includes an assessment of the accessibility of the proposal by both public transport and active travel with particular regard to bus and rail services, cycling and walking. The statement highlights the site is located a short distance from existing bus services on the B4304, while being just a 10 minute walk from Llanelli Train Station. In terms of car parking, the proposal will be served by 24 parking spaces located within the existing parking area located to the front of the building, and the statement also highlights the availability of a public car park within 400 metres of the site. 10 of the parking spaces are to be allocated to clients visiting the wellbeing centre on an appointment basis, while the remaining 14 will be allocated to the staff of the various services provided in the building who, as indicated above, will adopt a hybrid model of working whereby it is anticipated there will only be 20-25 staff in the building at any one time.

Finally, the application has been accompanied by a relocation options report which provides details of potential alternative sites considered by the applicant prior to proceeding with the proposal to relocate the wellbeing centre to the application site.

Planning Site History

The following previous applications have been received on the application site:-

S/28059 - Variation of condition no 3 of S/18032 to extend the time period for the submission of reserved matters and the commencement of development - Withdrawn - 15/11/2013

S/22162 - Powder coated aluminium cut out sign fixed to side of tower indicating name of development - Advertisement Granted - 11/01/2010

S/17526 - 16 Unit office development. small & start up businesses - Full Granted - 23/04/2008

S/18032 - The redevelopment of land to create a mixed use urban development comprising: a range of new homes including apartments and houses (use class C3); a hotel (use class C1); offices (use class B1); commercial uses including small scale retail/local shops - Outline Granted - 15/04/2008

S/15663 - Provision of new landscaped walkway and plaza area along river - Full Granted - 15/10/2007

LL/01107 - Mixed use development comprising residential, commercial and leisure around the impounded dock - Outline Granted - 06/06/2002

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces
SP2 Climate Change
SP3 Sustainable Distribution - Settlement Framework
SP9 Transportation
SP16 Community Facilities
GP1 Sustainability and High Quality Design
GP2 Development Limits
EMP1 Employment – Safeguarding of Employment Sites
TR2 Location of Development – Transport Considerations.
TR3 Highways in Developments – Design Considerations

National Planning Policy

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Has no objection.

Head of Public Protection – Has no objection.

Llanelli Town Council – Have objected to the application on the following grounds :

- The proposal will be out of keeping with the adjacent business, residential uses and tourism uses and be in conflict with Policy GP1 of the LDP.
- The impact upon the amenity of the occupiers of adjacent properties, residents and the community means it is in conflict with Policy GP1.

- Insufficient parking facilities and public transport links for the likely number of service users.
- Inappropriate location for the proposed use with regard to the service users themselves, the community, adjacent businesses and tourism uses.
- Potential to draw crowds of individuals to the site leading to anti-social, criminal or abusive behaviour in the local area.
- Location near to the river and dock will result in possible dangers for the service users.

Local Members - County Councillor S Rees has requested that the application be presented to the Planning Committee for determination highlighting specific concerns regarding the proposed relocation of the DDAS to the North Dock area. Reference is made to the sensitivity of the location in a residential, recreational, tourist and business area with nearby playgrounds and water-based activities. Cllr Rees opines that the proposal would be out of character with the surrounding area and impact upon the amenity of adjacent land uses, properties, residents and the community. He also refers to inadequate parking at the site and lack of public transport in the area. On this basis, he suggests that the proposal is at odds with the objectives of Policy GP1 of the LDP.

Councillor Rees also refers to the need to provide a copy of the risk assessment of the development, the community impact survey and the lack of public consultation undertaken. He also highlights the need to provide details of the other locations that have been explored to enable an assessment of their suitability.

County Councillor L Roberts also requests that the application be presented to the Planning Committee and opines that it is an inappropriate area for the DDAS. Cllr Roberts objects to the proposal on the basis of a lack of parking, inadequate road capacity as well as safety concerns relating to the proximity of the proposal to the water bodies either side, namely the river and dock. Reference is also made to the impact of the proposal upon the surrounding area, the disturbance in the surrounding area and proximity to recreational uses.

Dyfed Powys Police – Support the proposal, highlighting that the North Dock area is not of high policing demand with no current underlying antisocial or crime related issues, and that they do not anticipate that the new wellbeing centre will result in an increase in policing demand in the area. They refer to the separation of the site from surrounding residential properties and the recreational facilities located along the coastal path and nearby beach, and the current low levels of footfall through the Dragon 24 development wherein the centre will be located. Reference is also made to the lack of public facilities such as seating, shops or cafes in the Dragon 24 development which contributes to the lack of footfall and use of the area by members of the public.

They recommend that the applicant should seek to meet a Secured by Design Award in creating safer places and sustainable development in relation to crime prevention and designing out crime and that the appropriate use of CCTV as part of the development may aid the prevention and detection of crime and assist in allaying any community concerns within the area of the wellbeing centre. They highlight that local neighbourhood policing teams work closely in partnership with a variety of the support services and that the provision of easily accessible support services are essential in the success of reducing drug and alcohol related issues in the Llanelli area.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application has been publicised with the posting of a site notice within the vicinity of the site. In response, a significant volume of objection letters have been received from local residents and interested parties which raise the following issues of concern :

- The site is not an appropriate location for the DDAS. It attracts an anti-social minority who will impact upon the attractiveness of the North Dock area as a tourist destination with its wide range of recreational facilities such as the beach, coastal path, restaurant, café, ice cream parlour, children's playground and water sports activities.
- Lack of public transport facilities and buses run infrequently.
- Lack of parking facilities in the site which would not meet the demands of the proposal with the majority of employees likely to travel by car and lack of parking in the wider area.
- Out of keeping with surrounding business uses.
- Lack of risk assessment.
- Potential congregation of service users around the site including nearby benches and grassed areas.
- [REDACTED] of families, children and the elderly visiting and living in the area.
- Impact upon the [REDACTED] of local residents.
- Proximity to water and safety risks to service users who may be under the influence of any substance or alcohol when visiting the site.
- Safety risks of abandoned needles, tablets and other drug taking apparatus to visitors.
- Risks of the relocation of the drug and alcohol service to families [REDACTED]
[REDACTED]
- Lack of consultation and the applicant has failed to provide a community impact and risk assessment of the proposal.
- Increased crime in the area.
- Negative economic impacts.
- Other buildings available in the town centre with better transport links.
- Anti-social behaviour.
- Poor lighting in the area and lack of police presence.
- The location of the substance misuse service in the town centre has resulted in increased crime, violence and antisocial behaviour and the proposal will result in the same impact in North Dock.
- Contradicting statements in the application relating to the use of the proposal as a 'drop in' service.
- There is already a drop-in centre in the ward.
- Lack of CCTV.
- Create problems in north dock further away from police support than the existing facility in the town centre.
- Proximity to nearby charity (CYCA) in North Dock that provides support services to children, young people and families.
- Negative impact upon the character of the surrounding area due to the clients it will support.
- Unsustainable location that is not easy to get to.
- The proposal should be located in one of the empty properties in the town centre or the proposed new Wellness village at Pentre Awel.

- The police are currently able to respond to incidents associated with the existing DDAS in the town centre a lot quicker than they would if it was relocated to the proposed site in North Dock.
- Potential to set a precedent for other similar uses in an area designated for business use.
- The railway station is a 15 minute walk away from the site whereby DDAS users would need to walk through residential areas which includes housing for the [REDACTED] with associated risks to these existing residents.
- Granting permission would run the risk of litigation against the Council in the form of a judicial review and other action against the Council for breaching its duty of care to [REDACTED]
- Lack of provision for the likely increased crime at North Dock.
- Anomalies in the submission with regard to proposed opening hours and nature of drop-in service to be provided.
- Errors in the response received from Dyfed Powys Police where they indicate there are no seating areas around the site.

All representations can be viewed in full on our [website](#).

Appraisal

The principal policy context for the proposal is provided by policies EMP1 – ‘Employment - Safeguarding of Employment Sites’, SP16 – ‘Community Facilities’, TR3 – ‘Highways in Developments – Design Considerations’ and GP1 – ‘Sustainability and High Quality Design’ of the adopted LDP.

The site currently has planning permission for its use as a B1 office use and, together with the neighbouring office buildings, is designated as an existing employment site under Policy EMP1 of the LDP. Whilst the policy seeks to safeguard such sites for employment uses, it does permit proposals which would result in their loss subject to them meeting a number of qualifying criteria. These include, amongst others, instances where the site or premises are no longer required for employment use, the proposed use could not reasonably be located elsewhere in accordance with the policies of the LDP, and where there is sufficient quantity, quality and variety of employment land or premises to meet the employment needs of the County or local area. Other criteria include where there is no economically viable employment use for the site or premises, and where the proposed use is complementary to the employment use of the surrounding area.

Policy SP16 of the LDP supports the provision of new community facilities in accordance with the settlement framework of the Plan based upon evidence of need. Policy GP1 is a general policy relating to the sustainability and design of developments and permits proposals that do not have a significant impact upon the amenity of adjacent land uses, properties, residents and the community, and do not give rise to any parking or highway safety concerns. The latter is supported by Policy TR3 which requires that proposals should be served by a suitable access and parking provision that accord with the Council’s parking standards, while also being accessible by public transport and walking and cycling.

Principle of the development

The application site is located within the development limits of Llanelli which is identified as a Growth Area under Policy SP3 – ‘Sustainable Distribution – Settlement Framework’ of the LDP in recognition of its high population levels, extensive range of services and facilities,

and its sustainable location on or close to strategic transport routes. Its role as a Growth Area in the Plan includes the provision of strategic employment, education and healthcare provision in the interests of providing economic growth and contributing to the health and wellbeing of its wider population. The site is located in a well-established commercial area of North Dock with large areas of undeveloped land surrounding the Dock, including the land immediately to the north of the application site, having been designated for mixed-use development purposes under Policy EMP5 – ‘Mixed Use Sites’ with potential uses including employment, commercial, leisure and residential developments.

The application site has been vacant for two years since it was last used as an office building in 2021, and its proposed use as a wellbeing centre by the Health Board and its partner agencies will provide a new beneficial community use for the building that will address existing deficiencies in the provision of essential health improvement and wellbeing services in the surrounding area. It’s location within the Growth Area is in accord with the healthcare provision and sustainability objectives of the LDP, while the use will be compatible with neighbouring office developments and the wide mix of development types proposed for the North Dock area in the LDP. In this regard, the proposal is in accord with the objectives of Policy SP16 of the Plan in relation to the provision of new community facilities.

Whilst Policy EMP1 of the LDP seeks to safeguard existing employment sites for B1, B2 and B8 employment uses, it does not preclude their use for other purposes that do not fall within this ambit of uses subject to compliance with the qualifying criteria referred to above. In terms of the needs test of the Policy, despite being vacant for two years and having been marketed for B1 office purposes since this time, there has been no demand for the building for this or any other employment purpose and consequently it remains vacant today. Although this may to an extent be reflective of the emergence of hybrid working practices since the pandemic, nonetheless, the lack of interest in the building despite having been actively marketed for a two-year period demonstrates there is no current demand for its use for employment purposes. An online search of commercial properties indicates there is currently a good availability of a wide range of office space in the Llanelli area as well as further afield in Carmarthen, whilst the LDP has also allocated approximately 30 hectares of land for employment purposes in Llanelli which includes the land at North Dock referred to above which is allocated for mix use purposes. The demand for office space is not therefore exceeding the current supply and the extent of B1 office space that would be lost as a result of the proposal would be neither significant nor strategically important in the context of the overall provision of employment sites in the LDP and would not unacceptably harm the Council’s objective of promoting economic growth in the Llanelli area.

It is noteworthy that prior to the submission of the application, the applicant together with its partner agencies considered a number of alternative sites in Llanelli for the wellbeing centre, however, these were not considered suitable for a variety of reasons. Further, although the wellbeing centre will consist of a D1 use in contrast to the permitted B1 office use of the site, its use for both clinical and office purposes by the Health Board and its partner agencies will nonetheless provide employment in its own right whereby some 51 staff will be working in the building. The proposal is therefore considered to be in accord with the objectives of Policy EMP1 in that its use as a wellbeing centre will not result in any unacceptable employment or economic impacts.

Impact upon amenity and fear of crime and antisocial behaviour

A common ground of concern amongst respondents is the proposed relocation of the current DDAS facility from Vaughan Street in the town centre to the site and the perceived impacts

arising from the behaviour of the users of the facility in terms of increased levels of crime and anti-social behaviour. The respondents suggest that the proposal will have a detrimental impact on the attractiveness of the North Dock area as a tourist destination, while also highlighting safety concerns regarding the proximity of the DDAS facility to, amongst other things, nearby playgrounds and residential properties.

Concerns regarding the behaviour of the users of the DDAS facility and the fear of crime resulting from the proposal is a material consideration. Nevertheless, previous case law relating to the matter has established that to be given weight in the consideration of planning applications, the fear of crime and anti-social behaviour must be real, well founded and evidenced.

The DDAS is a substance misuse service that provides support to those who have drug and alcohol dependency problems, as well as their friends and families. The service provides recovery orientated care which seeks to reduce and overcome their dependence on drug and alcohol use and ultimately improve their health, wellbeing and quality of life. Whilst the link between crime and anti-social behaviour and drug and alcohol misuse is acknowledged, users of the DDAS actively seek help and treatment to resolve their dependency issues and the applicant refers to evidence that the effective treatment of drug and alcohol misuse provides benefits to the wider community by way of reduced crime and anti-social behaviour, as well as reducing the health costs on public services. The respondents do not dispute this with many acknowledging the need for the service in Llanelli and the valuable work it does in improving the quality of life of its users.

There is no substantive evidence to demonstrate that the wellbeing centre will directly result in increased levels of crime and anti-social behaviour in the local area, and Dyfed Powys Police fully support the proposal. In doing so, they refer to the distance of the proposal from residential properties and confirm that they do not anticipate it will result in an increase in policing demand in the North Dock area. Moreover, they highlight that the local neighbourhood policing teams work closely in partnership with the DDAS and its partners. The service will operate primarily on an appointment only basis being open during the day whereby it is unlikely to result in service users congregating at the site or frequenting the area beyond daylight hours. The applicant has confirmed that they will be following the advice of the Police in including their Secure by Design Standards in the design of the centre such as the use of CCTV cameras around the building. They will also continue to collaborate with the community and elected members for the ward on a regular basis through, for example, the establishment of a 'Community Resilience Hub' that will seek to work with the local community to address any concerns they may have regarding the new wellbeing centre.

Based on the foregoing and the absence of any cogent evidence linking the wellbeing centre with increased crime and anti-social behaviour, the proposal is considered to be acceptable and in accord with the objectives of Policy GP1 in that it will not have an unacceptable impact upon the amenity of surrounding properties, residents and the community. Further, it is not considered that the proposal will compromise the attractiveness of North Dock as a tourist destination.

Highways and Transport

A number of respondents have raised concerns regarding the potential highway impacts of the proposal suggesting that it is located in an unsustainable location with poor access to

public facilities and a perceived lack of parking provision. Concerns have also been raised regarding the adequacy of the road network to accommodate the proposal.

As indicated above, the site is located in Llanelli which has been identified as a Growth Area under Policy SP3 of the LDP in recognition of, amongst other things, its extensive range of services and facilities and sustainable location on or close to strategic transport routes. The wellbeing centre will be located a short distance from Llanelli town centre and its surrounding residential areas, while also being within a short walking distance of existing bus stops and services along the B4304, and Llanelli train station. The latter is located just some 700 metres from the site. Whilst certain of the respondents suggest the existing bus service is inadequate to serve the development, nonetheless, there is currently a regular bus service along the B4304 close to the site that will provide opportunities for staff and service users to travel to the site via sustainable means of travel. Moreover, it is noteworthy that the level of bus services in the local area are to be increased in the future as part of proposals to improve the sustainable transport links to the new Pentre Awel Wellness facility which is currently under construction.

It is not considered that vehicular movements generated by the proposal will result in any unacceptable highway impacts with the traffic generated not being significantly greater than those associated with the lawful use of the site as a B1 office. Further, in terms of parking provision, the applicant has provided a Transport Statement in support of the application in accordance with a request from the Head of Transport which demonstrates that the level of parking facilities provided accords with the Councils adopted parking standards based upon the hybrid working arrangements of staff working at the site, the availability of nearby public car parking facilities at Millenium Quay car park, and its sustainable location close to public transport facilities and the population it is intended to serve.

The Head of Transport has accepted the findings of the assessment and raised no objection to the application from a highway perspective subject to the imposition of a suitable condition requiring the submission of a Travel Plan to promote the use of sustainable travel options as part of the development. The proposal is therefore considered to be in accord with Policies GP1 and TR3 in that it will be served by a suitable access and parking provision while being accessible by public transport and walking and cycling.

Other matters

Concerns regarding the proximity of the proposal to the neighbouring river and dock and possible dangers to the users of the wellbeing centre are unfounded and is a matter that would have been considered by the applicant as part of the site selection process. Whilst certain respondents refer to the need for both a community impact and risk assessment of the proposal, there is no statutory requirement to provide these in support of the application.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful examination of the site, together with the representations received to date, the proposed development is considered to be acceptable and in compliance with the key policy objectives of the Authority's LDP.

For these reasons, the application is put forward with a favourable recommendation.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1

The works hereby granted consent shall be commenced before the expiration of five years from the date of this permission.

Reason:

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- Proposed first floor plan (DR-A-UNI-A101-S00)
- Proposed ground floor plan (DR-A-UNI-A-103-S00)
- 1:1250 scale location plan

received on 21 December 2022

- Transport Assessment – LvW Highways dated 18 February 2023

received on 23 June 2023

Reason:

In the interest of clarity as to the extent of the permission.

Condition 3

The parking spaces shown outlined in red on the 1:1250 scale location plan received on the 21 December 2022 herewith approved shall be provided prior to the use of the development and thereafter be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking and turning facilities is to be obstructed by non-motorised vehicles.

Reason:

In the interests of highway safety.

Condition 4

The premises shall be used as Wellbeing Centre and for no other purpose (including any other purpose in class D1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class or any statutory instrument revoking and re-enacting that order with or without modification)).

Reason:

In order to restrict the use as a Wellbeing Centre and to prevent the premises being used for other uses within Class D1.

Condition 5

Prior to the use of the development hereby approved, a Travel Plan setting out ways of reducing car usage and increasing walking and cycling and sustainable means of travel to and from the development, and a timescale for its implementation, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason:

In the interests of promoting sustainable means of travel.

Notes / Informatives

Note 1

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).