

**CYNGOR GWLEDIG LLANELLI**  
**Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD**  
**Ffôn: 01554 774103**

**PWYLLGOR CYSWLLT A CHYNLLUNIO**

A gynhelir yn Siambr y Cyngor Ddydd Llun, 12 Rhagfyr, 2016 am 4.45 y.h.



**CLERC y CYNGOR**

6 Rhagfyr, 2016

**AGENDA**

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Yn dilyn ymlaen o Gofnod Rhif 187 – i dderbyn Mr. W. Davies, Arweinydd Tîm Rheoli Systemau Asedau, Cyfoeth Naturiol Cymru a Mr. R. Williams, Peiriannydd Amddiffynfa Rhag Llifogydd, Cyngor Sir Caerfyrddin, i roi'r wybodaeth ddiweddaraf am y gwaith rheoli llifogydd parhaus a gynlluniwyd yn yr ardal.
4. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
  - (1) S/34575 Paradise Enyll, 1 Gardde, Llwynhendy
  - (2) S/34712 Tir cyfagos I 19 Heol Llwynhendy, Llanelli
  - (3) S/34713 155 Heol Sandy, Llanelli
  - (4) S/34753 Llanelli Electricity Welfare Club, Heol Iscoed Road, Llanelli
  - (5) S/34778 Dwyfor Garages, 1-13, Dwyfor, Llwynhendy
5. Materion a drafodwyd yn unol â phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cytnllunio a newidiwyd:-
  - (1) S/34688 17 Parc Berwick, Bynea
  - (2) S/34706 13 The Hedgerows, Dafen
6. Cynllun Asfaethedig i Arafu Traffig – B4297 Heol y Bwlch, Y Bynea – Ymgynghoriad Statudol – ysteriad gohebiaeth a dderbyniwyd oddi wrth Cyngor Sir Caerfyrddin a chyuno ar ymateb y Cyngor.

7. Ty Arolygiaeth Gynllunio – Penderfyniad ar yr Apêl – 7 Beech Grove, Pwll, Llanelli – yn dilyn Cofnod Rhif 494 S/33465 (25 Ebrill, 2016), nodi er gwybodaeth gohebiaeth oddi wrth Yr Arolygiaeth Gynllunio hysbysu o benderfyniad apêl. Gwrthoddwyd yr apêl.

**Aelodau'r Pwyllgor:**

**Cyng.** M. L. Evans, (Cadeirydd y Pwyllgor), S. M. Caiach (Is-Gadeirydd y Pwyllgor), S. M. Donoghue, (Cadeirydd y Cyngor), F. Akhtar, T. Bowen, S. L. Davies, H. J. Evans, S. N. Lewis, C. A. Rees, W. V. Thomas and G. H. Wooldridge.

**LLANELLI RURAL COUNCIL**  
**Vauxhall Buildings, Vauxhall, Llanelli, SA15 3BD**  
**Tel: 01554 774103**

~~~~~  
**PLANNING AND LIAISON COMMITTEE**

**To be held at the Council Chamber on Monday, 12 December, 2016 at 4.45 p.m.**

~~~~~  
  
**CLERK to the COUNCIL**

6 December, 2016

**AGENDA**

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Further to Minute No. 187 – to receive Mr. W. Davies, Assets Systems Management Team Leader, Natural Resources Wales and Mr. R. Williams, Flood Defence Engineer, Carmarthenshire County Council, to provide an update on the ongoing and planned flood management work in the area.
4. Planning Applications – to agree the Council's response in respect of the following planning applications received from Carmarthenshire County Council:-
  - (1) S/34575 Paradise Villa, 1 Gardde, Llwynhendy
  - (2) S/34712 Land adjacent to 19 Llwynhendy Road, Llanelli
  - (3) S/34713 155 Sandy Road, Llanelli
  - (4) S/34753 Llanelli Electricity Welfare Club, Iscoed Road, Llanelli
  - (5) S/34778 Dwyfor Garages, 1-13, Dwyfor, Llwynhendy
5. Matters dealt with under the Clerk's delegated powers – to note the Council's response to Carmarthenshire County Council in respect of the following planning applications:-
  - (1) S/34688 17 Berwick Park, Bynea
  - (2) S/34706 13 The Hedgerows, Dafen
6. Proposed Traffic Calming – B4297 Heol y Bwlch, Bynea – Statutory Consultation – to receive correspondence from Carmarthenshire County Council and to agree the Council's response.

7. The Planning Inspectorate – Appeal Decision – 7 Beech Grove, Pwll, Llanelli – further to Minute No. 494 S/33465 (25 April, 2016), to note for information correspondence from The Planning Inspectorate informing of an appeal decision. The appeal was dismissed.

**Members of the Committee:**

**Cllrs.** M. L. Evans, (Chairman of Committee), S. M. Caiach (Vice-Chairman of Committee), S. M. Donoghue, (Chairman of Council), F. Akhtar. T. Bowen, S. L. Davies, H. J. Evans, S. N. Lewis, C. A. Rees, W. V. Thomas and G. H. Wooldridge.

Application No./ Development	Applicant/Location	Recommendation
S/34575 Dog Grooming Parlour	Mr. C. Bassett Paradise Villa 1 Gardde Llwynhendy Llanelli (Bynea Ward)	NO OBJECTION provided: 1. The drainage generated from the additional development does not increase the hydraulic load on the public sewer. 2. There is no detrimental impact on highway safety because of the increase of traffic movements to and from the site.

Consent is required to convert an existing single storey garage and utility area into a grooming salon and wash room for dogs.

S/34712 Dwellings	Mr. G. Edwards Land adjacent to 19 Llwynhendy Road Llanelli (Bynea Ward)	NO OBJECTION provided: 1. The drainage generated from the additional development does not increase the hydraulic load on the public sewer. 2. There is no detrimental impact on the amenity and privacy of 17 and 19 Llwynhendy Road and other adjoining neighbouring dwellings. 3. There is no detrimental impact on highway safety given the increase in new traffic movements accessing the development.
----------------------	--	--

Consent is required for five new dwellings at land adjacent to 19 Llwynhendy Road, new garages for 17, 19 and 21 Llwynhendy Road and demolition of an outbuilding.

Application No./ Development	Applicant/Location	Recommendation
S/34713 Extensions	Mr. J. Down 155 Sandy Road Llanelli (Hengoed Ward)	NO OBJECTION provided: 1. The drainage generated from the additional development does not increase the hydraulic load on the public sewer. 2. There is no detrimental impact on the amenity and privacy of neighbouring dwellings. 3. There is no detrimental impact on highway safety as a consequence of vehicles accessing the property from Sandy Road.
Consent is required for a proposed single storey extension to the rear and a proposed garage/store and first floor extension together with a new porch to the front. Existing gates to driveway to be widened.		
S/34753 Retail Development	Aspect Developments Ltd Llanelli Electricity Welfare Club Iscoed Road Llanelli (Hengoed Ward)	OBJECTION on the following grounds: 1. The site and immediate surrounding area are located in a flood zone and is prone to flood risk. The construction of additional retail units will compound matters by potentially displacing flood water to the surrounding streets of Iscoed, Maes y Coed and Sandy Road, exacerbating the problem for residents. 2. There are concerns over the increase in traffic movements to the site and the negative impact this will have on residents living at Iscoed, Maes y Coed and Sandy Road. This is considered to be detrimental to general traffic flow and highway safety.

---

**Application No./  
Development**

**Applicant/Location**

**Recommendation**

---

Consent is required for demolition of existing building and conversion of retail convenience food store together with construction of three stand alone retail units with ancillary infrastructure works.

**S/34778**  
Demolition

Carmarthenshire County Council  
Dwyfor Garages 1-13  
Dwyfor  
Llwynhendy  
Llanelli  
(Pemberton Ward)

NO OBJECTION

Consent is required for the demolition of unused garages.









LOCATION PLAN 1:1250

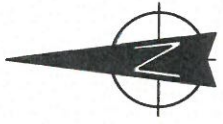
PROPOSED GROOMING SALON FOR DOGS  
1 GARDOE LLWYNHENDY LLANELLI SA14 0NH  
LOCATION PLAN 1:1250



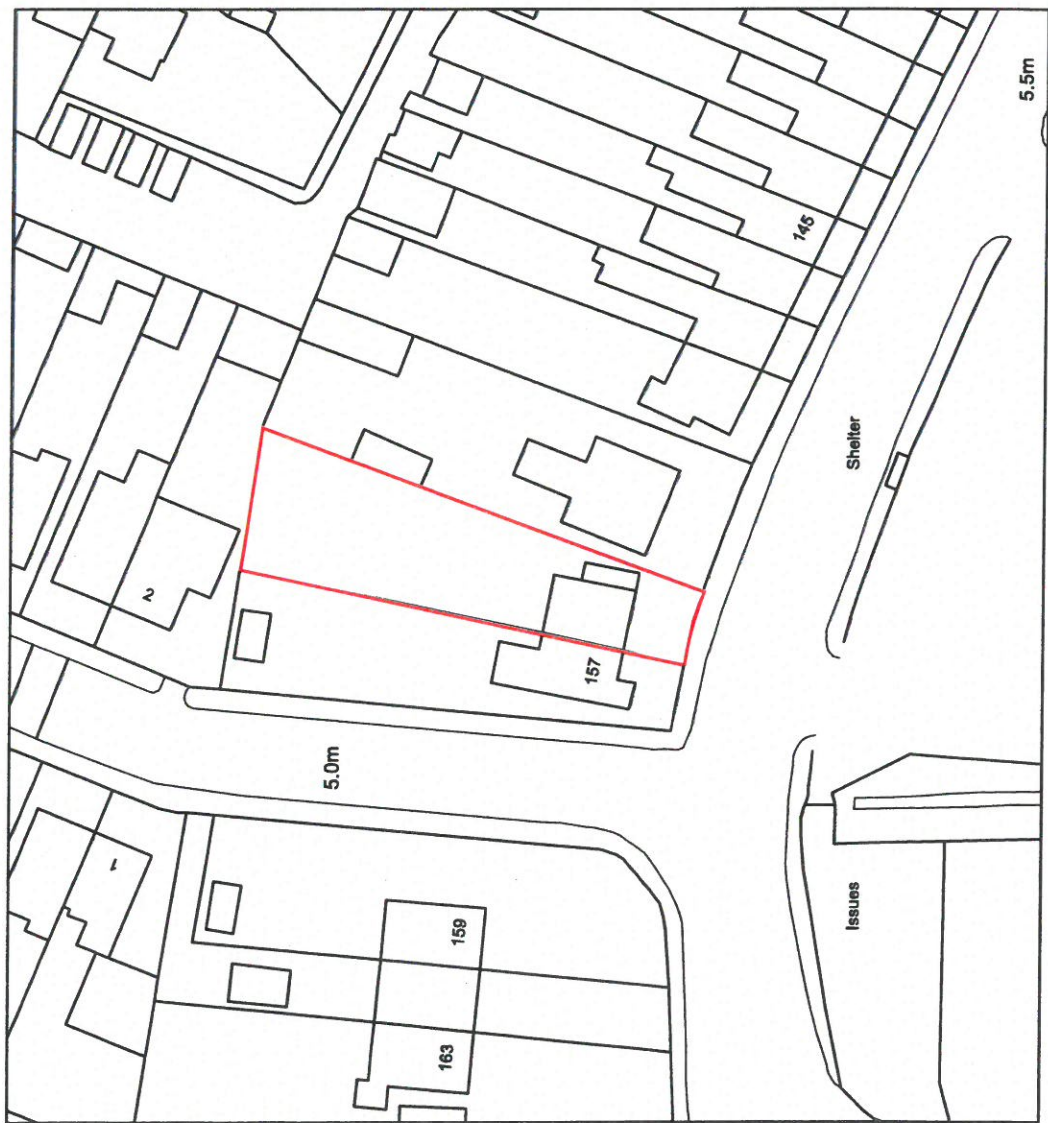
<b>Notes</b>  Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100020449	<b>REVISIONS</b> Rev. Comment By Date			Client: <b>Mr Gary Edwards</b>					
				Project Title: <b>New Dwellings</b>					
				Project Address 1: <b>Plot Adj. 19 Llwynhendy Road,</b>					
				Project Address 2: <b>Llwynhendy, Carmarthenshire</b>					
				Drawing Title: <b>Site Location Plan</b>					<b>A4</b>
B Application boundary amended RMJ 12.08.2015 A Application boundary amended RMJ 27.09.2013				Date: <b>09.09.2013</b>	Scale: <b>1:1000</b>	Drawn By: <b>DLD</b>	Ref: <b>NH256</b>	Drawing No: <b>001</b>	Rev <b>B</b>
THIS DRAWING IS THE COPYRIGHT OF DARKIN ARCHITECTS AND MAY NOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM OR PASSED TO A THIRD PARTY WITHOUT THEIR CONSENT. DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT. THIS DRAWING MUST NOT BE SCALED AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS. IF IN DOUBT ASK FOR CONFIRMATION.				143 Clifton Street, Cardiff, CF24 1LZ 1 John Street, Llanelli, SA15 1UH 02921 197 196 01554 778 730 info@darkinarchitects.com <small>© Copyright Darkin Architects 2016</small> <b>RIBA</b>  Chartered Practice				 drawing on experience	



Rev	Amendments	Date	By



# **SITE PLAN 1:500**



# **LOCATION PLAN 1:1250**

Map reference SN 49 00

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. AR100006113

<b>Project</b> PROPOSED ALTERATIONS & EXTENSION WORKS Location : 155 SANDY ROAD, LLANELLI Client : MR JON DOWN		<b>Title</b> EXISTING SITE & LOCATION PLANS	
Project Number 1773	Drawing Number 01	Rev. *	Status AS SHOWN
Project Name LEWIS PARTNERSHIP architects - pensen		Date Drawn 10/16	
Date Checked 07/10/16		By JPD	



13 Park Crescent LLANELLI Carmarthenshire SA15 3AE  
 01493 777777  
 enquiries@lewispartnership.co.uk  
 WWW.LEWISPARTNERSHIP.CO.UK



City and Guilds Certificate. Any work carried out in accordance with the LEWIS PARTNERSHIP LIMITED The copyright of this drawing remains the property of LEWIS PARTNERSHIP LIMITED Lewis Partnership Limited, registered in Wales, 149116, 014937525



# DR Design

Architectural Services

Davies Richards Design Ltd.  
Llandeilo - 01558 823351  
Mumbles - 01792 347692

E-MAIL - [info@daviesrichardsdesign.com](mailto:info@daviesrichardsdesign.com)  
WEB - [www.daviesrichardsdesign.com](http://www.daviesrichardsdesign.com)

JOB TITLE :  
Aspect Development,  
Retail development  
@ Sandy road  
Llanelli  
SA15 4BY

Do Not Scale From This Drawing

DRAWING TITLE :  
Site plan

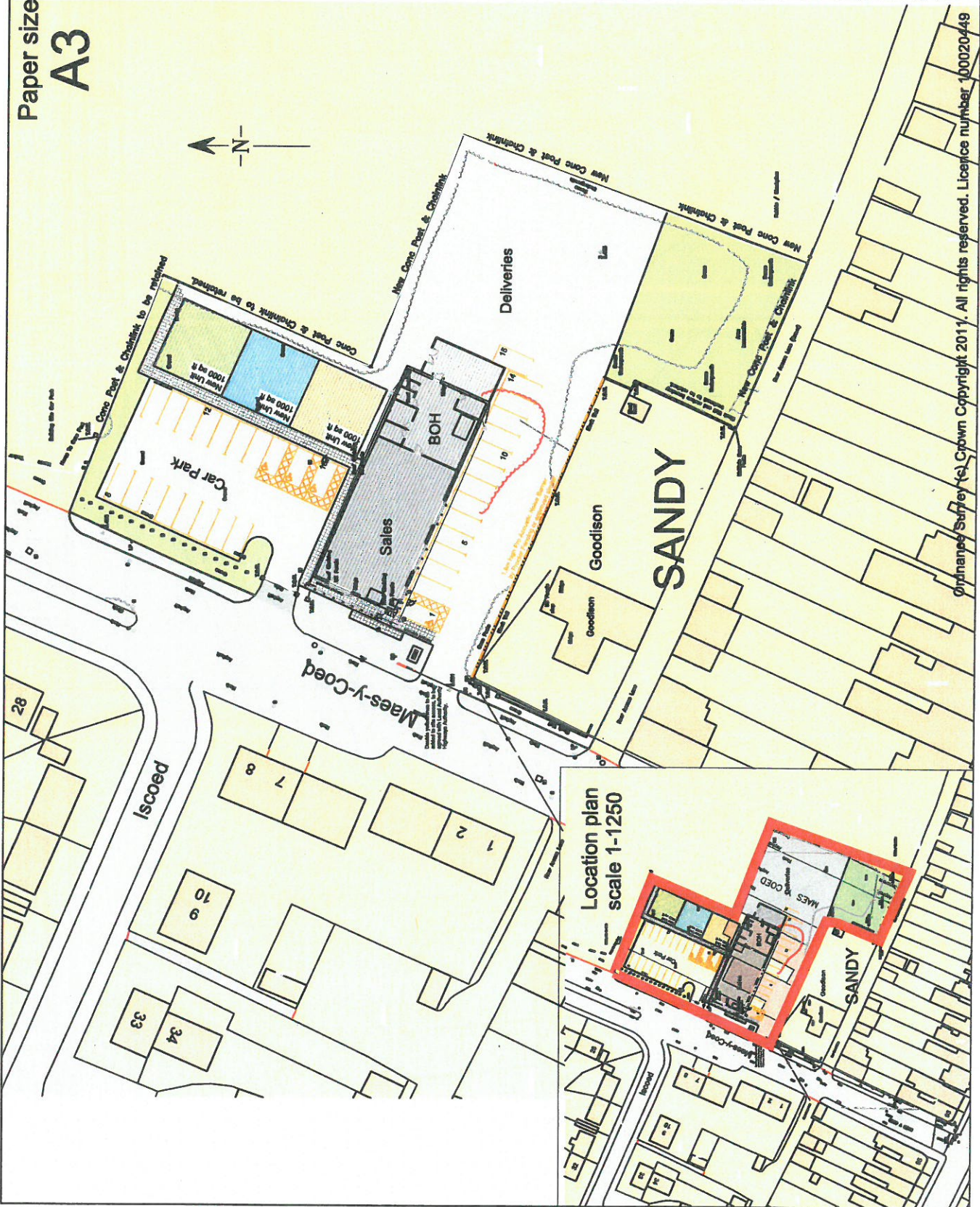
Original paper size - A3

SCALE: 1/500 & 1/1250  
DWG STATUS:

DRAWN BY: CJW  
DATE: 23/6/2016

PLAN No  
CW482/03  
REVISION  
L

Paper size  
A3



Ordinance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

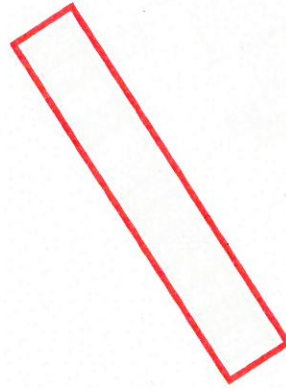


DEMOLITION



Alford Centre

Dwyfor Cdr



Wreath

Wreath

Tank

Ysgol Gymnasium

Census Map  
Map Centre

OS3642.3.000223.1

Created  
Date 09/09/2016

Created  
Scale 1:500





Application No./ Development	Applicant/Location	Recommendation
---------------------------------	--------------------	----------------

The following applications have been determined under the Clerk's delegated powers:

<b>S/34688</b> Extension	Mr. L. Jones 17 Berwick Park Bynea Llanelli (Bynea Ward)	NO OBJECTION provided: 1. Consent was obtained from Welsh Water to build over the sewer traversing the site. 2. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 3. There being no detrimental impact on the amenity and privacy of neighbouring dwellings.
-----------------------------	--	---

Retrospective consent was required for the retention of existing single storey living room extension.

<b>S/34706</b> Extension	Mr. P. Butchers 13 The Hedgerows Dafen Llanelli (Dafen Ward)	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. The general scale and massing of the proposed extension did not result in a disproportionate increase in the size of the original dwelling. 3. The extension being subordinate and compatible with the original dwelling in terms of scale and design and that it did not represent an incongruous form of development that would be unacceptably harmful to the character and appearance of the dwelling and surrounding residential area.
-----------------------------	--	---

Continued.

---

**Application No./  
Development**

**Applicant/Location**

**Recommendation**

---

**S/34706**  
Continued.

4. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for a proposed single storey living room and bedroom extension with some internal alterations.





0 5 10 15 20 25 30 35 40 45 50  
m

17 Berwick Park  
Bynea  
Llanelli  
SA14 9TP

REAR WING  
ROOM EXTENSION -  
AS BUILT

OS MasterMap 1250/2500/10000 scale  
01 October 2014, ID: BW1-00365115  
maps.blackwell.co.uk

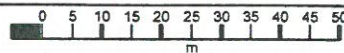
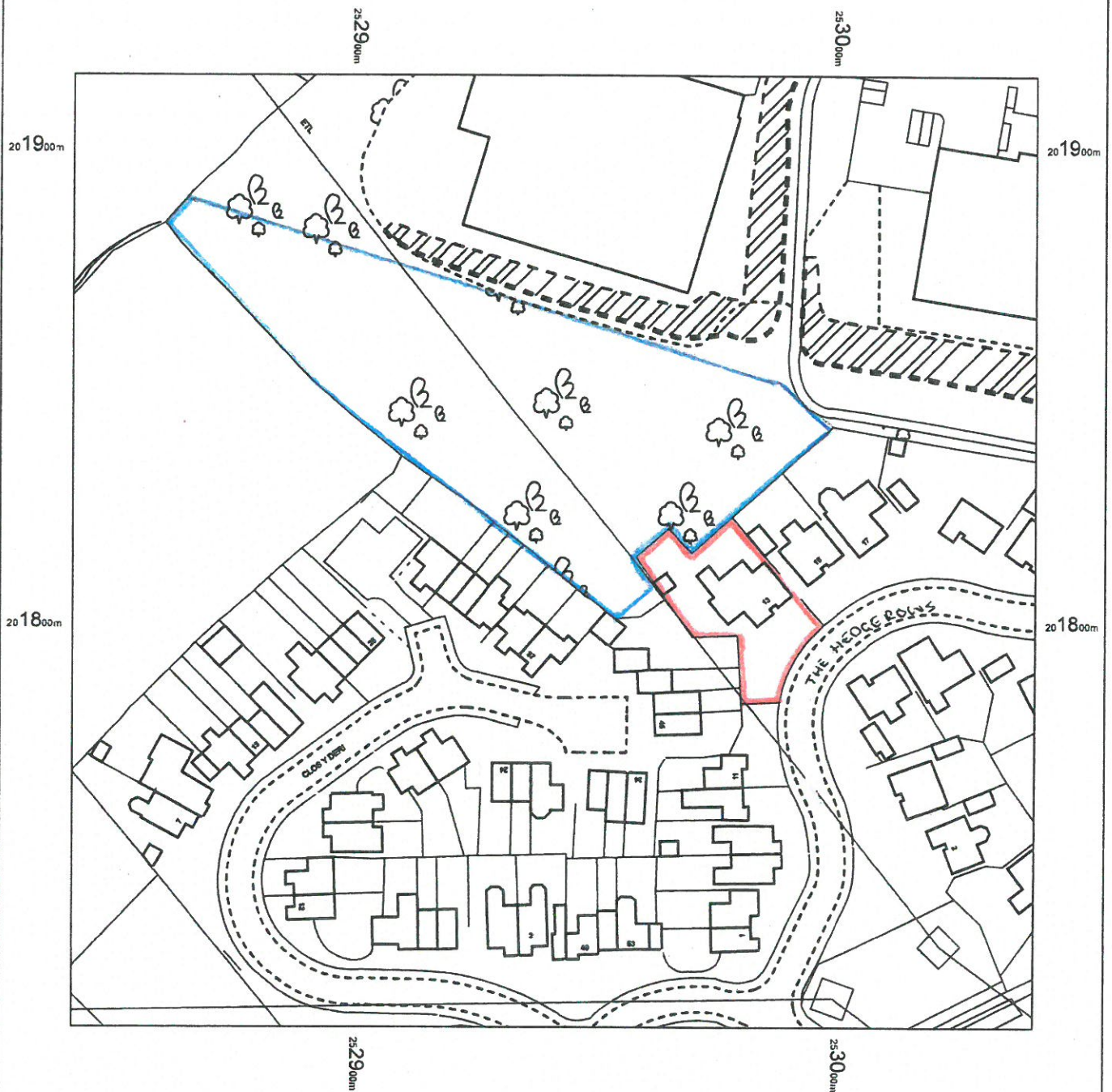
1:1250 scale print at A4, Centre: 254756 E, 199032 N

©Crown Copyright Ordnance Survey. Licence no.  
100041040



# 13 The Hedgerows (HEOL Y CLODDIAU)

ITEM No. 5 (2)



13 The Hedgerows (HEOL Y CLODDIAU)  
Llanelli  
SA14 8QX  
PROPOSED LIVING RM &  
BEDROOM EXTENSION  
AND INTERNAL  
ALTERATIONS

OS MasterMap 1250/2500/10000 scale  
18 October 2016, ID: BW1-00569113  
maps.blackwell.co.uk  
1:1250 scale print at A4, Centre: 252942 E, 201816 N  
©Crown Copyright and database rights 2016 OS  
100019980





**Kathryn Howells**

**Subject:** FW: Proposed Traffic Calming - B4297 Heol y Bwlch, Bynea - STATUTORY CONSULTATION

**Attachments:** 80\_0041\_223\_Heol y Bwlch Bynea TC Consult Welsh.pdf; 80\_0041\_223\_Heol y Bwlch Bynea TC Consult English.pdf

Dear Councillor/Sir/Madam,

**Proposed Traffic Calming - B4297 Heol y Bwlch, Bynea - STATUTORY CONSULTATION**

It is proposed to introduce various traffic calming measures on the B4297 Road, Heol y Bwlch, Bynea. The road humps are considered necessary to lower existing vehicle speeds along this length of public highway to ensure abeyance with the 30mph speed limit.

There are on road cycle lanes and the road forms part of a walking route to nearby primary schools and secondary schools further afield.

Bearing in mind the above the County Council consider the measures to be in the interest of road safety.

Please see attached A3 size PDF drawing illustrating the locations of the proposed road humps, if you require a paper copy please reply to this email. Below is a schedule which describes the dimensions and locations of the road humps:

Type	Dimensions	Location
<b>Speed Cushions</b>	65mm high 1650mm wide 2000mm long	<b>B4297, Heol y Bwlch, Bynea</b> 112 metres South East of the centre of its junction with Clos y Gerddi
<b>Round Top Hump</b>	75mm high (with permitted maximum legal height being 100mm) Tapered humps not completely kerb to kerb, with a curved top profile. 3.7m long	<b>B4297, Heol y Bwlch, Bynea</b> Outside property No.23

I would be grateful to receive your views on these proposed traffic calming measures by **Friday 23<sup>rd</sup> December, 2016**.

If I have not received a reply by this date, I will assume you have no objection to the proposals.

Should you have any queries regarding the above please do not hesitate to contact myself, or Mr Simon Charles on 01267 228136 or alternatively by email [SCharles@carmarthenshire.gov.uk](mailto:SCharles@carmarthenshire.gov.uk).

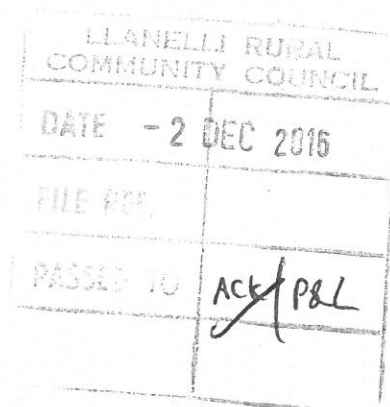
Regards,

**Martin E Owen** B.Sc, MIHE

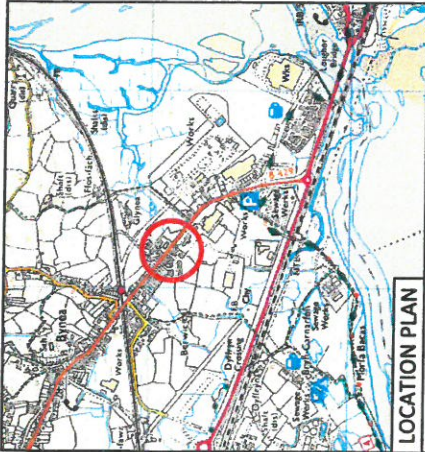
Cynorthwy-ydd Dylunio Peirianeg – Engineering Design Assistant  
Uned Dylunio Peirianeg – Engineering Design Section  
Is-Adran Priffyrdd a Trafnidiaeth – Highways and Transport Division  
Adran Yr Amgylchedd – Environment Department

[meowen@sirgar.gov.uk](mailto:meowen@sirgar.gov.uk) / [meowen@carmarthenshire.gov.uk](mailto:meowen@carmarthenshire.gov.uk)

Rhif ffôn / Telephone number 01267 228162 (\*5162)







LOCATION PLAN

**LIGHTING WORKS**

- Replace 6 no. lanterns (column no. 201-2372 to 201-2374 and 201-2379 to 201-2381)



**ROUND TOP HUMP**



Tapered humps (humps that are not completely kerb-to-kerb) with a curved top surface. Minimum length 3.7 metres with a height of 75mm (subject to the tolerances permitted in the Road Hump Regulations, where the hump will not exceed 100mm in maximum height)

**SPEED CUSHIONS**



Pair of rubber one-piece bolt-down humps that will allow wide-tracked vehicles, such as buses and emergency vehicles to straddle the cushion, thereby reducing noise vibration in the vicinity  
Dimensions:  
1650(w) x 2000(l) x 65mm(h)

**ROUND TOP HUMP**

Location: Heol y Bwlch outside property No. 23

Bwlch-y-lidiard

Misallow View

Bwlch Farm

Industrial Estate

Bynea House

**SPEED CUSHIONS**

Location: Heol y Bwlch  
112m South East of the centre of its junction with Clos y Gerddi.  
Accompanied by preformed traffic islands with tapered markings

**NOTES**

- 1) All dimensions are in metres unless shown otherwise and should not be scaled from drawing
- 2) Provision of vertical measures i.e. humps, will include warnings signs and a possible upgrade of street lighting locally



Ruth Mullen BSc. (Hons)  
Cyfarwyddwr yr Anglykredd  
Trafforddi a Phreithnng.  
Ngoron Anglykredd.  
Ngoron Anglykredd.  
Ngoron Anglykredd.  
Ngoron Anglykredd.

Director of Environment  
Transport and Engineering Division,  
Environment Department,  
County Hall,  
Carmarthen,  
Carmarthenshire

SAS31 1JP

17/10/16

VP

19.10.16

Client Instruction to Proceed with Round Top Hump Option Outside No. 23

Project

ROAD SAFETY SCHEME  
B4297 HEOL Y BWLCH, BYNEA

Check

19.10.16

VP

19.10.16

CONSULTATION PLAN

MAIN 1:1250

Project no. 80/0041/223

Drawing no. 001

Revision A







# The Planning Inspectorate Yr Arolygiaeth Gynllunio

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	- 6 DEC 2016
FILE REF.	
PASSED TO	POL

## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 13/10/16

gan Vicki Hirst BA(Hons) PG Dip TP  
MA MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 05.12.2016

## Appeal Decision

Site visit made on 13/10/16

by Vicki Hirst BA(Hons) PG Dip TP MA  
MRTPI

an Inspector appointed by the Welsh Ministers

Date: 05.12.2016

**Appeal Ref: APP/M6825/A/16/3156207**

**Site address: 7 Beech Grove, Pwll, Llanelli, Carmarthenshire, SA15 4AR**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Clive Grove against the decision of Carmarthenshire County Council.
- The application Ref S/33465, dated 16 February 2016, was refused by notice dated 16 June 2016.
- The development proposed is the construction of a 3 bedroom dwelling on a plot adjacent to 7 Beech Grove, Pwll.

## Decision

1. The appeal is dismissed.

## Procedural Matter

2. A Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 (as amended) was submitted with the appeal and provides an obligation by the appellant to pay a financial contribution towards affordable housing provision. The duly signed undertaking is undated and as such I am unable to afford it any weight. I have considered the implications of this further below.

## Main Issues

3. The main issues are:
  - the effect of the proposed development on the character and appearance of the area including its effect on protected trees; and
  - whether the proposed development would make adequate provision for affordable housing.

## Reasons

4. The appeal site lies within the village of Pwll and occupies a corner plot at the junction of the roads Maesyhaf and Beech Grove. The site is of an irregular shape narrowing to its southern corner and sloping downwards from north to south. To the north and east lies an estate of detached dwellings within Beech Grove, comprising large

dwelling set within spacious plots. A higher density development comprising predominantly terraced and semi-detached housing is situated to the west and north west within Maesyhaf. A detached single storey dwelling lies to the south with access taken from Maesyhaf. At the time of my site visit there were a number of trees within the site's confines.

5. The proposal would provide one detached two storey dwelling. Access would be taken from a new access to the north off Beech Grove into a parking and turning area. The proposal would result in the loss of a number of the existing trees some of which are protected by a Tree Preservation Order (TPO).

### *Character and Appearance*

6. The site lies within the development limits of the village of Pwll as defined in the Carmarthenshire Local Development Plan (LDP). The relevant policies GP1 and H2 of the LDP support development/housing proposals in such areas subject to meeting a number of detailed criteria, including that the proposal conforms with and enhances the character and appearance of the site, building or area, incorporates existing landscape or other features and retains and where appropriate incorporates important local features and ensures the use of good quality hard and soft landscaping. These policies are generally consistent with the objectives of national planning policy that allow for new housing on infill sites providing that the proposal does not damage an area's character or amenity<sup>1</sup>.
7. I noted on my site visit that the character of Maesyhaf and Beech Grove are distinctly different. Properties in Maesyhaf are characterised by an older style of terraced and semi-detached properties directly facing the street with small frontage gardens. Properties in Beech Grove are of more individual contemporary design and are set back from the road with large open frontage gardens and spacious surrounds.
8. The appeal site occupies a corner plot within the Beech Grove estate. The presence of a number of trees within its confines provides a soft landscaping belt that helps to demarcate the transition between Maesyhaf and Beech Grove. Whilst the site fronts two road boundaries, in my assessment the appeal site is clearly read in the context of the more modern houses in Beech Grove. The proposal would provide vehicular access from Beech Grove and the proposal would be viewed as part of this overall estate.
9. The Council has not raised any concerns in relation to the detailed design of the proposal and I have no reason to disagree. The main concerns relate to the cramped layout of the development and the loss of trees and the associated impact on the character and appearance of the area.
10. I acknowledge the appellant's submissions in respect of plot sizes, building footprints and the arising density figure as a percentage of the two and note that the density figure for the site would be comparative to others in Beech Grove. Nonetheless it is evident from the calculations that the appeal site occupies a smaller area than others within the estate and particularly those within the immediate vicinity. Whilst the dwelling would also be smaller than others in the estate, the smaller plot and dwelling would appear at odds with the larger and more spacious layout of other plots within the estate and particularly those in close proximity that occupy considerably bigger

<sup>1</sup> Paragraphs 9.3.2 - 9.3.4, Planning Policy Wales, Edition 9, November 2016 (Edition 9 post-dates representations but the revisions do not materially alter the relevant policy)



sites. The comparatively smaller site area and dwelling would be further emphasised by the configuration of the site with its irregular shape and narrow southern end requiring the dwelling to be positioned close to the boundaries and with limited space in its surrounds. In the context of the overall estate, with properties set back from the road set in spacious and open surroundings, I find the proposal would appear squeezed into the plot and be a cramped and contrived form of development. This form of development would be discordant with the existing spacious layout and open nature of existing dwellings within Beech Grove.

11. The Beech Grove estate is the subject of a TPO relating to numerous individual trees. Four of these are located within the appeal site and are specified in the TPO and in the appellant's tree survey as trees T33, T36, T37 and T38. The appellant's tree survey identifies a further oak tree (T30) in the southern corner of the site in the approximate position of a maple tree identified in the TPO as T39. From my observations on site I find that the trees make an important contribution to the character and appearance of the area.
12. The appellant has provided a tree survey relating to both trees within the site and those immediately outside it. On the evidence before me there is no dispute between the main parties that four protected trees within the site should be removed although the Council's position is that this is on the basis that a landscaping scheme with replants would be provided. The appellant's tree survey also identifies tree T30 as being dead, dying or diseased and of no value and recommends it be felled. It finds T35 outside the site to be in sound condition and of very high amenity value with its retention most desirable and tree T41 (outside the site) to be dead, dying or diseased and recommends it is felled. On the evidence before me I have no reason to disagree with these findings and note that consent has been given by the Council to fell T41.
13. It is acknowledged that irrespective of any development on the appeal site that the contribution that trees within and outside the site make to the character and appearance of the area may not continue in the longer term. This loss would have a fundamental effect on the character of the area and would further emphasise the new development and its discordant appearance in relation to the surroundings.
14. I note the appellant's contention that those trees to be retained would ensure that the level of landscaping would be comparable with previously approved developments to the north and east of the site and to introduce new planting would contrast with the character and appearance of the area. However it is evident that some of the trees to be retained are located outside the appeal site and would not be under the control of the appellant. Their retention is therefore not secured.
15. In my assessment as set out above, the mature vegetation on the site provides an important feature in the area that softens the built form of Maesyhaf and Beech Grove and marks an important transition between the two. The trees have been protected for the contribution that they make to the amenities of the area and any to be removed should be replaced with new tree planting of a similar species to ensure that the contribution they make to the area is secured for the future.
16. I have considered the appellant's suggestion that a planting scheme could be a condition of any permission. However I have found that the proposal would result in limited space around the dwelling and the development of the site would limit the opportunity for replacement trees to grow and develop. In any event planting would be unable to overcome the visual impact that I have identified would arise from this particular scheme.

