

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

**PWYLLGOR CYSWLLT A CHYNLLUNIO**

A gynhelir yn Siambr y Cyngor Ddydd Mercher, 19 Ebrill, 2017 am 4.45 y.h.



CLERC y CYNGOR

10 Ebrill, 2017

**AGENDA**

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
  - (1) S/35310 8 Waun Eos, Pwll, Llanelli
  - (2) S/35335 Hazeldene, 11 Heol Hen, Pum Heol, Llanelli
  - (3) S/35340 45 Iscoed, Llanelli
  - (4) S/35361 Garnwen, Pum Heol, Llanelli
  - (5) S/35362 Maesllydan, Felinfoel, Llanelli
  - (6) S/35367 20A Clos Bryn Haul, Llwynhendy, Llanelli
4. Cae Ffordd Dros Dro - C2122 Heol Rehoboth, Pum Heol, Llanelli - i'w nodi ar gyfer gohebiaeth gwybodaeth a dderbyniwyd gan Gyngor Sir Caerfyrddin am gau'r ffordd.
5. Deddf Cynllunio Gwiad a Thref (1990) (fel y'i newidiwyd) - Tir i'r Gogledd o Cilwnwg Fawr, Llanelli - nodi er gwybodaeth gohebiaeth oddi wrth y Rheolwr Datblygu, Cyngor Sir Caerfyrddin ar yr apêl yn cael ei gyflwyno gyda Weinidogion Cymru.
6. Ty Arolygiaeth Gynllunio - Pendererfyniad ar yr Apêl - Uned 11, Porth Llanelli, Llanelli - yn dilyn Cofnod Rhif 188 S/34358, nodi er gwybodaeth gohebiaeth oddi wrth Yr Arolygiaeth Gynllunio hysbysu o benderfyniad apêl. Mae'r apêl wedi'i ganiatáu.

**Aelodau'r Pwyllgor:**

**Cyng.** M. L. Evans, (Cadeirydd y Pwyllgor), S. M. Caiach (Is-Gadeirydd y Pwyllgor), T. Devichand (Arweinydd y Cyngor), S. M. Donoghue, (Cadeirydd y Cyngor), F. Akhtar, T. Bowen, S. L. Davies, H. J. Evans, 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 Wednesday, 19 April, 2017 at 4.45 p.m.

  
**CLERK to the COUNCIL**

10 April, 2017

**AGENDA**

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Planning Applications – to agree the Council's response in respect of the following planning applications received from Carmarthenshire County Council:-
  - (1) S/35310 8 Waun Eos, Pwll, Llanelli
  - (2) S/35335 Hazeldene, 11 Heol Hen, Five Roads, Llanelli
  - (3) S/35340 45 Iscoed, Llanelli
  - (4) S/35361 Garnwen, Five Roads, Llanelli
  - (5) S/35362 Maesllydan, Felinfoel, Llanelli
  - (6) S/35367 20A Clos Bryn Haul, Llwynhendy, Llanelli
4. Temporary Road Closure – C2122 Rehoboth Road, Five Roads, Llanelli – to note for information correspondence received from Carmarthenshire County Council, in respect of the temporary road closure.
5. Town and Country Planning Act (1990) (as amended) – Land north of Cilwnwg Fawr, Llanelli – to note for information correspondence from the Development Manager, Carmarthenshire County Council informing that an appeal had been lodged with the Welsh Ministers.
6. The Planning Inspectorate – Appeal Decision – Unit 11, Llanelli Gate, Dafen, Llanelli – further to Minute No. 188 S/34358, to note for information correspondence from The Planning Inspectorate informing of an appeal decision. The appeal has been allowed.

**Members of the Committee:**

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





| Application No./<br>Development | Applicant/Location  | Recommendation   |
|---------------------------------|---|--|
| <b>S/35310</b><br>Extension     | Mr. & Mrs S. John<br>8 Waun Eos<br>Pwll<br>Llanelli<br>(Hengoed Ward) | NO OBJECTION provided:<br>1. The drainage generated from the additional development does not increase the hydraulic load on the public sewer.<br>2. There is no detrimental impact on the amenity and privacy of neighbouring dwellings. |

Consent is required for a proposed first floor rear extension to create a new dressing room.

|                            |  |  |
|----------------------------|--|--|
| <b>S/35335</b><br>Dwelling | Mrs E. Morgan<br>Hazeldene<br>11 Heol Hen<br>Five Roads<br>Llanelli<br>(Glyn Ward) | NO OBJECTION provided:<br>1. The drainage generated from the additional development does not increase the hydraulic load on the public sewer.<br>2. There being no detrimental impact on highway safety. |
|----------------------------|--|--|

Outline consent is required for one new bungalow – all matters reserved.

|                              |   |  |
|------------------------------|---|--|
| <b>S/35340</b><br>Extensions | Mr. & Mrs S. Edwards<br>45 Iscoed<br>Llanelli<br>(Hengoed Ward) | NO OBJECTION provided:<br>1. The drainage generated from the additional development does not increase the hydraulic load on the public sewer.<br>2. The development not impinging on the public sewer crossing the site.<br>3. The single storey rear and side extensions being of an acceptable form and design.<br>4. There is no detrimental impact on the amenity and privacy of neighbouring dwellings. |
|------------------------------|---|--|

Consent is required for a proposed single storey rear and side extension and detached garage.

| <b>Application No./<br/>Development</b> | <b>Applicant/Location</b> | <b>Recommendation</b> |
|---|---------------------------|-----------------------|
|---|---------------------------|-----------------------|

**S/35361**  
Garage

Mrs N. Gibbon  
Garnwen  
Five Roads  
Llanelli  
(Glyn Ward)

NO OBJECTION

Consent is required to demolish an existing garage and construct a detached garage.

**S/35362**  
Extension

Mr. & Mrs L. A. Davies  
Maesllydan  
Felinfoel  
Llanelli  
(Glyn Ward)

NO OBJECTION provided:  
1. The drainage generated from the additional development does not increase the hydraulic load on the public sewer.

Consent is required for a two storey extension.

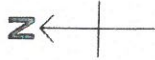
**S/35367**  
Conversion/Extension

Mr. & Mrs Allen  
20A Clos Bryn Haul  
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 the amenity and privacy of neighbouring dwellings.

Consent is required for a conversion and extension of garage to form a new annexe.

Mr & Mrs S John  
8 Wauneos  
Pwll  
Llanelli  
Carmarthenshire  
SA15 4EA



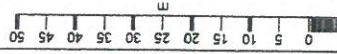
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scale  
16 March 2017, ID:  
BW1-00608286  
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1:1250 scale print at A4, Centre:  
248516 E, 201047 N

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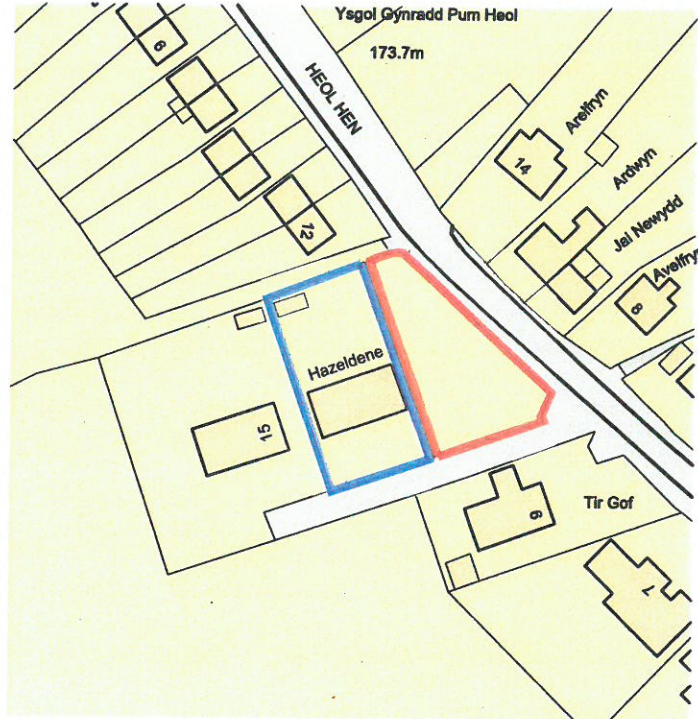
**BLACKWELL'S**  
www.blackwellmapping.co.uk  
TEL: 0113 245 2623  
comments@maps.blackwell.co.uk




8 Wauneos, Pwll, Llanelli



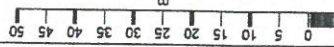
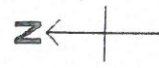




|   |           |         |    |  |   |                      |
|---|-----------|---------|----|--|---|----------------------|
| <p><b>Notes</b></p> <p>Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100020449</p>   | REVISIONS |         |    | Client: <b>Ennis Morgan</b>  |   |                      |
|   | Rev       | Comment | By | Date   | Project Title: <b>New Home</b>                                  |                      |
|   |           |         |    |  | Project Address 1: <b>Plot Adjacent Hazeldene, 11 Heol Hen,</b> |                      |
|   |           |         |    |  | <b>A4</b>   | Checked by           |
|   |           |         |    |  | Project Address 2: <b>Five Roads, Carmarthenshire, SA15 5HJ</b> |                      |
|   |           |         |    |  | Drawing Title: <b>Site Location Plan</b>                        |                      |
|   |           |         |    | Date: <b>08.02.2017</b>  | Scale: <b>1:1250</b>  | Drawn By: <b>DLD</b> |
|   |           |         |    | Ref: <b>NH290</b>  | Drawing No: <b>001</b>  | Rev: <b>-</b>        |
| <p>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.</p> |           |         |    | <p>143 Clifton Street, Cardiff, CF24 1LZ<br/>                 1 John Street, Llanelli, SA15 1UH<br/>                 02921 197 196 01554 778 730<br/>                 info@darkinarchitects.com</p> <p>© Copyright Darkin Architects 2017</p> <p><b>RIBA</b> <br/>                 Chartered Practice</p> |   |                      |
|   |           |         |    | <p><b>darkin</b><br/>architects</p> <p>drawing on<br/>experience</p>   |   |                      |



Mr & Mrs S Edwards  
45 Iscoed  
Llanelli  
Carmarthenshire  
SA15 4DA



OS MasterMap 1250/2500/10000  
scale  
28 February 2017, ID:  
BW1-00603468  
maps.blackwell.co.uk

1:1250 scale print at A4, Centre:  
249445 E, 200807 N

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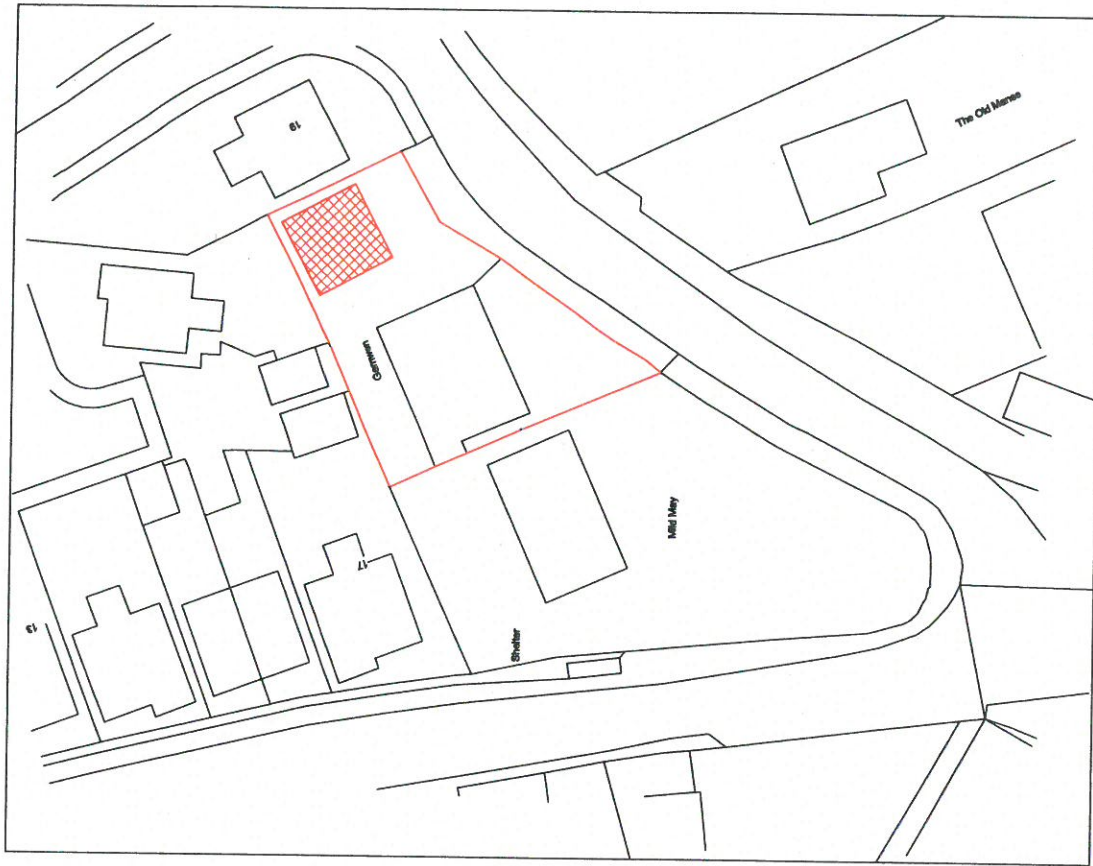


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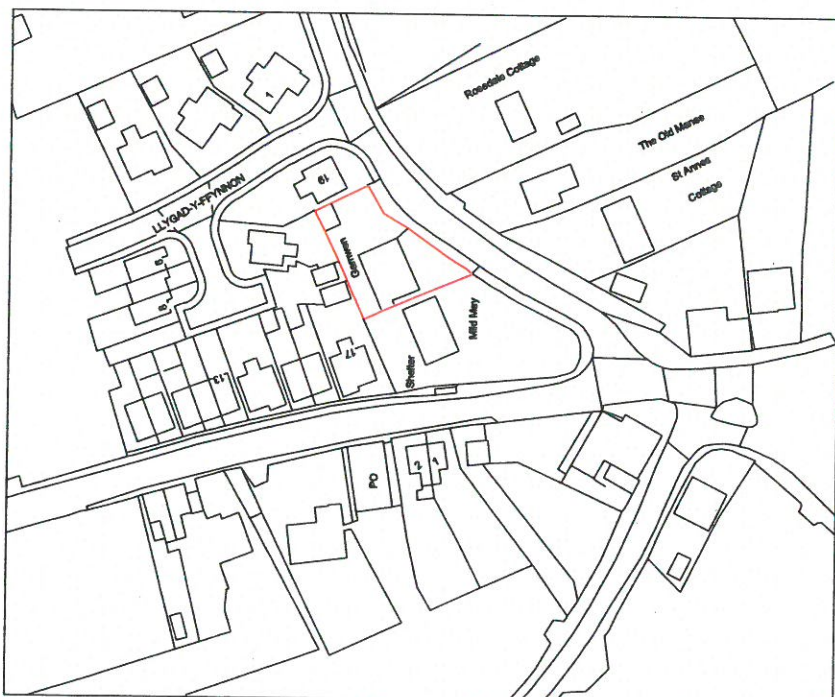
45 Iscoed, Llanelli



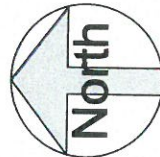




**2** Block plan  
1 : 500



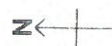
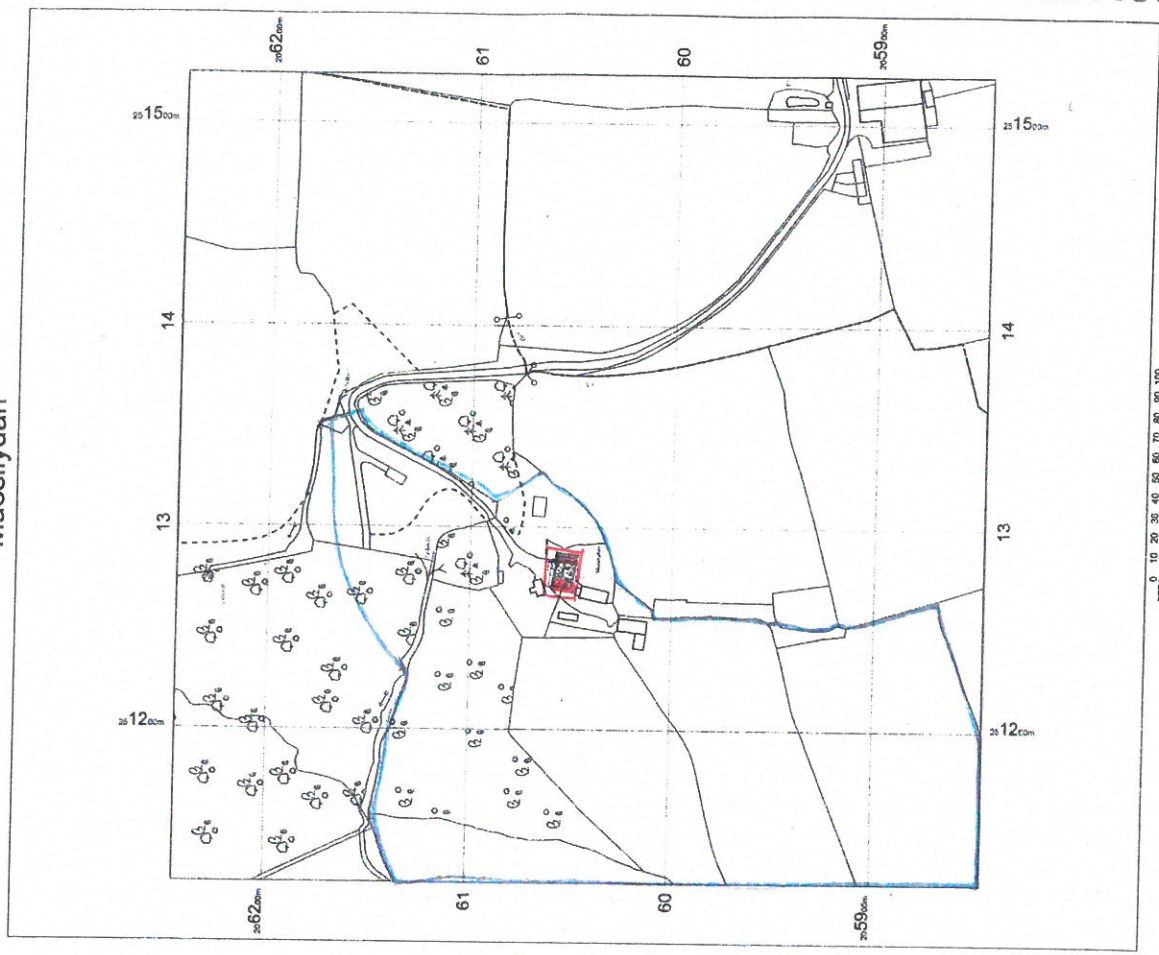
**1** Site location plan  
1 : 1250



OS0100031673

|   |        |  |  |                              |     |
|---|--------|--|--|------------------------------|-----|
| <b>Proposed campervan storage Garage.</b>   |        | PROJECT<br>Garmwen, Horeb road, Five roads, LLanelli, SA15 5YY | CLIENT<br>Date 23/03/2016<br>Project number<br>Project Number<br>Drawing Number<br>GH003 | Scale (@ A3)<br>As Indicated | REV |
| CODE  | STATUS | SUITABILITY DESCRIPTION  | PURPOSE OF ISSUE   | Author<br>Checked by         | REV |
|   |        |  | Planning   |                              |     |
|   |        |  |  |                              |     |
| 9 Pine Tree close<br>Bury port<br>Carmarthenshire<br>SA16 0TF<br>TEL 01554633725<br>07837694671 |        |  |  |                              |     |

Maesllydan



Maesllydan  
Five Roads  
Llanelli  
SA15 5AZ

OS MasterMap 1250/2500/10000 scale  
17 March 2017, ID: BW1-00608491  
maps.blackwell.co.uk  
1:2500 scale print at A4, Centre: 251324 E, 206046 N  
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Maesllydan



Maesllydan  
Five Roads  
Llanelli  
SA15 5AZ

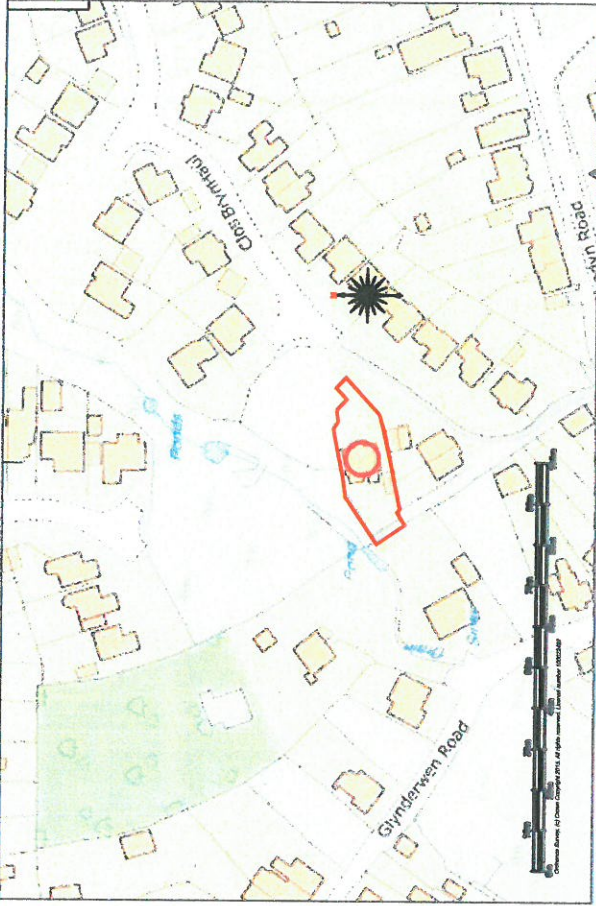
OS MasterMap 1250/2500/10000 scale  
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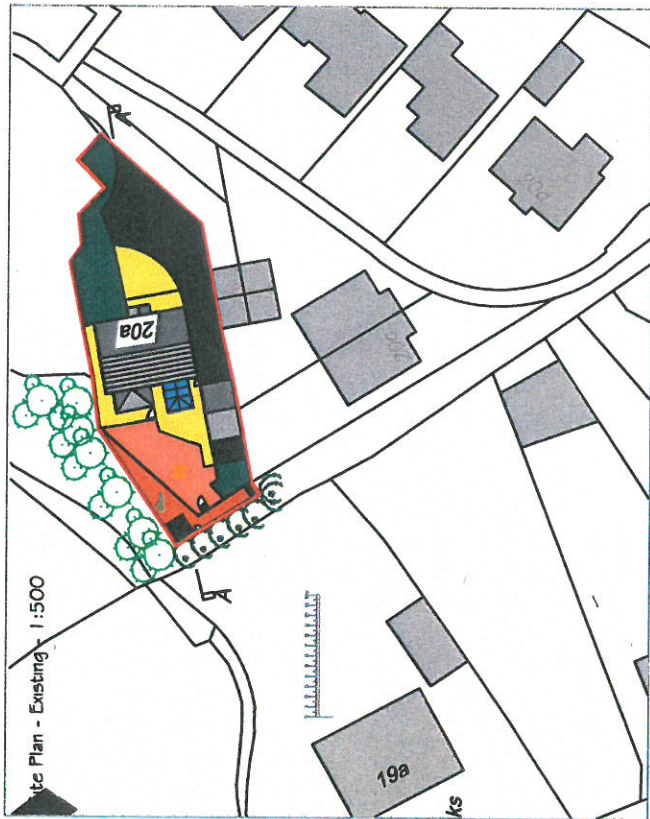


Location Plan - Existing - 1:1250



Key

Property Boundary -



PROPOSED WORK



**Helen Thomas**

**From:** Meleri Griffiths <MelGriffiths@carmarthenshire.gov.uk>  
**Sent:** 24 March 2017 11:25  
**To:** 'midlands-western@rha.uk.net'; 'getintouch@wincanton.co.uk'; 'FIRE CONTROL'; 's.cole@mawwfire.gov.uk'; 'christian.newman@wales.nhs.uk'  
**Cc:** enquiries; 'ceri.richards@royalmail.com'  
**Subject:** CAU FFORDD DROS DRO – YR C2122, HEOL REHOBOTH, PUMP-HEWL, LLANELLI / TEMPORARY ROAD CLOSURE – C2122 REHOBOTH ROAD, FIVE ROADS, LLANELLI Owls Hollow, Rehoboth Road, Llanelli, SA15 5EX - 9001149001.pdf  
**Attachments:**

|                                     |                    |
|-------------------------------------|--------------------|
| LLANELLI FIFTH<br>COMMUNITY COUNCIL |                    |
| DATE                                | 27 MAR 2017        |
| FILE REF.                           |                    |
| PASSED TO                           | <i>[Signature]</i> |

TF/14/(T)/MG  
Griffiths

Mrs Meleri

(01267) 228243

Annwyl Syr/Fadam,

**YNGHYLCH : CAU FFORDD DROS DRO – YR C2122, HEOL REHOBOTH, PUMP-HEWL, LLANELLI**

Mae cais wedi dod i law am gau dros dro ffordd yr C2122, Heol Rehoboth, Pump-hewl, Llanelli o fan 939 metr i'r gogledd-ddwyrain o'r gyffordd â'r B4308, am bellter o 550 metr tua'r gogledd-ddwyrain.

Mae angen cau'r ffordd er mwyn i gwmni Gallagher atgyweirio'r brif bibell o ddydd Mawrth, 25 Ebrill, 2017 am gyfnod o 3 diwrnod.

Y ffordd arall ar gyfer traffig sy'n teithio tua'r de-orllewin fydd mynd tua'r gogledd-ddwyrain ar hyd yr C2122 hyd at y gyffordd â'r B4309 (Pump-hewl). Wrth y gyffordd, troi i'r dde a theithio tua'r de-ddwyrain ar hyd y B4309 hyd at y gyffordd â'r B4308. Wrth y gyffordd, troi i'r dde a theithio tua'r gogledd-orllewin ar hyd y B4308 hyd at y gyffordd â'r C2122. Wrth y gyffordd, troi i'r dde a theithio tua'r gogledd-ddwyrain gan ddychwelyd i fan sydd i'r de-orllewin o'r man lle mae'r ffordd ynghau. I'r gwrthwyneb ar gyfer traffig sy'n teithio tua'r gogledd-ddwyrain.

Amgaeaf gynllun nad yw wrth raddfa sy'n dangos y darn ffordd sydd i'w gau ynghyd â'r ffordd arall. Byddwn yn falch o gael unrhyw sylwadau a allai fod gennych ar y mater hwn.

Yn gywir,

Andrew Morgan, MCIHT, MSoRSA  
HA RSA Cert Comp,  
Peiriannydd Traffig

\*\*\*\*\*

TF/14/(T)/MG  
Griffiths

Mrs Meleri

(01267) 228243

Dear Sir/Madam,

**RE : TEMPORARY ROAD CLOSURE – C2122 REHOBOTH ROAD, FIVE ROADS, LLANELLI**

I write to inform you that a request has been received for the temporary closure of the C2122 Rehoboth Road, Five Roads, Llanelli from a point 939 metres north-east of its junction with the B4308 for a total distance of 550 metres in a north-easterly direction.

The closure is necessary for "Gallagher" to carry out mains repair works from Tuesday 25<sup>th</sup> April, 2017 for a period of 3 days.

The alternative route for south-west bound traffic will be to proceed in a north-easterly direction along the C2122 to its junction with the B4309 (Five Roads). At the junction, turn right and continue in a south-easterly direction along the B4309 to its junction with the B4308. At the junction, turn right and continue in a north-westerly direction along the B4308 to its junction with the C2122. At the junction, turn right and continue in a north-easterly direction to return to a point south-west of the closure. Vice versa for north-east bound traffic. **NO ACCESS WILL BE AVAILABLE FOR EMERGENCY SERVICES.**

I enclose a plan (N.T.S.) illustrating the length of road to be closed and alternative.

Yours faithfully,

Andrew Morgan, MCIHT, MSoRSA  
HA RSA Cert Comp,  
Peiriannydd Traffig

*Meleri Griffiths*

Technegydd Rheolaeth Traffig/Traffic Management Technician

Adran Yr Amgylchedd - Environment Department

Parc Myrddin, Waun Dew, Caerfyrddin, SA31 1HQ

01267 228243, Est/Ext: 5243

01267 228342

[melgriffiths@sirgar.gov.uk](mailto:melgriffiths@sirgar.gov.uk)

*Mae croeso i chi gysylltu â mi yn Gymraeg neu Saesneg*  
*You are welcome to contact me in Welsh or English*



**TRAFFIC MANAGEMENT NOTES:**

- 1) All temporary traffic signs shall be in accordance with Chapter 6 of the Traffic Signs Manual 2009.
- 2) All temporary traffic management shall be in accordance with the Traffic Signs (Accidents) (No.2) Regulations and General Directions 2011.
- 3) All temporary traffic management shall conform with the Traffic Signs Regulations and General Directions 2011.
- 4) All temporary traffic management signs should be placed on the left hand side of the road.
- 5) All temporary traffic management signs are indicative and are subject to on site approval from the Engineer.

### Chpt. 8 Details

**DETAIL B**

1) Temporary traffic signs shall be in accordance with Chapter 6 of the Traffic Signs Manual 2009.

2) All temporary traffic management shall be in accordance with the Traffic Signs (Accidents) (No.2) Regulations and General Directions 2011.

3) All temporary traffic management shall conform with the Traffic Signs Regulations and General Directions 2011.

4) All temporary traffic management signs should be placed on the left hand side of the road.

5) All temporary traffic management signs are indicative and are subject to on site approval from the Engineer.

**DETAIL C1**

1) Temporary traffic signs shall be in accordance with Chapter 6 of the Traffic Signs Manual 2009.

2) All temporary traffic management shall be in accordance with the Traffic Signs (Accidents) (No.2) Regulations and General Directions 2011.

3) All temporary traffic management shall conform with the Traffic Signs Regulations and General Directions 2011.

4) All temporary traffic management signs should be placed on the left hand side of the road.

5) All temporary traffic management signs are indicative and are subject to on site approval from the Engineer.

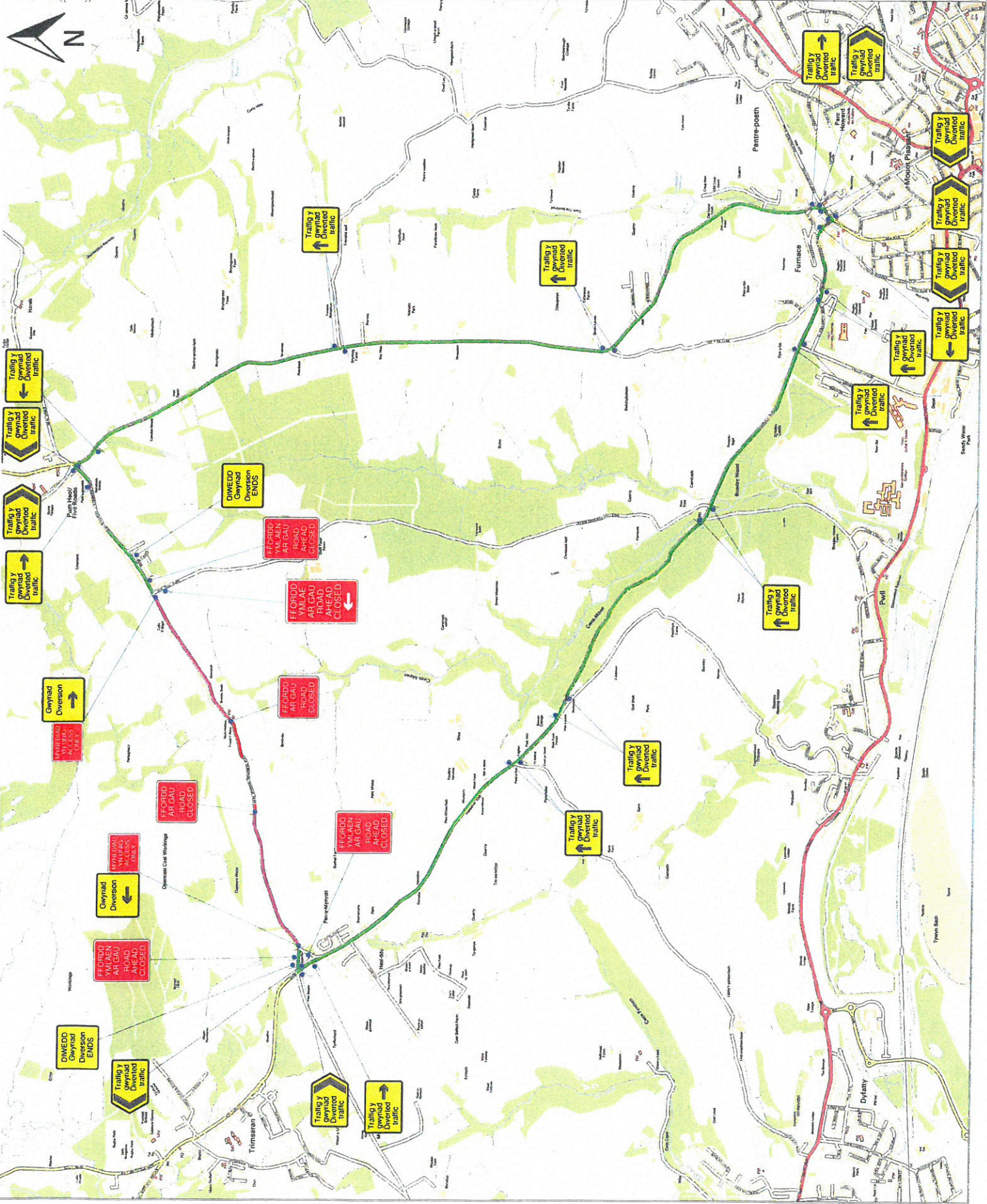
**Key Chart:**

- Road Sign
- Cones
- Diversion
- Works area / Road closure
- Access only

Signature: \_\_\_\_\_  
 Customer: Dwr Cymru / Amey  
 Job Reference: 94001149001  
 Location: Owis Hollow, Raheboth Road, Llaneli, SA15 5EX  
 Date: 15/03/17  
 Description: Road Closure and diversion

Amberon Ltd  
 Tel: 0845 371 5050  
 Fax: 01792 774580

Produced By: K. Morales  
 Date: 15/03/17  
 File: 150317\_0176\_11764\_U







**Helen Thomas**

---

**From:** REG Planning Appeals <PlanningAppeals@carmarthenshire.gov.uk>  
**Sent:** 28 March 2017 16:12  
**To:** enquiries  
**Subject:** Enforcement Appeal - Land north of Cilwnwg Fawr, Felinfoel - S/ENF/07899  
**Attachments:** Enforcement Attachment.pdf; S-ENF-07899-280317-16102479.doc

**Please note any comments you wish to make on this Appeal should be sent directly to the Planning Inspectorate and not to the Planning Department.**

Email : [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk)

Cofion / Regards

Miss Stephanie Thomas  
Swyddog Gweinyddu Apelau / Appeals Administrative Officer  
Isadran Cynllunio / *Planning Division*  
Cyngor Sir Gâr / *Carmarthenshire County Council*  
Heol Spilman, Caerfyrddin, SA31 1JY / 8 *Spilman Street, Carmarthen, SA31 1JY*



Ffôn/Tel : (01267) 228620 ext 2620 (Mon-Wed) (01267) 242450 ext 5050 (Thurs-Frid)  
Eboost/Email : [PlanningAppeals@sirgar.gov.uk](mailto:PlanningAppeals@sirgar.gov.uk) / [PlanningAppeals@carmarthenshire.gov.uk](mailto:PlanningAppeals@carmarthenshire.gov.uk)



Gofynner am / Please ask for: Rhys Phillips  
Llinell Uniongyrchol / Direct Line: 01554 742353  
E-bost Uniongyrchol / Direct Email: rophillips@carmarthenshire.gov.uk

Eich cyf / Your ref:  
Fy nghyf / My ref: APP 1235 / S/ENF/07899

28 March 2017

CLERK - MR MARK GALBRAITH  
LLANELLI RURAL COUNCIL  
VAUXHALL BUILDINGS  
VAUXHALL  
LLANELLI  
SA15 3BD

|                                     |             |
|-------------------------------------|-------------|
| LLANELLI RURAL<br>COMMUNITY COUNCIL |             |
| DATE                                | 29 MAR 2017 |
| FILE REF.                           |             |
| PASSED TO                           |             |
|                                     |             |

Annwyl Syr/Madam ~ Dear Sir/Madam

**Deddf Cynllunio Gwlad a Thref (1990) (fel y'i newidiwyd)**  
**Town and Country Planning Act (1990) (as amended)**

**Apêl gan / Appeal by :** MS C L HUGHES  
**Safle yn / Site at:** LAND NORTH OF, CILWNWG FAWR, FELINFOEL, LLANELLI, SA14 8LZ  
**Y Datblygiad Arfaethedig / Proposed Development:** UNAUTHORISED TRACK / ENGINEERING WORKS  
**Cyfeirnod yr Apêl / Appeal Reference:** APP 1235 / S/ENF/07899  
**Cyfeirnod yr Arolygiaeth / Inspectorate Reference:** APP M6825/C/17/3172112  
**Dyddiad Dechrau'r Apêl / Appeal Starting Date:** 24/03/2017

Penderfynir ar yr apêl ar sail datganiadau ysgrifenedig a gyfnewidir gan y partïon, ac ar sail ymweliad safle gan Arolygydd.

The application is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Os oes gennych farn am y mater, neu os ydych o'r farn y bydd y cynnig dan sylw yn yr apêl yn effeithio arnoch, dylech un ai:

Should you have any views on the matter, or you consider your interests to be affected by the proposal under appeal, you should either:

a) ebostio eich sylwadau i [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk) (gweler y cyfarwyddiadau amgaeedig gan yr Arolygiaeth Gynllunio); neu

a) email your comments to [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk) (see attached guidance notes from the Planning Inspectorate); or

b) anfon 3 chopi o'ch sylwadau at yr Arolygiaeth Gynllunio, Adeiladau'r Goron, Parc Cathays, Caerdydd CF10 3NQ (gweler y cyfarwyddiadau amgaeedig gan yr Arolygiaeth Gynllunio);

Os ydych yn dymuno gwneud sylwadau, naill ai drwy neges e-bost neu drwy'r post, dylech eu hanfon cyn gynted ag sy'n bosibl ond cyn pen 6 wythnos ar ôl dyddiad dechrau'r Apêl (uchod), gan gofio cynnwys cyfeirnod yr Arolygiaeth, neu enw'r apelydd/cyfeiriad safle'r apêl os nad ydych yn gwybod beth yw'r cyfeirnod. **Sylwch y bydd unrhyw sylwadau a wneir yn cael eu cyhoeddi ar y Porth Cynllunio. Fodd bynnag, gellir cyflwyno sylwadau ar ffurf sydd yn caniatáu i'r sylwadau yn unig gael eu cyhoeddi, er enghraifft bydd enw a chyfeiriad y sawl sydd â buddiant yn cael eu cyflwyno ar daflen arall o bapur neu mewn dogfen wedi'i hatodi i neges e-bost.** Os nad yw eich llythyr/e-bost yn dod i law cyn y terfyn amser, neu os yw'n cynnwys unrhyw sylwadau enllibus neu hiliol, ni fydd yr Arolygydd yn ystyried eich sylwadau fel rheol a bydd yn eu dychwelyd atoch. Os dymunwch i'r Arolygiaeth gydnabod ei bod wedi cael eich sylwadau, neu os dymunwch gael copi o benderfyniad yr apêl, dylech hefyd nodi hynny yn eich llythyr.

Sylwch y gall yr holl ddogfennau sy'n ymwneud â'r apêl, gan gynnwys y llythyr ynghylch penderfyniad yr Arolygydd, gael eu gweld ar y porth cynllunio drwy ddefnyddio'r ddolen gyswllt ganlynol:

<https://acp.planningportal.gov.uk/>

*Yn gywir / Yours faithfully*

*Julian Edwards*

**Rheolwr Datblygu / Development Manager**

b) send 3 copies of your comments to the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ (see attached guidance notes from the Planning Inspectorate).

Any comments you wish to make, either by email or post should be sent as soon as possible, but within 6 weeks of the Appeal starting date (above), remembering to include the Inspectorate's reference, or the name of the appellant/appeal site address where the reference is not known. **Please note that any representations made will be published on the Planning Portal, however comments can be submitted in a form that only allows the representations to be published, for example the name and address of the interested person submitted on a separate sheet of paper or a document attached to an email.** If your letter/email is not received within the time limit or contains anything, which is libellous or racist, the Inspector will not normally take your comments into account but will send them back to you. If you require an acknowledgement, or wish to receive a copy of the appeal decision, you should also include this request in your letter/email.

Please note that all available appeal documents including the Inspector's decision letter can be viewed on the planning portal using the following link:



## **ALLEGED BREACH OF PLANNING CONTROL**

Unauthorised engineering work and creation of track at land north of Cilwnwg Fawr, Felinfoel, Llanelli.

### **REASONS FOR ISSUING THE NOTICE**

- i) It appears to the Council that the above breach of planning control has occurred within the last four years.
- ii) The unauthorised works are contrary to the following policies:

#### **Policy GP1 Sustainability and High Quality Design**

Development proposals will be permitted where they accord with the following:

- a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;
- c) Utilises materials appropriate to the area within which it is located;
- d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- e) Includes an integrated mixture of uses appropriate to the scale of the development;
- f) It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;
- g) It achieves and creates attractive, safe places and public spaces, which ensures security through the 'designing-out-crime' principles of Secured by Design (including providing natural surveillance, visibility, well lit environments and areas of public movement);
- h) An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;
- i) It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;
- j) It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;
- k) It has regard to the generation, treatment and disposal of waste;
- l) It has regard for the safe, effective and efficient use of the transportation network;
- m) It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;

- n) It includes, where applicable, provision for the appropriate management and eradication of invasive species.

Proposals will also be considered in light of the policies and provisions of this Plan and National Policy (PPW: Edition 7 and TAN12: Design (2014)).

In that the track is not reasonably necessary for the purposes of agriculture and has a detrimental effect on the character and appearance of the surrounding rural area.

### **Policy TR3 Highways in Developments – Design Considerations**

The design and layout of all development proposals will, where appropriate, be required to include:

- a) An integrated network of convenient and safe pedestrian and cycle routes (within and from the site) which promotes the interests of pedestrians, cyclists and public transport;
- b) Suitable provision for access by public transport;
- c) Appropriate parking and where applicable, servicing space in accordance with required standards;
- d) Infrastructure and spaces allowing safe and easy access for those with mobility difficulties;
- e) Required access standards reflective of the relevant Class of road and speed restrictions including visibility splays and design features and calming measures necessary to ensure highway safety and the ease of movement is maintained, and where required enhanced;
- f) Provision for Sustainable Urban Drainage Systems to allow for the disposal of surface water run-off from the highway.

Proposals which do not generate unacceptable levels of traffic on the surrounding road network and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Proposals which will not result in offsite congestion in terms of parking or service provision or where the capacity of the network is sufficient to serve the development will be permitted. Developers may be required to facilitate appropriate works as part of the granting of any permission.

In that there is a highway safety concern in this instance, as the development results in an increased use of a sub-standard access; the access is deemed sub-standard due to its steep gradient and impaired visibility onto a public highway.

### **Policy EQ6 – Special Landscape Areas**

Special Landscape Areas are designated in the following locations and as identified on the Proposals Map:

Tywi Valley  
Carmarthenshire Limestone Ridge  
Teifi Valley  
Drefach Velindre  
Bran Valley (North of Llandovery)  
Mynydd Mallaen  
Llanllwni Mountain  
North Eastern Uplands  
Mynydd y Betws  
Gwendraeth Levels  
Pembrey Mountain  
Swiss Valley  
Talley  
Lwchwr Valley  
Lower Taf Valley  
Cwm Cathan  
Cothi Valley  
Carmarthen Bay and Estuaries

Proposals for development which enhance or improve the Special Landscape Area through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of this Plan).

In that the unauthorised track does not enhance or improve the Swiss Valley Special Landscape Area.

#### **APPELLANTS GROUNDS OF APPEAL**

Ground (b)

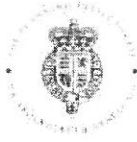
That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

Ground (f)

The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

Ground (g)

The time given to comply with the notice is too short.



### **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 dilëir y darn sy'n tramgwyddo, gellid ailanfon y ddogfen, cyn belled y gwneir hyn o fewn y terfryn amser perthnasol.

[www.planningportal.gov.uk/appeal](http://www.planningportal.gov.uk/appeal)

wales@pins.gsi.gov.uk

### **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.

Documents sent to us by e-mail or through the post that are accepted as valid will be made public. Please bear this in mind.

If you do not wish us to publish personal details such as your e-mail or home address, please attach a separate document of your comments rather than including them in the body of the e-mail/letter.

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

**Helen Thomas**

**From:** REG Planning Appeals <PlanningAppeals@carmarthenshire.gov.uk>  
**Sent:** 27 March 2017 10:57  
**To:** enquiries; Cllr. Tegwen Devichand  
**Subject:** Appeal Decision - Unit 11, Llanelli Gate, Dafen  
**Attachments:** APP 1216 - Unit 11 Llanelli Gate - Dec - 23.03.17.pdf

*Amgaeaf er gwybodaeth gopi o Hysbysiad Penderfyniad yr Arolygydd mewn perthynas â'r Apêl uchod.*

*Yn ogystal, gellir gweld llythyr penderfyniad yr Arolygydd ar wefan y porth cynllunio. Gellir chwilio am yr achos ac wedyn gweld yr holl ddogfennau sydd ar gael.*

I enclose for your information a copy of the Inspector's Decision Notice in respect of the above Appeal.

The Inspector's decision letter can also be viewed on the planning portal website. The case can be searched for and then all available documents viewed.

<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

|                                     |             |
|-------------------------------------|-------------|
| LLANELLI RURAL<br>COMMUNITY COUNCIL |             |
| DATE                                | 28 MAR 2017 |
| FILE NO.                            |             |
| PASSED TO                           | P&L         |
|                                     |             |

Cofion / Regards

Miss Stephanie Thomas  
 Swyddog Gweinyddu Apelau / Appeals Administrative Officer  
 Isadran Cynllunio / Planning Division  
 Cyngor Sir Gâr / Carmarthenshire County Council  
 Ieol Spilman, Caerfyrddin, SA31 1JY / 8 Spilman Street, Carmarthen, SA31 1JY

Ffôn/Tel : (01267) 228620 ext 2620 (Mon-Wed) (01267) 242450 ext 5050 (Thurs-Frid)  
 Ebost/Email : [PlanningAppeals@sirgar.gov.uk](mailto:PlanningAppeals@sirgar.gov.uk) / [PlanningAppeals@carmarthenshire.gov.uk](mailto:PlanningAppeals@carmarthenshire.gov.uk)





# The Planning Inspectorate Yr Arolygiaeth Gynllunio

|                                     |             |
|-------------------------------------|-------------|
| LLANELLI RURAL<br>COMMUNITY COUNCIL |             |
| DATE                                | 28 MAR 2017 |
| FILE REF.                           |             |
| PASSED TO                           |             |

## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 17/02/17

gan **P J Davies BSc (Hons) MA MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 23.03.2017

## Appeal Decision

Site visit made on 17/02/17

by **P J Davies BSc (Hons) MA MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 23.03.2017

**Appeal Ref: APP/M6825/A/16/3164904**

**Site address: Unit 11, Llanelli Gate, Dafen, Carmarthenshire SA14 8LQ**

**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 Simon Williams against the decision of Carmarthenshire County Council.
- The application Ref S/34358, dated 27 April 2016 was refused by notice dated 24 October 2016.
- The development is 2.4 metre high fencing and external alterations to host building (retrospective).

## Decision

1. The appeal is allowed and planning permission is granted for 2.4 metre high fencing and external alterations to host building at Unit 11, Llanelli Gate, Dafen, Carmarthenshire SA14 8LQ in accordance with the terms of the application, Ref S/34358, dated 27 April 2016.

## Main Issue

2. There are no objections to the external alterations to the building. The main issue relates to the fencing and its effect on highway safety.

## Reasons

3. The fence and gates have been erected within the forecourt area of Unit 11 which shares an access from the estate road with Unit 10. It is evident from approved site layout plans for the site that it was the intention that large vehicles turning in association with the use of both units would share the whole forecourt area to undertake such manoeuvres. However, these drawings lack detailed information and do not appear to reflect subsequent land ownership boundaries. Although the fence gives less flexibility for turning movements in front of Unit 10, drawing ATR05 provides detailed tracking information to demonstrate that a 16.5 metre HGV could perform a turning manoeuvre in front of Unit 10. The Council do not dispute this drawing insofar as Unit 10 is concerned and at my visit I saw a similarly large vehicle undertake a turning manoeuvre and exit in forward gear without undue difficulty.

4. I have had regard to the photographs supplied by the occupier of Unit 10 however the full context of these situations is not clear. For example it is not possible to ascertain the overall management of parking and other storage containers that are present in the forecourt and which may impact on turning facilities. Given my own observations and the evidence provided by drawing ATR05, I consider that the fence does not have any material implications for Unit 10 in terms of highway safety. In accepting drawing ATR05, the Council refer to the impact of the fence on turning provision for Unit 11 bearing in mind future occupiers may use large vehicles. However, although it would appear that the fence affects the turning circle for Unit 11, this unit benefits from a larger forecourt than Unit 10 and with appropriate car parking management I see no reason why large vehicles would not be able to manoeuvre safely. Moreover, the fence and gates are within the control of the appellant and it would be open to any subsequent owner/occupier to amend or remove the positioning of the fence to allow turning manoeuvres consistent with the individual needs of the unit.
5. Taking all of the above into consideration, I conclude that the development does not cause any material harm to highway safety interests and it would comply with the objectives of Policies GP1 and TR3 of the Carmarthenshire Local Development Plan.
6. I have considered 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 ('WBFG Act'). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider 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 as required by section 8 of the WBFG Act.
7. For the above reasons and having regard to all other matters raised, I conclude that the appeal is allowed.

*P J Davies*

**INSPECTOR**