

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

PWYLLGOR CYSWLLT A CHYNLLUNIO

A gynhelir yn Siambr y Cyngor Ddydd Llun, 17 Gorffennaf, 2017 am 4.45 y.h.



CLERC y CYNGOR

11 Gorffennaf, 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/35704 Y Ty Berllan, Dyffryn y Swistir, Llanelli
 - (2) S/35716 41, Ffordd yr Orsaff, Bynea, Llanelli
 - (3) S/35720 Felinfoel Ardal Chwarae a Depo, Felinfoel, Llanelli
 - (4) S/35737 Tir ger 18 Strade Hill, Pwll, Llanelli
 - (5) S/35738 Campws Coleg Sir Gâr Graig, Heol Sandy, Llanelli
 - (6) S/35745 Blotio ger Eynon, Cynheidre, Llanelli
 - (7) S/35754 Rhan o dir Glynderi, Heol Cilsaig, Dafen, Llanelli
 - (8) S/35755 Tir yn Heol Y Graig, Llwynhendy, Llanelli
 - (9) S/35767 Llanelli Electricity Welfare Club, Heol Iscoed, Llanelli
 - (10) S/35768 16 Heron Avenue, Llanelli
 - (11) S/35769 Co-operative Food, Heol Sandy, Llanelli
 - (12) S/35770 65 Stryd Bennett, Llanelli
 - (13) S/35791 Tir yn 7 Pwll Road, Pwll, Llanelli
4. Materion a drafodwyd yn unol â phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cynllunio a newidiwyd:-
 - (1) S/35680 Yard, Heol Llethri, Llanelli
5. Deddf Cynllunio Gwlad a Thref 1990 - Rheoliadau Cynllunio (Coed) Tref a Sir 1999 - Gorchymyn Cadw Coed 2017: Coetir yn Heol y Pentre, Ponthenri, Llanelli – ysteriad gohebiaeth a dderbyniwyd oddi wrth Cyngor Sir Caerfyrddin a chyuno ar ymateb y Cyngor.
6. Ymweliad Safle –Tir yn Fferm Genwen, Bynea, Llanelli – i'w nodi ar gyfer gohebiaeth gwybodaeth a dderbyniwyd gan Gyngor Sir Caerfyrddin.

7. Deddf Cynllunio Gwiad a Thref (1990) (fel y'i newidiwyd) - Tir i'r gogledd orllewin o Gronfa Ddŵr Tre-Beddod, Ffwrnais, Llanelli - yn dilyn Cofnod Rhif 504 (27 Mawrth, 2017) nodi er gwybodaeth gohebiaeth oddi wrth Cyngor Sir Caerfyrddin ar yr apêl yn cael ei gyflwyno gyda Weinidogion Cymru.

Aelodau'r Pwyllgor:

Cyng: S. M. Caiach (Cadeirydd y Pwyllgor), A. J. Rogers (Is-Gadeirydd y Pwyllgor), H. J. Evans, (Cadeirydd y Cyngor), T. Devichand (Arweinydd y Cyngor), M. V. Davies, S. L. Davies, T. M. Donoghue, T. J. Jones, R. L. Najmi, J. S. Randall a E Simmons.

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, 17 July, 2017 at 4.45 p.m.



CLERK to the COUNCIL

11 July, 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/35704 The Orchard House, Swiss Valley, Llanelli
 - (2) S/35716 41 Station Road, Bynea, Llanelli
 - (3) S/35720 Felinfoel Play Area & Depot, Felinfoel, Llanelli
 - (4) S/35737 Land adjacent to 18 Stradey Hill, Pwll, Llanelli
 - (5) S/35738 Coleg Sir Gar Graig Campus, Sandy Road, Llanelli
 - (6) S/35745 Plot adjacent to Eynon, Cynheidre, Llanelli
 - (7) S/35754 Land part of Glynderi, Cilsaig Road, Dafen, Llanelli
 - (8) S/35755 Land at Heol Y Graig, Llwynhendy, Llanelli
 - (9) S/35767 Llanelli Electricity Welfare Club, Iscoed Road, Llanelli
 - (10) S/35768 16 Heron Avenue, Llanelli
 - (11) S/35769 Co-operative Food, Sandy Road, Llanelli
 - (12) S/35770 65 Stryd Bennett, Llanelli
 - (13) S/35791 Land at 7 Pwll Road, Pwll, Llanelli
4. Matter dealt with under the Clerk's delegated powers – to note the Council's response to Carmarthenshire County Council in respect of the following planning application:-
 - (1) S/35680 Yard, Llethri Road, Llanelli
5. Town and County Planning Act 1990 – Town and County Planning (Trees) Regulations 1999 – Tree Preservation Order 2017: Woodland at Heol y Pentre, Ponthenri, Llanelli – to receive correspondence from Carmarthenshire County Council and agree the Council's response.
6. Site Visit – Land at Genwen Farm, Bynea, Llanelli – to note for information correspondence received from Carmarthenshire County Council.

7. The Planning Inspectorate – Appeal Decision – Land to the north west of Tre-Beddrod Reservoir, Furnace, Llanelli, SA15 4NN – further to Minute No. 504 S/34825 (27 March, 2017) to note for information correspondence from The Planning Inspectorate informing of an appeal decision. The appeal has been dismissed.

Members of the Committee:

Cllrs. S. M. Caiach, (Chairman of Committee), A. J. Rogers (Vice-Chairman of Committee), H. J. Evans, (Chairman of Council), T. Devichand (Leader of Council), M. V. Davies, S. L. Davies, T. M. Donoghue, T. J. Jones, R. L. Najmi, J. S. Randall and E Simmons.

Application No./ Development	Applicant/Location	Recommendation
S/35704 Conservatory	Mr. & Mrs Watkins The Orchard House Swiss Valley Llanelli (Swiss Valley Ward)	NO OBJECTION provided the drainage generated from the development does not increase the hydraulic load on the public sewer.
Consent is required for a proposed orangery style conservatory.		
S/35716 Off Road Parking	Mr. M. Griffiths 41 Station Road Bynea Llanelli (Bynea Ward)	NO OBJECTION
Consent is required to remove the front wall to the property and replace the front garden area with brick pavers to provide off road parking to front of the property – involves an area 7 metres wide x 4.1 metres deep.		
S/35720 New Playground	Mr. G. Williams Felinfoel Play Area and Depot Felinfoel Llanelli (Felinfoel Ward)	Noted for information
Consent is required for a new playground, pedestrian access and footpath, new fencing, general amenity area, mini pitch and removal of existing fence.		
S/35737 Variation of Planning Condition(s)	Mr. N. Bathgate Land adjacent to 18 Stradey Hill Pwll Llanelli (Hengoed Ward)	NO OBJECTION
Consent is required for the proposed amendment to design of dwelling approved under planning application ref S/14937 to include modifications to front elevation windows to match nearby properties (No.18 and 16 Stradey Hill), remove front porch and balcony, make roof symmetrical and lower ridge line, reduce building footprint.		
S/35738 Construction of New Building	Mrs C. Harries Coleg Sir Gar Graig Campus Sandy Road Llanelli (Hengoed Ward)	NO OBJECTION provided: 1. A suitable drainage scheme is incorporated into the development. 2. The drainage generated from the development does not increase the hydraulic load on the public sewer.
Consent is required for the construction of a new single storey innovation and performance building to include a sports hall, performance space and associated facilities.		

Application No./ Development	Applicant/Location	Recommendation
S/35745 Dwelling	Mr. & Mrs G. Jones Plot adjacent to Eynon Cynheidre Llanelli (Glyn Ward)	NO OBJECTION provided: 1. The scale and design of the new dwelling is not regarded as an incongruous form of development compared to neighbouring dwellings. 2. The drainage generated from the development does not increase the hydraulic load on the public sewer.
Consent is required for a two storey house (reserved matters to outline S/31760 approved 06.10.2015).		
S/35754 Reserved Matters	Mr. K. Morris Land part of Glynderi Cilsaig Road Dafen Llanelli (Dafen Ward)	NO OBJECTION provided: 1. The scale and design of the new dwelling is not regarded as an incongruous form of development compared to neighbouring dwellings. 2. The drainage generated from the development does not increase the hydraulic load on the public sewer.
Consent is required for reserved matters to outline planning permission S/33268.		
S/35755 Dwelling	Mr. & Mrs Griffiths Land at Heol Y Graig Llwynhendy Llanelli (Bynea Ward)	NO OBJECTION provided: 1. The drainage generated from the development does not increase the hydraulic load on the public sewer. 2. There is no detrimental impact on highway safety.
Consent is required for a single detached dwelling and double garage.		
S/35767 Removal of Planning Condition(s)	Co-Operative Food Ltd Llanelli Electricity Welfare Club Iscoed Road Llanelli (Hengoed Ward)	OBJECTION – there are highway concerns over the number of traffic movements at the Sandy Road junction during peak periods. Removal of condition 6 of planning permission S/34753 would exacerbate the situation Continued.

Application No./ Development	Applicant/Location	Recommendation
S/35767 Continued.		given the amount of traffic entering and leaving the Stradey Park Estate combined with the volume of traffic using Sandy Road as a thoroughfare during the morning commute to work period.
Consent is required for the removal of condition No. 6 of S/34753 (delivery hours)		
S/35768 Conservatory	Mr. M. Law 16 Heron Avenue Llanelli (Hengoed Ward)	NO OBJECTION
Consent is required for a proposed single storey rear conservatory extension.		
S/35769 Advertisement	Co-operative Food Sandy Road Llanelli (Hengoed Ward)	NO OBJECTION
Consent is required for two internally illuminated fascias. Only the Co-Op logo illuminates. Two non illuminated sets of welcome to acrylic text. One internally illuminated Co-Op logo. Eight non illuminated wall mounted flat aluminium panels. Two non illuminated post mounted flat aluminium panels. One internally illuminated totem 3.5m.		
S/35770 Garage Conversion	Miss L. Jones 65 Stryd Bennett Llanelli (Hengoed Ward)	NO OBJECTION provided that the proposed new parking area is retained in perpetuity in the interest of highway safety.
Consent is required to convert existing garage into a study, no structural alterations on the outside. Remove a fenced area at the side of property and block pave it to replace parking space lost from converting the garage.		
S/35791 Dwelling	Mr. T. Williams Land at 7 Pwll Road Pwll Llanelli (Hengoed Ward)	NO OBJECTION provided: 1. The drainage generated from the development does not increase the hydraulic load on the public sewer. 2. The plot being of sufficient size to accommodate a new dwelling. Continued.

Application No./ Development	Applicant/Location	Recommendation
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S/35791
Continued.

3. There being a sufficient amount of general amenity space required for the enjoyment of the new dwelling.

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

5. There is no detrimental impact to highway safety.

Consent is required to erect a new dwelling.

ITEM No. 3.(1)



As of 26 May 2017 from the Google Maps satellite imagery. The map data is not guaranteed to be accurate and is not intended for use as a substitute for a professional survey.

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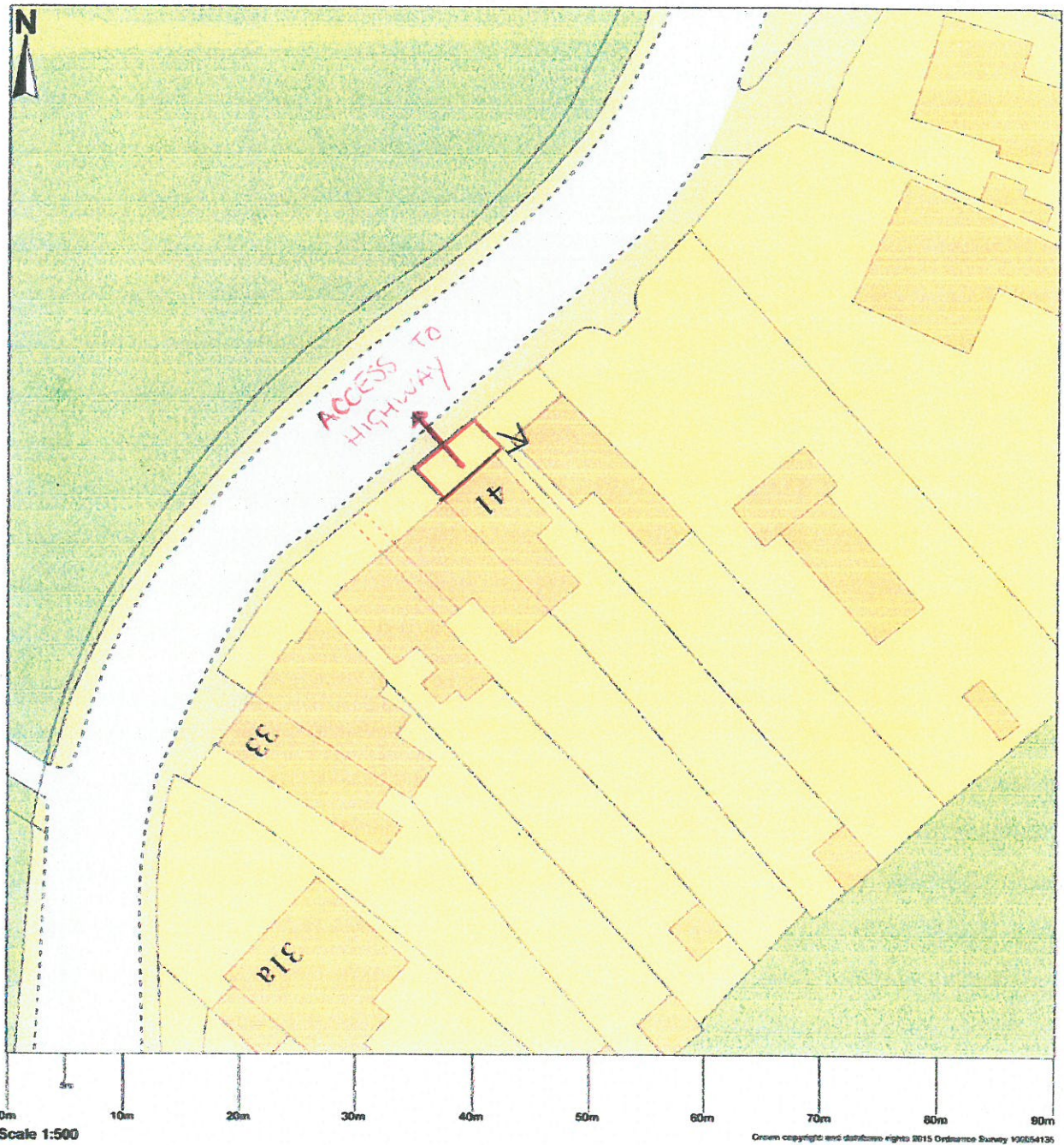


Orchard House, Swiss Valley, Lincoln
SA14 8US

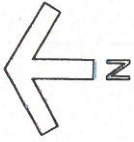
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Ordnance License Reference: 01130/101
Centre coordinates: 551264 202775



41 Station Road, Bynea, Llanelli, SA14 9PS

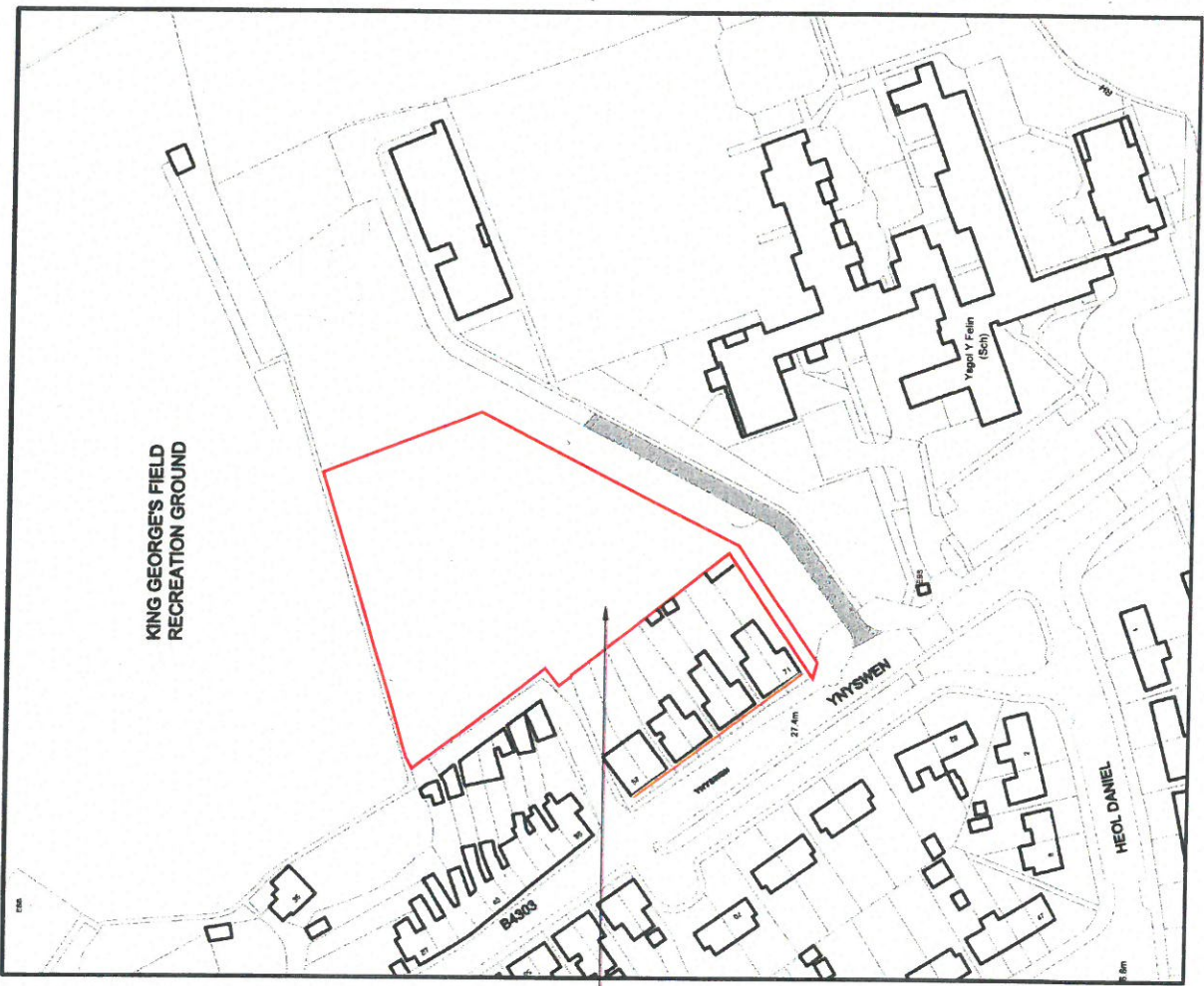


Map area bounded by: 254945.0,199280.0,255035.0,199370.0. Produced on 19 June 2017 from the OS National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2017. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b90b/170040/233517



FOR PLANNING PURPOSES ONLY

Extent of site boundary amended as clients request.	12-08	A
REVISIONS NOTES: © Pembroke Design Ltd 2017	DATE	REV
LOCATION PLAN		
Project PROPOSED PLAY AREA TO SOUTH OF KING GEORGE'S FIELD, YNYSWEN, FELINFOEL		
Client LLANELLI RURAL COUNCIL		
PEMBROKE DESIGN		
L I M I T E D		
CHARTERED ARCHITECTS 57 FORD PLACE SALT BURN LEEDS LS15 7JG TEL: 0113 275 1333 FAX: 0113 275 1334 WWW.PEMBROKEDESIGN.CO.UK	Scale 1:1250	Original Size A3
DESIGNED BY JMT	DATE MAY '17	CHECKED BY JMT
DRAWN BY SCD	JOB NO 8899	DRAWING NO LP01 A



SITE REFERRED TO

Map reference **SN 621 018**
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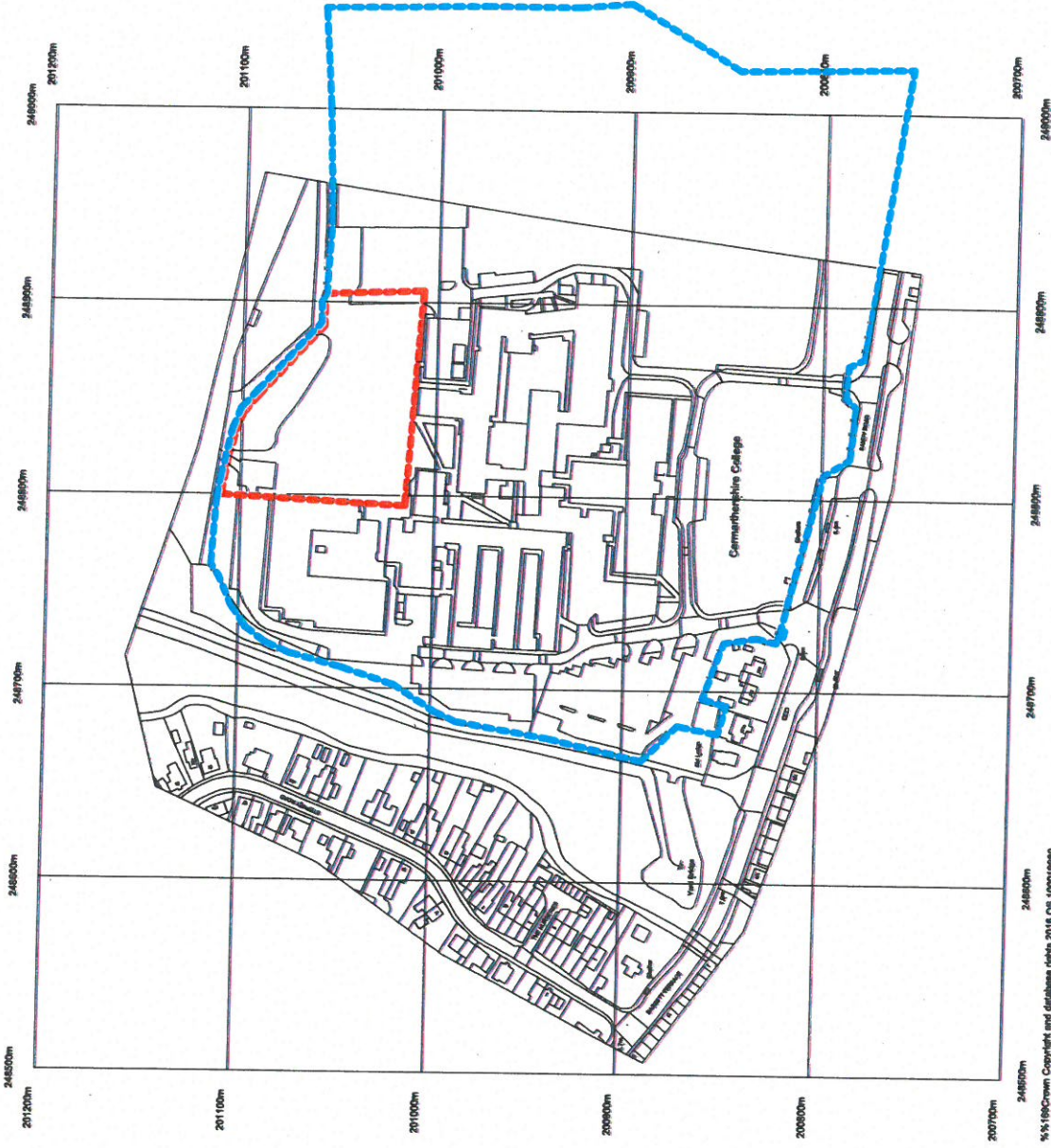


LOCATION PLAN
Scale - 1:2500



ITEM No. 3 (5)

Ownership Boundary
Site Boundary



1:2500
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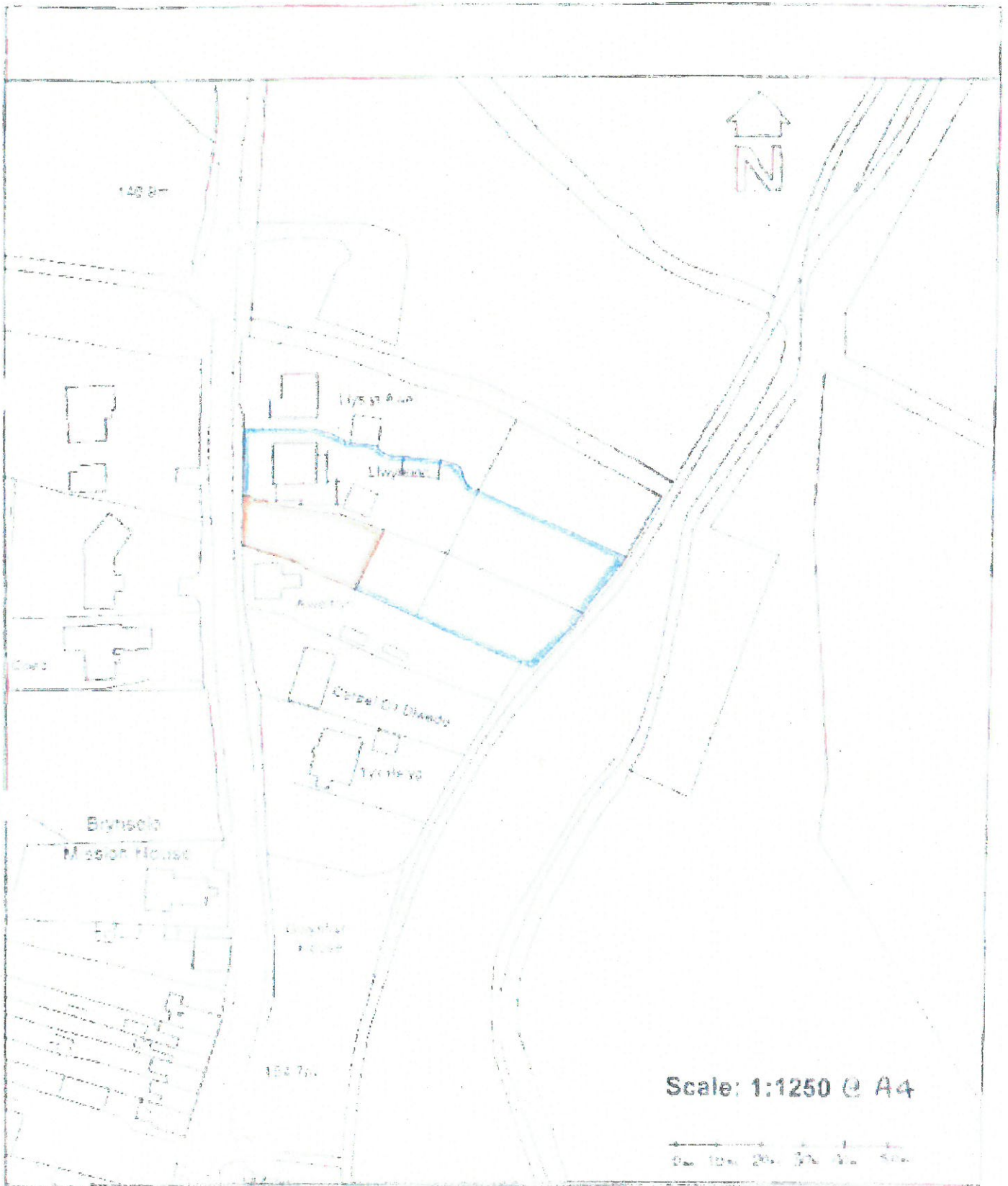
Revision	Description	Chkd By	Drawn	Date Issued
P01	Issued for Pre-Application Consultation Period	JJ	JJ	26.04.17
P02	Issued for Planning	JJ	JJ	07.06.17

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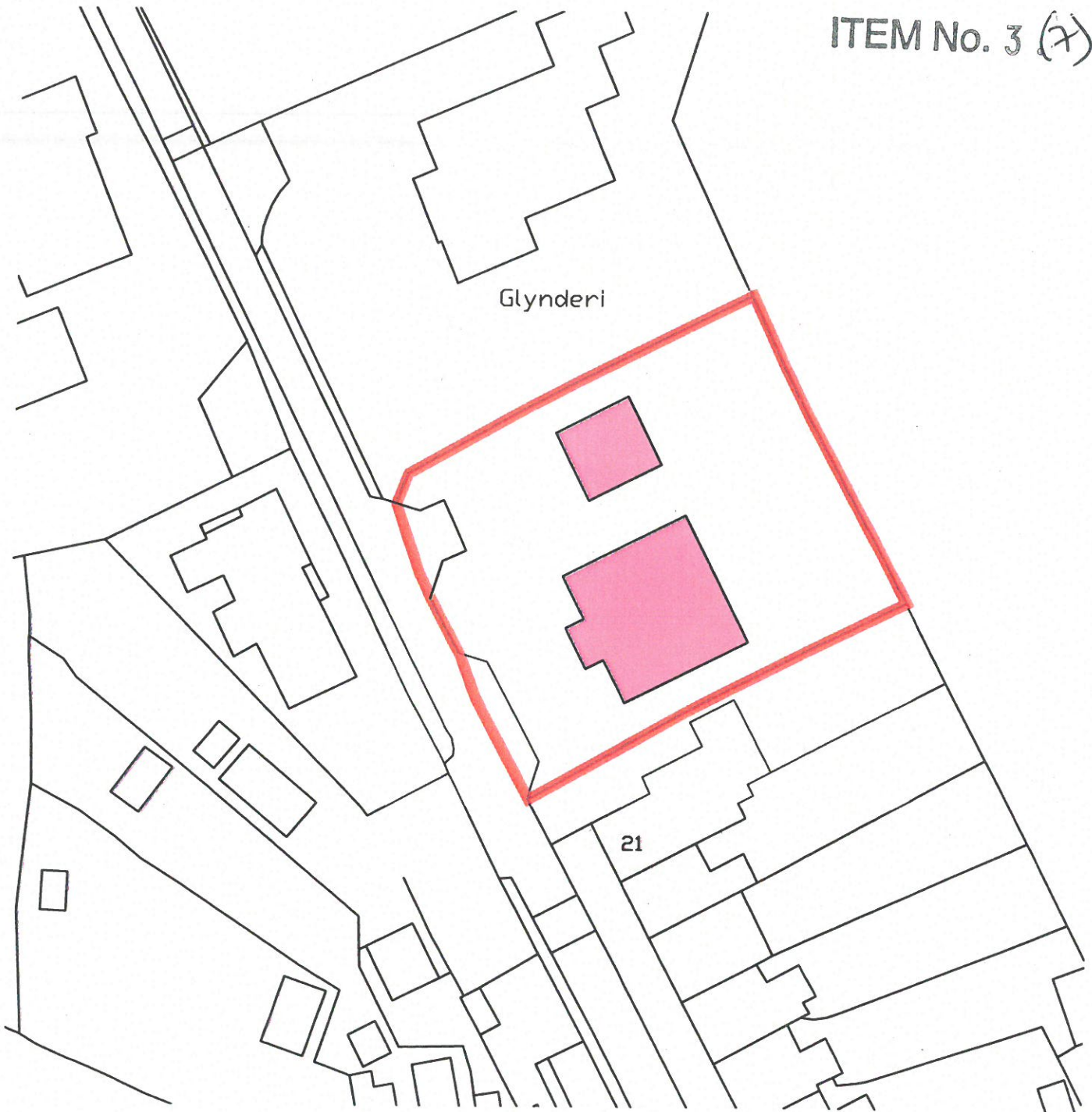
Drawn JJ
Date FEB 2017
Scale @ A1 1 : 2500
Status 52

Austin-Smith:Lord LLP
Architects Designers Planners
Landscape Architects
one Dunleavy Drive
Cardiff
CF10 1DN
t +44 (0)12920 225 208
e cardiff@austin-smith.com
Architects and registered members of
Architects Registration Board (ARB) and
Architects Act 1997

Austin-Smith:Lord
Project: Innovation & Performance Building, Coleg Sir Gŵr
Description: Site Location Plan
Job No. 140083
Drawing No. 615-ASL-10-ZZ-DR-A-0900
Revision P02



ITEM No. 3 (7)



Notes THIS DRAWING MUST NOT BE SCALED AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS. IF IN DOUBT ASK FOR CONFIRMATION.	REVISIONS Rev Comment Date		Client: Mr Karl Morris				
			Project Title: New Home				
			Project Address 1: Plot Adjacent Glynderi, Pwll Bach Lane				
			Project Address 2: Llanelli, Carmarthenshire, SA14 8PD				
			Drawing Title: Proposed Site Block Plan				
A Site Application Boundary Amended		07/08/2017	Date: 20.05.2017	Scale: 1:500	Drawing No: 005	A4	Rev A

DR Design

Architectural Services

Davies Richards Design Ltd.

Llandeilo - 01558 823351

Mumbles - 01792 347692

E-MAIL - info@daviesrichardsdesign.com

WEB - www.daviesrichardsdesign.com

JOB TITLE :

Plot @ Heol y Graig
Llwynhendy
Llanelli
Carmarthenshire

Do Not Scale From This Drawing

DRAWING TITLE :

Location plan

Original paper size - A3

SCALE :

As shown

DWG STATUS:

Planning

DRAWN BY:

CJW

DATE:

Jan 2017

PLAN NO

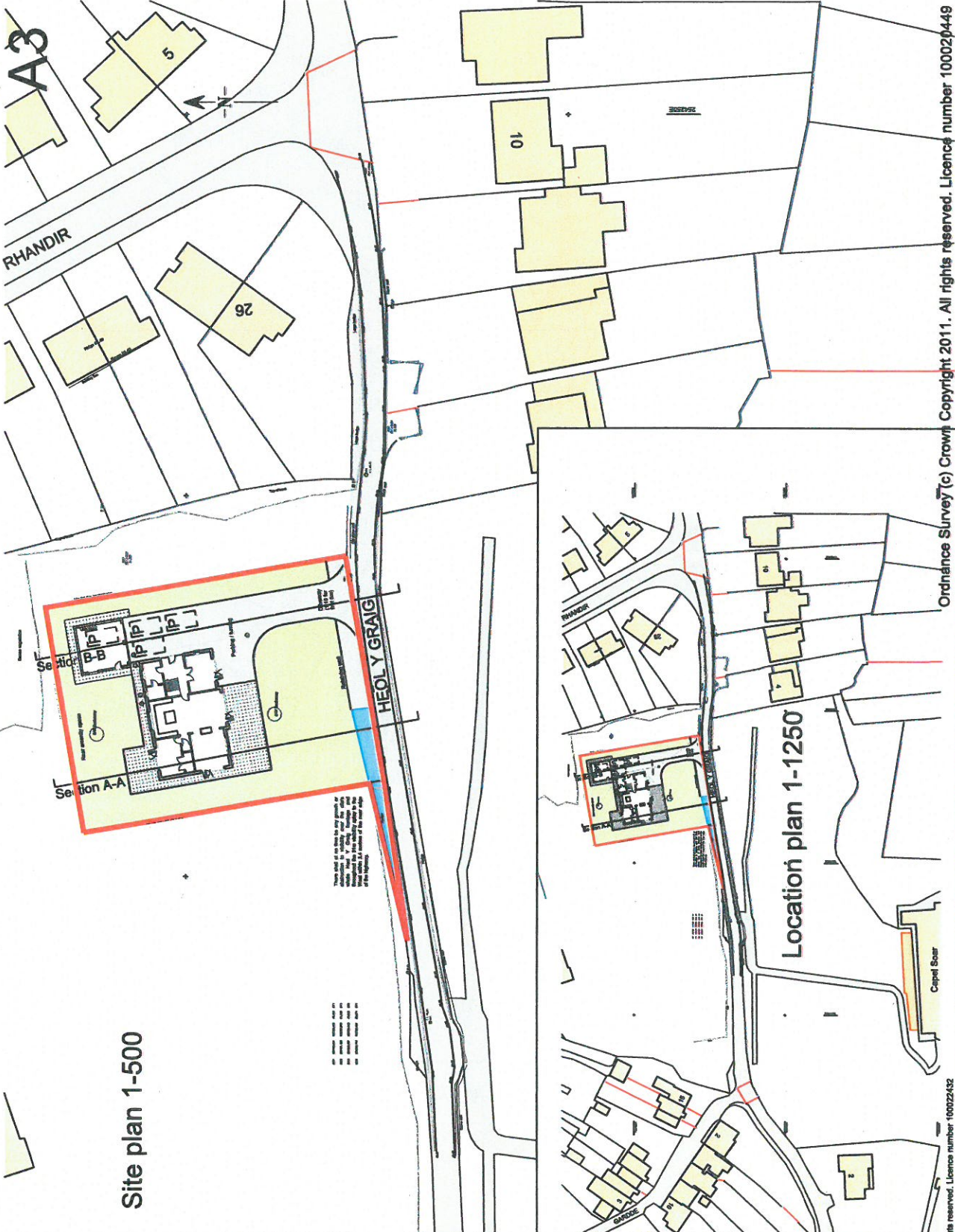
CW502/05

REVISION

A

Paper size

A3



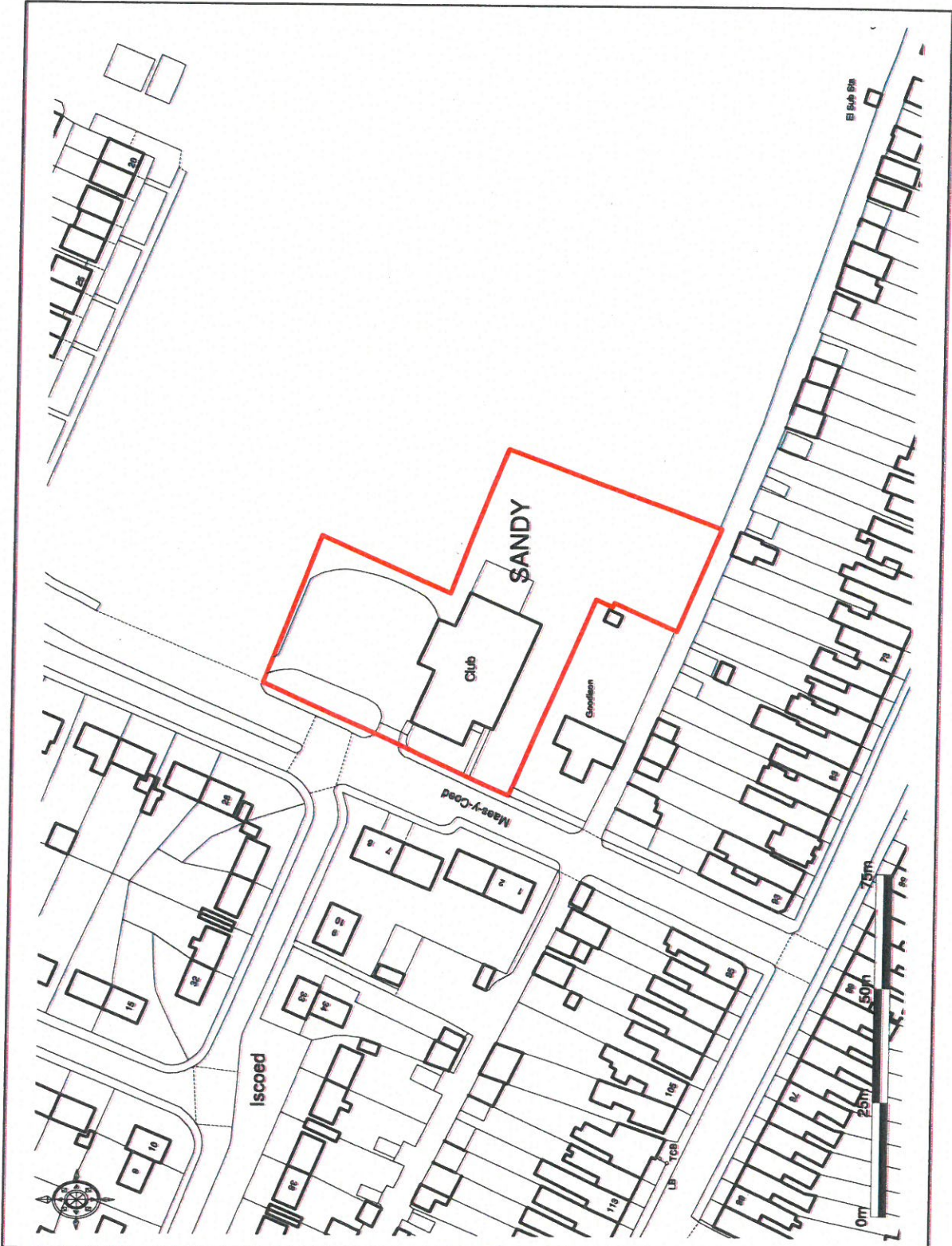
Site plan 1-500

Location plan 1-1250

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KEY
 SITE LOCATION



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LLANELLI ELECTRICITY WELFARE CLUB, ISCOED ROAD, LLANELLI - SITE LOCATION PLAN

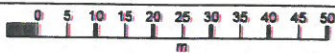
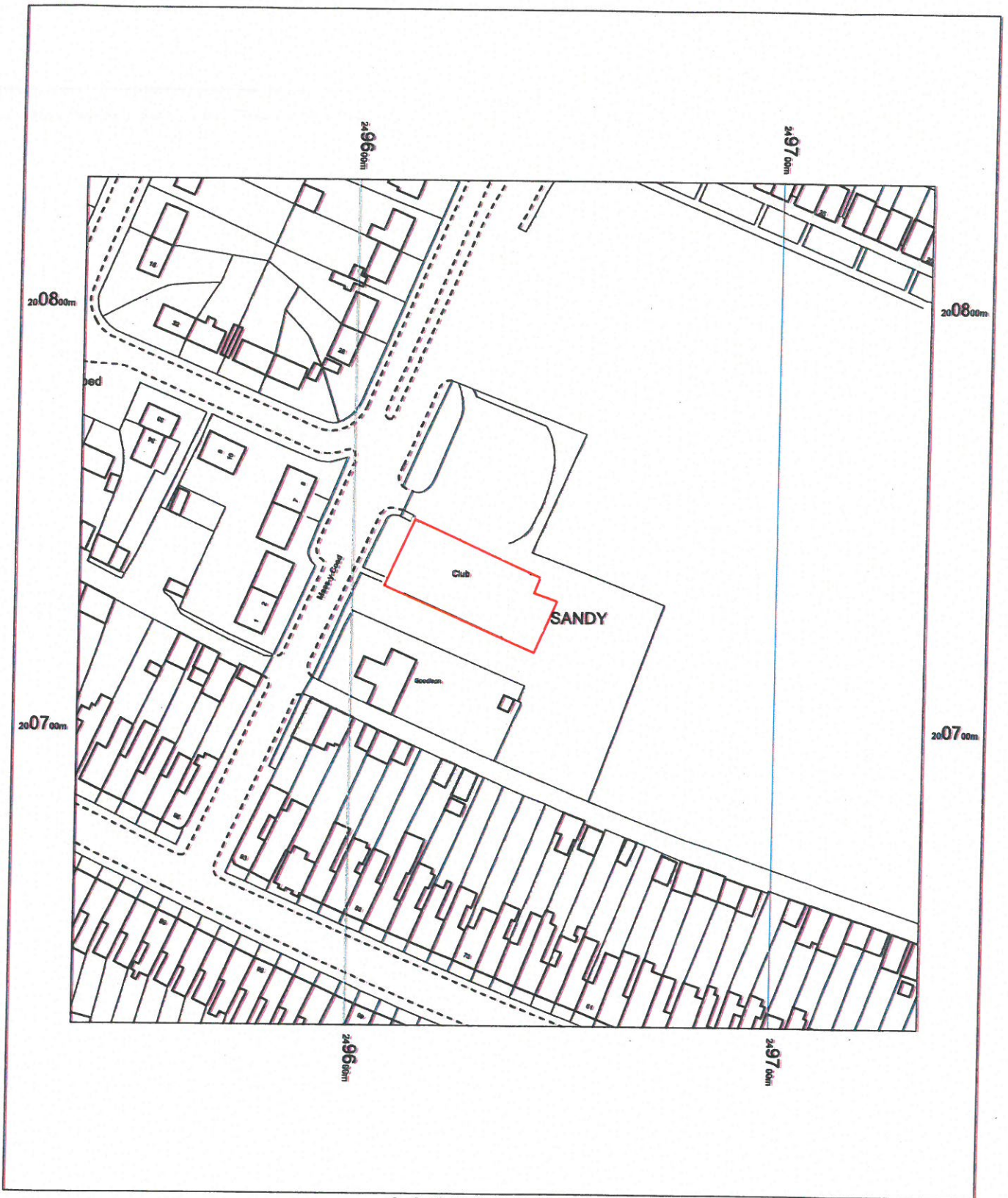




June 2017
 Scale 1:1250
 Dwg No 001

LOCATION PLAN 1:1250

PROPOSED CONSERVATORY EXTENSION
 101 FROM AVENUE, SANDY WATER PARK LLANELLI SA15 4SL
 LOCATION PLAN 1:1250



Llanelli Co-op
Sandy Lane
Carmarthenshire
SA15 4BR

OS MasterMap 1250/2500/10000 scale
23 June 2017, ID: BW1-00634249
www.blackwellmapping.co.uk
1:1250 scale print at A4, Centre: 249636 E, 200730 N
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Plan A

65 Stryd Bennett

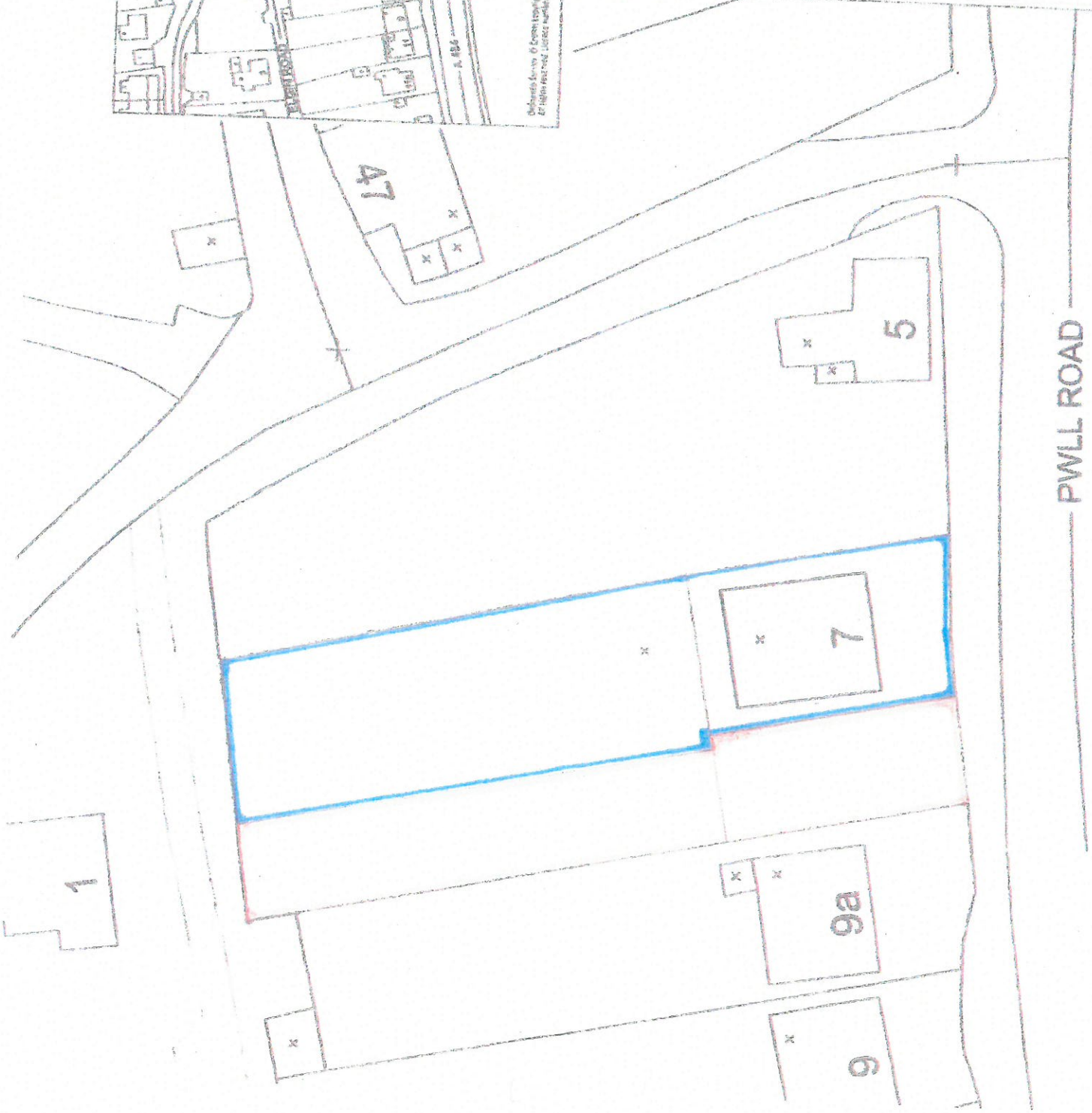
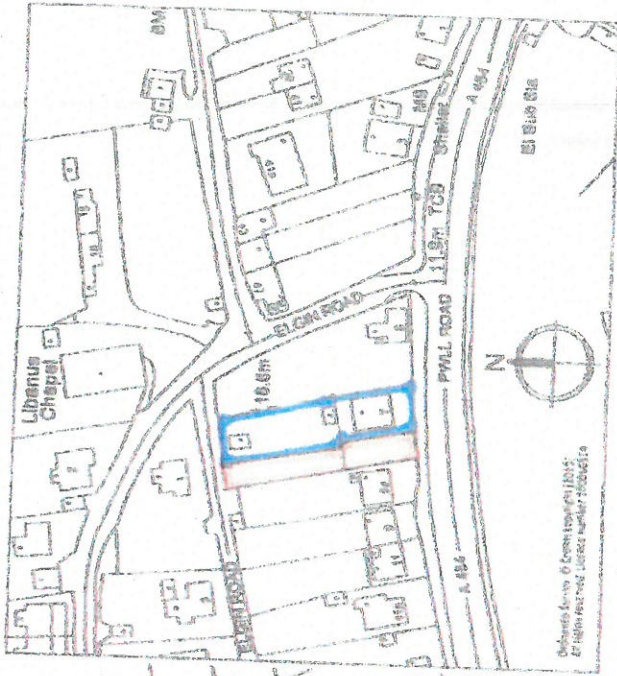


65 Stryd Bennett
Llanelli
Carns.
SA15 4DJ

OS MasterMap 1250/2500/10000 scale
23 June 2017, ID: BW1-00634343
maps.bliswell.co.uk
1:1250 scale print at A4, Centre: 248532 E, 201041 N
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SITE AREA APPROX. 620 SQ M
GRID REF SN 48261 01046



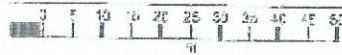
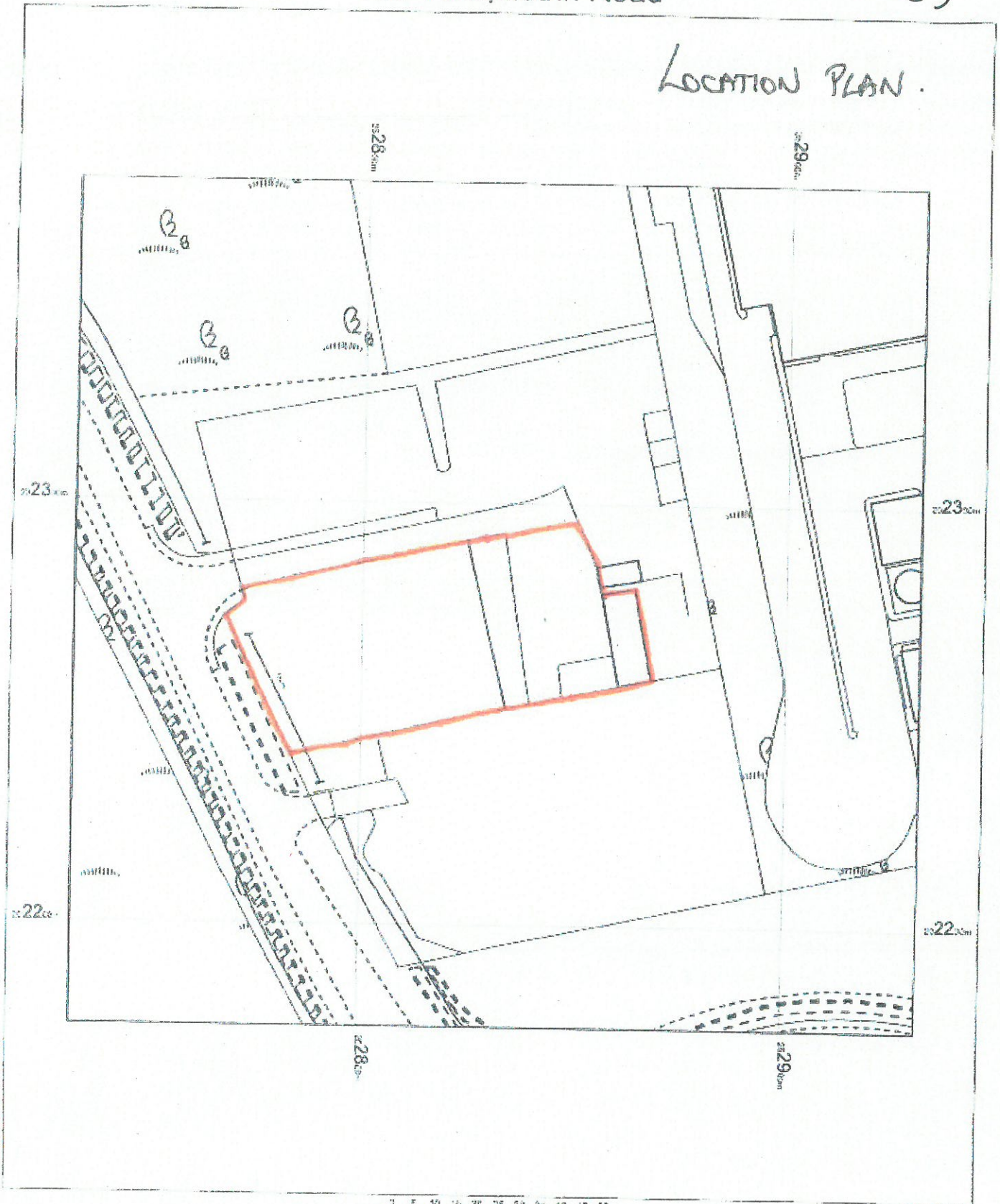
Application No./ Development	Applicant/Location	Recommendation
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The following application has been determined under the Clerk's delegated powers:

S/35680	Ms. S. Callow Yard Llethri Road Felinfoel Llanelli (Felinfoel Ward)	NO OBJECTION
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Consent was required for the proposed change of use of land to a dog training daycare facility to include retention of existing portacabin building.

LOCATION PLAN.



The Yard
Llethri Rd
Llanelli
SA14 8QG

OS MasterMap 1250/2500/10000 scale
22 May 2017, ID: BW1-00625925
maps.blackwell.co.uk
1:1250 scale print at A4, Centre: 252832 E, 202278 N
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Pennaeth Cynllunio
Cyfarwyddiaeth Adfywio a Hamdden
Swyddfa'r Cyngor, 8 Heol Spilman, Caerfyrddin, SA31 1JY.

Head of Planning
Directorate of Regeneration and Leisure
Council Offices, 8 Spilman Street, Carmarthen, SA31 1JY.

Gofynner am / Please ask for: Mr Stephen Edwards

Eich cyf / Your ref:

Llinell Uniongyrchol / Direct Line: 01267 228689

Fy nghyf / My ref: TPO S56/SE/AJP

E-bost Uniongyrchol / Direct E-mail: StEdwards@carmarthenshire.gov.uk

Ffacs / Fax:

Dyddiad / Date: 27/06/2017

Mark Galbraith
Clerk to Llanelli Rural Council
Vauxhall Buildings
Vauxhall
Llanelli
SA15 3BD

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	30 JUN 2017
FILE REF.	
PASSED TO	Adc/Bc

Dear Sir,

Re: Town and Country Planning Act 1990
Town and Country Planning (Trees) Regulations 1999
Tree Preservation Order 2017: Woodland at Heol y Pentre, Ponhenri, Llanelli

For your information, please find enclosed a copy of the above order together with a notice in the form prescribed by the above Act and Regulations.

In simple terms the order prohibits anyone from cutting down, topping or lopping any of the trees describes in schedule 1 and shown on the map without prior consent from this authority.

Should you have any questions please do not hesitate to contact Mr Stephen Edwards on the above details or Mr Andrew Paterson (01554) 742232.

Yours faithfully,

Rosie Carmichael

Llinos Quelch
HEAD OF PLANNING

IMPORTANT –THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**

**TREE PRESERVATION ORDER: Woodland at Heol y Pentre, Ponthenri, Llanelli (E56)
CARMARTHENSHIRE COUNTY COUNCIL.**

THIS IS A FORMAL NOTICE to let you know that on **27/06/2017** the Council made the above tree preservation order.

A copy of the order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent

Some explanatory guidance on tree preservation orders is given in the enclosed leaflet, Protected Trees: A Guide to Tree Preservation Orders, produced by the Department of the Environment, Transport and the Regions.

The Council have made the order in the interests of safeguarding visual amenity.

The order took effect, on a provisional basis, on **27/06/2017**. It will continue in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever first occurs.

A certified copy of the order and the map included in it may be inspected without charge at 8, Spilman Street, Carmarthen at any time during normal office hours.

The Council will consider whether the order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the order.

If you would like to make any objections or other comments, please make sure that we receive them by **25/07/2017**. Your comments must comply with regulation 4 of the Town and Country Planning (Trees) Regulations 1999, a copy of which is provided overleaf. Send your comments to the Head of Planning Services at the address below. All valid objections or representations are carefully considered before a decision on whether to confirm the order is made.

The council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact Stephen Edwards, on 01267 228689, address as below.

Dated : 27/06/2017

Signed: *Rosie Carmichael*

Llinos Quelch, Head of Planning,
Carmarthenshire County Council, 8 Spilman Street, Carmarthen, SA31 1JY.

**COPY OF REGULATION 4 OF THE TOWN AND COUNTRY PLANNING (TREES)
REGULATIONS 1999 ----- Objections and representations**

4(1) Subject to paragraph (2), objections and representations -----

A. shall be made in writing and---

1. delivered to the authority not later than the date specified by them under regulation 3(2)C; or

2. sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

B. shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and

C. in the case of an objection, shall state the reasons for the objection.

4(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

**SCHEDULE 1
SPECIFICATION OF TREES**

Article 4

**Trees specified individually
(encircled in green on the map)**

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
None	None	None

Trees specified by reference to an area

(within a dotted green line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
None	None	None

Groups of Trees

(within a broken green line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
None	None	None

Woodlands

(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
W1	Mixed deciduous woodland mainly comprising :- Goat Willow <i>Salix caprea</i> , Hazel <i>Corylus avellana</i> Grey Willow <i>Salix cinerea</i> , Ash <i>Fraxinus excelsior</i> , Birch <i>Betulia pendula</i> , Oak <i>Quercus robur</i> Hawthorne <i>Crataegus monogyna</i>	SN 478090

* complete if necessary to specify more precisely the position of trees

[Application to trees to be planted pursuant to a condition

10. In relation to the tree[s] identified in the first column of Schedule 1 by the letter "C", being [a tree] [trees] to be planted pursuant "to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees)), this Order takes effect as from the time when [that tree is planted] [those trees are planted].]

[Orders made by virtue of section 300

11. This Order takes effect in accordance with subsection (3) of section 300 (tree preservation orders in anticipation of disposal of Crown land).]

Dated this 27TH Day of JUNE 2017 (month and year)

(if the Council's Standing Orders require the sealing of such documents:)

[The Common Seal of the (name of Council) was hereunto affixed in the presence of-



(if the Council's Standing Orders do not require the sealing of such documents:)

[Signed on behalf of the (name of the Council) Carmarthenshire County Council

Linda Rye-Jones

Authorised by the Council to sign in that behalf]

[CONFIRMATION OF ORDER

[This Order was confirmed by the (name of Council) without modification on the day of (month and year)] OR

[This Order was confirmed by the (name of Council) Subject to the modifications indicated by (state how indicated) on the day of (month and year)]

Authorised by the Council to sign in that behalf]

[DECISION NOT TO CONFIRM ORDER

A decision not to confirm this order was taken by the (name of Council) on the day of (month and year)

Authorised by the Council to sign in that behalf]

[VARIATION OF ORDER

This order was varied by the (name of Council) on the day of (month and year) under the reference number

Authorised by the Council to sign in that behalf]

[REVOCATION OF ORDER

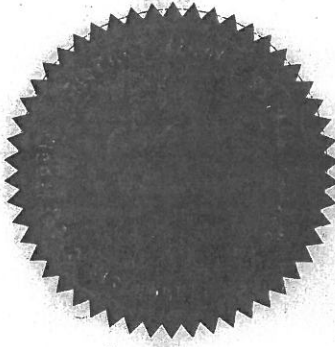
This order was revoked by the (name of Council) on the day of (month and year) under the reference number

Authorised by the Council to sign in that behalf]

No Window

TOWN AND COUNTRY PLANNING ACTS 1990 TREE PRESERVATION ORDER 2017

Woodland at Heol y Pentre, Ponthenri, Llanelli
Grid Reference SN 478090

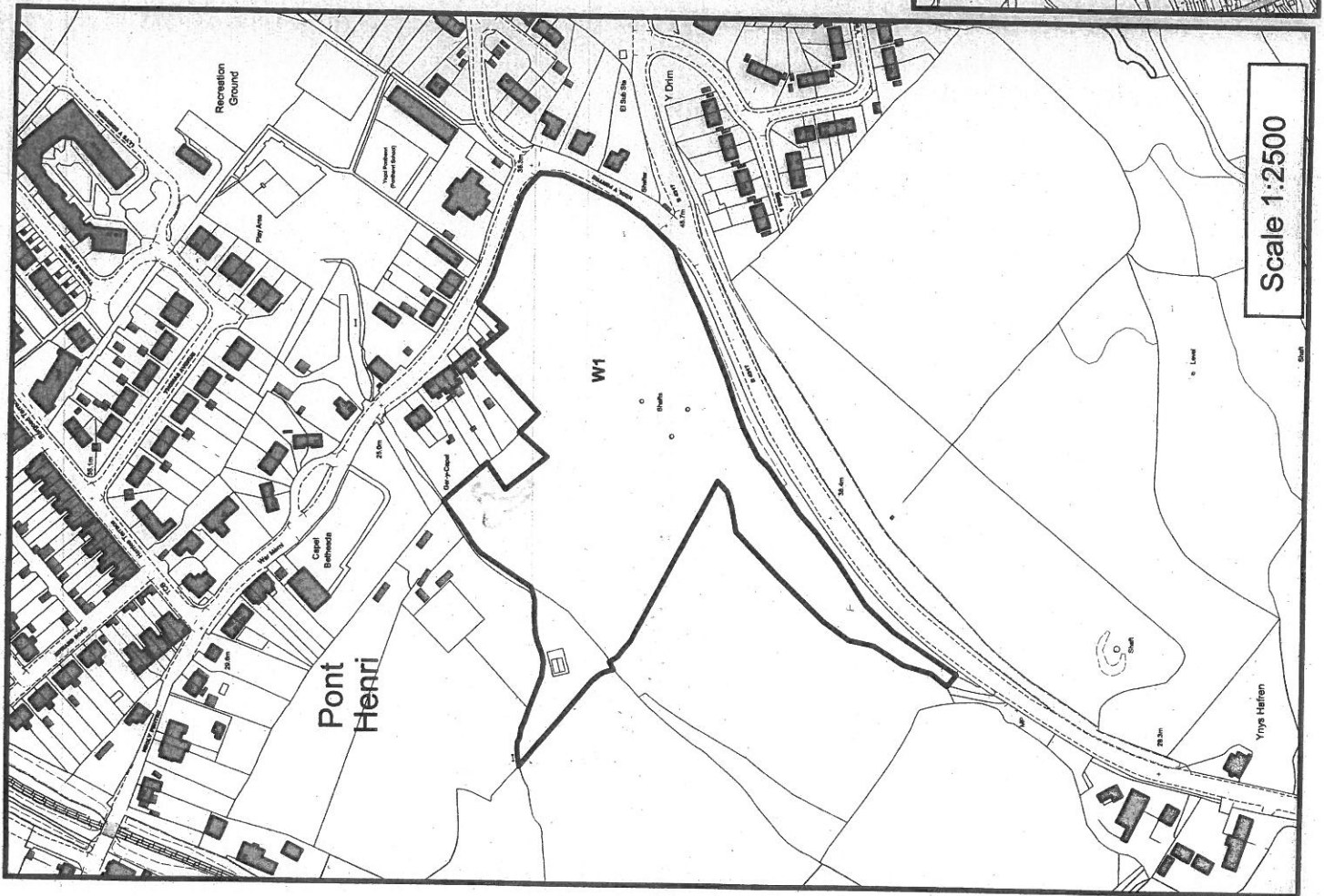
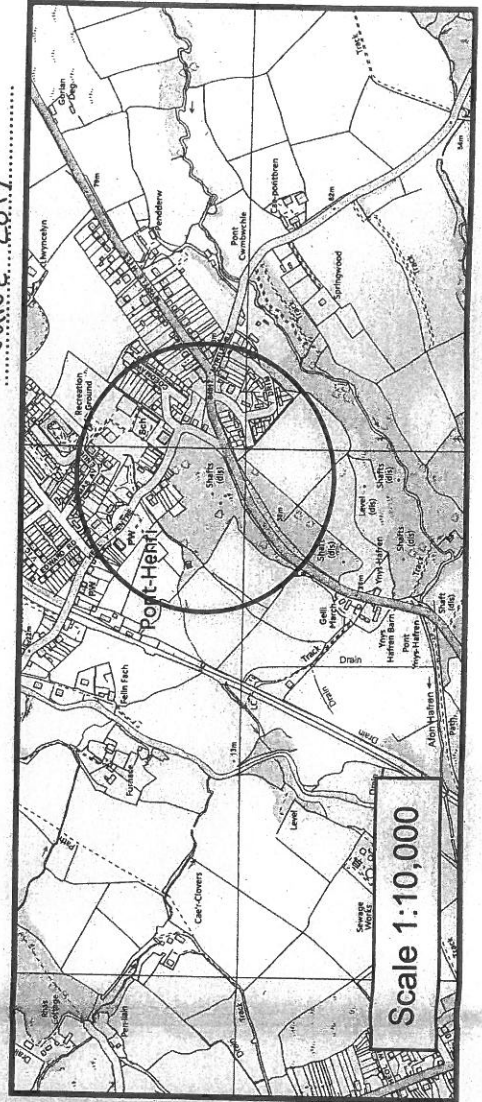
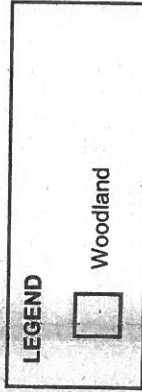


Given under the Common Seal of
Carmarthenshire County Council
on the

27th
day of

JUNE 2017

Linda Rick-Jones



Gofynner am / Please ask for: Paul Roberts
Llinell Uniongyrchol / Direct Line: 01554 742177
E-bost Uniongyrchol / Direct Email: cproberts@carmarthenshire.gov.uk

Eich cyf / Your ref:
Fy nghyf / My ref: S/33342

30 June 2017

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

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	30 JUN 2017
FILE REF.	
PASSED TO	

Annwyl Syr / Madam

Dear Sir/Madam

Datblygiad Arfaethedig / Proposed Development & Lleoliad / Location

CONSTRUCTION OF 240 DWELLINGS TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESSES, CAR PARKING AND LANDSCAPING (RESERVED MATTERS TO OUTLINE S/15702) AT LAND AT GENWEN FARM, BYNEA, LLANELLI, SA14 9PH

Cafodd y cais uchod am ganiatâd cynllunio ei ystyried gan Bwyllgor Cynllunio y Cyngor. Penderfynwyd gohirio gwneud penderfyniad fel y gallai'r Pwyllgor Cynllunio ymweld â'r safle.

The above application for planning permission was considered by the Council's Planning Committee. It was resolved to defer determination in order that the Planning Committee could undertake a site visit.

Bydd pob ymweliad safle yn cael eu gwneud mewn preifat gan y Pwyllgor Cynllunio llawn.

All site visits will be undertaken by the full Planning Committee, in private.

DYDDIAD YR YMWELIAD SAFLE/SITE VISIT DATE	11 TH JULY 2017
AMSER YR YMWELIAD SAFLE/SITE VISIT TIME	11:00 A.M.
CYFEIRIAD Y SIAMBR/CHAMBER ADDRESS	CHAMBER, COUNTY HALL, CARMARTHEN
AMSER YN Y SIAMBR/CHAMBER TIME	2:00 P.M.

Yn gywir / Yours faithfully

Julian Edwards

Rheolwr Datblygu / Development Manager

Nodiadau Cyfarwyddyd

Diben yr ymweliad safle yw rhoi cyfle i Aelodau'r Pwyllgor Cynllunio i asesu'r cais yn ei leoliad.

Bydd pob ymweliad safle yn cael eu gwneud mewn preifat gan y Pwyllgor Cynllunio llawn.

Fel gwrthwynebydd, mae gyda chi hawl chi i annerch y Pwyllgor Cynllunio ar ôl ailymgynnull y cyfarfod.

Fel ymgeisydd, does dim hawl gyda chi i annerch y Pwyllgor Cynllunio heblaw i ymateb i gyflwyniad llafar gan wrthwynebwyr.

Dylech nodi'r canlynol:

- Mae adroddiad y swyddog ar y cais ar gael i bawb sydd â diddordeb sy'n gwneud cais am gopi; bydd yr adroddiad hefyd ar gael ar www.sirgar.gov.uk;
- Dylid gwneud cais ysgrifenedig i annerch y Pwyllgor i'r Pennaeth Cynllunio o leiaf dri diwrnod gwaith cyn dyddiad yr ymweliad safle. (h.y. am ymweliad safle ar ddydd Iau, dylai'r Pennaeth Cynllunio dderbyn y cais erbyn hanner dydd ar y dydd Gwener flaenorol);
- Gall dau wrthwynebydd am bob cais Cynllunio annerch y Pwyllgor, os byddant wedi gwneud cais ysgrifenedig i'r Pennaeth Cynllunio o leiaf dri diwrnod gwaith cyn yr ymweliad safle. Bydd Cadeirydd y Pwyllgor yn gofyn i bob siaradwr gyfyngu eu hunain i uchafswm o bum munud yr un;
- Hysbysir yr ymgeisydd o leiaf 24 awr cyn yr ymweliad safle am unrhyw wrthwynebydd sy'n dymuno siarad.

Mae manylion llawn o'r Protocol a fabwysiadwyd ar gael oddi wrth y Swyddfa Gynllunio Leol neu ar-lein at www.sirgar.gov.uk.

Dylid nodi fod gan Aelodau Etholedig a Swyddogion y Cyngor bwerau i gael mynediad i dir ac eiddo preifat mewn perthynas â phennu ceisiadau cynllunio. Nid yw'r cyfryw ddarpariaethau yn cynnwys cynrychiolwyr Cyngorau Tref neu Gymuned.

Gall perchennog y tir ymarfer ei hawl i atal partion sydd â diddordeb rhag cael mynediad.

Guidance Notes

The purpose of the site visit is to enable the Planning Committee Members to assess the application in its setting.

All site visits will be undertaken by the full Planning Committee, in private.

As an objector, you will be entitled to address the Planning Committee at the reconvened meeting.

As an applicant, you will only be allowed to address the Planning committee in response to verbal presentations by objectors.

Please note the following:

- *The officer's report on the application is available to all interested parties that request a copy; the report will also be available at www.carmarthenshire.gov.uk;*
- *All requests to address the Committee must be made in writing to the Head of Planning at least three clear working days before the site visit (i.e. for a site visit being held on a Thursday, the request must be received by the Head of Planning by 12 noon the previous Friday);*
- *Two objectors per planning application may address the Committee provided a request is made in writing to the Head of Planning at least three clear working days before meeting. The Committee chairman will ask each speaker to confine themselves to a maximum of five minutes each;*
- *The applicant shall be advised at least 24 hours before the site visit, of any objector wishing to speak.*

Full details of the adopted Protocol may be obtained from the Local Planning Office or on-line at www.carmarthenshire.gov.uk.

It should be noted that the Council's Elected Members and Officers have powers to enter on to private land and property in connection with the determination of planning applications. These provisions do not extend to representatives of Town or Community Councils.

The owner of the land may choose to exercise the right to prevent access.



LLANELLI RURAL COMMUNITY COUNCIL	
DATE	- 6 JUL 2017
FILE REF.	
PASSED TO	POL

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 25/05/17

gan P J Davies BSc (Hons) MA MRTPI
Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 05.07.2017

Appeal Decision

Site visit made on 25/05/17

by P J Davies BSc (Hons) MA MRTPI
an Inspector appointed by the Welsh Ministers
Date: 05.07.2017

Appeal Ref: APP/M6825/A/17/3171599

Site address: Land to NW of Tre-Beddrod Reservoir, Furnace, Llanelli SA15 4NN

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 Mrs E S Morris against the decision of Carmarthenshire County Council.
- The application Ref S/34825, dated 30 June 2016, was refused by notice dated 6 March 2017.
- The development proposed is temporary planning permission for a 12 month period for the siting of a residential caravan in respect of implementation of planning approval S/23701 for the conversion of the Old Pump House into a residential dwelling.

Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the proposal on the character and appearance of the surrounding area having particular regard to planning policies relating to the countryside.

Reasons

3. The appeal relates to an existing static caravan and associated structures located in a remote location outside any defined settlement and in the countryside for the purposes of Policy GP2 of the Carmarthenshire Local Development Plan (LDP). This policy is consistent with the objectives of Planning Policy Wales Edition 9 (PPW) which confirms that new development in the countryside away from settlements must continue to be strictly controlled. The caravan is required for a temporary period while construction work on the residential conversion of a former pump house is completed. In these circumstances, LDP Policy H9 permits the siting of residential caravans subject to it being located close to other buildings where possible, and it not having an unacceptable adverse impact on the wider landscape objectives of the LDP.
4. The caravan is located in a particularly attractive rural setting away from any other buildings or development. It is partly screened by trees but it is prominent from a nearby public footpath. In particular, because of the distances and intervening vegetation, it has no clear visual correlation with the construction site to which it relates. Consequently, the caravan appears as an isolated and piecemeal domestic structure in stark contrast to its strongly rural context. Paraphernalia associated with

the residential occupation of the caravan which includes parked vehicles and an outside canopy exacerbates the visual intrusion into the unspoilt rural setting. I accept that the area around the Pump House is steeply sloping which constrains the siting of a caravan in close proximity to it. However, even for a temporary period, the siting of the caravan in this case causes material harm to the character and appearance of the surrounding area. Notwithstanding the permissive nature of LDP Policy H9, the development would conflict with the Council's landscape protection objectives and its policies relating to the countryside, including LDP Policy GP1 which amongst other things seeks conformity with the character and appearance of the site and area and to protect and enhance the landscape of the County.

5. I have had regard to the stage that the conversion works have reached and I note the current difficulties and costs associated with resolving sewerage arrangements for the new dwelling. However, these matters are not considerations that can have any significant influence on my decision which is based on the individual planning merits of the proposal before me.
6. In reaching my decision, I have taken account of the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's 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 WCFG Act.
7. For the above reasons and having regard to all other matters raised I conclude that the appeal is dismissed.

P J Davies

INSPECTOR