

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

PWYLLGOR CYSWLLT A CHYNLLUNIO

A gynhelir yn Siambr y Cyngor Ddydd Llun, 9 Gorffennaf, 2018 4.45 y.h.



CLERC y CYNGOR

3 Gorffennaf, 2018

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/37389	7 Stradey Hill, Pwll, Llanelli
(2)	S/37390	Plot 9, Parc Brynmawr, Lon y Dderwen, Furnace, Llanelli
(3)	S/37413	Hen Ffordd i Canolfan Wetlands, Llwynhendy, Llanelli
(4)	S/37461	Plot i'r Gogledd Orllewin i 4 Heol Y Graig, Llwynhendy
(5)	S/37468	37 Heol Llanelli, Pontyates
4. Cae Ffordd Dros Dro – U2290 Fferm Nantgwyn Felinfoel, Llanelli – nodi er gwybodaeth oddi wrth y Cyngor Sir Caeryrddin.
5. Deddf Cynllunio Gwlad a Thref (1990) (fely'i diwygiwyd) – Ynys Hafren Barn, Heol Ponthenri, Pontiets, Llanelli – ymhellach i Gofnod Rhif 307 (11 Rhagfyr, 2017) nodi er gwybodaeth oddi wrth y Cyngor Sir Caeryrddin ar yr apêl yn cael ei gyflwyno gyda Weinidogion Cymru.

Aelodau'r Pwyllgor:

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

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, 9 July, 2018, at 4.45 p.m.


CLERK to the COUNCIL

3 July, 2018

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/37389 7 Stradey Hill, Pwll, Llanelli
 - (2) S/37390 Plot 9, Parc Brynmawr, Lon y Dderwen, Furnace, Llanelli
 - (3) S/37413 Old Road to Wetlands Centre, Llwynhendy, Llanelli
 - (4) S/37461 Plot to North West of no. 4 Heol Y Graig, Llwynhendy
 - (5) S/37468 37 Heol Llanelli, Pontyates
4. Temporary Road Closure – U2290 Fferm Nantgwyn, Felinfoel, Llanelli – to note for information correspondence received from Carmarthenshire County Council.
5. Town and Country Planning Act (1990) (as amended) – Ynys Hafren Barn, Ponthenry Road, Pontyates, Llanelli – further to Minute No, 307 (11 December, 2017) to note for information correspondence received from Carmarthenshire County Council informing that an appeal has been lodged with the Welsh Ministers.

Members of the Committee:

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

ITEM No. 3

Application No./ Development	Applicant/Location	Recommendation
S/37389 Extension	7 Stradey Hill Pwll Llanelli (Hengoed Ward)	NO OBJECTION provided: 1. The proposed extension is subordinate to the main dwelling in terms of scale and massing. 2. There is no detrimental impact on the amenity and privacy of neighbouring dwellings. 3. The drainage from the additional development does not increase the hydraulic load on the public sewer.
Consent is required for proposed two storey side extension.		
S/37390 Certificate of Lawfulness	Plot 9 Parc Brynmawr Lon y Dderwen Furnace Llanelli (Felinfoel Ward)	NO OBJECTION provided the drainage from the additional development does not increase the hydraulic load on the public sewer.
Application for a lawful development certificate for an existing use or operation or activity: to confirm planning permission for dwelling houses originally granted in 1988 (D5/10390) is still valid in order to develop this remaining plot.		
S/37413 Agricultural building	Old Road to Wetlands Centre Llwynhendy Llanelli (Pemberton Ward)	NO OBJECTION provided: 1. The storage shed is only needed to satisfy agricultural need. 2. A condition is included in the planning consent which restricts the use of the shed for agricultural purposes only.

Consent is required for non-load bearing agricultural building (re-submission of S/36981)

Application No./ Development	Applicant/Location	Recommendation
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S/37461 Dwelling	Plot to North West of No. 4 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.
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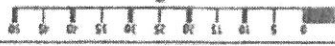
Consent is required for a single residential dwelling and detached garage.

S/37468 Detached house	Land part of 37 Heol Llanelli Pontyates Llanelli (Glyn Ward)	NO OBJECTION
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Outline consent is required for a three or four bed detached house with parking and turning area at the front.

5/37389

7 Stradey Hill
Pwll
Llanelli
SA15 4AB

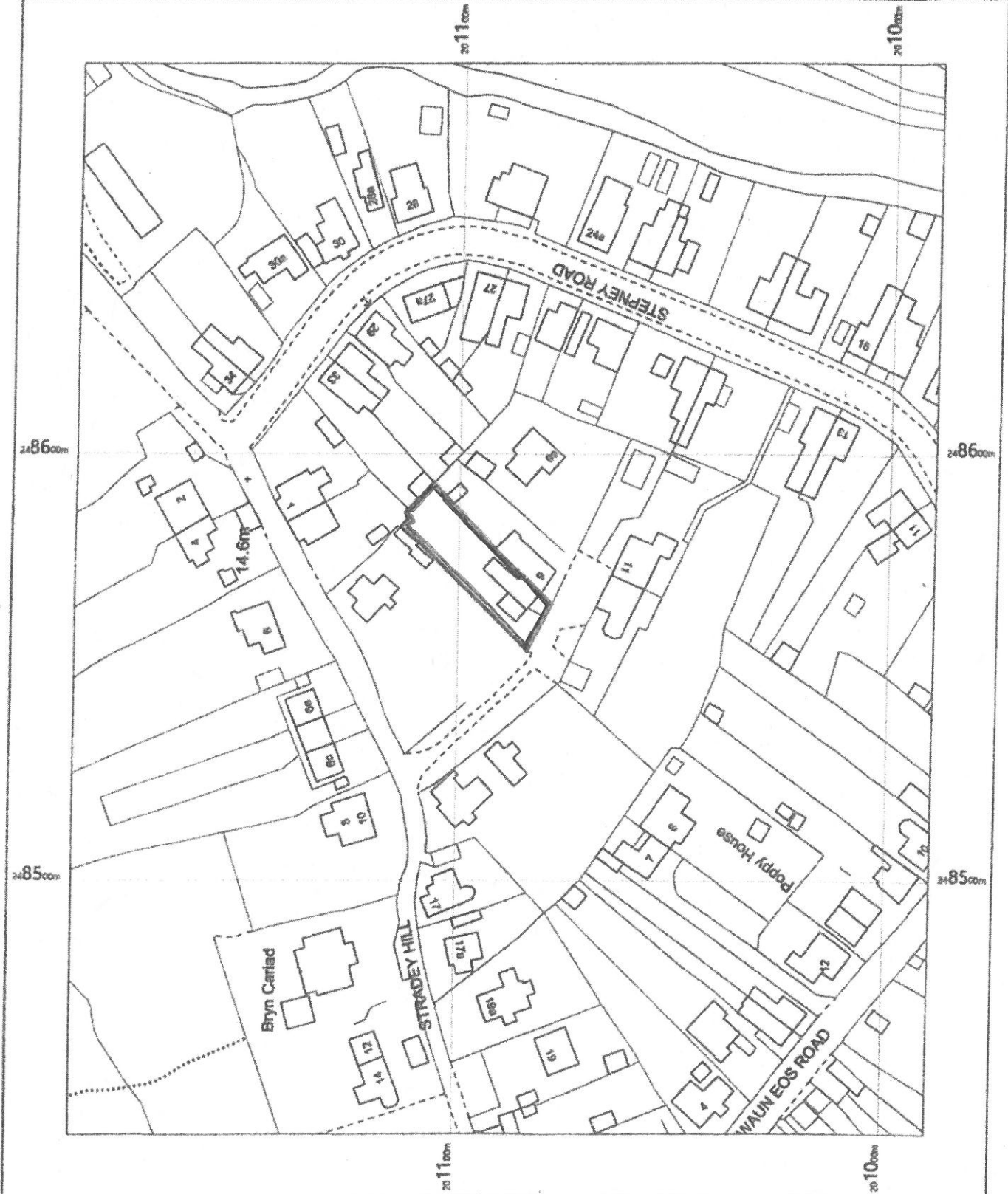


OS MasterMap 1250/2500/70000
scale
Wednesday, April 25, 2018, 10:20
BW1-00707420
maps.blackwell.co.uk
1:1250 scale print at A4, Centre:
248566 E, 201089 N
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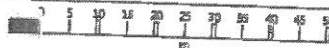
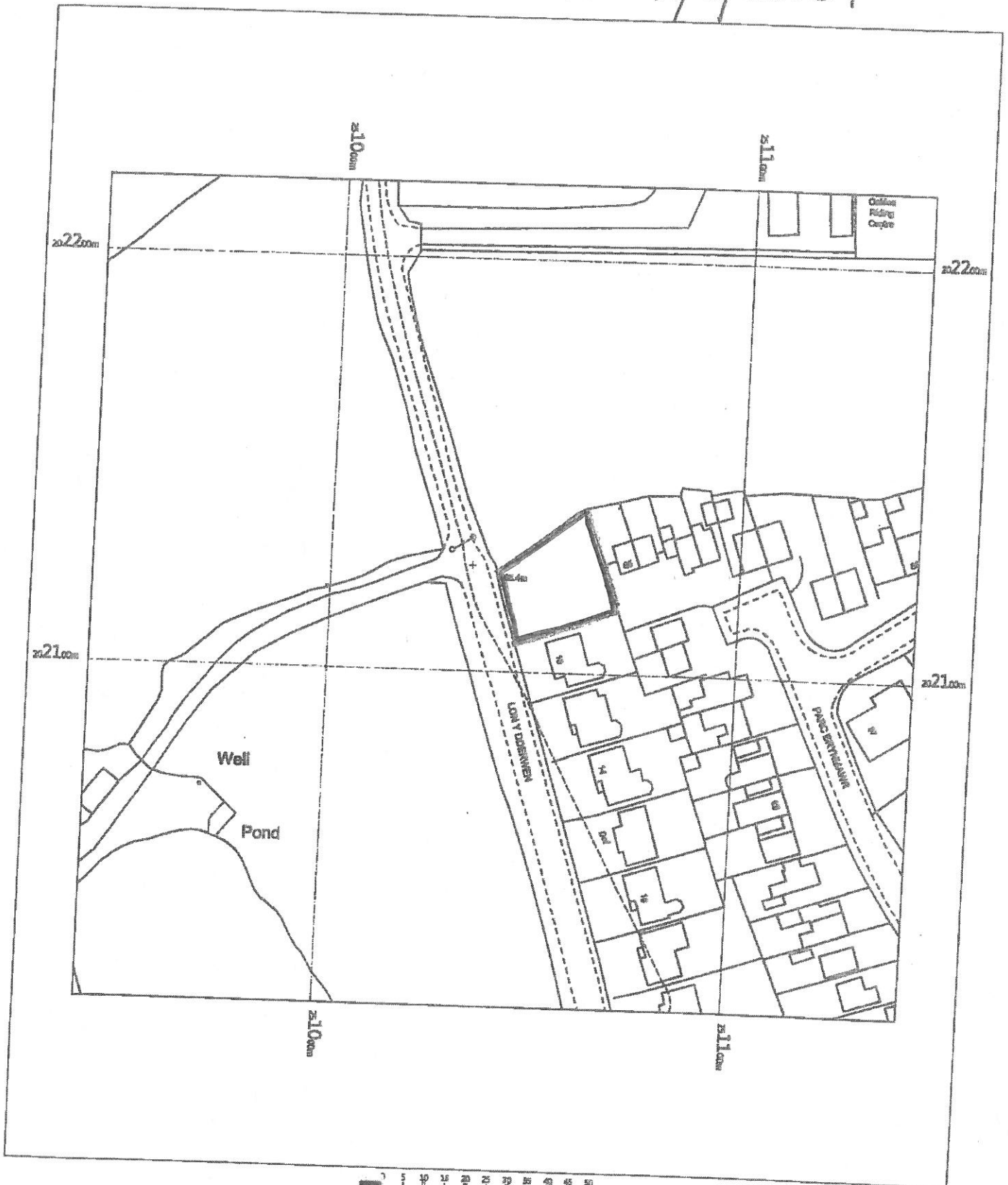
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maps@blackwell.co.uk

7 Stradey Hill, Pwll



S/37390

APPLICATION NO. TA/S/80109



OS MasterMap 1250/2500/10000 scale
Thursday, June 7, 2018, ID: BW1-00718033
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 251042 E, 202118 N

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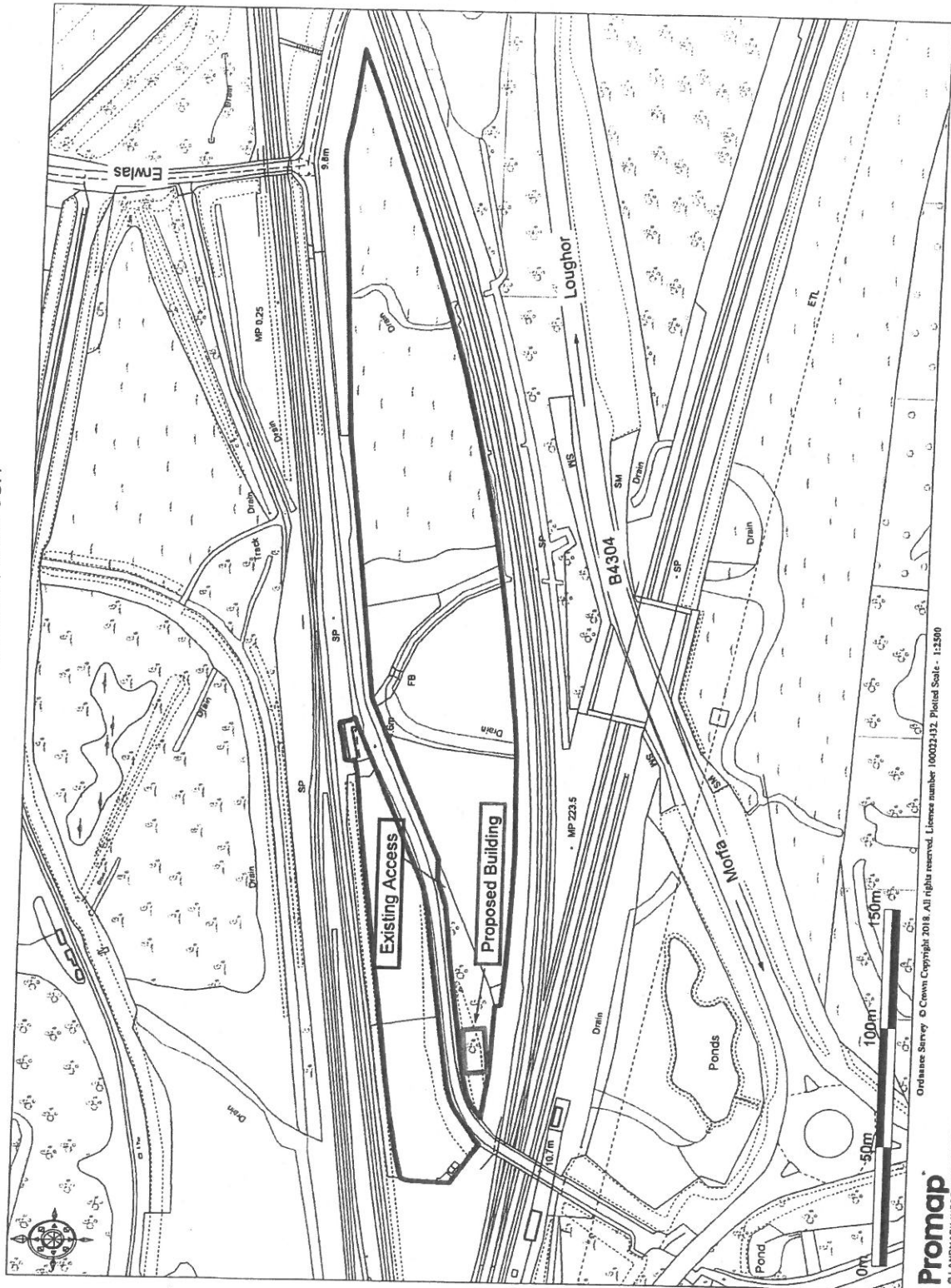


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S/37413

Proposed building at
The Stables, Old Road to wetlands Centre, Llwynhendy,
Llanelli, Carmarthenshire, SA14 9SH



Promap
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Site Location Plan
1:2500 @ A4

5/37461

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

B

Paper size

A3

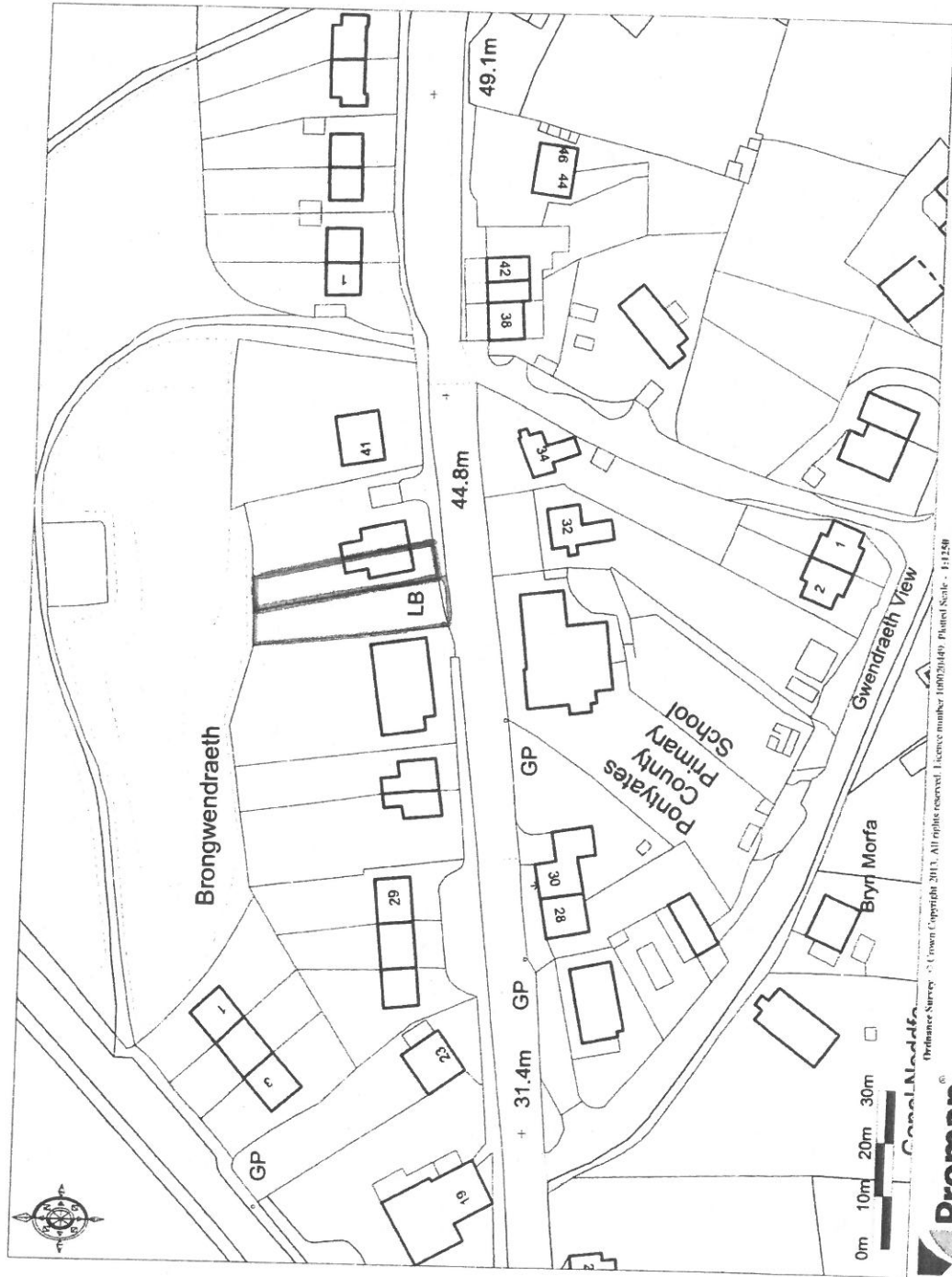


Site plan 1-500

Location plan 1-1250

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Land part of 37 Heol Llanelli, Pontyates, Llanelli



Scale 1:1250

S/37468

Subject: FW: CAU FFORDD DROS DRO – U2290 FFERM NANTGWYN, FELIN-FOEL, LLANELLI / TEMPORARY ROAD CLOSURE – U2290 NANTGWYN FARM, FELINFOEL, LLANELLI

Attachments: Nant Gwyn Farm, Felinfoel, Llanelli, Dyfed, SA14 8JB - 94667750.pdf

Dear Sir/Cllr,

RE : TEMPORARY ROAD CLOSURE – U2290 NANTGWYN FARM, FELINFOEL, LLANELLI

A request has been received for the temporary closure of the U2290 Nantgwyn Farm, Felinfoel, Llanelli from its junction with the C2077 for a total distance of 304 metres in a south-westerly direction.

The closure is necessary for Welsh Water to carry out repair works from 0800 hours Monday 6th August, 2018 for a period of 3 days.

The alternative route for south-west bound traffic will be to proceed in a south-easterly direction along the C2077 to its junction with A476. At the junction, turn right and continue in a south-easterly to south-westerly direction along the A476 to its junction with the U2288. At the junction, turn right and continue in a north-westerly direction along the U2288, U2289 and U2290 to return to a point south-west of the closure. Vice Versa for north-easterly direction.

I enclose a plan (N.T.S.) illustrating the length of road to be closed and alternative route and would be grateful to receive any views you have on the matter.

Yours faithfully,

Traffic Engineer

Technegydd Rheoli 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

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



The map shows the Llanidloes area with various road closures and diversions. Key locations include Llanidloes, Llanfyllter, and Llanfyllter. Road closures are marked with red boxes, and diversions are marked with yellow boxes. The map also shows the River Severn and the Llanidloes Railway.

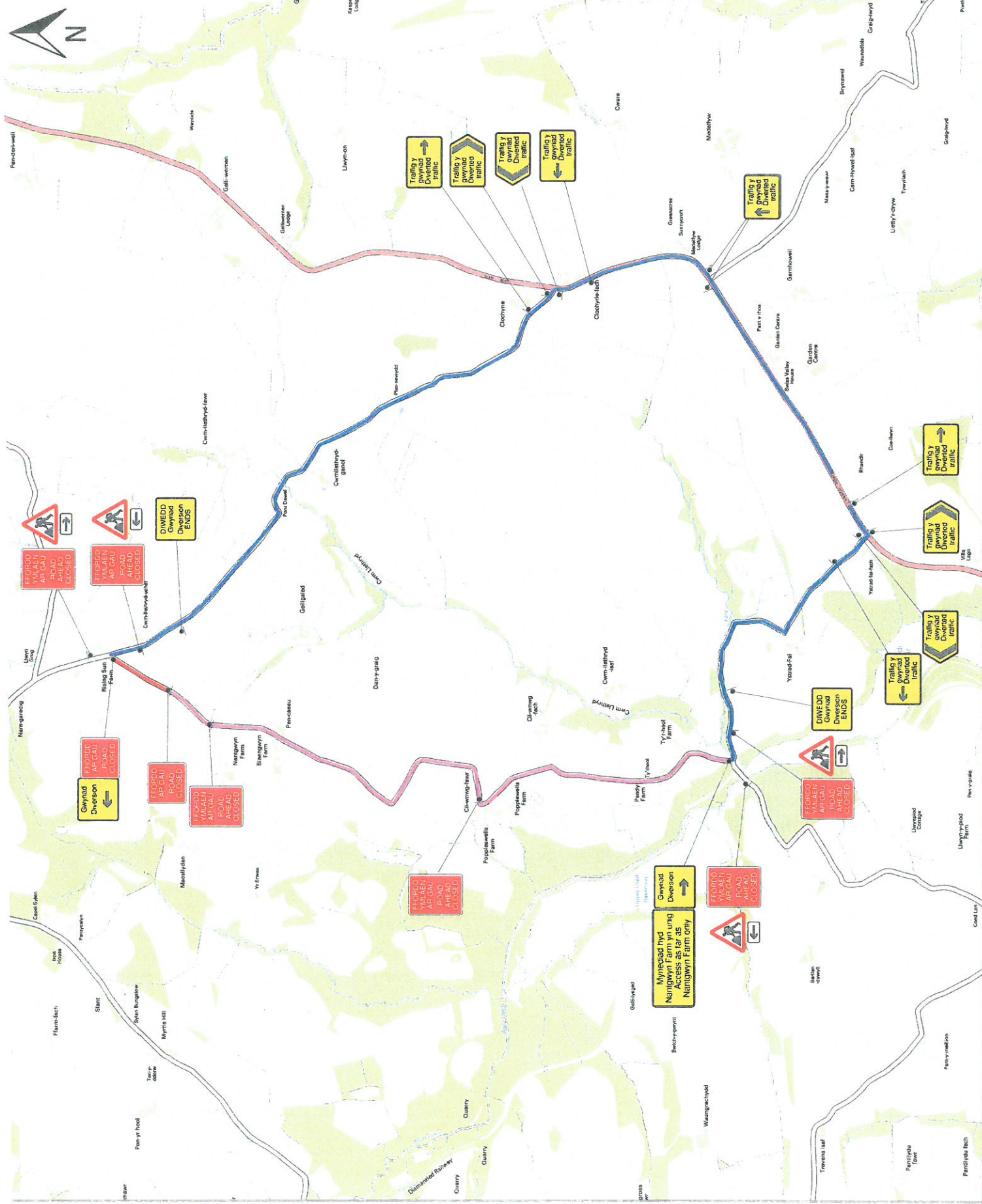
Road Closures:

- A49 (Llanidloes to Llanfyllter) - CLOSED
- A48 (Llanidloes to Llanfyllter) - CLOSED
- A47 (Llanidloes to Llanfyllter) - CLOSED
- A46 (Llanidloes to Llanfyllter) - CLOSED
- A45 (Llanidloes to Llanfyllter) - CLOSED
- A44 (Llanidloes to Llanfyllter) - CLOSED
- A43 (Llanidloes to Llanfyllter) - CLOSED
- A42 (Llanidloes to Llanfyllter) - CLOSED
- A41 (Llanidloes to Llanfyllter) - CLOSED
- A40 (Llanidloes to Llanfyllter) - CLOSED
- A39 (Llanidloes to Llanfyllter) - CLOSED
- A38 (Llanidloes to Llanfyllter) - CLOSED
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- A5 (Llanidloes to Llanfyllter) - CLOSED
- A4 (Llanidloes to Llanfyllter) - CLOSED
- A3 (Llanidloes to Llanfyllter) - CLOSED
- A2 (Llanidloes to Llanfyllter) - CLOSED
- A1 (Llanidloes to Llanfyllter) - CLOSED

Diversions:

- A49 (Llanidloes to Llanfyllter) - Diverted to A48
- A48 (Llanidloes to Llanfyllter) - Diverted to A47
- A47 (Llanidloes to Llanfyllter) - Diverted to A46
- A46 (Llanidloes to Llanfyllter) - Diverted to A45
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- A8 (Llanidloes to Llanfyllter) - Diverted to A7
- A7 (Llanidloes to Llanfyllter) - Diverted to A6
- A6 (Llanidloes to Llanfyllter) - Diverted to A5
- A5 (Llanidloes to Llanfyllter) - Diverted to A4
- A4 (Llanidloes to Llanfyllter) - Diverted to A3
- A3 (Llanidloes to Llanfyllter) - Diverted to A2
- A2 (Llanidloes to Llanfyllter) - Diverted to A1

Greig, I. W. D. & J. W. D. Greig



Gofynnwr am / Please ask for:

Gary Glenister

Eich cyf / Your ref:

Llinell Uniongyrchol / Direct Line:

01554 742172

Fy nghyf / My ref: APP 1263 / S/36445

E-bost Uniongyrchol / Direct Email:

gglenister@carmarthenshire.gov.uk

25 June 2018

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

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	28 JUN 2018
FILE REF.	
PASSED TO	P&L

Annwyl Syr/Madam ~ Dear Sir/Madam

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

Cyflwynwyd apêl i Weinidogion Cymru yn erbyn penderfyniad Cyngor Sir Caerfyrddin i wrthod caniatâd cynllunio ar gyfer y datblygiad canlynol.

An appeal has been lodged with The Welsh Ministers against the decision of the Carmarthenshire County Council to refuse planning permission for the following development.

Apêl gan / Appeal by :

MR SHANE YEMM

Safle yn / Site at:

YNYS HAFREN BARN, PONTHENRY ROAD, PONTYATES,
LLANELLI, SA15 5PG

**Y Datblygiad Arfaethedig/
Proposed Development:**

PROPOSED NEW VEHICULAR ACCESS AND THE CONVERSION
AND LINKING EXTENSION OF TWO DOMESTIC GARAGES TO
HOLIDAY LETS WITH ATTENDANT CAR PARK AND AMENITY
AREAS

**Cyfeirnod yr Apêl /
Appeal Reference:**

APP 1263 / S/36445

**Cyfeirnod yr Arolygiaeth/
Inspectorate Reference:**

APP M6825/A/18/3203613

**Dyddiad Dechrau'r Apêl /
Appeal Starting Date:**

22/06/2018

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

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

Gweler y ddalen amgaeedig i gael golwg ar resymau Cyngor Sir Caerfyrddin dros wrthod y cais cynllunio.

Bydd unrhyw sylwadau a wnaed eisoes yn dilyn y cais gwreiddiol am ganiatâd cynllunio yn cael eu hanfon i sylw'r Arolygiaeth Gynllunio (oni bai y nodwyd yn benodol eu bod yn gyfrinachol), a bydd copi yn cael ei anfon at yr apelydd, a bydd yr Arolygydd yn eu hystyried wrth ddod i benderfyniad ar yr apêl.

Os byddwch yn dymuno tynnu eich sylwadau blaenorol yn ôl neu eu newid mewn unrhyw fodd, neu os oes gennych farn ar y mater neu os ydych o'r farn fod y cais sy'n destun yr apêl yn effeithio ar eich buddiannau, dylech naill ai:

- a) ebostio eich sylwadau i wales@pins.gsi.gov.uk (gweler y cyfarwyddiadau amgaeedig gan yr Arolygiaeth Gynllunio); neu
- 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 4 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/e-bost

See attached sheet for Carmarthenshire County Council's reasons for Refusing the planning application.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Planning Inspectorate and copied to the appellant, and will be taken into account by the Inspector in deciding the appeal.

Should you wish to withdraw or modify your earlier comments in any way, or if you have any views on the matter, or you consider your interests to be affected by the proposal under appeal, you should either:

- a) email your comments to wales@pins.gsi.gov.uk (see attached guidance notes from the Planning Inspectorate); or
- 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 4 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.

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

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

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

Yn gywir / Yours faithfully

Julian Edwards

Rheolwr Datblygu / Development Manager



REASONS FOR REFUSAL

- 1 The proposal is contrary to Policy GP1 of the Carmarthenshire Local Development Plan.

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 9 and TAN12: Design (2016)).

In that

- (i) the design and appearance of the proposal is beyond what is considered to be a conversion of the garages and is therefore considered to be new holiday accommodation in the open countryside outside settlement development limits.

(ii) the design and appearance is not considered to be in keeping with the barns when viewed from the public highway so they are considered to be detrimental to the character and appearance of the open countryside.

- 2 The proposal is contrary to Policy TSM4 of the Carmarthenshire Local Development Plan.

Policy TSM4 Visitor Accommodation

Proposals for new build serviced or self catering holiday accommodation will be permitted within the development limits of defined settlements (Policy SP3) where it accords with the relevant criterion under Policy SP15.

Outside the development limits of defined settlements (Policy SP3) proposals for permanent serviced or self catering visitor accommodation will be permitted where it consists of the re-use and adaptation (including conversion) of existing buildings and complies with criteria d) and e) set out in Policy H5.

In that:

- (i) the proposal goes beyond what is considered to be the conversion of the garages and is therefore considered to be new build tourist accommodation in the open countryside outside settlement limits.
- (ii) the scale and design is considered to be detrimental to the character and appearance of the open countryside.
- (iii) the scale and design is not in accordance with criteria d) & e) of H5 referred to in Policy TSM4, in that it includes a linking extension. The proposal is not therefore considered to be an acceptable conversion.

Dull Newydd a syml o roi sylw ar apêl I Bobl â Diddordeb

