

**PWYLLGOR CYSWLLT A CHYNLLUNIO**

**A gynhelir yn Siambr y Cyngor Ddydd Llun, 15 Chwefror, 2010 am 4.45 y.h.**



**CLERC y CYNGOR**

9 Chwefror, 2010.

**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/21596 Maes Rhedeg Ffos Las, Trimsaran
  - (2) S/22371 Ffêrm Plas Bach, Pontyates
  - (3) S/22430 Cyfagos i B4309, Furnace
  - (4) S/22435 Ffynnon Menyn, Cynheidre
  - (5) S/22438 54 Llys Westfa, Dyffryn Y Swistir
  - (6) S/22444 Unit 1 Parc Manwerthu Pemberton, Pemberton
4. Materion a drafodwyd yn unol â phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch cais cynllunio a newidiwyd:-
  - (1) S/22195 75A Heol Pwll, Pwll
5. Datblygiad Preswyl Cwrs Rasio Ffos Las - ystyried gohebiaeth a dderbyniwyd wrth Gyngor Sir Caerfyrddin ynglŷn â Datganiad Amgylcheddol a baratowyd sy'n ategu'r cais cynllunio a chytuno ar ymateb y Cyngor.
6. Deddf Cynllunio Gwlad a Thref (1990) (fel y diwygiwyd) – gohebiaeth – Pennaeth Cynllunio, Cyngor Sir Caerfyrddin – nodi er gwybodaeth, fod yr apêl yn cael gyflwyno yng Nghynulliad Cenedlaethol Cymru o ran y canlynol:
  - (1) Apêl adran 174 - Valley View, Felinfoel, Llanelli;
  - (2) Apêl adran 78 – Blaenaf Safle Golchdy Coedbach, Heol Trimsaran.
  - (3) Apêl adran 78/174 – 11 Heol Pwll, Llanelli



7. S/22241 Tir wrth ymyl 13 Trebuan, Felinfoel, Llanelli – gohebiaeth - Pennaeth yr Adran Gynllunio, Cyngor Sir Caerfyrddin – nodi manylion yr ymweliad safle.

**Aelodau'r Pwyllgor:**

**Cyng.** S. N. Lewis (Cadeirydd y Pwyllgor), B. C. M. Reynolds (Is-Gadeirydd y Pwyllgor), C. A. Rees (Cadeirydd y Cyngor), T. J. Jones (Arweinydd y Cyngor), T. D. Bowen, M. L. Davies, S. L. Davies, S. M. Donoghue, M. L. Evans, M. J. Lewis, A. G. Morgan.





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

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**PLANNING AND LIAISON COMMITTEE**

**To be held at the Council Chamber on Monday, 15 February, 2010 at 4.45 p.m.**  
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**CLERK to the COUNCIL**

9 February, 2010.

**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/21596 Ffos Las Racecourse, Trimsaran
  - (2) S/22371 Plas Bach Farm, Pontyates
  - (3) S/22430 Adjacent to B4309, Furnace
  - (4) S/22435 Ffynnon Menyn, Cynheidre
  - (5) S/22438 54 Llys Westfa, Swiss Valley
  - (6) S/22444 Unit 1, Pemberton Retail Park, Pemberton
4. Matter dealt with under the Clerk's delegated powers – to note the Council's response in respect of the following planning application:-
  - (1) S/22340 75A Pwll Road, Pwll
5. Ffos Las Racecourse residential development – to consider correspondence received from Carmarthenshire County Council in respect of an Environmental Statement prepared in support of the planning application and to agree the Council's response.
6. Town and Country Planning Act (1990) (as amended) – correspondence – Head of Planning, Carmarthenshire County Council – to note for information the appeals lodged with the National Assembly for Wales in respect of the following:
  - (1) Section 174 Appeal - Valley View, Felinfoel, Llanelli;
  - (2) Section 78 Appeal – The Former Coedbach Washery Site, Trimsaran Road;
  - (3) Section 78/174 Appeal – 11 Pwll Road, Llanelli.



7. S/ 22241 Land adjacent to 13 Trebuan, Felinfoel, Llanelli – correspondence – Head of Planning, Carmarthenshire County Council – to note for information details of the site visit.

**Members of the Committee:**

**Cllrs.** S. N. Lewis, (Chairman of Committee), B. C. M. Reynolds (Vice-Chairman of Committee), C. A. Rees (Chairman of Council), T. J. Jones (Leader of Council), T. D. Bowen, M. L. Davies, S. L. Davies, S. M. Donoghue, M. L. Evans, M. J. Lewis, A. G. Morgan.



Application No./ Development	Applicant/Location	Recommendation
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S/21596 Dwellings	Charles Church West Wales Ffos Las Racecourse Trimsaran Kidwelly (Glyn Ward)	That the information be noted.
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Application withdrawn - consent is required for erection of 95 dwellings including associated garages, means of enclosure landscaping and all associated building and engineering works. Amendment to previous consent (application ref. W18133) to the southern part of development site '003'.

S/22371 Extension	Mr D Evans Plas Bach Farm Heol Carway Pontyates (Glyn Ward)	NO OBJECTION
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Consent is required for extension and roof alterations.

S/22430 Temporary Access	Atkins Limited Adjacent to B4309 Furnace Llanelli (Hengoed Ward)	NO OBJECTION
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Consent is required for temporary access from the B4309 in order to complete works to Cille Stream.

S/22435 Extension	Mrs K B Randell Ffynnon Menyn Cynheidre Llanelli (Glyn Ward)	NO OBJECTION
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Consent is required for a two storey extension to existing detached dwelling.

S/22438 Extension	Mr R Hughes 54 Llys Westfa Swiss Valley Llanelli (Swiss Valley Ward)	NO OBJECTION
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Consent is required for proposed single storey rear extension.

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Application No./ Development	Applicant/Location	Recommendation
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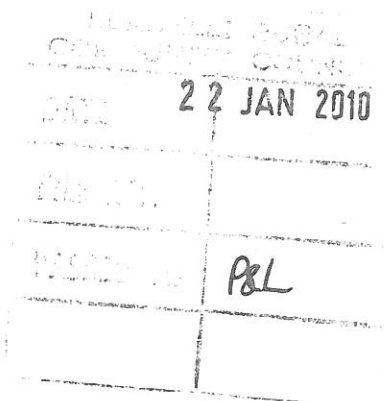
S/22444 Cert. of Lawfulness Proposed	DSG International PLC Unit 1 Pemberton Retail Park Llanelli (Pemberton Ward)	NO OBJECTION
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Consent is required for application for a lawful development certificate for proposed installation of a 865 square metre mezzanine floor.

9 February, 2010.

19.01.2010

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



Annwyl Syr/Madam / Dear Sir/Madam

Rhif Cais / Application Number

W/21596

Datblygiad Arfaethedig / Proposed Development

ERECTION OF 95 DWELLINGS INCLUDING ASSOCIATED  
GARAGES, MEANS OF ENCLOSURE LANDSCAPING AND  
ALL ASSOCIATED BUILDING AND ENGINEERING WORKS.  
AMENDMENT TO PREVIOUS CONSENT (APPLICATION REF.  
W/18133) TO THE SOUTHERN PART OF DEVELOPMENT  
SITE '003'

Lleoliad / Location

FFOS LAS RACECOURSE, TRIMSARAN, KIDWELLY,  
CARMARTHENSHERE, SA17 4DE

Ysgrifennaf atoch i roi gwybod i chi fod y cais uchod  
wedi cael ei dynnu'n ôl yn unol â'r cyfarwyddyd a  
roddwyd i'r swyddfa hon ar 19.01.2010.

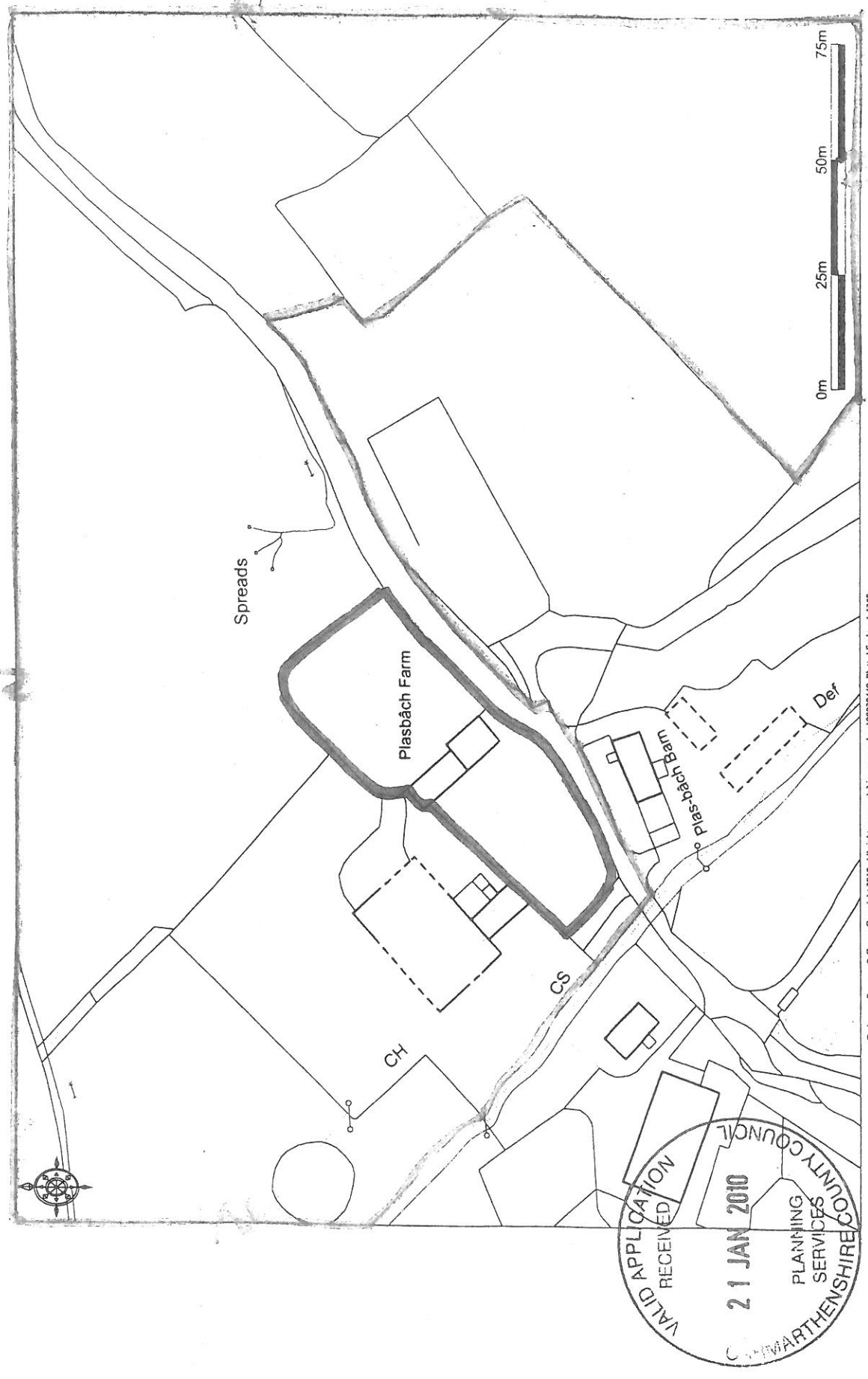
I write to inform you that the above application has  
been WITHDRAWN in accordance with instructions,  
received at this office on 19.01.2010

Yn gywir / Yours faithfully

EIFION W BOWEN, BSc, Dip TP, MRTPI  
PENNAETH CYNLLUNIO / HEAD OF PLANNING

3122371

# Plas Bach Farm, Pontyates, Llanelli



Ordnance Survey © Crown Copyright 2010. All rights reserved. Licence number 100030449. Printed Scale - 1:1250



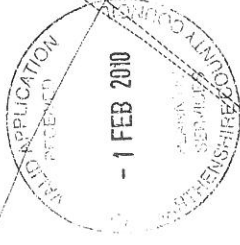
OWEN BANKS PLANNING & DEVELOPMENT LTD. SCALE 1:1250





DO NOT SCALE

S122430



SITE BOUNDARY

B4309

0 10 100  
Metres  
0 10 100  
Millimetres

Rev.	Description	By	Date	CHK'd	Auth	Purpose of Issue	Rev	Date	Authorized
B	SITE PLAN MOVED TO DWG 5063536 / RCF / 003 / 102	D.C.M.	27.01.10	ELB.	K.I.O.	FOR PLANNING	A	07.01.10	K.I.O.
						FOR PLANNING	B	27.01.10	K.I.O.


**ATKINS**

Atkins  
Consulting Engineers,  
12 Orchard Street,  
Cardiff, SA1 3AD

Fax (01792) 472019  
Tel. (01792) 641172

©

Client

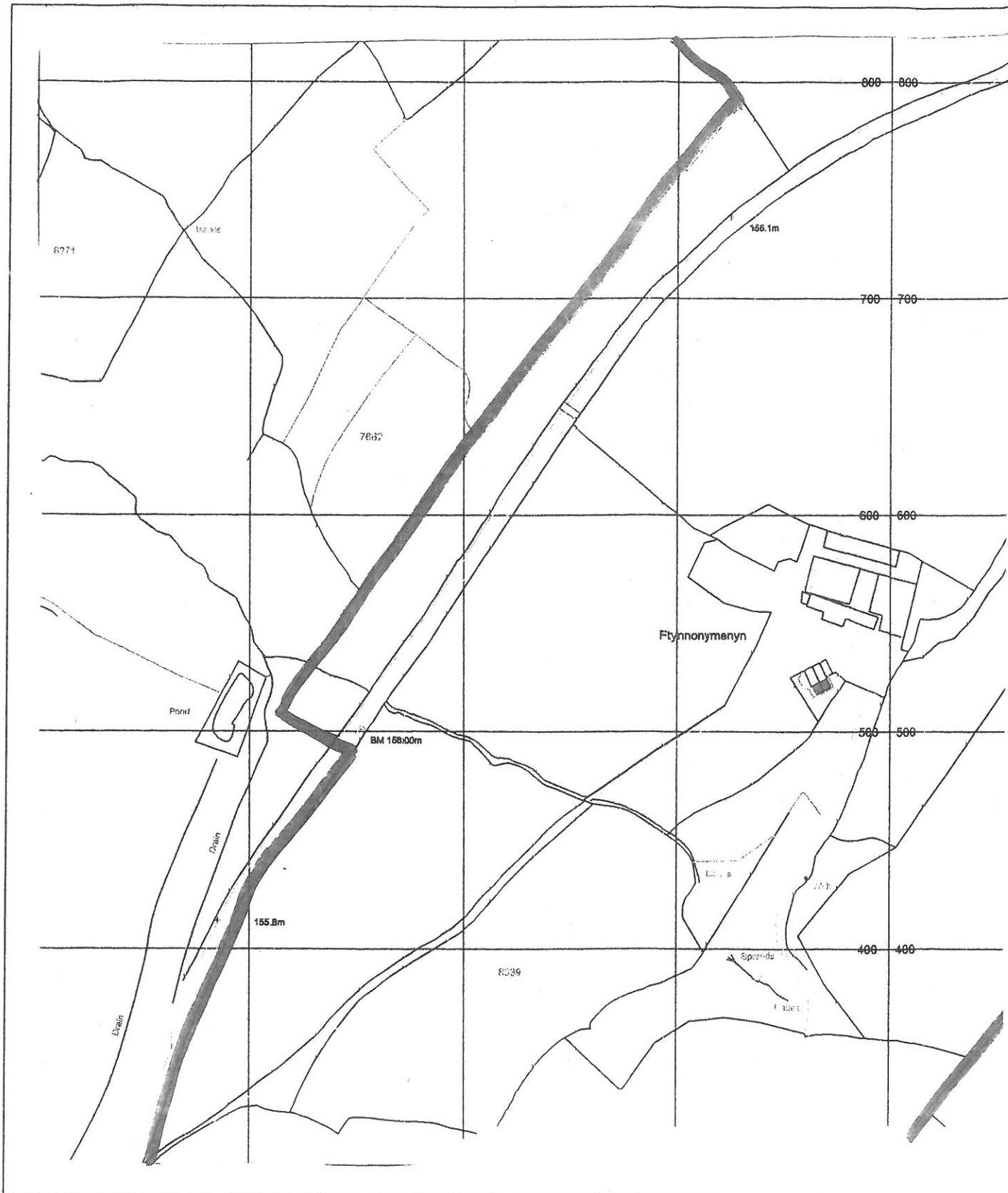
  
Asiantaeth yr  
Amgylchedd Cymru  
Environment  
Agency Wales

Project  
TRASH SCREEN  
IMPROVEMENTS

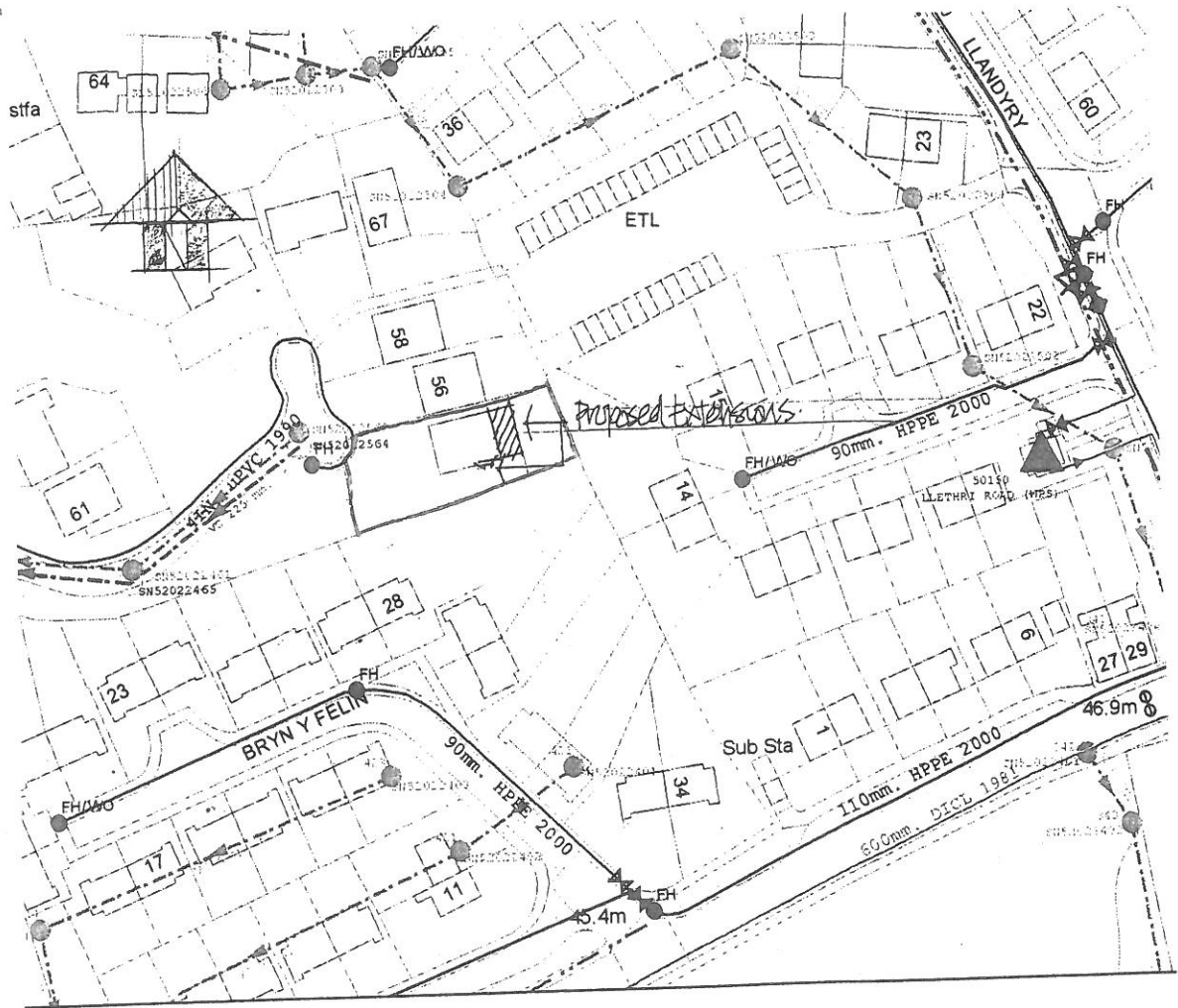
Title  
CILLE STREAM - ACCESS RAMP  
LOCATION PLAN

Scale	Drawn	Checked	Auth'd	Drawing No.
1:1250	D.C.M.	ELB.	K.I.O.	5063536/RCF/003/101
	Date	Date	Date	
	07.01.10	07.01.10	07.01.10	

Rev B



1. IF IN DOUBT ASK.
2. DO NOT SCALE. USE WRITTEN DIMENSIONS ONLY.

S/22438

# LOCATION PLAN 1:1250

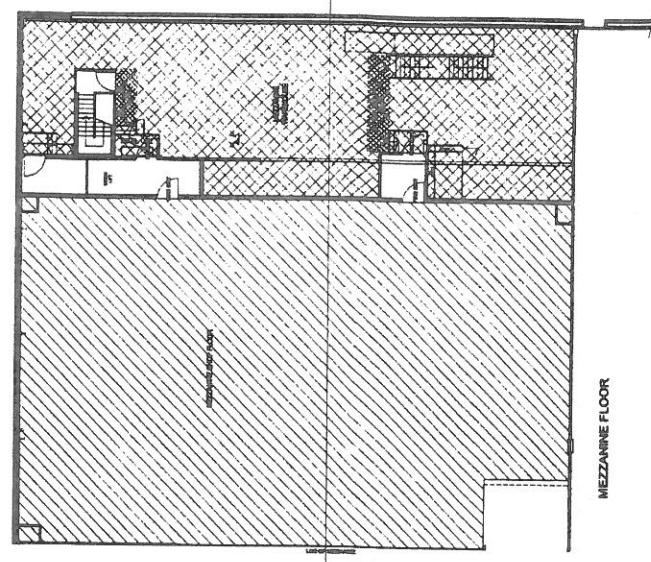
**PROPOSED EXTENSION**  
**54 LLYS WESTFA, FELINFOEL, LLANELLI.**  
**LOCATION PLAN & BLOCK PLAN.**

DRAWING SCH. OF

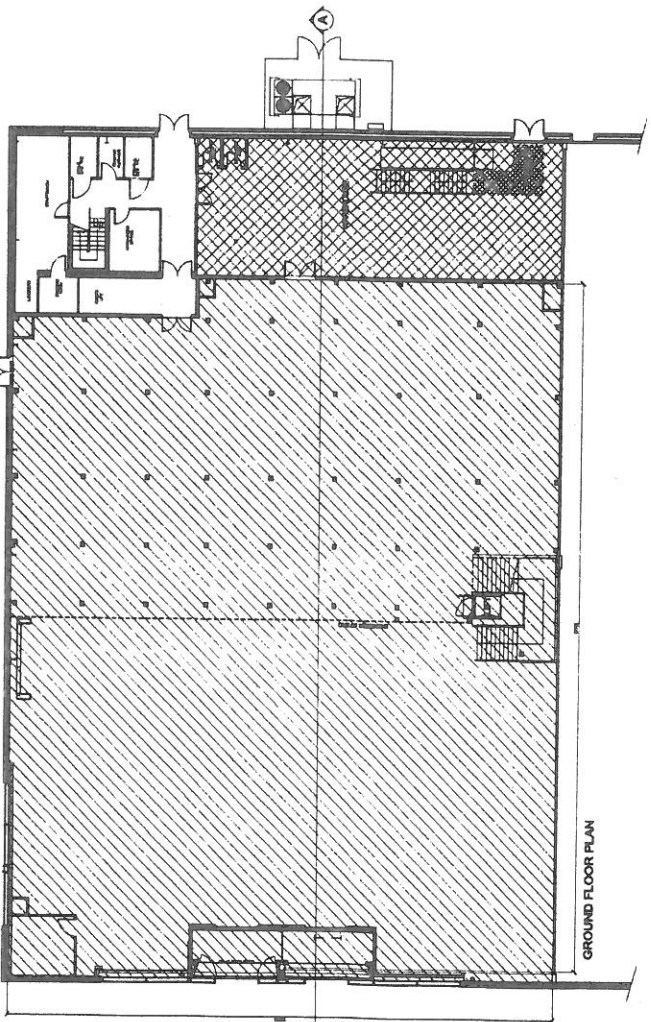
1	Site Plan
2	Ground Floor Plan
3	Mezzanine Floor Plan
4	Roof Plan
5	Section A-A
6	Section B-B
7	Section C-C
8	Section D-D
9	Section E-E
10	Section F-F
11	Section G-G
12	Section H-H
13	Section I-I
14	Section J-J
15	Section K-K
16	Section L-L
17	Section M-M
18	Section N-N
19	Section O-O
20	Section P-P
21	Section Q-Q
22	Section R-R
23	Section S-S
24	Section T-T
25	Section U-U
26	Section V-V
27	Section W-W
28	Section X-X
29	Section Y-Y
30	Section Z-Z

1	Site Plan
2	Ground Floor Plan
3	Mezzanine Floor Plan
4	Roof Plan
5	Section A-A
6	Section B-B
7	Section C-C
8	Section D-D
9	Section E-E
10	Section F-F
11	Section G-G
12	Section H-H
13	Section I-I
14	Section J-J
15	Section K-K
16	Section L-L
17	Section M-M
18	Section N-N
19	Section O-O
20	Section P-P
21	Section Q-Q
22	Section R-R
23	Section S-S
24	Section T-T
25	Section U-U
26	Section V-V
27	Section W-W
28	Section X-X
29	Section Y-Y
30	Section Z-Z

PLANNING



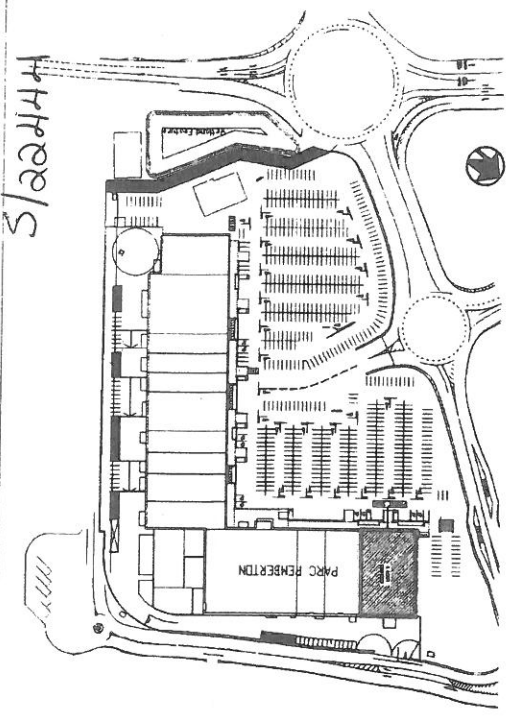
MEZZANINE FLOOR



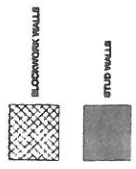
GROUND FLOOR PLAN

LOCATION PLAN

SECTION A-A



3/22/14



GROUND FLOOR GROSS AREA = 1,297sq ft / 15,037 sq ft	MEZZANINE FLOOR GROSS AREA = 865sq ft / 9,310 sq ft	TOTAL FLOOR GROSS AREA = 2,162sq ft / 24,347 sq ft
GROUND FLOOR SALES AREA = 1,158sq ft / 12,227 sq ft	MEZZANINE FLOOR SALES AREA = 687sq ft / 7,431 sq ft	TOTAL FLOOR SALES AREA = 1,845sq ft / 19,658 sq ft
GROUND FLOOR L.O.M. AREA = 254sq ft / 2,734 sq ft	MEZZANINE FLOOR L.O.M. AREA = 291sq ft / 3,132 sq ft	TOTAL FLOOR L.O.M. AREA = 545sq ft / 5,866 sq ft

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

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**S/22340**  
ExtensionMr R Davies  
75A Pwll Road  
Pwll  
Llanelli  
(Hengoed Ward)**OBJECTION**

The two storey family room, bedroom and bathroom extension is considered excessive and in the Council's view, would result in over development of the site resulting in the loss of garden and amenity space.

Consent was required for a two storey family room, bedroom and bathroom extension and single storey ensuite/wardrobe extension.

9 February, 2010.



LOCATION PLAN  
SCALE 1:1250



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

Dyddiad / Date : 26.01.2010

Swyddog / Officer: Gary Glenister  
01554 742172

Rhif y Cais / Application Number: **W/20882**

**YMGYNGHORI YNGHYLCH CAIS CYNLLUNIO**

**PLANNING APPLICATION CONSULTATION  
- ADDITIONAL INFORMATION RECEIVED**

Math o Gais / Application Type

Outline

Datblygiad Arfaethedig / Proposed Development

RESIDENTIAL DEVELOPMENT (UP TO 280  
DWELLINGS)

Lleoliad / Location

FFOS LAS RACECOURSE, TRIMSARAN, KIDWELLY,  
CARMARTHENSHIRE, SA17 4DE

Ymgeisydd/Ymgeiswyr / Applicant(s)

FFOS LAS LTD

Cyfeirnod Grid / Grid Reference

currently unavailable - please request weekly list if required

I write to inform you that an Environmental Statement has been received by this Department in support of the above outline approval application, which is the subject of a screening direction under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

A copy of the Environmental Statement is on deposit with ourselves and is available for inspection at the Customer Services Centre of these offices during normal office hours (9.00am-4.00pm), or alternatively may be viewed on line at [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Should you wish to submit any comments on the application and accompanying Environmental Statement please do so within 21 days of the date of this consultation letter.

27 JAN 2010	
RECEIVED	
ISSUED TO	POL



A047180  
31 March 2009

Eifion Bowen  
Head of Planning  
Carmarthenshire County Council  
Ty Elwyn  
Llanelli  
Carmarthenshire  
SA15 3AP  
**For the attention of Gary Glenister**



Dear Sir

**Ffos Las Ltd.**  
**Land at the Ffos Las Racecourse Complex, Carmarthenshire**  
**Application for outline planning permission for residential development**

As you know, we act on behalf of Ffos Las Ltd, which company is the freehold owner of the Ffos Las Racecourse complex, near Carway and Trimsaran.

This nationally important development has transformed a former opencast site and, when it opens on 18 June 2009, will be seen to represent an outstanding example of regeneration and will comprise a major facility and tourist attraction for Carmarthenshire.

Further to our site inspection on 20 March 2009 with you and Gary Glenister, and as discussed at that meeting, we now wish to apply on behalf of our clients for outline planning permission for a residential development of up to 280 dwellings at the site.

Please find enclosed the following application documents:

- one original and three copies of the planning application form, incorporating Certificate A and the Agricultural Holdings Certificate
- four copies of the application site plan (our drawing number A037150/100), on which the application site is edged in red and comprises three linked development plots
- four copies of the *Design and Access Statement* (WYG Planning & Design, March 2009)
- two copies of the *Transport Assessment* and appendices (Atkins, January 2009)
- two copies of a report titled *Review of Financial Position and Funding Options* (Gambit, March 2009)
- a cheque made payable to the Carmarthenshire County Council for £13,260.00, in respect of the planning application fee. This has been calculated on the basis of the site area of 9.15 hectares, at the rate of £7,900 for 2.5ha plus £80.00 for each additional 0.1 hectare or part thereof.

The reports referred to above are also submitted in electronic format on the enclosed disk.



Please note that the submitted *Design and Access Statement* contains the information necessary to comply with the following statutory and advisory requirements:

- the **design statement** advised by *TAN 12: Design* (Welsh Assembly Government, 2002);
- the **access statement** required by Article 4D of the *Town and Country Planning (General Development Procedure) Order 1995* (as amended); and
- the **reserved matters information** now required by Article 3 of the *Town and Country Planning (General Development Procedure) Order 1995* (as amended) in respect of applications of outline planning permission.

We should be grateful if, when you are considering this application, you would take account of the following points:

1. The proposal forms an integral part of the overall development of the Ffos Las Racecourse and should be considered as complementary to the other parts of that development.
2. The application site comprises land that was formerly opencast. The development makes good use of land that has been restored from extractive industry. The overall development will provide economic and social benefits for the adjoining communities and for the County as a whole. For the proposed residential development these benefits will include support for local facilities and services such as schools, shops, businesses, etc as well as local employment prospects during construction.
3. The application site forms part of the area for which your Council granted outline planning permission for comprehensive development, including residential, in April 2007 (application no. S/11568).
4. The outline planning permission was granted on the basis of an outline master plan, which delineated an area of the site that was to be used for residential development. Part of that delineated area is being developed for housing by Persimmon Homes, who obtained reserved matters approval for housing under application no. W/18133 in June 2008. That development is underway on site and was officially opened earlier this month.
5. The remainder of the delineated area comprises the land that is subject of the current application. Reference to the submitted application site plan shows that the application site comprises three linked plots of land that lie within and between the sites that are being developed by Persimmon.
6. The application site plan and the *Design and Access Statement* show how the three proposed development plots would be integrated with the committed development plots to create a logical and attractive development.
7. It is estimated that at a medium density of development (30 dwellings per hectare), the development plots have a combined development capacity of up to 280 dwellings. The application documentation, including the *Transport Assessment*, is based on that figure.

8. The application is in outline and all matters are reserved for the subsequent approval of your Council as local planning authority.
9. In accordance with the new regulations governing outline planning applications, the *Design and Access Statement* stipulates the following information:
  - **Layout** – the statement contains an urban design framework showing the principles that it is proposed to adopt in laying out development of the site and the relationship between the development areas and those currently being developed by Persimmon Homes.
  - **Scale** – an indication is given of the upper and lower limits for the height, width and length of the various types of houses that it is proposed to erect on the site.
  - **Access** – an indication is given of the proposed access points to each of the three development plots.
10. The Ffos Las development entails a massive investment in restoration and site preparation and in providing the extensive facilities required to support the racecourse and to ensure that it complies in all respects with the stringent requirements of the British Horseracing Authority. These costs have been higher than anticipated and the development for which planning permission is now sought may properly be regarded as enabling development.

We trust that you find the application to be in order and look forward to receiving your acknowledgement of it. If there is any further information that you require in order to process the application, please do not hesitate to contact us.


Yours faithfully  
for WYG Planning & Design

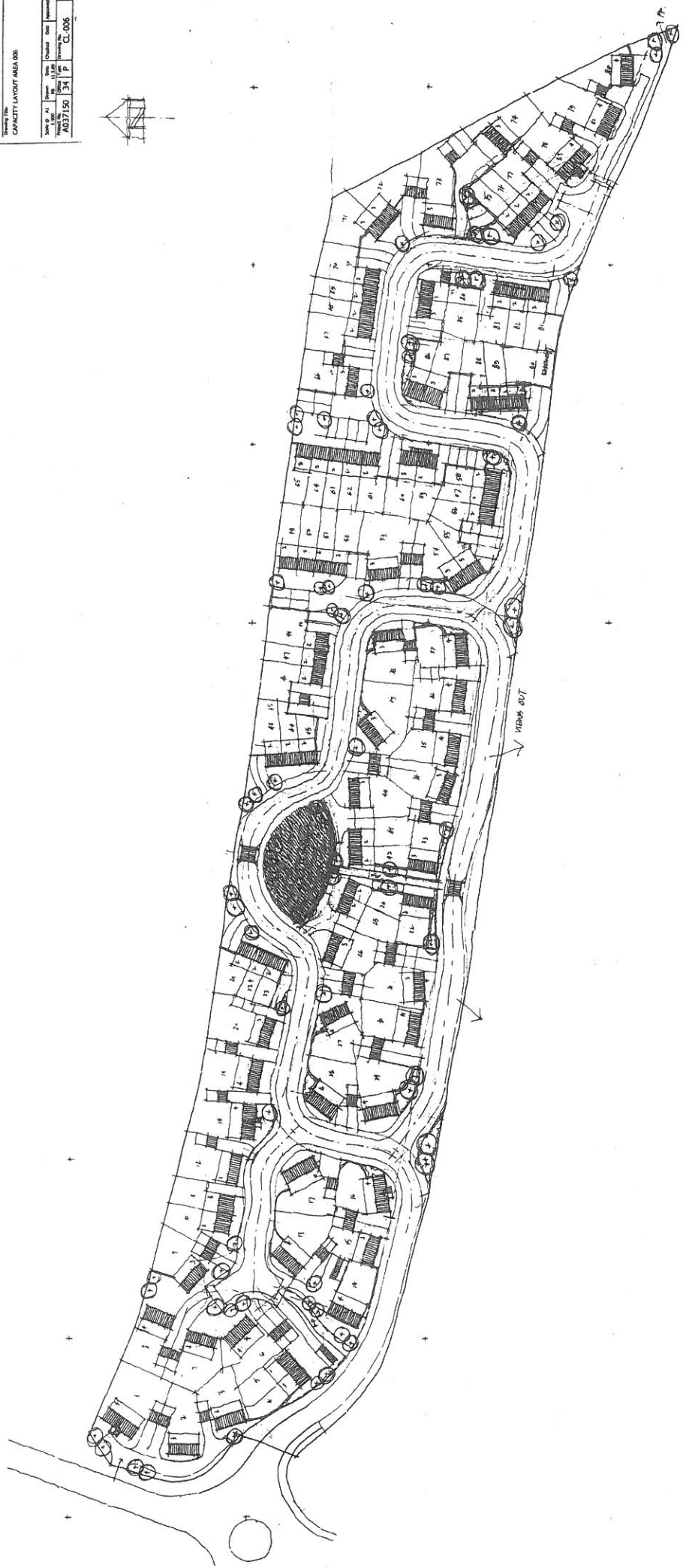


**Paul Vining**  
Regional Director  
[paul.vining@wyg.com](mailto:paul.vining@wyg.com)

NO.	DATE	REV.	DATE	REV.	DATE	REV.

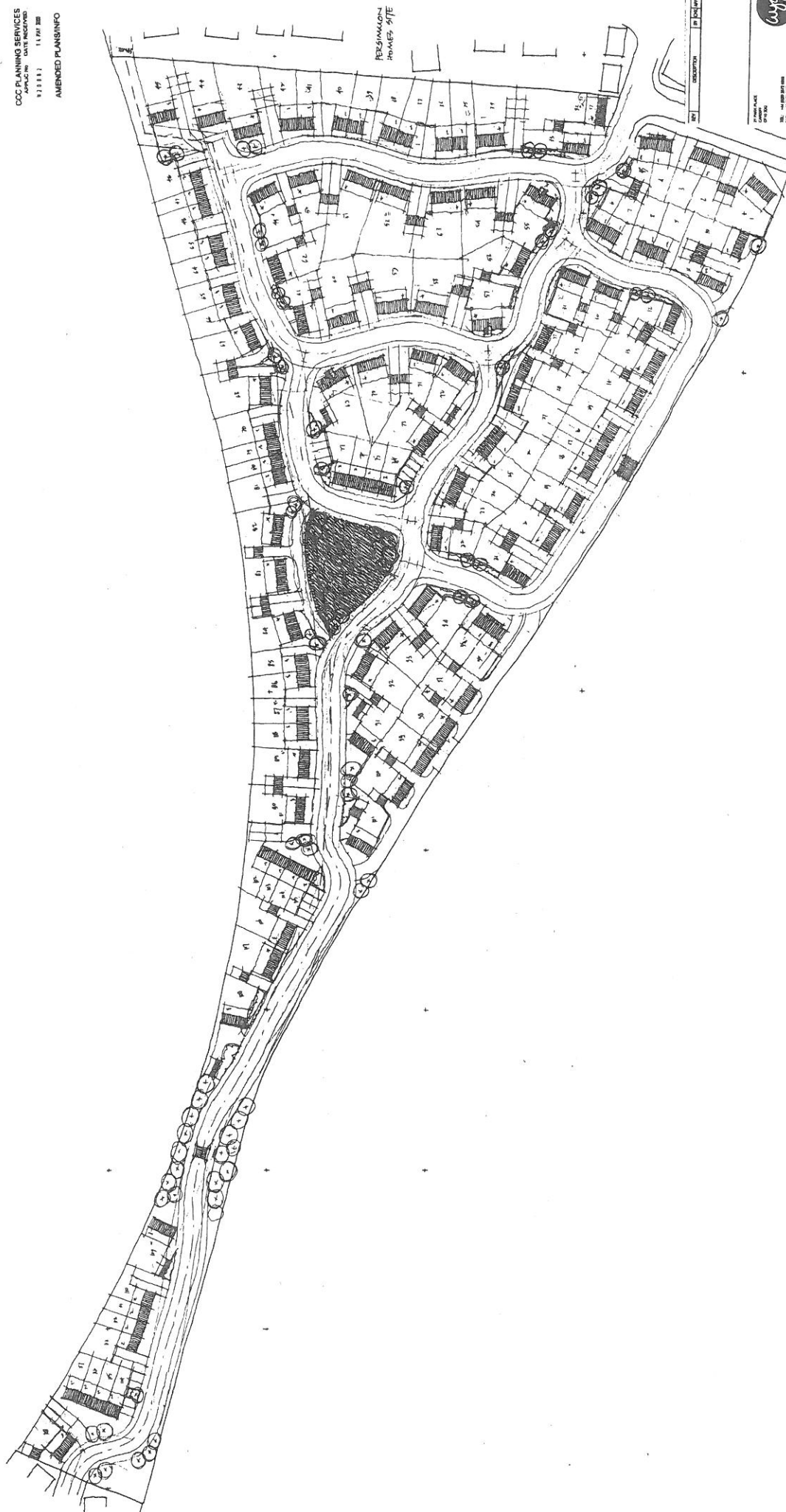
  

		
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OCC PLANNING SERVICES  
 APPROVED DATE 11/11/11  
 AMENDED PLANS/NO





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EFOS LAS LIMITED  
EFOS LAS CALMAR THEMSHERZ

CAPACITY LAYOUT AREA 004

Units @ A2	Qty	Unit Price	Amount	Check No.	Check Date	Check Payee	Check Amount
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Eich cyf/ Your ref:

Gofynner am/ Please ask for: John H Jones

Fy nghyf/ My ref: APP 789 / S/ENF/03812

Llinell Uniongyrchol/ Direct Line: 01554 742353

26.01.2010

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

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	27 JAN 2010
FILE NO.	
PASSED TO	PAC

Dear Sir/Madam

**Town and Country Planning Act (1990) (as amended)**

**Section 174 Appeal by :** MR MICHAEL COLARUSSO

**Site at :** VALLEY VIEW, FELINFOEL, LLANELLI, CARMARTHENSHIRE, SA14 8EZ

**Proposed Development:** UNAUTHORISED GARAGE

**Appeal Reference :** APP 789 / S/ENF/03812

**Inspectorate Reference :** APP M6825/C/10/2121086

**Appeal Start Date :** 22.01.2010

An appeal has been lodged with the National Assembly for Wales against the Enforcement Notice issued by Carmarthenshire County Council relating to an alleged breach of planning control namely the:

Unauthorised construction of a Building/Garage.

(See attached sheet for Reasons for Issuing the Enforcement Notice and the appellant's Grounds of Appeal).

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.


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) 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) 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.

Yours faithfully



Mr E W Bowen  
**HEAD OF PLANNING**



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

- (a) It appears to the Authority that the above breach has taken place within the last 4 years.
- (b) The unauthorised building/garage is contrary to Policy GDC2 of the Carmarthenshire Unitary Development Plan (approved July 2006):-

### **GDC2 - OVERALL DEVELOPMENT POLICY**

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL THAT DEVELOPMENT MUST BE IN ACCORD WITH THE RELEVANT POLICIES CONTAINED IN THIS PLAN. GOOD QUALITY DESIGN WILL BE ENCOURAGED WHICH ACHIEVES THE AIMS OF THE DEVELOPMENT AND ENSURE ITS FITNESS FOR PURPOSE. IN PARTICULAR, DEVELOPMENT PROPOSALS:**

- (i) **WILL SUSTAIN OR ENHANCE THE LOCAL ENVIRONMENT IN TERMS OF MASS, DENSITY, PLOT RATIO AND SCALE;**
- (ii) **WILL BE OF A SUITABLE DESIGN APPROPRIATE TO ITS LOCATION, AND SHOULD UTILISE MATERIALS APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS LOCATED;**
- (iii) **WILL AVOID THE LOSS OF IMPORTANT FEATURES, WHICH CONTRIBUTE TO THE QUALITY OF THE LOCAL ENVIRONMENT;**
- (iv) **WILL INCORPORATE HARD AND SOFT LANDSCAPING AS AN INTEGRAL PART OF THE DESIGN;**
- (v) **WILL CAUSE NO HARM TO THE PRIVACY AND AMENITY OF EXISTING DWELLINGS, BUILDINGS, OTHER STRUCTURES, AND THEIR RESPECTIVE OCCUPIERS AND USERS;**
- (vi) **WILL, WHERE APPROPRIATE, RETAIN, ENHANCE AND/OR CREATE URBAN SPACES, PUBLIC VIEWS, SKYLINE, LANDMARKS AND OTHER TOWNSCAPE/LANDSCAPE FEATURES, AND TAKE OPPORTUNITIES TO REVEAL SUCH FEATURES TO PUBLIC VIEW;**
- (vii) **WILL BE DESIGNED SO AS TO ENSURE MAXIMUM USE IS MADE OF NATURAL DAYLIGHT AND SOLAR ENERGY, AND RESOURCE USAGE IS MINIMISED WITHIN BUILDINGS, IN GARDENS AND AMENITY SPACE;**
- (viii) **WILL BE DESIGNED TO ENSURE EASE OF ACCESS FOR ALL AND TO PAY DUE REGARD TO ERGONOMICS, EXTENDIBILITY AND NOISE MINIMISATION;**
- (ix) **WILL IN INSTANCES WHERE SITES INCLUDE INVASIVE SPECIES, THE APPROPRIATE MANAGEMENT AND ERADICATION WILL BE REQUIRED;**
- (x) **WHICH WOULD IMPACT UPON HEDGEROWS, SHALL INCLUDE MEASURES FOR THEIR RETENTION, TRANSLOCATION OR REPLACEMENT;**
- (xi) **WILL HAVE NO DETRIMENTAL IMPACT ON THE LONG-TERM VITALITY AND VIABILITY OF THE WELSH LANGUAGE AND CULTURE.**

In that the building/garage by virtue of its location is an obtrusive form of development that is unacceptably harmful to the character and appearance of the existing house and surrounding area.

- (c) The unauthorised building/garage is contrary to Policy GDC8 of the Carmarthenshire Unitary Development Plan (approved July 2006):-

### **GDC8 - VISUAL IMPACT AND PHYSICAL TOPOGRAPHY**

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL THAT THE SITING AND DESIGN OF PROPOSED DEVELOPMENTS SHOULD HAVE FULL REGARD TO THE PHYSICAL CHARACTER AND TOPOGRAPHY OF THE SITE BY:**

- (i) AVOIDING CONSPICUOUS LOCATIONS ON PROMINENT SKYLINES OR RIDGES;
- (ii) INTEGRATING INTO THE CONTOURS OF THE SITE;
- (iii) AVOIDING LOCATIONS THAT WOULD HAVE AN ADVERSE VISUAL IMPACT ON PROMINENT BUILDINGS, LANDSCAPES, OPEN SPACES AND THE GENERAL LOCALITY FROM THE SITE;
- (iv) ENSURING THE HEIGHT OF ANY NEW BUILDING IS IN SCALE WITH ADJOINING BUILDINGS, SO AS NOT TO LEAD TO UNACCEPTABLE OVERLOOKING OR OVERSHADOWING;
- (v) UTILISING TOPOGRAPHY TO MAXIMISE ENERGY EFFICIENCY, WHERE FEASIBLE.

In that the building/garage appears conspicuous along the frontage of the existing house, standing forward of the principle elevation and appears as a plain utilitarian structure at odds with the surrounding building form.

- (d) The building/garage is contrary to advice contained in Paragraph 2.6 of Planning Policy Wales Technical Advice Note 12 "Design" (2009), which states that:-

**"design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities".**

In that the building/garage by virtue of its location, scale and design constitutes an obtrusive form of development that is unacceptably harmful to the character and appearance of the existing house and surrounding area.

- (e) The Council do not consider that Planning Permission should be granted because the development is contrary to the policies described above, and planning conditions could not overcome these policy objections.

## APPELLANT'S GROUNDS OF APPEAL

### Ground (a)

*That, in respect of any breach of planning control, which may be constituted by the matters, stated in the Notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.*

### Ground (f)

*That the steps required by the Notice to be taken, or the activities required by the Notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach.*

### Ground (g)

*That any period specified in the Notice in accordance with Section 173(9) fall short of what should reasonably be allowed.*



### **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.arolygiaeth-gynllunio.gov.uk](http://www.arolygiaeth-gynllunio.gov.uk)

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

[www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

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



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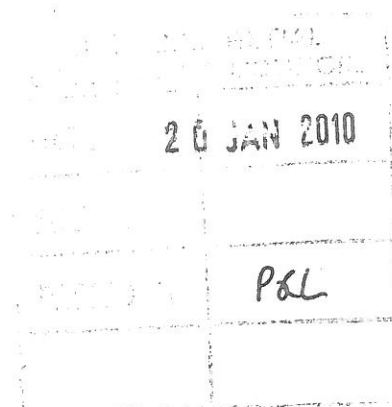
Gofynner am/ Please ask for: Eifion Bowen

Fy nghyf/ My ref: APP 876 / S/16781

Llinell Uniongyrchol/ Direct Line: 01267 224850

18.01.2010

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



Dear Sir/Madam

**Town and Country Planning Act (1990)(as amended)**

An appeal has been lodged with the National Assembly for Wales against the decision of the Carmarthenshire County Council to refuse planning permission for the following development.

**Section 78 Appeal by :** BIO E PLC

**Site at:** THE FORMER, COEDBACH WASHERY SITE, TRIMSARAN ROAD, KIDWELLY, CARMARTHENSHIRE

**Proposed Development:** CONSTRUCTION OF A BIOMASS FIRED COMBINED HEAT AND POWER PLANT

**Appeal Reference:** APP 876 / S/16781

**Inspectorate Reference:** APP M6825/A/09/211983

**Appeal Starting Date:** 12.01.2010

The appeal is to be decided on the basis of a public inquiry. A Pre-Inquiry meeting has been scheduled for **31<sup>st</sup> March 2010** and the Inquiry itself will open on **15<sup>th</sup> June 2010** and run for approximately 12 days. Both meetings will take place in Committee Room 1, Town Hall, Llanelli. You may attend both the Pre-Inquiry meeting and the Inquiry and at the Inspector's discretion give your views on the proposal. The Inquiry will be conducted in English, however, if you wish the opportunity to address the Inquiry through the medium of Welsh please contact Miss

Stephanie Thomas on (01267) 224869, at least 14 days prior to the Inquiry, so that translation facilities can be made available.

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](mailto:wales@pins.gsi.gov.uk). (see attached guidance notes from the Planning Inspectorate); or

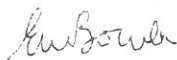
b) send 3 copies of your comments to the Planning Inspectorate, FAO Hefin Jones, Crown Buildings, Cathays Park, Cardiff CF10 3NQ (see attached guidance notes from the Planning Inspectorate).

Any comments you wish to make, either by email or post should be sent as soon as possible, but within 8 weeks of the Appeal starting date (9 March 2010), 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:

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

Yours faithfully



Mr E W Bowen  
**HEAD OF PLANNING**



**REASONS FOR REFUSAL OF PLANNING APPLICATION S/16781**

- 1 The proposal if approved would be contrary to Policy CUDP14 - Renewable Energy which states:

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL TO SUPPORT PROPOSALS FOR RENEWABLE ENERGY SCHEMES AND DEVELOPMENTS, WHICH MINIMISE ENERGY AND RESOURCE REQUIREMENTS, WHERE APPROPRIATE**

in that through locating a large user of biomass fuel within the County in the absence of any overriding local demand for heat in the vicinity of the application site fails to minimise energy and resource requirements, as the scheme would utilise available biomass fuel resource within the County and adjacent areas in an inefficient manner to the detriment of community based initiatives, thus undermining the strategic objective of the Unitary Development Plan of making prudent use of natural resources.

- 2 In the absence of any overriding need the proposal if approved would be contrary to policy UT5 RENEWABLE ENERGY, which provides that:

**IT IS THE POLICY OF CARMARTHENSHIRE COUNTY COUNCIL THAT PROPOSALS WHICH DEVELOP, GENERATE OR CAPTURE ENERGY FROM NATURALLY SUSTAINABLE SOURCES OR WHICH MINIMISE ENERGY REQUIREMENTS WILL BE PERMITTED PROVIDED THAT:**

- **PROPOSALS EITHER INDIVIDUALLY OR CUMULATIVELY WOULD NOT CAUSE DEMONSTRABLE HARM BY VIRTUE OF HAVING SIGNIFICANT ADVERSE IMPACT ON THE QUALITY OF THE LOCAL ENVIRONMENT, ON SITES OF NATURE CONSERVATION, HISTORICAL OR ARCHAEOLOGICAL IMPORTANCE, AGRICULTURAL VALUE, AREAS DESIGNATED FOR THEIR LANDSCAPE VALUE, OR TO SPECIES OF NATURE CONSERVATION AND ECOLOGICAL VALUE;**
- **PROPOSALS DO NOT HAVE A SIGNIFICANT ADVERSE IMPACT IN TERMS OF NOISE AND TRAFFIC GENERATION AND/OR WATER OR AIR POLLUTION AND/OR SCALE AND DESIGN;**
- **PROPOSALS, WHEREVER POSSIBLE MAKE USE OF EXISTING APPROPRIATE DERELICT OR UNDERUSED AREAS OF LAND, OR REDUNDANT BUILDINGS, AND THAT ANY NEW ANCILLARY WORKS OR STRUCTURES ARE MINIMISED**

In that

- (i) The proposal lies within the historic landscape known as 'Taf and Tywi Estuary' which is included in the Register of Historic Parks and Gardens in Wales and the Impact of Development on Historic Landscape Areas (ASIDOHL) has not been correctly carried out consequently little confidence can be given to the conclusion that the impact on the Taf and Tywi Estuary is moderate.
- (ii) Insufficient information has been provided on the operational parameters of the plant and machinery to ensure that the impact on nearby residential properties in this rural location is acceptable, particularly having regard to the 24 hour operation intended for the scheme.
- (iii) The proposed building are of a height, mass and scale that is considered inappropriate in this rural location through creating an incongruous feature in the landscape resulting in visual harm to the area.



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

[www.arolygiaeth-gynllunio.gov.uk](http://www.arolygiaeth-gynllunio.gov.uk)

Hefin Jones - Ffon : 029 2082 3082

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

[www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

Hefin Jones - Tel : 029 2082 3082

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



Fy nghyf/ My ref: APP 855 / S/ENF/04096  
APP 869 / S/21750

Gofynner am/ Please ask for: Robert Davies  
Llinell Uniongyrchol/ Direct Line: 01554 742168

03-Feb-2010

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

Dear Sir/Madam

**Town and Country Planning Act (1990) (as amended)**

Section 78/174 Appeals by: MR N HUMPHREYS

Site at: 11 PWLL ROAD, PWLL, LLANELLI, CARMARTHENSHIRE, SA15 4BG

Further to my previous letter, I am now writing to inform you that the appeals are being dealt with by a **PLANNING HEARING** which will start at 10.00am on 9th March 2010 in Committee Room 3, Town Hall, Llanelli. Hearings normally last about half a day. It will be open to the National Assembly to grant planning permission should it be deemed appropriate.

You may attend the Hearing, and at the Inspector's discretion give your views on the proposal. The Hearing will be conducted in English, however, if you wish the opportunity to address the Hearing through the medium of Welsh please contact Miss Stephanie Thomas on (01267) 224869, at least 14 days prior to the Hearing, so that translation facilities can be made available.

If you wish to inspect the Council's and appellant's statements, please contact the officer named above to make an appointment. Please find enclosed a copy of Annex 2(ii) "Procedure at the Hearing" for your information.

Yours faithfully

Mr E W Bowen  
**HEAD OF PLANNING SERVICES**

DATE - 4 FEB 2010	
FILE NO.	
PASSED TO	P&L



## **ANNEX 2(ii)**

### **Procedure at The Hearing**

1. Rule 11(1) of the Hearings Procedure Rules provides that the procedure to be adopted at hearings must, unless otherwise stated, be determined by the Inspector. Most hearings will be conducted along the following lines.
2. The Inspector will open the hearing at the appointed time, even if one or more of the parties is not by then present. He/she will start by introducing himself/herself and describing the nature of the subject appeal. After resolving any residual doubts about the application or plans, the Inspector conducting the hearing will explain that it will take the form of a discussion which he/she will lead.
3. The Inspector will summarise his/her understanding of the case from reading the papers and any pre-hearing site visit. At that stage, the Inspector will outline what he/she considers to be the main issues and indicate those matters for which further explanation or clarification is required. This will not preclude the parties from referring to other aspects which they consider to be relevant.
4. Appellants may present their case through an agent or adviser but such representation is not essential. Legal representation should not normally be necessary. The appellant will usually be asked to start the discussion. In some cases it may be appropriate for the local planning authority to start if, for example, it is necessary to clarify development plan policy matters in order to guide the debate. Written material should have been circulated and exchanged well beforehand and will not need to be read out at the hearing.
5. Those at the hearing will be given the opportunity to participate. Any questions must be relevant and discussion should proceed in an orderly manner. The appellant will be allowed to make any final comments before the discussion is closed. Any planning obligation which has been submitted will usually be discussed in association with the issue(s) which it is intended to address.
6. The principal parties' hearing statements should identify what conditions, if any, they consider it would be necessary to impose in the event of planning permission being granted. The discussion of suggested conditions is an important and integral part of the hearing process because it enables all present to give their views on whether or not objections to the proposal might be overcome by their judicious use. It also ensures that if the appeal is determined in the appellant's favour, the decision will not place him/her under any obligation on which he/she has not had the opportunity to comment.

7. Parties should not normally introduce at the hearing material or documents which are new, i.e. they have not previously been referred to, as this may necessitate adjournment of the hearing to a later date to give the other parties adequate time to consider this new material. However, those parties at the hearing, including any statutory party, will be given the opportunity to participate. Any questions must be relevant and discussion should proceed in an orderly manner. Anyone behaving in a disruptive manner may be asked to leave. Repetitious debate may be ruled out, but the appellant may be allowed to make any final comments in writing before the hearing is closed. Cross-examination will not be permitted. If the Inspector considers that cross-examination is required to ensure a thorough examination of the main issues. If the Inspector considers that cross-examination is required, he/she will consider, in consultation with the appellant and the local planning authority, whether the hearing should be closed and an inquiry held instead.
8. If at any time before or during the hearing the appellant or the local planning authority comes to the view that the informal procedure is inappropriate and that they no longer wish to proceed this way, they should explain their reasons to the National Assembly or, during the hearing, the Inspector, who will, after seeking the views of the other party, decide whether an inquiry should be held instead. If it becomes apparent during the hearing that the procedure is inappropriate, the Inspector will close the proceedings and a local inquiry will be arranged.
9. It may appear to the Inspector during the hearing that certain matters could be more satisfactorily resolved if the hearing was to be adjourned to the site, and concluded there.
10. Applications for costs, if any, should be made at the hearing venue, before adjournment to the site.

**Further information on the Hearings Procedure can be found on the Planning Inspectorate's website (pages 22-33)(web link below). If you do not have internet access, but would like a copy please contact Miss Stephanie Thomas on (01267) 224869.**

**[http://www.planning-inspectorate.gov.uk/cymru/wal/appeals/planning\\_appeals/documents/NAFWC07-03-e.pdf](http://www.planning-inspectorate.gov.uk/cymru/wal/appeals/planning_appeals/documents/NAFWC07-03-e.pdf)**

Eich cyf/ Your ref:

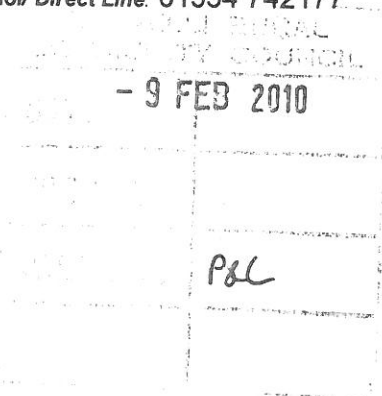
Fy nghyf/ My ref: S/22241

Gofynner am/ Please ask for: Paul Roberts

Llinell Uniongyrchol/ Direct Line: 01554 742177

05.02.2010

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



Annwyl Syr / Madam

Dear Sir/Madam

**Datblygiad Arfaethedig / Proposed Development**

PROPOSED 4 NO. SELF CONTAINED FLATS

**Lleoliad / Location**

LAND ADJACENT TO, 13 TREBUAN, FELINFOEL, LLANELLI, CARMARTHENSHIRE

Cafodd y cais uchod am ganiatâd cynllunio ei ystyried gan Bwyllgor Cynllunio y Cyngor ar 4 February 2010. 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 on the 4 February 2010. 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	16 FEBRUARY 2010
AMSER YR YMWELIAD SAFLE / SITE VISIT TIME	10.15 AM
CYFEIRIAD Y SIAMBR / CHAMBER ADDRESS	COUNTY HALL, CARMARTHEN
AMSER YN Y SIAMBR / CHAMBER TIME	1.30 PM

Yn gywir / Yours faithfully

*Eifion Bowen*

## **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](http://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 lau, 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](http://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 partïon 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](http://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](http://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.*