

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

**PWYLLGOR CYSWLLT A CHYNLLUNIO**

A gynhelir yn Siambr y Cyngor Ddydd Mawrth, 29 Awst, 2017 4.45 y.h.

*Mark Calbraith*  
**CLERC y CYNGOR**

22 Awst, 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/35958 Glynderi, Cynheidre, Llanelli
  - (2) S/35959 Tir gerllaw Ty Draenen Wen, Heol Horeb, Pum Heol
  - (3) S/35964 31 Heol Strade, Llanelli
  - (4) S/35965 Tir i ffwrdd Heol Cwmbach, Llanelli
  - (5) S/35969 66 Ynys Wen, Felinfoel, Llanelli
  - (6) S/35970 79 Brynawelon, Llanelli
  - (7) S/35971 Chwarel Pennant, Heol Herberdeg, Pum Heol
4. Materion a drafodwyd yn unol â phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cytnllunio a newidiwyd:-
  - (1) S/35913 Tir Gerllaw Rose Cottage, Horeb, Llanelli
  - (2) S/35914 Clwb Tennis Lawn Llanelli, Rhodfa Denham, Llanelli
5. Cau Ffordd Dros Dro – Heol Genwen, Y Bynea – ystried gohebiaeth a dderbyniwyd oddi wrth Cyngor Sir Caerfyrddin a chyuno ar ymateb y Cyngor.
6. Cynnig i Osod Croesfan i Gerddwyr â Signalau – B4303 Heol Llethri, Dyffryn Y Swistir – Rhwng Clwb Calsonic a Bryn Y Felin – ystried gohebiaeth a dderbyniwyd oddi wrth Cyngor Sir Caerfyrddin a chyuno ar ymateb y Cyngor.



7. Yr Arolygiaeth Gynllunio – Penderfyniad ar yr Apêl – Tir cyfagos i Gapel Soar, Heol Soar, Llwynhendy, Llanelli, SA14 9LG - APP 1236 – S35117 – yn dilyn Cofnod Rhif 50, nodi er gwybodaeth gohebiaeth oddi wrth Yr Arolygiaeth Gynllunio o benderfyniad apêl. Gwrthoddwyd yr apêl.

**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 Tuesday, 29 August, 2017 at 4.45 p.m.

~~~~~  
*Mark Galbraith*  
**CLERK to the COUNCIL**

22 August, 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/35958 Glynderi, Cynheidre, Llanelli
  - (2) S/35959 Land adjacent to Ty Draenen Wen, Horeb Road, Five Roads
  - (3) S/35964 31 Stradey Road, Llanelli
  - (4) S/35965 Land off Cwmbach Road, Llanelli
  - (5) S/35969 66 Ynys Wen, Felinfoel, Llanelli
  - (6) S/35970 79 Brynawelon, Llanelli
  - (7) S/35971 Pennant Quarry, Herberdeg Road, Five Roads
4. Matters dealt with under the Clerk's delegated powers – to note the Council's response to Carmarthenshire County Council in respect of the following planning applications:-
  - (1) S/35913 Land adjacent to Rose Cottage, Horeb, Llanelli
  - (2) S/35914 Llanelli Lawn Tennis Club, Denham Avenue, Llanelli
5. Temporary Road Closure of Genwen Road, Bynea – to receive correspondence from Carmarthenshire County Council and agree the Council's response.
6. Proposed Signalised Pedestrian Crossing – B4303 Llethri Road, Swiss Valley – between Calsonic Club and Bryn Y Felin – to receive correspondence from Carmarthenshire County Council and agree the Council's response.



7. The Planning Inspectorate – Appeal Decision – Land off Soar Chapel, Soar Road, Llwynhendy, Llanelli, SA14 9LG – APP 1236 – S35117 – further to Minute No. 50 to note for information correspondence from The Planning Inspectorate informing of an appeal decision. The appeal was 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.





## ITEM No. 3

Application No./ Development	Applicant/Location	Recommendation
S/35958 Certificate of Lawfulness	Ms. B. A. George Glynderi Cynheidre Llanelli (Glyn Ward)	NO OBJECTION provided that the facility is maintained in a clean and tidy condition.
Consent is required for a certificate of lawful development to establish use of land as a caravan park.		
S/35959 Dwelling & Garage	Mr. A. Saunders Land adjacent to Ty Draenen Wen Horeb Road Five Roads (Glyn 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 the amenity and privacy of neighbouring dwellings associated with the construction of the new house and garage.
Consent is required for a new dwelling and garage.		
S/35964 Extension	Mr. M. Simon 31 Stradey Road Llanelli (Hengoed 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 the amenity and privacy of neighbouring dwellings associated with the construction of the extension.
Consent is required for a proposed rear lower ground floor and ground floor kitchen/living room extension.		
S/35965 Garage	Mr. Chidzoy Land off Cwmbach Road Llanelli (Hengoed Ward)	NO OBJECTION
Consent is required for a proposed double garage with two garage doors to from (southwest) elevation and one window one door to right (south east) elevation		

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/35969</b> Extension & Conversion	Mr. M. Jones 66 Ynys Wen Felinfoel Llanelli (Felinfoel 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 the amenity and privacy of neighbouring dwellings associated with the construction of the extension.

Consent is required for a proposed first floor extension and attic conversion.

<b>S/35970</b> Extension	Mr. C. M. Sheehan 79 Brynawelon Llanelli (Pemberton 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 the amenity and privacy of neighbouring dwellings associated with the construction of the extension.
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Consent is required for a two story extension to the rear of the existing dwelling.

<b>S/35971</b> Discharge of Conditions	Mr. D. Jones TRJ Ltd Pennant Quarry Herberdeg Road Five Roads (Glyn Ward)	NO OBJECTION provided, in the interest of highway safety, traffic to and from the site should not coincide with the starting and finishing times of Five Roads School.
-------------------------------------------	------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Consent is required for discharge of conditions 2, 24, 32 and 34 on S/19824 (phased working programme, design, route and gradient details, soil storage mounds and restoration plans.

① REF: TA/78234.

S/35958

# H.M. LAND REGISTRY

TITLE NUMBER

## WA 491348

ORDNANCE SURVEY  
PLAN REFERENCE

6N4807/4807.

Scale  
1/2500

COUNTY

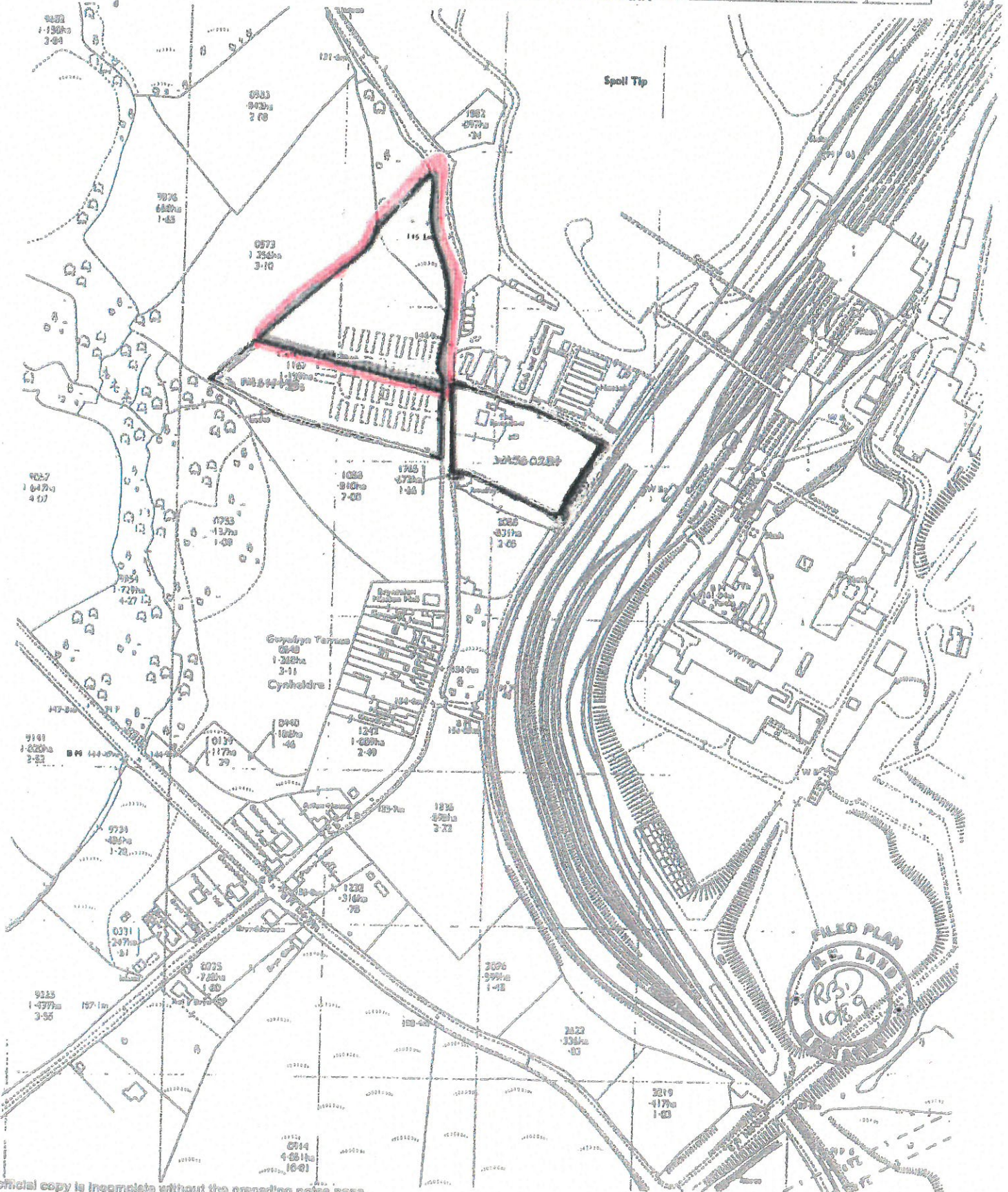
DYFED ADMINISTRATIVE AREA

DISTRICT

HLANGYF

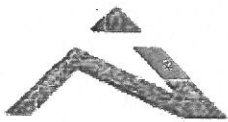
CYMRU  
S.E. SACET 20541

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 Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau blaenorol.

S/35959

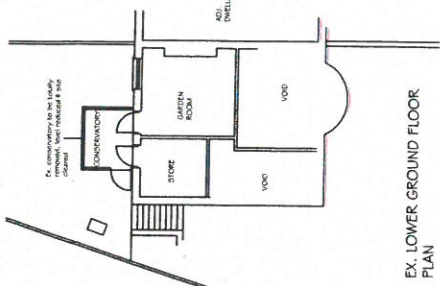


## BLOCK PLAN

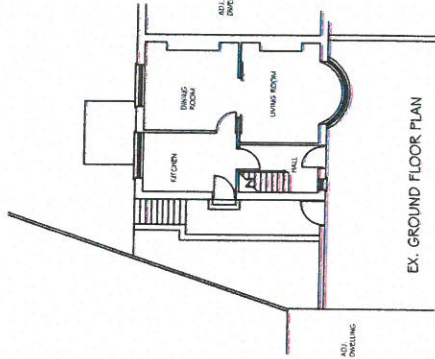
Scale: 1/2500

J. Hedley Ross, Chartered Architect, 9 Swansea Road, Penarthdawe, Swansea, SA8 4AA tel: 01792 830993  
e. mail: jhedleyross@outlook.com  
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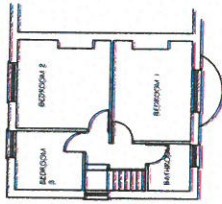
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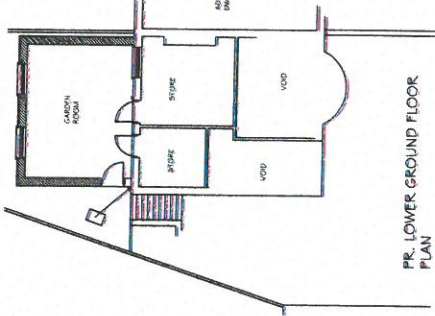
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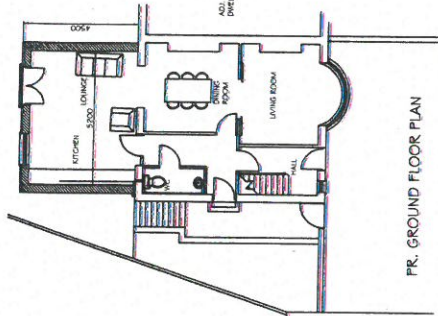
EX. GROUND FLOOR PLAN



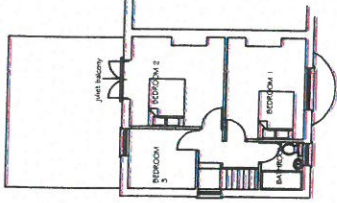
EX. FIRST FLOOR PLAN



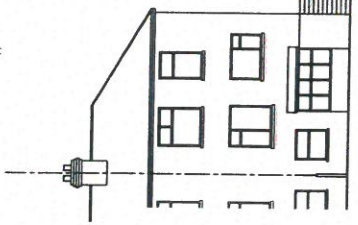
PR. LOWER GROUND FLOOR PLAN



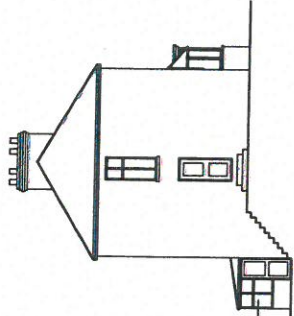
PR. GROUND FLOOR PLAN



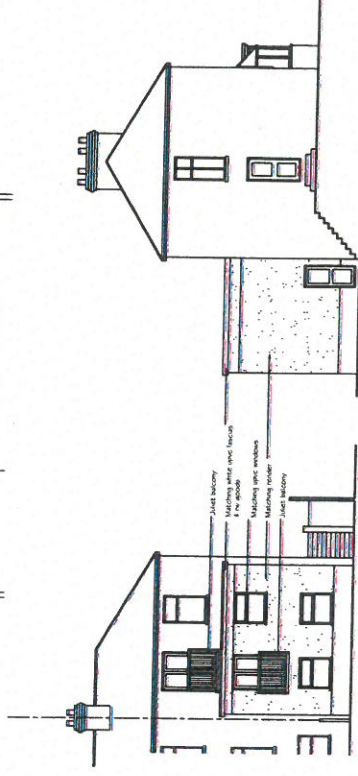
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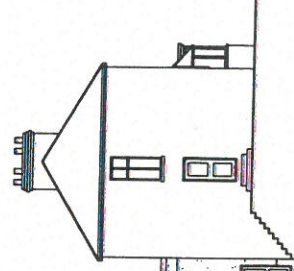
EX. REAR ELEVATION



EX. SIDE ELEVATION



PR. REAR ELEVATION



PR. SIDE ELEVATION



BLOCK PLAN 1:500



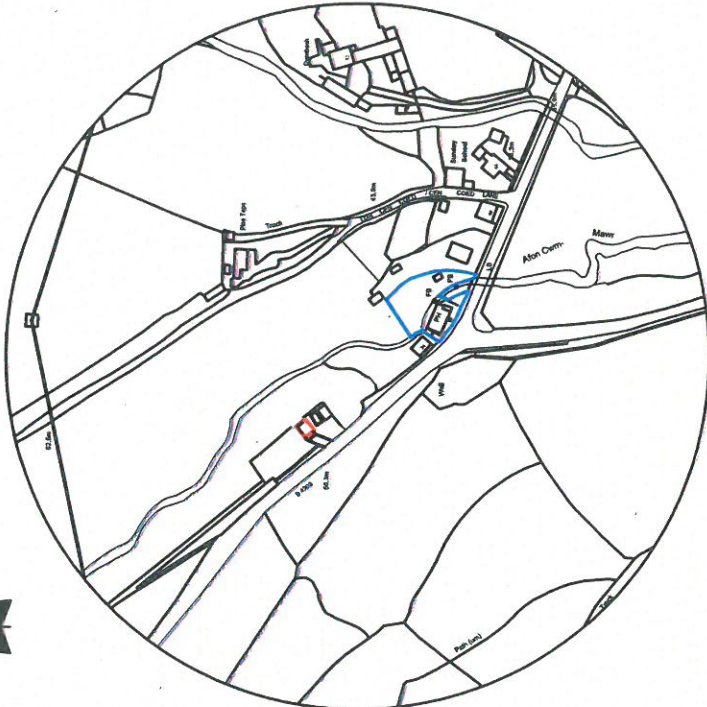
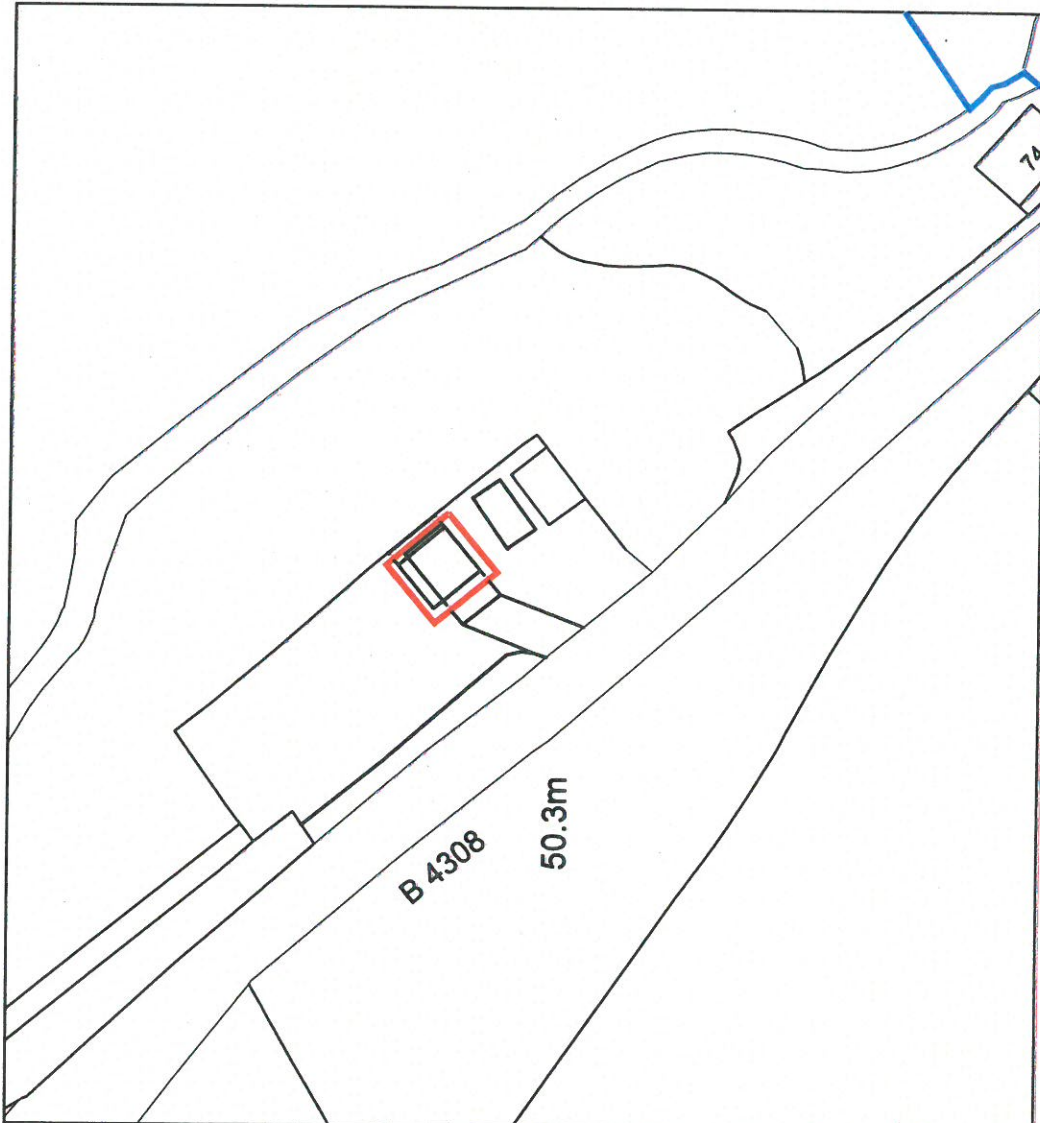
PROJECT	PROPOSED REAR GROUND AND LOWER GROUND FLOOR INCLUDING REAR KITCHEN EXTENSION.
REVISIONS	NO. 177 (Revised) 17/04/17 NO. 177 (Revised) 17/04/17
SITE	31 STRADY ROAD, FURNACE LANE, CARNS, SA 15 4ET.
SCALE	1:100. 0/41
DATE	APRIL 17
DESIGNER	P. G. M. DESIGNS LTD. ARCHITECTURAL SERVICES
EXTENSION	NO. 177 (Revised) 17/04/17 NO. 177 (Revised) 17/04/17

S/35965

Rev	Amendments	Date	Drawn By



**SITE PLAN 1:500**



**LOCATION PLAN 1:2500**

Map reference SN 4802

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Project	Title	Date Drawn	By
PROPOSED DOUBLE GARAGE Location: LAD OLE COMMACH ROAD, LANELLI Client: Mr. P. BRIDGES	<b>EXISTING SITE &amp; LOCATION PLANS</b>	02/17	
Project Number: 1792	Rev: 01	Date Checked: 14/02/17	By:
Drawing Number: 1792	Scale: AS SHOWN		

**LEWIS PARTNERSHIP**  
architects - penseiri

**RIBA #**  
Chartered Practice  
RIBA no. 279624

13 Park Crescent LANELLI Carmarthenshire SA15 3AE  
enquiries: 01554 777999  
www.lewispartnership.co.uk

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S/35969

**ADDITIONAL NOTES:**  
 These drawings have been prepared for Planning Purposes Only.  
 Ordnance Survey Licence: 100054135  
 Site Boundary

REVISION	DESCRIPTION	DATE
A	Layout Amended	07.08.17

PURPOSE OF SITE  
**PLANNING**

**IA INSPIRED ARCHITECTURE**  
 Road 1, Felinfoel, Llanelli, SA14 8BG  
 Tel: 01792 020703

PROJECT  
**Proposed First Floor Extension & Attic Conversion @ 66 Ynyswen, Felinfoel, Llanelli, SA14 8BG**

TITLE  
**Proposed Location & Block Plan**

CLIENT  
**Mr. Mark Jones**

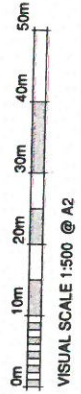
DRAWN BY	SCALE (A3)	DATE
JS	As indicated	19.05.2017
DRAWING NUMBER	REV	REV
PL06		A



**Location Plan**  
 1 : 2500



**Block Plan**  
 1 : 500



07/35970/S

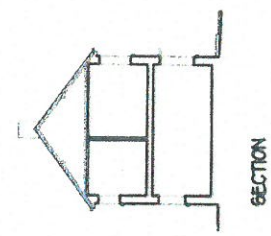
Amendments  
4 - floor plan added 26/09/17

**Gordon Russell**  
Chartered Architect  
Mount Pleasant, Livesey, Linlithgow,  
Linlithgow, Midlothian, SA14 8JW  
Tel: 01269 841192

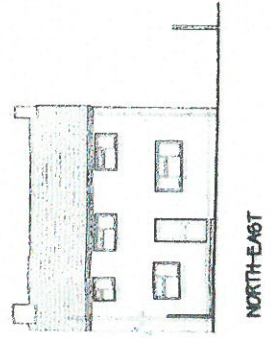
Project  
79, Braganza, Linlithgow

Drawing - Revision  
Measured Survey 27/04/2017  
087/02A

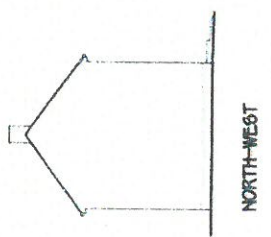
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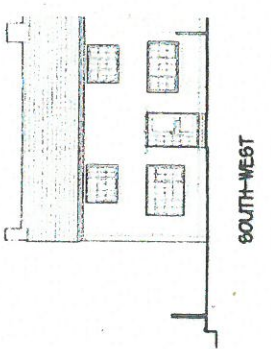
SECTION



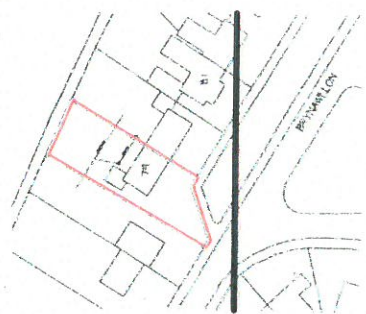
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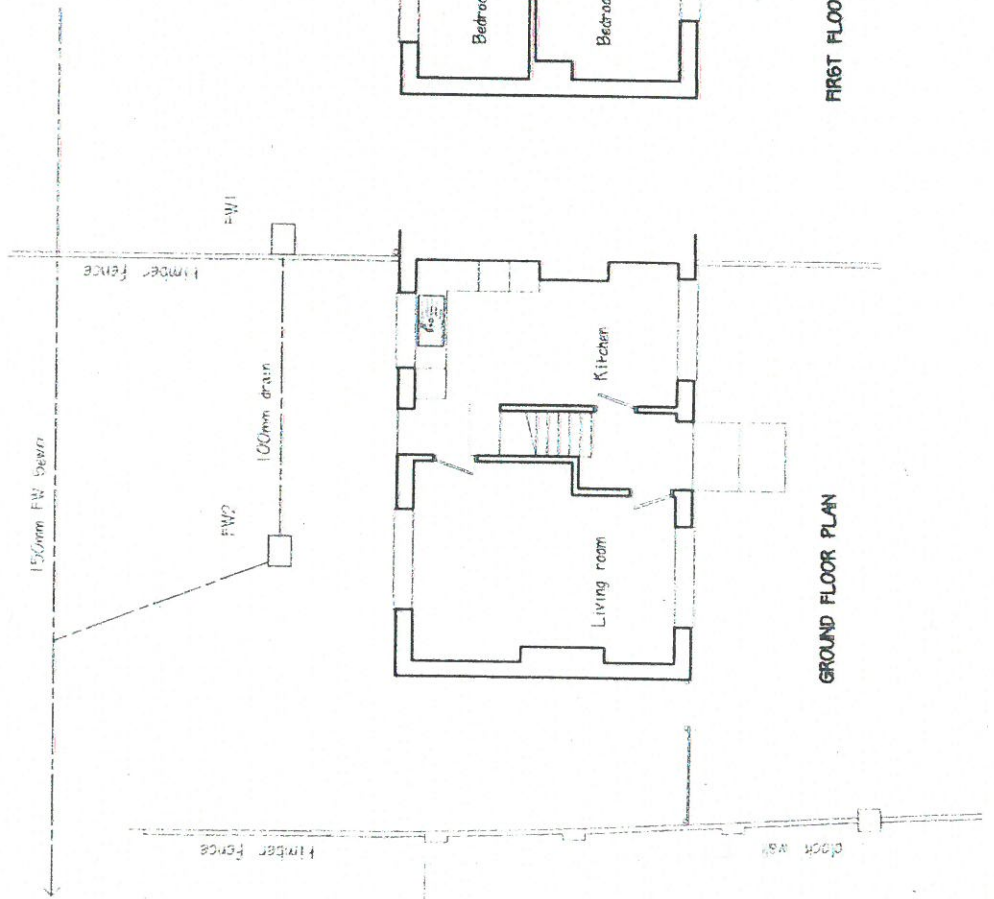
NORTH-WEST



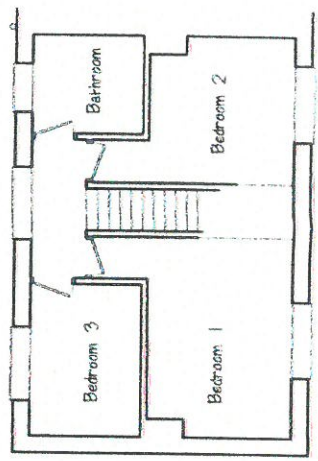
SOUTH-WEST



BLOCK PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



S/19826



Cyngor Sir Caerfyrddin, Adran Cyfarwyddiaeth  
40 Heol Spilman, Caerfyrddin, SA31 1LQ  
Carmarthenshire County Council  
Regeneration Department  
40 Spilman Street, Carmarthen, SA31 1LQ

Scale 1:2500

Compiled by on 16 October 2007



Additional information: - Carmarthenshire County Council  
Template: P:\XGAPP\TEMPLATE\ccs\_041.wor

Atgynhychwyo: Map Ordnans gyda chaniellad Rheolwr Agraifftio el Mawrhydi, Hawffraint y Goron-LA 100029377.  
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5 JUN 2007



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

<b>S/35913</b> Dwelling	Mr. J. Williams Land adjacent to Rose Cottage Horeb Llanelli (Glyn Ward)	NO OBJECTION provided: 1. That the drainage generated from the development does not increase the hydraulic load on the public sewer. 2. There is no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the construction of the dwelling.
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Consent was required for one new three bedroom detached dwelling.

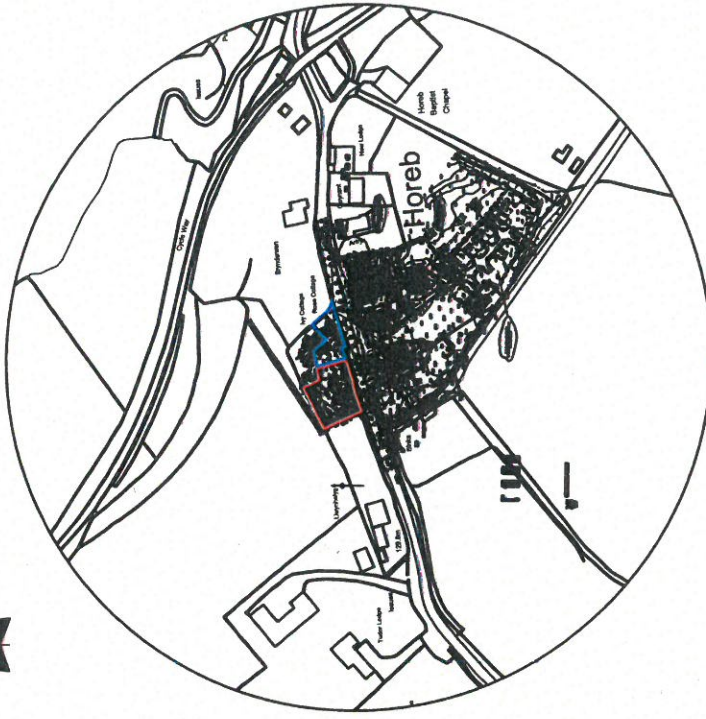
<b>S/35914</b> Squash Courts	Mr. M. Westcott Llanelli Lawn Tennis Club Denham Avenue Llanelli (Hengoed Ward)	NO OBJECTION provided: 1. A full flood consequence assessment is undertaken. 2. Surface water drainage is managed by soakaways etc. 3. The drainage generated from the development does not increase the hydraulic load on the public sewer. 4. There is no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the construction of a spectators viewing area seating.
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Consent was required for demolition of existing squash courts and construction of new courts to include spectators viewing area seating etc.

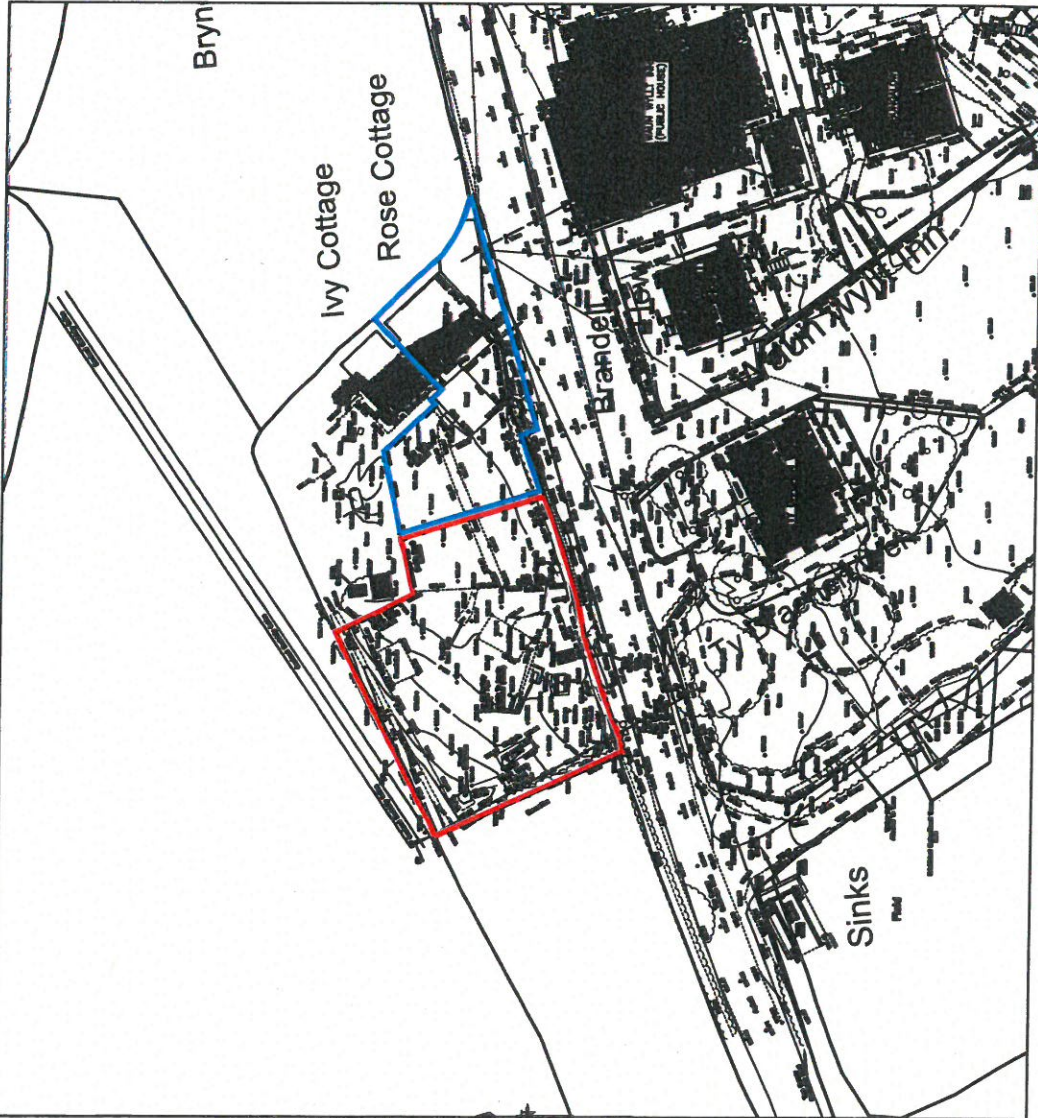


S/35913

Rev	Amendments	Date	Cl'd By
A	Topo survey added	23/03/15	WJ



**LOCATION PLAN 1:2500**



**SITE PLAN 1:500**

Map reference Sn 4905

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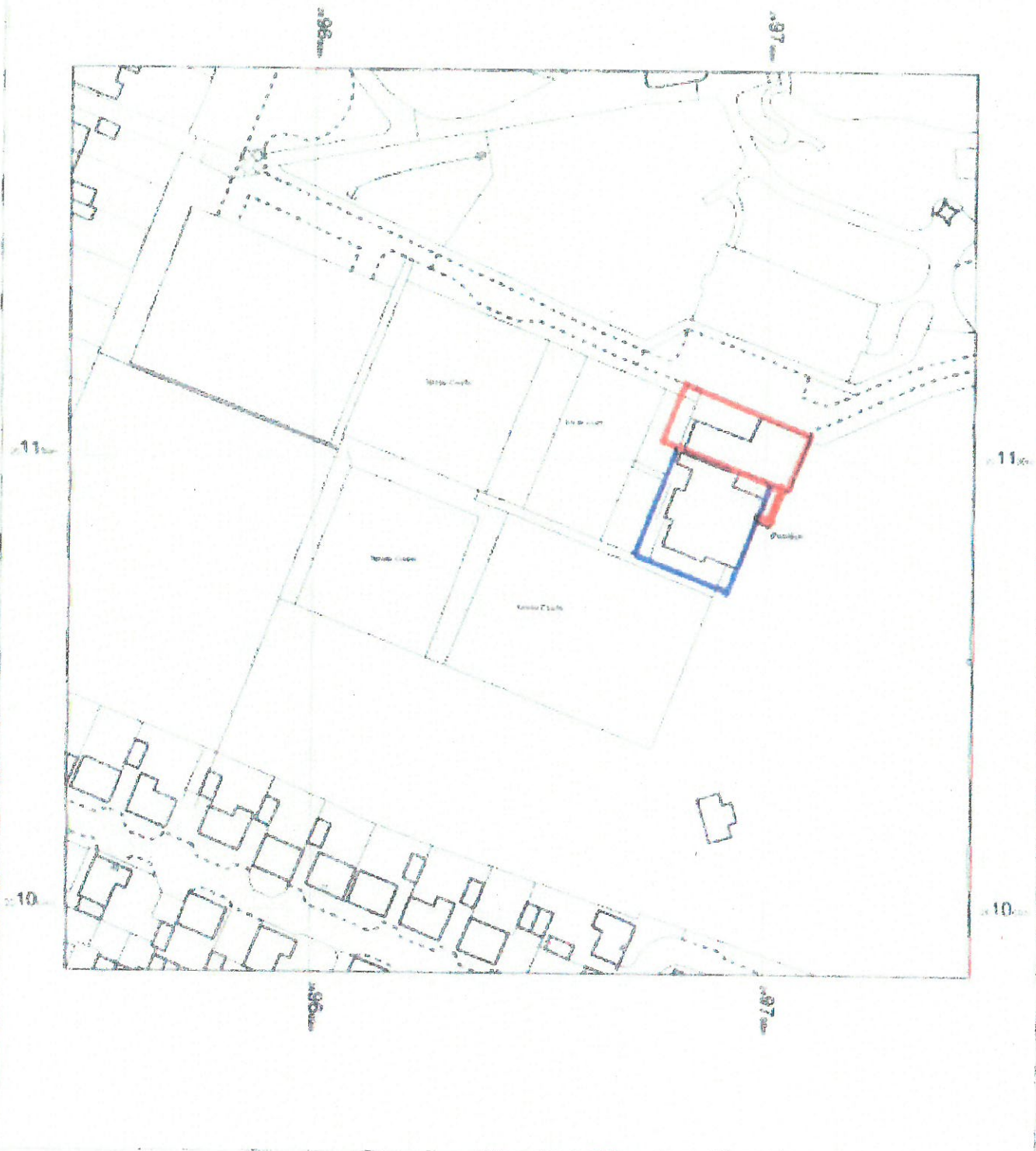
Project		Title	
PROPOSED RESIDENTIAL DEVELOPMENT	EXISTING SITE & LOCATION PLANS	Date Drawn	By
Location : LAND OFF HOREB ROAD, HOREB, LLANELLI		30/18/15	ajh
Client : MR J HARVARD AND MR P BOBON		Date Checked	By
Project Number : 1724	Drawn Number : 01	22/05/15	WJ
Rev. : A	Scale: AS SHOWN	Status: FEASIBILITY	Sheet: A3

**LEWIS PARTNERSHIP**  
architects - penseri

**RIBA #**  
Chartered Practice  
RIBA no. 279584

13 Park Crescent LLANELLI Carmarthenshire SA15 3AE  
01554 777998  
enquiries@lewispartnership.co.uk  
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Squash Club  
Llanelli  
SA14 4BT

OS MasterMap (2502+50/1000) scale  
22 June 2017 10:30:40  
maps blackwell.co.uk

1:1250 scale print at A4 Centre: 242646 E 201086 N

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01792 229 842  
Mr Meirion Jones - Trafnidiaeth (ynghylch: bysiau).  
Miss Joy Davies – Gwasanaethau Parcio

ITEM No. 5 .

\*\*\*\*\*

TF/14/MG

Mrs Meleri Griffiths  
01267 228243

[sara.john@dyfed-powys.pnn.police.uk](mailto:sara.john@dyfed-powys.pnn.police.uk)  
[DCundy@carmarthenshire.gov.uk](mailto:DCundy@carmarthenshire.gov.uk)

**RE: TEMPORARY ROAD CLOSURE OF GENWEN ROAD, BYNEA**

A request has been received for the temporary closure of the Genwen Road, Bynea, from its junction with Pendderi Road for a total distance of 278 metres in a south-westerly direction.

The closure is necessary for Persimmon Homes West Wales to carry out highway improvements works from Monday 4<sup>th</sup> September, 2017 for a period of 16 weeks.

The alternative route for north-east bound traffic will be to proceed in a south-westerly to westerly direction along Penygraig Road, Gwelfor, and Penllwynrhodyn Road to its junction with Llwynhendy Road. At the junction, turn left and continue in a south-easterly direction along Llwynhendy Road, Tanygraig Road and Cwmfelin Road to its junction with Station Road. At the junction, turn left and continue in a northerly direction along Station Road and Pendderi Road to return to a point north- east of the closure. Vice Versa for south-west bound traffic.

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 may have on the matter.

Yours sincerely,

Andrew Morgan, MCIHT, MSoRSA,  
HA RSA Cert Comp

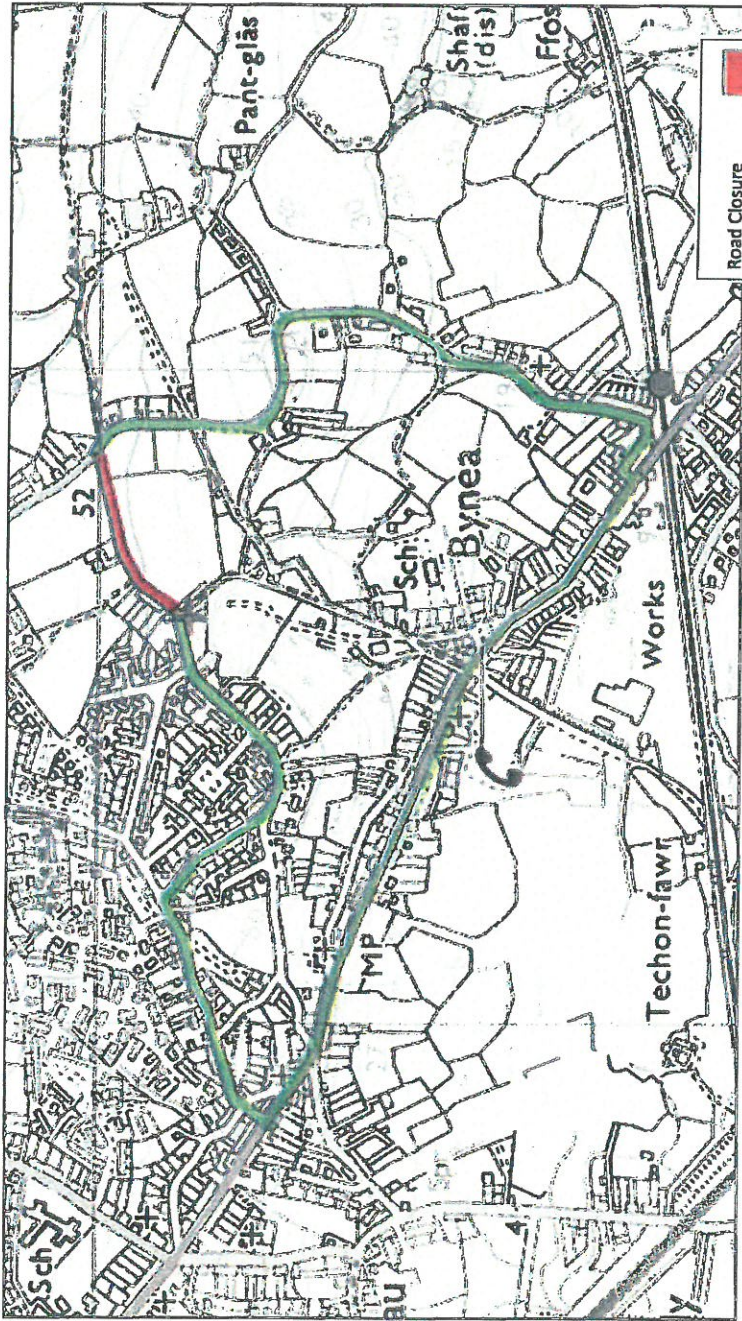
LLANELLI RURAL COMMUNITY COUNCIL	
DATE	17 AUG 2017
FILE REF.	
PASSED TO	PK.

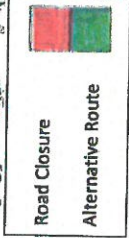
Enc.

Copy to: Darren King  
Mr Cliff Cleaton, Streetworks.  
Applicant – Persimmon Homes West Wales  
01792 229 842  
Mr Meirion R Morgan Jones, Transportation (Re:buses).  
Miss Joy Davies, Parking Services

*Meleri Griffiths*

Technegydd Rheolaeth Traffig/Traffic Management Technician  
Adran Yr Amgylchedd - Environment Department  
Parc Myrddin, Waun Dew, Caerfyrddin, SA31 1HQ  
01267 228243, Est/Ext: 5243




  
 Road Closure  
 Alternative Route

Cofnod y Map [254554.4, 199577.5]  
 Map Centre

Graddfa 1:7500  
 Scale



## Helen Thomas

---

**From:** Cllr. Deryk Cundy <DCundy@carmarthenshire.gov.uk>  
**Sent:** 17 August 2017 10:04  
**To:** Meleri Griffiths; 'sara.john@dyfed-powys.pnn.police.uk'; EED StreetCare; EED Public Transport; K Joy Davies  
**Cc:** Darren King; Allison Roberts; D Gary Baxter; Edwin Thomas; Public Rights of Way; Press Office; enquiries; Kelly Glover; Ruth Mullen; Cllr. Hazel Evans; 'Steve Donoghue'  
**Subject:** RE: CAU FFORDD DROS DRO – HEOL GENWEN, Y BYNEA / TEMPORARY ROAD CLOSURE OF GENWEN ROAD, BYNEA

Hi All

Many thanks for the notice.

Firstly is it possible for this notice to be put in the local press and the County Council's website, facebook and twitter feed please as this will have a wide ranging impact.

Also what are the measures being put in place for pedestrians as this is a "right of way" and many people use this as a thoroughfare for recreational purposes and to walk their dogs etc.?

There are also a number of houses in Genwen Road that will be affected – so I am assuming that they will only have access through Penygraig – could this please be confirmed and could also a detail plan of where the blockage will take place, as at the moment this is unclear from the supplied diagram – it would seem logical that if these houses are not to be blocked in and also that the "Right of Way" is also maintained for local residents that the road to the east of the footpath through the Northern site is unaffected by this work.

It is essential that these residents in Genwen Road affected are informed as soon as possible and I assume that this will be done either by the Highways Department or Persimmon themselves.

From a safety point of view I believe that blocking the link from Genwen Road through Penygraig is the correct way to proceed for the foreseeable future and wonder whether it may be advisable to continue with the closure of this road to through traffic – enabling access to the new estate only especially considering the 14 metre danger area acknowledged by the Planning and Traffic Officers – as well as the extra heavy traffic generated by the build over the next 6 years.

Whether these option is taken up or not may I suggest that this is a golden opportunity to measure the impacts on the surrounding roads (Tanygraig Road, Heol Pendre, Erw Las, Cwmfelin Road, Station Road, Penderri Road, Penllynrhodyn Road and the Bryn? The results could then feed into the Master Plan to add more detail on the impacts of extra traffic etc.

I would be grateful if someone could get back to me on these points please.

Many thanks

Kind Regards – Deryk

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	18 AUG 2017
FILE REF.	
PASSED TO	pkv

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**From:** Meleri Griffiths  
**Sent:** 16 August 2017 13:26  
**To:** Cllr. Deryk Cundy <DCundy@carmarthenshire.gov.uk>; 'sara.john@dyfed-powys.pnn.police.uk' <sara.john@dyfed-powys.pnn.police.uk>; EED StreetCare <EEDStreetcare@carmarthenshire.gov.uk>; EED Public Transport <PublicTransport@carmarthenshire.gov.uk>; K Joy Davies



Helen Thomas

**From:** David B Robinson <DBRobinson@carmarthenshire.gov.uk>  
**Sent:** 14 August 2017 13:47  
**To:** Cllr. Giles Morgan; 'sara.john@dyfed-powys.pnn.police.uk';  
's.cole@mawwfire.gov.uk'; 'j.l.jones@mawwfire.gov.uk';  
'Control@mawwfire.gov.uk'; 'Christian.Newman@wales.nhs.uk'; enquiries;  
'info@carmarthenshiredisabledaccessgroup.org.uk';  
'w.m.thomas@btinternet.com'; 'trafficorderswestandwales@fta.co.uk';  
'owen.williams@firstgroup.com'; 'coachhire@gwynneprice.co.uk';  
'daviescoaches@hotmail.co.uk'; 'Alun@1stchoiceltd.co.uk'  
**Cc:** Vijay Vijayasurej; Vivian Phillips; Simon Charles; D Alwyn Evans  
**Subject:** 40-349 - Llethri Road Phase 3 - Consultation  
**Attachments:** 40-349 - Consultation Welsh.pdf; 40-349 - Consultation English.pdf

Dear Councillor/Sir/Madam,

**Proposed Signalised Pedestrian Crossing - B4303 Llethri Road Swiss Valley – Between Calsonic Club and Bryn Y Felin**

I would inform you that Carmarthenshire County Council in exercise of its powers under Section 23 of the Road Traffic Regulation Act 1984, proposes to install a Puffin Signalised Pedestrian Crossing on the B4303 Llethri Road opposite the Calsonic Social Club and the junction for Bryn Y Felin.

The objective of implementing the signalised crossing is to improve pedestrian safety in an urban area and within an area of walked routes to commercial and recreational areas.

I enclose a plan illustrating the proposals and would be grateful to receive any views you may have by no later than Monday 4<sup>th</sup> September 2017.

If you require a hard copy of the plan this also can be provided.

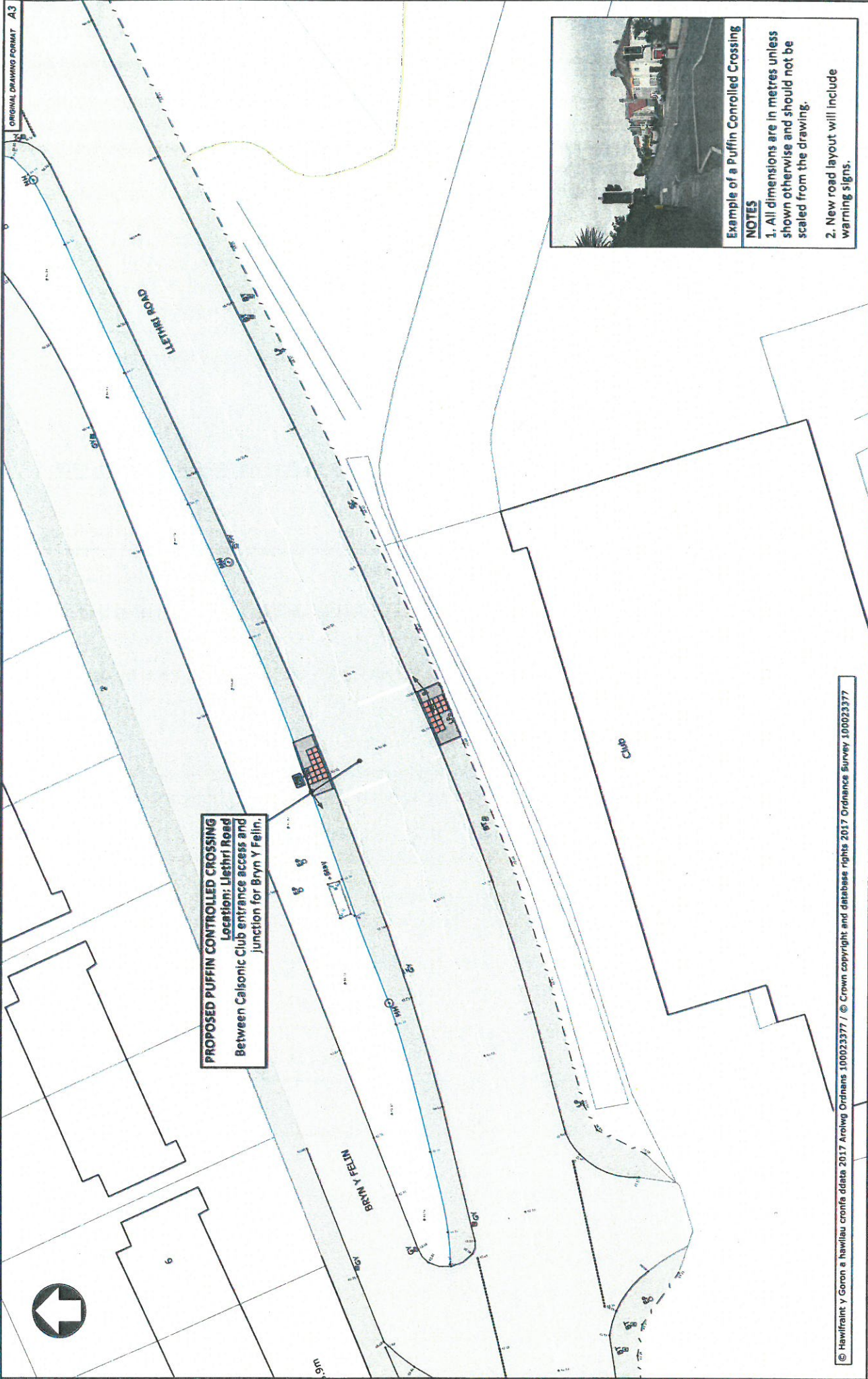
Should you have any queries regarding the above please do not hesitate to contact myself, or my Senior Engineer Mr Vijay Vijayasurej on 01267 228159 or alternatively by email [VVijayasurej@carmarthenshire.gov.uk](mailto:VVijayasurej@carmarthenshire.gov.uk)

Regards,

DAVID ROBINSON  
 Is Adren Priffyrdd a Trafnidiaeth / Highway and Transport Division  
 Adran Yr Amgylchedd / Environment Department  
 Parc Myrddin, Richmond Terrace  
 Carmarthen, SA31 1HQ

☎ Ex 5182  
 ☎ 01267 228182  
[dbrobinson@carmarthenshire.gov.uk](mailto:dbrobinson@carmarthenshire.gov.uk)

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	15 AUG 2017
FILE REF.	
PASSED TO	pa



**PROPOSED PUFFIN CONTROLLED CROSSING**  
 Location: Llethri Road  
 Between Calsonic Club entrance access and  
 junction for Bryn Y Felin.



**Example of a Puffin Controlled Crossing**  
**NOTES**  
 1. All dimensions are in metres unless shown otherwise and should not be scaled from the drawing.  
 2. New road layout will include warning signs.

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**Ruth Mullen BSc. (Hons)**  
 Cyfarwyddwr y Gwasanaethau  
 Is Adran Ffyrdd a Traffidiaeth,  
 Adran Angŷcheddi,  
 Cymarthenshire,  
 Sir Cymarthenshire

**Director of Environment**  
 Highways and Transport Division,  
 Environment Department,  
 County Hall,  
 Carmarthenshire,  
 Carmarthenshire SA31 1JP

REV	DATE	REVISED DESCRIPTION	APP'D BY	DATE	DATE CDD

**INFORMATION**  
REQUIRED FOR THE PURPOSE SHOWN ONLY

**Project**  
 LLETHRI ROAD - PHASE 3  
**Title**  
 SCHEME OVERVIEW  
 (CONSULTATION PLAN)

<b>Made By</b> DR	<b>Date</b> 11/08/17	<b>Checked</b>	<b>Date</b>	<b>Approved</b>	<b>Date</b>
<b>Scale</b>	<b>NTS</b>		<b>Project No</b> 80/0040/349	<b>Drawing No</b> CSN01	<b>Revision</b>

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## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 20/06/17

gan **Richard E. Jenkins BA (Hons) MSc MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 15.08.2017

## Appeal Decision

Site visit made on 20/06/17

by **Richard E. Jenkins BA (Hons) MSc MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 15.08.2017

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**Appeal Ref: APP/M6825/A/17/3173914**

**Site address: Land off Soar Chapel, Soar Road, Llwynhendy, Llanelli, SA14 9LG**

**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 outline planning permission.
  - The appeal is made by Mr P Paterson against the decision of Carmarthenshire County Council.
  - The application Ref: S/35117, dated 13 October 2016, was refused by notice dated 5 April 2017.
  - The development is proposed outline application for one detached dwelling.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. The application was submitted in outline, with all matters reserved for subsequent determination. A Location Plan, Site Plan and Block Plan have been submitted, along with a cross section of the site. Scale parameters are set out in the Design and Access Statement. There is sufficient information to determine the appeal on this basis.

### Main Issues

3. These are: the effect of the proposed development upon highway safety; and whether the development should make a contribution towards the provision of affordable housing.

### Reasons

4. The appeal relates to an irregular shaped parcel of land located on the northern flank of Soar Road, adjacent to Soar Chapel. The appeal site rises to its northern boundary and, at the time of my site visit, was largely overgrown. The southern part of the site incorporates the driveway and curtilage of the neighbouring property to the east, locally referred as 'The Manse' and otherwise referred within the evidence as No.1 Soar Road. The proposal seeks outline planning permission for a single detached dwelling, with all matters reserved for subsequent determination.

### Highway Safety

5. Soar Road comprises a narrow single track lane with few passing spaces and opportunities for turning. Indeed, the part of Soar Road located between the appeal
-

site and the junction with Tanygraig Road is particularly limited at approximately 2.5 metres in width, with the only relief being a small pedestrian refuge area located outside of the side elevation of the chapel and a modest and unmetalled area to the front of the private driveway leading to No.8 Tanygraig Road.

6. It was clear at the time of my site visit that it would not be possible for two cars to pass safely and conveniently along Soar Road and, in this respect, I agree with the Council's assertion that any increase in traffic would put increased pressure on substandard access arrangements. Indeed, the meeting of two vehicles along the narrow carriageway would inevitably result in conflict, with potential for such vehicles to have to reverse long distances onto Tanygraig Road. Moreover, even if such a situation was to be avoided, there is a very real risk that vehicles looking to turn onto Soar Road would have to stand in the carriageway of Tanygraig Road in order for vehicles travelling in the opposite direction to egress the junction. Such conditions would clearly be to the detriment of the free flow of traffic in the area and would thereby undermine highway safety. Furthermore, given that there is no segregated pedestrian footway along Soar Road, I also consider that the development would represent a threat to pedestrian safety.
7. I have fully considered the fact that only a single dwelling is proposed and that traffic flow from the dwelling would, therefore, be modest. However, given the extent of the concerns outlined above, I consider any increase in traffic to be unacceptable. I recognise the fact that planning permission was granted in 2007 for a dwelling at No.8 Tanygraig Road. However, whilst I have not been provided with full details of that case, it would appear that such a decision was made under a different development plan framework to that currently in place and, in any event, the access to that property is not located as far along Soar Road as the appeal site. Notwithstanding such matters, I am not bound by previous decisions made by the Council and it is a well-established principle of planning that each case should be treated on its own particular merits. On this basis, and having had regard to the evidence before me, I do not consider that previous planning decisions justify the harm identified above. Indeed, there is no doubt in my mind that allowing this appeal would exacerbate the aforementioned highway conditions, to the detriment of the safety of the users of the local highway network.
8. For these reasons, I consider that the proposed development would represent a material threat to highway safety along Soar Road and Tanygraig Road. Accordingly, I find that the proposed development would be contrary to the aims of Policy GP1: *Sustainability and High Quality Design* of the adopted Carmarthenshire Local Development Plan (LDP) which, amongst other things, seeks to ensure that appropriate access exists or can be provided which does not give rise to any parking or highway concerns on the site or within the locality. It would also be contrary to the general thrust of LDP Policy TR3: *Highways in Developments – Design Considerations* which generally seeks to prevent development that would be harmful to highway safety.

#### *Affordable Housing*

9. Policy AH1 of the adopted LDP requires a contribution through a commuted sum towards the provision of affordable housing to be provided for developments such as that proposed in this case. The proposed development is not accompanied by a unilateral undertaking securing a financial contribution towards affordable housing and I have not seen anything in terms of robust evidence that would justify the lack of such a contribution on the grounds of financial viability. As such, the proposed development fails to accord with Policy AH1 of the adopted LDP.

10. I recognise the appellant's assertion that no such contribution was requested through the planning application. However, as a clear reason for refusal, sufficient opportunity has been afforded for a planning obligation to have been submitted through the appeal process. The appellant contests that a financial contribution could be secured through the imposition of a suitably worded planning condition. However, that approach is not permissible under national policy set out in Welsh Government Circular 16/2014: *The Use of Planning Conditions for Development Management* (October 2014)<sup>1</sup> and I have no reason to depart from such advice in respect of this appeal.

*Overall Conclusions*

11. Based on the foregoing, and having considered all matters raised, I conclude that the appeal should be dismissed.
12. In coming to this conclusion, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WCFG Act). I have taken into account the ways of working set out at section 5 of the WCFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WCFG Act.

*Richard E. Jenkins*

INSPECTOR

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<sup>1</sup> Paragraph 4.22

