

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

**PWYLLGOR CYSWLLT A CHYNLLUNIO**

I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,  
Ddydd Llun, 29 Ebrill, 2024 4.45 y.h.



CLERC y CYNGOR

23 Ebrill, 2024

**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)  | PL/06879 | Tir gerllaw i Tir Onnen, Pum Heol, Llanelli             |
| (2)  | PL/07246 | Ty Clyd, Pum Heol, Llanelli                             |
| (3)  | PL/07388 | Cuddfan, 75 Llwynhendy Road, Llanelli                   |
| (4)  | PL/07436 | WWT National Wetland Centre Wales, Llwynhendy, Llanelli |
| (5)  | PL/07437 | WWT National Wetland Centre Wales, Llwynhendy, Llanelli |
| (6)  | PL/07449 | Fferm Wenallt Parc, Furnace, Llanelli                   |
| (7)  | PL/07501 | 68 Heol Tanygraig, Llwynhendy, Llanelli                 |
| (8)  | PL/07509 | 64 Heol Sandy, Llanelli                                 |
| (9)  | PL/07560 | 11 Heol Genwen, Llanelli                                |
| (10) | PL/07564 | Tir gerllaw Ger y Coed, Pwll, Llanelli                  |
| (11) | PL/07588 | Tir gerllaw i 91 Maes yr Haf, Pwll, Llanelli            |

4. Cynllun Arfaethedig i Arafu Traffig : Heol Genwen, Bynea – derbyn gohebiaeth gan Gyngor Sir Caerfyrddin ynglŷn â thawelu traffig arfaethedig yn Heol Genwen, Bynea a chytuno ar ymateb y cyngor.

5. Apeliadau Cynllunio:

- (1) CAS-03261-F0M9F3 – AP-7324 – 8 Clos Dan y Lan, Llanelli – nodi gohebiaeth mewn perthynas â'r gwrych yn yr ardd gefn sy'n rhedeg ar hyd y ffin ogleddol a dderbyniwyd gan Dîm Rheoli Cyngor Sir Caerfyrddin yn hysbysu am apêl a gyflwynwyd gan ddeiliad y tŷ, mewn perthynas â phenderfyniad y Cyngor Sir i roi hysbysiad gorfodi i leihau a heoli uchder y gwrych.

- (2) CAS-03406-C2Z0B4 – AP-7359 - 8 Clos Dan y Lan, Llanelli – nodi gohebiaeth mewn perthynas â'r gwrych yn yr ardd flaen sy'n rhedeg ar hyd y ffin ogleddol a dderbyniwyd oddi wrth Dîm Rheoli Cyngor Sir Caerfyrddin yn hysbysu apêl a gyflwynwyd gan ddeiliad y tŷ, mewn perthynas â phenderfyniad y Cyngor Sir i roi hysbysiad gorfodi i leihau a heoli uchder y gwrych.

**Aelodau'r Pwyllgor:**

**Cyng:** A. J. Rogers (Cadeirydd y Pwyllgor), E. M. Evans (Is-Gadeirydd y Pwyllgor), S. N. Lewis, (Arweinydd Y Cyngor), M. V. Davies, S. L. Davies, S. M. T. Ford, A. G. Morgan, S. K. Nurse, J. S. Phillips, N. A. Stephens, O. Williams.

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

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**PLANNING AND LIAISON COMMITTEE**  
**To be hosted at the Council Chamber and via remote attendance on**  
**on Monday, 29 April, 2024, at 4.45 p.m.**

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**CLERK to the COUNCIL**

23 April , 2024

**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) PL/06879 Land adjacent to Tir Onnen, Five Roads, Llanelli
  - (2) PL/07246 Ty Clyd, Five Roads, Llanelli
  - (3) PL/07388 Cuddfan, 75 Llwynhendy Road, Llanelli
  - (4) PL/07436 WWT National Wetland Centre Wales, Llwynhendy, Llanelli
  - (5) PL/07437 WWT National Wetland Centre Wales, Llwynhendy, Llanelli
  - (6) PL/07449 Wenallt Park Farm, Furnace, Llanelli
  - (7) PL/07501 68 Tanygraig Road, Llwynhendy, Llanelli
  - (8) PL/07509 64 Sandy Road, Llanelli
  - (9) PL/07560 11 Genwen Road, Llanelli
  - (10) PL/07564 Land adjacent to Ger y Coed, Pwll, Llanelli
  - (11) PL/07588 Land adjacent to 91 Maes Yr Haf, Pwll, Llanelli
4. Proposed Traffic Calming: Genwen Road, Bynea – to receive correspondence from Carmarthenshire County Council with regards proposed traffic calming at Genwen Road, Bynea and to agree the council's response.
5. Enforcement Appeals:
  - (1) CAS-03261-F0M9F3 – AP-7324 – 8 Clos Dan y Lan, Llanelli – to note correspondence in regard to the hedge in the rear garden running along the northern boundary received from the Management Team at Carmarthenshire County Council informing of an appeal lodged by the householder, in regard to the county council's decision to issue an enforcement notice to reduce and control the height of the hedge.

- (2) CAS-03406-C2Z0B4 – AP-7359 - 8 Clos Dan y Lan, Llanelli – to note correspondence in regard to the hedge in the front garden running along the northern boundary received from the Management Team at Carmarthenshire County Council informing of an appeal lodged by the householder, in regard to the county council's decision to issue an enforcement notice to reduce and control the height of the hedge.

**Members of the Committee:**

**Cllrs.** A. J. Rogers, (Chairman of Committee), E. M. Evans (Vice-Chairman of Committee), S. N. Lewis (Leader of Council), M. V. Davies, S. L. Davies, S. M. T. Ford, A. G. Morgan, S. K. Nurse, J. S. Phillips, N. A. Stephens, O. Williams.

# ITEM NO. 3

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/06879</b>	Mrs T Briggs Land adjacent to Tir Onnen Five Roads Llanelli (Glyn Ward)	Proposed rear extension to domestic Conversion of existing outbuilding into separate accommodation (new dwelling), including new access and driveway.

Recommendation – no objection provided:

1. The proposal complies with Carmarthenshire Local Development Plan Policy H5 – Adaptation and re-use of rural buildings for residential use, or alternatively the proposal complies with Policy EMP4 – Farm diversification because it is intended to support existing farm operations.
2. There are no highway safety concerns associated with creating a new access and driveway to the site.

<b>PL/07246</b>	Mr A Davies Ty Clyd Five Roads Llanelli (Glyn Ward)	Variation on Condition 2 on S/36057 (Erection of one no. four bed detached house for residential use, with access off Horeb Road and all the other matters reserved).
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Recommendation – no objection.

<b>PL/07388</b>	Mr A Rodgers Cuddfan 75 Llwynhendy Road Llanelli (Bynea Ward)	Reserved Matters (Outline S/39079).
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Recommendation – No objection.

<b>PL/07436</b>	WWT Llanelli Wetlands Centre Wales Llwynhendy Llanelli (Pemberton Ward)	Proposed alterations to shop/entrance area at WWT Llanelli Wetlands Centre with internal alterations and alterations to rear entrance Option 2.
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Recommendation – No objection.

<b>PL/07437</b>	WWT Llanelli Wetlands Centre Wales Llwynhendy Llanelli (Pemberton Ward)	Proposed alterations to shop/entrance area at WWT Llanelli Wetlands Centre with internal alterations and alterations to rear entrance Option 1.
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Recommendation – No objection.

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**Application No.****Location****Development**

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**PL/07449**Mr Duggins  
Wenallt Park Farm  
Furnace  
Llanelli  
(Hengoed Ward)Permission for temporary  
accommodation.

Recommendation – no objection.

**PL/07501**Mr A Harries  
68 Tanygraig Road,  
Llwynhendy  
Llanelli  
(Bynea Ward)Proposed rear extension to domestic  
garage and cosmetic alterations to  
front elevation of dwelling house  
(Re-submission following refusal of  
planning application PL/07180).Recommendation – no objection provided the garage extension has no detrimental impact on the  
amenity and privacy of neighbouring dwellings.**PL/07509**Mr G Cox  
64 Sandy Road  
Llanelli  
(Hengoed Ward)Storage of shipping container on land  
for storage use ancillary to the  
enjoyment of dwelling.

Recommendation – no objection.

**PL/07560**Mr R Davies  
11 Genwen Road  
Llanelli  
(Bynea Ward)First floor rear extension and  
alterations to the ground floor.

Recommendation – no objection provided:

1. The scale and massing of the first floor extension when combined with the former ground floor extension is subordinate to the original dwelling.
2. It is not deemed an incongruous form of development which is likely to have a detrimental impact on the character of the original dwelling.
3. There is no detrimental impact on the amenity and privacy of neighbouring dwellings.

**PL/07564**Mr R Greenwell  
Land adjacent to  
Ger y Coed  
Pwll  
Llanelli  
(Hengoed Ward)Two no. proposed two storey  
dwellings.

Recommendation – no objection provided:

1. The proposed size of the gardens for the two dwellings being deemed of sufficient size to satisfy general amenity standards relative to the ongoing general enjoyment of the properties.
2. There is no detrimental impact on highway safety associated with the proposed access and egress arrangements because of the location of the entrance.
3. There is no detrimental impact on the amenity and privacy of neighbouring dwellings.

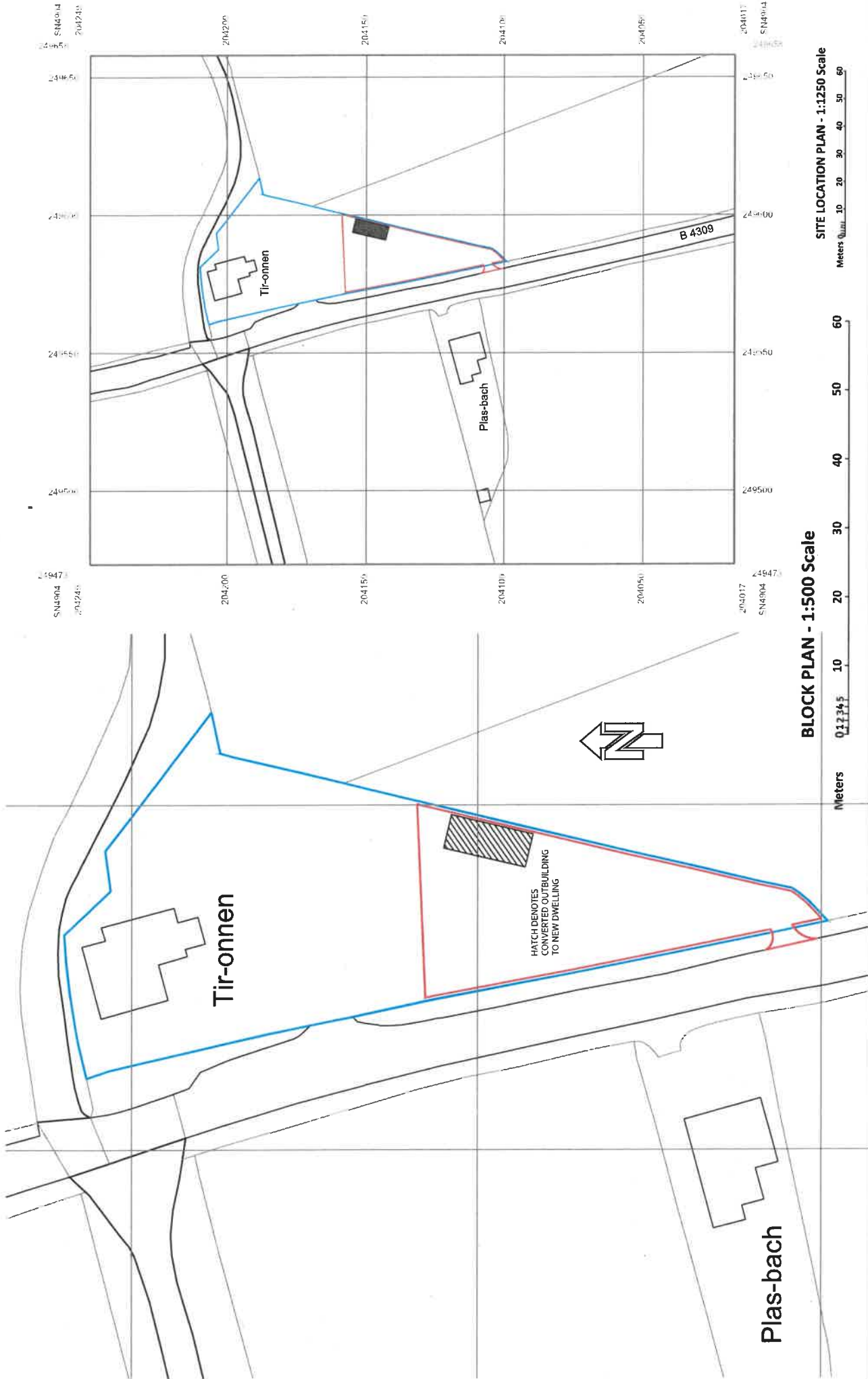
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**Application No.****Location****Development**

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**PL/07588**Mr J Jones  
Land adjacent to  
91 Maes yr Haf  
Pwll  
Llanelli  
(Hengoed Ward)Reserved matters to outline PL/04244  
(eight affordable houses).

Recommendation – no objection.



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 07498 00760  
 BRIDGEND, CF31 5EQ  
 info@pilot-architecture.co.uk  
 www.pilot-architecture.co.uk

REVISION:

PROJECT:  
 TIR ONNEN, FIVE ROADS,  
 LLANELLI SA15 4NB  
 DRAWN BY: RJ

DWG:  
 PROPOSED SITE LOCATION PLAN  
 & BLOCK PLAN  
 SCALE: 1:1250 / 1:500 (B3)

CLIENT:  
 MRS T BRIGGS  
 ISSUE DATE: 07/11/23

DWG no:  
 23-PA123-04  
 REVISION: -



**BLOCK PLAN - 1:500 Scale**

**SITE LOCATION PLAN - 1:1250 Scale**

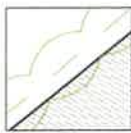




**PROPOSED SITE PLAN**



Trees



Existing hedgerow

**Enhancement of existing boundary features**

4.1.2 A number of large gaps are present within existing boundary features, particularly on the eastern edge of the planning application site. In order to both improve these features for wildlife, and provide visual screening between the new houses and the adjacent property, new planting is required. Such planting should take into account the opportunity this presents for enhancements to bat and bird foraging habitat, as well as potential habitat for dormice.



4.1.3 The southern hedgerow (which currently supports limited woody species) should be strengthened through the planting of native tree species of local provenance, in order to improve biodiversity on the site. An emphasis should be made on the use of berry and seed-bearing trees and shrubs that will provide a future food source for birds and dormice; species could therefore include hazel, oak, Hawthorn, Blackthorn and holly. A final mix should be agreed with the Local Planning Authority in writing prior to planting commencing.

**Long-term management of boundary features**

4.1.4 In order to maintain enhancements to boundary features as per the above, appropriate management is required. This includes ensuring that new planting survives, and is replaced if not, as well as consideration for low-level management in the long term.

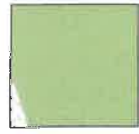
4.1.5 Section 4.2 below explains how these requirements will be addressed.

4.2.1 Gaps within existing hedgerows bordering the planning application site will be planted up with a mix of appropriate locally-native species, which, with an emphasis on berry and seed-bearing trees and shrubs that will provide a future food source for birds and dormice. Species will include hazel (30%), oak (20%), Hawthorn (20%), blackthorn (20%) and holly (10%). If available, planting stock may be derived from other parts of the site by direct transplantation, otherwise all planting stock will be of local provenance.

4.2.2 Whips will be planted in double-staggered rows, each with an approximate centre of 0.3m and the width of the planting will be contiguous with the ends of existing hedgerow and/or the ends of the gaps that are being filled.

4.2.3 Each newly planted sapling will be protected by: a) an appropriate rabbit guard and b) a layer of mulch at the base (chipped bark, mulch mats or similar) to ensure the best chance of survival. Alternatives to the use of herbicide around their bases may be effective, until they are well established.

4.2.4 All whips will be planted during the winter months when conditions mean that survival rates are highest. A check for any dead individuals will be made at 1 year following initial planting, and replaced as necessary. Additionally, naturally colonising bramble and gorse will be allowed to grow to provide greater structural diversity and additional feeding resources, although this will be managed appropriately to ensure that new plantings are not smothered or shaded-out by rank growths of willow, bramble or bracken.



Turfed lawns



PROPOSED SITE PLAN 1:500

THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER RELEVANT LEGISLATION AND POLICIES. THE DRAWING AND AREAS WHERE OVERLAP APPROXIMATE AND SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS AND COORDINATES ARE TO BE TAKEN FROM THE DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER RELEVANT DRAWINGS AND DOCUMENTS. SAURO ARCHITECTURAL DESIGN HAS BEEN ADVISED OF ANY AMENDMENTS OR DISCREPANCIES RELATING TO FOUNDATIONS, FLOOR SLABS AND OTHER STRUCTURAL ELEMENTS AND HAS REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.

**PLANNING**

Revision	Drawn/Checked	Date
A	Boundary treatment information	24/10/17
B	Revision of fence along highway	07/02/23



Project Client  
**Mr A Davies**












Project Title  
**Residential Development- Land off Horeb Road, Five Roads**

Drawing Title  
**Proposed SITE PLAN**

Scale	1:500
Drawn by	1
Date	30/08/2017
Job No.	725
Checked	B
Drawing No.	09
Sheet Size	A3

SAURO ARCHITECTURAL DESIGN  
9 ELLISTON TERRACE, CARMARTHEN  
CARMARTHENSHIRE, SA21 1HA  
email: design@sauroarchitectural.co.uk  
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**SURFACE FINISHES KEY**

-  proposed Drive route - Tarmacadam with kerb edge.
-  Matured grass in contour.
-  Wild flower mix to site specific. Wildflowers: Swainsona, Mix to complement native species found on site. To be planted in the same area to maintain existing habitats and seedlings.
-  Existing trees to be retained along hedgerow / bank.
-  Proposed residential brick pavings with site to be brick pavings red in colour.
-  Refuse Store compounds. Timber pit and pits with lockable gates 1.8m high.
-  1.5m Clay finished timber edge timber kerbs supported with 150x150mm treated timber posts and 3 concrete rails. Posts and rails to be placed into stone to level.
-  Proposed location of EV charging bays.
-  Proposed location of Haberstrom Ruppelle and amphibian liberation.
-  **PROPOSED TREES**
- A** Proposed one apple tree
- B** Proposed Hornbeam Tree
- C** Proposed Bird Cherry Tree
- D** Proposed Beech tree
-  **Hedgerow**  
Ditch of depth as 0.3m ea and 0.30m ea row to row min 9 plants per meter. Mix of species to contain: Hawthorn, 3 0% Blackthorn, 10% Holly and 10% Oak. Area of natural habitat, under consideration to be retained for biodiversity enhancement.

NO.	DESCRIPTION	BY	DATE
<b>PLANNING APPLICATION</b>			

**Wipal Design Ltd**  
 07830 797798  
 www.wipal.co.uk

**MR ALLEN RODGERS**  
 Allen Rodgers properties  
 26 Lonsdale Road  
 SA 1 4 6NA

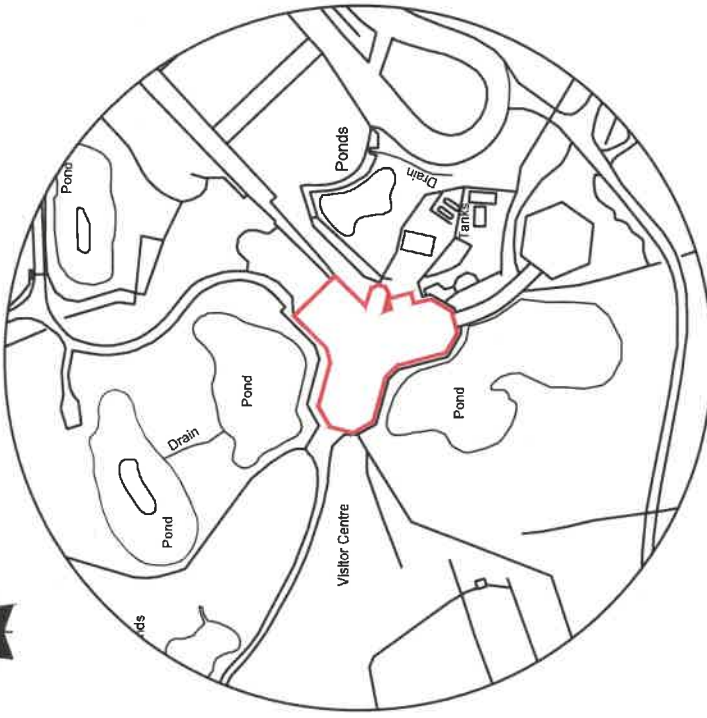
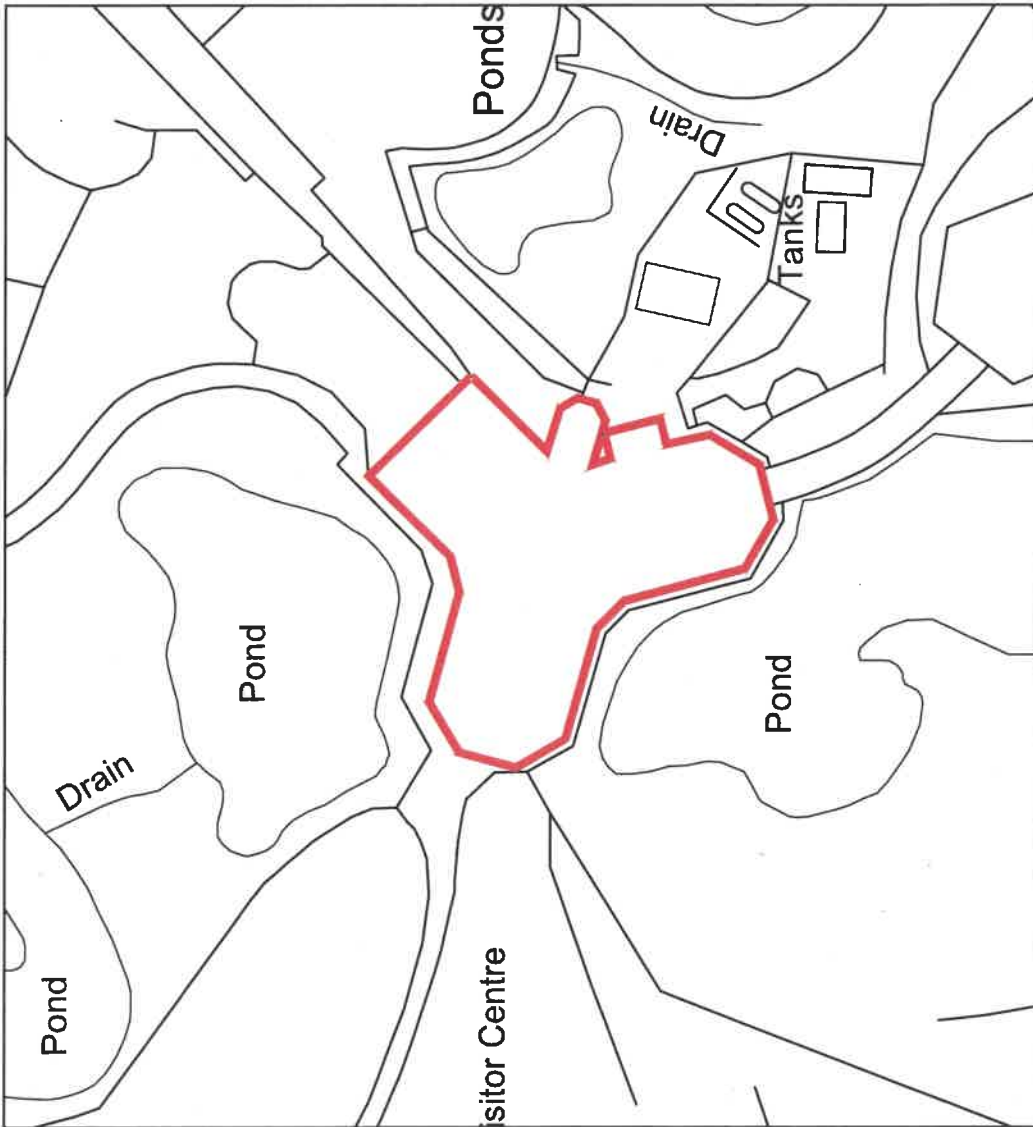
Plot Adjacent 75 Cuddfan Ilwrynhydy Road SA1 4 9HU	
Proposed BEMP /Landscape Proposals	
SCALE: 1:1250	DATE: 27.02.24
PROJECT NO: hof_158	DESIGN NO: 158_sp04
CHECKED: CW	REVISION: CW



**02. PROPOSED SITE PLAN**  
 SCALE: 1:1250

Plan Notes:  
 A - PARKING TAYS ADJACENT TO 2, NOT TO BE TAKEN INTO ACCOUNT WITHIN SCHEME

Rev	Amendments	Date	By



Map reference **SS 53 98**

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<b>Project</b>	PROPOSED ALTERATIONS TO SHOP / NEW ENTRANCE Location : LUNELL METLANDS CENTRE, SA14 6SH Client : WWT LUNELL METLANDS CENTRE	<b>Title</b>	EXISTING SITE & LOCATION PLANS	<b>Date Drawn</b>	By
Project Number	2216	Rev.	AS SHOWN	12/23	SJP
Drawing Number	01	Scale	PLANNING	Date Checked	By
Status	AS SHOWN	Status	PLANNING	10/12/23	P.L.E.
			A3		

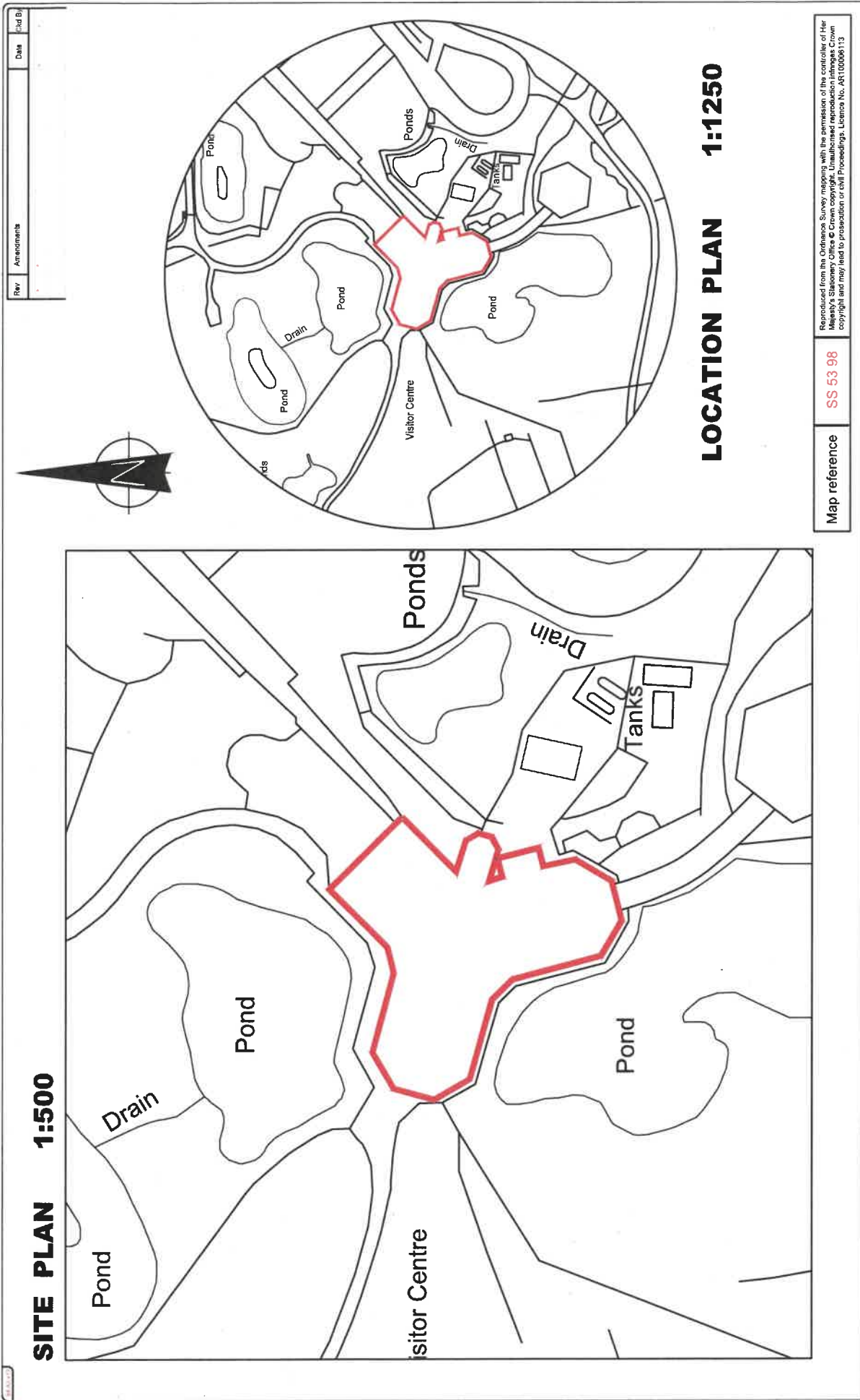
**LEWIS PARTNERSHIP**  
architects - penseiri

**RIBA**  
Chartered Practice

13 Park Crescent LUNELL, Carmarthenshire SA14 5AE  
01554 727999  
enquiries@lewispartnership.co.uk  
WWW.LEWISPARTNERSHIP.CO.UK

**Architects Registration Board**

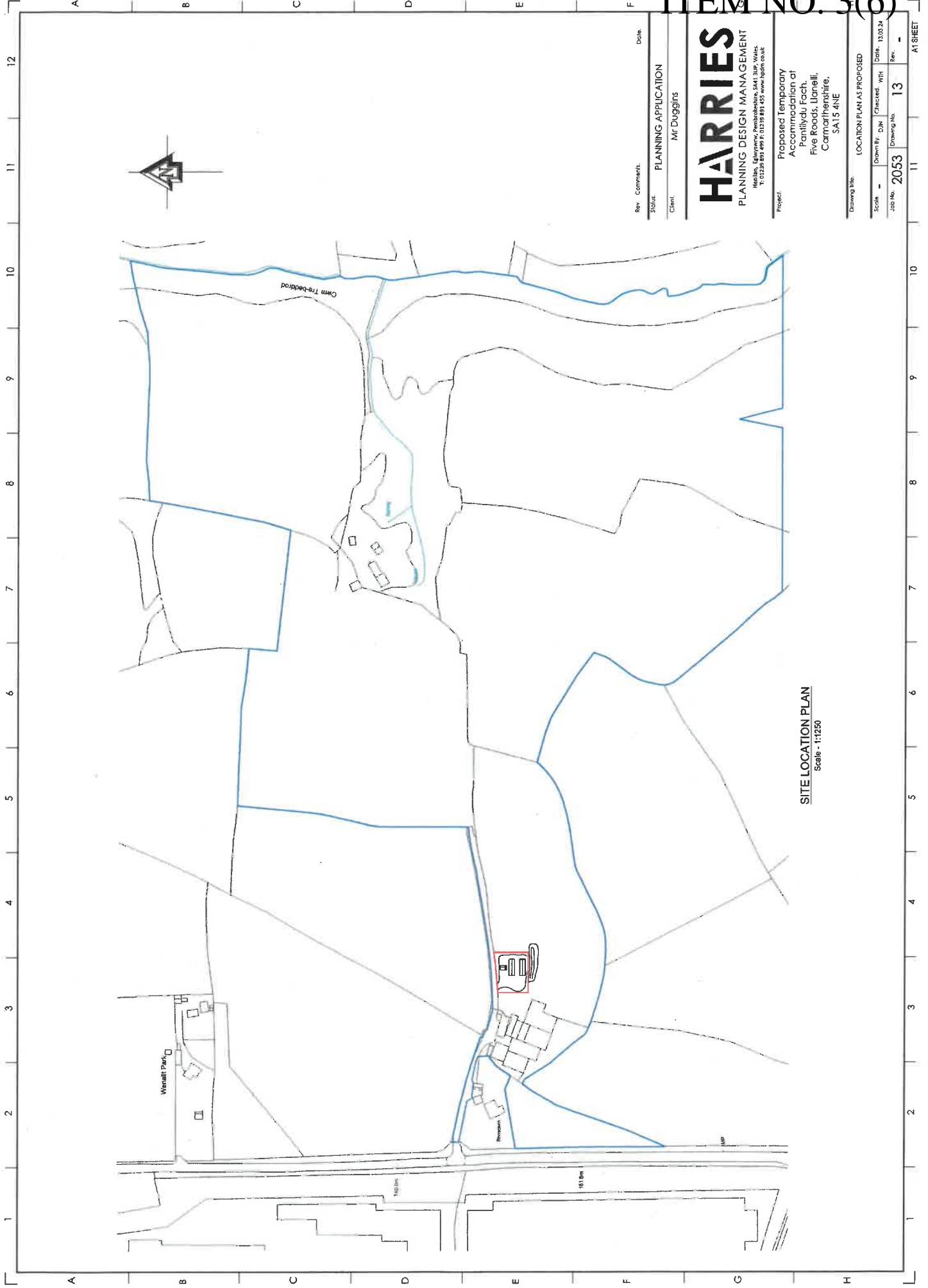
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Rev	Amendments	Date	Drawn By

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<b>RIBA</b> <small>Chartered Practice</small>	<b>LEWIS PARTNERSHIP</b> <small>architects - penseiri</small>	<b>Project</b> PROPOSED ALTERATIONS TO SHOP / NEW ENTRANCE Location : LILANELLI WETLANDS CENTRE, SA14 9SH Client : WMT LILANELLI WETLANDS CENTRE	<b>Title</b> EXISTING SITE & LOCATION PLANS	Date Drawn By			
	13 Park Crescent LILANELLI Carmarthenshire SA15 3AE enquiries 01547 77998 www.lewispartnership.co.uk	Project Number 2216	Drawings Number 01	Revision *	Scale AS SHOWN	Status PLANNING	Date Checked 13/12/23
Architects Registration Board	Lewis Partnership Limited <small>Registered in England, registered office: 13 Park Crescent, London, W1B 3PP</small>	A3	P.L.	13/12/23	SJP	P.L.	



**SITE LOCATION PLAN**  
Scale - 1:1250

Rev. Comment.	Date.
PLANNING APPLICATION	
Client.	Mr Duggins

**HARRIES**  
PLANNING DESIGN MANAGEMENT  
Heolau, Eglwyswyl, Penabobach, SA1 3UP, Wales.  
T: 01239 893 499 F: 01239 893 455 www.hpdn.co.uk

Project  
Proposed Temporary Accommodation at Pantylu Fach, Five Roads, Llaneli, Carmarthenshire, SA15 4NE

Drawing title: LOCATION PLAN AS PROPOSED			
Scale	Drawn By	Checked	Date
-	DJK	WFI	13/03/24
Job No.	2053	Drawing No.	13
		Rev.	-

Aaron Harries  
68 Tanygraig Rd  
Llanelli  
SA14 9LH



OS MasterMap 1:250000 10000 scale  
Thursday, November 23, 2023, 10:32  
RW1-01172332  
maps@blackwell.co.uk  
1:2500 scale print at A4 Centre  
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68 Tanygraig Rd



NO.	NOTES
1	Issue for comment
2	Issue for comment
3	Issue for comment
4	Issue for comment
5	Issue for comment



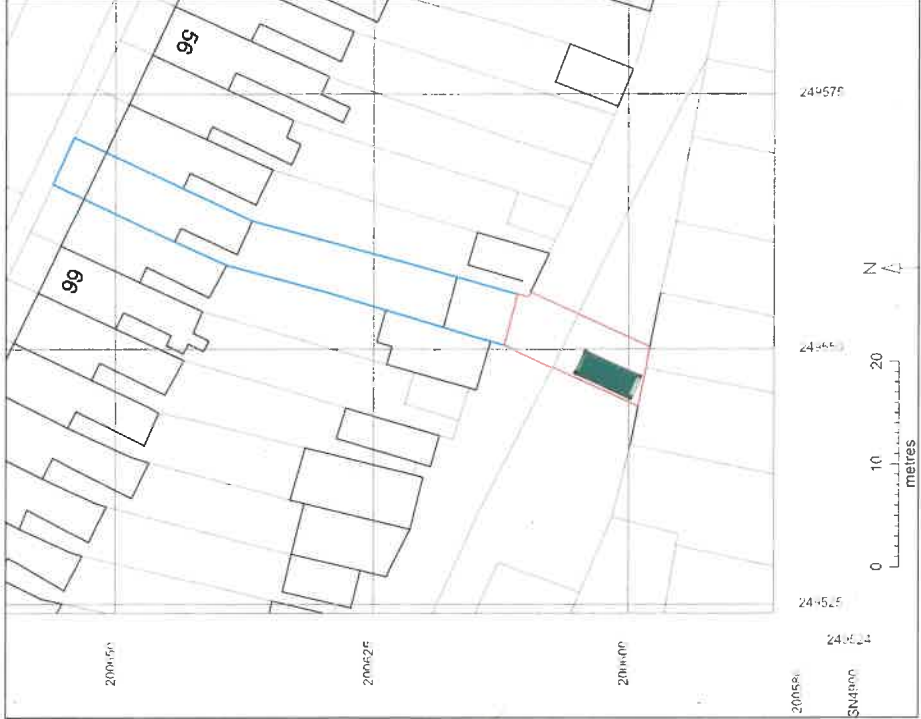
REVISIONS :

SHEET TITLE: 24019 - AL(PS) 01

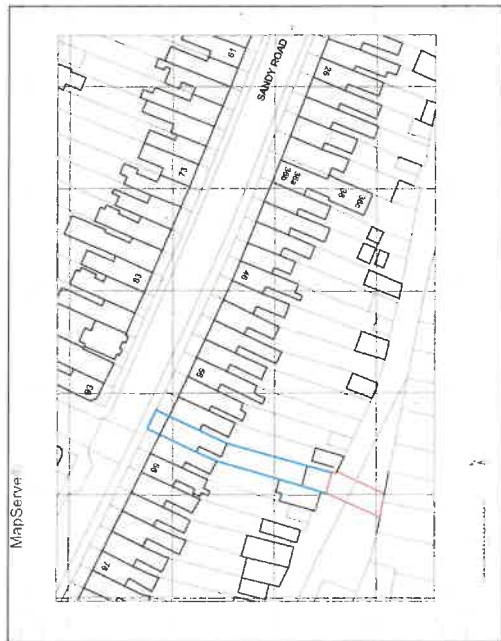
PROJECT DESCRIPTION: SITE: Land to the rear of 64 Sandy Road CLIENT: George Cox



DATE: MAR 2024  
 SCALE: Various  
 SHEET: A-3

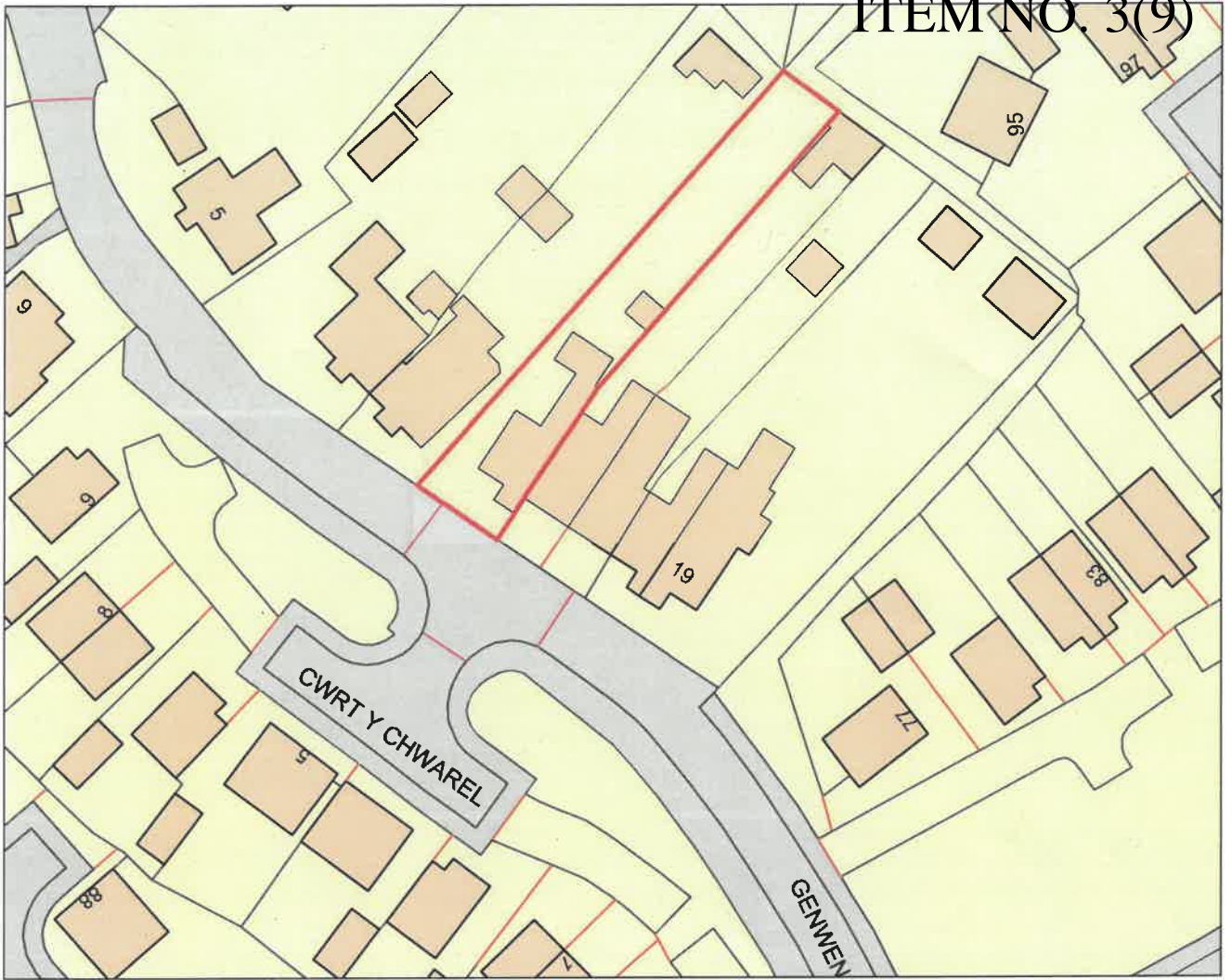


PROPOSED BLOCK PLAN 1:500

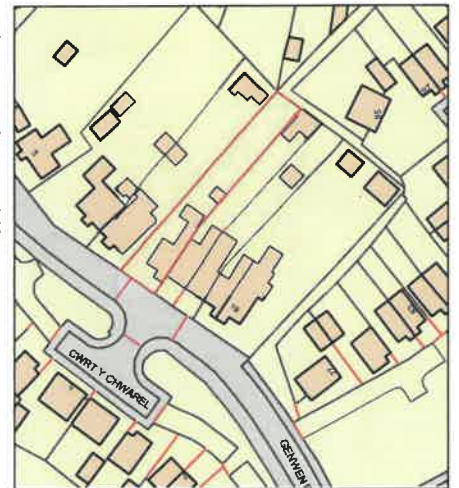


RED LINE LOCATION PLAN 1:1250

Site Block Plan at 1:500

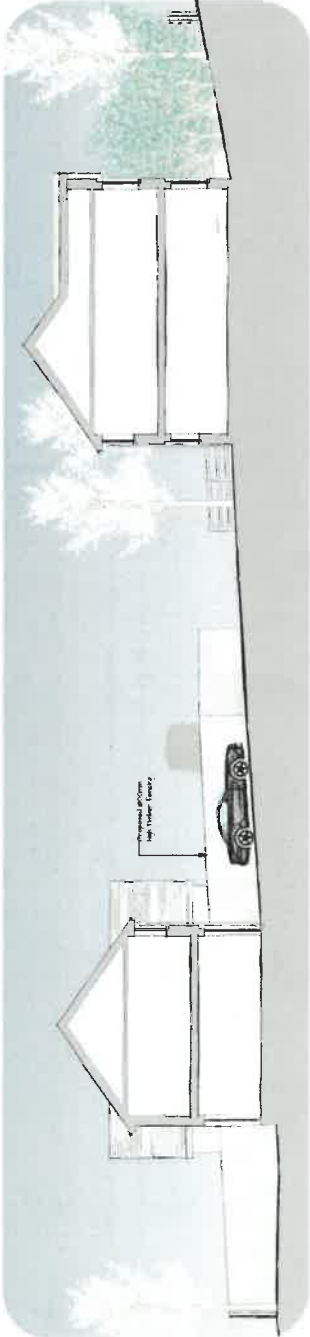


Site Location Plan at 1:1250



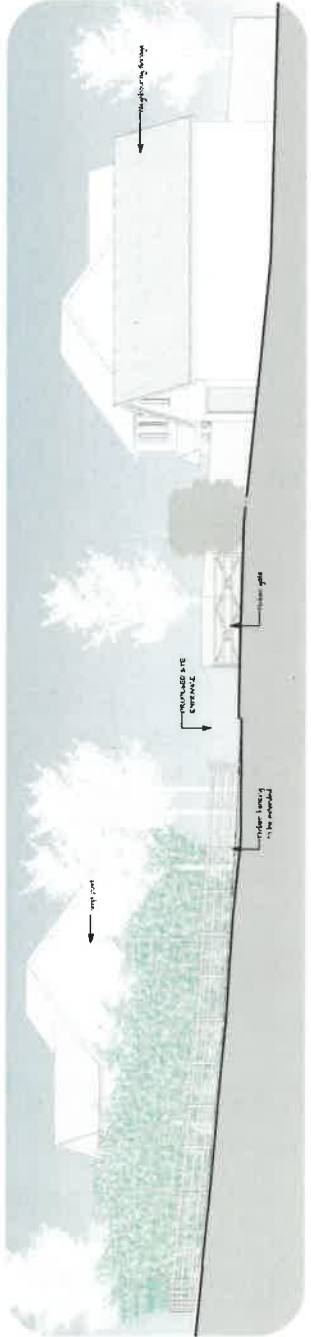
<p><b>Notes</b></p> <p>This drawing to be scaled or planning purposes only. Contractor to set out and take site dimensions. If in doubt ask for information.</p>	<p><b>COPPERWORKS</b> ARCHITECTURAL SOLUTIONS www.copperworks-as.com</p>	<p>Client: Mr &amp; Mrs Davies</p>	<p>Project Name: Rear Extension</p>	<p>Drawn No: 0.01</p>
		<p>Site Address: 11 Genwen Road Llanelli Carmarthenshire</p>	<p>Drawn By: Site Location Plan</p>	<p>Date: 29/03, 2023</p>
			<p>Scale: As Shown</p>	<p>Page: 5 of A3</p>



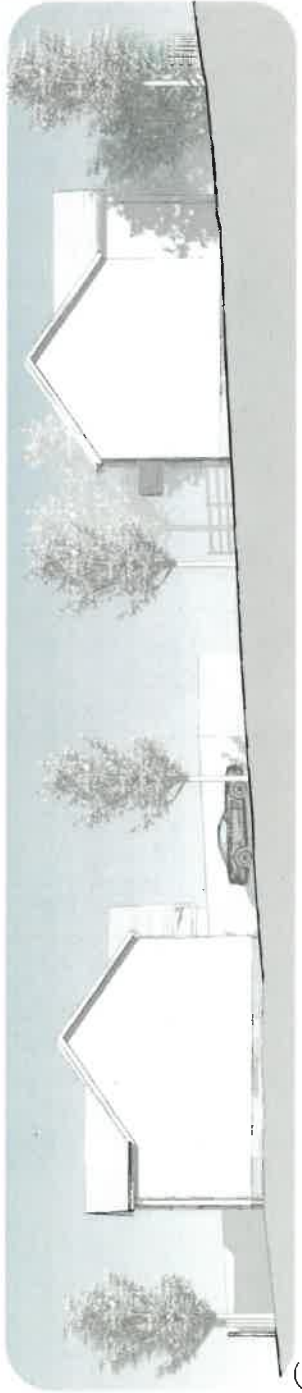


2 Site Central Section

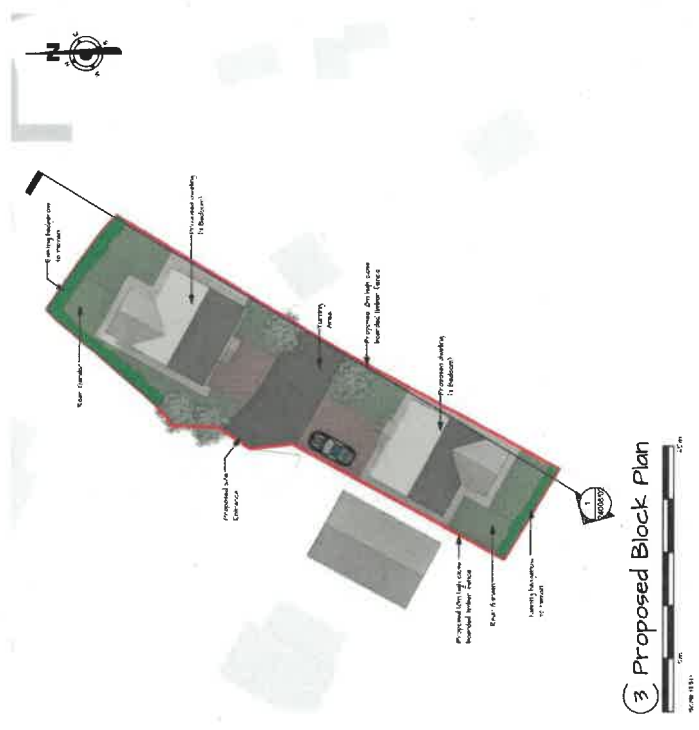
**DESIGN PARAMETERS**  
 Proposed Dwelling Spans - 6.5-8.0m  
 Proposed Dwelling Maximum Length - 7.5m±2.0m  
 Proposed Dwelling Maximum Ridge Height - 7.5-9.5m



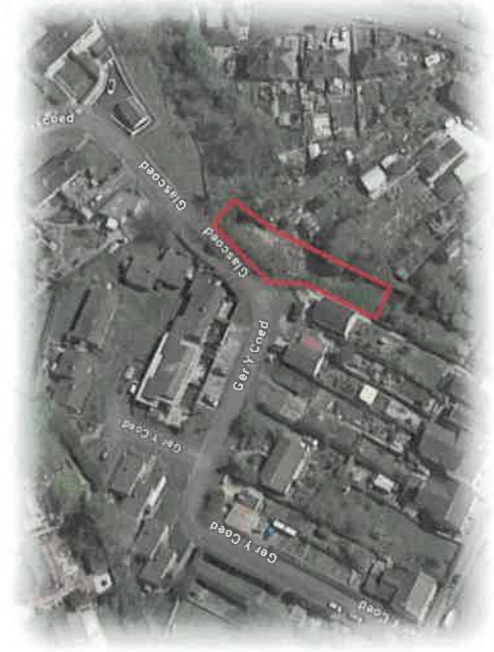
4 View From Road



1 Site Eastern Section



3 Proposed Block Plan



# ITEM NO. 3(11)

## SITE PLAN KEY

- SITE BOUNDARY
- ADJACENT LAND OWNED BY CLIENT
- TIMBER "HIT & MISS" FENCING. HEIGHT: 1800MM. TO COMPRISE 100 X 100MM TREATED SOFTWOOD POSTS, 25 X 100MM TREATED SOFTWOOD BOARDS ON RECTANGULAR RAILS. FINISH / COLOUR. TBC
- TIMBER "HIT & MISS" FENCING. HEIGHT: 1200MM. TO COMPRISE 100 X 100MM TREATED SOFTWOOD POSTS, 25 X 100MM TREATED SOFTWOOD BOARDS ON RECTANGULAR RAILS. FINISH / COLOUR. TBC
- ANTI-TRAP BOW TOP FENCING. HEIGHT: 1200MM. FINISH / COLOUR. TBC
- APPROXIMATE LOCATION OF REINFORCED GREEN WALL (REFER TO STRUCTURAL ENGINEER'S DRAWINGS & SPEC)
- ECOLOGY AREA (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS & SPEC)
- HEDGE PLANTING (REFER TO LANDSCAPE ARCHITECT SPEC)
- GROUND COVER (REFER TO LANDSCAPE ARCHITECT SPEC)
- AREA FOR REFUSE & RECYCLING BINS ON A HARDSTANDING WITH ADEQUATE TURNING CIRCLE FOR A WHEELCHAIR. MIN 1600MM X 1200MM
- EXTERNAL TIMBER SHED. MIN 1800MM X 1650MM TO ALLOW FOR CYCLE STORAGE, GARDEN FURNITURE & LAWN MOWER
- PROPOSED TREE PLANTING (REFER TO LANDSCAPE ARCHITECT SPEC)
- PARKING SPACES - 1/60 MAX FALL; 900MM CIRCULATION SPACE ALLOWED ADJACENT TO SPACES

PLOTS 1 - 6: 2 BEDROOM HOUSE TYPE (REFER TO DRAWINGS P100, P200)  
 PLOTS 7-8: 1 BEDROOM HOUSE TYPE (REFER TO DRAWINGS P110, P210)

Rev	Description	Date
J	REDLINE RE-ADJUSTED	03-04-2024
I	ROAD JUNCTION; PLANTING	28-03-2024
H	PATHS, FENCES AMENDED	08-11-2023
G	HOUSES; PATHS UPDATED	17-10-2023
F	BOUNDARY TREATMENTS, KEY ADDED	13-09-2023
E	LANDSCAPING / FENCING UPDATED	04-08-2023
D	RETAINING WALL AMENDED	31-07-2023

WATERMAN'S LANE SA71 4NU  
 THE GREEN TEL (01646)  
 PEMBROKE 685472  
 WALES  
 architects@acanthus-holden.co.uk  
 www.acanthus.co.uk/holden

Client: CCC

Project Name: MAES YR HAF HOUSING

Drawing Title: SITE PLAN

Scale: 1:500 A3 3

Drawn By: A2086J

Checked By: P002

Date: 01/26/23

Approved By: AHA BK

Approved: CCC CC

Drawn: J

Approved: CC

WATERMAN'S LANE SA71 4NU  
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PROPOSED SITE PLAN

**Carol Lloyd**

<b>ITEM NO 4</b>	
LLANELLI RURAL COMMUNITY COUNCIL	
DATE	22 APR 2024
FILE REF.	
PASSED TO	PSL

**Subject:** FW: Cynllun Arfaethedig i Arafu Traffig / Proposed Traffic Calming

**From:** Eleri C Stephens <ECStephens@carmarthenshire.gov.uk>

**Sent:** 19 April 2024 14:06

**To:** enquiries <enquiries@llanelli-rural.gov.uk>

**Cc:** Nick Gowman <SNGowman@carmarthenshire.gov.uk>; Nicola J Smith <NJSmith@carmarthenshire.gov.uk>

**Subject:** Cynllun Arfaethedig i Arafu Traffig / Proposed Traffic Calming

Dear Councillor/Sir/Madam,

Proposed Traffic Calming: **Genwen Road, Bynea** - STATUTORY CONSULTATION

It is proposed to construct a raised plateau on Genwen Road in Bynea, the measure is considered necessary in the interest of road safety to maintain low vehicle speeds on the road.

Please see attached PDF drawing illustrating the location of the proposed raised plateau, if you require a paper copy please reply to this email. Below is a schedule which describes the dimensions and location of the raised plateau:

Type	Dimensions	Location
Raised plateau	75mm high (with permitted maximum legal height being 100mm)	Genwen Road, Bynea Adjacent to house no. 48

I would be grateful to receive your views on this proposed traffic calming measure by the **10th of May, 2024**. If I have not received a reply by this date, I will assume you have no objection to the proposal.

Should you have any queries regarding the above please do not hesitate to contact Nicola Smith;  
[NJSmith@carmarthenshire.gov.uk](mailto:NJSmith@carmarthenshire.gov.uk).

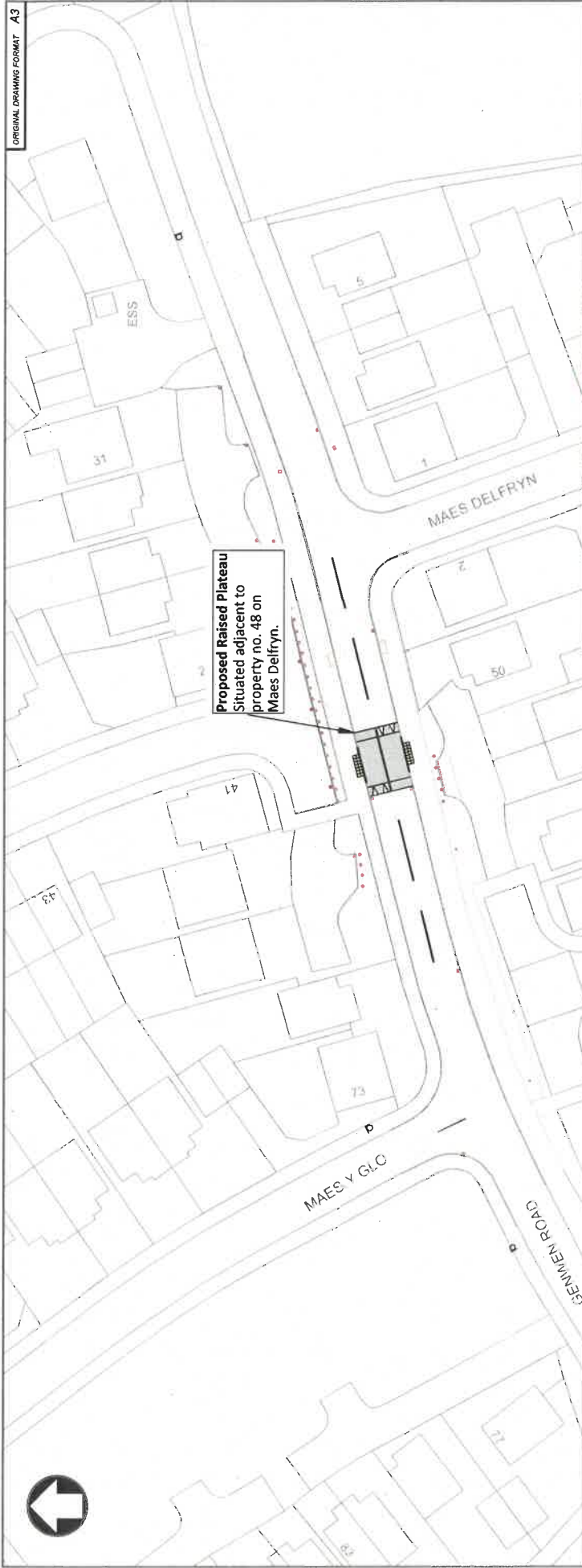
Yn Gywir/ Regards,  
Eleri C Stephens

Prentis Technegydd Dylunio | Trainee Design Technician  
Is-adran Cynllunio Peirianeg | Engineering Design Department  
Trafnidiaeth a Pheirianeg | Transport and Engineering  
Adran Amgylchedd | Environment Department

01267 228261 | 5261

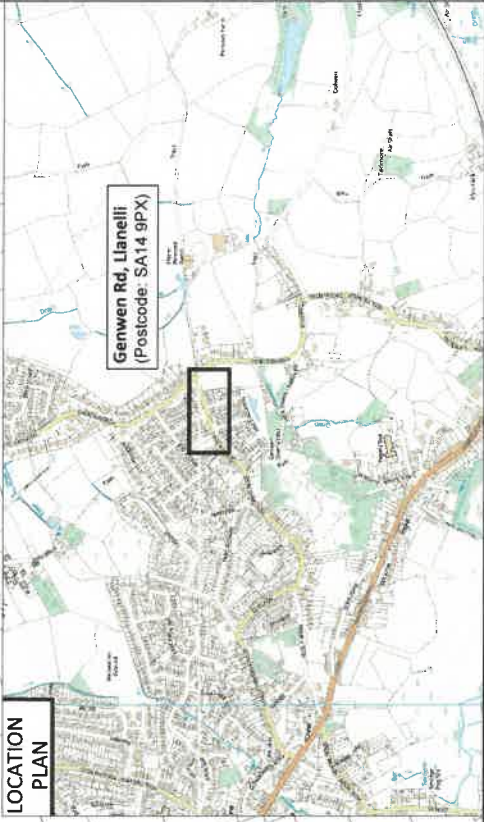


Mae croeso i chi gysylltu â mi yn Gymraeg neu Saesneg  
You are welcome to contact me in Welsh or English



**Proposed Raised Plateau**  
Situated adjacent to  
property no. 48 on  
Maes Delfryn.

**LOCATION PLAN**



**RAISED PLATEAU**



Normally full width of the road with a minimum 6 metre flat top to cater for easier movement of long vehicles, with a height of 75mm (subject to the tolerances permitted in the Road Hump Regulations, where the hump will not exceed 100mm in maximum height)

<p><b>PROPOSED RAISED PLATEAU</b></p>		<p><b>GENNEN ROAD, BYNEA</b></p>	
<p><b>Adrian Harries B.Eng (Hons), C.Eng, M.I.C.E</b> Resolwr Gwasanaethau Dyfais Proffesiynol Professional Design Services Manager</p>		<p>Project Adrian Amguedd, Bloc 1 Parc Myrdin, Wain Daw, Caerhyrdin, SA31 1HQ Environment Department, Block 1, Cae'rhyrdin, Richmond Terrace, Cardiff, SA1 1HQ Cardiff Carmarthenshire SA31 1HQ</p>	
<p>Author: <b>ECS</b> Date: <b>26/2/24</b> Check: <b>SNG</b> 27/2/24 VP: <b>VP</b> 28/2/24 Scale: <b>1:500</b></p>		<p>Consultation: <b>80/0040/544</b> Drawing No: <b>40544-CO</b></p>	



Engineering Design Services

Carol Lloyd

**Subject:** FW: Apêl Cynllunio ymgynghori - Enforcement Appeal consultation - ENF/01277 - AP-7324

**Attachments:** HH Details for Appeal (rear).pdf

DATE	19 APR 2024
FILE REF.	
PASSED TO	POL

**From:** Planning Appeals <planningappeals@carmarthenshire.gov.uk>

**Sent:** 18 April 2024 18:05

**To:** enquiries@llanelli-rural.gov.uk

**Subject:** Apêl Cynllunio ymgynghori - Enforcement Appeal consultation - ENF/01277 - AP-7324

Please note that CAS-03261-F0M9F3 (AP-7324) - **Rear Hedge** is linked to this new appeal.

Cyflwynwyd **apêl** i'r Penderfyniadau Cynllunio ac Amgylchedd Cymru

An **appeal** has been lodged with the Planning & Environment Decisions Wales

Apêl / Appeal: **Written Representations**

Apêl gan / Appeal by: **Mr & Mrs Williams**

Safle / Site: **8 Clos Dan Y Lan, Llanelli, SA14 8BZ**

Datblygu / Development: **The Hedge in the rear garden running along the northern boundary at 8 Clos Danylan**

Cyfeirnod / Reference: **CAS-03261-F0M9F3**

Dyddiad Dechrau'r Apêl / Appeal Start Date: **18/04/2024**

**Seiliau Apêl / Grounds of Appeal: See attachment for Reasons and Grounds of Appeal**

Copies of any representations you have previously made have been sent to PEDW and the parties. Your representations will be taken into account when determining the appeal unless they are withdrawn in writing within 6 weeks of the start date (above). Any further comments you wish to make, either by email or post (which must not exceed 3000 words), they must be sent to PEDW and received within **6 weeks** of the starting date (above). Any further comments made will be copied to the Parties. Remember to include the Inspectorate's reference, or the name of the appellant / appeal site address where the reference is not known. Email your comments to: **[PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)**  
If comments are submitted to PEDW after the deadline they will be returned.

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://planningcasework.service.gov.wales>**

If you want to receive a copy of the appeal decision you must write to PEDW asking for one.

You can obtain a copy of the leaflet 'A Guide to Engaging with the Planning Inspectorate Wales' through the Welsh Government website: **<http://gov.wales/planning-appeals-guidance-engaging-planning-inspectorate>**

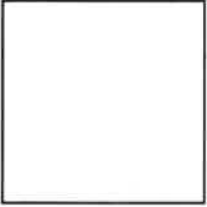
Cofion | Regards

**Tîm Rheoli Datblygu | Development Management Team**  
Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost |

Email: [planningappeals@carmarthenshire.gov.uk](mailto:planningappeals@carmarthenshire.gov.uk) | [planningappeals@sirgar.gov.uk](mailto:planningappeals@sirgar.gov.uk)

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



## ENF/01277

8 Clos Dan Y Lan, Llanelli, SA14 8BZ

---

### **Alleged Breach of Planning Control:**

The hedge in the rear garden running along the northern boundary at 8 Clos Danylan

### **Reasons for issuing the Notice:**

This Notice is issued by the Council under section 69 of the Anti-social Behaviour Act 2003 pursuant to a complaint about a high hedge situated at 8 Clos Danylan, Swiss Valley, Llanelli, SA14 8BZ. The Council has decided that the hedge in question is adversely affecting the reasonable enjoyment of the property at 7 Clos Danylan, Swiss Valley, Llanelli, SA14 8BZ and that action should be taken in relation to the hedge with a view to remedying the adverse effect and preventing its recurrence.

### **Appellants Ground[s] of Appeal:**

3(1)(a) - the height of the high hedge does not adversely affect the complainant's enjoyment of their property

3(1)(b) - no action should be taken in relation to the high hedge to remedy the adverse effect on the complainant's enjoyment of their property or prevent the effect recurring



### **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.

### **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.

<https://llyw.cymru/penderfyndiadau-cynllunio-ac-amgylchedd-cymru>  
<https://gov.wales/planning-and-environment-decisions-wales>

[PEDW.GwaithAchos@llyw.cymru](mailto:PEDW.GwaithAchos@llyw.cymru)  
[PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

**Carol Lloyd**

**Subject:** FW: Apêl Cynllunio ymgynghori - Enforcement Appeal consultation - ENF/01277 - AP-7359

**Attachments:** HH Details for Appeal (front).pdf

PASSED TO P&amp;L

**From:** Planning Appeals <planningappeals@carmarthenshire.gov.uk>

**Sent:** 18 April 2024 18:05

**To:** enquiries <enquiries@llanelli-rural.gov.uk>

**Subject:** Apêl Cynllunio ymgynghori - Enforcement Appeal consultation - ENF/01277 - AP-7359

Please note that CAS-03406-Z2Z0B4 (AP-7359) - **Front Hedge** is linked to this new appeal.

Cyflwynwyd **apêl** i'r Penderfyniadau Cynllunio ac Amgylchedd Cymru

An **appeal** has been lodged with the Planning & Environment Decisions Wales

Apêl / Appeal: **Written Representations**

Apêl gan / Appeal by: **Mr & Mrs Williams**

Safle / Site: **8 Clos Dan Y Lan, Llanelli, SA14 8BZ**

Datblygu / Development: The hedge in the front garden running along the northern boundary at 8 Clos Danylan

Cyfeirnod / Reference: **CAS-03406-Z2Z0B4**

Dyddiad Dechrau'r Apêl / Appeal Start Date: **18/04/2024**

**Seiliau Apêl / Grounds of Appeal: See attachment for Reasons and Grounds of Appeal**

Copies of any representations you have previously made have been sent to PEDW and the parties. Your representations will be taken into account when determining the appeal unless they are withdrawn in writing within 6 weeks of the start date (above). Any further comments you wish to make, either by email or post (which must not exceed 3000 words), they must be sent to PEDW and received within **6 weeks** of the starting date (above). Any further comments made will be copied to the Parties. Remember to include the Inspectorate's reference, or the name of the appellant / appeal site address where the reference is not known. Email your comments to: **PEDW.Casework@gov.wales**  
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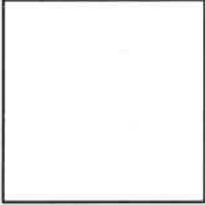
Cofion | Regards

**Tîm Rheoli Datblygu | Development Management Team**  
Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost |

Email: [planningappeals@carmarthenshire.gov.uk](mailto:planningappeals@carmarthenshire.gov.uk) | [planningappeals@sirgar.gov.uk](mailto:planningappeals@sirgar.gov.uk)

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*You are welcome to contact us in Welsh or English*



## ENF/01277

8 Clos Dan Y Lan, Llanelli, SA14 8BZ

---

### Alleged Breach of Planning Control:

The hedge in the front garden running along the northern boundary at 8 Clos Danylan

### Reasons for issuing the Notice:

This Notice is issued by the Council under section 69 of the Anti-social Behaviour Act 2003 pursuant to a complaint about a high hedge situated at 8 Clos Danylan, Swiss Valley, Llanelli, SA14 8BZ. The Council has decided that the hedge in question is adversely affecting the reasonable enjoyment of the property at 7 Clos Danylan, Swiss Valley, Llanelli, SA14 8BZ and that action should be taken in relation to the hedge with a view to remedying the adverse effect and preventing its recurrence.

### Appellants Ground[s] of Appeal:

3(1)(a) - the height of the high hedge does not adversely affect the complainant's enjoyment of their property

3(1)(b) - no action should be taken in relation to the high hedge to remedy the adverse effect on the complainant's enjoyment of their property or prevent the effect recurring

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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.

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### **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.

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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.

<https://llyw.cymru/penderfyndiadau-cynllunio-ac-amgylchedd-cymru>  
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[PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)