

Pecyn Dogfennau



Mark James LLM, DPA, DCA
Prif Weithredwr,
Chief Executive,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

DYDD MAWRTH, 31 GORFFENAF 2018

AT: HOLL AELODAU'R PWYLLGOR CYNLLUNIO

YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD O'R
PWYLLGOR CYNLLUNIO A GYNHELIR YN Y **SIAMBR, NEUADD Y SIR** AM
11.00 AM, DYDD MAWRTH, 7FED AWST, 2018 ER MWYN CYFLAWNI'R
MATERION A AMLINELLIR AR YR AGENDA SYDD YNGHLWM

Mark James DYB

PRIF WEITHREDWR



AILGYLCHWCH OS GWELWCH YN DDA

Swyddog Democrataidd:	Kevin Thomas
Ffôn (Ilinell uniongyrchol):	01267 224027
E-bost:	Democraticservices@sirgar.gov.uk
Cyf:	AD016-001



EICH CYNGOR arleinamdani
www.sirgar.llyw.cymru
YOUR COUNCIL doitonline
www.carmarthenshire.gov.wales

PWYLLGOR CYNLLUNIO 20 AELOD

Y GRŴP PLAID CYMRU – 10 AELOD

1. Y Cynghorydd Mansel Charles Aelod o Gyngor Cymuned Llanegwad
2. Y Cynghorydd Tyssul Evans Aelod o Gyngor Cymuned Llangyndeyrn
3. Y Cynghorydd Jeanette Gilasbey Aelod o Gyngor Tref Cydweli
4. Y Cynghorydd Ken Howell
5. Y Cynghorydd Carys Jones
6. Y Cynghorydd Alun Lenny Aelod o Gyngor Tref Caerfyrddin
(Cadeirydd)
7. Y Cynghorydd Jean Lewis
8. Y Cynghorydd Dorian Phillips
9. Y Cynghorydd Gareth Thomas
10. Y Cynghorydd Eirwyn Williams

Y GRŴP LLAFUR – 6 AELOD

1. Y Cynghorydd Suzy Curry
2. Y Cynghorydd Penny Edwards
3. Y Cynghorydd John James Aelod o Gyngor Tref Pen-bre a Phorth Tywyn
4. Y Cynghorydd Dot Jones Aelod o Gyngor Cymuned Llannon
5. Y Cynghorydd Ken Lloyd Aelod o Gyngor Tref Caerfyrddin
6. Y Cynghorydd Kevin Madge Aelod o Gyngor Tref Cwmaman

Y GRŴP ANNIBYNNOL – 4 AELOD

1. Y Cynghorydd Sue Allen Aelod o Gyngor Tref Hendy-Gwyn
2. Y Cynghorydd Ieuan Davies
3. Y Cynghorydd Joseph Davies
4. Y Cynghorydd Irfon Jones (Is-Cadeirydd) Aelod o Gyngor Cymuned Bronwydd

NI CHANIATEIR EILYDDION MEWN CYFARFODYDD O'R PWYLLGOR YMA

Aelod Lleol a gwahoddir i fynychu'r cyfarfod:-

- Eitem 3 – Cynghorydd A. Davies

AGENDA

1. YMDDIHEURIADAU AM ABSENOLDEB
2. DATGAN BUDDIANNAU PERSONOL
3. W/37328 - CAIS CYNLLUNIO ÔL-WEITHREDOL AM FAN
GWERTHU PEIRIANNAU AMAETHYDDOL GAN GYNNWYS
GWAITH TIR CYSYLLTIEDIG, SIED STORIO A THIRWEDDU, TAN
Y BRYN, NANTGAREDIG, CAERFYRDDIN, SA32 7LH 5 - 14
4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO 15 - 34
5. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU
CYNLLUNIO 35 - 46
6. LLOFNODI YN COFNOD CYWIR COFNODION Y CYFARFOD A
GYNHALIWYD AR
- 6 .1 28AIN MEHEFIN, 2018 47 - 50
- 6 .2 10FED GORFFENNAF, 2018 51 - 54

Mae'r dudalen hon yn wag yn fwriadol

Application No	W/37328
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Application Type	Full Planning
Proposal & Location	RETROSPECTIVE PLANNING APPLICATION FOR AN AGRICULTURAL MACHINERY SALES AREA INCLUDING ASSOCIATED GROUND WORKS, STORAGE SHED AND LANDSCAPING AT LAND AT, TAN Y BRYN, NANTGAREDIG, CARMARTHEN, SA32 7LH

Applicant(s)	MR M GOULBOURNE, TAN Y BRYN, NANTGAREDIG, CARMARTHEN, SA32 7LH
Agent	JCR PLANNING LTD - MR JASON EVANS, UNIT 2 CROSS HANDS BUSINESS WORKSHOP, HEOL PARC MAWR, CROSS HANDS, CARMARTHENSHIRE, SA14 6RE
Case Officer	Stuart Willis
Ward	Llanddarog
Date of validation	01/06/2018

CONSULTATIONS

Head of Transport – Has raised concerns/questions over elements of the proposal and requested clarification:-

- Visibility from the site access is obstructed to the west side (2.4m x 10m) by the roadside boundary hedgerow which appears to be under the control of applicant (land edged in blue). A visibility splay of 2.4m x 59m is required to be created by the removal/lowering or setting back of initial 5-8m of hedgerow.
- More detail is required regarding the parking and turning facilities serving the visitors/customers. The applicant confirmed on site that this would occur fronting and to the side of the dwelling known as Tan Y Bryn, which is outside of the red line site boundary. This detail is also not specified on the layout plan.
- It is not clear from the proposed site plan where the larger vehicles/HGV's visiting the site to deliver/pick-up agricultural equipment, machinery and vehicles turn adequately within the site. The space between the proposed storage shed and the red steel container is annotated 'access & circulation' and does not appear sufficient to accommodate the turning manoeuvres of the larger vehicles and trailers.

- Reference to the CSS Wales' Parking Standards 2008 – Retail Warehousing and Garages, Car Sales Premises, Zone 2-5 for guidance on the required car parking provision required to serve this development.
- The Design and Access Statement states on page 7 that - “The business in question operates by an appointment only basis, meaning that customers are only able to visit the site to view the items that are for sale subject to prior notification to the applicant. The business does not involve or include attending to customers on a ‘passing trade’ basis.” Clarification of how this would be controlled was requested.

Head of Public Protection – Has not raised any objection to the proposal.

Land Drainage Section – Has not responded to date.

Llanarthne Community Council – Has not commented to date.

Local Member – County Councillor A Davies has stated that she supports the application and if officers wish to decline the application that it be presented to the Planning Committee. Reference is made to the applicant having built his business in an “organic manner” over the last 12 years and that it provides an “invaluable service” to the local community.

Natural Resources Wales – Has raised no objection to the proposal.

Neighbours/ Public - The application has been publicised by the posting of a site notice and in the local press with no responses having been received as a result.

RELEVANT PLANNING HISTORY

The following previous applications have been received on the application site:-

D4/22726	Construction of a bungalow and garage Reserved Matters granted	05 November 1992
D4/18252	Siting of an agricultural dwelling Outline planning permission	05 December 1989

APPRAISAL

This application has been submitted following an investigation/action undertaken by the Authority's planning enforcement officers.

THE SITE

The application consist site consists land associated with a dwelling known as Tan y Bryn. The dwelling is a bungalow constructed in the 1990's which is subject to an agricultural occupancy condition. The condition restricts occupancy to those solely or mainly employed in agriculture on the holding relating to the adjacent land for the property known as Pen y Glogue. The site is located in the open countryside outside of any development limits as delineated by the Carmarthenshire Local Development Plan. The site is also located in the Towy Valley Special Landscape Area. The site is accessed off the western flank of the B4310 some 80-90m south of the junction with the B4300. The site is 1.4km to the east of Capel Dewi and 0.7km south of Nantgaredig. The application relates to the land associated

with the dwelling which is at a higher level from the access and continues to rise to the north and west (rear) of the property and comprises approximately 0.4ha of land. There is vegetation to parts of the roadside boundary however parts of the site remain visible from public views and the site is at a higher level than the road. The character of the area is of sporadic dwellings and farmsteads.

THE PROPOSAL

The application seeks retrospective planning permission for an agricultural machinery sales area including associated ground works, storage shed and landscaping. The excavation works have already been undertaken and the proposed building partly constructed. A series of level/terrace areas have been created as the land rises to the north of the property which are used for open storage.

The application states that the business has been run in its current form since 2012 although a smaller scale operation has been at the site since 1998. The business relates to buying and selling of agricultural machinery and the applicant is the sole employee. It is stated that there is no maintenance or servicing at the site. If this is required it is said that the machinery is taken to a nearby local business. It is indicated that approximately 10-15 items are sold a month. This is either by customers picking up the items on an appointment basis or them being delivered to their homes. The application indicates that the majority of the items sold are to those within 5 miles of the site. It is stated that as the business has grown the application has "had to adapt the property to accommodate" the additional demand.

The site is split in to three main areas. There is an access and circulation area to the front of the bungalow, external storage and the proposed internal storage to be provided by the now partly constructed building. It is stated that excavations took place since 2014 and the application is also to retain these. It is said that the business does not involve "passing trade" and that the opening hours are between 9.00am-5.30pm Monday to Friday and "up to one customer a day being accommodated on each weekend".

The storage building is said to be for smaller items of equipment. This would be clad in metal profile sheeting with one open elevation. It would have a mono-pitch roof and cover an area of approximately 10 m x 10 m.

Screening is proposed along the bank between the upper and lower areas and also above the higher level.

The supporting information refers in particular to policies GP1 and EMP2 of the LDP. It acknowledges that there is no planning permission or certificate of lawfulness for the business. The supporting information feels that there is support from EMP2 stating that "EMP2 sets out that support will generally be offered to new employment proposal providing they are within, adjacent or directly related to the Development Limits of a defined settlement. In the case of the application proposal, as detailed in Section 2 of this Statement, the application site is closely related to the settlement of Nantgaredig, being located only a short distance south of it".

Reference is then made to the applicant considered relocating the business in 2012 to Nantgaredig however there were no sites available at that time. It is stated that a recent search also shows no site available in Nantgaredig. The agent also feels that the scale of the operation is appropriate. They also comment that the scale of the business will not

increase. They feel that the proposed landscaping prevents any visual impact issues and that the use is comparable with the neighbouring uses.

PLANNING POLICY

In the context of the current development control policy framework the site is located outside the defined development limits as contained in the adopted Carmarthenshire Local Development Plan Adopted December 2014.

Policy GP1 Sustainability and High Quality Design.

This states that development proposals will be permitted where they accord with a number of criteria including the following, it conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing, utilises materials appropriate to the area within which it is located; it retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity; an appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality.

Policy TR3 Highways in Developments - Design Considerations.

This policy states that the design and layout of all development proposals will, where appropriate, be required to include:

- a. An integrated network of convenient and safe pedestrian and cycle routes (within and from the site) which promotes the interests of pedestrians, cyclists and public transport;
- b. Suitable provision for access by public transport;
- c. Appropriate parking and where applicable, servicing space in accordance with required standards;
- d. Infrastructure and spaces allowing safe and easy access for those with mobility difficulties;
- e. Required access standards reflective of the relevant Class of road and speed restrictions including visibility splays and design features and calming measures necessary to ensure highway safety and the ease of movement is maintained, and where required enhanced;
- f. Provision for Sustainable Urban Drainage Systems to allow for the disposal of surface water run-off from the highway.

Proposals which do not generate unacceptable levels of traffic on the surrounding road network and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Proposals which will not result in offsite congestion in terms of parking or service provision or where the capacity of the network is sufficient to serve the development will be permitted. Developers may be required to facilitate appropriate works as part of the granting of any permission.

Policy SP1 Sustainable Places and Spaces states that proposals for development will be supported where they reflect sustainable development and design principles. This relates to a number of factors including by distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements; promoting, where appropriate, the efficient use of land including previously developed sites; integrating with the local community, taking account of character and amenity as well as cultural and linguistic considerations; respecting, reflecting and, wherever possible, enhancing local character and distinctiveness; creating safe, attractive and accessible environments which contribute to people's health and wellbeing and adhere to urban design best practice; promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling; utilising sustainable construction methods where feasible; improving social and economic wellbeing; and protect and enhance the area's biodiversity value and where appropriate, seek to integrate nature conservation into new development.

Policy SP2 Climate Change states that development proposals which respond to, are resilient to, adapt to and minimise for the causes and impacts of climate change will be supported. In particular proposals will be supported where they: adhere to the waste hierarchy and in particular the minimisation of waste; promote the efficient consumption of resources (including water); reflect sustainable transport principles and minimise the need to travel, particularly by private motor car; avoid, or where appropriate, minimise the risk of flooding including the incorporation of measures such as SUDS and flood resilient design; promote the energy hierarchy by reducing energy demand, promoting energy efficiency and increasing the supply of renewable energy; and incorporate appropriate climate responsive design solutions including orientation, layout, density and low carbon solutions (including design and construction methods) and utilise sustainable construction methods where feasible.

Policy SP3 Sustainable Distribution – Settlement Framework states that the provision for growth and development will be at sustainable locations in accordance with the Settlement Framework identified in the LDP.

Policy EMP2 New Employment Proposals states that proposals for employment developments which are within, adjacent or directly related to the Development Limits of all defined settlements (Policy SP3) will be permitted provided that:

- a. A sequential search has been undertaken identifying that there is no allocation or existing employment site available that can reasonably accommodate the use, followed by there being no suitable land or building (for conversion or re-use) available within the Development Limits, then adjacent to limits, and finally on a site directly related to a recognised settlement;
- b. The development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/ landscape;
- c. The development proposals are of an appropriate scale and form compatible with its location and with neighbouring uses.

Special Landscape Area Policy

In terms of National Policy and Guidance Technical Advice Note (TAN) 23: Economic Development (2014), Technical Advice Note 6 (Planning for Sustainable Rural Communities) and Planning Policy Wales Chapter 7 (Economic Development) and Chapter 4 (Planning for Sustainability) are particularly relevant.

THIRD PARTY REPRESENTATIONS

There have been no third party representations received other than the request from the Local Member for the application to be presented to the Planning Committee. The Councillor stated that the reason for requesting the application go before the Planning Committee as the applicant has built his business in an “organic manner” over the last 12 years and that it provides an “invaluable service” to the local community.

The site is located outside of development limits of any settlement as defined in the Local Development Plan. Policy EMP2 is a key policy consideration as this relates to employment proposals outside of allocated employment sites. This relates to proposals which are “within, adjacent or directly related to development limits”. Therefore it needs to be considered if the site is “directly related” to development limits as the site is not within or adjacent to development limits of any settlement. No definition is given of “directly related”. The nearest settlement to the site is approximately 0.4 miles away from the site. The site is therefore some distance from the nearest settlement. The proposal is not put forward as a farm diversification scheme and therefore is assessed as a new business in the open countryside. The site is visibility separate from any settlement and would not be considered as directly related to Nantgaredig or any other settlement. It is therefore considered to be an unsustainable location.

If the site was considered to be directly related to a settlement, the remainder of the policy would need to be considered. A sequential search is the first criteria. The application refers to a search in 2012 and recently for sites within Nantgaredig however no evidence of such a search or its results have been provided. It is also noted that the search appears to only relate to sites in Nantgaredig. The policy does not state that the search should only relate to the nearest settlement. It asks for a search of existing employment sites, allocations, followed by suitable land or buildings within development limits, then adjacent to them and finally those directly related to settlements. It is not considered that sufficient evidence has been provided to show an appropriate search for alternative locations has been made.

The proposal being of appropriate scale and form to the character of the area is the next consideration. While the premises currently has agricultural machinery located on it, it is primarily an open storage area. Land has been excavated to create plateaus within the site on what was previously a grassed field. It is not considered that an open storage area of this nature and scale would be appropriate to the character of the area. The site is at a higher level than the road to the front of the site and is visible from the road and public views. The site is located in a Special Landscape Area and whilst there is landscaping proposed the fact that the development may be screened does not remove the concerns over the appearance and impact of the excavated storage area. The proposal also includes a new building which has been partly constructed on site already. It is stated that the building is required for smaller items however no further details are provided. The building covers approximately 10 m x 10 m. This along with the increasing size of the yard over time show the expanding nature of the site. The building is at a higher land level than the dwelling and

appears a separate isolated building in the countryside. Little justification has been provided for the proposed building and as with the open storage is considered harmful to the character of the area.

The business relates to agricultural machinery however there is no clear need for the business to be located in the countryside. The nature and use of the site is one that could be provided in allocated employment sites where there could be linked trips and therefore be more sustainable. The application refers to sales being to those within a 5 miles radius however this is something that cannot be controlled in the future and customers could be based in any location. A list of customers and suppliers is provided however this is simply a list of names rather than any business records and as stated above could alter. The application states that passing trade will use the site however again there is no control for how this would be managed. The workings of the business could change, as could the operator and owner in the future and therefore the nature of the business could also change. The business appears to have grown incrementally and now covers approximately 0.4ha of land. The business is not considered to be suitable at this location.

Turning to other matters the site is located away from other dwellings, given its isolated location and therefore it is not considered there are any concerns in terms of impacts on amenity of occupants of other properties in the area. Queries have been raised by the Head of Transport over certain aspects of the proposal and we are awaiting a response from the Agent in regard to these. The ability of the site to accommodate sufficient parking and turning facilities has been questioned and the current access is not considered to be of sufficient standard to accommodate the development. Alterations to the access would require further works to the roadside vegetation. This would have further visual impacts and there is insufficient information in relation to how this would affect the levels of the site and access. Control of the use of the site in terms of "passing trade" was also questioned. While the site is currently in the same ownership as the dwelling this may not be the case in the future. The access to the site and the site itself are in close proximity to the dwelling itself.

CONCLUSION

After careful consideration of the site and its surrounding environs in the context of this application, together with the representations received to date it is considered that on balance the proposal is not acceptable.

As such the application is put forward with a recommendation of refusal for the following reasons.

RECOMMENDATION – REFUSAL

REASONS

- 1 The proposal is contrary to Policy EMP2 "New Employment Proposals" of the Carmarthenshire Local Development Plan:-

Policy EMP2 New Employment Proposals

Proposals for employment developments which are within, adjacent or directly related to the Development Limits of all defined settlements (Policy SP3) will be permitted provided that:

- a) **A sequential search has been undertaken identifying that there is no allocation or existing employment site available that can reasonably accommodate the use, followed by there being no suitable land or building (for conversion or re-use) available within the Development Limits, then adjacent to limits, and finally on a site directly related to a recognised settlement;**
- b) **The development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/ landscape;**
- c) **The development proposals are of an appropriate scale and form compatible with its location and with neighbouring uses.**

In that:-

- (i) The application site is not within, adjacent or considered to be directly related to the developments limits of any defined settlements. The location is in the open countryside and not considered to be in a sustainable location. Insufficient justification has been given as to why the business needs to be located in this location. Insufficient information has been provided in relation to any sequential search for alternative locations.
- (ii) The development is not of an appropriate scale or form and is detrimental to the character and appearance of the landscape. The site is located within a Special Landscape Area and even with the proposed landscaping it is considered that there would be an adverse impact on the character of the area. The development has required extensive excavation and would have primarily external storage which detracts from the rural character of the area. The proposal also includes the completion of a partially constructed building which appears as an isolated building further harming the character and appearance of the area.

2 The proposal is contrary to Policy GP1 “Sustainability and High Quality Design” of the Carmarthenshire Local Development Plan:-

Policy GP1 Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- a) **It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;**
- b) **It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;**
- c) **Utilises materials appropriate to the area within which it is located;**
- d) **It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;**

- e) **Includes an integrated mixture of uses appropriate to the scale of the development;**
- f) **It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;**
- g) **It achieves and creates attractive, safe places and public spaces, which ensures security through the ‘designing-out-crime’ principles of Secured by Design (including providing natural surveillance, visibility, well-lit environments and areas of public movement);**
- h) **An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;**
- i) **It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;**
- j) **It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;**
- k) **It has regard to the generation, treatment and disposal of waste.**
- l) **It has regard for the safe, effective and efficient use of the transportation network;**
- m) **It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;**
- n) **It includes, where applicable, provision for the appropriate management and eradication of invasive species.**

Proposals will also be considered in light of the policies and provisions of this Plan and National Policy (PPW: Edition 7 and TAN12: Design (2014)).

In that the development fails to conform with or enhances the character and appearance of the site. It also fails to appropriately incorporate existing landscape or take account of site contours and changes in levels. The site is located within a Special Landscape Area and even with the proposed landscaping it is considered that there would be an adverse impact on the character of the area. The development has required extensive excavation and would have primarily external storage which detracts from the rural character of the area. The proposal also includes the completion of a partially constructed building which appears as an isolated building further harming the character and appearance of the area.

- 3 The proposal is contrary to Policy EQ6 “Special Landscape Areas” of the Carmarthenshire Local Development Plan:-

Policy EQ6 Special Landscape Areas

Special Landscape Areas are designated in the following locations and as identified on the Proposals Map:

**Tywi Valley
Carmarthenshire Limestone Ridge
Teifi Valley
Drefach Velindre
Bran Valley (North of Llandovery)
Mynydd Mallaen
Llanllwni Mountain
North Eastern Uplands
Mynydd y Betws
Gwendraeth Levels
Pembrey Mountain
Swiss Valley
Talley
Lwchwr Valley
Lower Taf Valley
Cwm Cathan
Cothi Valley
Carmarthen Bay and Estuaries**

Proposals for development which enhance or improve the Special Landscape Areas through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of this Plan).

In that the development fails to enhance or improve the Special Landscape Area. The site is located within a Special Landscape Area and even with the proposed landscaping it is considered that there would be an adverse impact on the character of the area. The development has required extensive excavation and would have primarily external storage which detracts from the rural character of the area. The proposal also includes the completion of a partially constructed building which appears as an isolated building further harming the character and appearance of the area.

*Ardal Del/
Area South*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 7 AWST 2018
ON 7 AUGUST 2018**

**I'W BENDERFYNU/
FOR DECISION**



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	07 AUGUST 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE NO'S
S/36302	Retention of mixed use of agriculture and air rifle shooting range, with engineering works to raise levels with inert material for pasture improvement, and for the siting of two timber outbuildings for use as a small implement store and air rifle shooting hide at Gelli Hwaid, Llannon, Llanelli, SA14 8JW	19-24
S/37357	Proposed side two storey bedroom extension and rear single storey kitchen extension at 107 Hill Top, Llanelli, SA14 8DB	25-29
S/37468	To build one 3/4 bed detached house with parking and turning area at the front at land part of, 37 Heol Llanelli, Pontyates, Llanelli, SA15 5UB	30-34

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	S/36302
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Application Type	Full Planning
Proposal & Location	RETENTION OF MIXED USE OF AGRICULTURE AND AIR RIFLE SHOOTING RANGE, WITH ENGINEERING WORKS TO RAISE LEVELS WITH INERT MATERIAL FOR PASTURE IMPROVEMENT, AND FOR THE SITING OF TWO TIMBER OUTBUILDINGS FOR USE AS A SMALL IMPLEMENT STORE AND AIR RIFLE SHOOTING HIDE AT GELLI HWAID, LLANNON, LLANELLI, SA14 8JW

Applicant(s)	MR & MRS T. & C. LEWIS, GELLI HWAID, LLWYNTEG, LLANNON, LLANELLI, SA14 8JW
Agent	JCR PLANNING LTD - RICHARD BANKS, UNIT 2 CROSS HANDS BUSINESS WORKSHOP, HEOL PARC MAWR, CROSS HANDS, CARMARTHENSHIRE, SA14 6RE
Case Officer	Gary Glenister
Ward	Llannon
Date of validation	24/05/2018

CONSULTATION

Head of Highways and Transport – Had concerns over a commercial proposal, however has no observations with regards to a private domestic proposal.

Llannon Community Council – Has not commented to date.

Local Member - County Councillor E Dole has not commented to date, County Councillor D Jones is a member of Planning Committee and has not made prior comment.

Neighbours/Public – The application has been advertised by posting of 2No. Site Notices, with 3No. objections from neighbouring properties having been received as a result raising the following issues:-

- Concern over origin of fill material;
- Potential contamination;
- Environmental impact;
 - Impact on protected birds, dormice, marsh fritillary etc.;
 - Damage to peat bog;
 - Flooding due to compression of peat bog;

- Infilling existing watercourse;
- Loss of amenity – noise;
- Conflict with grazing neighbouring land;
- Traffic generation;
- Shooting range may have live targets – insufficient details given;
- Safety;
- No planning was granted for the residential unit (now lawful);
- No planning for fishing lakes;
- Signage suggests commercial rifle range.

RELEVANT PLANNING HISTORY

The following previous applications have been received on the application site:-

S/35736	Lawful development certificate for existing use as building as a dwelling house, together with construction of an ancillary side extension CLEUD - Approval	17 August 2017
S/22239	Conversion of an industrial stores building into a residential dwelling including a single storey kitchen extension. Change of use from industrial to residential use Full planning refused	15 February 2010
S/20246	Change of use of forestry storage building to residential dwelling and proposed extension Full planning refused	23 December 2008
S/17388	Dwelling house Outline planning refused	15 November 2007
D5/14269	Storage building Full planning permission	31 March 1994

APPRAISAL

THE SITE

The application site is a 0.39ha parcel of land approximately 1km to the East of Llannon. The site is an irregular shape and has been subject to unauthorised tipping of material.

The larger site to which it is associated has been subject to engineering works to form two fishing ponds and these are advertised as commercial fisheries. The ponds are unauthorised and the commercial use is subject to separate enforcement investigation.

The site is a former forestry which had permission for a forestry building in 1994, and subsequent applications for a dwelling and change of use to residential were refused in 2007, 2008 and 2010. The applicant however moved into the building without permission, and a certificate of lawfulness was approved in 2017 as the building had been occupied for more than 4 years.

THE PROPOSAL

The application seeks full retrospective planning permission to retain an area of tipped material and change the use of part of it to an air rifle range.

The application further proposes the retention of a 7.462m by 3m wooden shooting hide and a 3.768m by 3.410m wooden storage shed.

The applicant has stated that the air rifle range is for private domestic purposes only and it is not intended as a commercial operation.

The tipped material amounts to approximately 0.8m depth of material which is said to be for agricultural improvement works to form a paddock as the site was previously wet and therefore not suitable for grazing.

PLANNING POLICY

In the context of the current development control policy framework the site is primarily outside the settlement development limits of Llannon as defined in the Carmarthenshire Local Development Plan (LDP) adopted December 2014.

Policy SP1 Sustainable Places and Spaces states that proposals for development will be supported where they reflect sustainable development and design principles.

Policy SP2 Climate Change states that development proposals which respond to, are resilient to, adapt to and minimise for the causes and impacts of climate change will be supported. This includes minimisation of waste, displays efficient use of resources, minimises the need to travel, minimises flood risk and is energy efficient.

Policy GP1 Sustainability and High Quality Design provides a list of criteria which demonstrates principles of good design to ensure that development is appropriate to the character of the area and would not have a significant impact on third parties.

Policy EQ4 Biodiversity provides general protection for species and habitats of biodiversity and conservation importance. Proposals which impact negatively will not be permitted unless there is satisfactory mitigation to include net enhancement or where, exceptionally, the reasons for the development outweigh the need to safeguard the site and where alternative habitat provision is made to enhance biodiversity.

Policy TR3 Highways in Developments - Design Considerations, sets out the requirements for development to be situated in a suitable location and incorporate appropriate parking, access and sustainable transport features.

Good design is encouraged at all levels and national policy contained in Planning Policy Wales Edition 9 – November 2016 and TAN12 provides design guidance.

THIRD PARTY REPRESENTATIONS

There is concern over the origin of the fill material with the potential for contamination of the peat environment occurring from the material. It is noted, however that the applicant had the necessary permits from Natural Resources Wales for the tipping. This is controlled through other legislation, and the same body who issued the permit is responsible for

environmental and hydrological controls. The source of material needs to be recorded under the permitting regime. NRW does not object to the proposal, however suggested that the County ecologist carefully considers the species mix of the grass seeds.

The deposition of material would have an environmental impact, however it is being turned into a pasture and the species mix of grass has been defined. The site has no statutory designation and the County ecologist had no in principle objection subject to further detail being submitted. It is noted that this area is under the power lines and was not subject to the commercial crop but was effectively surrounded by the commercial planting.

There is concern over potential damage to a peat bog, however as stated above, the site was surrounded by commercial forestry and is not subject to any formal designation.

There is wet woodland to the east of the tipped material but no indication of a water course having been infilled. The forestry to the west and south would have had drainage ditches and OS mapping shows a network of watercourses in the general area, however none are shown crossing the site.

There is concern over loss of amenity in the form of noise from the rifle range. The head of public protection has assessed the proposal and has no objection subject to appropriate conditions. It is noted that it is possible to have silencers for air rifles and this is the only form of firearm that will be allowed on the site.

Conflict with grazing neighbouring land is not a material planning consideration. If approved, the range will be restricted to silenced air rifles which would not produce unacceptable levels of noise.

Traffic generation is not material as the proposal is for private domestic purposes only so there would be no visitors.

The type of target is not a material planning condition. If live targets are proposed, this is a matter for animal health.

Safety would be a private matter as it is not proposed for trade or commercial purposes. Health and safety requirements would be material if it was open to the public.

Planning permission was granted for a forestry storage building in 1994. No planning permission was granted for the residential use of the building despite attempts in 2008 and 2010. However, the applicants took up residence without permission and it is now lawful through the passage of time. This was confirmed by the granting of a certificate of lawfulness in 2017.

There is no planning permission for the commercial fishing lakes. This is subject to separate enforcement action as the use has not been there long enough for them to be lawful.

Signage was erected which suggests a commercial rifle range, however this has since been removed. The applicant has stated that it is for private purposes only and not for commercial purposes, so is being considered on this basis.

CONCLUSION

After careful consideration of the site and surrounding environs, in the context of the proposal, it is considered that the site is outside the settlement development limits of Llannon. The tipping of material was unauthorised, however it has settled and is in the process of grassing over. The land was not a protected site, and the removal would now cause environmental damage without significant benefit. The applicant seeks to use the site for agricultural purposes and the tipping is said to be for agricultural improvements given the wet nature of the site previously.

The use of part of the site as a private rifle range is not likely to cause unacceptable harm to third parties. There was concern over a commercial use, however for private domestic purposes, the use is not likely to be harmful. The signs indicating a commercial use had been removed shortly after erection and the standard and nature of the targets does not indicate a professional operation so are clearly private.

The use of the site for commercial purposes would not be appropriate given the poor highway access, however the retention of the material and the use as a private domestic air rifle range is not likely to cause detriment to third parties. Therefore on balance, the proposal is considered to be acceptable and in accordance with the above policies.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 24 May 2018.
- 2 The development hereby permitted is defined on the following schedule of plans:-
 - 1:100 scale Air Rifle Shooting Hide ~ Plans and Elevations. Drawing No. GH001 dated 18 October 2017;
 - 1:100 scale Small Implements Shed ~ Plans and Elevations. Drawing No. GH002 dated 18 October 2018;
 - 1:250 & 1:2500 scale Location, Block Plan and Sections. Drawing No. LT/RB/0018B dated 17 May 2018.
- 3 The air rifle range shall be used for private domestic purposes only and not for any trade or commercial purposes.
- 4 The use hereby permitted shall be for the use of silenced air rifles only. No other type of rifle shall be permitted to be used at the proposed development.
- 5 The use hereby permitted shall not operate other than between the hours of **10:00** and **17:00**.
- 6 The grass seed planting as specified on the amended 1:250 scale plan dated 17 May 2018 shall be carried out within the first planting season following the grant of planning permission.

REASONS

- 1 To comply with Section 73A of the Town and Country Planning Act (as amended).
- 2 In the interests of visual amenity.
- 3-5 To protect the amenities of third parties.
- 6 In the interests of biodiversity.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development complies with Policy SP1 & GP1 of the LDP in that it not likely to have an unacceptable adverse impact on third parties or the character and appearance of the countryside outside settlement limits.
- The proposed development complies with Policies TR2 & TR3 in that the proposal is not likely to be detrimental to highway safety.

NOTES

- 1 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement if development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Application No	S/37357
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Application Type	Full Planning
Proposal & Location	PROPOSED SIDE 2 STOREY BEDROOM EXTENSION AND REAR SINGLE STOREY KITCHEN EXTENSION AT 107 HILL TOP, LLANELLI, SA14 8DB

Applicant(s)	P GREEN, 107, HILL TOP, LLANELLI, SA14 8DB
Agent	PGMDESIGNS LTD - PINO MAIELLO, 23 QUEEN MARYS WALK, LLANELLI, SA15 1PG
Case Officer	Paul Roberts
Ward	Swiss Valley
Date of validation	08/06/2018

CONSULTATIONS

Head of Waste and Environmental Services (Land Drainage) – Has raised no objection to the application.

Llanelli Rural Council – Has raised no objection to the application provided that:-

- the drainage from the additional development does not increase the hydraulic load on the public sewer.
- there is no detrimental impact upon the amenity and privacy of neighbouring properties.

Local Member – County Councillor Giles Morgan has not commented on the application to date.

Dwr Cymru/Welsh Water – Has raised no objection to the application.

Neighbours/Public – The two neighbouring properties either side of the application property have been consulted on the application. In response, letters of objection have been received from the occupiers of both properties which raise the following issues of concerns:-

- Potential loss of light to a bedroom and hallway window of an adjacent property as a result of the proposed side extension.

- Concerns that the proposal will exacerbate existing surface water flooding problems within a neighbouring property.

RELEVANT PLANNING HISTORY

There is no relevant planning history on the application site.

APPRAISAL

THE SITE

The application site consists of the curtilage of a detached two storey house located in the Hill Top estate in Swiss Valley. The rear of the property is characterised by a flat roof single storey extension and conservatory which overlook a paved and landscaped garden. The property has the benefit of a front driveway which extends down to the side of the house. The house has a rendered finish and the surrounding estate consists of a mix of detached houses of a similar design to the application property.

THE PROPOSAL

The application seeks full planning permission for a two storey extension to the side of the house and a single storey extension to the rear. The side extension is to project to a width of 2.8 metres and will extend up to the boundary shared with the neighbouring property. It is to include an integral garage and utility room on the ground floor with an en-suite bedroom on the first floor. The rear extension is to project to a depth of 3.3 metres and will extend to the full width of the house. It is to have a lean-to roof and will provide a new kitchen and family area at the rear of the house.

The front and rear elevations of the extension are to consist of a rendered finish to match that of the existing house while the side elevation will consist of facing brick. The roofs are to be clad with matching roof tiles.

PLANNING POLICY

In the context of the current development control policy framework the following policies of the Carmarthenshire Local Development Plan (LDP) are of relevance to the proposal.

Policy GP1 is a general policy which, amongst others, promotes sustainability and high quality design and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing. The policy also requires that development proposals should not have a significant impact on the amenity of adjacent land uses and properties.

Policy GP6 permits extensions to existing residential dwellings subject to them being subordinate and compatible to the size, type and character of the existing development, not resulting in the overdevelopment of the site, or leading to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space. The external appearance of extensions should also complement the existing development and proposals should not adversely affect the local environment and amenities of neighbouring developments.

THIRD PARTY REPRESENTATIONS

Letters of objection have been received from the residents of both neighbouring properties either side of the application property which raise a number of issues of concern.

The occupiers of the neighbouring property located adjacent to the proposed two storey side extension have opined that it will reduce the level of light to their first floor bedroom and hallway given that the front of the extension will be forward of the existing windows serving these rooms. The bedroom window is recessed back behind the front of the main house while the hallway window is located in the side elevation of the main house and faces the application property.

The front elevation of the new side extension will be set back behind that of the main dwelling to provide a subordinate appearance while being almost in line with the front elevation of the respondent's house. Although the respondent's bedroom and hallway windows will be recessed behind the front of the new side extension, its modest scale and separating distance to the windows, combined with the lower level of the application property, will safeguard against any unacceptable impacts by way of loss of light or overbearance.

The second respondent occupies the neighbouring property located to the south eastern side of the application property which is set at a slightly lower level. The respondent refers to previous surface water flooding problems within her property and raises concerns that the proposal may exacerbate these. The roof water from the new extensions is to be disposed of to an existing private surface water sewer that crosses the property and also serves other neighbouring properties including that of the respondent. The Authority's Land Drainage Officer has advised that whilst there have been localised issues with a defective surface pipe in the respondents' property, he is satisfied that adequate capacity exists in the system to accommodate the additional flows from the roofs of the new extensions without causing any unacceptable impact by way of surface water flooding.

The proposal is therefore considered to be in accord with the objectives of policies GP1 and GP6 in terms of its likely impact upon the residential amenity of neighbouring occupiers.

CONCLUSION

On balance, and after careful examination of the site and its surrounding environs, together with the representations received to date, the scale and design of the proposed extensions are considered to be acceptable and in keeping with the character and appearance of the existing property and surrounding residential area. The extensions are subordinate and compatible to the size, design and character of the host dwelling and the local amenities of adjacent occupiers will not be adversely affected by the development.

The proposal is in accord with the policies of the adopted Local Development Plan and is therefore put forward with a favourable recommendation.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

- 2 The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans received on 9 July 2018:
 - 1:100, 1:500 and 1:1250 scale existing and proposed floor plans, elevations, block and location plan.
- 3 The parking spaces shown on the 1:500 block plan received on 9 July 2018 shall be provided in accordance with the details shown prior to the beneficial use of the development hereby approved.
- 4 Prior to the construction of the extension hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3 In the interests of highway safety.
- 4 In the interests of visual amenities.

NOTE(S)

- 1 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Application No	S/37468
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Application Type	Outline
Proposal & Location	TO BUILD ONE 3/4 BED DETACHED HOUSE WITH PARKING AND TURNING AREA AT THE FRONT AT LAND PART OF 37 HEOL LLANELLI, PONTYATES, LLANELLI, SA15 5UB

Applicant(s)	DAVID JONES, 37 HEOL LLANELLI, PONTYATES, LLANELLI, SA15 5UB
Case Officer	Gary Glenister
Ward	Glyn
Date of validation	29/06/2018

CONSULTATION

Llanelli Rural Council – Has no objection.

Local Member – County Councillor T.J. Jones has not commented to date.

Neighbours – 3No. neighbouring properties were notified on receipt of the application. 2No objection has been received to date raising the following matter.

- Highway safety – given proximity to the school;
- Siting – loss of amenity if set back behind neighbouring houses.

RELEVANT PLANNING HISTORY

The following application has been received on the application site.

S/15129	One residential house. Outline planning permission	15 March 2007
S/22490	To extend the period to allow a further three years for submission of reserved matters of planning permission S/15129 dated 15 March 2007 for one residential house Variation of Condition	1 April 2010
S/28295	Detached dwelling house Outline planning permission	16 March 2007

S/33873 Variation of Condition No. 2 of S/28295 to allow for an extension of time of two further years to submit approval of reserved matters
Variation of Condition

30 June 2016

APPRAISAL

THE SITE

The application site is a rectangular shaped parcel of land fronting onto Heol Llanelli, Pontiets. The site is currently the side garden of 37 Heol Llanelli and as such is laid to lawn. A hedgerow is provided along the road frontage with Heol Llanelli.

The site slopes significantly down away from Heol Llanelli and the original house is therefore split level with a lower ground floor level to the rear.

Outline planning permission was granted for the site in 2007 and the time condition was varied in 2010 and 2016 to extend the period, however no reserved matters have been submitted to date.

THE PROPOSAL

The application seeks renewal of outline permission that established the principle to develop the site for one residential dwelling with access and all other matters are reserved for future consideration.

There are no changes in circumstance since the original permission or variations were granted other than the introduction of the affordable housing contribution. A unilateral undertaking has been submitted to secure the contribution.

PLANNING POLICY

In the context of the current development control policy framework the site is primarily within the settlement development limits of Pontiets as defined in the Carmarthenshire Local Development Plan (LDP) adopted December 2014.

Policy SP1 Sustainable Places and Spaces states that proposals for development will be supported where they reflect sustainable development and design principles.

Policy SP2 Climate Change states that development proposals which respond to, are resilient to, adapt to and minimise for the causes and impacts of climate change will be supported. This includes minimisation of waste, displays efficient use of resources, minimises the need to travel, minimises flood risk and is energy efficient.

Policy GP1 Sustainability and High Quality Design provides a list of criteria which demonstrates principles of good design to ensure that development is appropriate to the character of the area and would not have a significant impact on third parties.

Policy AH1 Affordable Housing requires developments of less than 5 houses to provide a commuted sum based on the internal floor area of the proposed development.

Policy TR3 Highways in Developments - Design Considerations, sets out the requirements for development to be situated in a suitable location and incorporate appropriate parking, access and sustainable transport features.

Good design is encouraged at all levels and national policy contained in Planning Policy Wales Edition 9 – November 2016 and TAN12 provides design guidance.

THIRD PARTY REPRESENTATIONS

Two letters of objection have been received to date expressing concern over highway safety, health and safety and parking given the fact that the proposal is opposite Pontiets School and amenity if the final proposal is set back behind the neighbouring properties.

It should be noted that the Head of Transport has been consulted and after assessing the proposal states that there is no objection to the proposal subject to the imposition of appropriate conditions. It should be noted that these concerns were expressed and considered on the last application and ultimately permission was granted. There has been no change in circumstance since that time.

The application is in outline only, so the final design is not yet known. The application seeks the approval of the principle of a dwelling with all matters reserved so the specific design and layout is not yet established. Any reserved matters application will be subject to further consultation so the final design will be under scrutiny from third parties, however the indicative layout shows the proposed house in line with the neighbouring properties.

CONCLUSION

After careful consideration of the site and surrounding environs, it is considered that the site has previous outline permission and there has been no change in circumstances since the permission was previously granted other than the affordable housing contribution and need for a unilateral undertaking. Whilst there is concern over highway safety, the Head of Transport has assessed the site and has no objection subject to the imposition of appropriate conditions as set out below. The application is therefore considered to be in accordance with the above policies.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The permission now granted is an outline permission only, within the meaning of the Town and Country Planning (General Development Procedure) Order 1995.
- 2 Application for approval of reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of the permission, and the development must be commenced not later than whichever is the later of the following:-
 - a) the expiration of five years from the date of this permission.
 - b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.

- 3 Development shall not commence until detailed plans of the layout, scale, appearance and landscaping of the development have been submitted, and received the written approval of the Local Planning Authority.
- 4 Any reserved matters application shall be accompanied by cross sections and levels of the site, which should clearly detail the proposed development in relation to adjoining land and properties.
- 5 Any reserved matters application shall be accompanied by full details of proposed boundary treatment measures to be incorporated as part of the development.
- 6 The new vehicular access shall be laid out in accordance with typical layout No.3 adjacent to the eastern boundary of the site, prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 7 The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 5 metres from the edge of the carriageway.
- 8 There shall at no time be any growth or obstruction to visibility over 0.9m above the adjacent carriageway crown, over the site's whole B4309 Road frontage within 2.4m of the near edge of the highway.
- 9 Prior to the commencement of the development the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non motorised vehicles.
- 10 The access shall be hard surfaced for a minimum distance of 5.0m behind the edge of the highway, in materials that shall be subject to the prior written approval of the local planning authority. The hard surfacing shall be fully carried out prior to any part of the development approved therewith being brought into use.

REASONS

- 1 The application is in outline only.
- 2 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 3 In the interests of visual amenity.
- 4-5 In the interests of amenity and to ensure the proposed development does not prejudice the enjoyment of neighbouring occupiers.
- 6-10 In the interests of highway safety.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development complies with Policy SP1 & GP1 of the LDP in that it is sensitive infilling within settlement limits, which is appropriate in scale and design to the urban form and is not likely to cause unacceptable harm to neighbouring properties.
- The proposed development complies with Policies TR2 & TR3 in that the proposal is not likely to be detrimental to highway safety.
- The proposed development complies with Policy AH1 in that the applicant has submitted a unilateral undertaking agreeing a contribution of £51.35 per square metre internal floor area towards affordable housing.

NOTES

- 1 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement if development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 7 AWST 2018
ON 7 AUGUST 2018**

**I'W BENDERFYNU/
FOR DECISION**

*Ardal
Gorllewin/
Area West*



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	07.08.2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE NO'S
W/35336	Proposed residential dwelling including new access / parking arrangements for the existing dwelling at land at, Frondeg, 2 Bro Rhydybont, Llanybydder, SA40 9QX	38-46

Application No	W/35336
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Application Type	Outline
Proposal & Location	PROPOSED RESIDENTIAL DWELLING INCLUDING NEW ACCESS / PARKING ARRANGEMENTS FOR THE EXISTING DWELLING AT LAND AT, FRONDEG, 2 BRO RHYDYBONT, LLANYBYDDER, SA40 9QX

Applicant(s)	MR & MRS DAVIES, SWN Y NANT, GLANDUAR, LLANYBYDDER, SA40 9RN
Agent	ATLANTIC HOMES, AROSFA, FFOSTRASOL, LLANDYSUL, CARMARTHEN, SA44 4TB
Case Officer	David Roberts
Ward	Llanybydder
Date of validation	29/03/2017

CONSULTATIONS

Head of Highways & Transport – Conditional approval.

Llanybydder Community Council - No observations received to date.

Local Member - County Councillor Ieuan W Davies is related to the applicants and has declared an interest in the application.

Land Drainage – Have requested that a Surface Water Drainage scheme condition be included in any permission granted.

Dwr Cymru/Welsh Water- Have requested that a condition be included that no surface water/drainage should enter the public sewerage network

Natural Resources Wales – No observations

Neighbours/ Public – Neighbouring properties have been notified of the application and to date 21 letters of objection and a signed petition containing 32 signatories have been received objecting to the proposal. The representations have raised objections on the following grounds:

- Overdevelopment of the site

- Highway safety concerns due to increased traffic and insufficient visibility from the plot access point onto the county road and at the junction where the county road meets the B4337
- Proposals are contrary to Planning Policy Wales Technical Advice Note 18 Transport
- Lack of capacity in the existing sewerage network
- Loss of Light
- Loss of privacy
- Loss of view
- Decrease in property values
- No details provided for drainage/parking provision
- Slow worms are present on the application site
- Insufficient space within plot for a soakaway
- Impact of a new house on the health and wellbeing of neighbouring residents
- Application form has been completed incorrectly
- Loss of public open space

RELEVANT PLANNING HISTORY

The following relevant planning applications have previously been submitted on the application site:-

W/28452	Proposed residential dwelling Outline Planning Permission	12 September 2013
W/22025	Renewal of application W/15307 for a proposed Dwelling Outline Planning Permission	07 January 2010
D4/15307	House Outline Planning Permission	11 April 2007

APPRAISAL

THE SITE

The application site is the curtilage of a semi-detached property, No 2 Bro Rhydybont, Llanybydder. The site is roughly rectangular in shape and the topography of the site is generally level with the development plot measuring approximately 15 metres in width and 24-28 metres in length and there are residential properties and garden curtilages on either side of the application site. The site is within the development limits of the settlement. There are 2 newer properties to the north of the site, one bungalow and one two storey dwelling. There is a residential cul-de-sac to the east of the application site. All properties within the cul-de-sac are 2 storey. The site can be accessed via the county road to the rear. There is a hedgerow where the site borders the county road.

THE PROPOSAL

The original application sought outline planning permission for a residential dwelling with all matters reserved for future consideration. The original application was due to be presented to Planning Committee for determination on September 21st 2017, however concerns were expressed by senior officers that one of the highways conditions relating to

the provision of parking and turning area facilities for the existing dwelling applied to land outside the red line boundary of the application site. The applicant was advised to revise the application and extend the red line boundary to include the whole of the curtilage of the property. A revised application and plan were, subsequently submitted, the application was revised with access as a reserved matter being considered at the outline stage of the planning application process. During the course of the application 2 further separate public consultation exercises were undertaken due to revisions to the proposals submitted in response to consultation responses received from the Highways and Transport Division. A site plan has been provided illustrating the new access and parking/turning area facilities for the existing and proposed dwelling and the location of a new dwelling with an indicative footprint measuring 9-10 metres in width and 7-8 metres in depth and an indicative height to ridge level of between 7.5- 8 metres. A smaller size dwelling may be more appropriate to provide greater amenity space, however it is sufficient to demonstrate that the application site is large enough to accommodate a dwelling.

PLANNING POLICY

This application has been considered against relevant policies of the Carmarthenshire Local Development Plan (Adopted December 2014) ('the LDP').

The application site lies within the settlement of Llanybydder as defined by the LDP and the following policies are of key relevance to the proposal:

Policy SP1 Sustainable Places and Spaces stipulates that proposals for development will be supported where they reflect sustainable development and design principles by concentrating developments within defined settlements, making efficient use of previously developed land, ensuring developments positively integrates with the community and reflect local character and distinctiveness whilst creating safe, attractive and accessible environments that promote active transport infrastructure.

Policy SP3 Sustainable Distribution Settlement Framework seeks to concentrate development in sustainable locations within existing defined settlements such as identified growth areas, service centres, local service centres and other defined sustainable communities.

Policy H2 Housing within Development Limits stipulates that housing developments within existing settlements will be permitted provided that they are in accordance with the principles of the Plan's strategy, its policies and proposals.

Policy AH1 Affordable Housing states that a contribution towards affordable housing will be required for the net creation of one dwelling and for developments falling below the threshold of 5 dwellings a financial contribution is sought. This is equivalent to £74.65 per sqm of the internal floorspace of the proposed dwelling in this particular area. Such a contribution would be secured by way of a Legal Agreement that must be completed by all interested parties prior to the issuing of a decision in the event that planning permission is granted.

Policy GP1 Sustainability and High Quality Design is an overarching policy that seeks to achieve sustainable and high quality developments throughout the County that respect the existing character and appearance of the area in terms of siting, appearance, scale, height, massing, detailing, landscaping, materials and the amenity of local residents.

Policy TR3 Highways in Developments – Design Considerations relates to the Highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Policy SP14 Protection and Enhancement of the Natural Environment states that development should reflect the need to protect and wherever possible enhance the County's natural environment.

THIRD PARTY REPRESENTATIONS

To date twenty one letters of objection and signed petition have raised the following issues:-

- Overdevelopment of the site
- Highway safety concerns due to increased traffic and insufficient visibility from the plot access point onto the county road and at the junction where the county road meets the B4337 and highway safety concerns for the new vehicular access onto the B4337 at the frontage of the property
- Proposals are contrary to Planning Policy Wales Technical Advice Note 18 Transport
- Loss of parking provision
- Lack of capacity in the existing sewerage network
- Loss of Light
- Loss of privacy
- Loss of view
- Decrease in property values
- Impact of a new house on the health and wellbeing of neighbouring residents
- No details provided for drainage/parking provision
- Slow worms are present on the application site
- Insufficient space within plot for a soakaway
- Application form has been completed incorrectly
- Loss of public open space

The application site is of a similar size as the dwellings to the west and also those properties on Bro Rhydybont to the east of the application site. Furthermore the submitted indicative layout has demonstrated that the site could accommodate a moderately sized dwelling and provide sufficient amenity/parking/turning area space. It would also not have an unacceptable impact on the amount of amenity space left for the existing dwelling which would retain a sufficient amount of garden area. Therefore, subject to an acceptable design which would be considered as part of a reserved matters application, the proposals are not considered to represent overdevelopment of the site.

In terms of highway safety concerns and the contention that the proposal is contrary to guidance contained in Technical Advice Note 18 Transport; officers within the Highways and Transport Division would have assessed the application, taking into account all relevant technical guidance and have responded with no objections to the proposed development subject to the imposition of conditions. Therefore it is considered that the proposal would not generate a level of additional traffic that would be detrimental to highway safety on the surrounding road network and could be served by an appropriate access incorporating visibility requirements. In relation to the loss of parking provision for

the existing dwelling the submitted site plan has demonstrated that sufficient parking can be provided for the existing and proposed dwelling.

In regard to loss of light and privacy, it is considered that there is sufficient separation distances between properties for this not to be an unacceptable issue, similarly there is sufficient separation distances between the application site and neighbouring properties including the applicant's own dwelling, for there not to be an unacceptable loss of privacy and the detailed design and positioning of the dwelling will be considered when the reserved matters are submitted to ensure that there is no overlooking from first floor windows.

In relation to the objections raised in regard to lack of drainage detail and the contention that there is insufficient space to accommodate a soakaway, the land drainage team have been consulted and have raised no adverse comments requesting that a planning condition be imposed that the surface water drainage system for the proposed development needs to be approved by the land Drainage Team. In relation to the lack of capacity in the existing sewerage network, Dwr Cymru /Welsh Water have been consulted and have raised no adverse comments.

In terms of ecological considerations and the presence of slow worms on the application site NRW and the Planning Ecologist have been consulted and have raised no concerns. However the Planning Ecologist has requested that a reptile clearance strategy condition be imposed.

It was brought to the attention of the case officer that the original application form had been completed incorrectly in regard to Section 8 of the application form in that the applicant was related to an elected member of Carmarthenshire County Council and the No Box had been in ticked. This inaccuracy was brought to the attention of the agent and the application was revised and resubmitted to reflect the fact that the applicant is related to the Local County Council member for the area. In addition the local County Council member has declared an interest in the application. It was also contended that the application form was not signed, but it can be confirmed that the relevant sections of the application form have been signed and dated by the agent. It has also been brought to the attention of the Planning Authority that the location plan and block plans submitted in support of the application do not show all the residential properties in the vicinity of the application site and this is accepted, but their presence and location were taken into account in the assessment of the application.

In regard to the contention that the proposal would lead to the loss of public open space, the application site is garden curtilage in private ownership and cannot be considered as public open space.

The other points of objections raised relating to loss of view, decrease in property prices and the impact of the proposed development on the health and well-being of existing local residents; it is considered that these matters are not considered to be material land use planning considerations.

CONCLUSION

The application site is located within the development limits of Llanybydder and therefore should be considered under Policy H2 of the LDP which allows for new residential

development provided the proposal is in accordance with the principles of the Plan's strategy and its policies and proposals.

The plot is of sufficient size to accommodate a moderately sized dwelling and would not look out of place. The proposal would be able to accommodate sufficient garden/amenity space area and an appropriate level of privacy would be achievable for both the existing and proposed dwelling. The scale and design of the proposed dwelling will be considered when the reserved matters planning application is submitted.

There would be no concerns in regard to overlooking and loss of privacy for adjoining residents and the site would be able to accommodate a dwelling designed to be in accordance with the character of the area. Therefore it is considered that the proposal complies with Policy GP1 of the LDP.

In regard to Highways considerations the Head of Highways & Transport has responded with no objection to the proposal subject to the imposition of conditions on any planning permission and as such the proposal is considered to be in accordance with the requirements of Policy TR3 of the LDP.

In relation ecological matters both NRW and the Planning Ecologist have been consulted and have raised no adverse comments; the Planning Ecologist has requested that a Reptile Site Clearance strategy condition be imposed, therefore it is considered that the proposal is in accord with Policy SP14 of the LDP.

After careful consideration it is considered that the proposal is acceptable within the context of its surroundings and is in accordance with the relevant Local Development Plan Policies. It is therefore recommended that the proposed development be approved.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The permission now granted is an outline permission only, within the meaning of the Town and Country Planning (General Development Procedure) Order 1995.
- 2 The permission now granted relates to the land defined in the 1:1250 scale location plan and 1:500 scale site plan received on 13th July 2018.
- 3 Application for approval of reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development must be commenced not later than whichever is the later of the following:-
 - (i) the expiration of five years from the date of this outline planning permission;
 - (ii) the expiration of two years from the date of approval of the last of the reserved matters to be approved.
- 4 Development shall not commence until detailed plans of the appearance; landscaping; layout; and scale of the buildings stated in the application, have been submitted, and received the written approval of the Local Planning Authority.

Proposed New Plot Only:

- 5 The new vehicular access shall be laid out and constructed in accordance with Dwg No. 01/F, Dated: 10/03/2017 prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 6 There shall at no time be any growth or obstruction to visibility over 0.9 metres above the adjacent carriageway crown, over the site's whole U4121 Road frontage within 2.4 metres of the near edge of the carriageway.
- 7 Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity.
- 8 Prior to the commencement of any part of the development herewith approved, a 1.8 metre wide footway shall be provided along the entire site frontage with the U4121 Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.

Proposed New Access to the Existing Dwelling Only:

- 9 The new vehicular access shall be laid out and constructed strictly in accordance with Typical Layout No. 1 (specification for which is attached to this planning permission), and shall be located adjacent to the south-eastern extent prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 10 The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.
- 11 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 59 shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.9 metres within this splay area.
- 12 Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 13 No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

- 14 Prior to any earth moving, hedgerow removal and soil stripping, a sensitive reptile clearance strategy must be prepared and approved by the Local Planning Authority and implemented before any of the specified works take place in accordance with the agreed scheme.
- 15 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

REASONS

- 1 The application is in outline only.
- 2 For the avoidance of doubt as to the extent of this permission.
- 3 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 4 In the interests of visual amenity.
- 5-12 In the interest of highway safety.
- 13 In the interests of the environment.
- 14 To prevent injury and killing of reptiles.
- 15 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase act 2004, which requires that, in determining a planning application the determination must be in accordance with the Local Development Plan (LDP) unless material considerations indicate otherwise.

- The proposal complies with Policies H2, AH1, GP1, TR3 and SP14 of the adopted LDP (2014) in that the proposed development is within the settlement limits of Llanybydder. There are no highways or amenity concerns. Potential for sufficient amenity space is provided along with sufficient parking for the proposed and existing dwelling. The proposal is subject to a legal agreement to provide a financial contribution towards affordable housing.

NOTES

- 1 The developer/applicant's attention is drawn to the requirement for a financial contribution towards affordable housing that will be secured by way of a Unilateral Undertaking under Section 106 of the Town and Country Planning Act to make a contribution of £74.65 per square metre of internal floor space of the proposed dwelling towards the provision of affordable housing.

- 2 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 3 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

PWYLLGOR CYNLLUNIO**28 MEHEFIN 2018****YN BRESENNOL:** Y Cyngorydd A. Lenny (Cadeirydd)**Y Cynghorwyr:**

S.M. Allen, J.M. Charles, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans,
S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis,
K. Lloyd, K. Madge, B.D.J. Phillips and J.E. Williams.

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

G. Noakes, Uwch Swyddog Rheoli Datblygu (y Dwyrain);
J. Thomas, Uwch Swyddog Rheoli Datblygu (y De);
K. James, Peiriannydd Cynorthwyol (Cydgysylltu Cynllunio);
S. Murphy, Uwch-gyfreithiwr;
J. Owen, Swyddog Gwasanaethau Democrataidd.

Y Siambr, Neuadd y Sir, Caerfyrddin – 10:00am - 10:35am**1. YMDDIHEURIADAU AM ABSENOLDEB**

Derbyniwyd ymddiheuriadau am absenoldeb gan y Cynghorwyr S. Curry a
G.B. Thomas.

2. DATGAN BUDDIANNAU PERSONOL

Y Cyngorydd	Rhif y Cofnod(ion)	Y Math o Fuddiant
K. Howell	3. Cais Cynllunio:- E/35920 - Estyniad arfaethedig ar gyfer ffatri prosesu cig i ddarparu 4 ardal ychwanegol i oeri carcasau, llinell fach ar gyfer anifeiliaid a phlatfform trin a storio dŵr yn yr iard gefn ar safle Cig Calon Cymru, Clos Gelliwerdd, Cross Hands, Llanelli, SA14 6RX	Mae wedi masnachu â'r cwmni o'r blaen.
M.J.A. Lewis	3. Cais Cynllunio:- E/35920 - Estyniad arfaethedig ar gyfer ffatri prosesu cig i ddarparu 4 ardal ychwanegol i oeri carcasau, llinell fach ar gyfer anifeiliaid a phlatfform trin a storio dŵr yn yr iard gefn ar safle Cig Calon Cymru, Clos Gelliwerdd, Cross Hands, Llanelli, SA14 6RX	Mae'n masnachu â'r cwmni ar hyn o bryd.

J.A. Davies	3. Cais Cynllunio:- E/35920 - Estyniad arfaethedig ar gyfer ffatri prosesu cig i ddarparu 4 ardal ychwanegol i oeri carcasau, llinell fach ar gyfer anifeiliaid a phlatfform trin a storio dŵr yn yr iard gefn ar safle Cig Calon Cymru, Clos Gelliwerdd, Cross Hands, Llanelli, SA14 6RX	Mae'n masnachu â'r cwmni ar hyn o bryd.
J.E. Williams	3. Cais Cynllunio:- E/35920 - Estyniad arfaethedig ar gyfer ffatri prosesu cig i ddarparu 4 ardal ychwanegol i oeri carcasau, llinell fach ar gyfer anifeiliaid a phlatfform trin a storio dŵr yn yr iard gefn ar safle Cig Calon Cymru, Clos Gelliwerdd, Cross Hands, Llanelli, SA14 6RX	Mae'n gosod tir ar rent i barti â diddordeb ar hyn o bryd.

3. RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

(SYLWER: Gan fod y Cynghorwyr K. Howell, M.J.A. Lewis, J.A. Davies a J.E. Williams wedi datgan buddiant yn yr eitem hon eisoes, nid oeddynt yn bresennol yn y cyfarfod tra trafodid yr eitem hon.)

PENDERFYNWYD YN UNFRYDOL ganiatáu'r cais cynllunio canlynol yn amodol ar yr amodau yn Adroddiad/Atodiad y Pennaeth Cynllunio a/neu y rhoddwyd gwybod amdanynt yn y cyfarfod:-

E/35920	Estyniad arfaethedig ar gyfer ffatri prosesu cig i ddarparu 4 ardal ychwanegol i oeri carcasau, llinell fach ar gyfer anifeiliaid a phlatfform trin a storio dŵr yn yr iard gefn ar safle Cig Calon Cymru, Clos Gelliwerdd, Cross Hands, Llanelli, SA14 6RX
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4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO

PENDERFYNWYD YN UNFRYDOL ganiatáu'r cais cynllunio canlynol yn amodol ar yr amodau yn Adroddiad/Atodiad y Pennaeth Cynllunio a/neu y rhoddwyd gwybod amdanynt yn y cyfarfod:-

S/3196	Estyniad unllawr yn y cefn yn 81 Parc Hendre, Llangennech, Llanelli, SA14 8UR
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5. LLOFNODI YN GOFNOD CYWIR COFNODION Y CYFARFOD A GYNHALIWYD AR:-

5.1. 15 MAI, 2018

PENDERFYNWYD llofnodi bod cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 15 Mai, 2018 yn gywir.

5.2. 31 MAI, 2018

PENDERFYNWYD llofnodi bod cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 31 Mai, 2018, gan eu bod yn gywir, yn amodol ar y newidiadau canlynol a amlinellwyd fel a ganlyn:-

- Eitem 2 ar yr Agenda – Datgan Buddiant Dylai'r Math o Fuddiant fod fel a ganlyn:-

Y Cynghorydd	Rhif y Cofnod	Y Math o Fuddiant
K. Lloyd	3 – W/35903 – Datblygiad Preswyl – Cadw'r holl faterion yn ôl ar dir yn Lluest y Bryn, Caerfyrddin	Mae ganddo fuddiant personol a rhagfarnol yn y cais hwn.

- Eitem 5 ar yr Agenda – W/35903 – DATBLYGIAD PRESWYL – CADW'R HOLL FATERION YN ÔL AR DIR YN LLUEST Y BRYN, CAERFYRDDIN

Dylai'r nodyn fod fel a ganlyn:-

(SYLWER: Roedd y Cynghorydd K. Lloyd wedi datgan buddiant personol a rhagfarnol yn yr eitem hon yn gynharach a gadawodd y cyfarfod tra bo ystyriaeth yn cael ei rhoi iddi)

Ar yr adeg hon, estynnodd y Cadeirydd ei longyfarchiadau i Steve Murphy, Uwchgyfreithiwr, am gael ei benodi yn Aelod o Bwyllgor Amgylcheddol a Chynllunio Cymdeithas y Cyfreithwyr yng Nghymru a Lloegr. Pwrpas y Pwyllgor oedd adolygu cyfreithiau cynllunio, arferion a gweithdrefnau.

CADEIRYDD

DYDDIAD

Mae'r dudalen hon yn wag yn fwriadol

Dydd Mawrth, 10 Gorffennaf 2018

YN BRESENNOL: Y Cynghorydd A. Lenny (Cadeirydd)

Y Cynghorwyr:

S.M. Allen, J.M. Charles, S.A. Curry, I.W. Davies, J.A. Davies, W.T. Evans, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Lloyd, K. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams

Hefyd yn bresennol:

Y Cynghorydd C.A. Davies a fu'n annerch y Pwyllgor mewn perthynas â chais cynllunio W/37328

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

K. Byrne, Cyfreithiwr Cynorthwyol
J. Edwards, Rheolwr Datblygu & Treftadaeth Adeiledig
K. James, Peiriannydd Cynorthwyol (Cydgysylltu Cynllunio)
G. Noakes, Uwch Swyddog Rheoli Datblygu (y Dwyrain)
K. Thomas, Swyddog Gwasanaethau Democraidd

Y Siambr, Neuadd y Sir - 10.00 - 11.10 am

1. YMDDIHEURIADAU AM ABSENOLDEB

Cafwyd ymddiheuriadau am absenoldeb gan y Cynghorwyr Penny Edwards a Jeannette Gilasbey.

2. DATGAN BUDDIANNAU PERSONOL

Ni chafwyd dim datganiadau o fuddiant personol.

3. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

- 3.1 PENDERFYNWYD caniatáu'r ceisiadau cynllunio canlynol yn amodol ar yr amodau yn Adroddiad/Atodiad y Pennaeth Cynllunio a/neu y rhoddwyd gwybod amdanynt yn y cyfarfod:-**

W/36571	<p>Datblygiad preswyl (4 preswylfa) ar dir ger Heol Capel Ifan, Caerfyrddin, SA31 1HJ</p> <p>Roedd sylwadau wedi dod i law a oedd yn gwrthwynebu'r datblygiad arfaethedig, gan ailbwysleisio rhai o'r pwyntiau a nodwyd yn adroddiad ysgrifenedig y Pennaeth Cynllunio, gan gynnwys y rhai canlynol:-</p> <ul style="list-style-type: none"> • Pryder ynghylch colli trefniadau parcio ar y stryd, er anfantais i'r preswylwyr presennol, y mae gan rai ohonynt anhwylderau meddyliol a chorfforol; • Ni chredwyd bod parcio ar y strydoedd cyfagos yn ddewis hyfyw o ystyried yr anhwylderau y cyfeirir atynt uchod, yn ogystal â'r ffaith eu bod eisoes yn llawn ceir. • Credwyd y gallai traffig y gwaith adeiladu gael effaith ar lif y traffig ar hyd Heol Capel Ifan, er anfantais i ddefnyddwyr y ffordd a'u diogelwch • Gallai'r cynnydd mewn traffig oherwydd y datblygiad gael effaith niweidiol ar ddefnyddwyr presennol y ffordd a cherddwyr, yn enwedig gan fod bysiau a phlant sy'n cerdded i'r ysgol yn defnyddio'r ffordd. • Mae'r diffyg lleoedd parcio ar hyd Heol Capel Ifan wastad wedi bod yn broblem i'r preswylwyr nad yw'r Cyngor wedi mynd i'r afael â hi. <p>Ymatebodd y Peiriannydd Cynorthwyol (Cydgysylltu Cynllunio) ac asiant yr ymgeisydd i'r materion a godwyd.</p>
W/37278	<p>Cadw a chwblhau llofa haul/orendy i gynnwys heulfan newydd yn Church House Farm, Heol Penycoed, Llan-gain, Caerfyrddin, SA33 4EB</p>

3.2 PENDERFYNWYD cymeradwyo'r ceisiadau cynllunio canlynol yn amodol ar eu cyfeirio at CADW i'w hystyried ac nad yw'r cofnod penderfyniadau yn cael ei gyhoeddi nes bod sylwadau CADW wedi dod i law:

W/37289	<p>Newid defnydd o lys sui generis i swyddfeydd, gan osod arwyddion allanol a man cymorth cyhoeddus yn 8 Heol y Neuadd, Caerfyrddin, SA31 1PH</p>
W/37326	<p>Newid defnydd o lys sui generis i swyddfeydd, gan osod arwyddion allanol a man cymorth cyhoeddus yn 8 Heol y Neuadd, Caerfyrddin, SA31 1PH</p>

3.3 PENDERFYNWYD gohirio ystyried y cais cynllunio canlynol er mwyn i'r Pwyllgor ymweld â'r safle:-

W/37328	<p>Cais cynllunio ôl-weithredol am fan gwerthu peiriannau amaethyddol gan gynnwys gwaith tir cysylltiedig, sied storio a thirweddu, Tan y Bryn, Nantgaredig, Caerfyrddin, SA32 7LH</p> <p>RHESWM: galluogi'r Pwyllgor i gael golwg ar y safle a'r ardal gyfagos mewn perthynas â'i leoliad yn Ardal Tirwedd Arbennig Dyffryn Tywi.</p> <p>Cafwyd sylw a oedd yn gofyn i'r Pwyllgor ymweld â'r safle i gael golwg ar ei leoliad a'i welededd o'r briffordd.</p>
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CADEIRYDD

DYDDIAD

Mae'r dudalen hon yn wag yn fwriadol