

Pecyn Dogfennau



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

DYDD MAWRTH, 15 IONAWR 2019

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, CAERFYRDDIN AM 10.30 AM, DYDD MAWRTH, 22^{AIN} IONAWR, 2019** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA SYDD YNGHLWM

Mark James DYB

PRIF WEITHREDWR



AILGYLCHWCH OS GWELWCH YN DDA

Swyddog Democrataidd:	Janine Owen
Ffôn (Ilinell uniongyrchol):	01267 224030
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EICH CYNGOR arleinamdani
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PWYLLGOR CYNLLUNIO 20 AELOD

Y GRŴP PLAID CYMRU – 10 AELOD

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

Y GRŴP LLAFUR – 6 AELOD

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

Y GRŴP ANNIBYNNOL – 4 AELOD

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

NI CHANIATEIR EILYDDION MEWN CYFARFODYDD O'R PWYLLGOR YMA

AGENDA

1. YMDDIHEURIADAU AM ABSENOLDEB
2. DATGAN BUDDIANNAU PERSONOL
3. W/37267 - CODI 2 BRESWYL 3 YSTAFELL WELY (1 FFORDDIADWY, 1 FARCHNAD AGORED) AR DIR GERLLAW LLYS BRIALLU, SARNAU, BANCYFELIN, SA33 5EA 5 - 16
4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO 17 - 34
5. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO 35 - 42
6. LLOFNODI YN COFNOD CYWIR COFNODION Y CYFARFOD A GYNHALIWYD AR:
 - 6 .1 27 TACHWEDD 2018 43 - 46
 - 6 .2 13 RHAGFYR 2018 47 - 52

Mae'r dudalen hon yn wag yn fwriadol

Application No	W/37267
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Application Type	Outline
Proposal & Location	ERECTION OF 2.NO 3 BED DWELLINGS (1 AFFORDABLE, 1 OPEN MARKET) AT LAND ADJACENT TO LLYS BRIALLU, SARNAU, BANCYFELIN, SA33 5EA

Applicant(s)	MR D THOMAS, PONTCOWIN, BANCYFELIN, ST CLEARS, SA33 5NB
Agent	HARRIES PLANNING DESIGN MANAGEMENT - WYN HARRIES , HENLLAN, EGLWYSWRW, PEMBROKESHIRE, SA41 3UP
Case Officer	Stephen Thomas
Ward	Cynwyl Elfed
Date of validation	18/05/2018

CONSULTATIONS

Head of Highways and Transport – Has concerns over visibility standards at the location of the proposed access from the site in a westerly direction. There is also concern with regard to forward visibility for vehicles travelling eastbound on the approach to the site for the proposed indicative access.

Finally, concern that the proposed development is contrary to Policy TR3, paragraphs a, b and e. Bus stops are located some 200 metres east of the site, however, there is a lack of pedestrian facilities linking the site to these, where the closest footway is located some 125 metres east of the site. Further to this the settlement of Bancyfelin is 800 metres to the west and the closest footway some 600 metres. The development will therefore result in increased pedestrian movements in the carriageway where vehicle speeds are currently high.

Newchurch & Merthyr Community Council – No objection to the application but highlighted the following points:-

- The development should be sympathetic to the existing properties in the area;
- All buildings should follow the existing building line;
- The speed and volume of traffic on the highway fronting the development with consideration given to reducing the speed limit due to the increase in the volume of traffic following developments in Bancyfelin village, increase in traffic generally and the use of this road as a diversion to the A40 in emergency;

- The lack of provision for pedestrians from the Sarnau hamlet to Bancyfelin village with consideration given to construction of footpath/pavement to join the existing pavement to Sarnau to the pavement at Bancyfelin;
- A requirement to improve provision for pedestrians under the railway bridge between the hamlet and the village due to increased traffic and pedestrian usage.

Local Member - County Councillor Irfon Jones has requested that the application be presented to the Planning Committee due to the number of objections to the proposal.

Natural Resources Wales – No objections to the proposed development.

Neighbours/ Public – The original application as submitted was publicised by the posting of a public notice close to the highway access to the application site. In response, the Authority had received letters of concern from four neighbouring homes and a petition with twenty names. These representations raised the following issues:-

- The petition raised the issue over the lack of pedestrian facilities between the hamlet of ‘Sarnau’ and the nearest village of Bancyfelin, where the speed limit is the national speed limit on a road where there is continuous traffic.
- Three of the letters are in relation to a private right of way through the application site to the rear of their properties to allow emptying of septic tanks/cess pits.
- The remaining letter is from the occupiers of a neighbouring property and concerns are expressed in relation to a number of issues that include:
 - (i) The submitted plans show the proposed dwellings respecting the existing ‘building line’, but the garages are shown as being in front of that building line. Would there be a possibility of the proposed garages being relocated alongside the proposed dwellings therefore respecting the building line?
 - (ii) Requests assurances that the proposed soakaways for the properties are adequate for the location and will be efficient, due to existing problems experienced during heavy rainfall where there is standing water.
 - (iii) There is no mains sewerage system in the area. No septic tanks are shown on the outline plans. There are existing septic tanks to the rear of the application site for properties in the street.
 - (iv) The application states that the services in Bancyfelin are within easy walking distance of the proposed properties. The representation highlights that the highway is the subject of the national speed limit and is a busy road with continuous traffic accessing the facilities in Bancyfelin, with the further development of the village likely to increase traffic flows
 - (v) The application states that “proposed footway along the frontage of the plot will aid in linking up local infrastructure”. The representation states that the plot is 1km away from Bancyfelin village where there is no safe footway and no plans for a link.
 - (vi) There is currently a bend in the road that causes reduced visibility conditions at the access.

- (vii) Questions the location of the affordable dwelling and the mechanism for ensuring that it is safeguarded for the future.
- (viii) The representation questions the method of giving publicity to the application as the neighbouring property did not receive a letter of notification.

The application was subsequently amended to take into consideration some of the issues raised in the submitted representations. The application was again publicised in the same way. There were no further representations received.

RELEVANT PLANNING HISTORY

The following relevant planning application has previously been received on the application site:-

W/35313	Erection of two dwellings (one affordable and one open market) Withdrawn	19 May 2017
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APPRAISAL

THE SITE

The application site is located in the south western corner of a field that fronts on to the former A40 trunk road, now known as the C2042. The application site itself is sited on the western fringe of a row of houses known locally as 'Sarnau'. The site itself is fairly level to the highway and is currently under pasture with a hedgebank to the highway to its south and the boundary to the east with 'Llys Briallu'. The application site boundaries to the west and to the north are currently open.

The application site is roughly rectangular, but narrows towards the rear northern boundary. It measures approximately 44 metres along the roadside southern boundary and approximately 35 metres along its northern boundary to the remainder of the field. The site measures approximately 50 metres along its western boundary and approximately 48 metres along its eastern boundary with Llys Briallu. To its east there is an existing ribbon of dwellings that are mainly detached properties, however, further east there are a pair of semi-detached dwellings and a terrace of five dwellings.

To the west of the application site is the remainder of the field with a further agricultural field beyond.

Although the site is located attached to the western end of the existing row of dwellings known locally as 'Sarnau' The site is not adjacent to a settlement that is recognized as a Sustainable Community in the adopted Carmarthenshire Local Development Plan. It is therefore considered that the application site is located in an open countryside location.

THE PROPOSAL

The application seeks outline planning permission for the erection of 2 no. 3 bed dwellings (1 Affordable, 1 Open Market) on the application site, with all matters of detail reserved for future consideration. The proposed dwellings is to have three bedrooms, as the

application describes. As required of outline applications scale parameters have been provided for the proposed dwellings:-

Height 7 – 9 metres;
Width 9 – 13 metres;
Length 10 – 15 metres.

In accordance with the requirements for the validation of outline planning applications, where layout is a reserved matter, the application must state the approximate location of buildings, routes and open spaces included in the development proposed. Accompanying the application is an indicative block plan showing the location of the proposed dwellings, together with access route and open space within the site. Where access is a reserved matter, the application must state the area where access points to the development proposed will be situated. The submitted block plan shows access points to both properties at approximately the mid-point along the frontage of the application site.

The application is also supported by a Support Statement and a Local Needs Statement.

PLANNING POLICY

The application site, as previously mentioned, is located in open countryside and therefore there is a general presumption against new dwellings in such locations, unless exceptional circumstances can be demonstrated. Such exceptional circumstances usually include providing accommodation for rural enterprise workers e.g. agriculture or forestry as well as those to meet genuine local needs at a location within hamlets or a group of dwellings.

Since one of the proposed dwellings on this site is for an open market dwelling, there are no specific relevant policies within the adopted County Local Development Plan that deal with dwellings in open countryside locations, however, in order to allow discussions over the merits of this case the following policies of the Carmarthenshire Local Development Plan are considered relevant to the proposal as well as those other relevant Welsh Government Guidance.

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 integrate 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 GP1 – Sustainability and High Quality Design is a general policy that 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.

Other Welsh Government Guidance of relevance include:-

Planning Policy Wales (10th Edition) December 2018 (PPW)
Technical Advice Note 6 (TAN 6) – Planning for Sustainable Rural Communities (2010)
Technical Advice Note 12 (TAN 12: Design (2014)

The other dwelling proposed in the application is for an affordable dwelling there is an additional policy that is relevant, which is Policy AH3 of the Carmarthenshire Local Development Plan.

Policy AH3 – Affordable Housing – Minor Settlement in the Open Countryside allows for proposals in the open countryside for affordable housing for a single dwelling within settlements, hamlets and groups of dwellings without Development Limits where it is to meet a genuine identified local need and provided that it complies with a number of criteria that are included within the Policy.

APPRAISAL

In considering this proposal there are a number of policies that are common to both the proposed open market dwelling and the proposed affordable dwelling since the location of both are in the open countryside.

The key considerations of relevance to this case are whether the proposal complies with the requirements of Planning Policy Wales (PPW) (10th edition) and Technical Advice Note 6: Planning for Sustainable Rural Communities (TAN6), in terms of dwellings in open countryside, outside the defined development limits of any recognized settlements and its impact upon the character and appearance of the area.

In terms of PPW new houses in the countryside, away from existing settlements or from areas allocated for development must be strictly controlled in order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services. Specifically paragraph 3.56 states:

“Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.”

Furthermore, paragraph 4.2.24 of PPW also discusses that new housing in the open countryside should be strictly controlled and under what exceptional circumstances rural dwellings may be considered. It states:

“In the open countryside, away from established settlements recognised in development plans or away from other areas allocated for development, the fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of

permission; such permissions could be granted too often, to the overall detriment of the character of an area.”

TAN6 further reinforces these principles where it states in paragraph 4.3.1:

“One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.”

The application site is located in an open countryside location, outside the defined development limits of any recognized settlement. Therefore, the policy is to strictly control the construction of new dwellings in such a location, unless there are exceptional circumstances, well supported by robust evidence that stands up to scrutiny. In this case the proposal for the affordable dwelling will be considered under Policy AH3 as mentioned previously and will be assessed in following paragraphs. The only justification given for the open market dwelling in the supporting statement is that it will serve two purposes in that it is required to cross subsidise the affordable unit and is also a mechanism to deliver much needed housing to remedy the shortfall in housing supply in the plan area. The support statement states that in the Joint Housing Land Availability Study Carmarthenshire identifies a 4.2 year supply of housing land (August 2016), where there is a requirement to provide a 5 year supply of housing land. This is identified in the Support Statement as representing a significant shortfall in the supply of housing land, which should be material in any decision.

The issue here is the balance of whether these material considerations should override the policy considerations. In the case of the open market dwelling it is considered that the weight of the material considerations is not sufficient to overrule the policy reflecting the need to strictly control developments in open countryside and therefore the proposal is contrary to National Policy in this regard.

In respect of the proposed affordable dwelling the proposal needs to be considered on the basis of the provisions of Policy AH3. The Policy allows for the provision in the open countryside for affordable housing for a single dwelling within settlements, hamlets and groups of dwellings without Development Limits where it is to meet a genuine identified local need and provided that it complies with a number of identified criteria. The proposed affordable dwelling is to be located adjacent to a group of dwellings that are locally known as ‘Sarnau’, which is not recognized as a settlement within the Carmarthenshire Local Development Plan and does not have Development Limits. The submitted Local Needs Statement demonstrates that the proposed occupants of the affordable dwelling qualify under the Local Plan’s definition of a local need. This is due to the occupiers’ long-standing link with the community and their having a proven functional need to live close to their place of work. Furthermore the proposed occupants have carried out a property search for properties within the Bancyfelin and St Clears area. It is stated that the proposed occupants are not able to afford the asking price or crucially raise the requisite deposit required to attain a mortgage leaving the construction of a self-build local needs dwelling the only viable option.

Turning to the criteria included within Policy AH3, the proposed affordable dwelling represents a minor extension to the group of dwellings, however, it does result in perpetuate existing ribbon development, in that the existing group of dwellings stretch out along the highway in a ribbon formation. It is therefore considered that the proposal fails to comply with the first criterion within the Policy.

In terms of scale, it is difficult to determine whether the proposal represents a development of a scale and size appropriate to, and in keeping with the character of the area since it is in outline form only. In terms of scale the parameters given are wide in that the footprint of the dwelling could vary between 90 square meters and 195 square meters. This could mean that a two storey dwelling may be compatible with the character of other dwellings within the cluster.

The dwelling's affordability could be retained for all subsequent occupants via the utilization of a Section 106 Agreement, stating the intended purpose.

Since the application has been submitted in outline form it is difficult to determine that the scale and design of the dwelling is compatible with an affordable dwelling as insufficient information is submitted to enable that determination to take place.

For the above considered reasons the proposed dwellings should not be supported and the recommendation is that the application be refused.

THIRD PARTY REPRESENTATIONS

In this case there are no issues of objection that have been raised by third parties in respect of the planning application however, there are issues that have been raised in terms of civil matters that cannot be considered in the determination of this application such as the right of way to empty the septic tanks for existing properties.

The issue of the distance to the nearest settlement with facilities is material to this case, particularly the possibility of conflict between fast moving traffic and pedestrians in the highway due to the lack of a footway linking the site to Bancyfelin, where the primary school is located. It is therefore considered that the proposal represents an unsustainable form of development that would encourage the increased use of the car and discourage the use of a more sustainable form of transport.

The issue of the building line has been overcome in the form of an amended plan that was the subject of further publicity, which resulted in none of the letters of concern being repeated.

In respect to foul water and surface water drainage, these are matters that can be dealt with in any reserved matters application and conditions should the application be granted outline planning permission.

CONCLUSION

Therefore, having carefully considered the application as submitted, the proposed open market dwelling, by reason of its location, fundamentally conflicts with the advice set out in PPW and insufficient justification has been provided to permit the dwelling as an exception to these policies. Furthermore, it is considered that the proposed affordable dwelling,

whilst identifying an apparent genuine local need, fails to conform to some of the criteria within policy AH3 both in terms of location and scale.

It is not considered in this instance that material planning considerations outweigh these concerns and therefore it is recommended that the application be refused for the following reasons.

RECOMMENDATION – REFUSAL

REASONS

- 1 The proposal is contrary to paragraph 3.56 of Planning Policy Wales (Edition 10, December 2018) which states:-

“Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.”

In that the development site is located outside the defined settlement limits of any recognised settlement where new house building should be strictly controlled. Insufficient justification has been provided to support the case for an affordable dwelling and an open market dwelling in such a location. Therefore, the proposal would represent a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area and will perpetuate existing ribbon development.

- 2 The proposal is contrary to paragraphs 9.3.6 of Planning Policy Wales (9th edition, November 2016) which state:-

“In the open countryside, away from established settlements recognised in development plans or away from other areas allocated for development, the fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area.”

In that the development site is not located within a recognised settlement and therefore in the open countryside where new house building should be strictly controlled. Insufficient justification has been provided to support the case for an affordable dwelling and an open market dwelling in such a location. Therefore, the proposal would represent a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area.

- 3 The proposal is contrary to paragraph 4.3.1 of Planning Policy Wales Technical Advice Note 6: Planning for Sustainable Rural Communities, which states:-

4.3.1 One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.

In that the development site is located in the open countryside where new house building is strictly controlled. Insufficient evidence has accompanied the application justify a dwelling in such a location in accordance with the requirements of Policy AH3 of the Carmarthenshire Local Development Plan. Therefore, the proposal represents a sporadic unjustified form of development in the open countryside to the detriment of the character and appearance of the area.

- 4 The proposal is contrary to Policy AH3 “Affordable Housing – Minor Settlement in the Open Countryside” of the Carmarthenshire Local Development Plan, which states:-

Policy AH3 Affordable Housing – Minor Settlement in the Open Countryside

Proposals in the open countryside for affordable housing for a single dwelling will be permitted within settlements, hamlets and groups of dwellings without Development Limits where it is to meet a genuine identified local need (as defined within the Glossary of Terms) and provided that:

- a. **It represents sensitive infill development of a small gap within an otherwise continuous built up frontage; or, a minor extension which does not result in ribbon development or perpetuate existing ribbon development;**
- b. **It is of a scale and size appropriate to, and in keeping with (and not detrimental to) the character (including landscape and townscape) of the area;**
- c. **The benefits of the initial affordability will be retained for all subsequent occupants;**
- d. **It is of a size, scale and design compatible with an affordable dwelling and is available to those on low or moderate incomes.**

In that the development site is located in the open countryside where new house building is strictly controlled. It is considered that the proposed affordable dwelling is unjustified in its proposed location due to it resulting in perpetuating existing

ribbon development and that insufficient information has been provided to show that it is of a size, scale and design compatible with an affordable dwelling.

- 5 The proposal is contrary to Policy TR3 “Highways in Developments – Design Considerations” of the Carmarthenshire Local Development Plan, which states:-

Policy TR3 Highways in Developments - Design Considerations

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.

In that the development does not provide for an integrated network of convenient and safe pedestrian route which promotes the interests of pedestrians, cyclists and public transport; it does not include suitable provision for access by public transport; nor does it provide an access to the required standards reflective of the relevant Class of road and speed restrictions including visibility splays. Bus stops are located some 200 metres east of the site, however, there is a lack of pedestrian facilities linking the site to these, where the closest footway is located some 125 metres east of the site. Further to this the settlement of Bancyfelin is 800 metres to the west and the closest footway some 600 metres. The development will therefore result in increased pedestrian movements in the carriageway where vehicle speeds are currently high, to the detriment of highway safety.

Mae'r dudalen hon yn wag yn fwriadol

*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 22 IONAWR 2019
ON 22 JANUARY 2019**

**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:	22 JANUARY 2019
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
S/37968	Demolition of the existing brick boundary wall and shed to replace with new garage including storage, studio and workshop to form additional ancillary space to 1 Bailey Street at 1 Bailey Street, Kidwelly, SA17 5AZ
S/37981	Demolition of the existing brick boundary wall and shed to replace with new garage including storage, studio and workshop to form additional ancillary space to 1 Bailey Street at 1 Bailey Street, Kidwelly, SA17 5AZ

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	S/37968
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Application Type	Full Planning
Proposal & Location	DEMOLITION OF THE EXISTING BRICK BOUNDARY WALL AND SHED TO REPLACE WITH NEW GARAGE INCLUDING STORAGE, STUDIO AND WORKSHOP TO FORM ADDITIONAL ANCILLARY SPACE TO 1 BAILEY STREET AT 1 BAILEY STREET, KIDWELLY, SA17 5AZ

Applicant(s)	MR LUKE THOMAS, 46 BEETON WAY, WEST NORWOOD, LONDON, SE27 9BD
Case Officer	Gary Glenister
Ward	Kidwelly
Date of validation	26/10/2018

CONSULTATIONS

Head of Transport – Has no objection subject to the imposition of appropriate conditions.

Kidwelly Town Council - No observations received to date.

Local Members - County Councillor Gilasbey is a member of the Planning Committee and has made no prior comment.

Neighbours/Public - The application has been publicised by the posting of two Site Notices. Please note that 3No responses have been received from 2No. properties under reference S/37981 (parallel Conservation Area Consent reported separately) raising material planning considerations as follows:-

- Highway/pedestrian safety;
 - parking;
 - visibility.
- Privacy/amenity;
- Stone wall needs protecting;
- Proposed use questioned;
- Water pressure.

RELEVANT PLANNING HISTORY

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

S/37981	Demolition of the existing brick boundary wall and shed to replace with new garage including storage, studio and workshop to form additional ancillary space to 1 Bailey Street Conservation Area Consent	Pending
S/37014	Refurbishment of the existing dwelling including three new rear gabled dormers and terrace on existing flat roof extension Full planning permission	9 May 2018
S/34850	Demolition of existing sub-standard extension and construction of new single storey extension on same footprint Full planning permission	1 February 2017
S/34242	Extension to existing house including demolition of existing sub-standard rear extension Full planning permission	19 September 2016

APPRAISAL

THE SITE

The site is an existing garden area in the Kidwelly Conservation Area within the Old Town Walls close to the Castle.

The site was formerly a cottage and the applicant has supplied historic photos to show the original built form. The built form is shown clearly on the 1876 historic map and the applicant has supplied aerial photographs from 1950 which show the property with no roof. The cottage has long since been demolished and replaced by a brick wall along the road frontage. However, a stone wall remains along the south western boundary which is believed to be part of the original cottage gable wall.

Since the demolition of the cottage, the site has been used as a private garden ancillary to 1 Bailey Street and has most recently accommodated garden outbuildings.

The site has a relatively modern residential property to the south west dating from the 1970s which is set back from the highway and has an attached garage between the house and the site boundary.

The site has a former commercial building to the south east which is currently subject to an application to revert to a restaurant.

THE PROPOSAL

The application proposes an outbuilding ancillary to the house at 1 Bailey Street. The outbuilding is proposed to accommodate a garage and workshop at ground floor and a studio above for home working.

The original design was more contemporary however after concerns from the Built Heritage Officer and Planning Officer, the design was amended to show a more traditional form of development with a saddle roof facing the road and rear gable to provide light and space for the studio. The siting has been moved back after concerns from the Head of Transport so it is no longer at the back of the pavement but leaves a small gap so pedestrians can see any cars egressing the garage.

Please note that the application was submitted as Full Planning and Conservation Area Consent. This is split at registration so a parallel application (S/37981) is running as the proposal includes the demolition of a substantial brick wall along the road frontage. This separate application is being reported separately.

PLANNING POLICY

In the context of the current development control policy framework the site is within the settlement development limits of Kidwelly within the Conservation Area as defined in the Local Development Plan.

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

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.

The overall general policy relating to the historic environment is SP13, Protection and Enhancement of the Built and Historic Environment which states:

Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets (outlined below), and, where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation.

- a) Sites and features of recognised Historical and Cultural Importance;
- b) Listed buildings and their setting;
- c) Conservation Areas and their setting;
- d) Scheduled Ancient Monuments and other sites of recognised archaeological importance.

Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the local setting and the cultural and historic qualities of the plan area.

More specifically, Policy EQ1 relates to the historic environment.

Policy EQ1 Protection of Buildings, Landscapes and Features of Historic Importance states:

“Proposals for development affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest which by virtue of their historic importance, character or significance within a group of features make an important contribution to the local character and the interests of the area will only be permitted where it preserves or enhances the built and historic environment.”

Planning Policy Wales Edition 10 refers to the historic environment in Section 6.1.

The general thrust of the national policy is sustainability and place making as part of the Welsh Government’s “Well Being” agenda. As a principle, the National policy states in Paragraph 6.1.5 that “The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.”

Specifically Paragraph 6.1.6 sets out the objective to “preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.”

Section 6.1.14 to 6.1.17 sets out guidance for Conservation Area with preservation or enhancement being the tests for new development. The historic character and appearance of the conservation area should therefore be enhanced or at least not harmed by new development.

Planning Policy Wales is supplemented by CADW publication “Managing Change in Conservation Areas” which sets out the purpose and management of Conservation Areas.

CADW - Conservation Principles 2011

The Conservation Principles document provides a set of principles based on understanding significance and managing historic assets to sustain the evidential, historical, aesthetic and communal values.

THIRD PARTY REPRESENTATIONS

Highway/pedestrian safety has been carefully considered. There was initial concern from the Head of Transport given the original form of development being right to the back of pavement as currently evident with the brick wall. However the applicant has moved the proposal back into the site with a low level planter to the front. This would allow a 2m set back from the edge of the carriageway. This would serve three purposes, firstly any pedestrians using the pavement would see the front of the car before it crossed the pavement and secondly that the driver will be able to see the carriageway before entering it and thirdly, it would allow a visibility improvement for the neighbouring property. On this basis, the Head of Transport has no objection.

In respect of parking, it is noted that there is an existing gate and parking space off the carriageway and the proposal would add a garage space off street. Construction traffic will inevitably be present during the build however this is a temporary arrangement. Any on street parking by third parties is out of the applicant’s control as there are no parking restrictions currently in force.

It is not likely that privacy and amenity for third parties would be affected by the proposal. The existing stone wall is proposed to be retained along the South Western boundary (see below) and the fenestration will overlook the private garden area of 1 Bailey Street. It is noted that the adjacent property is set back from the road and has a garage between the house and the application site which provides a reasonable separation distance. It is further noted that the proposal is to the North East of the nearest third party so will have no impact in terms of loss of amenity through overshadowing.

The stone wall is said to be the original gable wall for the cottage that stood there previously. This is proposed to be retained in its current location with the demolition restricted to the brick frontage wall only. The proposal is not therefore going to affect the historic wall.

There is speculation over the use that the applicant wishes to put the building to, however the application is for ancillary accommodation to the house so is not proposed as a separate dwelling. The application states that the building is proposed as a “new garage including storage, studio and workshop to form additional ancillary space to 1 Bailey Street.” The applicant has further clarified that the studio is proposed for the purposes of working from home. It is recommended that a condition be imposed stating that there shall be not trade or commercial use of the building as a separate planning unit so that it is retained as ancillary accommodation.

Water pressure is not a material planning consideration.

CONCLUSION

After careful consideration of the site and surrounding environs, the proposal is in the Kidwelly Conservation Area within the old town walls so needs to be considered carefully as it is particularly sensitive in terms of its location.

Photographic evidence demonstrates that the proposal is a replacement for a former cottage of a scale and design which fits the site and reinstates an active frontage within the medieval street pattern which is currently a featureless brick wall. The site is of a scale that could accommodate a small dwelling, however the owner is seeking a garage and ancillary accommodation which is linked the house in terms of function and ownership. The scale is such that it accommodates a studio in the loft space in a way that is subtle and unobtrusive when viewed from the street with a rear gable overlooking the private garden. The old stone cottage wall along the South Western boundary of the site is retained so the impact of the proposal on the third party to the South West is minimal.

The proposal includes a parking space and garage so that cars are parked off the highway and the vehicular entrances reduce the likelihood of ad hoc parking on the road, hence keeping the highway clear. The Head of Transport had initial concerns however amended plans were submitted so now has no objection subject to the imposition of appropriate conditions requiring the visibility to be maintained.

On balance, whilst there is concern locally, the proposal is ancillary to the dwelling and of a scale, height and design which is considered to be acceptable in this location so is therefore considered to be in accordance with the above policies.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-
 - 1:500 scale Location Plan. Drawing No. P-100 dated 6 October 2018;
 - 1:200 scale Existing and Proposed Site Plans. Drawing No. P-101-A dated 24 October 2018;
 - 1:100 scale Proposed Elevations and Section Plans. Drawing No. P-105-A dated 24 October 2018;
 - 1:100 scale Proposed Floor Plans and Roof Plan. Drawing No. P-104-B dated 20 November 2018.
- 3 There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's south-west Bailey Street Road frontage within 2.0 metres of the near edge of the carriageway.
- 4 Prior to any use of the access by vehicular traffic, a visibility splay of 2.0 metres x 25 metres 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 0.6 metres within this splay area.
- 5 The access and visibility splays required, shall be wholly provided 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 access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.
- 6 The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 7 The garage/workshop shall be used for private domestic purposes only and not for any trade or commercial purposes. The studio accommodation shall be used ancillary to the house at 1 Bailey Street (including home working) but shall not form a separate unit of accommodation for any purpose.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity.
- 3-6 In the interests of highway safety.
- 7 To protect the amenities of neighbouring properties.

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 GP1 of the LDP in that it 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 Policy EQ1 in that the proposal is suitable in terms of scale and design and will preserve and enhance the Conservation Area by restoring an active frontage onto Bailey Street. The design and materials are considered to be appropriate to the Conservation Area.

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 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 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/37981
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Application Type	Conservation Area Consent
Proposal & Location	DEMOLITION OF THE EXISTING BRICK BOUNDARY WALL AND SHED TO REPLACE WITH NEW GARAGE INCLUDING STORAGE, STUDIO AND WORKSHOP TO FORM ADDITIONAL ANCILLARY SPACE TO 1 BAILEY STREET AT 1 BAILEY STREET, KIDWELLY, SA17 5AZ

Applicant(s)	MR LUKE THOMAS, 46 BEETON WAY, WEST NORWOOD, LONDON, SE27 9BD
Case Officer	Gary Glenister
Ward	Kidwelly
Date of validation	30/10/2018

CONSULTATIONS

Head of Transport – Has no objection subject to the imposition of appropriate conditions.

Kidwelly Town Council - No observations received to date.

Local Members - County Councillor Gilasbey is a member of the Planning Committee and has made no prior comment.

Neighbours/Public - The application has been publicised by the posting of two Site Notices. Please note that 3No responses have been received from 2No. properties raising the following matters:-

- Highway/pedestrian safety;
 - parking;
 - visibility.
- Privacy/amenity;
- Stone wall needs protecting;
- Proposed use questioned;
- Water pressure.

RELEVANT PLANNING HISTORY

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

S/37968	Demolition of the existing brick boundary wall and shed to replace with new garage including storage, studio and workshop to form additional ancillary space to 1 Bailey Street Full planning permission	Pending
S/37014	Refurbishment of the existing dwelling including three new rear gabled dormers and terrace on existing flat roof extension Full planning permission	9 May 2018
S/34850	Demolition of existing sub-standard extension and construction of new single storey extension on same footprint Full planning permission	1 February 2017
S/34242	Extension to existing house including demolition of existing sub-standard rear extension Full planning permission	19 September 2016

APPRAISAL

THE SITE

The site is an existing garden area in the Kidwelly Conservation Area within the Old Town Walls close to the Castle.

The site was formerly a cottage and the applicant has supplied historic photos to show the original built form. The built form is shown clearly on the 1876 historic map and the applicant has supplied aerial photographs from 1950 which show the property with no roof. The cottage has long since been demolished and replaced by a brick wall along the road frontage. However, a stone wall remains along the South Western boundary which is believed to be part of the original cottage gable wall.

Since the demolition of the cottage, the site has been used as a private garden ancillary to 1 Bailey Street and has most recently accommodated garden outbuildings.

The site has a relatively modern residential property to the South West dating from the 1970s which is set back from the highway and has an attached garage between the house and the site boundary.

The site has a former commercial building to the South East which is currently subject to an application to revert to a restaurant.

THE PROPOSAL

The application proposes an outbuilding ancillary to the house at 1 Bailey Street. The outbuilding is proposed to accommodate a garage and workshop at ground floor and a studio above for home working.

The original design was more contemporary however after concerns from the Built Heritage Officer and Planning Officer, the design was amended to show a more traditional form of development with a saddle roof facing the road and rear gable to provide light and space for the studio. The siting has been moved back after concerns from the Head of Transport so it is no longer at the back of the pavement but leaves a small gap so pedestrians can see any cars egressing the garage.

Please note that the application was submitted as Full Planning and Conservation Area Consent. This is split at registration so a separate Full Planning application (S/37968) is being reported separately.

PLANNING POLICY

In the context of the current development control policy framework the site is within the settlement development limits of Kidwelly within the Conservation Area as defined in the Local Development Plan.

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

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.

The overall general policy relating to the historic environment is SP13, Protection and Enhancement of the Built and Historic Environment which states:

Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets (outlined below), and, where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation.

- a) Sites and features of recognised Historical and Cultural Importance;
- b) Listed buildings and their setting;
- c) Conservation Areas and their setting;
- d) Scheduled Ancient Monuments and other sites of recognised archaeological importance.

Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the local setting and the cultural and historic qualities of the plan area.

More specifically, Policy EQ1 relates to the historic environment.

Policy EQ1 Protection of Buildings, Landscapes and Features of Historic Importance states:

“Proposals for development affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest which by virtue of their historic importance, character or significance within a group of features make an important contribution to the local character and the interests of the area will only be permitted where it preserves or enhances the built and historic environment.”

Planning Policy Wales Edition 10 refers to the historic environment in Section 6.1.

The general thrust of the national policy is sustainability and place making as part of the Welsh Government’s “Well Being” agenda. As a principle, the National policy states in Paragraph 6.1.5 that “The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.”

Specifically Paragraph 6.1.6 sets out the objective to “preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.”

Section 6.1.14 to 6.1.17 sets out guidance for Conservation Area with preservation or enhancement being the tests for new development. The historic character and appearance of the conservation area should therefore be enhanced or at least not harmed by new development.

Planning Policy Wales is supplemented by CADW publication “Managing Change in Conservation Areas” which sets out the purpose and management of Conservation Areas.

CADW - Conservation Principles 2011

The Conservation Principles document provides a set of principles based on understanding significance and managing historic assets to sustain the evidential, historical, aesthetic and communal values.

THIRD PARTY REPRESENTATIONS

Highway/pedestrian safety is not material to the Conservation Area Consent however is being reported separately under full application S/37968.

Privacy and amenity is not material to the Conservation Area Consent however is being reported separately under full application S/37968.

The stone wall is said to be the original gable wall for the cottage that stood there previously. This is proposed to be retained in its current location with the demolition restricted to the brick frontage wall only. The proposal is not therefore going to affect the historic wall.

The brick wall is a relatively modern addition to the site and the character of the Conservation Area. Its removal is not considered to be detrimental to the character and appearance of the street scene as it is proposed to be replaced with a garage/workshop with fenestration onto the street. This would restore an active frontage as would have been evident with the historic cottage that stood there previously. The form of development along with the materials used are considered to be acceptable in this location to replace the wall and outbuildings that were evident.

Speculation over the proposed use is not material to the Conservation Area Consent however is being reported separately under full application S/37968.

Water pressure is not material to the Conservation Area Consent or Full Planning application.

CONCLUSION

After careful consideration of the site and surrounding environs, the proposal is in the Kidwelly Conservation Area within the old town walls so needs to be considered carefully as it is particularly sensitive in terms of its location.

Photographic evidence demonstrates that the proposal is a replacement for a former cottage of a scale and design which fits the site and reinstates an active frontage within the medieval street pattern which is currently a featureless brick wall. The site is of a scale that could accommodate a small dwelling, however the owner is seeking a garage and ancillary accommodation which is linked the house in terms of function and ownership. The scale is such that it accommodates a studio in the loft space in a way that is subtle and unobtrusive when viewed from the street with a rear gable overlooking the private garden. The old stone cottage wall along the South Western boundary of the site is retained so the impact of the proposal on the third party to the South West is minimal.

The proposal includes a parking space and garage so that cars are parked off the highway and the vehicular entrances reduce the likelihood of ad hoc parking on the road, hence keeping the highway clear. The Head of Transport had initial concerns however amended plans were submitted so now has no objection subject to the imposition of appropriate conditions requiring the visibility to be maintained.

On balance, whilst there is concern locally, the proposal is ancillary to the dwelling and of a scale, height and design which is considered to be acceptable in this location so is therefore considered to be in accordance with the above policies.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-
 - 1:500 scale Location Plan. Drawing No. P-100 dated 6 October 2018;
 - 1:200 scale Existing and Proposed Site Plans. Drawing No. P-101-A dated 26 October 2018;
 - 1:100 scale Proposed Elevations and Section Plans. Drawing No. P-105-A dated 26 October 2018.
 - 1:100 scale Proposed Floor Plans and Roof Plan. Drawing No. P-104-B.

REASONS

- 1 In the interests of the historic 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 Development Plan unless material considerations indicate otherwise.

- The proposed development complies with Policy GP1 of the LDP in that it 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 Policy EQ1 in that the proposal is suitable in terms of scale and design and will preserve and enhance the Conservation Area by restoring an active frontage onto Bailey Street. The design and materials are considered to be appropriate to the Conservation Area.

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).

Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Gorllewin/
Area West*

**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 22 IONAWR 2019
ON 22 JANUARY 2019**

***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:	22 JANUARY 2019
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	ADDITIONAL ITEMS
W/36131	Proposed partial change of use of small area within timber frame factory / workshop for use as a fitness gym & spinning space (to let). Change of use of part of adjacent field as dedicated parking area for the proposed gym and spin use at workshop, Bwlch Y Domen Isaf, Pant Y Bwlch, Newcastle Emlyn, SA38 9JF

ADDITIONAL ITEMS

Application No	W/36131
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Application Type	Full Planning
Proposal & Location	PROPOSED PARTIAL CHANGE OF USE OF SMALL AREA WITHIN TIMBER FRAME FACTORY / WORKSHOP FOR USE AS A FITNESS GYM & SPINNING SPACE (TO LET). CHANGE OF USE OF PART OF ADJACENT FIELD AS DEDICATED PARKING AREA FOR THE PROPOSED GYM AND SPIN USE AT WORKSHOP, BWLCH Y DOMEN ISAF, PANT Y BWLCH, NEWCASTLE EMLYN, SA38 9JF

Applicant(s)	CARTREFFOSARON HOMES LTD, BWLCH Y DOMEN ISAF, PANTYBWLCH, NEWCASTLE EMLYN, SA38 9JF
Agent	CASTLE ARCH DESIGNS LTD - MR MATT EDWARDS, BANK HOUSE, 9 BRIDGE STREET, NEWCASTLE EMLYN, CARMS, SA38 9DX
Case Officer	David Roberts
Ward	Llangeler
Date of validation	18/09/2017

The determination of this application was initially deferred at the Planning Committee on 15th November 2018 for a site visit that took place on 13th December 2018. At the subsequent Planning Committee meeting on 13th December, Members resolved to overturn the Officer's recommendation for refusal and grant planning permission for the proposed development, with a list of appropriate conditions to be returned to the Committee for ratification.

The following conditions, which reflect the observations of the Head of Transport, Head of Public Protection, Cadw and Dyfed Archaeological Trust received in response to the application, along with need to secure suitable landscaping and drainage, are deemed appropriate to be imposed on the planning permission and are put forward for the Committee's consideration.

CONDITIONS

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

- 2 The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-
- Location Plan – 1:1250 Scale
 - Site Plan – 1:500 Scale
 - Proposed Floor Plan – 1:100 Scale
 - Proposed Elevations – 1:100 Scale
 - Typical Section – 1:100 Scale
 - Roof Plan – 1:100 Scale
- Received on 31st August 2019
- 3 The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 4 Prior to commencement of works on the construction of the proposed car-park to serve the development, a mixed species deciduous hedgerow shall be planted along the northern and western boundaries of the car-park area, in such positions and of such species, size and number as may be agreed in writing with the Local Planning Authority.
- 5 No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.
- 6 The use hereby permitted shall take place between the hours of 07.00 and 21:00 on Mondays to Fridays; 07:00 and 16:00 on Saturdays and not at all on Sundays, Public and Bank Holidays.
- 7 No sound reproductive equipment which amplifies music, conveys message by voice or otherwise and which is audible outside the premises shall be installed on the site without the prior written approval of the Local Planning Authority.
- 8 Should the use of sound reproductive equipment be required for the playing of amplified music or conveying of message by voice, a Noise Impact Assessment (NIA) should be undertaken in order to predict the effect of the development as a whole on the surrounding area, considering the predicted noise level at the nearest noise sensitive properties and the background noise level of the area.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To define the extent of the permission.

- 3-4 In the interest of visual amenity.
- 5 To protect historic environment interests whilst enabling development
- 6-8 In the interest of the amenities of the occupiers of the nearby residential properties.

NOTES

- 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).

Mae'r dudalen hon yn wag yn fwriadol

Dydd Mawrth, 27 Tachwedd 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, A. Lenny,
M.J.A. Lewis, K. Lloyd, B.D.J. Phillips, G.B. Thomas and J.E. Williams

Hefyd yn bresennol:

Y Cynghorwyr G.H. John a fu'n annerch y Pwyllgor ynghylch Cais Cynllunio W/37575.

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

J. Edwards, Rheolwr Datblygu & Treftadaeth Adeiledig
S. Murphy, Uwch-gyfreithiwr
G. Noakes, Uwch Swyddog Rheoli Datblygu (y Dwyrain)
K. Thomas, Swyddog Gwasanaethau Democraidd

Y Siambr, Neuadd y Sir - 12.00 - 1.40 pm

1. YMDDIHEURIADAU AM ABSENOLDEB

Derbyniwyd ymddiheuriadau am absenoldeb gan y Cynghorwyr K. Madge a J. Prosser

2. DATGAN BUDDIANNAU PERSONOL

Y Cyngorydd	Rhif y Cofnod	Y Math o Fuddiant
K. Lloyd	3 - Cais Cynllunio W/37575 - Estyniad deulawr y tu cefn i'r breswylfa yn rhif 13 Plas Penwern, Tre Ioan, Caerfyrddin, SA31 3PN	Yn perthyn i wrthwynebwr y cais

3. W/37575 - ESTYNIAD DEULAWR Y TU CEFN I'R BRESWYLFA YN RHIF 13 PLAS PENWERN, TRE IOAN, CAERFYRDDIN, SA31 3PN

(NODER: Gadawodd y Cyngorydd K. Lloyd, a oedd wedi datgan buddiant yn gynharach yn yr eitem hon, Siambr y Cyngor ac ni chymerodd unrhyw ran ym mhenderfyniad y Pwyllgor ar yr eitem)

Cyfeiriodd yr Uwch-swyddog Rheoli Datblygu (Rhanbarth y Dwyrain) at ymweliad preifat y Pwyllgor â'r safle'n gynharach y diwrnod hwnnw (gweler cofnod 4.1 o gyfarfod y Pwyllgor Cynllunio ar 2 Hydref 2018) a drefnwyd er mwyn i'r Pwyllgor gael golwg ar y safle yn sgil pryderon mewn perthynas ag effaith bosibl y datblygiadau ar yr eiddo cyfagos. Cyfeiriodd, gyda chymorth sleidiau PowerPoint, at adroddiad ysgrifenedig y Pennaeth Cynllunio a oedd yn rhoi arfarniad o'r safle, ynghyd â disgrifiad o'r datblygiad arfaethedig, crynodeb o'r ymatebion a gafwyd i'r ymgynghoriad a gwybodaeth am y polisïau lleol a chenedlaethol a oedd yn berthnasol wrth asesu'r cais. Dywedodd fod y Pennaeth Cynllunio yn argymhell

cymeradwyo'r cais am y rhesymau y manylwyd arnynt yn ei hadroddiad ysgrifenedig.

Daeth sylw i law a wrthwynebai'r cais, ac a oedd yn ailbwysleisio'r gwrthwynebiadau y manylwyd arnynt yn adroddiad y Pennaeth Cynllunio a chyfeirio at yr effaith bosibl o golli golau a'r effaith niweidiol ar eiddo cyfagos, byddai'r estyniad arfaethedig yn groes i ethos dylunio'r ystâd dai, a oedd wedi cael ei hadeiladu yn unol â dwysedd penodol tra sicrhau preifatrwydd a golau naturiol. Hefyd cafodd y cynnig ei ystyried yn groes i Bolisi GP6 o Gynllun Datblygu Lleol Sir Gaerfyrddin.

Ymatebodd yr Uwch-swyddog Rheoli Datblygu (Rhanbarth y Dwyrain) i'r materion a godwyd.

PENDERFYNWYD caniatáu Cais Cynllunio W/37575, yn amodol ar yr amodau y manylwyd arnynt yn adroddiad ysgrifenedig y Pennaeth Cynllunio.

4. W/37263 - ADEILADU UN ANNEDD AR LAIN 4, HEOL DREFACH, PLASYDDERWEN, MEIDRIM, SIR GAERFYRDDIN

Cyfeiriodd yr Uwch-swyddog Rheoli Datblygu (Rhanbarth y Dwyrain) at ymweliad preifat y Pwyllgor â'r safle'n gynharach y diwrnod hwnnw (gweler cofnod 5 o gyfarfod y Pwyllgor Cynllunio ar 18 Hydref 2018) a drefnwyd er mwyn i'r Pwyllgor gael golwg ar y safle mewn perthynas â Pholisi GP1 Cynllun Datblygu Lleol Sir Gaerfyrddin o ran cynaliadwyedd a dylunio o ansawdd uchel a oedd hefyd yn ceisio sicrhau bod y datblygiadau'n cyd-fynd â chymeriad ac ymddangosiad yr ardal ac yn eu gwella. Cyfeiriodd, gyda chymorth sleidiau PowerPoint, at adroddiad ysgrifenedig y Pennaeth Cynllunio a oedd yn rhoi arfarniad o'r safle, ynghyd â disgrifiad o'r datblygiad arfaethedig, crynodeb o'r ymatebion a gafwyd i'r ymgynghoriad a gwybodaeth am y polisiau lleol a chenedlaethol a oedd yn berthnasol wrth asesu'r cais. Dywedodd fod y Pennaeth Cynllunio yn argymhell cymeradwyo'r cais am y rhesymau y manylwyd arnynt yn ei hadroddiad ysgrifenedig.

PENDERFYNWYD caniatáu Cais Cynllunio W/37263, yn amodol ar yr amodau y manylwyd arnynt yn adroddiad ysgrifenedig y Pennaeth Cynllunio.

5. W/35898 - ADEILADU GWEITHDY/GAREJ FASNACHOL AR GYFER SARNAU MOTORS, CAE GER HAFOD BAKERY, HEOL LLYSONNEN, BANCYFELIN, CAERFYRDDIN

Cyfeiriodd yr Uwch-swyddog Rheoli Datblygu (Rhanbarth y Dwyrain) at ymweliad preifat â'r safle gan y Pwyllgor yn gynharach y diwrnod hwnnw (gweler cofnod 5.2 o gyfarfod y Pwyllgor Cynllunio ar 15 Tachwedd 2018), a drefnwyd er mwyn i'r Pwyllgor gael golwg ar y safle mewn perthynas â mynediad i drafnidiaeth gyhoeddus a chynaliadwyedd. Cyfeiriodd, gyda chymorth sleidiau PowerPoint, at adroddiad ysgrifenedig y Pennaeth Cynllunio a oedd yn rhoi arfarniad o'r safle, ynghyd â disgrifiad o'r datblygiad arfaethedig, crynodeb o'r ymatebion a gafwyd i'r ymgynghoriad a gwybodaeth am y polisiau lleol a chenedlaethol a oedd yn berthnasol wrth asesu'r cais. Dywedodd fod y Pennaeth Cynllunio yn argymhell gwrthod y cais am y rhesymau y manylwyd arnynt yn ei hadroddiad ysgrifenedig.

Wrth ystyried y cais, cyfeiriodd y Pwyllgor at bolisïau cynllunio EMP 2 Cynllun Datblygu Lleol Sir Gaerfyrddin mewn perthynas â Chyfleoedd Gwaith Newydd, EMP 3 - Cyflogaeth - Estyniadau a dwysâd, ynghyd â Nodyn Cyngor Technegol 6 - Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010) a Nodyn Cyngor Technegol 23 mewn perthynas ag asesu manteision y datblygiad yn unol â'r manteision o ran ateb y galw ar y safle nesaf a ffefrir. O ystyried y polisïau hynny, roedd y Pwyllgor o'r farn y dylid caniatáu'r cais, yn groes i argymhelliad y Pennaeth Cynllunio.

PENDERFYNWYD caniatáu cais cynllunio W/35898 yn groes i argymhelliad y Pennaeth Cynllunio, gan yr ystyrid bod y cais yn cydymffurfio ag egwyddorion polisïau EMP 2 ac EMP3 Cynllun Datblygu Lleol Sir Gaerfyrddin a'r egwyddorion a nodir yn TAN 6 a TAN 23.

6. W/37484 - ADEILADU UN BRESWYLFA AR GYFER PERCHNOGION A GWEITHREDWYR Y CWRS GOLFF CYFAGOS; YNGHYD AG ADEILADU STORFA AR GYFER PEIRIANNAU CYNNAL A CHADW'R CWRS GOLFF, CLWB GOLFF DERLLYS COURT, HEOL LLYSONNEN, BANCYFELIN, CAERFYRDDIN, SA33 5DT

Cyfeiriodd yr Uwch-swyddog Rheoli Datblygu (Rhanbarth y Dwyrain) at ymweliad preifat â'r safle gan y Pwyllgor yn gynharach y diwrnod hwnnw (gweler cofnod 5.2 o gyfarfod y Pwyllgor Cynllunio ar 15 Tachwedd 2018), a drefnwyd er mwyn i'r Pwyllgor gael golwg ar y safle mewn perthynas â'r ardal gyfagos, hygyrchedd i'r cyhoedd a chynaliadwyedd. Cyfeiriodd, gyda chymorth sleidiau PowerPoint, at adroddiad ysgrifenedig y Pennaeth Cynllunio a oedd yn rhoi arfarniad o'r safle, ynghyd â disgrifiad o'r datblygiad arfaethedig, crynodeb o'r ymatebion a gafwyd i'r ymgynghoriad a gwybodaeth am y polisïau lleol a chenedlaethol a oedd yn berthnasol wrth asesu'r cais. Dywedodd fod y Pennaeth Cynllunio yn argymhell gwrthod y cais am y rhesymau y manylwyd arnynt yn ei hadroddiad ysgrifenedig.

PENDERFYNWYD gwrthod cais cynllunio W/37484 am y rhesymau a nodwyd yn adroddiad ysgrifenedig y Pennaeth Cynllunio.

CADEIRYDD

DYDDIAD

Mae'r dudalen hon yn wag yn fwriadol

Dydd Iau, 13 Rhagfyr 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, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Lloyd, K. Madge, B.D.J. Phillips, J.E. Williams

Hefyd yn bresennol:

Y Cynghorwyr D. Cundy a fu'n annerch y Pwyllgor mewn perthynas â chais cynllunio S/36465;

Y Cynghorwyr G. John a fu'n annerch y Pwyllgor mewn perthynas â chais cynllunio W/37690;

Y Cynghorwyr L. Roberts a fu'n annerch y Pwyllgor mewn perthynas â chais cynllunio S/37933.

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

L. Quelch, Y Pennaeth Cynllunio

J. Edwards, Rheolwr Datblygu & Treftadaeth Adeiledig

J. Thomas, Uwch Swyddog Rheoli Datblygu (y De)

S. Murphy, Uwch-gyfreithiwr

K. James, Peiriannydd Cynorthwyol (Cydgysylltu Cynllunio)

C Davies, Prif Swyddog Gwasanaethau Democrataidd

P. Roberts, Swyddog Rheoli Datblygu

M. Evans Thomas, Swyddog Gwasanaethau Democrataidd

E. Bryer, Swyddog Gwasanaethau Democrataidd

Y Siambr, Neuadd y Sir - 1.20 - 5.45 y.p

[Noder: am 4.15 yp tynnwyd sylw'r Pwyllgor at Reol 9 Gweithdrefn y Cyngor – 'Hyd Gyfarfod' a, gan fod y cyfarfod wedi bod yn mynd am dair awr, penderfynwyd atal y Rheolau Sefydlog er mwyn galluogi'r Pwyllgor i gwblhau gweddill y busnes ar yr Agenda. Gohiriodd y Pwyllgor am egwyl o 20 munud am 4.15 yp ac ailymgynullodd am 4.35 yp.]

1. YMDDIHEURIADAU AM ABSENOLDEB

Derbyniwyd ymddiheuriadau am absenoldeb gan y Cynghorwyr J. James, J. Prosser a G. Thomas.

2. DATGAN BUDDIANNAU PERSONOL.

Y Cyngorydd	Rhif y Cofnod	Y Math o Fuddiant
C. Jones	4 – Cais Cynllunio W/38027 – Newid defnydd yr ysgubor bresennol yn llety gwyliau, Parcncw, Heol yr Hen Ysgol, Llansteffan, Caerfyrddin, SA33 5HA	Cyfaill i un o'r ymgeiswyr.

D. Phillips	5 - Cais cynllunio S/37933 - Estyniad unllawr yng nghefn yr eiddo gyda balconi ar y llawr cyntaf, 105 Pentre Nicklaus, Llanelli, SA15 2DF	Mae'n adnabod yr ymgeisydd.
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- 3. E/34791 - BYDD Y DATBLYGIAD TYRBINAU GWYNT ARFAETHEDIG YM MRYN BUGAIL YN CYNNWYS TYRBIN GWYNT SENGL, A FYDD YN GALLU CYNHYRCHU HYD AT 100KW GYDA'R TYRBIN YN MESUR 37 METR HYD AT UCHDER Y BOTH, GYDA DIAMEDR ROTOR O 24 METR, GAN GREU UCHDER LLAFN CYFFREDINOL O HYD AT 49 METR. BYDDAI'R TYRBIN GWYNT WEDI'I LEOLI MEWN CAE SYDD AR HYN O BRYD YN CAEL EI DEFNYDDIO AR GYFER PORI A GALL Y DEFNYDD HWN BARHAU GYDA'R TYRBIN GWYNT YN BRESENNOL AR DIR YM MRYN BUGAIL, CAERFYRDDIN, SA32 7JX.**

Cyfeiriodd y Swyddog Rheoli Datblygu at ymweliad preifat y Pwyllgor â'r safle'n gynharach y diwrnod hwnnw (gweler cofnod 3.1 cyfarfod y Pwyllgor Cynllunio ar 18 Hydref 2018) a drefnwyd er mwyn i'r Pwyllgor gael golwg ar y safle. Cyfeiriodd, gyda chymorth sleidiau PowerPoint, at adroddiad ysgrifenedig y Pennaeth Cynllunio a oedd yn rhoi arfarniad o'r safle, ynghyd â disgrifiad o'r datblygiad arfaethedig, crynodeb o'r ymatebion a gafwyd i'r ymgynghoriad a gwybodaeth am y polisiau lleol a chenedlaethol a oedd yn berthnasol wrth asesu'r cais.

Cafwyd sylwadau oedd yn gwrthwynebu'r cais ac yn ailbwysleisio'r gwrthwynebiadau y manylwyd arnynt yn Adroddiad y Pennaeth Cynllunio, lle mai'r prif bryderon oedd bod y cais yn mynd yn groes i sawl polisi cynllunio, bod nifer gormodol o dyrbinau gwynt yn y cyffiniau, yr effaith niweidiol ar y dirwedd, yr effaith sylweddol ar yr olygfa, bywyd gwyllt ac ecoleg a'r niwed o ran cysgodion symudol ar yr hawl dramwy gyhoeddus.

Ymatebodd asiant yr ymgeisydd i'r materion a godwyd.

PENDERFYNWYD caniatáu Cais Cynllunio E/34791 yn amodol ar yr amodau y manylwyd arnynt yn adroddiad/atodiad y Pennaeth Cynllunio.

- 4. W/36131 - NEWID DEFNYDD RHANNOL ARFAETHEDIG I ARDAL FACH MEWN FFATRI/GWEITHDY FFRÂM BREN I'W DEFNYDDIO FEL GOFOD CAMPFA FFITRWYDD A CHWILBEDLO (I'W OSOD). NEWID DEFNYDD RHAN O'R CAE CYFAGOS I FOD YN FAES PARCIO PWRPASOL AR GYFER Y DEFNYDD CAMPFA A CHWILBEDLO ARFAETHEDIG YN Y GWEITHDY, BWLCH Y DOMEN ISAF, PANT Y BWLCH, CASTELLNEWYDD EMLYN, SA38 9JF.**

Cyfeiriodd y Swyddog Rheoli Datblygu at ymweliad preifat y Pwyllgor â'r safle'n gynharach y diwrnod hwnnw (gweler cofnod 5 cyfarfod y Pwyllgor Cynllunio ar 18 Hydref 2018) a drefnwyd er mwyn i'r Pwyllgor gael golwg ar y safle. Cyfeiriodd, gyda chymorth sleidiau PowerPoint, at adroddiad ysgrifenedig y Pennaeth Cynllunio a oedd yn rhoi arfarniad o'r safle, ynghyd â disgrifiad o'r datblygiad arfaethedig, crynodeb o'r ymatebion a gafwyd i'r ymgynghoriad a gwybodaeth am y polisiau lleol a chenedlaethol a oedd yn berthnasol wrth asesu'r cais.

Cafwyd sylw oedd yn gwrthwynebu'r cais ac yn ailbwysleisio'r gwrthwynebiadau y manylwyd arnynt yn adroddiad y Pennaeth Cynllunio, lle mai'r prif bryderon oedd bod y cais yn mynd yn groes i brif nodau Polisi TR2 y Cynllun Datblygu Lleol, bod y safle mewn lleoliad anghynaliadwy, y bydd yn cynyddu llygredd sŵn a golau ac y bydd y maes parcio arfaethedig yn achosi dŵr ffo arwyneb i'r tyddyn cyfagos.

PENDERFYNWYD caniatáu Cais Cynllunio W/36131 yn groes i argymhelliad y Pennaeth Cynllunio, ar y sail y barnwyd ei fod yn defnyddio cyfleuster amaethyddol presennol a'i fod yn unol â Pholisïau GP1, TR2 a TR3, yn amodol ar yr amodau i'w drafftio gan y Pennaeth Cynllunio.

5. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO

5.1 PENDERFYNWYD caniatáu'r ceisiadau cynllunio canlynol yn amodol ar yr amodau yn adroddiad/atodiad y Pennaeth Cynllunio:

<p>S/36465</p>	<p>Y cynnig yw darparu 34 o dai fforddiadwy newydd ar y tir agored presennol ger Ystad Dai Dylan. Ynghyd â gwaith lliniaru ecolegol cysylltiedig i gynnwys nodwedd pwll gwlyptir newydd. Bydd 28 o dai dwy ystafell wely i bedwar o bobl a 6 o dai pedair ystafell wely i saith o bobl, tir ger Ystad Dai Dylan, Llanelli, SA14 9AN</p> <p>Cafwyd sylw yn gofyn i'r Pwyllgor ymweld â'r safle am resymau yn ymwneud â phriffyrdd ac edrych dros eiddo. Gwrthodwyd y cais. Parhaodd y sylw a oedd yn gwrthwynebu'r datblygiad arfaethedig, gan ailbwysleisio'r pwyntiau y manylwyd arnynt yn adroddiad ysgrifenedig y Pennaeth Cynllunio, gan gynnwys y pwyntiau canlynol:-</p> <ul style="list-style-type: none"> • mae'r dyluniad yn gwahaniaethu yn erbyn yr henoed a phobl fregus; • mae'r tai hyn yn debyg i'r 450 o dai sydd eisoes yn y ward; • dim ond 4% o stoc tai'r Cyngor sy'n fyngalos; • mae 122 cais am fyngalos yn yr ardal o hyd; • achos difrifol o edrych dros eiddo; • mae dau dro dwbl a chyffordd-T yn agos at y fynedfa; • mae angen mwy o fyngalos er mwyn rhyddhau tai 2 a 3 ystafell wely ar gyfer teuluoedd ifanc; • gorlenwi na ellir ei gyfiawnhau; • yn groes i bolisïau cynllunio gan gynnwys H1. <p>Ymatebodd y Peiriannydd Cynorthwyol (Cydgysylltu Cynllunio) a'r Uwch-swyddog Rheoli Datblygu i'r materion a godwyd.</p>
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S/37971	Adnewyddu, addasu a newid defnydd y swyddfeydd presennol i ddarparu wyth fflat breswyl i gynnwys cymysgedd o fflatiau Cymdeithas Tai newydd, sef un ystafell wely, dwy ystafell wely a stiwdio, WRW Construction Limited, 3-5 Heol Goring, Llanelli, SA15 3HF
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5.2 PENDERFYNWYD YN UNFRYDOL ohirio ystyried y cais cynllunio canlynol er mwyn i'r Pwyllgor ymweld â'r safle:-

S/37933	<p>Estyniad unllawr yng nghefn yr eiddo gyda balconi ar y llawr cyntaf, 105 Pentre Nicklaus, Llanelli, SA15 2DF</p> <p>[Noder: Gan ei fod wedi datgan buddiant yn y mater hwn yn gynharach, gadawodd y Cynghorydd D. Phillips Siambr y Cyngor cyn i'r Pwyllgor ystyried y mater a phenderfynu arno.]</p> <p>Cafwyd sylw yn gofyn i'r Pwyllgor ymweld â'r safle ar y sail y bydd y cynnig yn edrych dros yr eiddo cyfagos a niweidio preifatwydd.</p> <p>RHESWM: galluogi'r Pwyllgor i gael golwg ar y safle yn sgil pryderon a godwyd ynghylch yr effaith bosibl ar breifatwydd yr eiddo cyfagos.</p>
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6. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

6.1 PENDERFYNWYD caniatáu'r ceisiadau cynllunio canlynol yn amodol ar yr amodau yn adroddiad/atodiad y Pennaeth Cynllunio:

W/37655	Newid defnydd tir fferm yn ddwy lain i deithwyr-sipsiwn (gydag ystafelloedd dydd), tir sydd i'r de o Brynhowell, Llanddowror, SA33 4HN
W/37690	<p>Gwella'r fynedfa bresennol i'r coetir i ganiatáu i goed gael eu symud, y fynedfa i Goedwig Fasnachol Allt Werncorgam, i'r gorllewin o Lanllwch, Caerfyrddin, SA31 3QY</p> <p>Cafwyd sylw a oedd yn mynegi pryderon ynghylch y cynllun rheoli traffig.</p> <p>Ymatebodd yr ymgeisydd i'r materion a godwyd.</p> <p>Cafwyd sylw arall a oedd yn mynegi pryder ynghylch pa mor serth oedd rhan o'r llwybr arfaethedig ac effaith gronnol ceisiadau cynllunio ar draffig yn yr ardal.</p>

W/37831	Gwydr o'r golwg ar ochrau'r tai yn lleiniau 4 a 5. Newid arddull dormer Llain 4 a 5, Cae Coch, tir ger Heol Cwm Mawr, Drefach, Llanelli
W/38027	<p>Newid defnydd yr ysgubor bresennol yn llety gwyliau, Parcncw, Heol yr Hen Ysgol, Llansteffan, Caerfyrddin, SA33 5HA</p> <p>[Sylwer: Gan ei fod wedi datgan buddiant yn y mater hwn yn gynharach, gadawodd y Cynghorydd C. Jones Siambr y Cyngor cyn i'r Pwyllgor ystyried y mater a phenderfynu arno]</p>
W/35898	<p>Adeiladu gweithdy/garej fasnachol ar gyfer Sarnau Motors, cae ger Hafod Bakery, Heol Llysonnen, Bancyfelin, Caerfyrddin</p> <p>Yng nghyfarfod y Pwyllgor Cynllunio ar 27 Tachwedd, penderfynodd yr Aelodau wrthdroi argymhelliad y Swyddog i wrthod caniatâd cynllunio a'i gymeradwyo ar gyfer y datblygiad arfaethedig, gyda rhestr o amodau priodol i'w dychwelyd i'r Pwyllgor i'w cadarnhau.</p> <p>Cymeradwyodd y Pwyllgor yr amodau yn yr adroddiad.</p>

6.2 PENDERFYNWYD YN UNFRYDOL fod y Pwyllgor yn cymeradwyo'r cais canlynol i ryddhau'r Cytundeb Adran 106, yn groes i argymhelliad y Pennaeth Cynllunio ar y sail nad oes diben defnyddiol i'r adeilad bellach a'i bod yn rhesymol rhyddhau'r cytundeb ar ôl 19 o flynyddoedd.

W/37164	<p>Rhyddhau Cytundeb Adran 106 sydd ynghlwm wrth gais cynllunio W/02153, lle y byddai defnydd preswyl y ffermdy presennol yn dod i ben ac i'r tŷ gael ei ddefnyddio at ddibenion storio amaethyddol yn lle hynny, Fferm Cystanog, Heol Capel Dewi, Llangynnwr, Caerfyrddin, SA32 8AY</p> <p>Roedd y Pwyllgor am gymeradwyo rhyddhau'r Cytundeb Adran 106 yn amodol ar gyflwyno cais ffafriol i adfer yr hen breswylfa ac yn amodol ar weithredu'n unol â chyfyngiad o ran anghenion lleol a thai fforddiadwy.</p>
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6.3 PENDERFYNWYD YN UNFRYDOL gymeradwyo'r amodau a ddrafftwyd gan y Pennaeth Cynllunio, fel y'u manylwyd yn yr adroddiad, mewn perthynas â'r cais cynllunio canlynol, y rhoddodd y Pwyllgor Cynllunio ganiatâd cynllunio iddo, yn groes i argymhelliad y swyddog ar 27 Tachwedd, 2018:-

W/35898	Adeiladu gweithdy/garej fasnachol ar gyfer Sarnau Motors, cae ger Hafod Bakery, Heol Llysonnen, Bancyfelin, Caerfyrddin
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6.4 PENDERFYNWYD YN UNFRYDOL ohirio ystyried y cais cynllunio canlynol er mwyn i'r Pwyllgor Cynllunio ymweld â'r safle:-

W/37267	Adeiladu 2 breswylfa tair ystafell wely (1 fforddiadwy, 1 ar y farchnad agored), tir ger Llys Briallu, Sarnau, Bancyfelin, SA33 5EA RHESWM: galluogi'r Pwyllgor i gael golwg ar y safle a'r mynediad.
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7. LLOFNODI YN COFNOD CYWIR COFNODION Y CYFARFOD A GYNHALIWYD AR 15FED TACHWEDD 2018.

PENDERFYNWYD YN UNFRYDOL lofnodi bod cofnodion cyfarfod y Pwyllgor a gynhaliwyd ar 15 Tachwedd 2018 yn gywir.

CADEIRYDD

DYDDIAD

[SYLWER: Mae'r cofnodion hyn yn dilyn trefn y materion oedd ar agenda'r cyfarfod, a allai fod yn wahanol i drefn y materion mewn unrhyw weddarlliediad gan y byddid wedi ymdrin gyntaf ag unrhyw geisiadau yr oedd aelodau o'r cyhoedd yn bresennol i siarad amdanynt.]