

Annwyl Gynghorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 25AIN MAI, 2023

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

Rhif ar yr Agenda	Eitem
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3.	<u>PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 5 - 66)
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Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.

Wendy Walters

Prif Weithredwr, Neuadd y Sir,
Caerfyrddin, Sir Gaerfyrddin SA31 1JP
Chief Executive, County Hall,
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWR | INVESTORS
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

25/05/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05366
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Proposal	Replacement of lawful caravan & decking with dwelling & integral garage (Re-submission following refusal of PL/04327)
Location	The Caravan, Springwells Farm, Llanboidy, Whitland, SA34 0EB

Details

The agent for the application has clarified the extent of the Kendall family's land ownership which includes fields used for the grazing of livestock and hay/silage production and agricultural buildings including that to the immediately to the south of the existing caravan which is used by the applicant for storage and for housing of a borehole purification system.

The agent has also expressed concern regarding the perceived incorrect interpretation of planning policy and also failure of officers to properly consider the case law, appeal decisions and purported precedent cases presented in the submission as reason to justify approval of the application for the replacement dwelling.

As already highlighted in the report the applicant's case has been fully considered including all relevant supporting information provided in the application submission. It remains the case however that Officers do not share the same conclusions presented and furthermore does not consider that the information presented is sufficient to warrant a clear departure from the relevant planning policies that would allow the provision of a new, permanent dwelling in an open countryside location. Furthermore, it is important to note that in the precedent cases relied on by the agent the circumstances are different to that of the current application and as already stated each application must be determined on its own individual merits.

Y Pwyllgor Cynllunio / Planning Committee

25/05/2023

**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services**

Lle a Seilwaith | Place and Infrastructure

Tudalen 5

Cyngor **Sir Gâr**
Carmarthenshire
County Council



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/03849

Helen Rice

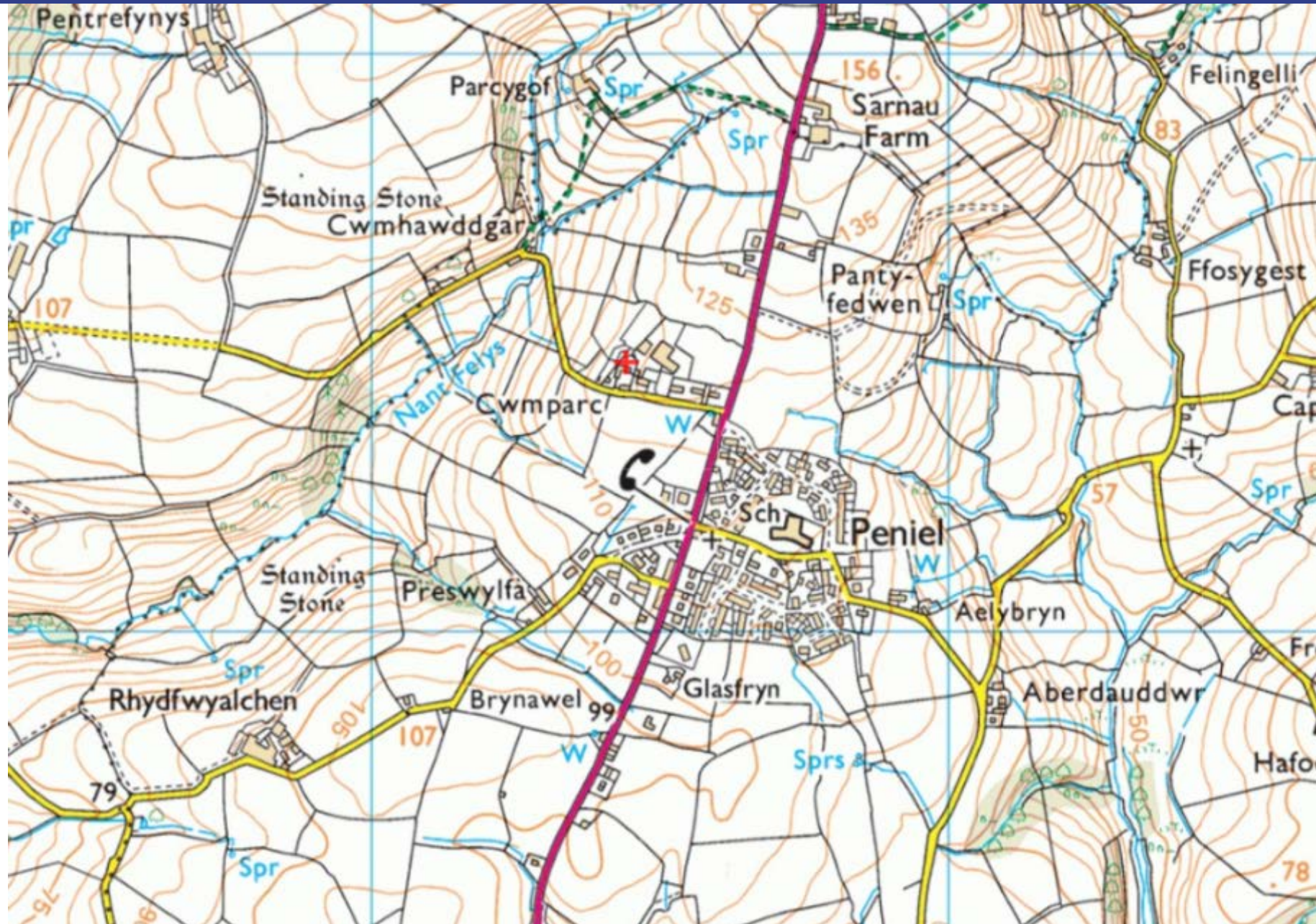
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 7

Cyngor **Sir Gâr**
Carmarthenshire
County Council



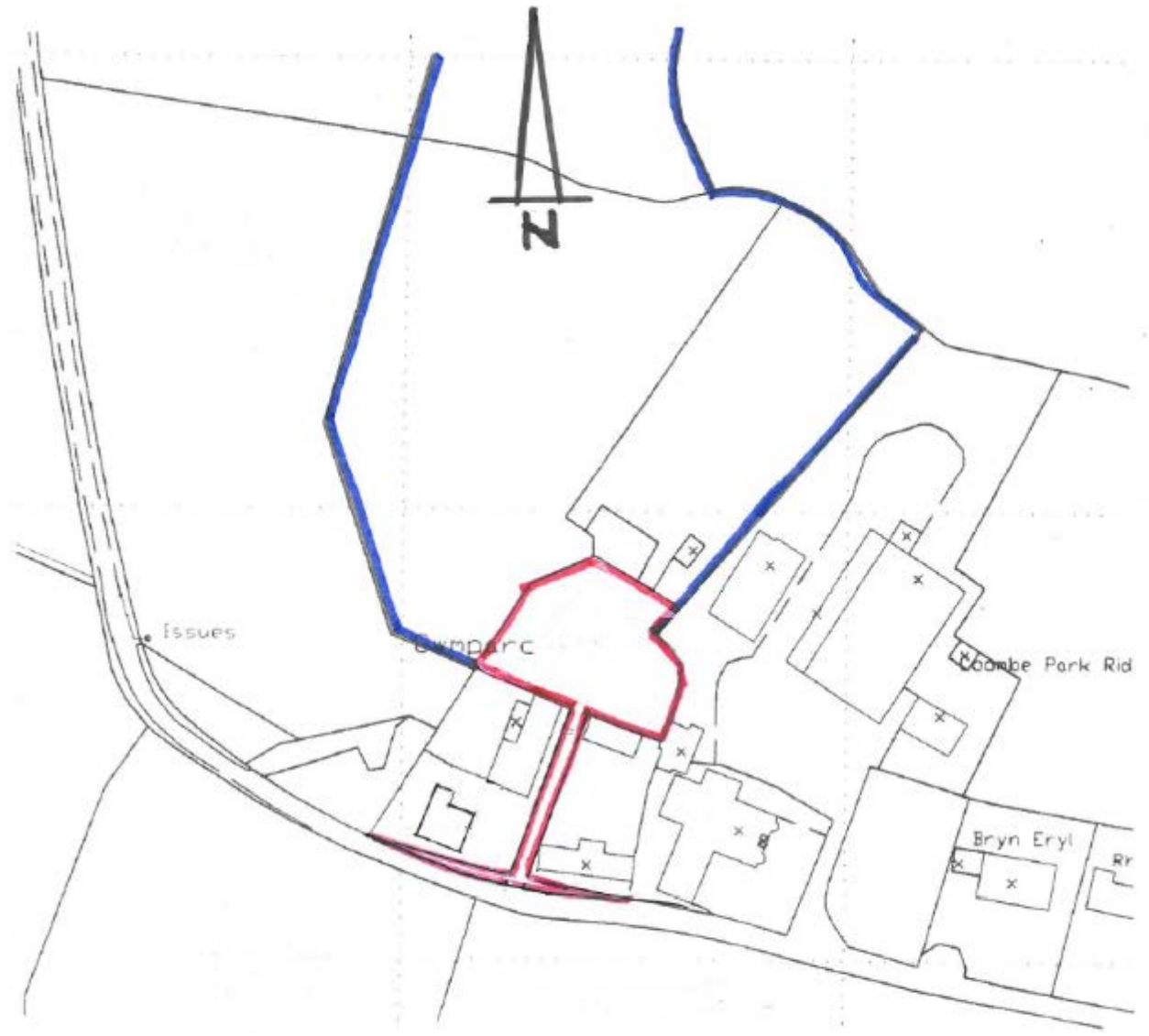




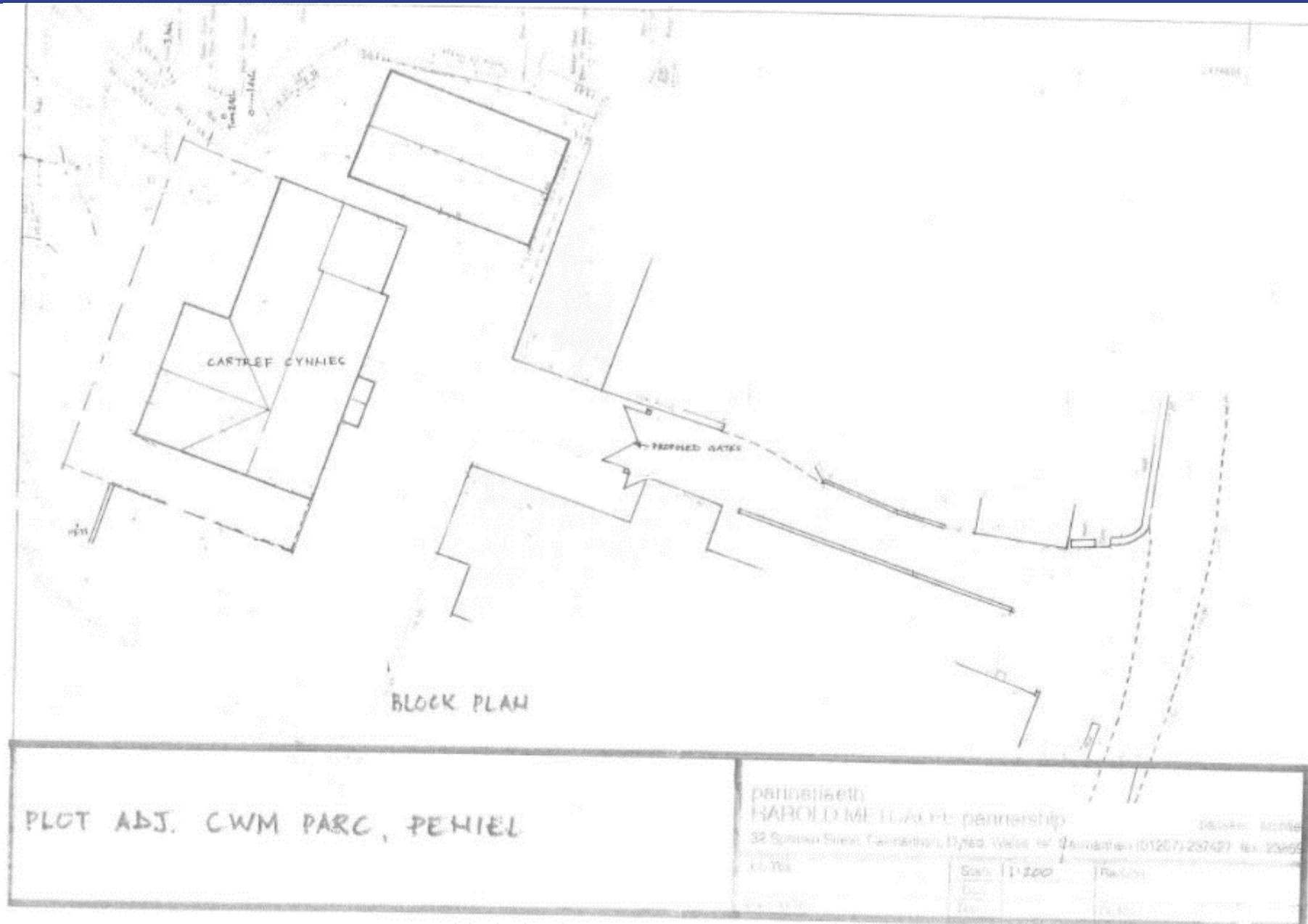
PL/03849

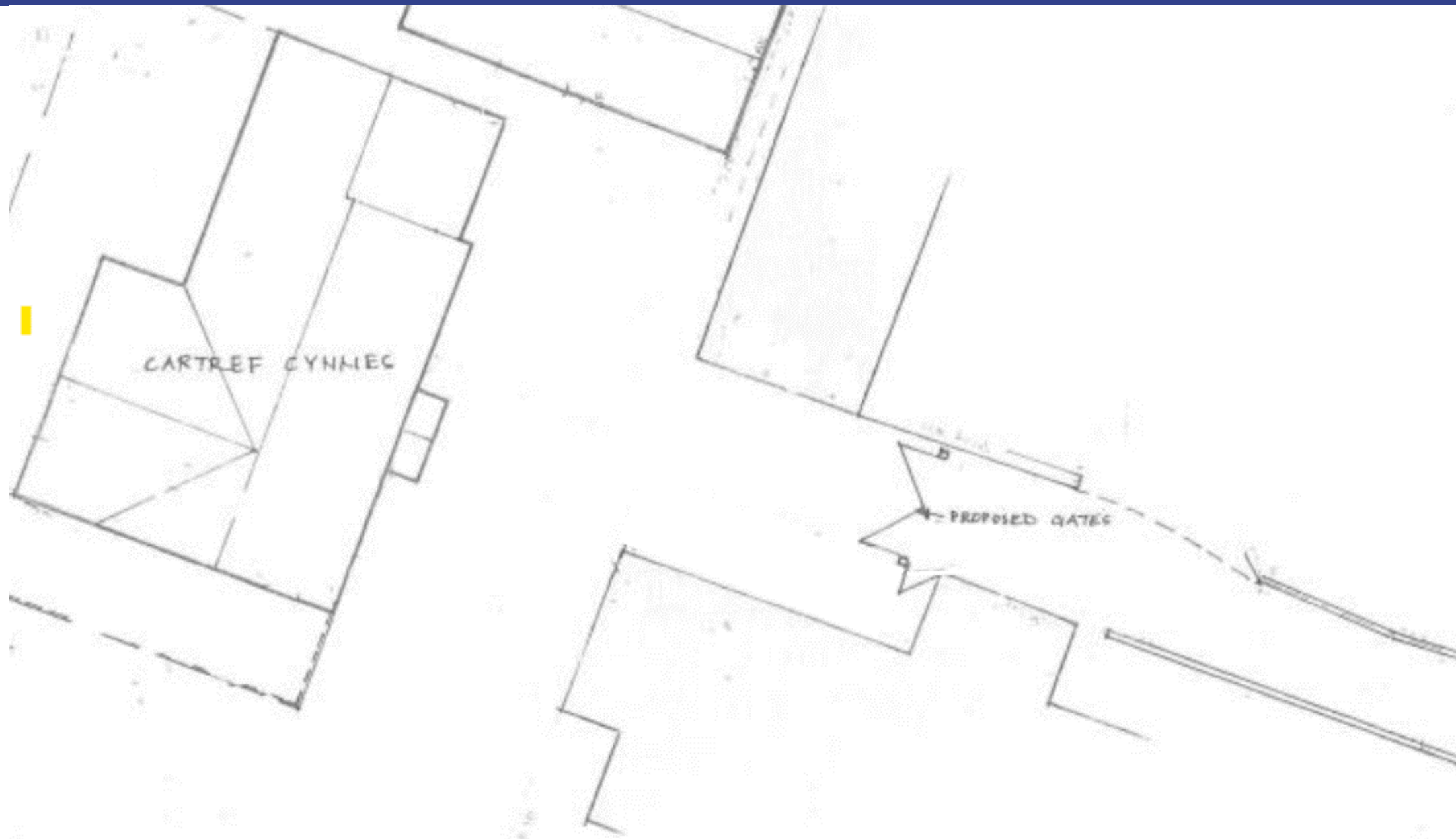


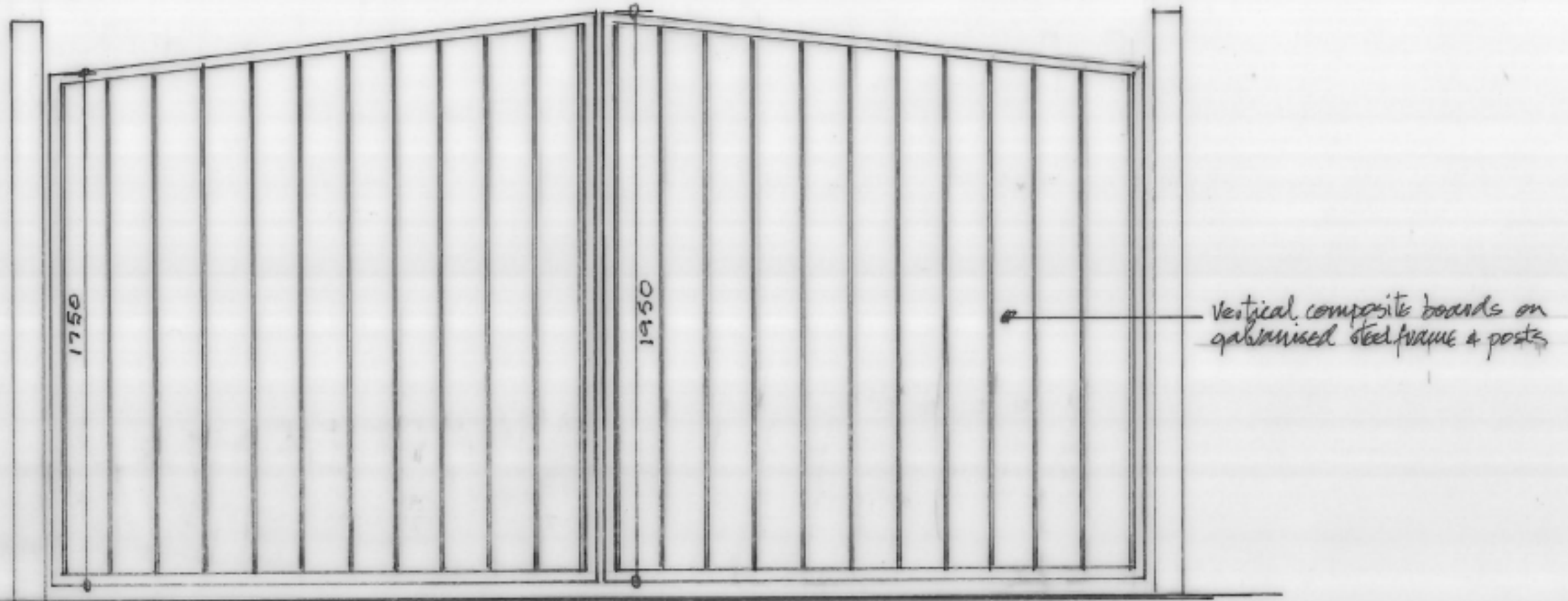
Tudalen 10



LOCATION PLAN 1:1250







Tudalen 14

ELEVATION OF GATES FROM ROAD

PL/03849



Tudalen 15



PL/03849



Tudalen 17



**Ceisiadau yr argymhellir
eu bod yn cael eu
gwrthod**

**Applications
recommended for
refusal**

PL/04739

Charlotte Ford

**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services**

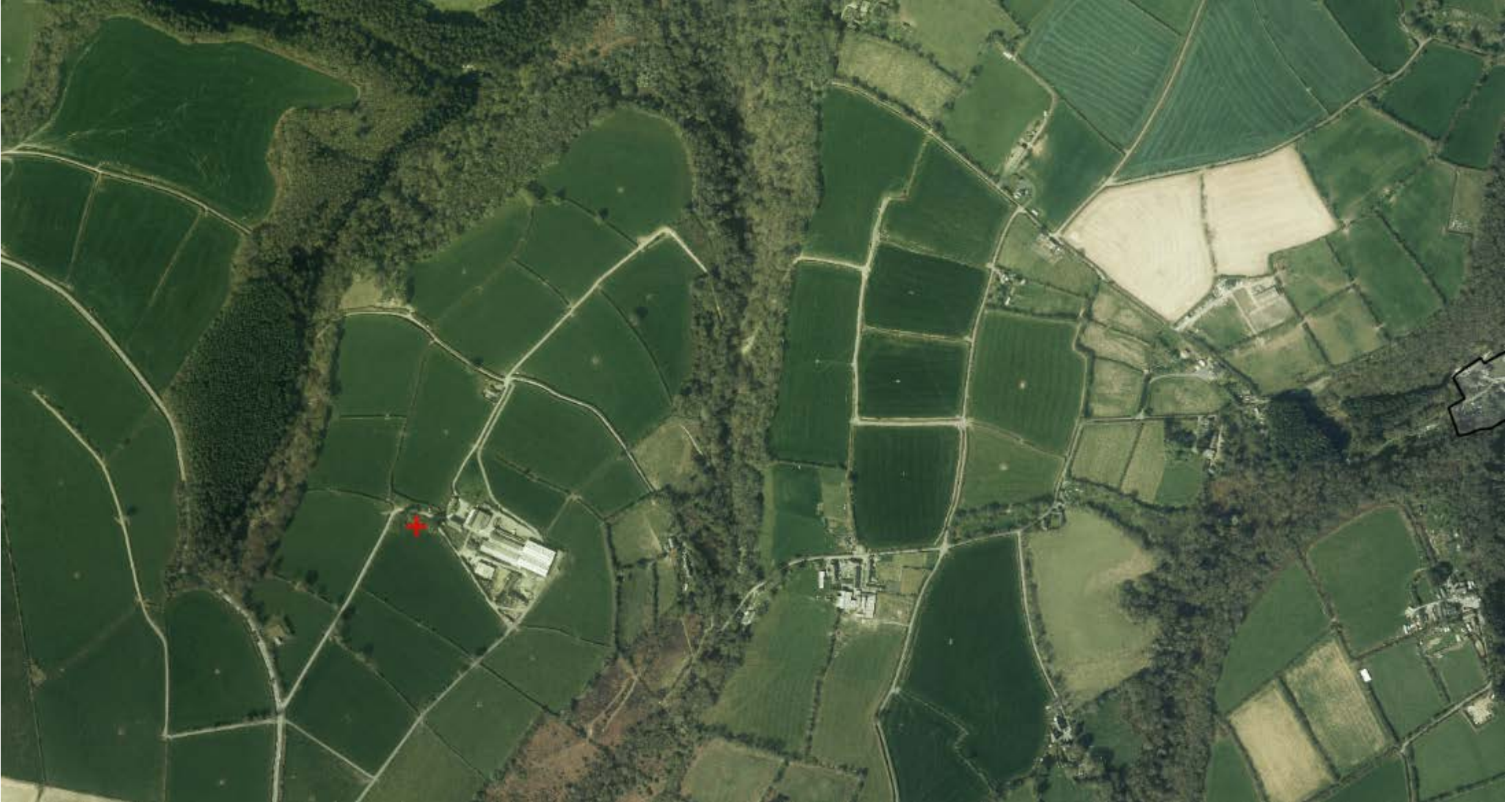
Adran Yr Amgylchedd - Environment Department

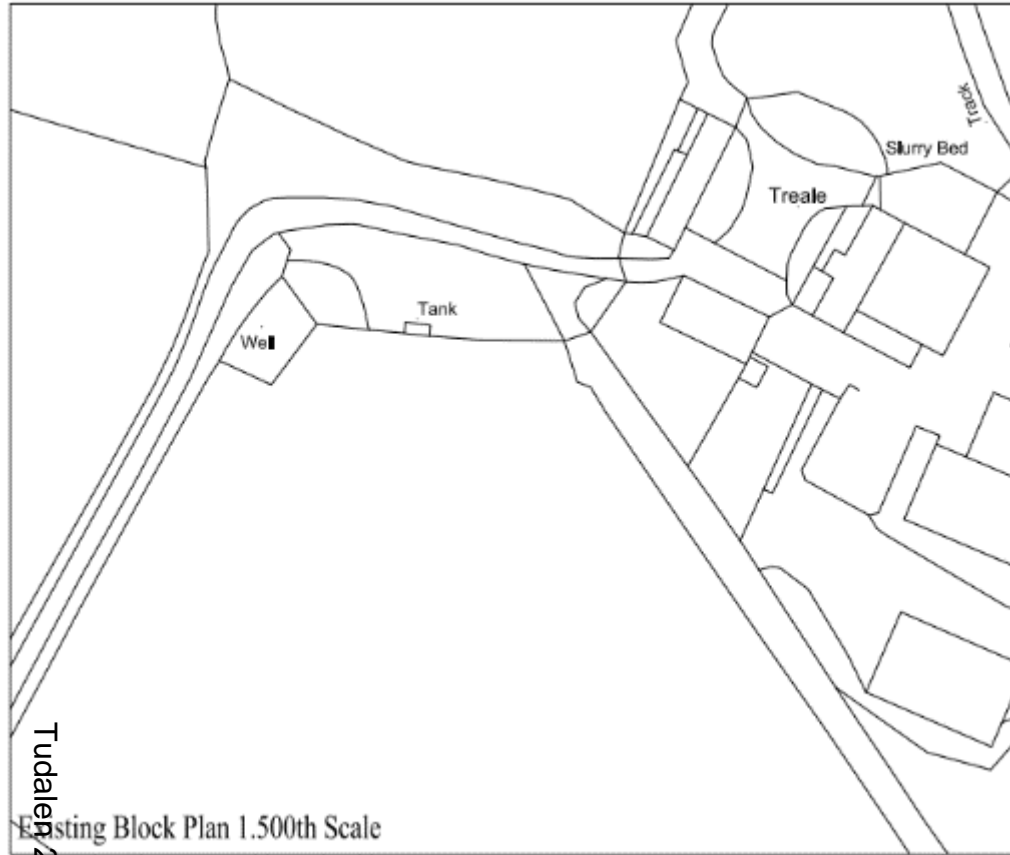
Tudalen 20

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Carmarthenshire
County Council





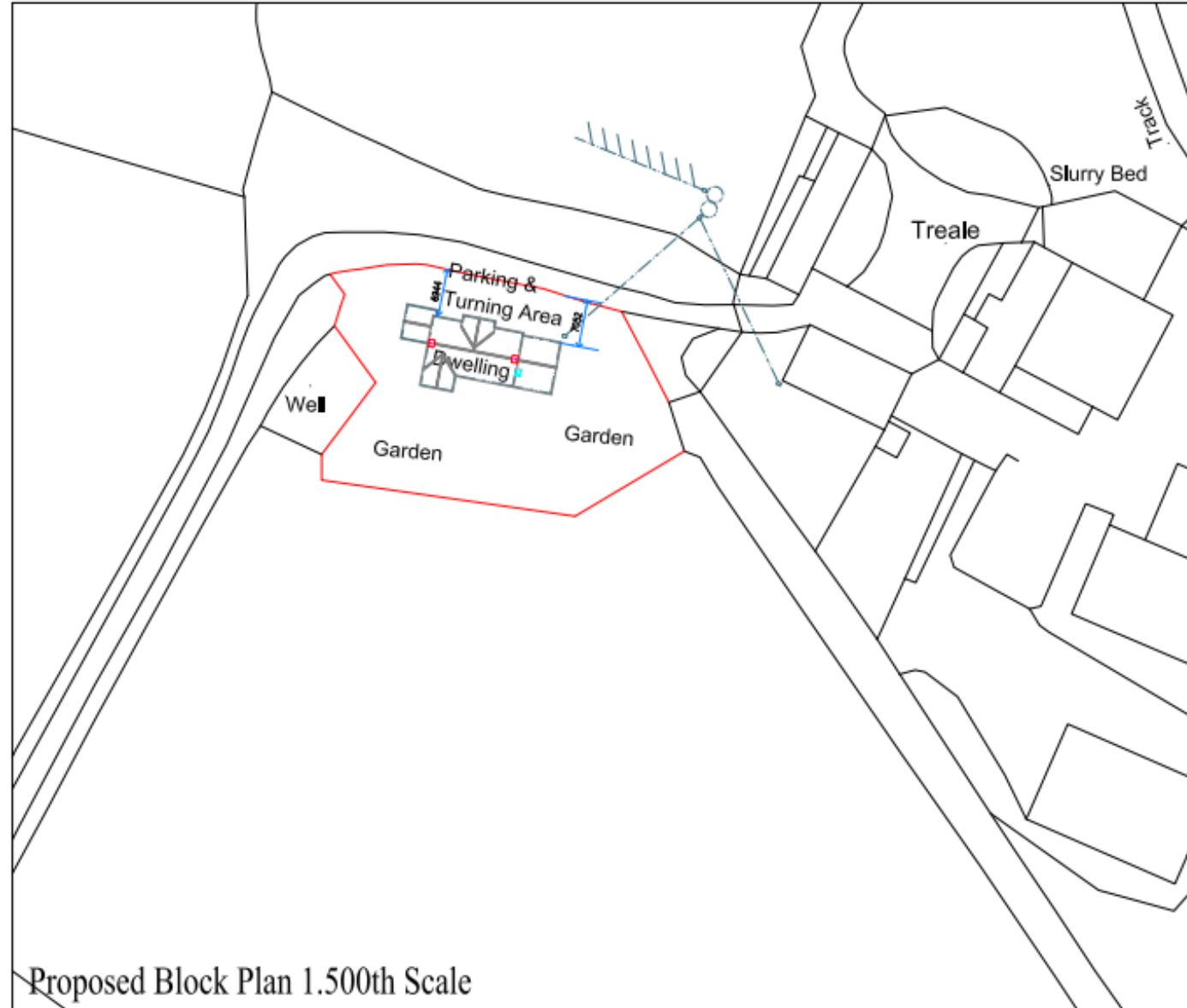




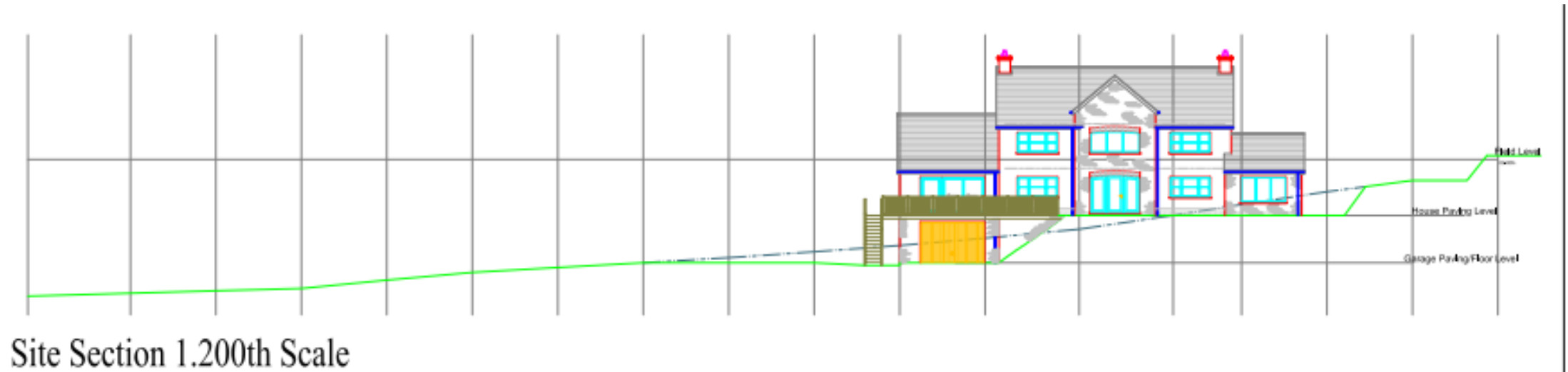
Tudalen
23



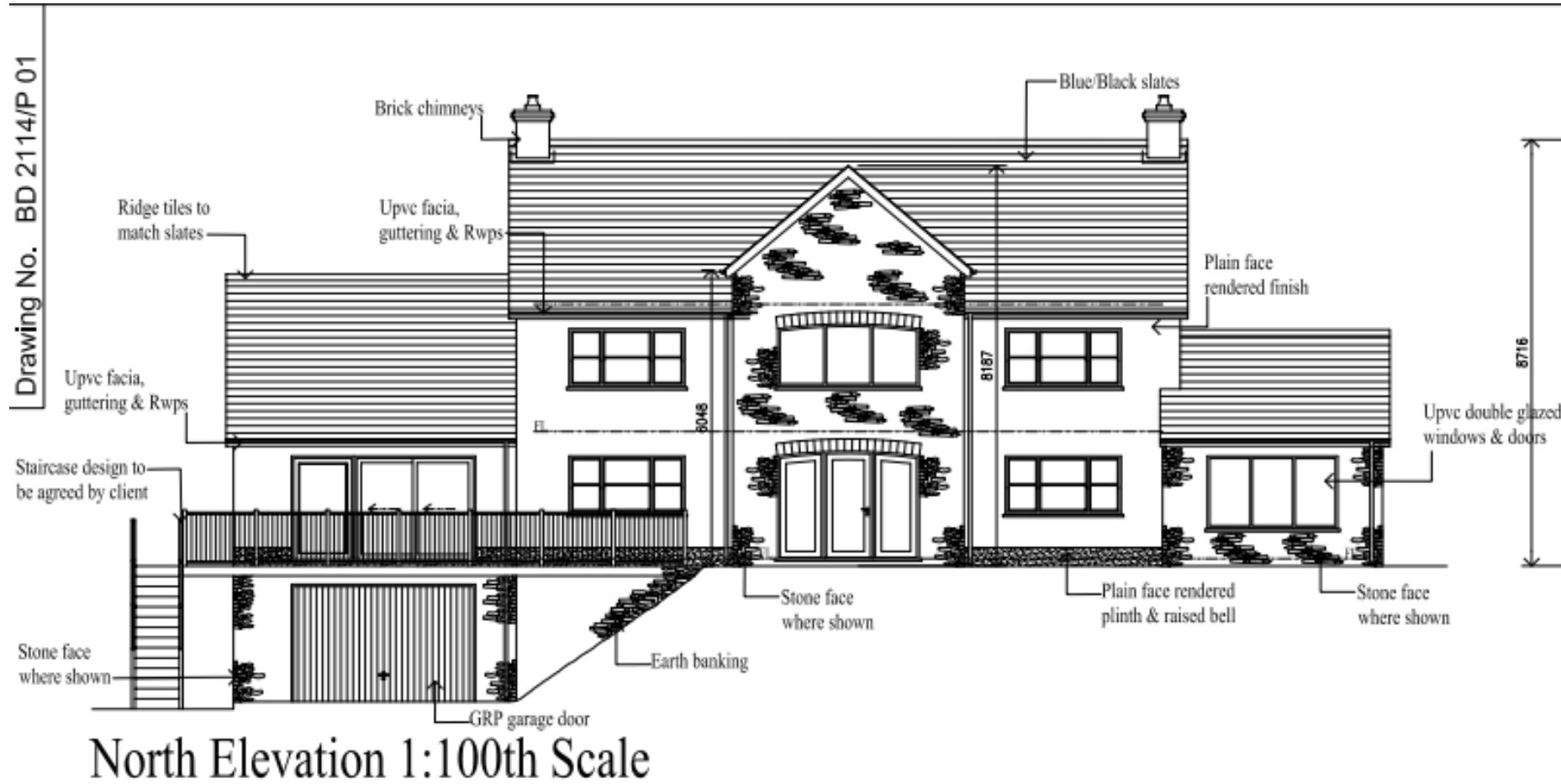
PL/04739– Proposed Block Plan



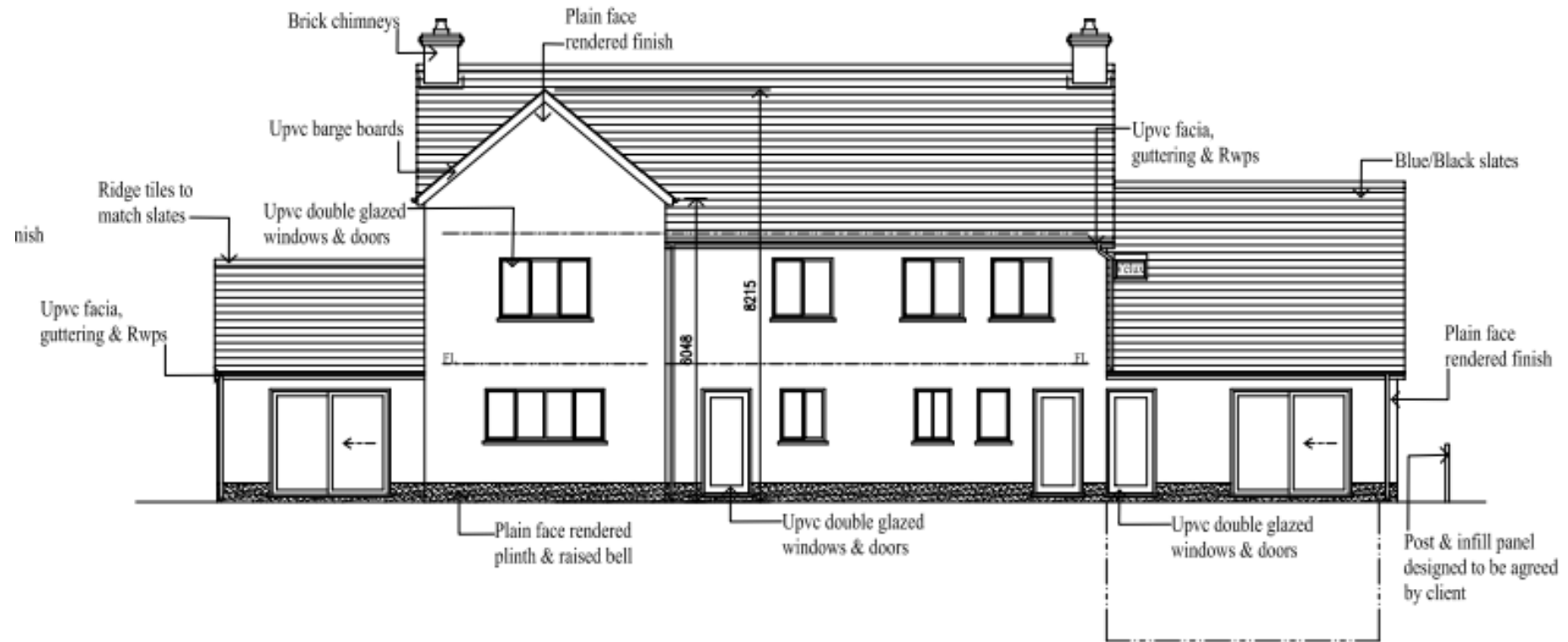
PL/04739– Site section Plan



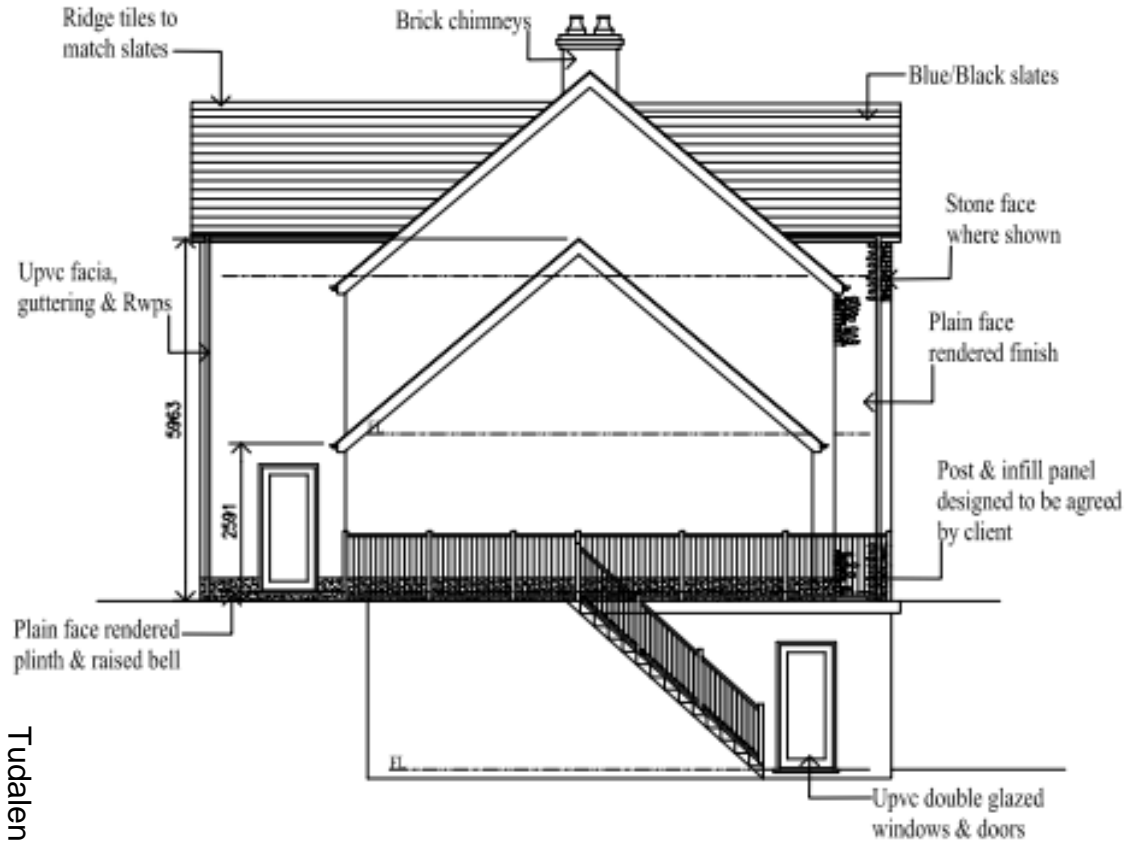
PL/04739 – Proposed Elevations



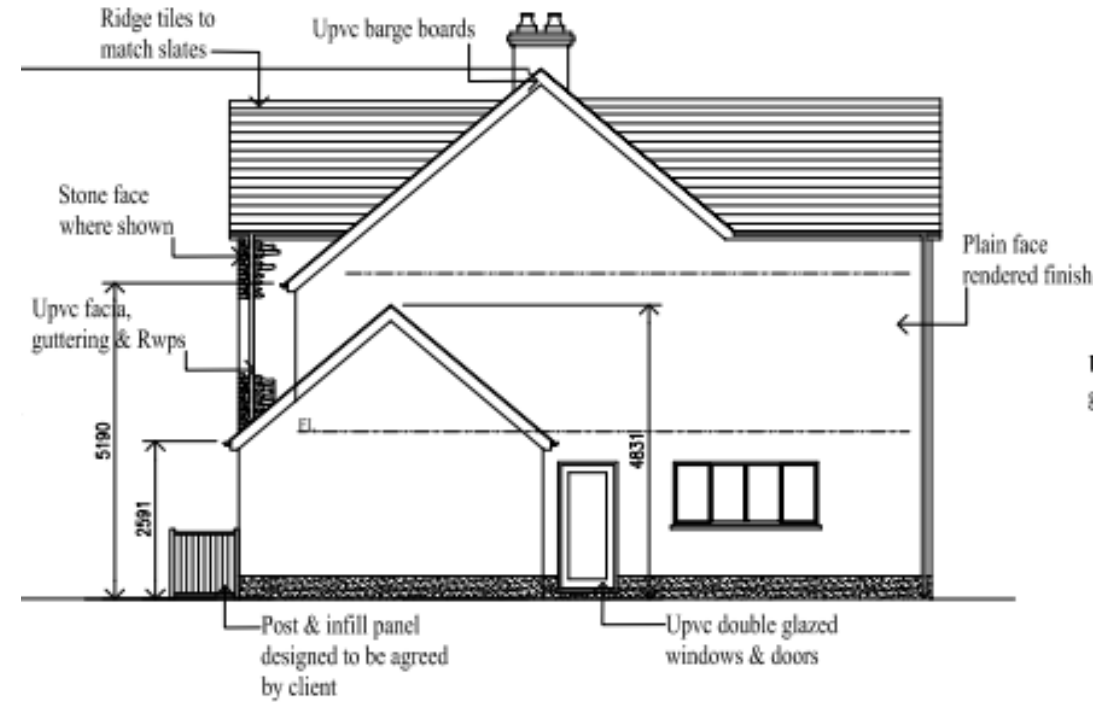
PL/04739 – Proposed Elevations



PL/04739 – Proposed Elevations

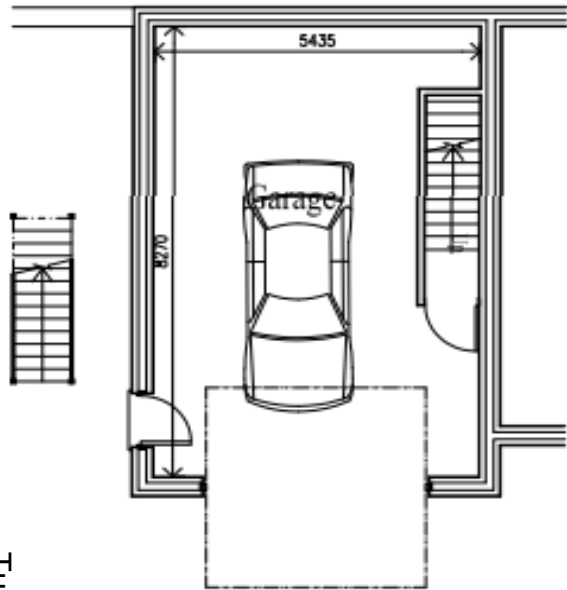


East Elevation 1:100th Scale



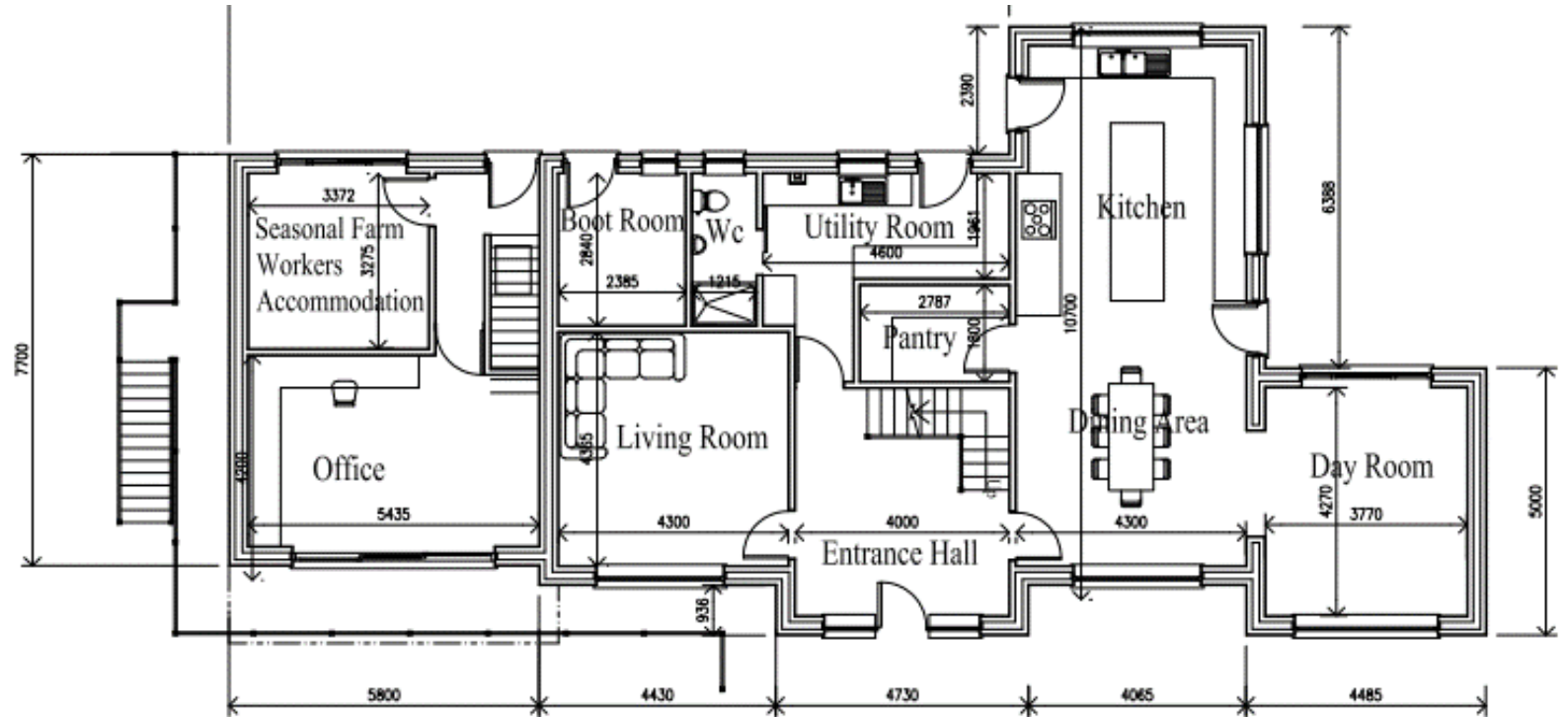
West Elevation 1:100th Scale

PL/04739 – Proposed Floor Plans



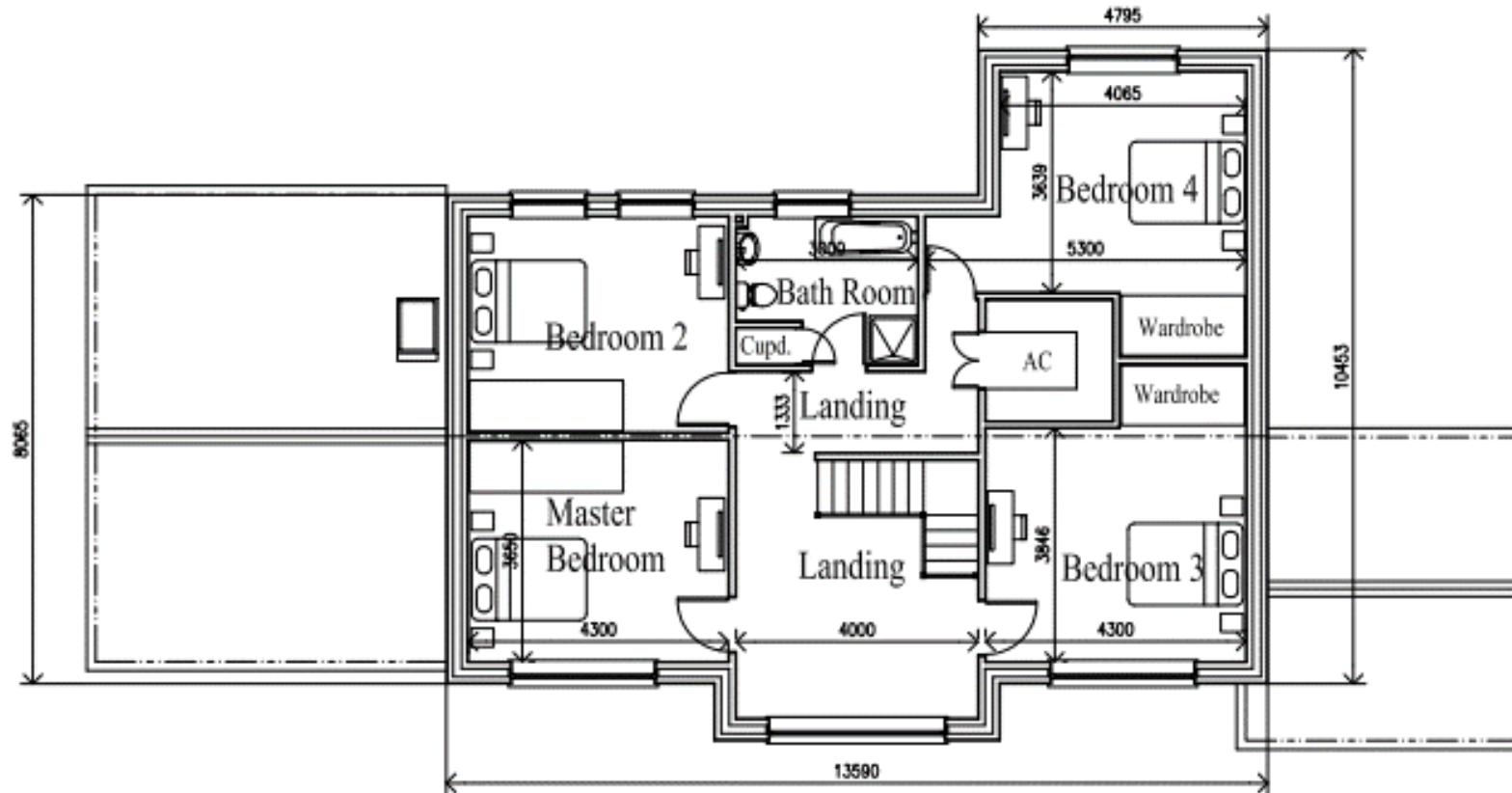
Tudalen 209

Garage Floor Plan 1:100th Scale



Ground Floor Plan 1:100th Scale

PL/04739 – Proposed Floor Plans



Tudalen 30

First Floor Plan 1:100th Scale

Bell

PL/04739–Site Photographs



Tudalen 31

PL/04739–Site Photographs



PL/04739–Site Photographs



Tudalen 33

PL/04739—Site Photographs



Tudalen 34

PL/04739–Site Photographs



Tudalen 35

PL/04739—Site Photographs



Tudalen 36

PL/04739–Site Photographs

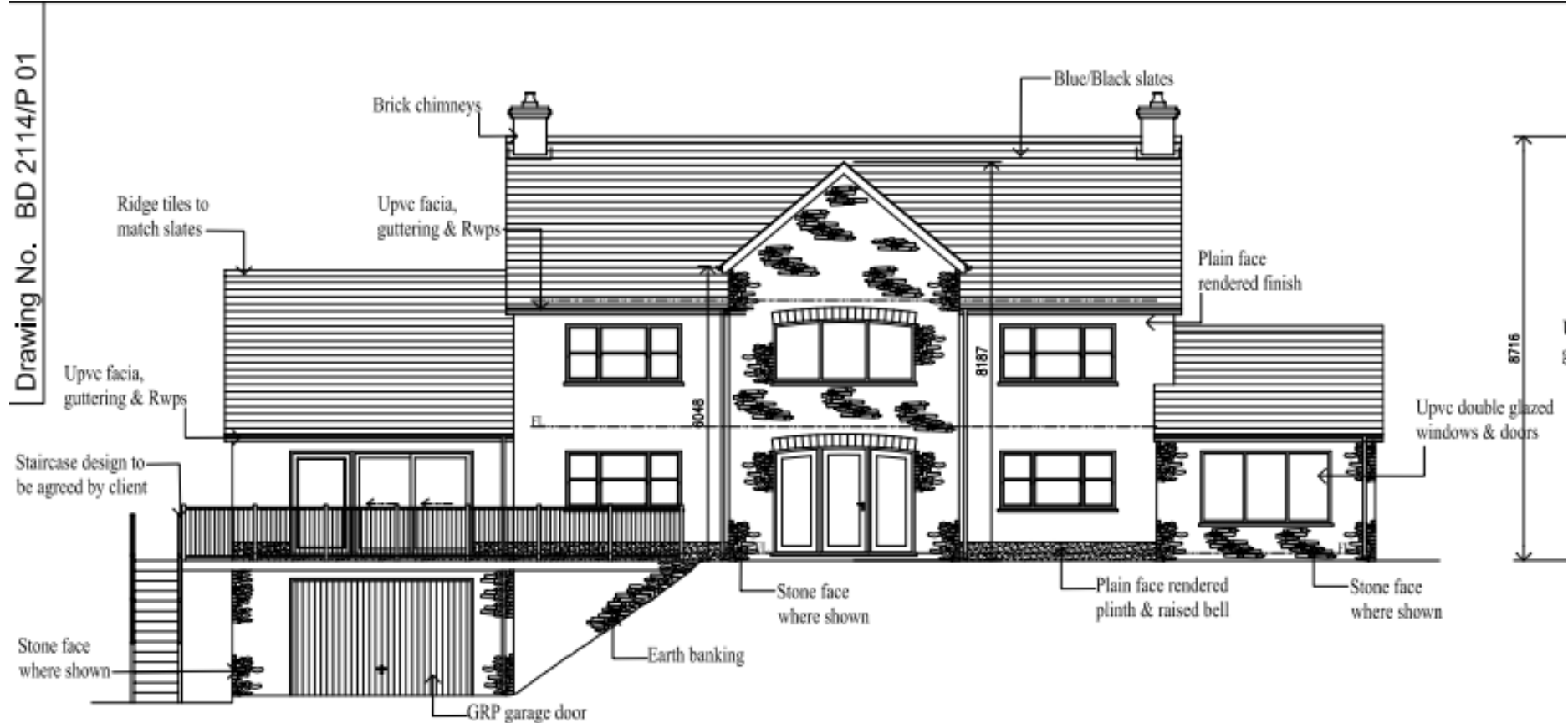


PL/04739–Site Photographs



PL/04739–Site Photographs





North Elevation 1:100th Scale

PL/05366

Charlotte Greves

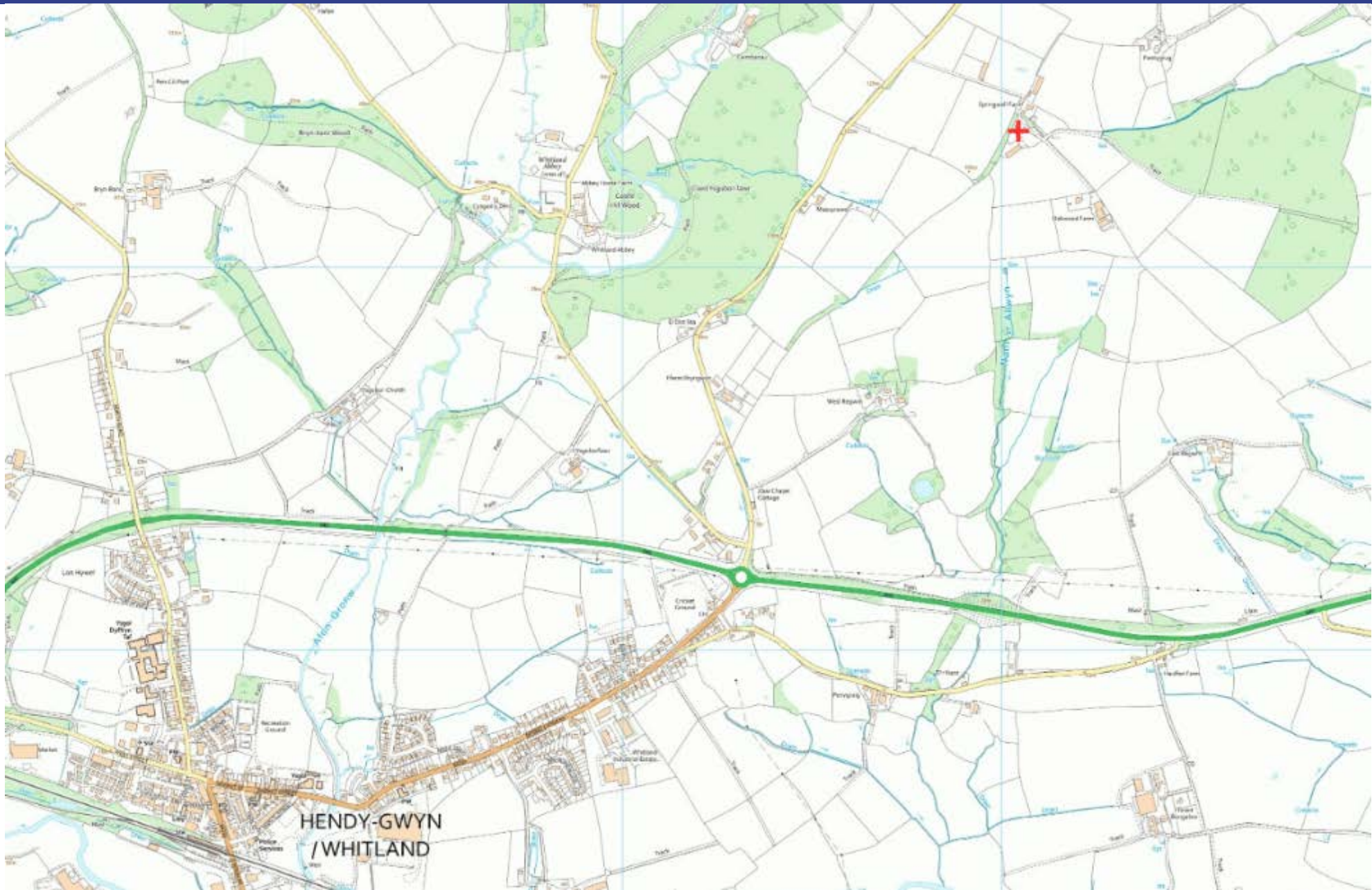
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

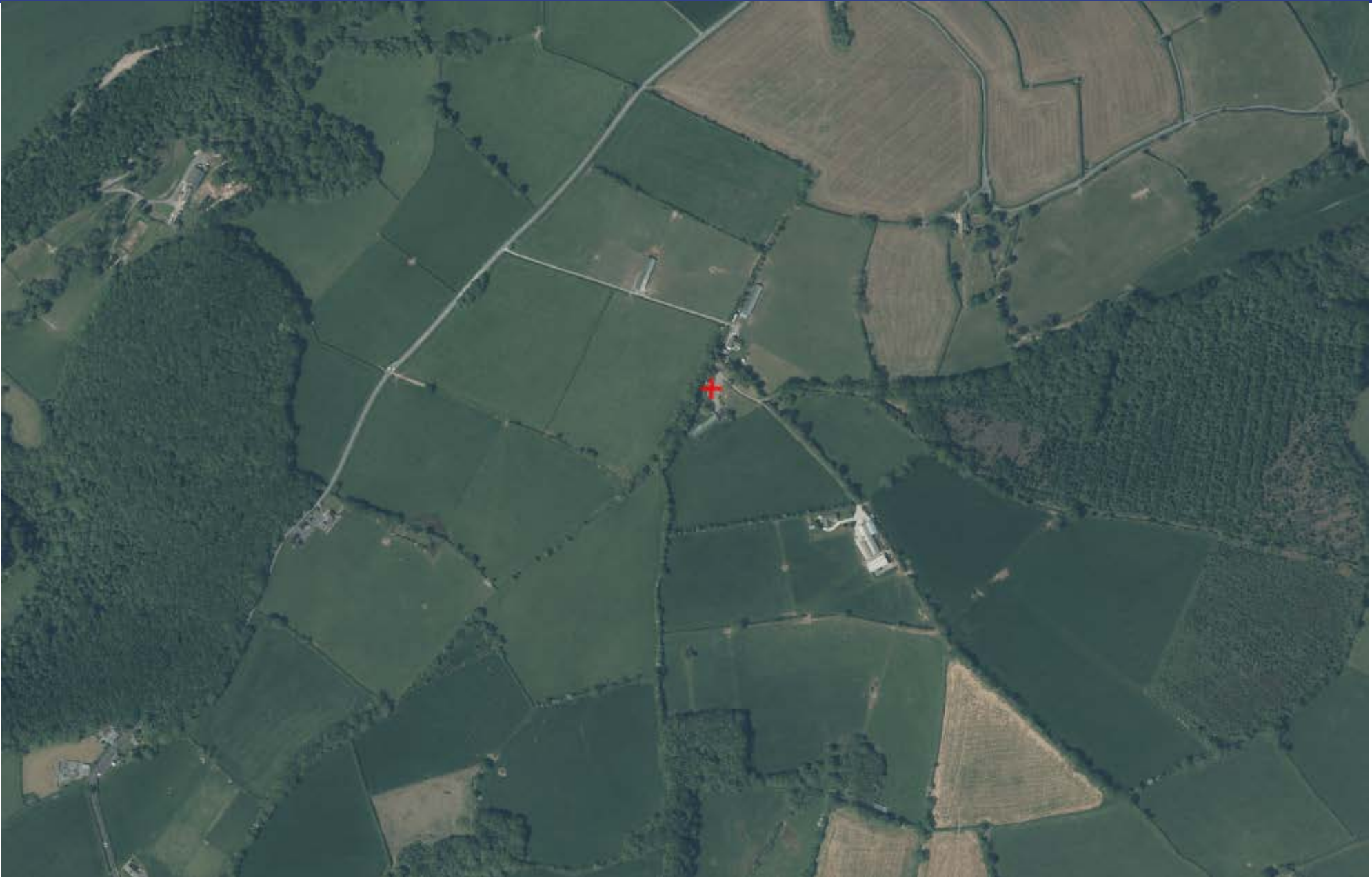
Tudalen 41

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Carmarthenshire
County Council

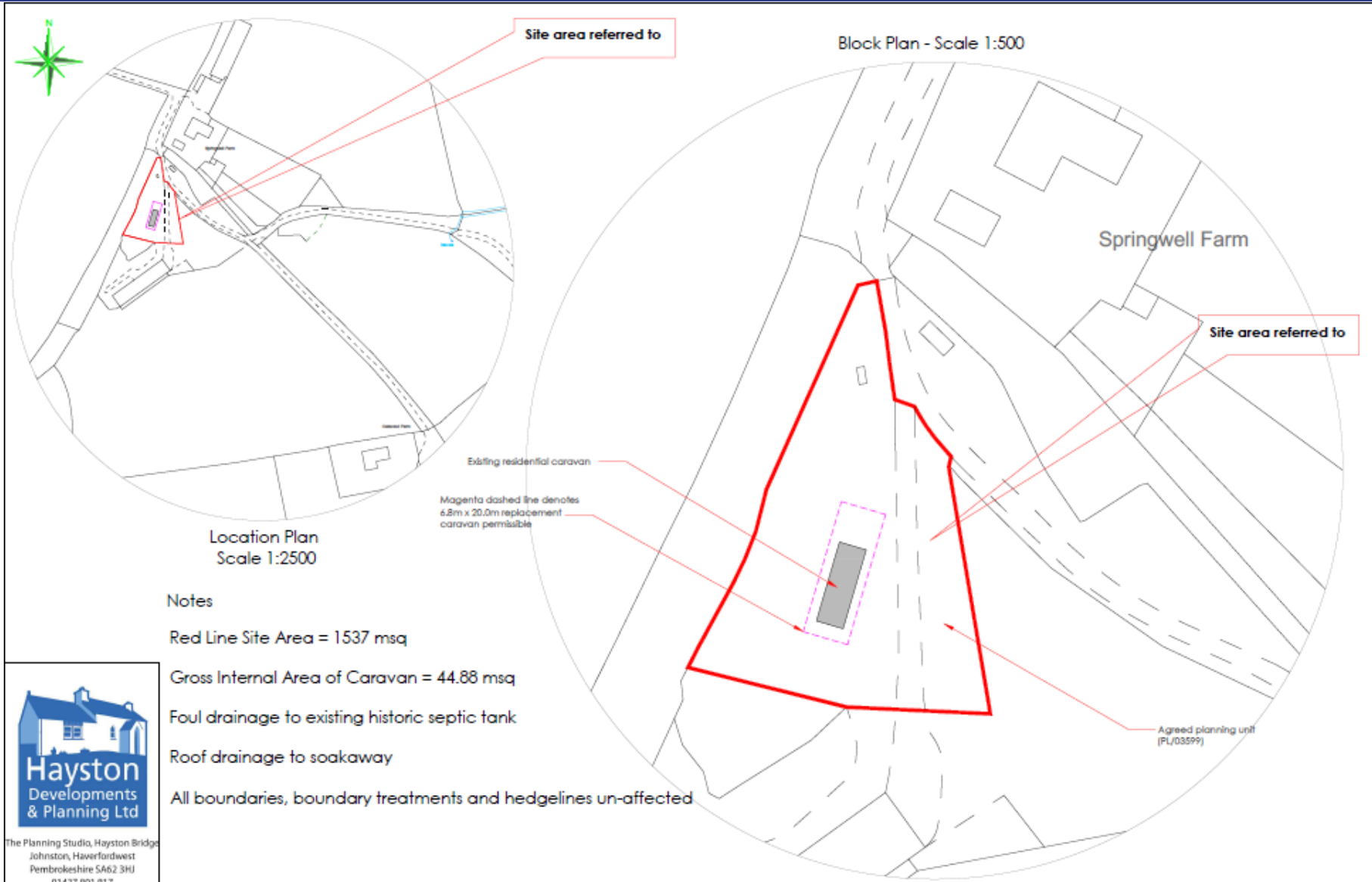




PL/05366



Tudalen 43



Location Plan
Scale 1:2500

Block Plan - Scale 1:500

Springwell Farm

Site area referred to

Existing residential caravan

Magenta dashed line denotes 6.8m x 20.0m replacement caravan permissible

Agreed planning unit (PL/03599)

Notes

Red Line Site Area = 1537 msq

Gross Internal Area of Caravan = 44.88 msq

Foul drainage to existing historic septic tank

Roof drainage to soakaway

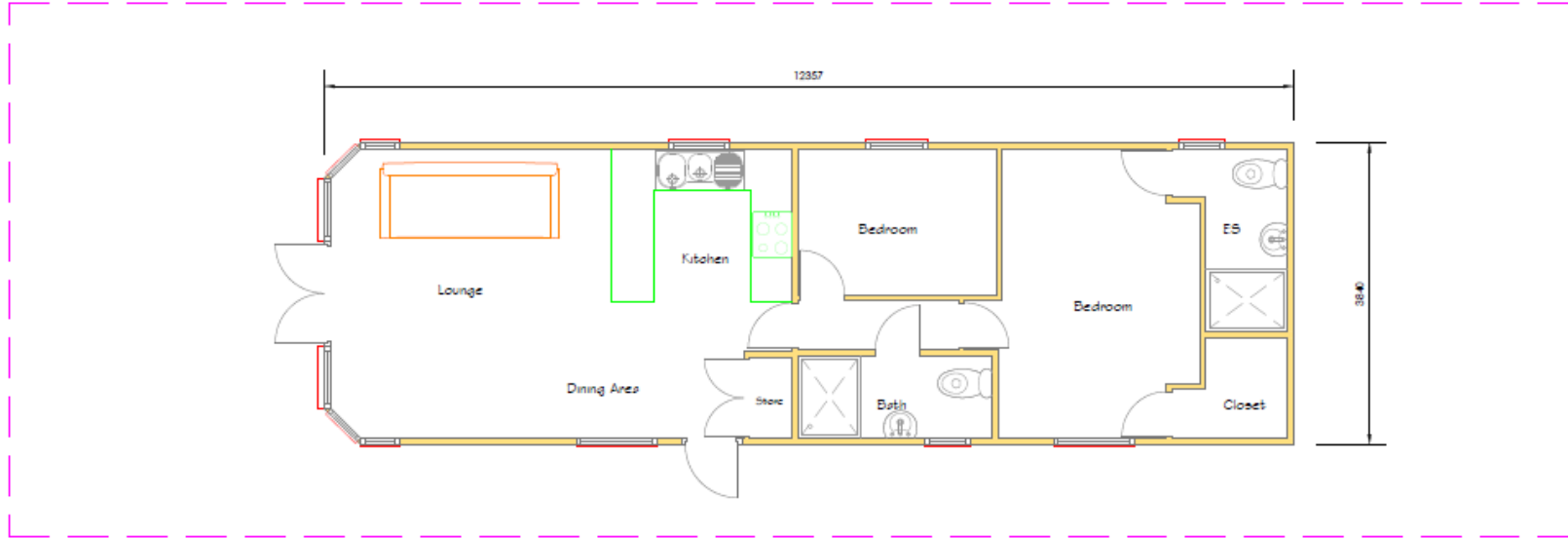
All boundaries, boundary treatments and hedgelines un-affected

Hayston
Developments
& Planning Ltd

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<p>Exchange of Certificate of Lawfulness of Residential Caravan (PL/03599) with Replacement Single Storey Dwelling The Caravan, Springwell, Llanboldy Whilland SA34 0EB</p>		<p>Designed by</p>	<p>Checked by</p>	<p>File name AVH_686</p>	<p>Date 26.05.2022</p>	<p>Scale A3 - As Shown</p>	<p>Client Mr & Mrs Robert Kendall</p>
<p>Drawing Title Location and Existing Site Plan</p>							<p>Dwg No. 01a</p>

Magenta dashed line denotes
20.00m x 6.80m fall back



Note

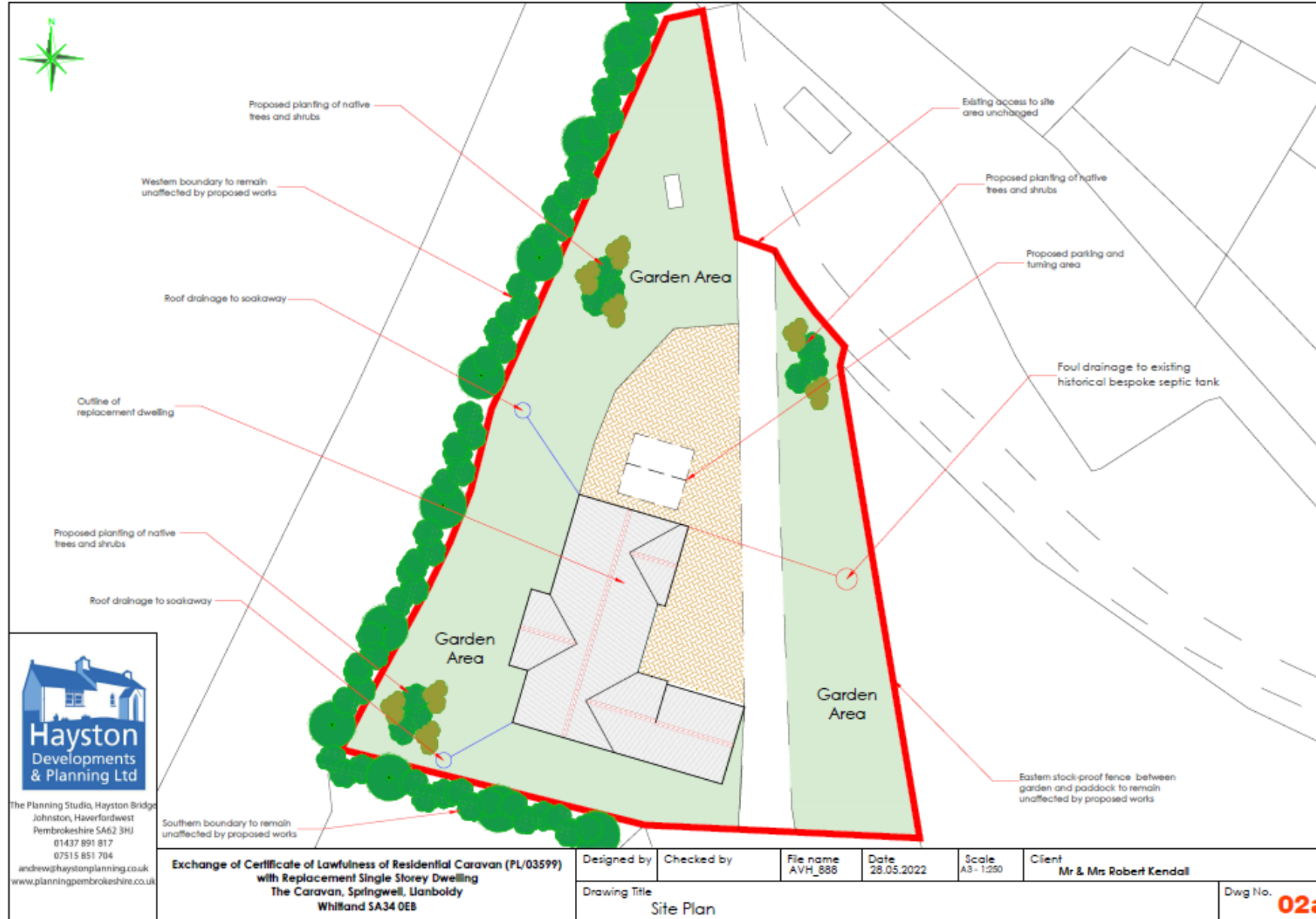
Under the 2007 Housing Act the definition of any caravan is up to 20metres length, 6.8metres width & 3.05metres to the internal ceiling



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**Exchange of Certificate of Lawfulness of Residential Caravan (PL/03599)
with Replacement Single Storey Dwelling
The Caravan, Springwell, Uanboldy
Whitehead SA 34 0FB**

Designed by	Checked by	File name AVH_886	Date 28.05.2022	Scale A3- 1:50	Client Mr & Mrs Robert Kendall
Drawing Title Floor Plan - Existing Caravan					Dwg No. 03



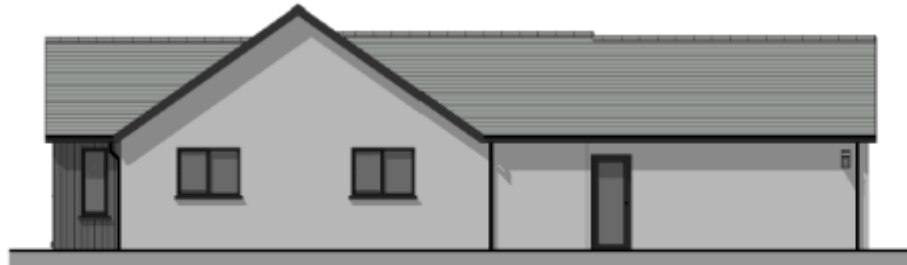
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**Exchange of Certificate of Lawfulness of Residential Caravan (PL/03599)
 with Replacement Single Storey Dwelling
 The Caravan, Springwell, Llanboidy
 Whilland SA34 0EB**

Designed by	Checked by	File name AVH_888	Date 28.05.2022	Scale A3 - 1:250	Client Mr & Mrs Robert Kendall
Drawing Title Site Plan					Dwg No. 02a



West



South

EXTERNAL FINISHES	
1. Roof Covering	Blue/black natural or composite slate
2. Walls	Sand cement render - painted Composite cladding boards - Dark Grey in Colour
3. Rain Water Goods	Black uPVC Half Round Guttering with Circular Downpipes
4. Windows	Dark Grey uPVC or Metal
5. Doors	Dark Grey uPVC or Metal



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No.	Description	Date

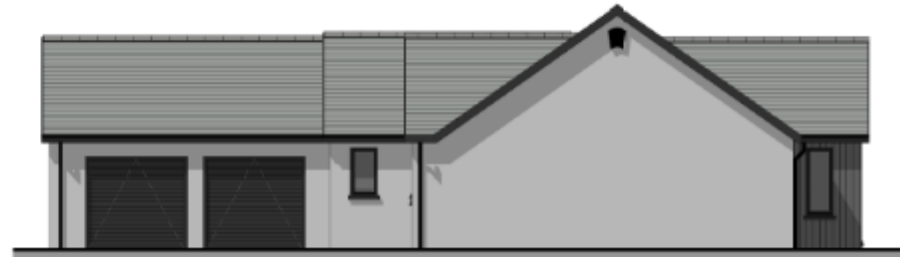
Exchange of Certificate of Lawfulness of Residential Caravan (PL/03599) with Single Storey Replacement Dwelling
The Caravan, Springwell, Llanboidy
Whitland SA34 0EB

Proposed Elevations

Project number	AVH_888	lla
Date	28.05.2022	
Client	Mr Robert Kendall	
Checked by		
Scale		1 : 100



East



North

EXTERNAL FINISHES	
1. Roof Covering	Blue/black natural or composite slate
2. Walls	Sand cement render - painted Composite cladding boards - Dark Grey in Colour
3. Rain Water Goods	Black uPVC Half Round Guttering with Circular Downpipes
4. Windows	Dark Grey uPVC or Metal
5. Doors	Dark Grey uPVC or Metal



Beumaris midl bat boxes



Blind box



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No.	Description	Date

Exchange of Certificate of Lawfulness of Residential
Caravan (PL/03599) with Single Storey
Replacement Dwelling
The Caravan, Springwell, Llanboidy
Whitland SA34 0EB

Proposed Elevations

Project number	AVH_888	10a
Date	28.05.2022	
Client	Mr Robert Kendall	
Checked by		
Scale	1 : 100	

28/05/2022 20:15:35



Tudalen 49



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No.	Description	Date

**Exchange of Certificate of Lawfulness of Residential Caravan (PL/03599) with Single Storey Replacement Dwelling
 The Caravan, Springwell, Llanboidy
 Whitland SA34 0EB**

Proposed Floor Plan

Project number	AVH_888
Date	28.06.2022
Client	Mr Robert Kendall
Checked by	-

09a	
Scale	1 : 100

28/06/2022 20:14:39















PL/05366



Tudalen 57











PL/05366



Tudalen 63

Diolch | Thank you

Tudalen 64

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Carmarthenshire
County Council

