

DYDD MAWRTH, 4 AWST 2020

AT: HOLL AELODAU'R PWYLLGOR CYNLLUNIO

**YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD
RHITHWIR O'R PWYLLGOR CYNLLUNIO A GYNHELIR AM 10.00 YB,
DYDD IAU, 13EG AWST, 2020 ER MWYN CYFLAWNI'R MATERION A
AMLINELLIR AR YR AGENDA SYDD YNGHLWM**

Wendy Walters

PRIF WEITHREDWR

Swyddog Democrataidd:	Emma Bryer
Ffôn (Ilinell uniongyrchol):	01267 224029
E-bost:	Democraticservices@sirgar.gov.uk

Wendy Walters Prif Weithredwr, *Chief Executive*,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

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 Aelod o Gyngor Tref Caerfyrddin
(Cadeirydd)
7. Y Cyngorydd Jean Lewis
8. Y Cyngorydd Dorian Phillips
9. Y Cyngorydd Gareth Thomas Aelod o Gyngor Cymuned Llanedi
10. Y Cyngorydd Eirwyn Williams

Y GRŴP LLAFUR – 4 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 Cwmaman
5. Y Cyngorydd Kevin Madge

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-Gadeirydd) Aelod o Gyngor Cymuned Bronwydd

Y GRŴP ANNIBYNNOL NEWYDD – 2 AELOD

1. Lle Gwag
2. Lle Gwag

CANIATEIR EILYDDION TAN Y 30AIN O EBRILL 2021

A G E N D A

- 1. YMDDIHEURIADAU AM ABSENOLDEB**
- 2. DATGAN BUDDIANNAU PERSONOL**
- 3. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO** 5 - 22
- 4. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO** 23 - 34
- 5. LLOFNODI YN GOFNOD CYWIR GOFNODION Y CYFARFOD A GYNHALIWYD AR**
 - 5 .1 16EG GORFFENAF, 2020** 35 - 36
 - 5 .2 28AIN GORFFENAF. 2020** 37 - 40

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 13 AWST 2020
ON 13 AUGUST 2020**

**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:	13 AUGUST 2020
REPORT OF:	HEAD OF PLANNING

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REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE / TUDALEN
S/40580	Variation of condition 2 on S/39644 (proposed front and rear extension with new dormer windows, lifting of existing ridge line by 350mm and roof pitch change) we would like to substitute the current approved plans to show the following changes: extend the rear first floor out to the line of the ground floor external wall, and one number new rooflight to the front bedroom at 43 Pen Llwyn Gwyn Road, Bryn, Llanelli, SA14 9UH	9 - 14
S/40617	Proposed garage extension and first floor bedroom extension at 6 Llys Pendderi, Llanelli, SA14 9PY	15 - 21

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	S/40580
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Application Type	Variation of Planning Condition(s)
Proposal & Location	VARIATION OF CONDITION 2 ON S/39644 (PROPOSED FRONT AND REAR EXTENSION WITH NEW DORMER WINDOWS, LIFTING OF EXISTING RIDGE LINE BY 350MM AND ROOF PITCH CHANGE) WE WOULD LIKE TO SUBSTITUTE THE CURRENT APPROVED PLANS TO SHOW THE FOLLOWING CHANGES:EXTEND THE REAR FIRST FLOOR OUT TO THE LINE OF THE GROUND FLOOR EXTERNAL WALL, AND ONE NUMBER NEW ROOFLIGHT TO THE FRONT BEDROOM AT 43 PEN LLWYN GWYN ROAD, BRYN, LLANELLI, SA14 9UH

Applicant(s)	Mr Robert Rees
Case Officer	Zoe James
Ward	Llangennech
Date registered	14 May 2020

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

Site

The site comprises the curtilage of a detached dwelling at no. 43 Penllwyngwyn Road in the Bryn. The dwelling is set centrally within the plot with car parking and driveway to the front of the dwelling and amenity garden area to the rear. The front door to the dwelling is on the side elevation to the west facing the lane off Penllwyngwyn Road. At the rear of the property was a single storey conservatory and lean-to extension, which has recently been demolished as part of the previous planning approval. The front of the property has a rough-cast render finish with smooth render on the rear elevation.

The site is bordered by Penllwyngwyn Road to the north, residential properties to the east and the access lane adjacent to the west with additional residential properties beyond. To the rear of the site lies a vacant plot which was recently granted permission at Planning Committee for a detached dwelling.

The site is not situated within any environmental or ecological designations and is entirely within the Coal Authority's Development Low Risk Area.

Proposal

The application proposes a variation to condition 2 of the approved planning permission reference. S/39644 for a front and rear extension at the property. Condition 2 of the permission lists the approved plans and the current application seeks to amend the approved plans to extend the rear first floor element of the extension and introduce a new rooflight.

As detailed below, application reference. S/39644 was approved at Planning Committee in January 2020. During the course of this application, the first-floor extension was initially proposed to be the full length of the ground floor although it was then set back around 1.4metres following discussion with the applicant in order to comply with LDP policy requirements regarding subordinacy to the host dwelling and residential amenity. The present application seeks to amend the approved plans and extend the first-floor element out in line with the ground floor by approximately 1.4 metres.

As confirmed during the previous application the proposals are required to provide additional space at the property for medical reasons, the applicant's son is autistic and has attention deficit hyperactivity disorder. Following the approval of the previous application, the applicant and family are temporarily living in a caravan to the front of the property whilst the extension and renovations are being carried out. During this time, it has become apparent that the constant traffic movement and noise from the main road has a significant detrimental impact on their son's health. As such, the front bedroom at the property is no longer a suitable option and he will need to occupy the rear bedroom. In order to accommodate the sensory equipment required within the room and due to the roof design of the property, the first-floor extension is required to be extended slightly. A plan has been submitted in support of the application detailing the sensory equipment proposed and the space requirements. The application has been submitted following the current distress experienced due to the road/traffic noise and in order to amend the previous planning permission granted to ensure the extension will meet the family's specific and individual requirements.

The amended plans also propose the introduction of a new rooflight for bedroom one on the side roofplane. The height of the rear first floor window has also been reduced slightly to allow the applicant's son views out to the proposed sensory garden.

Planning Site History

The following planning application is of relevance:

S/39644 PROPOSED FRONT AND REAR EXTENSION WITH NEW DORMER WINDOWS, LIFTING OF EXISTING RIDGE LINE BY 350MM AND ROOF PITCH CHANGE – Approved at Planning Committee 14/01/20

Planning Policy

In the context of the Authority's current Local Development Plan (LDP) the site is located within the Development Limits of Llanelli. Reference is drawn to the following policies of the Plan:-

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

GP1 Sustainability and High Quality Design
GP6 Extensions

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways - No observations received to date.

Llanelli Rural Council - No observations received to date.

Local Member(s) - Councillors Gwyneth Thomas and Gary Jones have not commented to date.

Dwr Cymru/Welsh Water - No observations received to date.

Planning Ecology – no objections, a bat advisory has been issued.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of neighbouring letters.

Two representations were received, both objecting, the material planning matters raised are summarised as follows:

- Council does not listen to others in the area.
- Work has already commenced on site which reflects the changes and should not be allowed in the interest of fairness.
- Planning department has not listened or considered requests to visit site.
- Times for construction should be enforced.

All representations can be viewed in full on our [website](#).

Appraisal

The principal of a front and rear extension including increasing the ridge height at the property has already been accepted and work has commenced on site. The current application seeks permission to extend the rear first floor element of the extension out in line with the ground floor by approximately 1.4metres and introduce a new rooflight.

The main considerations comprise the impact on the character and appearance of the host dwelling, the impact on residential amenity and the material factors in this case comprising the applicant's son's medical conditions and subsequent requirements for the property.

Firstly, turning to the impact on the character and appearance of the host dwelling. The proposal is to increase the rear first floor extension to be in line with the ground floor extension. Whilst this will reduce the appearance of subordinacy from the present approval, it will not have a detrimental impact on the external appearance of the dwelling and moreover will not be visible from the front street scene.

In terms of the impact on amenity of neighbour properties, the application is supported by a plan showing the sun path. The plan shows that the resultant change/shadowing on the neighbouring property is negligible. The additional extension at first floor is also not considered to result in an adverse impact by way of overbearance to warrant refusing the proposal when considering the material factors relevant to this proposal. It is worth highlighting no objection has been confirmed to be received from no. 45 neighbouring the property to the east and the applicant has advised they have discussed the proposal with them.

The material factors presented in this application comprise the requirement for the applicant's disabled son to occupy the rear first floor bedroom due to the distress caused by the traffic noise. As demonstrated by the submitted plan, in order for the rear bedroom to be suitable in size to accommodate the necessary equipment the proposed extension is required. As a result, the material factors in this case are considered to outweigh any negligible impact on neighbouring amenity as a result of the proposal. Furthermore, the neighbouring property do not oppose the amendment given no written objection has been received.

The provision of an additional roof light to the east roof plan will be above eye level and therefore will not result in loss of privacy to the detriment of neighbouring properties.

The proposal does not impact upon the highway network and there are no ecological/environmental considerations, a bat advisory has been issued to the applicant.

The application site has been visited as part of the consideration of the property in line with the current guidance regarding social distancing. No requests have been received in relation to neighbouring properties as part of this application. There are also no conditions imposed on the permission regarding construction hours, hours of construction are governed under other legislation (The Control of Pollution Act 1974 and Environmental Protection Act 1990) as such it is not considered necessary to restrict this further via planning conditions. Work has commenced on site including demolition of the existing rear single storey extensions, as permitted under permission S/39644.

Following the above assessment and the relevant material considerations in this case, the proposal is considered to be acceptable.

Planning Obligations

None

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The

decision takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

Conclusion

After careful consideration of the scheme as submitted, along with third party comments received and the material factors of pertinence to this case, it is concluded on balance that the proposed alterations are acceptable. Whilst the increase in the size of the first floor rear extension will not present a subordinate relationship to the host dwelling, this will not be visible from the street scene and this coupled with any negligible impact on the amenity of neighbouring occupiers is considered to be outweighed by the benefits provided to the applicant's family through the proposal.

Furthermore, no objections have been received from statutory consultees and the application is put forward with a favourable recommendation subject to the below conditions.

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 details shown on the following plans and documents:-
 - Site Location Plan scale 1:1250 received 23 July 2020;
 - Existing Floor Plans and Elevations drawing no. A100-001 received 23 July 2020;
 - Proposed Floor Plans and Elevations drawing no. A100-002-2 received 6 May 2020;
 - Proposed Block Plan drawing no. A100-003-3 received 6 May 2020;
 - Proposed Sun Paths drawing no. A100-004 received 6 May 2020;
 - Sensory Equipment Plan drawing no. A100-11 received 13 July 2020.
- 3 Notwithstanding the details specified on the Proposed Floor Plans and Elevations, details/samples of the proposed materials shall be submitted to and approved in writing by the Local Planning Authority within three months from the date of this permission. The development shall be carried out in accordance with the approved details thereafter.
- 4 Before the development hereby permitted is first brought into use the bathroom/shower room window and the reading room window at first floor level (as shown on Proposed Floor Plans and Elevations drawing no. A100-002-2) shall be fitted with obscure glazing and shall be permanently retained in that condition thereafter.
- 5 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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 and to confirm the extent of the permission.
- 3 In the interests of visual amenity.
- 4 In the interest of privacy.
- 5 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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 responses received from consultees and third parties can be found on the Authority's website (www.carmarthenshire.gov.uk). They may also relate to other permissions or consents required or include further advice and guidance.
 - Please see the relevant responses on this application and the original permission. S/39644 from the Planning Ecologist and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.

Application No	S/40617
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Application Type	Householder
Proposal & Location	PROPOSED GARAGE EXTENSION AND FIRST FLOOR BEDROOM EXTENSION AT 6 LLYS PENDDERI, LLANELLI, SA14 9PY

Applicant(s)	MR MATHIAS
Agent	MR MAIELLO
Case Officer	Zoe James
Ward	Bynea
Date registered	20 May 2020

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Cllr Deryk Cundy and following the receipt of more than one objection from third parties.

Site

The site comprises the curtilage of a detached dwelling at no. 6 Llys Penderri in Bynea. The dwelling is set centrally within the plot with car parking and driveway to the front of the dwelling and amenity garden area to the rear. The front elevation includes the main entrance and existing integral garage located to the eastern side. At the rear of the property is a single storey conservatory. The property has a red brick finish with dark grey roof tiles.

The site is bordered by the estate road of Llys Penderri to the north, residential properties to the east and west and the recently developed residential development of Parc Brynderi to the south.

The site is not situated within any environmental or ecological designations, and is entirely within the Coal Authority's Development Low Risk Area.

Proposal

The application seeks full planning permission for a garage extension and first floor extension at the property. The existing integral garage is proposed to be converted into living accommodation through the internal reorganisation of the downstairs and creation of a larger open plan kitchen/dining room and separate utility room. At first floor, the proposal involves

the creation of a new larger bedroom 1 complete with en suite and dressing area. A Juliette balcony is proposed from bedroom 1 on the rear elevation. The first-floor extension covers the existing ground floor, measuring approximately 7.8m in length and 3.7m wide. To the west, a new single storey garage extension is proposed. The garage extends some 3m wide with a depth of 4.5m. The existing garage door is proposed for the front elevation of the new garage with a new access door proposed for the rear elevation. The garage will be set back from the front elevation of the dwelling. The applicant has advised that the garage is to be used for storage purposes with sufficient space for parking on the front driveway.

To accommodate the first-floor extension a front gable is proposed with a pitched roof for the single storey garage extension. The proposed extension is to be red brick finish with dark roof tiles to match the existing dwelling.

Planning Site History

The site has the following planning history:-

D5/13237	Dwelling house and garage Approved	01 October 1990
D5/12972	Access road to serve proposed residential development Outline planning permission	25 July 1990
D5/12229	Residential development – 11 dwellings Refused	13 November 1989
D5/166	Private housing Refused	21 October 1974

Planning Policy

In the context of the Authority's current Local Development Plan (LDP) the site is located within the Development Limits of Llanelli. Reference is drawn to the following policies of the Plan:-

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

GP1 Sustainability and High Quality Design
GP6 Extensions
EQ7 Biodiversity

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways - No observations received to date.

Llanelli Rural Council - No objections.

Local Member(s) - Councillor Deryk Cundy has requested that the application is brought to Planning Committee and that a site visit is undertaken.

Sustainable Drainage Approval Body – No comments to provide on the proposal.

Dwr Cymru/Welsh Water – Standard comments, no objections.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of neighbouring letters.

Two representations were received, both objecting, the matters raised are summarised as follows:-

- The proposed garage is too close to boundary wall and will compromise the wall foundations.
- The gap between boundary wall and the proposed garage is too small and will be unable to access the wall for maintenance.
- Building the garage will require workers to be sited on wall or position scaffolding in border which contains mature shrubs.
- Property is below level of number 6 and garage will appear overpowering and reduce amount of light received.
- Juliette balcony and large glazed area on back wall will have a clear view over neighbouring back garden, diminishing enjoyment of home.
- No view for the applicant as they have 240 new houses beyond.
- Property has a room above the garage but instead has a dormer window which is less obtrusive.
- Garage conversion proposes a side entrance and full-length side window facing property. If wooden fence was removed full views would be afforded to property.
- Garage conversion and first floor extension results in raising roof line and extending forward. As the sun moves from east to west a significant period of evening sunshine would be lost from garden which would curtail enjoyment of outdoor time having an adverse effect on wellbeing.
- The increased wall/roof height would decrease the amount of light received to side of property.

- Concerns regarding the impact on the gas flue and impact on air quality as a result of the first-floor extension.
- The addition of a side entrance will have detrimental impact on the appearance of the area as all properties have traditional front and back doors.

All representations can be viewed in full on our [website](#).

Appraisal

In terms of the principle of development, the proposal involves an extension and conversion at an existing residential dwelling within development limits and within an established residential area. Local Development Plan (LDP) Policy GP6 is of relevance. The policy supports residential extensions where they are compatible to the size and character of the existing development. The proposal involves a full first floor extension above the existing garage, measuring approximately 7.8m in length and 3.7m wide. The first-floor extension involves raising the existing roof in line with the first-floor element of the dwelling and the provision of a front gable. A new triple pane window is proposed on the front gable at ground and first floor levels to match the existing style windows at the dwelling. In terms of the impact on the host dwelling and character and appearance of the area, the proposed extension is considered to be acceptable as there are other properties with similar front gables facing the estate road. The extension is also not considered to be overdevelopment for the host dwelling and curtilage of the site.

Turning to concerns raised regarding privacy, to the rear a new Juliette balcony is proposed with two windows at first floor level. At ground floor, the existing garage is proposed to be converted creating a large open plan kitchen and dining room to the rear and utility to the front. Large bi-folding doors are proposed on the rear elevation with a new access door and full-length vertical window proposed to the side elevation at ground floor level to serve the new utility room. Concerns are raised from the neighbouring property in relation to loss of privacy by way of the new first floor rear window and Juliette balcony and also the new ground floor side elevation door and window. The existing dwelling presently has three large windows on the rear elevation which look out onto the rear garden. The Juliette balcony, whilst being slightly closer to the neighbouring property will still face the garden of the application site and with views oriented to the garden. In terms of the side access door and new window proposed, as noted by the neighbour the property benefits from an existing close boarded timber fence along the eastern boundary. A condition is proposed to require this or an alternate boundary treatment to be retained at the property. To the east no new windows are proposed. As such, it is not considered that the proposal will have a detrimental impact on the privacy of neighbouring occupiers.

Concerns are also raised by both objectors in relation to overbearance and loss of light. To the east the first-floor extension is above the existing dwelling. Given the position of the dwelling and the increase in height of approximately 2.2 metres to provide the first floor, there is not considered to be an adverse impact on the neighbouring property by way of overbearance or loss of light. To the west, a new single storey garage extension is proposed measuring approximately 3 metres wide and 4.5metres deep, with pitched roof of 3.9 metres. The garage is proposed to be set back from the front elevation and in line with the rear elevation of the existing dwelling. Whilst the garage is located close to the application site boundary, it is single storey only and does not extend beyond the existing rear elevation of the dwelling. Given the positioning and size, the residential amenity of the neighbouring occupier is not considered to be adversely affected.

As acknowledged the proposed garage is situated close to the boundary wall, nevertheless it is within the application site and is not considered to warrant concerns to refuse the proposal. In terms of the stability of the boundary wall, the extension would require the necessary building regulations.

The proposal does not impact upon the highway network, the existing driveway provides sufficient area for parking. A Bat Survey is being undertaken given the alteration to the roof. This is presently outstanding and will be required before any planning permission is granted.

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

Planning Obligations

None

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted, along with third party comments and the relevant material considerations it is concluded on balance that the proposed extension and alterations are acceptable. The extensions are considered to be compatible to the character and appearance of the existing property and surrounding residential area and the amenities of adjacent occupiers will not be adversely affected by the development.

The proposal is in accordance with the policies of the adopted Local Development Plan and is therefore put forward with a favourable recommendation subject to the below conditions and submission of a bat survey which has been signed off by the Planning Ecologist. No permission can be granted in advance of this being received and authorised.

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 details shown on the following plans:-

- Site Location Plan, Existing Floor Plans and Elevations received 18 May 2020;
 - Proposed Block Plan, Proposed Floor Plans and Elevations received 14 July 2020.
- 3 The materials to be used in the construction of the external surfaces of the extensions shall be as specified on Proposed Elevations and match those used in the existing building.
 - 4 The 1.8m high boundary fence along the east boundary between the site and no. 4 LLys Pendderi shall be retained or an alternate boundary treatment of the same height shall be provided and retained thereafter.

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 and to confirm the extent of the permission.
- 3 In the interests of visual amenity.
- 4 In the interest of privacy.

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 responses received from consultees and third parties can be found on the Authority's website (www.carmarthenshire.gov.uk). They may also relate to other permissions or consents required or include further advice and guidance.

- Please see the relevant response from the Planning Ecologist and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.

Mae'r dudalen hon yn wag yn fwriadol

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

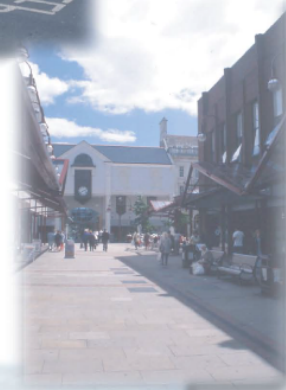
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 13 AWST 2020
ON 13 AUGUST 2020**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal
Gorllewin/
Area West***



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

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

COMMITTEE:	PLANNING COMMITTEE
DATE:	13.08.2020
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	APPLICATIONS RECOMMENDED FOR REFUSAL	PAGE / TUDALEN
W/40035	PROPOSED CONVERSION AND CHANGE OF USE OF EXISTING PART OFFICE/PART STORAGE BUILDING TO A MANAGERS DWELLING (TO BE TIED TO THE STORAGE YARD ADJACENT) UNDER TAN6 AT DRAGON GUARD STORAGE (FORMERLY BRONYGARN GARAGE), BRONYGARN, CAPEL IWAN, NEWCASTLE EMLYN, SA38 9LP	26 - 34

Application No	W/40035
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Application Type	Full
Proposal & Location	PROPOSED CONVERSION AND CHANGE OF USE OF EXISTING PART OFFICE/PART STORAGE BUILDING TO A MANAGERS DWELLING (TO BE TIED TO THE STORAGE YARD ADJACENT) UNDER TAN6 AT DRAGON GUARD STORAGE (FORMERLY BRONYGARN GARAGE), BRONYGARN, CAPEL IWAN, NEWCASTLE EMLYN, SA38 9LP

Applicant(s)	Mr J Nepean
Agent	Castle Designs
Case Officer	Helen Rice
Ward	Cenarth
Date registered	

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Cllr Hazel Evans.

Site

The site lies approximately 2.2km south west of Newcastle Emllyn on the road towards the village of Capel Iwan that lies a further 2km south west of the application site. The site forms part of a former garage (known as Bronygarn) that has more recently been used in association with a self storage business known as Dragon Guard Storage. The immediate area surrounding the site is characterised by a hamlet of dwellings, the neighbouring Bronygarn Auto Spares business, farmsteads and a caravan park to the south west. The application site itself refers to the office/storage/ building that is used in association with the storage business that was formerly the garage/office building for Bronygarn garage.

The building has been the subject of various improvements over the years including the insertion of larger commercial style openings and a new roof. The building currently provides four specific insulated storage areas along with a small office building.

To the north of the application site lies Bronygarn Auto Spare and a residential dwelling known as Bronygarn that is in separate ownership. The building the subject of the application is accessed via an access road serving the storage yard and is set back from

the adjacent highway and due to local topography that generally slopes from east to west, is set down at a lower level than the highway with intervening vegetation and car parking/turning area between the building and the highway.

Proposal

The proposal seeks permission to make various changes to the building to enable its conversion for residential use for the applicant and his family who are the owners and operators of the business. Whilst the general footprint of the building would be used, the proposal involves increasing the overall height of the building by at least 1m, the addition of two side extensions and changes to the existing openings to provide domestic style windows and doors and creation of a front porch. These changes would create a bungalow with rooms in the roof, with an open kitchen/living/dining area, playroom and bathroom on the ground floor and 3 bedrooms and a bathroom on the first floor that would be within the roof area served by velux rooflights and side gable windows. The submitted application includes an area immediately to the rear of the dwelling house as a garden area as well as a separate area to the south, adjoining the highway identified to be used for domestic garden purposes. No changes are proposed to the access over and above the improvements required in association with previous permissions on the site.

The application has been submitted as a TAN6 Rural Enterprise Dwelling on grounds that the dwelling is required to enable the applicants who manage the site to be on site at all times. The storage facility offers container storage, insulated and humidity container storage along with caravan /motorhome /boat storage and is open from 7:30am until 8:00pm, 7 days per week. Whilst it is a self storage facility the applicant advises that many customers expect on site presence and some customers require assistance with opening the storage units. Furthermore, the business offers an out of hours service whereby customers can access the site outside of normal hours by prior appointment. Security measures include 24hr HD CCTV, floodlighting and security fencing. 71 container units were initially granted planning permission, and this has recently been extended to 107 units in total. It is understood that the first 71 units are all generally fully occupied, hence the reason for the site's extension.

The applicant advises that whilst he remains to be in the building trade, he also manages the self storage yard between himself and partner, with his partner being available during the day (subject to childcare) and himself being available in the early mornings late evenings. The applicant currently resides at Aberarad and therefore if they are required up on the site it means travelling up to the site (an approximate 15 minute journey) to meet customers. The applicant advises that they do not employ anyone to assist with the site's management for financial reasons but that current management arrangements is having a detrimental impact on the current work/life balance of the family. The applicant is anticipating that as the business grows that demands for themselves to be on site will increase and he fears that no presence on site will affect their business. The applicant also raises concerns over security in that whilst the site has various security measures, it would take 15 minutes for the applicants to arrive the site should they happen to see something on the CCTV and therefore being present on the site would add further security, especially given the less populated rural area within which the site is located. The applicant has advised that they are prepared accept a condition/legal agreement to tie the dwelling to the business.

The supporting statement also refers to the proposal as utilising an existing building on a permitted rural business site, that whilst located in the countryside is located within a cluster of buildings and businesses within close proximity.

The application is also supported by a bat survey that confirms no bats currently utilise the building although nesting birds were present at the time of survey.

The application submission is also accompanied by two letters of support from nearby businesses Bron y Garn Auto Spares and Dolbryn Caravan & Campsite.

Relevant Planning Site History

W/30326	Proposed change of use of part of Bronygarn site to container and storage facility, from office/workshop, petrol filling station, workshop and scrap yard Full Planning Permission Granted	31/03/2015
W/39374	Retrospective permission for engineering works to create level platform and extension of storage yard to include additional storage containers (B8 USE) Full Retrospective Planning Permission Granted	13/11/2019

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

- SP1 Sustainable Places and Spaces
- SP3 Sustainable Distribution- Settlement Framework
- SP14 Protection and Enhancement of the Natural Environment
- GP1 Sustainability and High Quality Design
- GP2 Development Limits
- H2 Housing within Development Limits
- H5 Adaptation and Re-use of Rural Buildings for Residential Use
- AH3 Affordable Housing- Minor Settlement in the Open Countryside
- TR3 Highways in Developments- Design Considerations
- EQ4 Biodiversity

[Carmarthenshire Supplementary Planning Guidance](#)

[Planning Policy Wales](#) (PPW) Edition 10 December 2018

[Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Cenarth Community Council – has commented that the site is kept very tidy and clean and that they wish to support a young local person who has set up their own business in a rural area and therefore fully support the application.

Local Member(s) - Councillor Hazel Evans fully supports the application in that she considers it would be advantageous for the family to live on the site. Cllr Evans has expressed that the application is considered by the Planning Committee to enable further discussions should it be recommended for refusal.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of a site notice. In addition to the two letters submitted in support of the application, 3 letters of objection were received. The matters raised are summarised as follows:

Objections

- There would be an adverse impact on the ecological balance of the area
- There would be an adverse effect on the privacy of occupants in the immediate area
- It is not clear whether the proposal is in line with the local development plan
- Would adequate sewage proposal be provided
- The applicant has previously undertaken works without planning permission and then applied retrospectively and has not fully adhered to the permissions. It is feared that further proposals will not be adhered to.
- Residential properties in the area maybe adversely affected in their value
- There may have been a condition on the sale of the land that no dwelling was to be placed upon it
- No plans have been discussed with neighbouring properties

Support

- Security of the surrounding area would be improved if the site was permanently occupied
- The applicants need to be on site for the business to grow to the benefit of the wider community
- Welcome a young family into the local area
- Site is kept immaculately tidy and applicants contribute to the community

All representations can be viewed in full on our [website](#).

Appraisal

Principle of development

The application site, whilst situated within a cluster of other buildings, dwellings and businesses is nevertheless not within a defined settlement and is rather within the countryside. It is only in exceptional circumstances that planning permission for the creation of a dwelling is considered within the countryside, such exceptions include conversions of traditional rural buildings to dwellings, local affordable housing needs, dwellings associated with One Planet Developments and Rural Enterprise Dwellings. Of key relevance to this application is the exception applied to the conversion of rural buildings to dwellings and Rural Enterprise Dwellings.

Dealing with the conversion of rural buildings in the first instance. Policy H5 of the LDP supports the conversion of rural buildings into residential dwellings provided such developments comply with set criteria. It is considered that this proposal fails to meet the fundamental criteria of the policy which allows only those buildings that demonstrate quality architectural features and traditional materials to be considered for conversion. The

LDP further explains that, *“Only those building which are of an appropriate architectural quality and which incorporate traditional materials will be considered. Proposals for buildings of a modern, utilitarian construction such as concrete block work, metal or other sheet cladding finishes will not generally be considered appropriate for conversion”*.

The building is an active commercial building, that was formerly the garage office building constructed from concrete block, render under a metal sheet roof. The building has more recently been altered to serve its current use as an office and storage unit. The building has no architectural quality and does not incorporate traditional materials and thus directly conflicts with criterion e) of Policy H5.

In addition to the failure to meet criterion e), it is contended that the proposal would require substantial works to the building to the extent that its existing appearance would be significantly altered. Whilst the general footprint would remain the same, the main section of the building would be raised in height with two side extensions added above the existing side lean-to structures. All openings would be amended to create domestic openings with the addition of a porch. The end building would effectively appear as a new dwelling within the countryside. It is therefore also the case that the proposal would not comply with criterion d) in that the existing building is not of a sufficient size to accommodate the proposed use without extensive alterations and extensions.

It was for this reason that the applicant was advised at pre-application stage that an application for conversion of the building would not be looked upon favourably in that the proposal would fail to meet the two fundamental criterion of the policy.

The applicant has therefore submitted the application under Welsh Government's Technical Advice Note 6 : Planning for Sustainable Rural Communities, specifically as a Rural Enterprise Dwelling due to the fact that the applicant's only wish to reside at the site is to enable them to be on site at all times to support the self-storage yard as detailed above.

TAN6 specifies at paragraph 4.3.1 that *“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”*. It further clarifies at paragraph 4.3.2 that *“...qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises”*.

It firstly needs to be established whether a self storage yard can fall to be considered as a rural enterprise. In this case, evidently the site is within a rural area and thus is a business within a rural area. However, the nature of the business is not one that is required to be located within the countryside and is in fact more akin to a use that is found within industrial areas close to densely populated areas. It is not considered that the business obtains its primary inputs from the site as is the case with agricultural/forestry or minerals activities and is not a form of rural land management activity, tourism or leisure enterprise.

As such, having regard to the clear definition of qualifying rural enterprise set out in TAN6, it is considered having regard to the above that the business cannot be considered as a Rural Enterprise. Therefore it follows that the Rural Enterprise Dwelling policy is not applicable in this case.

Notwithstanding the above, there are further tests set out in TAN6 that need to be met when considering Rural Enterprise Dwellings, these are referred to as :

- The functional test – that it is essential for a worker to be readily available at most times, at or in close proximity to the site of need, for an appropriate rural enterprise to function properly.
- The Time Test –where there is a functional need there must be a full time requirement for a worker to be present.
- The Financial Test – the rural enterprise must be sustainable and financially sound to fund the proposal.
- The Alternative Dwelling Test – demonstration that there is no other alternative dwelling options available.

In terms of the functional test, the applicant and partner currently manage operation of the site from their current home in Aberarad and presence on the site at the office. It is understood that the applicant is a builder during normal working hours during which time his partner is on hand (when childcare allows) to deal with any queries at the storage yard. The applicant then is present in the morning and evenings. The submission has stated that whilst the yard is largely self-service during opening hours (07:30 and 20:00 7 days per week) they suggest that customers expect a presence on site, with some occasionally requiring assistance along with other “out of hours” visits requiring access on occasions. This requirement is having an effect on the applicant’s family work/life balance, and the applicant also suggests that he has lost some trade on grounds that there is no continuous presence on the site.

The arguments put forward are acknowledged and evidently it would be preferable for the applicant to be on site at all times, however, personal preference is not a consideration that can be taken into account when assessing rural enterprise dwellings as set out in TAN6. It is rather the needs of the business itself to have someone present at all times that is the overriding requirement to be met. In this instance, the business is generally self-service with customers free to access the site at their leisure during opening hours. Whilst it may be the case that on occasions some customers may need assistance, it is not considered that this alone is sufficient to require someone to be on site at most times. The applicants are a 15 minute drive away from the site and therefore are readily able to attend the site should problems arise. In terms of surveillance, the site has an array of security measures including Alarms, CCTV, lighting and security fencing. As stipulated by TAN6, where adequate surveillance through remote means can be achieved, the need for on site presence is diluted. Whilst it is appreciated that the applicant states that should an alarm or notification via CCTV of a security breach occur they are some distance away, they still would be able to reach the site within 15 minutes from their residence. Furthermore, it is the case that the site is surrounded by other dwellings and businesses which creates an indirect deterrent. In terms of losing business as a result of no presence on the site, it is the case that the site has not had continuous on-site presence since its commencement but evidently that did not deter users in that the first tranche of 71 containers are largely

fully utilised hence the need for further expansion. As such, whilst it may deter a minority of customers, evidently the business is successful based on the current arrangements. Therefore, in all it is not considered that the proposal meets the stringent functional need test set out in TAN6.

With regards the other tests, limited information has been provided to demonstrate that the business requires a full time worker on the site to meet the time test. Given the self service nature of the use, the majority of the daily use of the site would not necessarily require a full time worker. Indeed the applicant is not fully employed by the business in that he remains to be within the building trade during the day with his partner on hand should the need arise. This suggests at present there is no full time worker demand for the business.

In terms of the financial test, accounts submitted with the application indicate that the existing business is successful and has returned a profit in the last three years and thus would meet this test. Lastly in terms of the availability of other dwelling options, the applicant advises that the reason for the application is to reside on the site closer than their existing residence 15 minutes away. None of the dwellings in the immediate vicinity are for sale and would likely be out of their financial reach in any event. Therefore the next best option available is the conversion of an existing building. Whilst the argument put forward is accepted it is not considered that this is sufficient a reason to overcome the fundamental conflicts with TAN6 in terms of the business not being classed as a Rural Enterprise and in any event would not meet the functional and time tests for the reasons set out above. Therefore, whilst the personal circumstances of the applicant are noted and their clear preference to reside on site to make their family work/life balance easier, this is not sufficient a reason to constitute a functional need to be on the site and justify an exception to the overarching policy set out in Planning Policy Wales that required new building in the countryside to be strictly controlled. The application therefore fails to meet the requirements of Policy H5 and/or TAN6.

Impact upon character and appearance of the area

Policy GP1 of the LDP requires all developments to have regard to the character and appearance of the area. the proposal would significantly change the appearance of the existing building to the extent that the resultant dwelling would appear as a new dwelling within the countryside. It is however accepted that the building is set back from the road and would be viewed within the context of the wider business and surrounding properties. Therefore it is not considered that the proposal would have a detrimental impact upon the character and appearance of the area.

Privacy Impacts

Policy GP1 also seeks to ensure that any development respects the living conditions of nearby residents and the amenity of nearby uses. Some third party representations have raised that the proposal would have an effect on the privacy of nearby residents. The application being considered only relates to the proposed dwelling rather than the wider business area which already benefits from planning permission. Given that the proposed dwelling would be some distance away from neighbouring properties with limited overlooking, it is not considered that the proposal the subject of tis application would have an unacceptable impact upon the living conditions of nearby residents nor upon the amenity of nearby uses.

Biodiversity Impacts

Whilst the application will result in various changes to the existing building, the submitted bat survey has confirmed that no bats utilise the building and therefore no mitigation measures are required. However, nesting birds were present at the time of the survey and thus the survey sets out various methods such as timing and avoidance measures to limit impacts. The report also highlights proposed biodiversity enhancement measures including the provision of 2 pairs of house martin nest cups under the west soffit and a bat box on the apex of the southern end gable. It is considered on the basis of the report and mitigation and enhancement measures proposed that the proposals does not give rise to concerns over biodiversity impacts and therefore complies with policies SP14 and EQ4 of the Local Development plan.

Highway Impacts

Policy TR3 requires all developments to be served by a suitable access. The proposal would utilise the existing access into the storage yard area which itself is the subject of conditions to improve access into the site. The use of the office building into a dwelling is not considered to require any further improvements as already secured via planning permission for the wider site and thus no concerns are raised in relation to highway impacts.

Third Party Representations

In terms of objections raised by third parties which are not addresses by in the above report, Members are advised that concerns about impact of development on the value of property or the presence of any legal covenants or ownership restrictions are not a material planning consideration. Furthermore, there is no statutory requirement for this scale of development to undertake pre-application consultation with the wider community.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that the proposed building is of a form that falls outside the scope of Policy H5 which enables the conversion of rural buildings into dwellings and in any event the various proposed changes to the building would amount to a significant alternation and extension to the extent that the appearance of the building would be significantly altered as a result. Furthermore, the application is not considered to comply with TAN6 on grounds that the self-service storage yard cannot be considered as a rural enterprise and in any event, due to the nature of the use there is no essential functional need for someone to be readily available at most times by being resident on the site for the business to function properly. Whilst the personal

circumstances of the applicant are recognised, such personal reasons are not matters that can be considered under the policy as stipulated in TAN6. Furthermore, whilst the proposal is not considered to give rise to unacceptable impacts in terms of the character and appearance of the area, the living conditions of nearby residents, biodiversity impacts and highway impacts, these positives are not considered sufficient to outweigh the fundamental conflict with Policy H5 and TAN6 that reflect the overarching policy of PPW that requires developments within the countryside to be strictly controlled. The application is therefore recommended for refusal for the reasons set out below.

Reasons for Refusal

- 1 The proposal is contrary to Section 4.3.2 of Technical Advice Note 6 : Planning for Sustainable Rural Communities (July 2010) in that the business, whilst located in a rural area, is not a land related business that obtains its primary input from the site and is a use that does not specifically require a countryside location. The existing business therefore cannot be considered a Rural Enterprise and therefore it falls that the Rural Enterprise Dwelling policy is not applicable in this instance.
- 2 The proposal fails to demonstrate that there is an existing functional need for a full time worker to be present on the site at most times for the proper functioning of the business and therefore does not comply with paragraph 4.4.1. (a) and (b) of Technical Advice Note 6 : Planning for Sustainable Rural Communities (July 2010).
- 3 The existing building is of little architectural quality and does not incorporate traditional materials. The building is of modern construction recently improved to facilitate its current office and storage use, and as such is not considered to be a building that is appropriate for conversion to the contrary of criterion e) of Policy H5 and paragraph 6.2.30 of the Carmarthenshire County Local Development Plan 2014.
- 4 The proposal would require extensive alterations and extensions to the existign building to accommodate the proposed use as a dwelling, to the extent that the proposal would appear as a new dwelling in the countryside to the contrary of criterion d) of Policy H5 of the Carmarthenshire County Local Development Plan 2014.

Dydd Iau, 16 Gorffennaf 2020

YN BRESENNOL: Y Cyngorydd A. Lenny (Cadeirydd)**Y Cynghorwyr:**

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

Hefyd yn bresennol:

Y Cyngorydd H.A.L. Evans ynghylch cais cynllunio W/37854;
Mr G. Morgan, Cynlluniwr Trafnidiaeth gyda Fframwaith Atkins;

Roedd y Swyddogion canlynol yn bresennol yn y cyfarfod:

L. Quelch, Y Pennaeth Cynllunio;
J. Edwards, Rheolwr Datblygu & Treftadaeth Adeiledig;
G. Noakes, Uwch Swyddog Rheoli Datblygu (y Dwyrain);
J. Thomas, Uwch Swyddog Rheoli Datblygu (y De);
S. Murphy, Uwch-gyfreithiwr;
P. Roberts, Swyddog Rheoli Datblygu;
R. Davies, Swyddog Rheoli Datblygu (y De);
H. Rice, Swyddog Rheoli Datblygu;
M.S. Davies, Swyddog Gwasanaethau Democraidaidd.

Rhith-Gyfarfod: 10.00 yb - 12.25 yp**1. YMDDIHEURIADAU AM ABSENOLDEB**

Ni chafwyd ymddiheuriadau am absenoldeb.

2. DATGAN BUDDIANNAU PERSONOL

Ni ddatganwyd unrhyw fuddiannau personol.

3. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO

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

S/39022	Codi Siop Fwyd Dosbarth A1 a Siop Goffi gyrru trwodd, gyda mynediad cysylltiedig, maes parcio, a gwaith tirweddu ar dir i'r gogledd o'r B304, Heol Trostre, Trostre, Llanelli.
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4. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

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

W/37854	Cais cynllunio llawn i ymestyn Parc Gwyliau Penlan gan gynnwys datblygu 17 o gartrefi symudol a gwaith cysylltiedig.
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	Caniatâd ôl-weithredol mewn perthynas â gwaith ar safle a wnaed yn y cae i'r dwyrain o Bentref Gwyliau Penlan, Cenarth;
W/38620	Adeiladu preswylfa gyda garej o dan yr unto ar lain 4 gyferbyn â Bron Yn Aur, Capel Dewi, Caerfyrddin SA32 8AD;
W/39018	Adeiladu byngalo gyda garej o dan yr unto (yn rhannol ôl-weithredol) ar lain 5, gyferbyn ag Y Ddraig Fach, Capel Dewi, Caerfyrddin, SA32 8AD;

4.2 PENDERFYNWYD gohirio ystyried y cais cynllunio canlynol hyd nes y derbynnir gwybodaeth weledol bellach: -

W/39346	Datblygiad Un Blaned a newid o ddefnydd coedwigaeth i ddefnydd preswyl a choedwigaeth, Flatwood, Castellnewydd Emlyn, SA38 9RB.
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5. COFNODION - 30 MEHEFIN 2020

PENDERFYNWYD llofnodi cofnodion cyfarfod y Pwyllgor oedd wedi ei gynnal ar 30 Mehefin, 2020, gan eu bod yn gywir.

CADEIRYDD

DYDDIAD

PWYLLGOR CYNLLUNIO

Dydd Mawrth, 28 Gorffennaf 2020

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, K. Madge, B.D.J. Phillips a J.E. Williams

Y Cyngorydd H.A.L. Evans mewn perthynas â chais cynllunio W/40177;

Y Cyngorydd L. Roberts mewn perthynas â chais cynllunio S/40411 a S/40466;

Y Cyngorydd J. Prosser mewn perthynas â chais cynllunio S/40466.

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

L. Quelch, Y Pennaeth Cynllunio;

J. Edwards, Rheolwr Datblygu & Treftadaeth Adeiledig;

G. Noakes, Uwch Swyddog Rheoli Datblygu (y Dwyrain);

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

C. Greves, Swyddog Rheoli Datblygu [Gorllewin];

Z.M. James, Swyddog Rheoli Datblygu (y De);

E. Jones, Swyddog Rheoli Datblygu;

Z.A. Evans, Uwch-dechnegydd (Cyswllt Cynllunio);

S. Murphy, Uwch-gyfreithiwr;

J. Owen, Swyddog Gwasanaethau Democrataidd.

Rhith-Gyfarfod: 10:00yb - 1:30yp

[Sylwer:

- Am 1.00pm tynnwyd sylw'r Pwyllgor at Reol 9 o Weithdrefn y Cyngor – Hyd y Cyfarfod – ac, oherwydd bod y cyfarfod eisoes wedi bod yn mynd rhagddo ers tair awr, penderfynwyd gohirio ystyried y rheolau sefydlog, yn unol â Rheol 23.1 o Weithdrefn y Cyngor, er mwyn galluogi'r Pwyllgor i gwblhau'r gwaith a oedd yn weddill ar yr agenda.
- Er mwyn rhoi egwyl i'r Pwyllgor, cafodd y cyfarfod ei ohirio gan y Cadeirydd am 1.00pm a'i ailgynnull am 1.10pm.]

1. YMDDIHEURIADAU AM ABSENOLDEB

Cafwyd ymddiheuriadau am absenoldeb gan y cyngorydd J. Lewis a'r Cyngorydd G.B. Thomas.

2. DATGAN BUDDIANNAU PERSONOL

Ni chafwyd dim datganiadau o fuddiant personol.

3. RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

PENDERFYNWYD caniatáu'r ceisiadau cynllunio canlynol yn amodol ar yr amodau a nodir yn Adroddiad y Pennaeth Cynllunio a/neu a adroddwyd yn y cyfarfod ac ar ôl cyflwyno'r cytundeb cyfreithiol perthnasol a Thystysgrif y Teitl:-

E/40072	Preswylfa dwy ystafell wely gan gynnwys cartref symudol dros dro. Caniatawyd cais amlinellol E/22189, caniatawyd materion a gadwyd yn ôl ar 15/04/2016 sydd wedi dod i ben erbyn hyn. Bydd cynlluniau gwreiddiol yn cael eu hailgyflwyno ar gyfer tir yn 12A Heol Hendre, Tŷ-croes, Rhydaman SA18 3LA
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4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO

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

S/39973	Cynnig i godi preswylfa ar wahân newydd ar dir, Brynbedw, 57 Heol Rehoboth, Pump-hewl, Llanelli SA15 5DJ
S/40324	Newid defnydd o'r Uned Ddiwydiannol bresennol o Ddosbarth D1 i ddefnydd Dosbarth B1/B2, T.A.D. Builders, Uned 5 Temple Works, Ffwrnes, Llanelli SA15 4HT Cafwyd sylw gan Gyngorydd dros Hengoed o Gyngor Gwledig Llanelli yn gwrthwynebu'r datblygiad arfaethedig gan ailbwysleisio'r rhai o'r gwrthwynebiadau y manylwyd arnynt yn adroddiad y Pennaeth Cynllunio, ac roedd y prif feysydd a berai bryder fel a ganlyn: <ul style="list-style-type: none">• tagfeydd traffig/ardal brysur,• llygredd aer,• pryderon ynghylch storio gwastraff diwydiannol a• phryderon ynghylch datblygu ar orlifdir dosbarth C2. Ymatebodd y Swyddog Rheoli Datblygu i'r materion a godwyd.

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

S/40466	Estyn y Wal Derfyn a Chodi Ffens Newydd. Hefyd, cadw lefelau gardd uwch a gwaith draenio newydd (Ôl-weithredol). 105 Pentre Nicklaus Village, Llanelli, SA15 2DF Cafwyd sylwadau a oedd yn gwrthwynebu'r cais gan ailbwysleisio'r pwyntiau y manylwyd arnynt yn adroddiad y Pennaeth Cynllunio, ac roedd y prif feysydd a berai bryder fel a ganlyn:
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	<ul style="list-style-type: none"> • Lefelau tir annerbyniol • Diffyg ystyriaeth i reolau neu gymdogion • Diffyg ymgynghori â chymdogion • Safle adeiladu sy'n ddolur llygad • Mae gwaith cloddio a gwaith pellach wedi cael eu gwneud yn ddiweddar heb ganiatâd cynllunio • Mae'r ymgeisydd wedi diystyru rheoliadau cynllunio <p>Ymatebodd asiant yr ymgeisydd a'r Uwch-swyddog Rheoli Datblygu [Rhanbarth y De] i'r materion a godwyd.</p>
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PENDERFYNWYD YN UNFRYDOL gwrthod y cais cynllunio canlynol am y rhesymau y manylwyd arnynt yn adroddiad ysgrifenedig y Pennaeth Cynllunio:-

S/40411	<p>Preswylfa unllawr ar wahân ar dir y tu cefn i Heol Trostre Isaf, Llanelli SA15 2DY</p> <p>Dywedodd yr Uwch-swyddog Rheoli Datblygu [Rhanbarth y De] wrth y Pwyllgor ei fod wedi derbyn gohebiaeth hwyr gan yr Asiant yn gofyn am estyniad o 2 wythnos. Eglurodd yr Uwch-swyddog Rheoli Datblygu [Rhanbarth y De] nad oedd y cais yn gais amodol ac felly nad oedd yn briodol gohirio'r cais ymhellach.</p> <p>Cafwyd sylw gan yr Aelod Lleol a oedd yn cefnogi'r cais.</p> <p>Ymatebodd yr Uwch-swyddog Rheoli Datblygu [Rhanbarth y De] i'r materion a godwyd.</p>
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5. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

PENDERFYNWYD YN UNFRYDOL ganiatáu'r cais cynllunio canlynol yn unol â'r amodau a nodwyd yn Adroddiad y Pennaeth Cynllunio/yr atodiad a/neu y rhoddwyd gwybod amdanynt yn y cyfarfod:-

W/39207	Cais cynllunio amlinellol ar gyfer codi 1 breswylfa (mynediad i'w gymeradwyo) ar dir ger Colts Park, Sir Johns Hill Lane, Gosport Street, Talacharn SA33 4TD
W/39998	Cynnig i ailddatblygu'r adeilad presennol (Dosbarth A1) gan gynnwys estyniad, newidiadau a gwaith allanol cysylltiedig ar gyfer siop gyfleusterau arfaethedig a chadw'r mynediad a'r manau parcio ceir presennol ar gyfer siop atgyweirio cyrff ceir cyfagos, New Road Antiques, Heol Newydd, Castellnewydd Emlyn SA38 9BA
W/40140	Caniatâd amlinellol ar gyfer 1 cartref newydd, cadw'r holl faterion yn ôl, 112 Heol Caerfyrddin, Cross Hands, Llanelli SA14 6TD

W/40177	Adeiladu preswylfa ddeulawr gyda chyfleusterau parcio ceir, Arwerydd, Heol Arad, Aberarad, Castellnewydd Emlyn SA38 9DB Cafwyd sylw gan yr Aelod Lleol a oedd yn cefnogi'r cais.
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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 weddarllediad gan y byddid wedi ymdrin gyntaf ag unrhyw geisiadau yr oedd aelodau o'r cyhoedd yn bresennol i siarad amdanynt.]