

DYDD IAU, 17 MEHEFIN 2021

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, 24AIN MEHEFIN, 2021 ER MWYN CYFLAWNI'R
MATERION A AMLINELLIR AR YR AGENDA SYDD YNGHLWM**

Wendy Walters

PRIF WEITHREDWR

Swyddog Democrataidd:	Martin S. Davies
Ffôn (llinell uniongyrchol):	01267 224059
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 Cynghorydd Mansel Charles | Aelod o Gyngor Cymuned Llanegwad |
| 2. | Y Cynghorydd Tyssul Evans | Aelod o Gyngor Cymuned Llangyndeyrn |
| 3. | Y Cynghorydd Jeanette Gilasbey | Aelod o Gyngor Tref Cydweli |
| 4. | Y Cynghorydd Ken Howell | |
| 5. | Y Cynghorydd Carys Jones | |
| 6. | Y Cynghorydd Alun Lenny
(Cadeirydd) | Aelod o Gyngor Tref Caerfyrddin |
| 7. | Y Cynghorydd Jean Lewis | |
| 8. | Y Cynghorydd Dorian Phillips | |
| 9. | Y Cynghorydd Gareth Thomas | Aelod o Gyngor Cymuned Llanedi |
| 10. | Y Cynghorydd Eirwyn Williams | |

Y GRŴP LLAFUR – 4 AELOD

- | | | |
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| 1. | Y Cynghorydd Deryk Cundy | |
| 2. | Y Cynghorydd John James | Aelod o Gyngor Tref Pen-bre a Phorth Tywyn |
| 3. | Y Cynghorydd Dot Jones | Aelod o Gyngor Cymuned Llannon |
| 5. | Y Cynghorydd Kevin Madge | Aelod o Gyngor Tref Cwmaman |

Y GRŴP ANNIBYNNOL – 4 AELOD

- | | | |
|----|---|---------------------------------|
| 1. | Y Cynghorydd Sue Allen | |
| 2. | Y Cynghorydd Ieuan Davies | |
| 3. | Y Cynghorydd Joseph Davies | |
| 4. | Y Cynghorydd Irfon Jones (Is-
Gadeirydd) | Aelod o Gyngor Cymuned Bronwydd |

Y GRŴP ANNIBYNNOL NEWYDD – 2 AELOD

- | | |
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| 1. | Lle Gwag |
| 2. | Lle Gwag |

A G E N D A

- 1. YMDDIHEURIADAU AM ABSENOLDEB**
- 2. DATGAN BUDDIANNAU PERSONOL**
- 3. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO** 5 - 18
- 4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO** 19 - 34
- 5. RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO** 35 - 52
- 6. LLOFNODWR Y SIARTER CREU LLEOEDD.** 53 - 62
- 7. LLOFNODI YN GOFNOD CYWIR GOFNODION Y CYFARFOD A GYNHALIWYD AR**
 - 7 .1 27AIN MAI 2021;** 63 - 66
 - 7 .2 8FED MEHEFIN 2021.** 67 - 68

Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO, CYFARWYDDIAETH
YR AMGYLCHEDD**

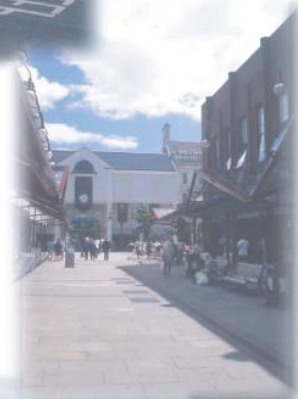
**REPORT OF THE HEAD OF
PLANNING, DIRECTORATE
OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 24 MEHEFIN 2021
ON 24 JUNE 2021**

**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:	24 JUNE 2021
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	APPLICATIONS RECOMMENDED FOR REFUSAL	PAGE
PL/01932	Construction of a detached dwelling and new workshop at land adjacent to Rhydygwin, Cynwyl Elfed, Carmarthen SA33 6SU	9

APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	PL/01932
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Application Type	Full planning permission
Proposal & Location	CONSTRUCTION OF A DETACHED DWELLING AND NEW WORKSHOP AT LAND ADJACENT TO RHYDYGWIN, CYNWYL ELFED, CARMARTHEN, SA33 6SU

Applicant(s)	B REES
Agent	MARK BAGGOTT LIMITED
Case Officer	Helen Rice
Ward	Cynwyl Elfed
Date registered	17/05/2021

Reason for Committee

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

Site

The application site is located in an elevated position in the countryside, directly off the B4333 which leads from Cynwyl Elfed, through Hermon and onto Newcastle Emlyn. This area is characterised by its elevated position with far reaching views across the surrounding countryside with scattered dwellings and farmsteads.

The site itself lies to the west of a property known as Rhydygwin, to the rear of which is a former agricultural building which is now occupied by the applicant's business, known as Old Oak Kitchens. The dwelling at Rhydygwin is understood to be occupied by the applicant's parents. To the north and east of the site lies existing agricultural fields, with the site's southern boundary defined by the B4333. The site itself is currently an agricultural field laid to grass. Along the eastern boundary is an access and track that leads down to a small scale wind turbine.

Proposal

The proposal seeks permission to erect a new detached 4 bedroom dwelling and a workshop building. The dwelling would be situated towards the north eastern corner of the site, set back from the main road with the proposed workshop building located

towards the south western corner of the site and closer to the main road itself. Access would be achieved via the existing access onto the B4333.

The dwelling would comprise a part one and part two storey property providing a kitchen/diner, lounge, playroom on the ground floor, with a utility, shower and W/C on the ground floor of a single storey side projection, with 1 master en-suite bedroom, 3 further bedrooms and a bathroom on the first floor above. The maximum width of the dwelling would be 20.5m with a depth of 9.2m, with a maximum eaves' height of 5m and maximum ridge height of 9m. The dwelling would be finished in a mix of render with stone work detailing, uPVC or wooden windows and doors with a slate roof.

The workshop building would be a rectangular industrial style building measuring 18m by 9m with a ridge height of 4.5m with floor to eaves openings on one elevation with all other elevations closed with 8 roof openings.

The application is supported by a planning statement and a rural enterprise dwelling appraisal. Both documents set out that the applicant currently runs his kitchens business, Old Oak Kitchens from the existing building at the yard in neighbouring Rhydygwin where Mr Rees' parents reside in the associated dwelling. The application site area is currently owned by Mr Rees' parents. The applicant currently resides in nearby Rhos, and wishes to relocate closer to the business to help grow the business further. The proposed erection of a new workshop is intended to enable both growth of the business and future proof the business as the applicant's parents are considering selling their existing property and yard area. The documents also explain that it is the applicant's intention to have additional income streams in the future to include a silver smith business, installation of micro-generation systems and keeping of a flock of rare breed sheep.

The application considers that creation of a dwelling on the site is essential to enable the business to remain in the locality and grow as well as enabling the applicant to continue to reside within the community. The current business employs 2 full time staff and 1 part time staff. Should planning permission be granted 1 additional full time and 1 additional part time roles would be generated.

These detailed documents can be read in full on the Council's website.

In addition to the documents, 6 letters of support have been submitted with the application. These outline the significant contribution that the applicant has made to the wider local community via various community organisations and set out the need to ensure that young Welsh speaking adults remain within communities as well as supporting their business which would only thrive having a dwelling located alongside.

Relevant Planning Site History

There is no relevant planning history on the application site.

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](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040](#), [Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Cynwyl Elfed Community Council – No comments to date.

Local Member(s) - Councillor Irfon Jones is a Member of the Planning Committee and has expressed his support for the application on grounds that it would ensure that the family business can remain in the area and the applicant can co-locate his dwelling and business.

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. No comments were received as a result.

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

Appraisal

Principle of Development

The application site, whilst situated next to the existing business and a dwelling, 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.

The submission has drawn attention to the underlying desires within PPW and TAN6 and TAN23 to support the rural economy. It is indeed the case that there is an underlying general objective to support the rural economy throughout Welsh Government policy to enable people to live close to their places of work. However, the overarching principle of sustainability is at the core of planning policies and continues to require development to be located in sustainable locations where possible. The guidance with regards new

dwelling within the countryside is more stringent as set out in TAN6 which 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”.

Therefore, whilst the underlying objective of supporting economic development is acknowledged, where a new dwelling is concerned, it must comply with the requirements set out in TAN6.

In this case therefore, it firstly needs to be established whether the enterprise falls to be considered as a rural enterprise as defined by TAN6. Members are advised that just because a business is located within the countryside, it does not mean that it automatically can be considered as a rural enterprise under TAN6, to qualify as a rural enterprise to support a rural enterprise dwelling, the enterprise must comply with the above definition.

In this case, the existing business is a kitchen manufacturing business. Evidently, such a business would not fall within the clear definition set out in TAN6 in that it is a form of business that would ordinarily be situated within an established industrial area or within an existing town/village centre where there is greater population concentrations, co-located complementary businesses and good transport links. A manufacturing kitchen business is not a land related business that takes its primary input from the site itself. Furthermore, whilst the intended future flock of rare breed sheep would qualify as such an enterprise, this is not as yet established and there is limited information submitted to demonstrate when that would take place. As such, given that the existing business cannot be classed as a rural enterprise business, it follows that the application fails against the fundamental policy requirement for a rural enterprise dwelling to be erected.

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.

Functional Test

The applicant's current business is a kitchen manufacturing business, centering on providing bespoke oak kitchens for mainly domestic clients within the area closer to the site and within local neighbouring counties. The day to day business is described as employees driving to a client's location and then manufacturing and/or fitting the kitchens. It is mentioned that some emergency repairs may be required where a short response time would be required. It is not made clear what type of emergency repairs this would entail, but it is advised that being in a central location such as the application site would serve to ensure suitable response times.

Whilst the arguments put forward are noted, it is not considered that there is an essential functional need for a worker to be readily available on site for a kitchen manufacturing business to sustain its viability. Reference for the need to be able to respond to emergency situations would also contradict the need to be located in a remote rural location as it would certainly be more logical to be located in areas of higher population /customers such as a town or village to provide such an emergency service, although evidently it is not clear what those emergency situations would be that are so fundamental to the business. TAN6 is clear in stating that a new dwelling must be justified on grounds of the needs of the business rather than the applicant's personal preference.

With regards the applicant's future intention to have a flock of 100 rare breed sheep, which such an enterprise would more readily require someone to be on hand, this is not established at present and therefore cannot be relied upon to justify a functional need.

Therefore, it is not considered that the applicant has demonstrated a functional need for a worker to be readily available at most times to enable the existing enterprise to function properly. It should be noted that the existing business has evidently been functioning well to date without having a worker readily available on site at most times.

Time Test

This test relates to the number of workers needed to meet the functional need. This cannot relate to a part time requirement or a requirement that does not relate to the enterprise. The TAN also states that all existing dwellings must also be occupied by full-time workers for whom it is essential that they also remain on site for functional reasons or by workers and their dependents last employed in a rural enterprise. In this case, evidently the existing business employees 2 full time and 1 part time workers, as such for the needs of this particular business would appear to meet the time test.

Financial Test

TAN6 requires a rural enterprise to be financially sound and should have good prospects of remaining economically sustainable for a reasonable period of time usually at least 5 years. In support of this element, financial records for the business have been provided that demonstrate that the current business is financially sound and there is nothing to suggest that this would change. Furthermore, it is advised in the submission that the applicant can fund the new dwelling and workshop as the land is owned by family members and the income that would be generated following the sale of their existing dwelling.

However, another key requirement of the rural enterprise dwelling policy is that such dwellings are available for future rural enterprises or as an affordable dwelling. As such it follows that such dwellings should be of a modest scale that would be affordable for future rural enterprises or as an affordable dwelling. The proposed dwelling would have a floorspace of 295sqm. This would compare with a floorspace of 110sqm that is deemed to be an equivalent 4 bedroom affordable dwelling in this location. Officers accept however that rural enterprises generally require additional study/utility rooms and therefore allowances can be made for a larger dwelling than for an affordable dwelling. However it is considered that a dwelling that would be nearly 3 times the size is excessive, and coupled with the plot size and workshop building, would not qualify as an affordable dwelling. The proposal therefore fails to have regard to the requirement that such dwellings must be available for future rural enterprises and/or as an affordable dwelling contrary to the advice set out in TAN6.

Other Dwelling Test

The submitted supporting documentation sets out the availability of other dwellings within the area which has the potential to also provide a suitable workshop area and concludes that no such properties are available within the area that would meet the applicant's requirements. However, the applicant has failed to mention the existing property at Rhydygwin. The supporting documentation indicates that one of the key reasons for a new workshop is that the applicant's parents are considering selling the existing property and yard at Rhydygwin. Therefore, evidently this property is available and would effectively provide a dwelling and secure the existing workshop for the applicant and as such would not require the costs of erecting a new workshop. It is the case that the proposal submitted is in effect a duplication of the existing situation and given that the supporting documentation indicates that the existing arrangement is potentially available, there is limited justification to provide a new replacement dwelling and workshop. No information has been provided to demonstrate the purchase cost of the existing dwelling balanced against the creation of a new dwelling and workshop. As such, insufficient justification has been provided to fully demonstrate that the other dwelling test would be met.

Summary Compliance with TAN6

On the basis of the above it is therefore concluded that the existing business does not fall within the definition of a rural enterprise and therefore it follows that the proposal cannot be considered against TAN6 for these reasons. Furthermore, irrespective of this 'in principle' conflict, the proposal would not comply with the relevant tests set out in TAN6.

Local Need

The other exception policy for a new dwelling in the countryside is where the dwelling is required to meet a specific genuine local need. Policy AH3 of the LDP sets out the circumstances where such applications may be considered acceptable as follows:

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.*

To comply with the above, it first needs to be established whether the applicant meets the definition of local needs as provided within the glossary of the LDP:

“Defined as residents (and their dependents) of the community and town council area or adjoining community and town council area. Present residents whose circumstances may relate to current substandard or unsatisfactory accommodation or where they are forming a new family or leaving the parental home for the first time will be considered as will those who make a significant contribution to the social, cultural and economic vitality of the community and town council area.

In addition, the definition will apply to those persons with a long standing link with the community and town council area including a period of established residence within the last twenty years. Those persons who have a proven functional need to live close to their place of work or to a resident through an essential need arising from age or infirmity may also be deemed eligible for consideration”.

Based upon the information provided with the application, it could be considered that the applicant does comply with the definition. However, the application site is not within a settlement, hamlet or group of dwellings as required by the policy but rather in an agricultural field. A dwelling in this location does not represent a minor infill and would result in ribbon development directly contrary to the above policy. Furthermore, and as mentioned above, given the scale of the dwelling being 295sqm, coupled with the workshop and plot size, the dwelling is not compatible with an affordable dwelling and it is highly unlikely that those on low or moderate incomes would be able to purchase the property. The development would therefore fail against key criteria of Policy AH3.

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 result in a substantial new dwelling and associated workshop in an elevated position with far reaching views across the countryside. Whilst it is acknowledged that there are scattered dwellings in the area, these are generally of modest, traditional proportions. It is considered that the scale of the dwelling, coupled with its location within an elevated area in the open countryside and limited landscaping, would appear as an incongruous addition to the detriment of the overall visual amenity, character and appearance of the area. Furthermore, the presence of a large scale workshop to the front of the dwelling, which is to be set further back into the field, would also have a detrimental visual impact having regard to the character of the area.

Highway Impacts

Policy TR3 requires all developments to be served by a suitable access. The proposal would utilise an existing access and it appears to be capable of being improved to provide the required visibility splays. The Highway Authority offer no objections subject to the imposition of conditions to secure the visibility splay requirements, parking and turning area requirements.

Water Quality

The application site lies outside of the River Teifi SAC Phosphorous catchment area and as such it is not required to consider the impacts of the development on phosphorus levels reaching the Teifi.

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 that, fundamentally, the business cannot be considered as a rural enterprise as defined in TAN6 and therefore it falls that the rural enterprise dwelling exception policy is not applicable. The dwelling and business would therefore amount to a new unjustified and isolated dwelling in the countryside. Notwithstanding the above, 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. Furthermore, the scale and plot size of the dwelling would not amount to a rural enterprise dwelling or affordable dwelling as is required by TAN6. 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 it could be argued that the applicant meets the definition of those in local need, the remote location of the property is contrary to the locational criteria of Policy AH3 and the overall scale is not compatible with an affordable dwelling that would be available for those on low or moderate incomes. The application is therefore recommended for refusal for the reasons set out below.

Recommendation - Refusal

Reasons for Refusal

Reason 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 business therefore cannot be considered as a Rural Enterprise as defined by TAN6 and therefore it falls that the Rural Enterprise Dwelling policy is not applicable in this instance. The proposal would therefore lead to an unjustified and isolated dwelling in the countryside.

Reason 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).

Reason 3

The proposed location of the dwelling is not within a minor settlement, hamlet or group of dwellings and therefore fails to meet the locational criteria of Policy AH3 of the Carmarthenshire Local Development Plan 2014. The proposal would therefore result in a sporadic unjustified and isolated new dwelling in the countryside contrary to paragraph 3.60 of Planning Policy Wales (Edition 11, February 2021), paragraphs 4.2.3 of Technical Advice Note 6 : Planning for Sustainable Rural Communities (2010) and Policies SP1(a) and AH3 of the Carmarthenshire Local Development Plan 2014.

Reasons 4

The scale of the dwelling is considered excessive and disproportionate to the needs of a rural enterprise and has failed to have regard to its potential future use as an affordable dwelling as required under Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010) and is not compatible with an affordable dwelling available to those on low to moderate incomes contrary to Policy AH3 of the Carmarthenshire Local Development Plan 2014.

Reason 5

The proposal, by reason of the site's open and elevated location coupled with the scale of the dwelling and the associated workshop located forward of the dwelling, would

appear as a disproportionate addition to the area. The proposal is not considered to conform with or enhance the character and appearance of the area contrary to Policy GP1 of the Carmarthenshire Local Development Plan 2014.

*Ardal De/
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
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**AR 24 MEHEFIN 2021
ON 24 JUNE 2021**

**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.

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COMMITTEE:	PLANNING COMMITTEE
DATE:	24 JUNE 2021
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE
PL/00775	Creation of four family traveller pitches with one residential static unit, touring caravan, utility/day room and parking for each pitch, improvements to the existing access, internal access road and landscaping enhancement at Phase II land at Maes Y Dderwen, Llangennech, Llanelli	23

APPLICATIONS RECOMMENDED FOR APPROVAL
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Application No	PL/00775
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Application Type	Full planning permission
Proposal & Location	CREATION OF FOUR FAMILY TRAVELLER PITCHES WITH ONE RESIDENTIAL STATIC UNIT, TOURING CARAVAN, UTILITY/DAY ROOM AND PARKING FOR EACH PITCH, IMPROVEMENTS TO THE EXISTING ACCESS, INTERNAL ACCESS ROAD AND LANDSCAPING ENHANCEMENT AT PHASE II LAND AT MAES Y DDERWEN, LLANGENNECH, LLANELLI

Applicant(s)	MR SAMSON LEE
Agent	HAYSTON DEVELOPMENTS & PLANNING LIMITED - MR ANDREW VAUGHAN-HARRIES
Case Officer	Zoe James
Ward	Llangennech
Date registered	18/11/2020

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 application site consists of a rectangular shaped parcel of land of approximately 0.65ha in size. It is situated immediately to the south of the A4138 road providing a link from Llangennech to Llanelli. The village of Llangennech is located to the south of the site. To the south of the site is a woodland area protected by existing Tree Preservation Orders (TPO), beyond this is Llangennech Junior School. To the east of the site is the existing road network Maes Y Dderwen to which the site has two existing access points from. Beyond the A4138 to the north is an existing Traveller site of 6 pitches accessed via Gypsy Lane, with open greenfields beyond and to the west are green fields.

The site comprises overgrown scrub and woodland with existing mature hedge and trees along the northern and southern boundary. The eastern boundary with Maes Y Dderwen comprises a panelled wooden fence and existing trees/vegetation.

The site is located approximately 800m from the centre of the village and the services and facilities therein.

The site is presently located outside of development limits as defined in the Adopted Local Development Plan (LDP) and is not allocated for any use. It is partly located within the Coal Authority Development High Risk Area. An underground gas main is also identified to run through the site.

Proposal

The application seeks full planning permission for creation of four Gypsy and Traveller pitches along with improvements to the existing access to the site, internal access road and landscape improvements. Each pitch is proposed to include one static residential caravan, a day/utility room, space for a touring caravan and parking/turning along with amenity area. The pitches are proposed to be located along the northern perimeter of the application site, with each pitch to be separated by planting providing screening and privacy. The existing access in the north eastern corner of the site is to be blocked and additional planting provided. The existing access towards the south eastern corner of the site is proposed to be improved and utilised.

Two separate semi-detached buildings are proposed for utility/day rooms which are to be split providing a separate utility/day room for each pitch. The proposed buildings measure 6.4m x 5.2m at a height of 2.5m to the eaves and 3.8m to the ridge. They are to be on a concrete base and will be constructed in blockwork with a cement render finish under a slate or tiled pitched roof. The submitted elevations show double doors and window on the south elevation with single window on the rear and side elevation. The floor plans show the day rooms will measure approximately 29sq m and include a small kitchenette along with children's safe play area and separate bathroom.

Car parking and a turning area is proposed to the front of each static caravan, the submitted plan indicates this as being hardstanding with gravel. The remainder of the pitches are proposed to be grass and landscaping. The existing access of Maes Y Dderwen is proposed to be retained and improved and will be surfaced with concrete or bitumen, the internal roadway will be surfaced with concrete or bitumen.

Soakaways are proposed for surface water drainage from the caravans and utility/day rooms, with foul water proposed to be disposed of via a gravity connection to the public foul sewer in Maes Y Dderwen.

In terms of landscaping, the existing mature hedge and trees along the northern boundary is proposed to be retained alongside the existing wooded area on the southern boundary. The southern part of the site is proposed to be landscaped with additional tree planting and grassed areas alongside a communal children's play area proposed for the south western area of the site.

The submission confirms the route of the underground gas main will be protected by a 6m buffer zone and kept free of any built development other than the internal access road.

The application is submitted along with a supporting Planning & Justification Statement, Preliminary Ecological Appraisal, Tree Survey and Arboricultural Impact Assessment and Coal Mining Report. To provide the required biodiversity enhancements, the application includes eco bat boxes, bird boxes and hedgehog nest boxes on the perimeter of the site.

The supporting information accompanying the application confirms that the proposal will provide residential accommodation for family groups directly related to the applicant and belong to Romani families who have longstanding multi generation links to the Llanelli area. The family's lifestyle is described as falling under the definition of "gypsies" as defined in Welsh Assembly Government Circular 05/2018 "Planning for Gypsy, Traveller and Showpeople Sites" whereby they are of a nomadic habit of life.

Planning Site History

There is no relevant planning history on the application site.

Planning Policy

In the context of the Authority's current Development Plan the site is located in the countryside outside the development limits of settlements defined within the adopted Local Development Plan (LDP). Reference is drawn to the following policies of the Plan:-

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

SP1 Sustainable Places and Spaces

SP3 Sustainable Distribution- Settlement Framework

GP1 Sustainability and High Quality Design

GP2 Development Limits

H7 Gypsy and Traveller Sites

TR3 Highways in Developments – Design Considerations

EQ4 Biodiversity

EP3 Sustainable Drainage

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040](#), [Planning Policy Wales](#) (PPW) Edition 11, February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

In particular, [Circular 005/2018 - Planning for Gypsy, Traveller and Showpeople Sites](#) is national policy of particular relevance.

Summary of Consultation Responses

Head of Transportation & Highways – Initial comments received requesting amended plans showing required visibility splays, notes there may be a requirement to provide signage on the A4138 and requests that a new footpath link is provided from the site to the existing footway south of the site on Maes Y Dderwen. Final comments are awaited following amended plans.

Public Rights of Way Officer - No observations to make.

Head of Public Protection - No adverse comments to make on the application.

Environmental Health Noise – Has referred to the proximity of the site to the A4138 and the requirements of Technical Advice Note (TAN) 11: Noise (1997) in ensuring that noise levels within new developments are acceptable and meet the levels stipulated within the

relevant BS Standard. Reference is made to previous applications permitted in proximity to the A4138 without an assessment.

Sustainable Drainage Approval Body – Highlight requirement for separate SAB approval.

Planning Ecology – No objection subject to conditions.

Forward Planning – Reference to LDP Policy H7 and Welsh Government Circular 005/2018. Notes that the proposal accords with criteria a) of Policy H7 and does not appear to raise notable concerns to remaining criteria. On this basis, and no material objection from statutory consultees, there is no in principle policy objection.

Housing Officer – Highlights that the recent Gypsy Traveller Accommodation Assessment (November 2019) identifies a current unmet need of 19 pitches within the County, most of whom wish to live within the Llanelli area. This is due to increase to a shortfall of 23 pitches by 2024 and 31 by 2033. The Authority is investigating the suitability of a site in Trostre, as identified in the forthcoming Revised LDP. However, additional land will need to be acquired or proposals brought forward elsewhere to meet the identified need.

Llangennech Community Council – Requests planning permission be refused due to incremental growth following previous permission granted and large extent of land in the same ownership.

Local Member(s) - Councillor Gwyneth Thomas has objected on the basis of road safety, impact on privacy of nearby properties, potential problems with sewerage system and biodiversity and wildlife on site. Concerns over future phases.

Local Member(s) - Councillor Gary Jones has objected due to loss of green space and increase in traffic on the bypass and more congestion by the school. Also concerns regarding previous disturbances over summer months from this land. Concerns over future phases.

Dwr Cymru/Welsh Water – No objection subject to condition.

Coal Authority – No objection.

Wales and West Utilities – Response received highlighting presence of apparatus in the area and requirement for applicant/developer to contact directly.

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 and a site notice displayed in the locality.

21 representations were received, all objecting, the matters raised are summarised as follows:-

- Concerns regarding additional traffic on the narrow land.
- Site is located at dangerous junction on a busy road.
- Additional vehicles will present additional danger to schoolchildren at nearby school.

- Existing traffic problems and numerous incidents on this road.
- No safe pedestrian route to the site.
- Llangennech Village is already very built up with poor infrastructure and stretched services.
- Concerns regarding removal of healthy trees.
- Development will result in loss of green area, only few remain in Llangennech.
- Tree Preservation Orders not shown correctly on site plans.
- Site contains diverse natural habitat with number of birds, animals and insects which would be destroyed by the development.
- Excessive surface water runoff is experienced in the area.
- Flooding concerns in locality and due to soil in area being naturally poor drainage.
- Concerns over drainage.
- No adequate foul drainage facilities at the site.
- Privacy and safety implications for adjoining school.
- Loss of privacy for nearby residents.
- Concerns regarding adverse impact on future residents of the site due to noise from A4138.
- Concerns over noise pollution and previous incidents with Environmental Health involvement as a result of fires and quad biking.
- Concerns regarding animal density and impact of this on neighbours.
- House value will decrease.
- Gas main crossing the site.
- Reference to development being required for Covid should not be supported.
- Development is not of high-quality design.
- Site is outside of development limits so should only be granted in exceptional circumstances.
- Revised LDP seeks to allocate 2 new sites for gypsy and traveller pitches.
- Previous structure within the site which may be of historic interest.
- Mobile structures have been considered permanent structures in previous court cases.
- Concerns regarding future expansion for larger site.
- Concerns over link between proposed site and existing site on Gypsy Lane is unsustainable and unsafe due to busy road.
- Concerns regarding commercial uses also at the site if approved.
- Application form is misleading and incorrect.
- Concerns that the Council displaced proposed residents from previous site for a golf course.

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

Appraisal

Principle of Development

The current LDP does not contain any allocated gypsy and traveller sites but relies on a criteria-based policy to deal with such proposals. The relevant policy is Policy H7 which permits proposals for gypsy and traveller sites or extensions to existing sites subject to four qualifying criteria. These include the need for the proposed location to be reasonably accessible to a range of facilities and services, including existing community, social and educational provisions, and being within close proximity of main transport routes. The site is located outside of the defined development limits albeit is within close proximity to the

limits and also to existing facilities and services within the village of Llangennech including school, surgery, chemist and a number of shops. Furthermore, it is close to main transport routes both in terms of the A4138 and the M4 which is located approximately 1km to the east of the site. Circular 005/2018 identifies that first consideration should be given to sustainable locations within or adjacent to existing settlement boundaries with access to local services e.g. education settings, health services and shops. The location of the proposed site just beyond the established development limits within walking distance to Llangennech village is considered to comply with the requirements of LDP Policy H7 and Circular 05/2018.

The second criterion requires that proposals should not be detrimental to nearby residents and adjoining land uses by virtue of noise and other disturbances. Concerns have been raised that the application will cause an unacceptable impact on privacy and amenity of nearby residents. The site is bordered to the north by the A4138, south by existing wooded area comprising a number of Tree Preservation Orders (TPO), Maes Y Dderwen road to the east and fields to the west with Park Farm beyond. The closest property is situated approximately 43m from the site access to the south east of the site. To the south west, the closest property within Maes Ty Gwyn is situated 60m from the site boundary, with the existing wooded area situated in-between. In addition, the existing trees and vegetation along the southern boundary are to be retained to provide screening to the site. Concerns regarding commercial use of the site are to be addressed by the imposition of a condition on any permission granted precluding the business use of the site and the parking of large commercial vehicles. This will also protect the surrounding area from potential visual and noise intrusion.

Thirdly, Policy H7 requires that sites must be capable of being serviced with water, electricity, sewage and waste disposal, while the fourth criterion requires that there shall be no adverse effect on the landscape/townscape or the setting and integrity of the historic environment. In terms of the amenities required to serve the development, the submission advises a gravity fed sewer connection is available to which Welsh Water have raised no objection and have also not raised an issue to the proposal from a water supply perspective. The applicant is in current discussion with Western Power regarding an electricity supply and there appears to be no reason why this could not be provided to the development. The proposal is not therefore in conflict with the requirements of Policy H7 in this regard.

Turning to the impact on landscape/townscape. The application site is not located in an area that is subject to any landscape or environmental designation. The submitted site layout shows that the caravans and utility/day rooms will be situated adjacent to the northern boundary of the site. Given the single storey nature of the structures and existing vegetation these will be largely screened from view. The southern part of the site is proposed to include a communal play area alongside grassed area with trees and hedgerows interspersed. Existing trees along the southern boundary are to remain and are not impacted by the proposal and additional planting is proposed alongside retention of existing on the eastern boundary. As a result, it is not considered that the proposal will have an unacceptable effect on the character and appearance of the area.

Objections received also relate to the forthcoming Revised LDP identifying and designating new site/s for gypsy and traveller need. The Authority's housing team have advised they are in the process of investigating the suitability of a site at Trostre, as identified in the forthcoming Revised LDP. No planning application has been submitted for this site as yet and based on current land ownership the site is estimated to be able to deliver 7 pitches. The latest Gypsy Traveller Accommodation Assessment (GTAA) dated November 2019,

anticipates that there will be a need for 31 pitches by 2033. Even if the identified site is delivered there would still be an unmet need. On this basis, it is considered appropriate to consider the current application in line with local and national policy for new private pitches.

The Authority's Forward Planning team have also raised no in principle policy objection to the proposal. In summary, the modest scale of the proposal will ensure it will not dominate the village of Llangennech. In this regard, it is in accord with the objectives of policies H7 and GP1 of the LDP and the Circular.

Highway Impacts

A number of objections received relate to highway safety concerns. The site benefits from an existing access onto Maes Yr Dderwen which is proposed to be improved. The application has been reviewed in detail by the Highway Authority who have requested amendments in relation to visibility splays and were reviewing the requirement for new signage and footpath link from the site to existing footpath provision. Further comments from Highways are to be received shortly.

The children who will reside in the development will seek to attend places in the adjacent Ysgol Gymraeg Llangennech Primary School, whilst elder children will utilise school buses for transport to Bryn Gwyn Secondary School.

Biodiversity Impacts

Concerns are raised regarding loss of green space and trees. Firstly, the area is under private ownership and as such is not available for recreation use. In terms of trees, existing trees along the site boundaries are to be retained alongside additional new tree and landscape planting. The Authority's Planning Ecologist has raised no objection to the application from an ecological perspective, subject to conditions.

Flood Risk Implications

Objections received also highlight concerns regarding flooding at the site. The site is located within Flood Zone A on Natural Resources Wales (NRW) Development Advice Maps (DAM) and as such, flooding is not considered an issue at the site. The Authority's Sustainable Drainage Approval Body (SAB) have raised no objection to the proposal but have highlighted the requirement for the development to obtain separate SAB approval prior to the commencement of development. Matters concerning surface water drainage at the site will be dealt with as part of the consideration of the SAB application.

Other Matters

With regard to the presence of a gas main within the area, the nature of the proposal means that it will not involve significant engineering or ground works. A 6m wide buffer zone is proposed along the route of the underground main and will be kept free of built development with the exception of the internal road. Wales and West Utilities have been consulted on the planning application and have offered no objection albeit have highlighted the requirement for the applicant to contact them directly to discuss the presence of the apparatus.

In terms of noise implications from the A4138, the Authority's Environmental Health Noise Officer referred to the proximity of the site to the A4138 and the requirements of Technical Advice Note (TAN) 11: Noise (1997) in ensuring that noise levels within new developments

are acceptable and meet the levels stipulated within the relevant BS Standard. Given that permission has previously been granted for a new site adjacent to the A4138, the current application is being progressed on this basis.

Concerns regarding future expansion are not relevant considerations to the current planning application. The proposal must be considered on the basis of the information submitted and application site area.

Matters relating to the devaluation of neighbouring property prices and damage to properties are not material planning considerations.

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, alongside third-party representations received, it is concluded on balance that the proposal complies with relevant local and national planning policy.

Circular 005/2018 requires that the Authority make provision for gypsy and traveller sites in the County through site allocation where a need is identified, along with criteria-based policies. Previous work undertaken for the GTAA identified a current unmet need of 19 pitches, increasing to 23 pitches in 5 years and 31 pitches by 2033. Notwithstanding this, there are no allocated sites in the Llanelli area within the current LDP and deliverability of the sites identified in the forthcoming Revised LDP is uncertain. The Authority therefore most consider applications for new sites against the requirements of Policy H7 of the Plan and WG Circular, as referred to above.

In the absence of the availability of a suitable existing site or allocation, the applicant is seeking to establish a new privately owned site that will meet his family's accommodation needs and allow them to return to their traditional nomadic lifestyle. The family have long established links with the Llanelli area. The proposal accords with the policy requirements of the LDP and Circular 005/2018, in that it is accessible to a range of facilities and services, will not be detrimental to the amenity of nearby residents and land uses and is capable of being serviced with the required amenities and infrastructure. Furthermore, the modest scale of the proposal alongside retention of existing and new landscaping will safeguard against any unacceptable visual impacts and the Head of Transport has raised no objections from a highway safety perspective, formal comments and conditions are to be provided.

Any permission granted will be conditioned to restrict the occupation of the development to gypsies and travellers as defined in the Circular. Moreover, in the interests of protecting the surrounding area from potential visual and noise intrusion further conditions will be imposed restricting the number of caravans on the site to four and to prevent commercial activities taking place.

In light of the foregoing, the proposal is considered to accord with the objectives of the abovementioned policies and is therefore presented with a recommendation for approval.

Recommendation – Approval

Conditions and Reasons

Condition 1

The development shall begin no later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development shall be carried out in accordance with the details shown on the following schedule of plans and documents:-

- Site Location Plan and Block Plan drawing n0. 01e received 26 January 2021;
- Expanded Site Location Plan scale 1:2500 drawing no. 00e received 26 January 2021;
- Topographical Survey Plan scale 1:500 drawing no. 05 received 6 November 2020;
- Block Plan scale 1:500 drawing no. 02c received 6 November 2020;
- Indicative Plot Layout – Plots 1&2 scale 1:500 drawing no. 03 received 6 November 2020;
- Floor Plans and Elevations of Utility/Day Room drawing no. 04 received 6 November 2020;
- Site Plan showing visibility splays drawing no. 07 received 4 March 2021;
- Tree Constraints and Protection Plan scale 1:100 received 6 November 2020;
- Tree Survey and Arboricultural Impact Assessment prepared by Elite Ecology received 6 November 2020;
- Planning Statement and Justification Report prepared by Hayston Developments & Planning Ltd received 6 November 2020;
- Preliminary Ecological Assessment prepared by Elite Ecology received 6 November 2020;
- Ecological Site Enhancements drawing no. 05 received 6 November 2020;
- Coal Mining Risk Assessment prepared by Rhondda Geotechnical Services received 6 November 2020;
- Heper Thrlight Domini 12 LED (reference. LB6047.551) received 6 November 2020;
- TamLite Lighting Hurricane – Circular cast bulkhead received 6 November 2020.

Reason: To ensure that only the approved works are carried out.

Condition 3

The site shall not be occupied by any persons other than gypsies and travellers as defined in Section 108 of the Housing (Wales) Act 2014 and Paragraph 2 of Circular 005/2018 – ‘Planning for Gypsy, Traveller and Showpeople Sites’ or any subsequent replacement circular/document.

Reason: To restrict the occupancy of the site.

Condition 4

No more than four static and four touring caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time.

Reason: To confirm the extent of the permission.

Condition 5

No commercial or business activities shall take place on the land, including the storage of materials, nor shall any vehicle over 3.5 tonnes be stationed, parked or stored on the site.

Reason: In the interests of visual amenity and safeguard the amenity of adjacent occupiers and land users.

Condition 6

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: 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.

Condition 7

The development must be carried out in strict accordance with Section 5 Recommendations of the report Land off Maes Y Dderwen Preliminary Ecological Appraisal, Sep 20 and shown on the plans:-

- Ecological Site Enhancements, drawing number 06, dated 26.10.2020 as shown on the Location Plan, drawing number 00e dated 2.01.2021.
- The lighting plan shown on Indicative Plot Layout, drawing number 03, dated 28.07.2020.

And Section 7 Recommendations, Section 8 Other Considerations and Section 9 Arboricultural Method Statement of the report Land off Maes Y Dderwen Tree Survey and Arboricultural Impact Assessment, Sep 20 and shown on the plan:-

- Tree Constraints and Protection Drawing received on Nov 6, 2020.

Reason: In the interests of visual amenity, biodiversity and to protect existing landscape features.

Condition 8

The landscaping scheme shown on the 1:500 scale Block Plan (drawing no. 02c) received on 6 November 2020 shall be carried out in the first planting season following the commencement of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity and to protect existing landscape features.

Condition 9

Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority or SAB approval has been granted for the scheme. The scheme shall subsequently be implemented in accordance with the approved details prior to the first occupation of the site.

Reason: To ensure an adequate drainage scheme is designed and implemented at the site.

Notes/Informatives

Note 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.

Note 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

**ADRODDIAD PENNAETH
CYNLLUNIO, CYFARWYDDIAETH
YR AMGYLCHEDD**

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

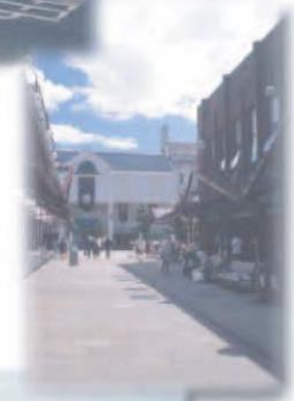
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 24 MEHEFIN 2021
ON 24 JUNE 2021**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal
Dwyrain/
Area East***



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:	24 JUNE 2021
REPORT OF:	HEAD OF PLANNING

INDEX - AREA EAST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE
PL/01452	Change of use from C3 (Dwelling) to C2 (Residential Institution) at West Winds, Pantyffynnon Road, Ammanford, SA18 3HL	39
PL/01552	Retention with alterations of front wall at 2 Heol Fach, Caerbryn, Ammanford, SA18 3DJ	48

APPLICATIONS RECOMMENDED FOR APPROVAL
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Application No	PL/01452
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Application Type	Full Planning
Proposal & Location	CHANGE OF USE FROM C3 (DWELLING) TO C2 (RESIDENTIAL INSTITUTION) AT WEST WINDS, PANTYFFYNNON ROAD, AMMANFORD, SA18 3HL

Applicant(s)	AROPA CARE GROUP – PAUL WILLIAMS
Agent	RON BAGSHAW & ASSOCIATES LIMITED – RON BAGSHAW
Case Officer	Andrew Francis
Ward	Ammanford
Date registered	21/04/2021

Reason for Committee

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

Site

The application site comprises of the property known as West Winds, an existing detached dormer dwelling situated off the western flank of Pantyffynnon Road, Ammanford.

The existing dwelling is a modern structure, granted planning permission in 2002 under reference AM/01272. It has 6 bedrooms currently, with three on the ground floor and a further three at first floor. The overall building measures 17 metres in width, with a maximum depth of 9.35 metres. It is set centrally on a fairly modest irregular shaped but generally flat plot with a road frontage of 27.3 metres and a maximum plot depth of 32.7 metres and a minimum depth of 24 metres.

The site is constrained to the rear by the train line that runs from the south through Llandybie, past Ammanford onto Llandeilo and beyond, indeed, the application site is only approximately 80 metres from Pantyffynnon Train Station. Members with a knowledge of the area will know that beyond Pantyffynnon Road, opposite the application site, the Amman Valley train line has just diverted off the main line and is starting its journey up the Amman Valley. Those with local knowledge will also know this is also very close to the location where the confluence of the Afon Aman and Afon Llŵchwr meet. As a result, the application site is located within a C2 Flood Zone.

Existing parking and utility space to serve the dwelling is provided to the front and the dwelling enjoys the benefit of two access points onto the road.

Proposal

The submitted planning application seeks change of use of the existing dwelling house for use Class C2 as a children's residential home. No physical external alterations are proposed to the dwelling or curtilage with the exception of amendments to the parking and turning area to allow all cars parked to be able to access and leave in a forward gear.

The proposed use will provide residential care for four young people. Though the ages of the potential occupants have not been specified so could be up to 18 years and will result in the employment of five full time and two part time staff members at the property. It is understood that the property will be staffed by 6 people during the day and 2 people at night.

Planning Site History

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

AM/01272	5 Bedroom bungalow at plot adj to The Dynevor Arms Hotel Full planning permission	02 July 2002
E/02623	Residential dwelling Outline planning permission	05 April 2001
E/02312	Change of use to residential e.g. House Dynevor Arms Full planning permission	21 September 2000
P6/366/94	Residential at plot adj to The Dynevor Arms Hotel Outline planning permission	30 June 1994
P6/12760/87	Dwelling and detached garage on land adj to The Dynevor Arms Hotel Full planning permission	21 May 1987

Planning Policy

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

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

SP1 Sustainable Places and Spaces

SP3 Sustainable Distribution- Settlement Framework

SP9 Transportation

GP1 Sustainability and High Quality Design

H6 Residential Care Facilities

TR3 Highways in Developments

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Raised initial queries regarding staff arrangements and parking requirements at the property. Further comments are expected.

Ammanford Town Council – No observations received to date.

Local Member - Councillor D Harries has not commented to date.

Network Rail – Offer no objections to the proposal.

Natural Resources Wales – Offers no objection to the proposal.

Surface Water Advisory Body – Advise that the site is within Zone C2, but offers no change in vulnerability or flood risk. The amendments to the parking area will change the surface water runoff and these details are currently under assessment.

Police Liaison - No observations received to date.

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

Summary of Public Representations

The application was the subject of notification by way of three neighbouring letters posted to the adjacent neighbours to the application site. As a result, three letters of objection have been received, the matters raised are summarised as follows:-

- The mission statement says they deal with ‘challenging children’. We need to be told the ages of the children and in what way will they be challenging.
- Are these children likely to escape over walls into other gardens and property or onto the railway line?
- Will these children be noisy and at anti-social times?
- The application property is very close to the river which could be dangerous for the children.
- With 5 full time staff and 2 part time staff there will be an issue with parking. The site is directly opposite the rugby and football ground and on a bus route. Sometimes, the bus drivers have to ask residents to move their cars so they can get through on training and match days. This change of use will only make it worse, especially if an ambulance or fire engine was required.
- There are no dropped kerbs currently at this property.

- One of the windows in the current property was to be frosted but isn't. Will this change?

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

Appraisal

Principle of Development

The planning application proposes a change of use from the existing residential dwelling to a children's care home under use class C2. Policy H6 of the Adopted Local Development Plan (LDP) is the most pertinent in the consideration of the application. The policy permits proposals for residential care facilities within development limits of a defined settlement where it has safe and convenient access to community facilities and services. The site is located within the defined development limits of Ammanford and is within walking distance of the local facilities and is also on a bus route and close to a train station providing services to Swansea, Llanelli and the local area.

In addition, the supporting text to the policy acknowledges that "the inclusion of such facilities within the development limits ensures that residents remain integrated into the community." As such, the location of the site within the existing community is considered to comply with policy requirements.

Based on previous application of a similar type it is known that the Authority's Children's Services Team would typically not support the proposal on the basis that the service does not use private residential homes for looked after children and as a result the proposal will be utilised by other local authorities. However, the applicant is not for consideration in the determination of planning applications, it is the land use and the process is unable to differentiate between whether the service would be operated by the Authority or a private service provider. As such, in general terms, the C2 Use is under consideration, and is in principle, acceptable.

Impact upon Character and Appearance of the Area

In terms of the impact of the use on the existing character and appearance of the locality, the proposal involves no external changes to the building fabric of the host property and limited external changes to the curtilage. The property would retain its appearance as a large, detached domestic property with large front space with two vehicle access points with parking to the front and private garden space to the rear. The change of use would have limited impact on the general character of the surrounding area.

The proposal is to provide residential care for up to four children/young people occupying the property, with one bedroom occupied by a staff member at night. Notwithstanding the provision of care to the residents, the use of the property will remain residential within an area largely dominated by residential development and within defined development limits and would not impact on the character of the locality.

Residential Amenity Considerations

In terms of the impact on the amenity of the adjoining residential property and neighbouring properties, the main issues to consider include noise, loss of privacy and perceived security. Firstly, turning to noise, the proposed change of use remains within a residential use and

given the proposal seeks for a maximum of four children at the property there will not be an excessive number of children residing at the property. The application site is a large property benefiting from a number of large double bedrooms and as such could be occupied by a large family now with excess of four children without any planning permission required. As such, it is not considered that the proposal will exceed normal noise levels generated by a large residential property. Notwithstanding this, conditions are suggested to be imposed on any planning permission granted restricting noise levels and ensuring necessary noise insulation is installed to protect any potential impact on the neighbouring occupier.

Turning to loss of privacy, the application site consists of a detached dwelling with gardens of two of the neighbouring property also running in the same alignment, and the garden of Dynevor House running perpendicular and with its rear elevation overlooking the application site. As the application property is modest in height and any windows with the potential for overlooking can be conditioned, again, it is considered that the proposal would not create privacy issues beyond that a large family dwelling could create.

Objections raised make reference to potential anti-social behaviour problems relating to the potential residents and how the property's location adjacent to the railway line and close to a river may also cause problems. Firstly, it should be noted that the potential occupiers of the house are not known. Indeed, these children may move in and out of the proposed home quite quickly depending on their personal situation and their place taken over by a different child with different needs. As such, it is likely that the issues they face may span a wide range of potential problems, but that this cannot be known or predicted at this stage and as a result, it is premature, prejudicial and unreasonable to recommend refusal of this application based on perceived high levels of anti-social behaviour from a professionally managed care home. The Police Liaison Officer has not commented on this application.

In land-use terms this proposal appears very much like a large family home but arguably what makes it different is the perceived personalities of the young people that would occupy the property and the potential level of disruption that might arise from the behaviour of such residents. This is somewhat of an unknown, variable factor and one that it is difficult to predict in the consideration of this planning application. The intensity of the use of the site would differ to some degree from that of a normal household as the level of care and support may result in a more frequently accessed site by staff and is likely to lead to some additional activity compared to its use as a single dwelling. However, the typical shift operation would be 12 hourly with two changeover points per day. That would mean the peak traffic generation from the property would be broadly similar to that of a normal dwelling with regard to the school run, with the second main changeover later in the evening. The movements caused by the members of staff, would be relatively minor, with parking self-contained on site and would not be significant in relation to impact on local amenity and not at times that typically relate to sports matches and practice.

In line with the Regulation and Inspection of Social Care Act (Wales) 2016, the applicant is required to register with the Care Inspectorate Wales (CIW) prior to providing a care service. As part of the application process a premises assessment is undertaken to evaluate and assess the suitability of the proposed premises in line with the needs of the intended occupiers. It will not be possible for the care home to operate. The management of the site would then be regulated by the Care Inspectorate Wales independent of the planning process.

As a result, it is considered that the proposed development complies with policy GP1 and in particular part d) in so far as any potential impact on amenity of adjacent residents.

Highway Impacts

A number of objections received refer to the inadequacy of the existing road network, existing problems concerning volume of traffic and parking levels and consider that the proposal and the parking arrangements for the property will heighten the problems.

In considering the traffic and transport implications of the proposed change of use it is noted that the site benefits from three specified parking spaces permitted to the front of the site. The Authority's Highways Planning Liaison Officer has queried the staff arrangements at the property and the potential intensification on the initially submitted site layout which showed 6 spaces, but which also showed that cars would be blocked in. Following additional information submitted from the agent it appears that in line with the parking requirements the proposal will not require additional level of parking than the existing use. However, further comments from the Highways Officer on this matter are outstanding.

In terms of the additional traffic associated with the proposal, as acknowledged above the traffic movements will largely be as expected for a family dwelling with the additional movements caused by staff members being limited.

Flood Risk Implications

The site is situated within a C2 Flood Zone as defined by the Development Advice Maps (DAM) issued to support Technical Advice Note 15 (TAN15). However, Natural Resources Wales advises that the existing dwelling and the proposed use are both Highly Vulnerable forms of development and that no extra operational development is occurring. In addition, an Emergency Evacuation Plan has been provided to support the application. As a result, Natural Resources Wales advise that they have no objection to this application as both uses are Highly Vulnerable so pose the same risk.

The Authority's Sab Team also support this advice, but have requested details of the amended parking space details to allow assessment of the surface water runoff details and its potential impact of surface water flooding. These comments are being sought.

Lack of Transparency/Consultation

A point of objection relates to the concern that this will affect more people than just those directly adjacent to the application site, which have been sent letters. For an application of this scale (not major development) there is no requirement under planning legislation to carry out pre-application consultation with local residents.

In line with Article 12 (5) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the local planning authority must publicise an application by giving requisite notice-

- (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or
- (b) by serving notice on any adjoining owner or occupier.

Consultation letters were sent to adjacent neighbouring properties. As such, the requirement for the local planning authority to undertake relevant publicity has been undertaken in compliance with the regulations.

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, alongside the responses from statutory consultees and numerous comments received from third parties, it is concluded on balance that the proposed development complies with the relevant LDP policies and would not adversely affect the character of the area, prejudice highway safety or significantly harm neighbours' amenities. The concern regarding the adverse impact on residential amenity and the fear for an increase in anti-social behaviour, arising from the perceived behaviour of the proposed residents is not sufficient to warrant refusal. In balancing the planning permits of the proposal, the scheme is considered acceptable and is recommended for approval subject to the following conditions.

Recommendation - Approval

Conditions and Reasons

Condition 1

The development shall begin no later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents:-

- Location Plan scale 1:1250 @ A4 received 1 March 2021;
- Block Plan [AROPA/2021/05] scale 1:500 @ A4 received 1 March 2021;
- Proposed Ground Floor Plan [AROPA/2021/03] scale 1:50 @ A3 received 1 March 2021;
- Proposed First Floor Plan [AROPA/2021/04] scale 1:50 @ A3 received 1 March 2021;

- Proposed Parking Plan [08] scale 1:500 @ A4 received 1 June 2021.

Reason: To ensure that the development is implemented in accordance with the approved details.

Condition 3

The premises shall be used for a children's residential care home for a maximum of four children and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To clarify the nature and extent of the development and in the interests of residential amenity in accordance with policy H6 of the Carmarthenshire Local Development Plan.

Condition 4

The windows serving the following rooms as indicated on the approved plans namely the Proposed Ground Floor Plan [AROPA/2021/03] scale 1:50 @ A3 received 1 March 2021 and the Proposed First Floor Plan [AROPA/2021/04] scale 1:50 @ A3 received 1 March 2021 shall be glazed in obscure glass and maintained as such thereafter in perpetuity:

- The ground floor bathroom window facing the rear elevation;
- The first floor bedroom 4 window facing the north east side elevation.

Reason: In the interests of neighbouring amenity and to accord with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 5

No development shall commence until construction design details have been submitted to, and approved in writing by the local planning authority, demonstrating that any noise generated does not exceed the noise criteria based on current figures by BS8233 "good" conditions given below:-

- Dwellings indoors in daytime: 35 dB LAeq,16 hours;
- Outdoor living area in day time: 55 dB LAeq,16 hours;
- Inside bedrooms at night-time: 30 dB LAeq,8 hours (45 dB LMax);
- Outside bedrooms at night-time: 45 dB LAeq,8 hours (60 dB LMax).

Daytime (07:00 – 23:00) Night-time (23:00 – 07:00)

Such detail and appropriate consequential noise mitigation measures shall have been agreed, in writing, by the local planning authority and shall be implemented prior to occupation of the building on the site and shall be maintained as agreed thereafter.

Reason: To safeguard the amenities of occupants of the surrounding properties and to accord with policies GP1 and H6 of the Carmarthenshire Local Development Plan 2014.

Notes/Informatives

Note 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.

Note 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	PL/01552
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Application Type	Householder
Proposal & Location	RETENTION WITH ALTERATIONS OF FRONT WALL AT 2 HEOL FACH, CAERBRYN, AMMANFORD, SA18 3DJ

Applicant(s)	MS J BANKS
Agent	JASON EVANS, EVANS BANKS PLANNING LIMITED
Case Officer	Andrew Francis
Ward	Penygroes
Date registered	24/03/2021

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 application site is the curtilage of the property known as 2 Heol Fach, Caerbryn. Specifically, the modest cottage dwelling fronts onto Heol Fach which is a small single track lane which has its junction off the southern flank of Penygroes Road. Eight dwellings are served off Heol Fach which is essentially a cul-de-sac and is within a residential area.

A vehicular parking area is sited adjacent to the west of the application site accessing straight onto Penygroes Road.

The site is close to the junction which serves Caerbryn Terrace to the west and is at the outside of the bend of the road which travels to Blaenau to the east and Penygroes to the north west.

Proposal

The application is for the retention, with modifications, of the wall at the northern, eastern and western boundaries of the site which has been increased in height as part of the renovation of the property. This increase in height resulted in Planning Enforcement visiting the site, discussions between the applicant, agent and the Local Planning and Highway Authority which has resulted in the submission of this application.

The wall, as built measures 1500mm in height along most of its width, with an increase height to 1900mm for the pillar at the wall's north western corner which is directly adjacent to the adjacent parking space serving the adjacent dwelling. This 1900mm pillar obscures visibility and the submitted amendments show that this is to be reduced to 1000mm.

Planning Site History

There is no relevant planning history on the application site.

Planning Policy

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

Policy GP1 Sustainability and High Quality Design

Policy TR3 Highways in Developments - Design Considerations

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Offers no objection subject to the wall that is shown being reduced in height to 1000mm being reduced by 900mm.

Llansadwrn Community Council - No objections to the proposal.

Local Member(s) - Councillor A W Davies and Councillor D Nicholas have not commented to date.

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.

Three representations were received objecting to the proposal, and six representations were received from five addresses supporting the proposal. The matters raised are summarised as follows:-

- The reduction in height of the wall will still result in a lack of visibility from the driver's seat for vehicles leaving the parking space of the adjacent property. This continues to be a risk to pedestrians and the drivers of these vehicles. There have been many accidents on this bend without this adding to the risk.

The points of support are summarised as follows:-

- The renovations of the once dilapidated property have greatly enhanced the area and kerb appeal, whilst the new wall looks in keeping with the community which appears to be the right balance of safety and aesthetics.
- The old walls were crumbling and allowed the old foliage and soil to spill over making it unsafe to walk past. As the house is higher up on the hill, the ground level of the garden is already higher than the 1 metre rule so it would be unsafe to build a wall at 1 metre as things could get blown out of the garden easily onto the highway.

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

Appraisal

The application has been submitted to obtain retrospective permission for the retention of the wall with alterations. In principle, the provision of a wall is not an issue, and one can be provided without the need for planning permission, provided it does not exceed 1 metre in height. However, as the proposal does exceed this, and is adjacent to a highway, planning permission is required. As such, it is clear that the main issue for consideration is highway safety.

Highway Impacts

The objections received all relate to the issue of highway safety and the lack of visibility caused by the increase in height of the wall as it affects the parking spaces for the adjacent property. The Authority's Head of Transport has advised that with a reduction in height of the current 1900mm pillar to 1000mm, a 90 metre visibility splay can be provided in both directions. However, it is requested by the Head of Transport that the 1000mm high section is further reduced to 900mm.

Based on the above, it is considered that the reduction in height to 1 metre is sufficient to satisfy the visibility requirements and would, if applicable for this small section at issue, comply with permitted development rights for boundary features adjacent to a highway. As this would be the fall-back position, it would be particularly difficult to defend any further reduction in height at appeal, should it come to that. As such, as the visibility splay is achieved, the proposal is considered to comply with policies GP1 and TR3 of the Carmarthenshire Local Development Plan.

Response to the Points of Support Received

The renovations of the once dilapidated property have greatly enhanced the area and kerb appeal, whilst the new wall looks in keeping with the community which appears to be the right balance of safety and aesthetics.

Based on the submitted drawings showing the reduction in height of the pillar, the new walls are new and modern looking which is an improvement over the previous crumbling structure and overgrown brambles behind the wall. However, the improvement in the aesthetic in itself would not overcome the highway safety objection if the height at the corner was not reduced and the visibility splay could not be achieved.

The old walls were crumbling and allowed the old foliage and soil to spill over making it unsafe to walk past. As the house is higher up on the hill, the ground level of the garden is already higher than the 1 metre rule so it would be unsafe to build a wall at 1 metre as things could get blown out of the garden easily onto the highway.

With regard to these points, the specific issue of the height of the wall in relation to the house and the road seems to have been misinterpreted by those making them. The height of the wall is not specifically related to the house, rather the height of the natural ground level at the point at which it enters the ground. Specifically, in this case however, it is the issue of the wall and its affect upon highway safety at a specific point that has caused the issue.

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 whilst objections have been raised regarding highway safety, it is considered that the proposed amendments to the wall satisfy the visibility requirements of TAN18 as submitted and therefore comply with the policies of the Carmarthenshire Local Development Plan. The advice of the Head of Transport regarding the amendments to the wall allows the proposal to be put forward with a favourable recommendation.

Recommendation – Approval

Conditions and Reasons

Condition 1

The works hereby granted consent shall be carried out strictly in accordance with the following approved plans and documents received on 18 April 2021:-

- Location Plan [A103] scale 1:1250 @ A3;
- Block Plan [A104] scale 1:500 @ A3;
- Visibility Splay Kerb Edge [A102] scale 1:300 @ A1;
- Wall Plan & Elevations [A105] scale 1:100 @ A3.

Reason: To ensure that the development is implemented in accordance with the approved details in accordance with policies GP1 and TR3 of the Carmarthenshire Local Development Plan.

Condition 2

A visibility splay of 2.4 metres x 90 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the parking spaces serving 4 Heol Fach in relation to the nearer edge of carriageway within one month of the granting of this permission. In particular there shall at no time be any growth or obstruction to visibility over 1.0 metres in height within this splay area.

Reason: In the interests of highway safety and to accord with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Notes/Informatives

Note 1

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).

Note 2

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.

Pwyllgor Cynllunio 24 Mehefin, 2021

LLOFNODWR Y SIARTER CREU LLEOEDD

Y Pwrpas:

Ceisio cymeradwyaeth i Gyngor Sir Caerfyrddin fod yn llofnodwr i Siarter Creu Lleoedd Cymru

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

Mae Siarter Creu Lleoedd Cymru yn cael ei chymeradwyo gyda Chyngor Sir Caerfyrddin yn dod yn llofnodwr.

Y Rhesymau:

Er mwyn adlewyrchu darpariaethau polisi cynllunio cenedlaethol a darpariaethau'r Cynllun Datblygu Lleol Diwygiedig wrth iddo ddatblygu.

Angen ymgynghori â'r Pwyllgor Craffu perthnasol - Amherthnasol

Pwyllgor Cynllunio – 24/6/21

Angen i'r Bwrdd Gweithredol wneud penderfyniad OES

Angen i'r Cyngor wneud penderfyniad OES

YR AELOD O'R BWRDD GWEITHREDOL SY'N GYFRIFOL AM Y PORTFFOLIO:- Y
Cynghorydd Mair Stephens

Y Gyfarwyddiaeth

Yr Amgylchedd

Enw Pennaeth y

Gwasanaeth:

Noelwyn Daniel

Awdur yr Adroddiad:

Ian Llewelyn

Swyddi:

Pennaeth Cynllunio

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Rhifau ffôn: 01267 246270

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Mae'r dudalen hon yn wag yn fwriadol

**EXECUTIVE SUMMARY
PLANNING COMMITTEE
24TH JUNE 2021**

SIGNATORY TO THE PLACEMAKING CHARTER

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

The report seeks endorsement for the Council to become a signatory of the Placemaking Charter Wales. In so doing the report outlines the context and purpose of Placemaking, its role and status in national and local planning policy as well as the content of the Charter.

Planning Policy Wales along with the redrafting of the National Development Framework / Future Wales 2040 emphasises placemaking on a strategic level with the objectives of becoming better connected, reducing travel and boosting local services to enhance identity, character, sense of community and collective ownership through the planning system. This is reinforced through the Council's emerging Revised LDP. Wellbeing is central to the placemaking process and gives importance to the need to work together to build better places. This is achieved by applying a holistic approach to the planning process: one that considers the context, function and relationships between a development site and its wider surroundings.

2. Introduction

Planning Policy Wales (PPW) along with Future Wales 2040 emphasises the importance of placemaking on a strategic level with the objectives of becoming better connected, reducing travel and boosting local services to enhance identity, character, sense of community and collective ownership through the planning system.

Wellbeing is central to the placemaking process and gives importance to the need to work together to build better places. This is achieved by applying a holistic approach to the planning process: one that considers the context, function and relationships between a development site and its wider surroundings.

PPW sets out the Welsh Government approach to achieving well-being and sustainable development via placemaking. It emphasises the legacy of development for people and the environment.

"Good placemaking is...essential to the delivery of sustainable development and achieving improvements in the well-being of communities". (PPW Ed.11, Paragraph 2.10)

Building Better Places - Placemaking and the Covid-19 recovery: Welsh Government (July 2020) identifies Placemaking as its central theme.

Future Wales 2040 through its policies and guidance emphasises the role of Placemaking as being at the heart of the Planning system. Policy 2 of Future Wales identifies its role in shaping urban growth and regeneration by positively contributing towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and

walkable, organised around mixed-use centres and public transport and integrated with green infrastructure.

The principles of Placemaking and the pledges set out through the Placemaking Charter below closely align to our Well-being Objectives as follows:

1. Help to give every child the best start in life and improve their early life experiences
2. Help children live healthy lifestyles
3. Support and improve progress and achievement for all learners
4. Ensure all young people are in Education, Employment or Training (EET) and are following productive learning and career pathways
5. Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty
6. Create more jobs and growth throughout the County
7. Increase the availability of rented and affordable homes
8. Help people live healthy lives (tackling risky behaviour and obesity)
9. Support good connections with friends, family and safer communities
10. Support the growing numbers of older people to maintain dignity and independence in their later years
11. A Council wide approach to support Ageing Well in Carmarthenshire
12. Look after the environment now and for the future
13. Improve the highway and transport infrastructure and connectivity
14. Promote Welsh Language and Culture
15. Building a Better Council and Making Better Use of Resources.

The preparation of the Revised LDP has seen Placemaking and components such as design quality, sustainability, Net Zero Carbon Agenda and Green and Blue Infrastructure embedded into planning policy. In this respect, it is interwoven within the emerging Plan and is a guiding principle which will be supported through a range of planning guidance documents to assist in interpreting what's required and its implementation, as well as a Manual for communities in the preparation of their own Place Plans.

Alongside the emerging LDP, Carmarthenshire already has a strong delivery focused outlook centred on a one team or collective approach. The Council through its regeneration priorities and the ten towns strategy has continued to adopt a progressive approach to developing responsive and place-led proposals. Indeed, the emerging post Covid Recovery Plan provides a mechanism for ensuring our response reflects people's well-being and a principle through which to plan the future shape of communities. The principles of Placemaking reflects not only the five ways of working set out within the Well-being and Future Generations Act and the principles for sustainable development but also the need to plan and collaborate in creating places, particularly post Covid. This is reflected in the Recovery Plan which states:

"How we help deliver the recovery and growth of the economy is as important as what we deliver –and consideration of the Wellbeing of Future Generations Act has reinforced the need

to work differently to recover and improve the sustainable economic well-being of Carmarthenshire. The Act puts in place the five ways of working to ensure that public bodies take account of the long-term, work to prevent problems occurring or getting worse, take an integrated and collaborative approach, and consider and involve people.”

3. What is Placemaking?

Placemaking is the proactive and collaborative approach in the creation and management of places. This process relates to more than the planning services function of the Council, and in fact relates to multiple service areas across local government that contribute to the shaping of the built and natural environment and creation and management of places. Placemaking is a key process to deliver the duties of the Well Being of Future Generations Act, and its multi-disciplinary approach aligns well with the delivery of the Council's corporate priorities which require the multifunctional approach in their delivery, but also as we plan for recovery post Covid.

It represents an integrated approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well-being in the widest sense.

Placemaking is an approach that considers the context, function and relationships between a development and its wider surroundings. The principle is just as relevant for smaller scale development, as the themes involved seek to ensure all new development contributes positively as far as possible to the creation of place.

Placemaking should not be about adding additional cost to a development, but rather it should be about integrated and collaborative thinking from the earliest possible stage. Placemaking adds social, economic, environmental, and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into decisions.

4. The Placemaking Charter Wales

The Charter has been developed by the Design Commission for Wales and the Welsh Government in collaboration with the Placemaking Wales Partnership, which is made up of stakeholders representing a wide range of interests and organisations working within the built and natural environment. The Charter reflects the collective and individual commitment of these organisations to support the development of high-quality places across Wales for the benefit of its communities.

Launched in September 2020 by Julie James, Minister for Housing and Local Government it has been signed by a range of organisations and bodies including Local Authorities, Home Builders Federation, Natural Resources Wales, National Park Authorities, Chartered Institute of Highways and Transportation, Institute of Highway Engineers, Housing associations, Future

Generations Commissioner for Wales, Royal Society of Architects Wales, Welsh Government, Welsh Local Government Association and national/regional house builders.

The Charter includes the following six principles:

- **People and Community:** The local community are involved in the development of proposals. The needs, aspirations, health, and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.
- **Location:** Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.
- **Identity:** The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.
- **Movement:** Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel network and public transport stations and stops are positively integrated.
- **Mix of Uses:** Places have a range of purposes which provide opportunities for community development, local business growth and access to jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.
- **Public Realm:** Streets and public spaces are well defined, welcoming, safe, and inclusive, with a distinct identity. They are designed to be robust and adaptable, with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.

In signing the Placemaking Charter an organisation agrees to support placemaking in all relevant areas in working and promote the six placemaking principles in the planning, design and management of new and existing places. Once the organisation has agreed and signed the Charter, the name of the organisation will be added to the list of signatories on the Placemaking Wales partnership website and will be sent the Charter logo to use. A copy of the Charter can be found in Appendix A.

DETAILED REPORT ATTACHED?

NO [APPENDIX ATTACHED]

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: N. Daniel

Head of Planning

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	NONE	NONE	NONE	NONE	NONE

1. Policy, Crime & Disorder and Equalities

The principles of Placemaking as expressed within the Charter reflects the objective of Planning policies, proposals and decisions to seek to promote sustainable development and support the well-being of people and communities. Placemaking links to the delivery of the seven well-being goals and by using the five Ways of Working, as required by the Well-being of Future Generations Act, including seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts in line with the Act's Sustainable Development Principle. This is embedded in the provisions of national planning policy and the emerging Revised LDP and is reflective of the requirements emanating from the Wellbeing and Future Generations Act 2015 and the Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 - 2023. Through Placemaking principles and land use planning policies, the approach will seek to promote the principles of sustainability and sustainable development by facilitating the creation of communities and local economies which are more sustainable, cohesive and provide access to local services and facilities and reducing the need to travel.

2. Legal

Placemaking as a requirement is already embedded into the national planning policy through Planning Policy Wales and Future Wales (National Development Framework) as well as the emerging Revised LDP. Planning Policy Wales along with Future Wales emphasises placemaking on a strategic level with the objectives of becoming better connected, reducing travel and boosting local services to enhance identity, character, sense of community and collective ownership through the planning system in line with the objectives of the Well-being of Future Generations (Wales) Act 2015.

3. Finance

The Authority is already implementing the principles as a consequence of the policies and provisions of Planning Policy Wales and ultimately through the Revised Local Development Plan. No additional direct costs are envisaged.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below Signed: N. Daniel		Head of Planning
1. Scrutiny Committee Not applicable. Future reports to be provided to Community and Regeneration Scrutiny to consider the application of the charter.		
2. Local Member(s) Not applicable. Internal and external partners will be engaged as part of the implementation of policy and the principles of the Charter.		
3. Community / Town Council Not applicable. Internal and external partners will be engaged as part of the implementation of policy and the principles of the Charter.		
4. Relevant Partners Not applicable. Internal and external partners will be engaged as part of the implementation of policy and the principles of the Charter.		
5. Staff Side Representatives and other Organisations Not applicable. Internal and external partners will be engaged as part of the implementation of policy and the principles of the Charter.		
EXECUTIVE BOARD PORTFOLIO HOLDER(S) AWARE/CONSULTED YES	Include any observations here	

Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report: THESE ARE DETAILED BELOW		
Title of Document	File Ref No.	Locations that the papers are available for public inspection
Planning Policy Wales (Edition 11)		https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf
Future Wales: the national plan 2040		https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf
Revised Deposit LDP		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/deposit-plan/#.YH1j-o5KiUI
Placemaking Charter Website		https://dcfw.org/placemaking/placemaking-charter/
Placemaking and Design SPG		https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf

Appendix A – Placemaking Charter Wales



Creu Lleuedd Cymru Placemaking Wales

Llofnodydd y Siarter Charter Signatory

Placemaking Wales is an initiative to support the implementation of placemaking in Wales. The project is being led by the Placemaking Wales Partnership – a multi-disciplinary group representing professions and organisations involved in shaping the built and natural environment in Wales.

A Placemaking Wales Charter has been developed to reflect the collective and individual commitment of these organisations to support the development of high-quality places across Wales for the benefit of their communities (dcfw.org/placemaking/placemaking-charter/). The Charter includes six placemaking principles that those who sign-up agree to promote as part of their support for placemaking.

People and community

The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.

Location

Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.

Movement

Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel and public transport network and public transport stations and stops are positively integrated.

Mix of uses

Places have a range of purposes which provide opportunities for community development, local business growth and access jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.

Public realm

Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity. They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.

Identity

The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.

A Placemaking Guide has also been published with further guidance on the principles of placemaking and how they can be applied in practice (dcfw.org/placemaking/resources/).

Mae'r dudalen hon yn wag yn fwriadol

PWYLLGOR CYNLLUNIO

Dydd Iau, 27 Mai 2021

YN BRESENNOL: Y Cynghorydd A. Lenny (Cadeirydd)

Y Cynghorwyr:

S.M. Allen, J.M. Charles, D.M. Cundy, I.W. Davies, J.A. Davies, 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 a J.E. Williams

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

G. Noakes, Uwch Swyddog Rheoli Datblygu [y Dwyrain];
J. Thomas, Uwch Swyddog Rheoli Datblygu [y De];
Z.M. James, Swyddog Rheoli Datblygu [y De];
H. Rice, Swyddog Rheoli Datblygu;
P. Roberts, Swyddog Rheoli Datblygu;
K. Byrne, Cyfreithiwr Cynorthwyol;
M. Evans Thomas, Prif Swyddog Gwasanaethau Democrataidd;
K. Thomas, Swyddog Gwasanaethau Democrataidd;
J. Owen, Swyddog Gwasanaethau Democrataidd.

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

[Noder: Cafodd y cyfarfod ei ohirio am 15 munud rhwng 11:45am a 12:00pm er mwyn galluogi'r Cadeirydd i gael cyngor cyfreithiol.]

1. YMDDIHEURIADAU AM ABSENOLDEB

Cafwyd ymddiheuriad am absenoldeb gan y Cynghorydd G. B. Thomas.

2. DATGAN BUDDIANNAU PERSONOL

Y Cynghorydd	Rhif y Cofnod	Y Math o Fuddiant
M. Charles	3. Rhanbarth y Dwyrain - Penderfynu Ar Geisiadau Cynllunio - [E/32703]	Aelod o Gyngor Cymuned Llanegwad.

3. RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

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

[Noder: Gan fod y Cynghorydd M. Charles wedi datgan buddiant yn y cais canlynol yn gynharach fel aelod o Gyngor Cymuned Llanegwad, cyflwynodd sylwadau fel yr Aelod Lleol, ond nid oedd wedi cymryd rhan yn y trafodaethau na'r bleidlais.]

E/32703	<p>ADEILADU, GOSOD A GWEITHREDU TYRBIN GWYNT 100KW HYD AT 47M I FLAEN Y LLAFN, YNGHYD Â SEILWAITH ATEGOL SY'N CYNNWYS LLWYBR MYNEDIAD A CHYSYLLTIAD Â'R RHWYDWAITH DOSBARTHU TRYDAN LLEOL, TIROEDD PENCAU, GER FFERM LLWYNGWYN, FELIN-GWM, CAERFYRDDIN, SA32 AR GYFER NORVENTO WIND ENERGY UK LTD - TREVOR HOWE</p> <p>Cafwyd sylw gan yr Aelod Lleol yn gwrthwynebu'r cais ar ran y Cyngor Cymuned a'r preswylwyr hynny ac yn ailbwysleisio'r pwyntiau y manylwyd arnynt yn adroddiad ysgrifenedig y Pennaeth Cynllunio, ac roedd yn cynnwys pryderon ynghylch y goblygiadau ar y cynefin a'r bywyd gwyllt.</p> <p>Ymatebodd y Swyddog Rheoli Datblygu i'r materion a godwyd</p>
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4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO

PENDERFYNWYD YN UNFRYDOL ohirio ystyried y cais cynllunio canlynol er mwyn i'r Pwyllgor ymweld â'r safle. Bydd yr ymweliad safle yn cael ei drefnu yn amodol ar Reoliadau/Canllawiau Covid Llywodraeth Cymru ac yn unol â hwy ac yn dilyn asesiad risg a gynhelir gan yr Awdurdod hwn.

PL/00588	<p>CAIS MATERION A GADWYD YN ÔL AR GYFER 13 O ANHEDDAU A CHYFLAWNI AMODAU CYSYLLTIEDIG 4, 5, 6, 7, 8, 9, 10, 11 A 12 YN UNOL Â CHANIATÂD AMLINELLLOL (CYF. S/36817) - TIR GWASANAETH LABORDY CENEDLAETHOL CYFOETH NATURIOL CYMRU GYNT, LÔN PEN Y FAI , FFWRNES, LLANELLI, SA15 4EL</p> <p>Cafwyd sylwadau a wrthwynebai'r cais ac a ailadroddodd y pwyntiau gwrthwynebu y manylwyd arnynt yn adroddiad ysgrifenedig y Pennaeth Cynllunio ac roedd y prif bryderon yn ymwneud â'r canlynol:-</p> <p>Uniondeb y cynlluniau, Yr effaith andwyol ar amwynder trigolion cyfagos Y newid mewn lefelau o ganlyniad i'r datblygiad yn golygu ei fod yn ormesol wrth ystyried yr eiddo cyfagos gan achosi preswylwyr i golli preifatrwydd yn enwedig mewn perthynas â llain 1.</p> <p>Ymatebodd yr Asiant a'r Swyddog Rheoli Datblygu i'r materion a godwyd.</p> <p>Mynegwyd bod rhai aelodau'n ei chael yn anodd clywed holl bwyntiau'r gwrthwynebydd gan fod ansawdd y sain yn wael, ac ar ôl derbyn y sylwadau gan y gwrthwynebwyr a oedd yn bresennol drwy e-bost, rhoddodd y Cadeirydd gyfle i Aelodau'r Pwyllgor glywed pob gwrthwynebiad drwy eu darllen yn glywadwy i'r Pwyllgor.</p> <p>Yn dilyn y pryderon a godwyd mewn perthynas â'r gwrthwynebiadau</p>
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	<p>ynghylch colli preifatrwydd a gwedd y datblygiad, cynigiwyd bod y Pwyllgor yn cynnal archwiliad safle er mwyn cael gwell dealltwriaeth o'r effaith ar yr eiddo cyfagos. Eiliwyd y cynnig hwn.</p> <p>Er mwyn ceisio cyngor cyfreithiol, gohiriodd y Cadeirydd y cyfarfod am 15 munud am 11:45am. Am 12:00pm, ailymgynullodd y Pwyllgor ac o ystyried y gwrthwynebiadau, cynigiwyd bod y Pwyllgor yn cynnal ymweliad safle yn amodol ar Reoliadau Covid Llywodraeth Cymru ac ar ôl i'r Awdurdod hwn gynnal asesiad risg.</p>
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5. HYD Y CYFARFOD

Am 1.00 p.m., yn unol â Rheol 9 o Weithdrefn y Cyngor, tynnodd y Cadeirydd sylw'r aelodau at y ffaith bod y cyfarfod wedi bod yn mynd rhagddo ers 3 awr a chynigiodd fod y cyfarfod yn cael ei ohirio tan 1.30 p.m. Fodd bynnag, roedd gan nifer o aelodau gyfarfodydd eraill wedi'u trefnu ar gyfer y prynhawn hwnnw ac nid oeddent yn gallu dychwelyd am 1.30 p.m. Felly

PENDERFYNWYD y dylid gohirio ystyried yr eitemau canlynol tan gyfarfod nesaf y Pwyllgor Cynllunio a gynhelir ddydd Mawrth, 8 Mehefin, 2021 am 10:00am:-

- E/40650 - Dymchwel ysgol a chodi datblygiad preswyl 6 preswylfa, dyluniad manwl o'r lleoliad, dyluniad, gwedd allanol a gwaith tirweddu yn y datblygiad, Ysgol Gynradd Gymunedol Nantgroes, Milo, Llandybïe, Rhydaman, SA18 3NZ
- PL/01427 – Estyniad deulawr ar ochr y breswylfa, 67 Heol Pontarddulais, Tŷ-croes, Rhydaman, SA18 3QA
- LLOFNODI BOD COFNODION CYFARFOD Y PWYLLGOR AR 29 EBRILL, 2021 YN GOFNOD CYWIR

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.]

Mae'r dudalen hon yn wag yn fwriadol

Dydd Mawrth, 8 Mehefin 2021

YN BRESENNOL: Y Cynghorydd H.I. Jones (Is-Gadeirydd yn y Gadair)

Y Cynghorwyr:

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

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

S. Murphy, Uwch-gyfreithiwr
J. Thomas, Uwch Swyddog Rheoli Datblygu (y De)
G. Noakes, Uwch Swyddog Rheoli Datblygu (y Dwyrain)
S. Rees, Cyfieithydd Ar Y Pryd
M. Evans Thomas, Prif Swyddog Gwasanaethau Democrataidd
E. Evans, Prif Swyddog Gwasanaethau Democrataidd
E. Bryer, Swyddog Gwasanaethau Democrataidd
R. Lloyd, Swyddog Gwasanaethau Democrataidd
R. Morris, Swyddog Cefnogi Aelodau

Cyfarfod Rhithwir - 10.00 - 10.35 yb

1. YMDDIHEURIADAU AM ABSENOLDEB

Cafwyd ymddiheuriadau am absenoldeb gan y Cynghorwyr J.A. Davies, D. Jones ac A. Lenny.

2. DATGAN BUDDIANNAU PERSONOL

Ni chafwyd dim datganiadau o fuddiant personol.

3. RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO

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

E/40650	Dymchwel ysgol a chodi datblygiad preswyl o 6 annedd, dyluniad manwl o leoliad, dyluniad, ymddangosiad allanol a thirlunio'r datblygiad yn Ysgol Gynradd Gymunedol Nantygroes, Milo, Llandybïe, Rhydaman, SA18 3NZ
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4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO

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

PL/01427	Estyniad deulawr ar ochr y breswylfa, 67 Heol Pontarddulais, Tŷ-croes, Rhydaman, SA18 3QA. (Sylwer: yn amodol ar amcanion polisïau GP1 a GP6).
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5. LLOFNODI YN GOFNOD CYWIR GOFNODION Y CYFARFOD A GYNHALIWYD AR 29 EBRILL, 2021

Cyfeiriwyd at cofnod rhif. 2 - Datganiadau o Ddiddordeb Personol a thynnwyd sylw y dylai'r budd nodi bod yr asiant yn y garfan, nid yr ymgeisydd.

PENDERFYNWYD YN UNFRYDOL lofnodi bod cofnodion cyfarfod y Pwyllgor a gynhaliwyd ar 29 Ebrill 2021 yn gywir, yn amodol ar y newid uchod.

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 weddarllodiad gan y byddid wedi ymdrin gyntaf ag unrhyw geisiadau yr oedd aelodau o'r cyhoedd yn bresennol i siarad amdanynt.*]