

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

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

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

25/04/2024

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05597
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Proposal	Erection of a freestanding drive thru/restaurant, car parking, landscaping and associated works, including Customer Order Displays (COD), Play Frame and minor works to Tesco car park, including relocation of trolley bay and white line changes
Location	Tesco Car Park, Ffordd William Walker, Ammanford, SA18 2LR

Details

Coal Authority - Have been reconsulted with updated information and advise that the information is sufficient for the purposes of the planning system in demonstrating (based on the professional opinion of Hydrock Consultants Limited) that the application site is safe and stable for the proposed development. The Coal Authority withdraws its objection to the proposed development.

Public Representations - One additional letter of support has been received.

The recommendation remains the same.

Application No	PL/06623
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Proposal	Cessation of all use as a public house and the consolidation of the current residential component into 2 no. self contained 2 bed houses
Location	Angel Inn, Salem, Llandeilo, SA19 7LY

Details

Neighbours - 2 further letters of objection have been received from local residents and members of Salem Gar Ltd(SG).

The issues raised refer to the loss of privacy as a result of the proposed development and the loss of the public house upon the village amenity. It is also conveyed that the proposal does not adhere to policy RT8 of the LDP in that there has been insufficient marketing of the premises for sale and the representations received from SG shows there is a viable option of the public house as a community hub, and it is also raised that the Community Hall is not considered as a suitable alternative to the public house. It is relayed that Llandeilo as a service centre to the rural community outside of the village of Salem is less relevant and Salem is 3 miles from the town. It is also promoted that Salem needs more affordable housing rather than the market housing proposed and the proposal will result in land around the site being open for similar development.

It is conveyed that there is a reasonable prospect that SG can achieve its aims to purchase the public house and running a sustainable community hub serving Salem and community area, although the Carmarthenshire funding application was unsuccessful, through further support in funding applications and fundraising platforms, it is considered that SG can be successful.

The applicant has responded to the aforementioned submission and has conveyed that the objections raise issues that have been covered by previous objectors and disagrees with the loss of privacy concerns and loss of amenity concern. The Planning Committee report is considered to cover the planning policy and marketing consideration and conveys that the lack of viability is the reason for the demise in the business, and contests that the community hall is not a vibrant hub of activity for the village and community. It is viewed that Llandeilo is not distant from Salem and it serves as the social centre for the community area. A proposal for the adjoining land to the PH will be subject to a further planning application.

The applicant conveyed that in terms of SGs plans for the PH, it is reiterated that the funding application has failed to date and there is little details and scope of raising financial support to fund the purchase of the PH, and no solid details of timescale have been forthcoming to give credibility to the proposal.

The applicant has also provided a letter from a former manager of the public house which conveys the difficulty of viably running the public house at this location after a period of closure. Whilst the public house was initially busy following re-opening, this tailed off with

the public house only being relatively busy on a weekend despite best attempts to undertake events and activities to boost trade. The former manager comments that the majority of customers were from outside the village with small numbers from the village itself. The level of trade was not sufficient to sustain the public house and the manager decided to leave.