

CYNGOR GWLEDIG LLANELLI
Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD
Ffôn: 01554 774103

PWYLLGOR CYSWLLT A CHYNLLUNIO

P'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,
Ddydd Mercher, 8 Ionawr, 2025 4.45 y.h.



CLERC y CYNGOR

2 Ionawr, 2025

AGENDA

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
 - (1) PL/08684 55 Heol Pentrepoeth, Llanelli
4. Mater drafodwyd yn unol a phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cynllunio a newidiwyd:-
 - (1) PL/08520 42 Porth y Gar, Bynea, Llanelli
 - (2) PL/08592 Land Part of Prima foods, Glanlliedi Business Park, Llanelli
 - (3) PL/08636 Llyfrgell Llwynhendy, Heol Elfed, Llanelli
5. Deddf Cynllunio Gwlad a Thref (1990) – CAS-03832-Z4K0T5 – PL/06879 – AP-7387 – Tir ger Tir Onnen, Pum Heol, Llanelli – i nodi gohebiaeth a dderbyniwyd oddi wrth Gyngor Sir Caerfyrddin ar yr apêl uchod.

Aelodau'r Pwyllgor:

Cyng: A. J. Rogers (Cadeirydd y Pwyllgor), E. M. Evans (Is-Gadeirydd y Pwyllgor), S. N. Lewis, (Arweinydd Y Cyngor), S. R. Bowen, M. V. Davies, S. L. Davies, S. M. T. Ford, S. K. Nurse, O. Williams.

LLANELLI RURAL COUNCIL
Vauxhall Buildings, Vauxhall, Llanelli, SA15 3BD
Tel: 01554 774103

PLANNING AND LIAISON COMMITTEE
To be hosted at the Council Chamber and via remote attendance on
on Wednesday, 8 January, 2025, at 4.45 p.m.


CLERK to the COUNCIL

2 January, 2025

AGENDA

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Planning Applications – to agree the council's response in respect of the following planning applications received from Carmarthenshire County Council:-
 - (1) PL/08684 55 Pentrepoeth Road, Llanelli
4. Matters dealt with under the Clerk's delegated powers – to note the Council's response to Carmarthenshire County Council in respect of the following planning applications:
 - (1) PL/08520 42 Porth y Gar, Bynea, Llanelli
 - (2) PL/08592 Land Part of Prima Foods, Glanlliedi Business Park, Llanelli
 - (3) PL/08636 Llwynhendy Library, Heol Elfed, Llanelli
5. Town and County Planning Act (1990) – CAS-03832-Z4K0T5 – PL/06879 – AP-7387 – Land adjacent to Tir Onnen, Five Roads, Llanelli – to note correspondence received from Carmarthenshire County Council on the above appeal.

Members of the Committee:

Cllrs. A. J. Rogers, (Chairman of Committee), E. M. Evans (Vice-Chairman of Committee), S. N. Lewis (Leader of Council), S. R. Bowen, M. V. Davies, S. L. Davies, S. M. T. Ford, S. K. Nurse, O. Williams.

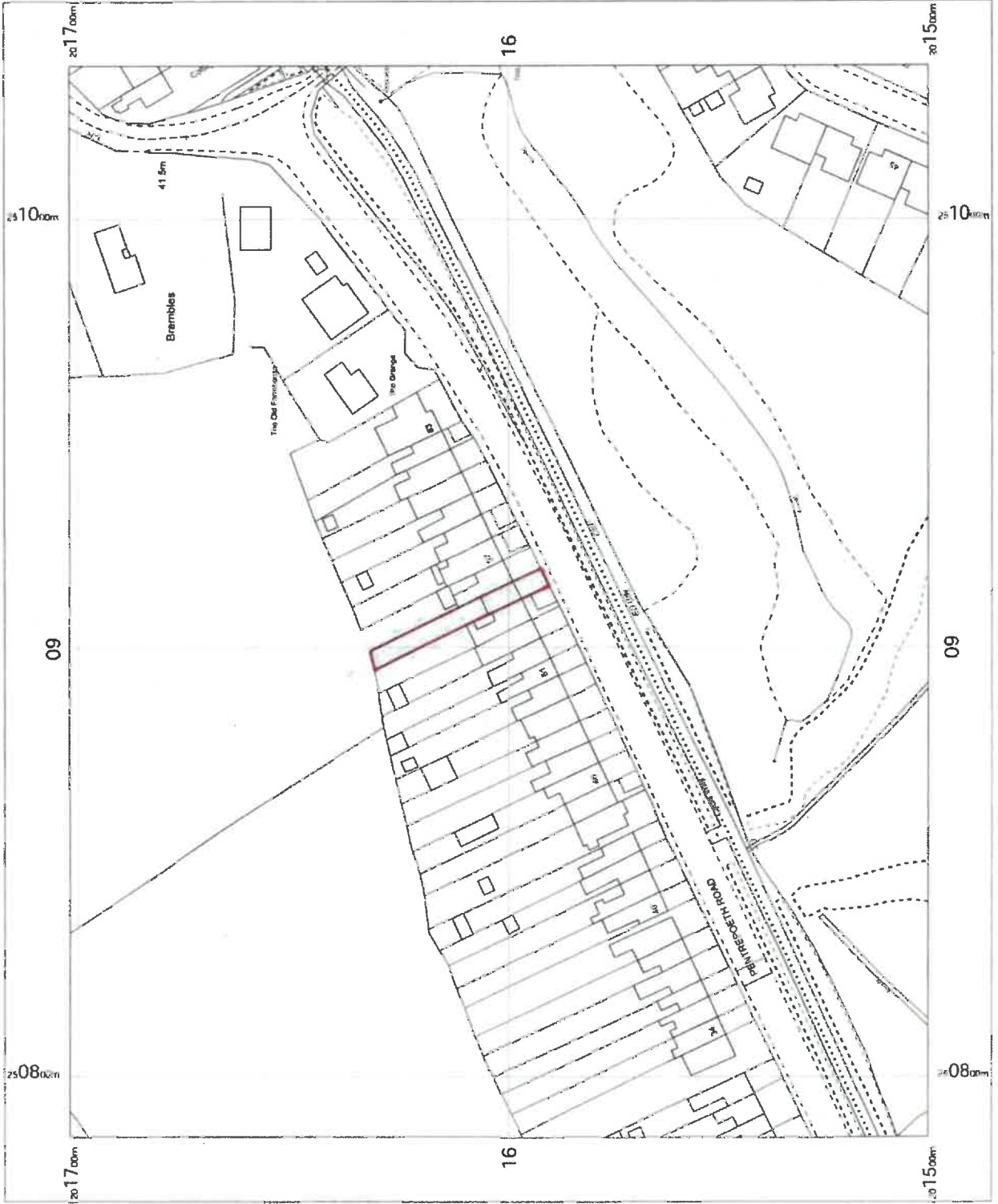
ITEM 3

Application No.	Location	Development
PL/08684	Mr D Jones 55 Pentrepoeth Road Llanelli (Hengoed Ward)	Installation of an air source heat pump to rear elevation wall (within 3m of boundary) and formation of front parking area with crossover kerbs to the highway.

Recommendation – no objection provided that any noise generated by the air source heat pump is within permitted tolerances so that its use does not detrimentally impact the general amenity of neighbouring dwellings.

55 Pentrepoeth Road Llanelli

Mr David Jones
55 Pentrepoeth Road
Llanelli
SA15 4HL



OS MasterMap 1:250,000/1:000,000
© Crown Copyright
Wednesday, November 27, 2024
ID: B01101106174
maps.blackwell.co.uk
1:250,000 print at A4 Centre
EPSG:1114, 401802 N
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TEL: 0800 151 2612
maps@blackwell.co.uk

Application No.	Location	Development
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The following applications have been determined under the Clerk's delegated powers:

PL/08520	Mr M Davies 42 Porth y Gar Bynea Llanelli (Bynea Ward)	Partial demolition of the existing garage and construction of a single storey extension to the side of the existing dwelling.
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Recommendation – no objection.

PL/08592	Prima Foods (UK) Ltd Land Part of Prima Foods Glanlliedi Business Park Llanelli (Felinfoel Ward)	Construction of an additional loading bay to food production facility.
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Recommendation – no objection.

PL/08636	Llanelli Rural Council Llwynhendy Library Heol Elfed Llanelli (Pemberton Ward)	Removal of conditions 8, 9, 10 and variation of conditions 2, 14 and 15 on PL/03445.
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Recommendation – that the application be noted.

NOTES 43



Planning submission

Row: Details: Date:
Client: Mr. & Mrs. 42, Port y Gar, Bynea, Llanelli, Carmarthenshire

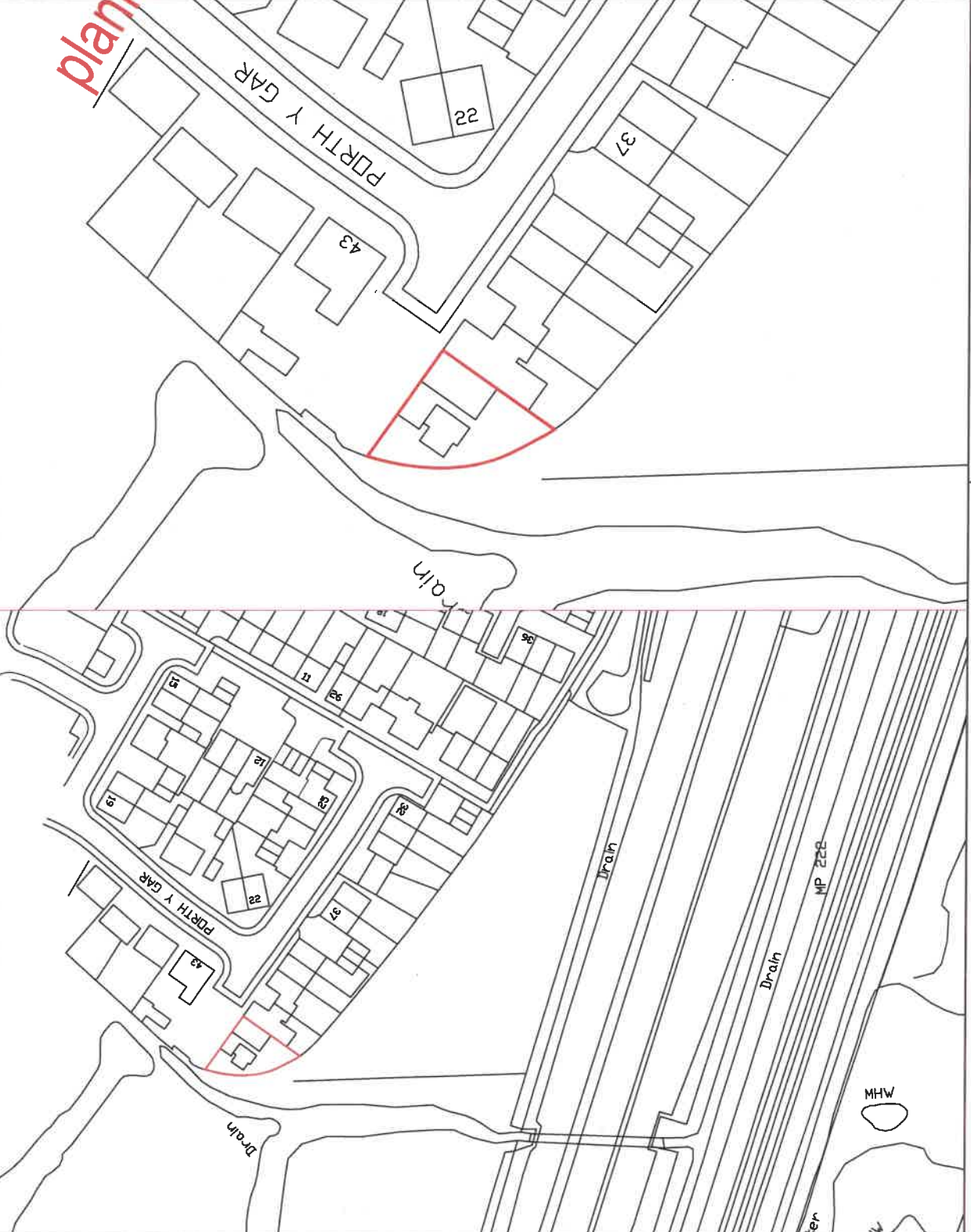
Site & Location Plans

Project: Demolition of the Existing Garage Construction of a Single Storey Extension to the Side of the Existing Dwelling

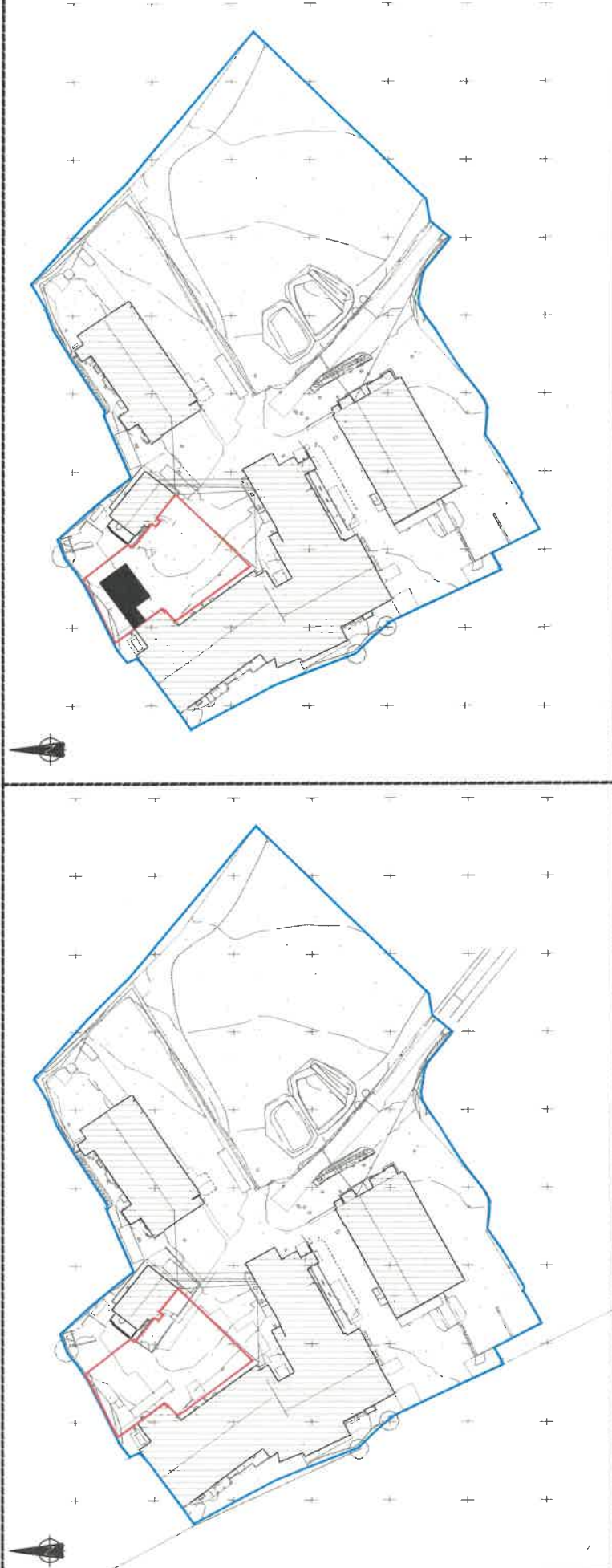
File No.	Drawn	Date	Scale	Drawing No.
	DRAWN		1/500 & 1/1250	GA/01
				0

scale - 1/500

scale - 1/11000



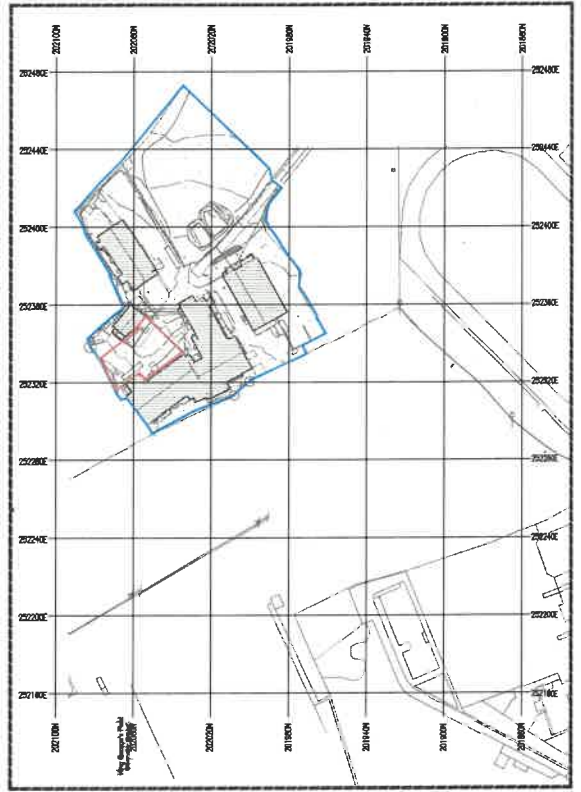
DO NOT SCALE



EXISTING SITE BLOCK PLAN
SCALE 1:500

PROPOSED SITE BLOCK PLAN
SCALE 1:500

KEY:
— EXTENT OF WORKS AREA BOUNDARY
— LAND OWNERSHIP AREA BOUNDARY



SITE LOCATION PLAN
SCALE 1:500

REV	DATE	BY	DESCRIPTION	CHK	APP

		HCE Limited Canada Station Centre 544 4th St Saskatoon, SK S4N 4C9	Tel: 306-974-8050 Fax: 306-974-8051 Email: info@hce.com Website: www.hce.com
CLIENT	PRIMA FOODS		
PROJECT	HCE LIMITED		
TITLE	PRIMA FOODS UNIT 3 LOADING DOCK EXTENSION SITE LOCATION, EXISTING AND PROPOSED BLOCK PLANS.		
SCALE BY	NOV 12/08	DATE	NOV 2008
DRAWN BY	HCE-11584-RC-021	CHECKED BY	
PROJECT NO	1756	ARC	001
REV			

Alexandra Einon

From: enquiries
Subject: FW: Hysbysiad Apêl Cynllunio - Planning Appeal Notification - PL/06879 - AP-7387
Attachments: Refusal Reasons for Appeal.pdf

From: Planning Appeals <planningappeals@carmarthenshire.gov.uk>
Sent: 12 December 2024 09:00
To: enquiries <enquiries@llanelli-rural.gov.uk>
Subject: Hysbysiad Apêl Cynllunio - Planning Appeal Notification - PL/06879 - AP-7387

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	12 DEC 2024
FILE REF.	
PASSED TO	P&L
CYMRU	
DECISIONS	

Cyflwynwyd **apêl** i'r Penderfyniadau Cynllunio ac Amgylchedd Cymru
An appeal has been lodged with the Planning & Environment Decisions
Wales

Apêl / Appeal: **Written Representations**

Apêl gan / Appeal by: **Mrs Tiffany Briggs**

Safle / Site: **Land adjacent to Tir Onnen, Five Roads, Llanelli, SA15 4NB**

Datblygu / Development: **Conversion of existing outbuilding into separate accommodation (new dwelling), including new access and driveway**

Cyfeirnod / Reference: **CAS-03832-Z4K0T5**

Dyddiad Dechrau'r Apêl / Appeal Start Date: **11/12/2024**

Rheswm Apêl / Appeal Reason: **The refusal of planning permission by this Council**

Any comments made at the application stage for the appeal will be sent to PEDW (unless they are expressly confidential). If you want to make any additional comments (which must not exceed 3000 words), they must be sent to PEDW and received within **4 weeks** of the starting date (above). Remember to include the Inspectorate's reference, or the name of the appellant / appeal site address where the reference is not known.

Email any additional comments directly to: **PEDW.Casework@gov.wales** If comments are submitted to PEDW after the deadline they will be returned.
DO NOT sent any comments to us at the Local Authority as we are NOT dealing with them.

ALL comments need to be sent to **Planning & Environment Decisions Wales at PEDW.Casework@gov.wales**

Please note that all available appeal documents including the Inspector's decision letter can be viewed on the planning portal using the following link:
https://planningcasework.service.gov.wales If you want to receive a copy of the appeal decision you must write to PEDW asking for one.

You can obtain a copy of the leaflet 'A Guide to Engaging with Planning and Environment Decisions Wales' through the Welsh Government website: **http://gov.wales/planning-appeals-guidance-engaging-planning-and-environment-decisions-wales**

Bydd unrhyw sylwadau a wneir yn ystod y cam ymgeisio ar gyfer yr apêl yn cael eu hanfon at PEDW (oni bai y nodwyd yn benodol eu bod yn gyfrinachol). Os ydych am wneud unrhyw sylwadau ychwanegol (na ddylai fod yn fwy na 3000 o eiriau), rhaid eu hanfon at PEDW a'u derbyn o fewn **4 wythnos** i'r dyddiad cychwyn (uchod). Cofiwch gynnwys cyfeirnod yr Arolygiaeth, neu enw'r apelydd / cyfeiriad safle'r apêl os nad yw'r cyfeirnod yn hysbys.

Anfonwch eich sylwadau ar e-bost at: **PEDW.**

GwaithAchos@gov.cymru Os cyflwynir sylwadau i PEDW ar ôl y dyddiad cau byddant yn cael eu dychwelyd.

PEIDIWCH ag anfon unrhyw sylwadau atom yn yr Awdurdod Lleol gan nad ydym yn delio â nhw.

Mae angen anfon **POB** sylw at **Benderfyniadau Cynllunio a'r Amgylchedd Cymru yn PEDW. GwaithAchos@gov.cymru**

Sylwch y gall yr holl ddogfennau sy'n ymwneud â'r apêl, gan gynnwys y llythyr ynghylch penderfyniad yr Arolygydd, gael eu gweld ar y porth cynllunio drwy ddefnyddio'r ddolen gyswllt

ganlynol: **<https://planningcasework.service.gov.wales/cy>** Os ydych chi am dderbyn copi o benderfyniad yr apêl rhaid i chi ysgrifennu at PEDW i ofyn am un.

Gallwch gael copi o'r daflen 'Canllaw ar ymgysylltu a Penderfyniadau Cynllunio ag Amgylchedd Cymru:

<http://llyw.cymru/arweiniad-ar-apeliadau-cynllunio-ymgysylltu-ag-penderfyniadau-cynllunio-ar-amgylchedd-cymru>

Cofion | Regards

Tîm Rheoli Datblygu | Development Management Team

Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost |

Email: **planningappeals@cardiffshire.gov.uk** | **planningappeals@sirgar.gov.uk**

*Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg
You are welcome to contact us in Welsh or English*





PL/06879

Conversion of existing outbuilding into separate accommodation (new dwelling), including new access and driveway

Land adjacent to Tir Onnen, Five Roads, Llanelli, SA15 4NB

Reasons for Refusal:

Reason 1

The proposal is contrary to Policy H5 – 'Adaptation and Re-use of Rural Buildings for Residential Use' of the adopted Carmarthenshire Local Development Plan (2014) in that it relates to the conversion of a modern outbuilding that is of a utilitarian design with concrete blockwork walls and a tiled roof that is devoid of sufficient quality of architectural features and traditional materials. It will therefore consist of an unjustified form of residential development in the open countryside.

Reason 2

The proposal is contrary to Policies SP1 – 'Sustainable Places and Spaces' and GP1 – 'Sustainability and High Quality Design' of the adopted Carmarthenshire Local Development Plan (2014) in that it is located in an unsustainable location in the open countryside that has poor access to public transport facilities and sustainable modes of travel. Whilst the site is located on a bus route, the nearest bus stop facilities to the proposal are located approximately 400 metres to the south of the site along a section of the B4309 that has no pedestrian facilities. Consequently, the occupiers of the new dwelling would be highly dependent on motorised private transport for access to services and facilities thereby discouraging the use of sustainable forms of transport and running counter to the sustainable transport objectives of the LDP and national planning policy.

Reason 3

The proposal is contrary to Policies GP1 – 'Sustainability and High Quality Design' and TR3 – 'Highways in Developments – Design Considerations' of the adopted Carmarthenshire Local Development Plan (2014) in that it appears impracticable to construct an access within the curtilage of the site which would provide sufficient visibility for vehicles emerging onto the County Road.

Reason 4

The proposal is contrary to Policies GP1 – 'Sustainability and High Quality Design', EQ4 – 'Biodiversity' and EQ5 – 'Corridors, Networks and Features of Distinctiveness' of the adopted Carmarthenshire Local Development Plan (2014) in that the proposal will result in the loss of a number of existing trees within the site (in addition to those identified in the tree survey report as showing signs of ash die back) which form an important connectivity feature and wildlife corridor within the site. Further, the applicant has failed to provide a Green Infrastructure Statement in support of the application to demonstrate how the development will provide green infrastructure that will deliver benefits in relation to biodiversity and

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.



Dull Newydd a syml o roi sylw ar apêl I Bobl â Diddordeb

Mae'r Arolygiaeth Gynllunio yn annog pobl i gyflwyno sylwadau ar apeliadau drwy e-bost. Mae cyflwyno sylwadau drwy e-bost yn hawdd, yn gyflym, ac yn arbed amser, a chostau argraffu a phostio i chi. Mae'n lleihau'r posibilrwydd o oedi unwaith y cyflwnir eich sylwadau. Byddwch hefyd yn cael derbynneb ar ffurf e-bost fel y byddwch yn gwybod bod eich sylwadau wedi'i derbyn yn ddiogel.

Gallwch ddewis cyflwyno eich sylwadau drwy'r post o hyd – er y byddai'n well gennym pe baech yn eu hanfon atom ar ffurf e-bost lle y bo modd. Os byddwch yn dewis eu hanfon atom ar bapur drwy'r post, sicrhewch fod pob atodiad o dogfennaeth ategol a anfonir atom wedi'i marcio'n glir gyda chyfeirnod yr apêl os ydych yn ei wybod neu enw'r apelydd a chyfeiriad safle'r apêl os nad ydych yn ei wybod.

Gwneir dogfennau a dderbynnir fel rhai dilys a anfonir atom drwy'r e-bost neu'r post yn gyhoeddus. Cofiwch hyn.

Os nad ydych am i ni gyhoeddi manylion personol fel eich cyfeiriad e-bost neu gyfeiriad gartref, atodwch ddogfen ar wahân o'ch sylwadau yn hytrach na'u cynnwys yng nghorff yr e-bost/llythyr.

Cyn belled a bod eich enw ar eich dogfen, fel ein bod yn gwybod gan bwy y'i hanfonwyd, nid oes angen cynnwys eich llofnod.

Caiff popeth a anfonir atom ei wirio er mwyn sicrhau nad yw'n cynnwys dim sy'n enllibus neu'n hiliol. Os ydyw caiff ei ddychwelyd i'r awdur. Os dilëir y darn sy'n tramgwyddo, gellid ailanfon y ddogfen, cyn belled y gwneir hyn o fewn y terfryn amser perthnasol.

<https://llyw.cymru/penderfyniadau-cynllunio-ac-amgylchedd-cymru>
<https://gov.wales/planning-and-environment-decisions-wales>

PEDW.GwaithAchos@llyw.cymru
PEDW.Casework@gov.wales

A new and simple way to comment on an appeal for Interested Persons

The Planning Inspectorate encourages the submission of comments on an appeal by e-mail. Submission of comments by e-mail is easy, quick and it saves your time, and printing and postage costs. It minimises the possibility of delays once your comments are submitted. You will also get a receipt by e-mail, so you know that your comments have been received safely.

You can still choose to submit your comments by post – though we would prefer you to send them to us by e-mail wherever possible. If you do choose to send them to us on paper by post, please make sure that all attachments and supporting documentation posted to us are clearly marked, with the appeal reference if you know it or the name of the appellant and the appeal site address where you do not.

Documents sent to us by e-mail or through the post that are accepted as valid will be made public. Please bear this in mind.

If you do not wish us to publish personal details such as your e-mail or home address, please attach a separate document of your comments rather than including them in the body of the e-mail/letter.

Provided that your name is on your document, so we know who it came from, there is no need to include your signature.

Rhodri Griffiths

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