

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 Llun, 27 Ionawr, 2025, 4.45 y.h.


CLERC y CYNGOR

21 Ionawr, 2025

AGENDA

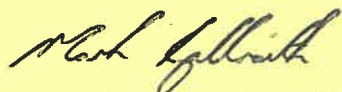
1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
 - (1) PL/08225 Gateway Holiday Park, Bynea Llanelli
 - (2) PL/08226 Gateway Holiday Park, Bynea, Llanelli
 - (3) PL/08708 Cyn Ysgol Yr Ynys, Ynys Las, Llanelli
 - (4) PL/08774 96 Heol Elfed, Llanelli
4. Deddf Cynllunio Gwlad a Thref (1990) – Penderfyniad Apêl – The Beeches, Lôn y Scarlets, Llanelli – derbyniwyd gohebiaeth oddi wrth Gyngor Sir Caerfyrddin yn hysbysu penderfyniad apêl ar gyfer adeiladu 4 nifer y tai ar wahân oddi ar dramwyfa breifat yn The Beeches, Lôn y Scarlets, Llanelli. Mae'r apêl wedi'i gwrthod.

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 Monday, 27 January, 2025, at 4.45 p.m.



CLERK to the COUNCIL

21 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/08225 Gateway Holiday Park, Bynea, Llanelli
 - (2) PL/08226 Gateway Holiday Park, Bynea, Llanelli
 - (3) PL/08708 Former Ysgol Yr Ynys, Ynys Las, Llanelli
 - (4) PL/08774 96 Heol Elfed, Llanelli
4. Town and Country Planning Act (1990) – Appeal Decision – The Beeches, Lon y Scarlets, Llanelli – correspondence has been received from Carmarthenshire County Council informing of an appeal decision for the construction of 4 no. detached dwellings off a private drive at The Beeches, Lon Y Scarlets, Llanelli. The appeal has been dismissed.

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.

Application No.	Location	Development
PL/08225	Mr K Strelley Gateway Holiday Park Bynea Llanelli (Bynea Ward)	Siting of static caravans (Fiji Field) (24 units) (Part retrospective).

Recommendation – no objection provided there is no detrimental impact on local biodiversity.

PL/08226	Mr K Strelley Gateway Holiday Park Bynea Llanelli (Bynea Ward)	Use of land for the siting of touring caravans (Springboks Field) (104 units) (Retrospective).
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Recommendation – no objection provided there is no detrimental impact on local biodiversity.

PL/08708	Sterling Construction Ltd & Bro Myrddin Housing Association Former Ysgol Yr Ynys Ynys Las Llanelli (Pemberton Ward)	Variation of conditions 2 and 21 on PL/01196 (Proposed residential development comprising 33 no. dwellings and 84-bed care home with associated access, car parking, landscaping and infrastructure works) to allow amendments to the house type, site layout, and other minor association works and full discharge of condition 21 (Landscape and Ecological Design).
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Recommendation – no objection.

PL/08774	Mr E Gibson 96 Heol Elfed Llanelli (Pemberton Ward)	Proposed single storey rear extension to provide lobby and bathroom.
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Recommendation – no objection.



SITE & LOCATION PLAN
 GATEWAY RESORT, BYNEA, LLANELLI
 CARMIS, SA14 5SN
 USE OF LAND FOR THE PROPOSED
 SITING OF STATIC CARAVANS (24 UNITS)
 (PART RETROSPECTIVE) - FIJI FIELD

SCALE @ A1 DATE AUGUST 2024
 1 : 500, 2500

JOB NO. DRAWING NO. REVISION
 2003 J FIJ2024GENPL001

THIS DRAWING HAS BEEN PRODUCED SOLELY FOR THE PURPOSES OF THE PROPOSED CONSTRUCTION DETAIL AT BUILDING REGULATIONS STAGE

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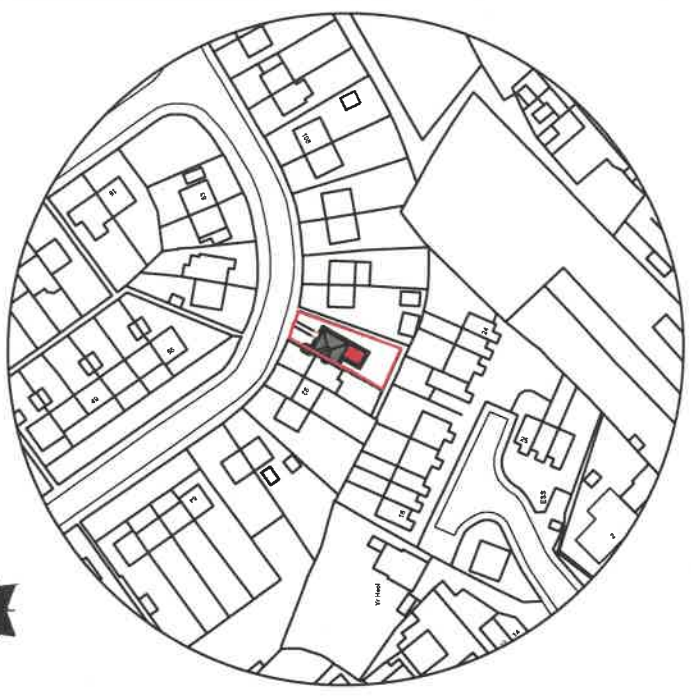
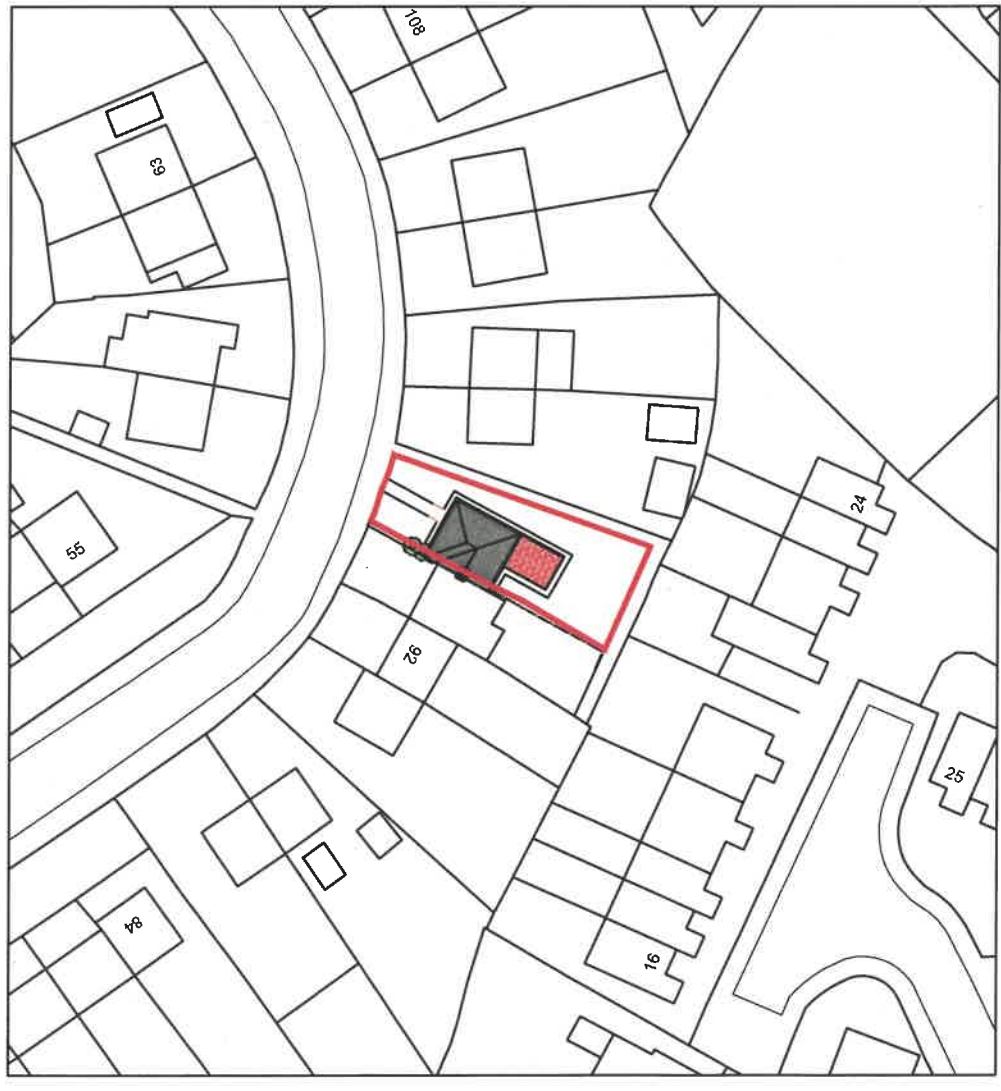


THE PROPOSED LAYOUT OF THE 24 NO. CARAVANS MAKES OPTIMUM USE OF THE AVAILABLE SPACE. THE PROPOSED LAYOUT ALLOWS FOR SUFFICIENT PARKING AND TURNING FOR ALL ASSOCIATED VEHICLES WHILST ALSO ALLOWING STANDARD UTILITY AND AMENITY PROVISION - THUS PROTECTING PRIVACY. ACCESS TO THE SITE WILL BE VIA AN EXISTING FIELD ACCESS THAT IS ALREADY IN PLACE AND SUITABLE FOR VEHICULAR USE. FOUL WASTE WILL BE DIRECTED TO THE RECENTLY UPGRADED FOUL SEWER FUNDED BY THE APPLICANT.

Rev	Amendments	Date	Drawn By



SITE PLAN 1:500



LOCATION PLAN 1:1250

Map reference **SN 53 00**

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Project PROPOSED DISABLED FACILITIES EXTENSION Location : CARMAITHENISE COUNTY COUNCIL Client : CARMAITHENISE COUNTY COUNCIL	Title PROPOSED SITE & LOCATION PLANS	Date Drawn By 08/24 SJP
Project Number 2261 Drawing Number 05 Rev. - Scale AS SHOWN Status PLANNING	AS SHOWN	Date Checked By 08/24 SJP
		Scale A3

LEWIS PARTNERSHIP
architects - penseiri



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Alexandra Einon

From: Planning Appeals <planningappeals@carmarthenshire.gov.uk>
Sent: 07 January 2025 11:52
To: enquiries
Subject: PL/07785 - Penderfyniad ar yr Apêl / Appeal Decision
Attachments: PL-07785 - AppealDecision - Dismissed.pdf

Safle / Site: The Beeches, Lon Y Scarlets, Llanelli, SA14 9BZ
Datblygu / Development: Construction of 4no detached dwellings off a private drive
Cyfeirnod / Reference: CAS-03755-T0X7Z6

Penderfyniad ar yr Apêl / Appeal Decision: **Dismissed**

Deddf Cynllunio Gwlad a Thref 1990 / Town and Country Planning Act (1990)

Annwyl Syr / Madam

I attach the **Planning and Environment Decision Wales** Appeal decision.

The decision and covering letter can also be viewed on the Appeals Casework Portal
<https://planningcasework.service.gov.wales>

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	08 JAN 2025
FILE REF.	
PASSED TO	P+L

Cofion | Regards

Tîm Rheoli Datblygu | Development Management Team
 Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost |

Email: planningappeals@carmarthenshire.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*





Appeal Decision

by Mr A Thickett BA (Hons) BTP Dip RSA MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 06/01/2025

Appeal reference: CAS-03755-T0X7Z6

Site address: The Beeches, Lon Y Scarlets, Llanelli, Carmarthenshire, SA14 9BZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Mathias against the decision of Carmarthenshire County Council.
 - The application Ref PL/07785, dated 20 May 2024, was refused by notice dated 19 July 2024.
 - The development proposed is the construction of 4 detached dwellings off a private drive.
 - A site visit was made on 13 December 2024.
-

Decision

1. The appeal is dismissed.

Application for costs

2. The application for costs made by Mr & Mrs Mathias against Carmarthenshire County Council is the subject of a separate Decision.

Main Issues

3. The main issues are the impact of the proposed development on highway safety, the character and appearance of the area and whether the proposed development would make sufficient provision for affordable housing.

Reasons

Highway safety

4. The appeal site lies to the rear of terraced properties fronting Pemberton Road. Access is via a rough, largely unmade narrow lane known as Lon Y Scarlets which serves properties on Pemberton Road, Llandafen Road and a house adjoining the appeal site. Lon Y Scarlets joins Pemberton Road between two rows of terraces, visibility is very poor in both directions, made worse by vehicles parked along Pemberton Road. Drivers exiting Lon Y Scarlets would have little warning of vehicles approaching along Pemberton Road or pedestrians on the footway and vice versa.
5. The gap between the terraces is not wide enough for cars to pass and as I witnessed attempting to turn into Pemberton Road, a driver waiting to turn into Lon Y Scarlets would

have to wait in the highway for a vehicle exiting the lane. This is detrimental to the free flow of traffic on Pemberton Road and a potential hazard to highway safety. A door to what I assumed to be a flat above Independent Hair and Beauty (the property on the western side of the lane) opens directly out onto Lon Y Scarlets. Anyone exiting that door would have little warning of an approaching vehicle and the driver little time or space to avoid that person.

6. I acknowledge the appeal site forms part of an allocation in Carmarthenshire Local Development Plan, adopted 2014 (LDP) but that was based on the demolition of a building to widen the access to Pemberton Road. The allocation is not being carried over to the replacement LDP currently under examination. Outline planning permission was granted in 2012 on the same basis and access via a new road along the southern side of the site rather than the existing narrow lane. I am also aware the Council permitted the dwelling adjacent to the appeal site and there is an unimplemented planning permission for 4 dwellings to the west of the Beeches. I am not bound by those decisions.
7. The alley serves a large number of properties and I saw it in use during my visit. Nonetheless, the additional vehicle movements generated by the proposed dwellings would exacerbate the hazardous situations cited above. I conclude that the proposed development would be detrimental to highway safety and conflict with Policies SP1, GP1 and TR3 of the LDP.

Character and appearance

8. The proposed layout shows the construction of a drive serving the dwellings running adjacent to and parallel to Lon Y Scarlets. I agree with the Council that without an assessment it is not possible to determine the proposed development would not harm the hedge that would be sandwiched between the lane and the proposed drive or the trees on the eastern boundary within Plot 4. The hedge and trees make a valuable contribution, uplifting what is a not very attractive area and their survival too important to risk to condition.
9. The appellants point to the approval of a Hedgerow and Landscape Management Scheme submitted in support of the planning permission for the house adjoining the site. However, no development was proposed on the appeal site and that scheme cannot be relied upon to demonstrate the appeal proposal would not have an adverse impact on the hedge or trees on the site boundaries. The loss of these features would have a detrimental impact on the character and appearance of the area in conflict with Policies GP1, EQ5 and SP14 of the LDP.

Affordable housing

10. The appellants do not dispute and I see no reason to question the need for the proposal to make a contribution to affordable housing. The appellants submit a unilateral undertaking which commits to the contribution of not less than £10,000 to affordable housing. I appreciate the appellants were not aware of the required sum when drafting the unilateral undertaking and that in committing to pay at least £10,000, anticipated a request to pay more. However, at £30,302.80 the Council are seeking considerably more. Some difficult negotiations may be required and I cannot be certain the unilateral undertaking would secure the level of contribution sufficient to satisfy LDP Policy AH1.

Other matters

11. The site is brownfield and in a sustainable location but the harm identified above provides compelling grounds to dismiss the appeal. That the allocation is not carried over to the emerging LDP suggests the Council does not deem it necessary to meet its housing need.

Conclusion

12. For the reasons given above and having regard to all matters raised, I conclude the appeal should be dismissed.

13. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. This decision accords with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective to making our cities, towns and villages even better places in which to live and work.

Anthony Thickett

Inspector