

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

PWYLLGOR CYSWLLT A CHYNLLUNIO

I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,
Ddydd Llun, 31 Mawrth, 2025, 4.45 y.h.



CLERC y CYNGOR

25 Mawrth, 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/08224 Gateway Holiday Park, Bynea, Llanelli
 - (2) PL/09021 Beauty Salon, 1 Luton Terrace, New Road, Llanelli
 - (3) PL/09033 5 Isfryn, Heol Pwll, Pwll, Llanelli
 - (4) PL/09036 Tir i'r gogledd o Gapel Soar, Llwynhendy, Llanelli
 - (5) PL/09066 Tir yn Ty Berwig, Bynea, Llanelli
4. Datblygu safle newydd gyda 70 o gyfeiriadau newydd ac un enw stryd – SNN/01911 – Tir yng Nghefncaeau, oddi ar Heol Maes ar Ddaren, Llwynhendy, Llanelli – derbyn gobbiaeth gan Gyngor Sir Gaerfyrddin a chytuno ar ymateb y cyngor.
5. Hysbysiad o Orchymyn Diwygio Map Swyddogol – Llwybr Cyhoeddus 36/141, Tan y Graig, Llanelli – RW2/36-141/MO/KS – derbyn gohebiaeth gan Gyngor Sir Caerfyrddin mewn perthynas a'r Gorchymyn uchod ar gyfer Llwybr Cyhoeddus 36/141 Tan y Graig, Llanelli, a chytuno ar ymateb y Cyngor.
6. Gwahardd Aros ar unrhyw adeg ar gyffordd Brynheulog, Dafen – ystyried gohebiaeth a dderbyniwyd gan Gyngor Sir Caerfyrddin ynghylch gosod llinellau melyn dwbl ar gyffordd Brynheulog, Dafen. a chytuno ar ymateb y Cyngor.
7. Ymgynghoriad Cyhoeddus Cyfnewidfa Llanelli – 17 Mawrth 2025 – 18 Ebrill 2025 – derbyn dogfen ymgynghori gan Gydlynnydd Modereiddio Trafnidiaeth, Cyngor Sir Caerfyrddin yn amlinellu'r gwaith o greu cyfleuster cyfnewid aml-fodd i'r de o Orsaf Drenau Llanelli, oddi ar Heol Copperworks a chytuno ar ymateb y Cyngor.

8. Penderfyniadau Apeliadau Cynllunio:

- (1) Deddf Cynllunio Gwlad a Thref (1990) – Penderfyniad Apêl – Gorfodaeth wedi'i Ddileu CAS-02292-G1X7P1 – tir sy'n rhan o Fferm Lliedi Fach, Pum Heol, Llanelli – i nodi gohebiaeth a dderbyniwyd oddi wrth Gyngor Sir Caerfyrddin ynghylch newid defnydd tir ac adeiladau o ddefnydd cymysg o amaethyddiaeth, ar gyfer stablau ceffylau a phreifat i ddefnydd cymysg o stablau, amaethyddiaeth coedwigaeth ceffylau, stablau preifat, lifrai masnachol preswyl a chyfleuster hyfforddi dressage. Mae'r Gorfodaeth wedi'i ddileu.
- (2) CAS-03832-Z4K0T5 – PL/06879 – Tir ger Tir Onnen, Pum Heol, Llanelli – i nodi gohebiaeth gan Gyngor Sir Caerfyrddin yn hysbysu am benderfyniad apêl, yn erbyn penderfyniad y cyngor sir i wrthod caniatad cynllunio mewn perthynas a throsi adeilad allanol presennol yn letty ar wahan (annedd newydd), gan gynnwys mynedfa a dreif newydd. Mae'r apel 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, J. Lovell, 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, 31 March, 2025, at 4.45 p.m.



CLERK to the COUNCIL

25 March, 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/08224 Gateway Holiday Park, Bynea, Llanelli
 - (2) PL/09021 Beauty Salon, 1 Luton Terrace, New Road, Llanelli
 - (3) PL/09033 5 Isfryn, Pwll Road, Pwll, Llanelli
 - (4) PL/09036 Land north of Soar Chapel, Llwynhendy, Llanelli
 - (5) PL/09066 Land at Ty Berwig, Bynea, Llanelli
4. Development of a new site with 70 new addresses and one street name – SNN/01911 – Land at Cefncaeau, off Maes ar Ddaren Road, Llwynhendy, Llanelli – to receive correspondence from Carmarthenshire County Council and to agree the council's response.
5. Notice of Definitive Map Modification Order – Public Footpath 36/141, Tan y Graig, Llanelli – RW2/36-141/MO/KS – to receive correspondence from Carmarthenshire County Council in regard to the above Order for Public Footpath 36/141 Tan y Graig, Llanelli, and to agree the council's response.
6. Prohibition of Waiting at any time at junction of Brynheulog, Dafen – to consider correspondence received from Carmarthenshire County Council regarding the placing of double yellow lines at the junction of Brynheulog, Dafen, and to agree the Council's response.
7. Llanelli Interchange Public Consultation - 17 March 2025 – 18 April 2025 – to receive a public consultation document from the Modernising Transport Coordinator, Carmarthenshire County Council outlining the creation of a multi-modal interchange facility to the south of Llanelli Railway Station, off Copperworks Road and to agree the Council's response.

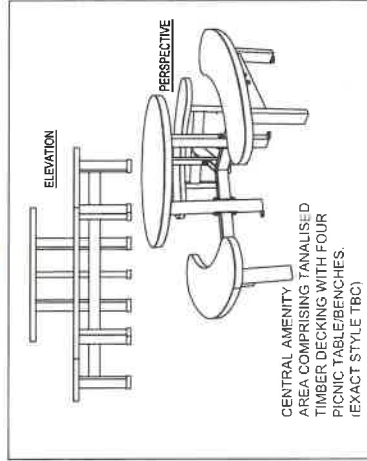
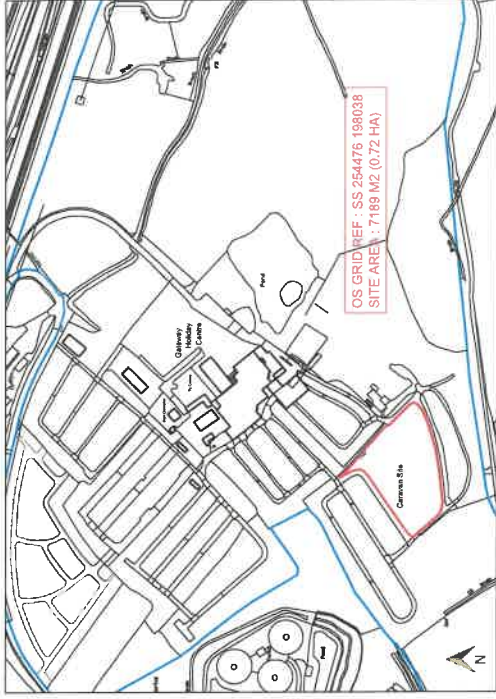
8. Planning Appeal Decisions:

- (1) Town and Country Planning Act (1990) – Appeal Decision – Enforcement Quashed CAS-02292-G1X7P1 – land part of Lledi Fach Farm, Five Roads, Llanelli – to note correspondence received from Carmarthenshire County Council regarding the change of use of land and buildings from a mixed use of agriculture, for equine and private stables to a mixed use of agriculture, forestry, equine, private stables, resident commercial livery and dressage training facility. The Enforcement has been quashed.
- (2) CAS-03832-Z4K0T5 – PL/06879 – Land adjacent to Tir Onnen, Five Roads, Llanelli – to note correspondence from Carmarthenshire County Council informing of an appeal decision, against the county council's decision to refuse planning permission in regards to the conversion of existing outbuilding into separate accommodation (new dwelling), including new access and driveway. 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, J. Lovell, S. K. Nurse, O. Williams.

Application No.	Location	Development
PL/08224	Mr K Strelley Gateway Holiday Park Bynea Llanelli (Bynea Ward)	Use of land for the siting of glamping pods (40 units) (part retrospective) and communal amenity area.
<p>Recommendation – no objection provided:</p> <ol style="list-style-type: none"> 1. The recommendations set out in the accompanying ecological appraisal are met in full. 2. There is no detrimental impact on local biodiversity. 		
PL/09021	Mrs L Peters Beauty Salon 1 Luton Terrace New Road Llanelli (Hengoed Ward)	Remove existing window to allow for a door.
<p>Recommendation – no objection.</p>		
PL/09033	Mr B Rees 5 Isfryn Pwll Road Pwll Llanelli (Hengoed Ward)	Single storey extension to the rear of a semi detached property.
<p>Recommendation – objection unless the local planning authority is of the view that the length and scale of the proposed single storey extension is not considered excessive and is subordinate to the footprint of the original dwelling.</p>		
PL/09036	Trustees Soar Welsh Baptist Chapel Land north of Soar Chapel Llwynhendy Llanelli (Bynea Ward)	Variation on condition 1 on PL/00151 (Housing development consisting of four no. plots).
<p>Recommendation – no objection.</p>		
PL/09066	ALF Holdings Ltd Land at Ty Berwig Bynea Business Park Bynea (Bynea Ward)	Construction of industrial workshop units.
<p>Recommendation – no objection.</p>		



TYPICAL EXAMPLE OF UK GLAMPING POD SITE

SITE, LOCATION PLAN & POD DESIGN			
GATEWAY RESORT, BYNEA, LLANELLI			
CARMS, SA14 9SN			
PROPOSED USE OF HOLIDAY RESORT			
LAND AS GLAMPING POD SITE (40 UNITS)			
(13 UNITS RETROSPECTIVE)			
SCALE @ A1	DATE	UNIT 2 AND 3	REVISION
1:100, 500, 2500	JANUARY 2025	GRGLAM/2025/JT/501	JAN 26 REV
JOB NO	DRAWING NO	THIS DRAWING HAS BEEN PRODUCED SOLELY FOR THE PURPOSES OF OBTAINING PLANNING APPROVAL. ALL CONSTRUCTION DETAIL AT BUILDING REGULATIONS STAGE	
20031	GRGLAM/2025/JT/501		

PLANNING

PLANNING AND DEVELOPMENT CONSULTANTS

www.jicrplanning.com

GROSS HANDS BUSINESS WORKSHOPS
HEOLWIC MAWR, GROSS HANDS
CARMARTHENSAIRE
SA31 3JH
01598 29740
info@jicrplanning.com



GLAMPING PODS

TYPE A

TYPE B

TYPE C

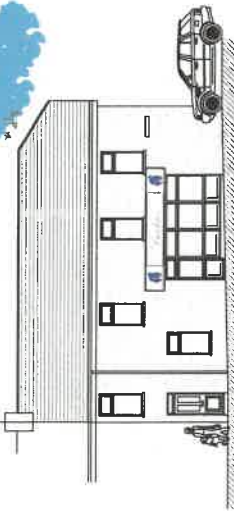
TYPE D

FREE STANDING TIMBER PORTABLE STRUCTURE RESTING DIRECTLY ON CONCRETE BLOCKS (SEE ABOVE) COMPRISING TIMBER DECKING, TIMBER PARTITIONING, GROUND A COMPACT DISC AND TYPE OF ALUMINIUM WINDOW (REFER TO RETROSPECTIVE) PART A - SINGLE CUSTOMER BASE

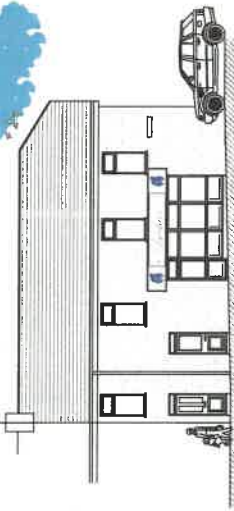
INTERNAL RATE ZONE CONSTRUCTED FROM STRUCTURAL WOOD WITH PRECISION-FIT HIGH-PRESSURE STRUCTURAL EXTERNALLY CLAD IN HIGH QUALITY WESTERN RED CEDAR OR LIGHTWEIGHT METAL IMITATION SHINGLE TILE. 60°C - 40° REINFORCE

POD UNIT SUPPORTED BY TIMBER BEAMS RESTING UPON CONCRETE BLOCKS
TIMBER DECKING FIXED TO PARTLY BURIED POSTS

REAR SIDE ELEVATION
SCALE - 1:100

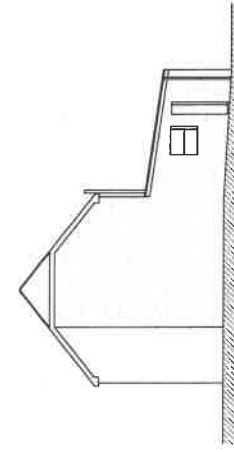


PROPOSED REAR SIDE ELEVATION

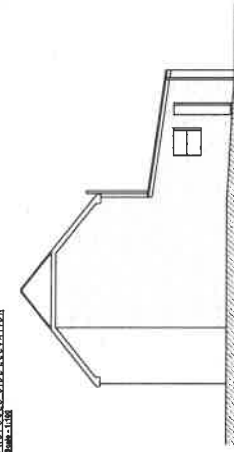


Proposed
White, Uprvc Door
Safety Glazing
Safety Glazing

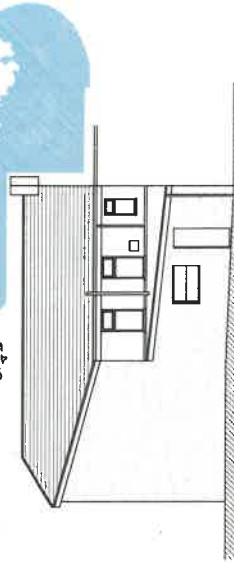
REAR SIDE ELEVATION
SCALE - 1:100



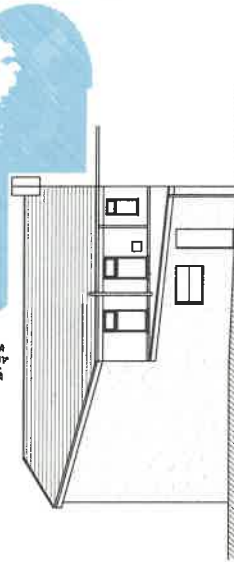
PROPOSED REAR SIDE ELEVATION
SCALE - 1:100



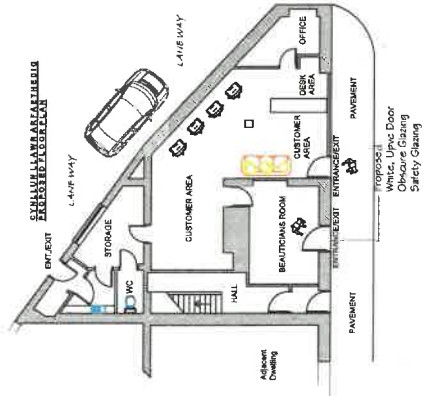
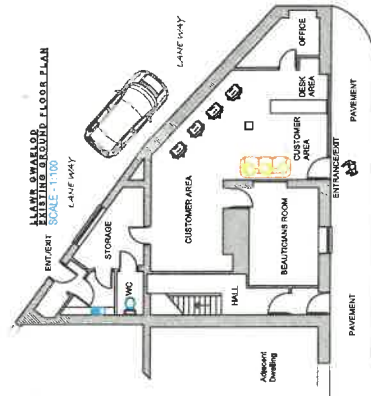
REAR SIDE ELEVATION
SCALE - 1:100



PROPOSED REAR SIDE ELEVATION
SCALE - 1:100



Notes:
Walls
Ex & Proposed - Flat Sluoco Concrete
Painted White - As Existing
Ex & Proposed - Marley Elamit - Concrete - Grey/Black Colour - As existing
Windows
Ex & Proposed - uPVC - White Colour
Ex & Proposed - uPVC - White Colour
Rainwater Goods
Ex & Proposed - White Round Profile upvc
Boundary Treatment - As Existing
Boundary Treatment - As Existing
Vehicle Access - na
Lift - Proposed - na
Proposed - na



LOCATION PLAN
Existing/Proposed
Scale - 1:1250



Key
Property Boundary -

SITE PLAN
Existing/Proposed
Scale - 1:500



Key
Property Boundary -

JD
DRUMMOND DRAWING SERVICES
www.drummondrawing.com
100/102 BRUNNEN ROAD
SUNSHINE VIC 3048
PH: 03 9779 8377
MOBILE: 0800 612 8921

The client has been advised by the architect that the information contained in this drawing is for general information only and is not to be relied upon for construction or any other purpose. The architect does not warrant the accuracy of the information contained in this drawing and is not responsible for any errors or omissions. The architect's liability is limited to the amount of the fee paid to the architect for the preparation of the drawing.

The drawing is the property of the architect and may not be reproduced without the written consent of the architect.
1. Lubin Terrace, Fumica
Level: Corner/Herathaline
S10 UNIT

Project: Planning Layout
Client: Blahlah Hair Design
Drawing No: Floor Plan, Elevations & Site

Date: 17/2025
Drawn: DJ
Checked: LJ

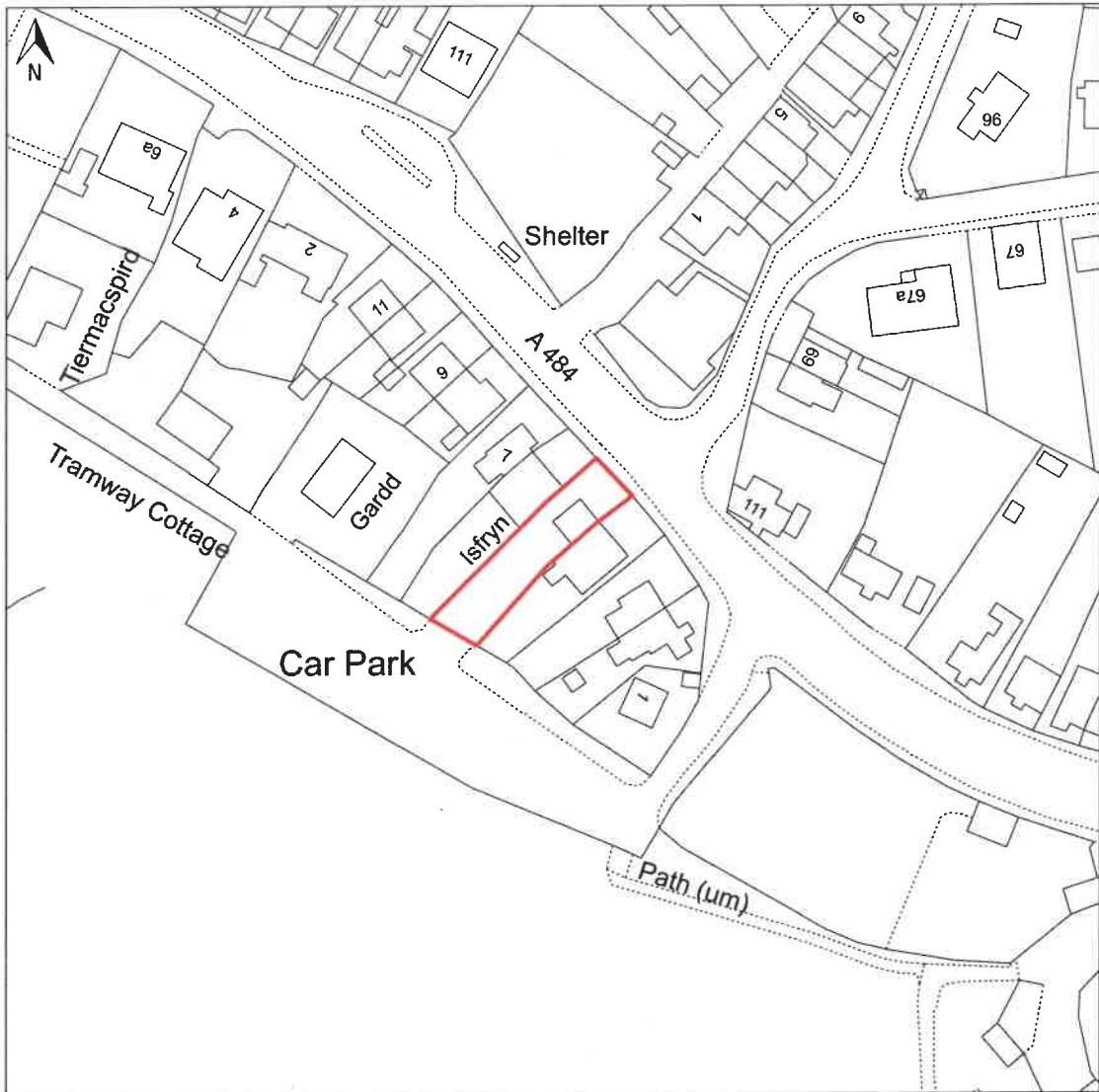
Project: BH-001
Drawing No: BH-001

ITEM NO. 3(3)

5, PWLL ROAD, LLANELLI, CARMARTHENSHIRE, SA15 4BA

UPRN: 10009169786

HMLR Title No: WA843860



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0100031673 Created using Plans by Emapsite

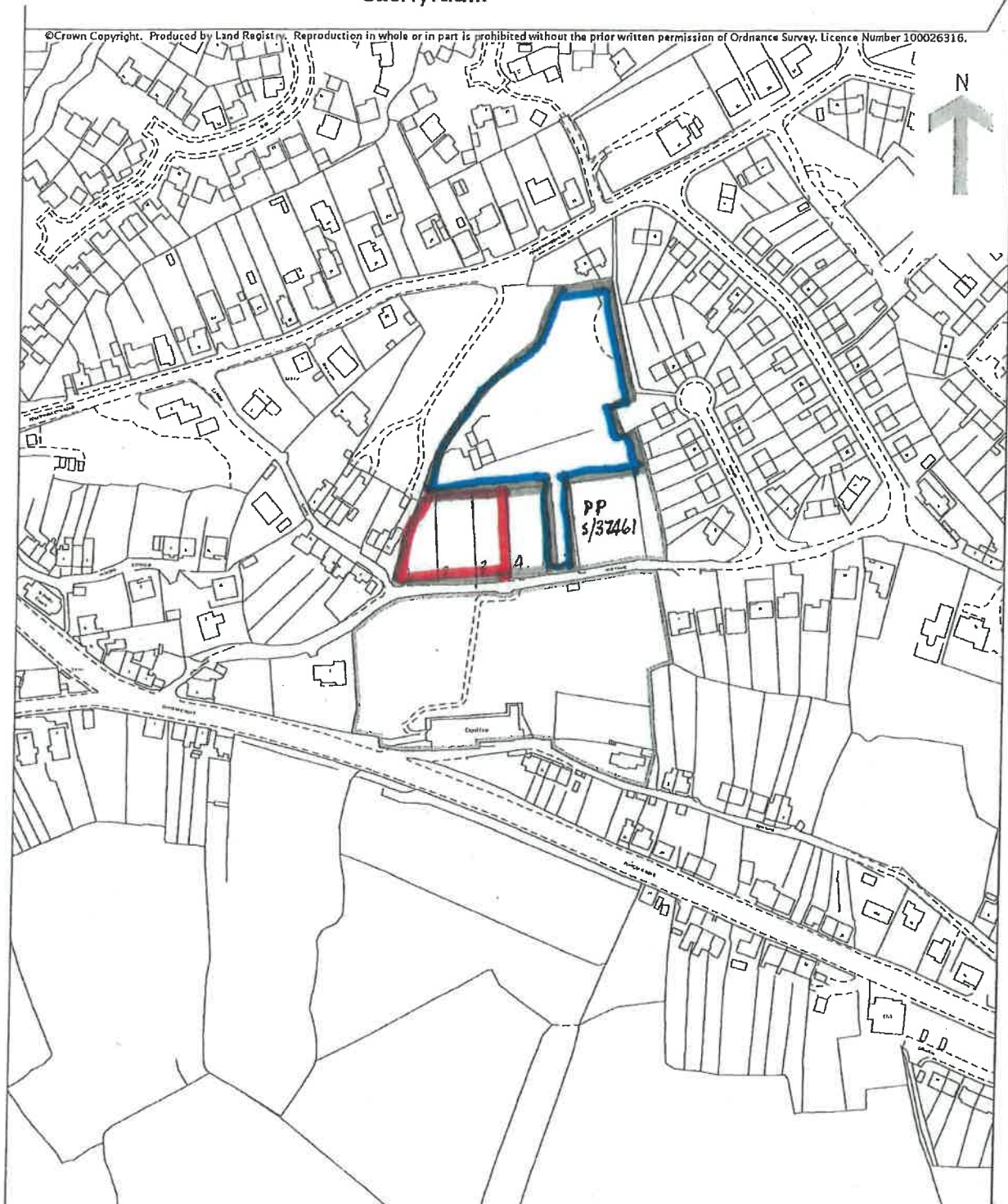
0m 20m 40m 60m 80m 100m

Scale: 1:1250

Paper Size: A4

Notes:





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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

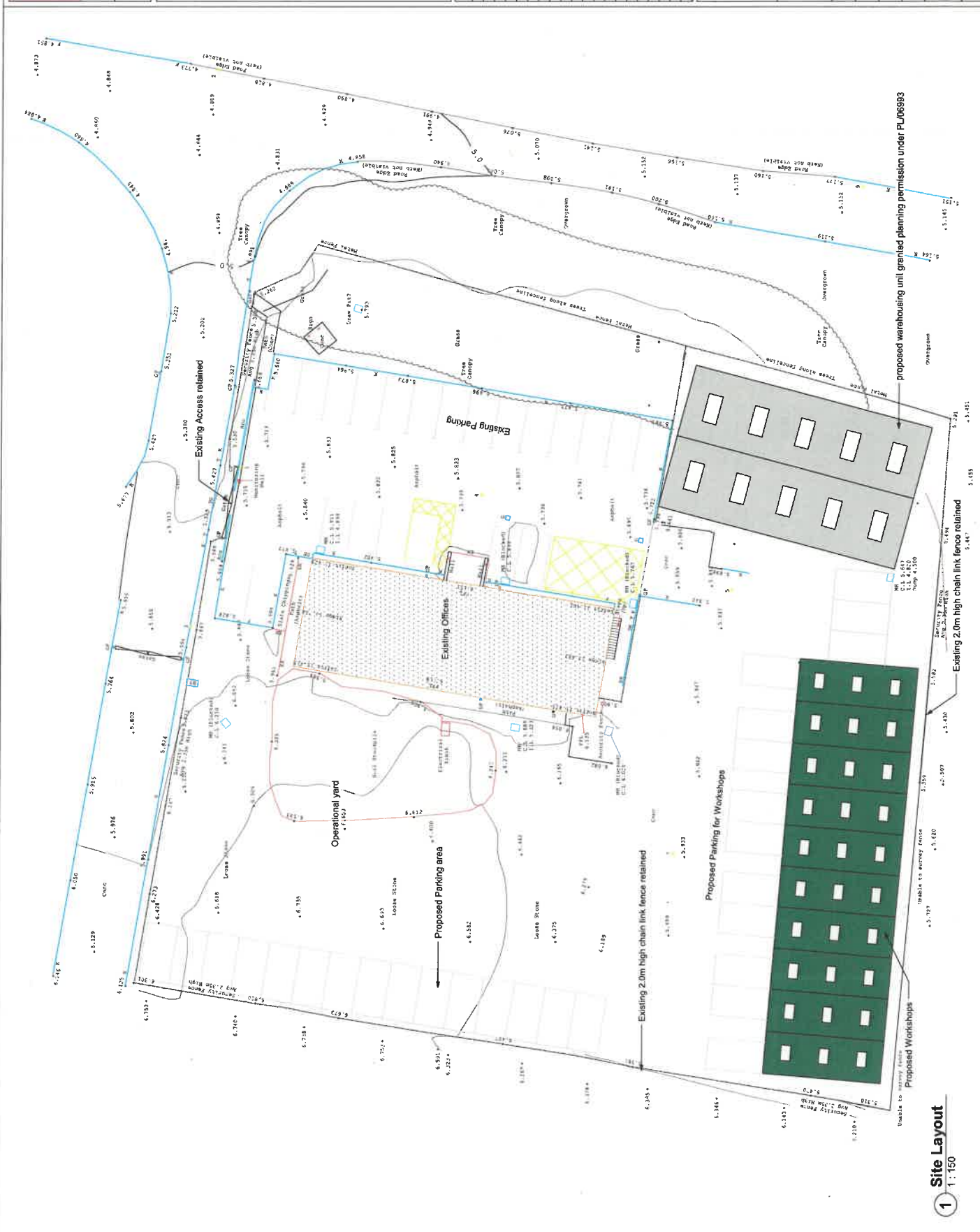
Edesigns

9 Pine tree close
Burry port
Carmarthenshire, SA18 0TF

Telephone
01554630725
07837584671

No.	Description	Date

Proposed Workshops at Ty Berwig, Bynea	
Project number	AE5789
Date	22/1/2024
Issue Date	
Drawn by	Author
Checked by	Checker
A110	
Scale	1 : 150



1 Site Layout
1 : 150

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	18 MAR 2025
FILE REF.	
PASSED TO	PGL

Carol Lloyd

From: Street Naming & Numbering <snn@carmarthenshire.gov.uk>
Sent: 18 March 2025 08:56
To: enquiries
Subject: SNN/01911 - Development of a new site with 70 new addresses and 1 new street name
Attachments: SNN01911_pdf.html

SNN/01911

Development of a new site with 70 new addresses and 1 new street name
Land at Cefncaeau, off Maes-ar-Ddafen Road, Llwynhendy, Llanelli

Helô,

Yr wyf wedi derbyn cais gan datblygwr y safle uchod i enwi'r datblygiad tai newydd uchod.

Dylai unrhyw sylwadau / awgrymiadau gael eu gwneud erbyn **08/04/2025**
 Amgaf gopi o'r gynllun lleoliad. Edrychaf ymlaen at dderbyn eich ymateb.

Hello,

I have received an application from the developer of the above development to name the site officially.

Any comments / suggestions should be made by **08/04/2025**

I attach a copy of the location plan. I shall look forward to receiving your response.

Mae'r datblygwr wedi awgrymu enw'r stryd / The developer has suggested the street name: **Waun Grc
 maes datblygu)**

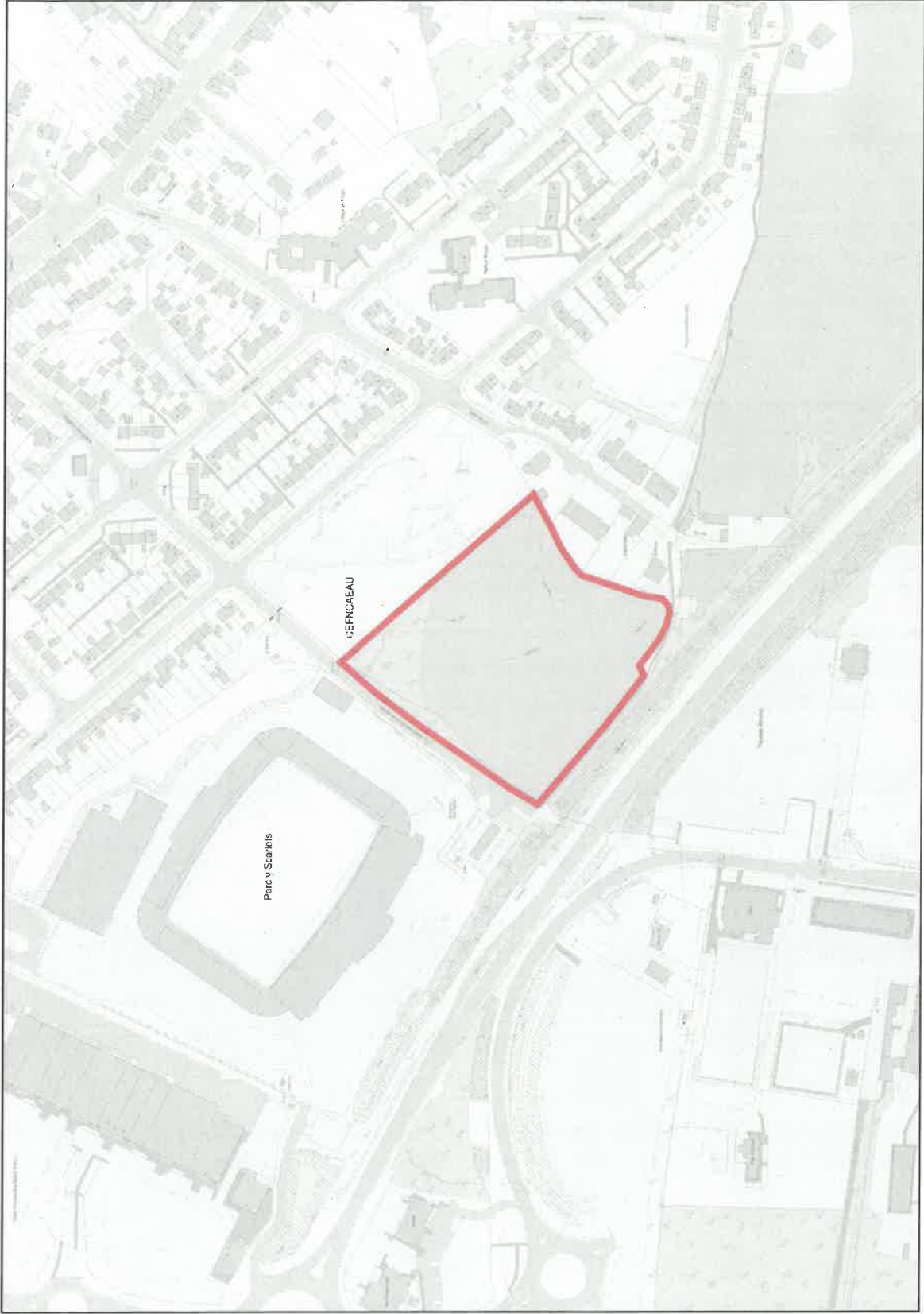
Cofion | Regards,

Y Tim Enwi a Rhifo Strydoedd | Street Naming & Numbering Team

Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost | Email: REGStreetName@carmarthenshire.gov.uk | REGStreetName@sirgar.gov.uk

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



Graddfa
Scale

1:2500

Canol y Map
Map Centre

[253142.6, 199805.3]

Dyddiad
Date

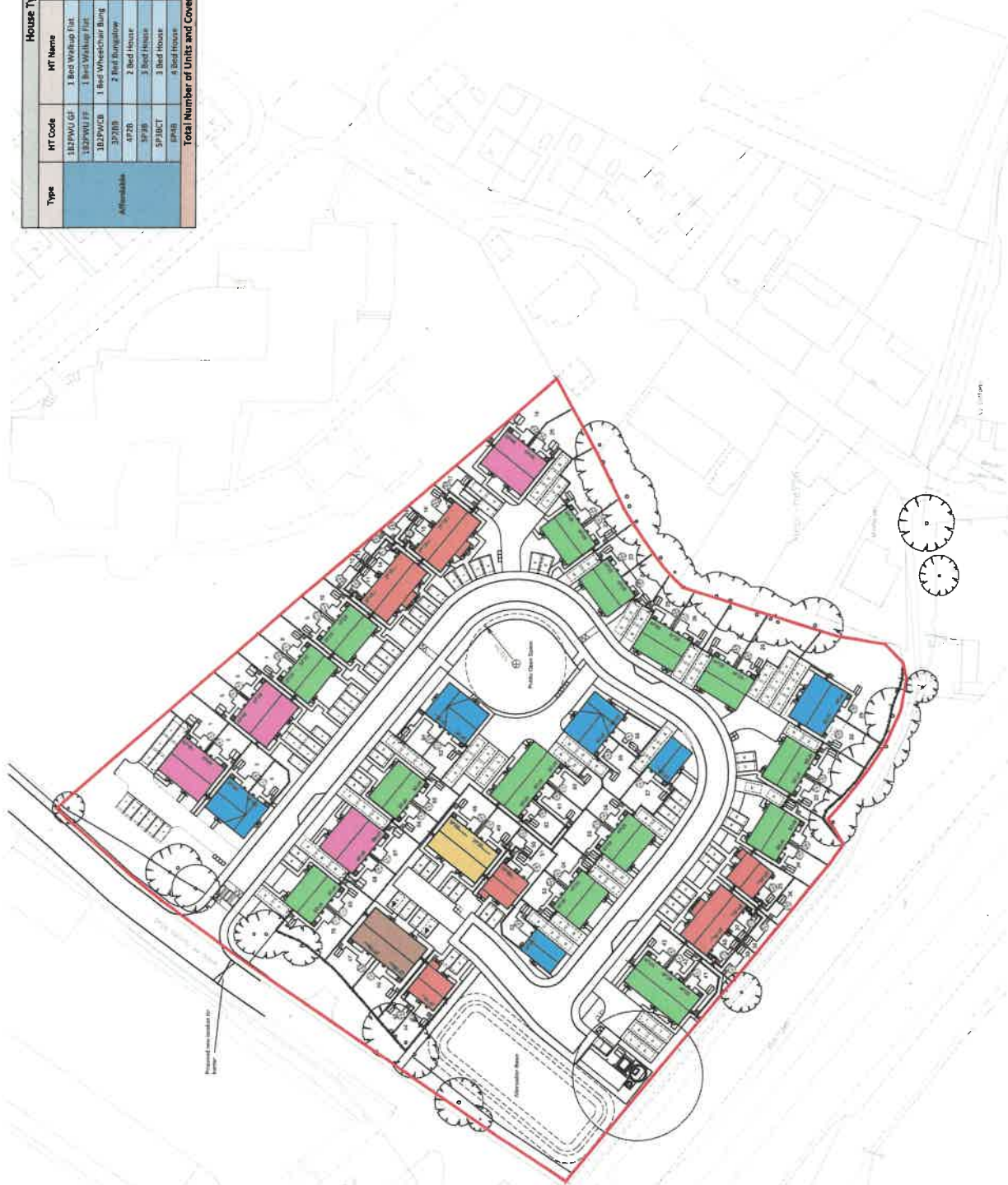
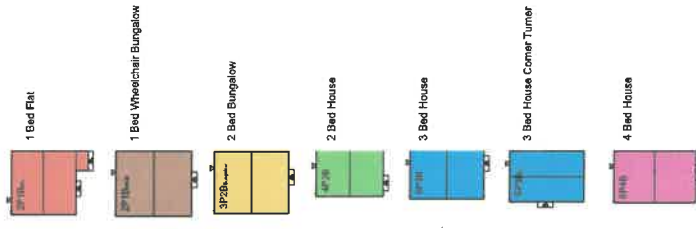
10/07/2024



House Type Schedule						
Type	HT Code	HT Name	No. of Beds	HT Area (m ²)	Number of Units	Total Area of Each Unit (m ²)
Affordable	1B2PWU/GF	1 Bed Wheelup Flat	1	51.98	9	467.82
	1B2PWU/FF	1 Bed Wheelup Flat	1	56.1	9	504.9
	1B2PWU/B	1 Bed Wheelchair Bungalow	1	87	2	174
	2P2B0	2 Bed Bungalow	2	59.68	2	119.36
	2P2B0	2 Bed House	2	82.56	30	2476.8
	3P2B0	3 Bed House	3	97.04	5	485.2
	3P2BCT	3 Bed House	3	99.54	5	497.7
	4P2B0	4 Bed House	4	113.37	2	453.48
Total Number of Units and Coverage (ft²)					70	5589.24

SITE KEY

Unit Accommodation



1. All buildings shall be constructed in accordance with the Building Regulations 2010 and all other relevant legislation.

2. The site is located in the Edinstone area of the City of Edinburgh.

3. The site is bounded by Edinstone Road to the north and south, and by the railway line to the east and west.

4. The site is currently used as a car park and is in need of redevelopment.

5. The proposed development is shown in red on the site plan.

6. The proposed development is subject to planning permission.

7. The proposed development is subject to building regulations.

8. The proposed development is subject to fire safety regulations.

9. The proposed development is subject to accessibility regulations.

10. The proposed development is subject to energy efficiency regulations.

11. The proposed development is subject to air quality regulations.

12. The proposed development is subject to noise regulations.

13. The proposed development is subject to flood risk regulations.

14. The proposed development is subject to heritage regulations.

15. The proposed development is subject to other relevant regulations.



Hammond Architectural Ltd
 01553 842976
 www.hammond-td.co.uk

Edinstone
 Pemberton, Linnell,
 Unit Type Accommodation Layout

Plot #	Date	Version
1000	18/01/23	NE
2381	18/01/23	AL-01
		2

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	19 MAR 2025
FILE REF.	
PASSED TO	Public Footpath 36/141 Pll

ITEM NO. 5

Carol Lloyd

From: Kirsten Stiles <KHJStiles@carmarthenshire.gov.uk>
Sent: 18 March 2025 15:57
Subject: Notice of Made Order - Wildlife & Countryside Act 1981 - Public Footpath 36/141 Llanelli Rural, Carmarthenshire
Attachments: 36-141 DMMO Notice of Making (C) (consultee).pdf; 36-141 DMMO Notice of Making (E) (consultee).pdf; 36-141 DMMO Tan y Graig, Llanelli - Sealed Order & map (C).pdf; 36-141 DMMO Tan y Graig, Llanelli - Sealed Order & map (E).pdf

Prynhawn da / Good afternoon,

RW2/36-141/MO/KS
Definitive Map Modification Order - Public Footpath 36/141, Llanelli Rural, Carmarthenshire

Further to the pre-order consultation below, please find attached a Notice of the Making of an Order, along with a copy of the Order and map, in relation to the above.

The Notice will appear in the Llanelli Star on Wednesday 19th March 2025, and on site on the same date.

If you have any questions, please contact me.

Cofion cynnes / Kind regards,

Kirsten Stiles MIPROW
 Swyddog Mynediad i Gefn Gwlad | Countryside Access Officer
 Adran Lle, Seilwaith a Datblygu Economaidd | Place, Infrastructure & Economic Development Department

07816 202963

sirgar.llyw.cymru | carmarthenshire.gov.wales
 Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg
 You are welcome to contact us in Welsh or English



From: Kirsten Stiles
Sent: 29 January 2024 10:45
Subject: Definitive Map Modification Order application - Public Footpath 36/141(part), Llanelli Rural, Carmarthenshire

Bore da / Good morning,

RW2/36-141/MO/KS
Definitive Map Modification Order application - Public Footpath 36/141(part), Llanelli Rural, Carmarthenshire

Please find attached a letter and map regarding the above modification order application.

Cofion cynnes / Kind regards,

Kirsten Stiles MIPROW

Swyddog Mynediad i Gefn Gwlad | Countryside Access Officer
Lle & Seilwaith | Place & Infrastructure

sirgar.llyw.cymru | carmarthenshire.gov.wales

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



NOTICE OF MODIFICATION ORDER

SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

CARMARTHENSHIRE COUNTY COUNCIL

DEFINITIVE MAP AND STATEMENT FOR THE COUNTY OF CARMARTHENSHIRE

**CARMARTHENSHIRE COUNTY COUNCIL
(PUBLIC FOOTPATH 36/141, TAN Y GRAIG, LLANELLI RURAL)
DEFINITIVE MAP MODIFICATION ORDER 2025**

The above Order, made on 5th March 2025, if confirmed as made, will modify the Definitive Map and Statement for the area by deleting from them the Footpath 36/141 commencing at concrete steps off the Hengoed Fawr to Ystrad Fai railway over bridge on the U2288 at OS Grid Reference SN 51337 03940 and proceeding in a south-easterly turning southerly direction for 1,967 metres, undulating alongside the cycle track and former railway line, to its termination point on the driveway of Tan y Graig where it meets the C2126 at SN 51723 02335, and adding to them the Footpath 36/141 commencing at the U2288 railway over bridge at SN 51337 03940 and proceeding in a south-easterly direction to the east of the former railway and cycle track to SN 51383 03844 where it crosses an unfenced culvert. Continuing along the east side of the railway to SN 51430 03772, the path crosses a second culvert, passes through a kissing gate, and continues to SN 51578 03659 where it joins the former railway and cycle track, running within the railway curtilage to SN 51737 03565. The path then leaves the cycle track and follows the outer fence line of the former railway, diverging from the track bed and continuing to its junction with Footpath 36/53 at SN 51848 03409. Continuing southwards within a fenced corridor to SN 51765 03300, the path crosses a footbridge then turns to rejoin the cycle track at SN 51751 03275 and continues to SN 51744 03252. The route then diverges from the old track bed, following an unfenced stone and earth path, and re-joins it at SN 51706 03128. Continuing to SN 51692 03085, it diverges again from the old track bed, following an old post and wire fence before converging back at SN 51673 02988 and crossing to the western side of the track. The path then runs parallel to the old track bed to SN 51672 02840, where it passes a field entrance via two old kissing gates. It continues southwards to SN 51633 02679 where it crosses the cycle track to SN 51637 02667. Continuing along the eastern side of the railway to SN 51657 02559, it descends concrete steps and continues southwards passing between a barn and the old track bed at Tan y Graig Farm, before terminating at the C2126 at SN 51709 02349.

A copy of the order and the order map may be seen free of charge at the offices of Carmarthenshire County Council's Countryside Access Team at Mynydd Mawr Woodland Park, Heol Hirwaun Olau, Tumble, Llanelli SA14 6HU, between the hours of 10am and 3pm on Mondays and Wednesdays, or by prior appointment. Postal copies of the order and map may be obtained at the price of £5.00. Alternatively, a digital copy can be requested by emailing prow@carmarthenshire.gov.uk

Any representation or objection relating to the Order must be sent in writing to Daniel W John, Head of Environmental Infrastructure, Carmarthenshire County Council, Department for Place & Infrastructure, County Hall, Carmarthen SA31 1JP, or via email to prow@carmarthenshire.gov.uk, not later than **2nd May 2025**. Please state the grounds on which they are made.

If no representations or objections are duly made to the Order, or if any so made are withdrawn, the Carmarthenshire County Council, instead of submitting the Order to Welsh Government's Planning and Environment Decisions Wales (PEDW), may itself confirm the Order. If the Order is submitted to PEDW, any representations or objections which have not been withdrawn will be sent with it.

Signed: Daniel W John
Head of Environmental Infrastructure
Carmarthenshire County Council

Dated: 19th March 2025

H72W893

WILDLIFE AND COUNTRYSIDE ACT 1981

**DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY
FOR THE COUNTY OF CARMARTHENSHIRE**

**CARMARTHENSHIRE COUNTY COUNCIL
(PUBLIC FOOTPATH 36/141, TAN Y GRAIG, LLANELLI RURAL) DEFINITIVE MAP
MODIFICATION ORDER 2025**

This Order is made by Carmarthenshire County Council ('the Authority') under Section 53(2)(b) of the Wildlife and Countryside Act 1981 ('the Act') because it appears to the Authority that the Definitive Map and Statement for the County of Carmarthenshire requires modification in consequence of the occurrence of an event specified in Section (53)(3)(c)(iii) of the Act, namely the discovery by the Authority of evidence which (when considered with all other relevant evidence available to them) shows that particulars contained in the map and statement require modification.

The Authority has consulted with every Local Authority whose area includes the land to which the Order relates. The Carmarthenshire County Council hereby order that:

1. For the purposes of this Order the relevant date is 24th of February 2025.
2. The Definitive Map and Statement for the County of Carmarthenshire shall be modified as described in Part I and Part II of the Schedule and shown on Maps 1 and 2 attached to the Order.
3. This Order shall take effect on the date it is confirmed and may be cited as the 'Carmarthenshire County Council (Public Footpath 36/141, Tan y Graig, Llanelli Rural) Definitive Map Modification Order 2025'.

Dated this 5th day of March 2025

THE COMMON SEAL OF CARMARTHENSHIRE COUNTY COUNCIL
was hereunto affixed in the presence of:


Head of Law, Governance and Civil Services



SCHEDULE

PART I

Modification of Definitive Map

Description of path or way to be deleted

Public Footpath 36/141, Llanelli Rural

The length and entire width of Footpath 36/141 to be deleted commences at concrete steps off the Hengoed Fawr to Ystrad Fai railway over bridge on the U2288 Llannon Road at Ordnance Survey Grid Reference SN 51337 03940 (being Point 'A' on Order Map 1). It proceeds in a south-easterly turning southerly direction for 1,967 metres (1.97 kilometres), undulating alongside the cycle track and former railway line, to its termination point on the driveway of Tan y Graig where it meets the C2126 Long Row, Felinfoel at SN 51723 02335 (being Point 'S' on Order Map 2).

Length: 1,967 metres (1.97 kilometres)

Width: Undefined

Description of path or way to be added

Public Footpath 36/141, Llanelli Rural

Commencing at the U2288 railway over bridge at Ordnance Survey Grid Reference SN 51337 03940 (being Point 'A' on Order Map 1) and proceeding in a south-easterly direction, via 16 concrete steps with handrails, to the east of the former railway and cycle track. The path proceeds along a 1 metre wide tarmac surface, within a fenced corridor, for 105 metres to SN 51383 03844 (Point 'B' on Order Map 1) where it crosses an unfenced culvert.

Continuing along the east side of the railway, it travels a further 87 metres to SN 51430 03772 (Point 'C' on Order Map 1) where it crosses a second culvert with handrails, before passing through a kissing gate and continuing along the eastern side of the railway within a 1.5 metre wide fenced corridor for 189 metres.

At SN 51578 03659 (Point 'D' on Order Map 1), the path joins the former railway track bed and associated cycle track via 14 concrete steps with handrails. It then runs within the railway curtilage with no segregation from the cycle track, with a width of 2.45 metres, for approximately 177 metres to SN 51737 03565 (Point 'E' on Order Map 1).

At this point, the path leaves the cycle track and follows the outer fence line of the former railway, diverging from the track bed, along a 1.5 metre wide tarmac surface for approximately 241 metres to its junction with public footpath 36/53 at SN 51848 03409 (Point 'F' on Order Map 1). The path continues southwards within a fenced corridor for a further 60 metres to SN 51765 03300 (Point 'H' on Order Map 1), where it reaches a 24-metre span footbridge with a width of 1 metre, via 25 concrete steps with handrails.

Crossing the bridge, the path then turns to rejoin the cycle track via 19 concrete steps with handrails at SN 51751 03275 (Point 'I' on Order Map 1) and follows the tarmacked cycle path along the old track bed for approximately 25 metres, fenced on the east side only, with a surfaced width of 2.45 metres.

At SN 51744 03252 (Point 'J' on Order Map 1), the route diverges from the old track bed, following an unfenced stone and earth path with a width of 2 metres, for approximately 145 metres. It then re-joins the track bed and cycle path at SN 51706 03128 (Point 'K' on Order Maps 1 and 2), following it for approximately 40 metres with a width of 2.45 metres, to SN 51692 03085 (Point 'L' on Order Map 2). Here, the path diverges again from the old track bed, following an old post and wire fence for 80 metres with a width of 1 metre, before converging back at SN 51673 02988 (Point 'M' on Order Map 2) and crossing to the western side of the track.

The path then runs parallel to the old track bed, over a 1.5 metre wide tarmacadam surface within a fenced corridor, for approximately 178 metres to SN 51672 02840 (Point 'N' on Order Map 2), whereupon it passes a field entrance via two old kissing gates. The path continues southwards within a fenced corridor with a tarmacadam surface for approximately 165 metres to SN 51633 02679 (Point 'O' on Order Map 2) where it crosses the cycle track to SN 51637 02667 (Point 'P' on Order Map 2).

The path then continues on the eastern side of the railway within a 1 metre wide fenced corridor with a tarmacadam surface for approximately 110 metres to SN 51657 02559 (Point 'Q' on Order Map 2). Descending 7 concrete steps with handrails it continues southwards, fenced and surfaced, for approximately 230 metres, along the eastern side of the old track bed, passing between a barn and the old track bed at Tan y Graig Farm, before terminating at the C2126 via 19 concrete steps with handrails at SN 51709 02349 (Point 'R' on Order Map 2).

Length: 1832 metres (1.83 kilometres)

Width:	A to C	1 metre
	C to D	1.5 metres
	D to E	2.45 metres
	E to H	1.5 metres
	H to I	1 metre
	I to J	2.45 metres
	J to K	2 metres
	K to L	2.45 metres
	L to M	1 metre
	M to P	1.5 metres
	P to R	1 metre

PART II

Modification of Definitive Statement

Variation of particulars of path or way

Amend the Definitive Statement for **Footpath 36/141**:

From: "From the Hengoed Fawr-Ystrad Fai road at bridge over Mynydd Mawr Railway through field along fence on east side of railway south-eastwards past Llwyn-y-piod level crossing, through railway fence to continue along railway formation and later pass eastwards of and later along the track of the abandoned railway track to railway bridge over stream from Penygraig; at this point the path leaves the railway down steps to cross footbridge and up steps to rejoin railway formation and continue past Cwar Mawr between fences before crossing railway; the path continues on west side of railway and shortly passes through field to continue along farm track to the level crossing east of Ty'r-waun; over level crossing and along east side of railway to Filter Beds; through railway fence to continue through field to the Felinfoel - Hengoed Fawr road by steps south-west of Tan-y-graig."

To: "At a variable width of between 1 metre and 2.45 metres, the path commences at the U2288 railway over bridge at Ordnance Survey Grid Reference SN 51337 03940. It then proceeds in a south-easterly direction, via 16 concrete steps with handrails, to the east of the former railway and cycle track. Continuing along a tarmacadam surface within a fenced corridor for 105 metres to SN 51383 03844, it then crosses an unfenced culvert.

Continuing along the eastern side of the railway, it travels a further 87 metres to SN 51430 03772 where it crosses a second culvert with handrails, before passing through a kissing gate and continuing within a fenced corridor for 189 metres.

At SN 51578 03659, the path joins the former railway track bed and associated cycle track via 14 concrete steps with handrails. It then runs within the railway curtilage with no segregation from the cycle track for approximately 177 metres to SN 51737 03565.

At this point, the path leaves the cycle track and follows the outer fence line of the former railway, diverging from the track bed, along a tarmacadam surface for approximately 241 metres to its junction with public footpath 36/53 at SN 51848 03409. The path continues southwards within a fenced corridor for a further 60 metres to SN 51765 03300, where it reaches a 24-metre span footbridge via 25 concrete steps with handrails.

Crossing the bridge, the path then turns to rejoin the cycle track via 19 concrete steps with handrails at SN 51751 03275 and follows the tarmacked cycle path along the old track bed for approximately 25 metres, fenced on the east side only.

At SN 51744 03252, the route diverges from the old track bed, following an unfenced stone and earth path, for approximately 145 metres. It then re-joins the track bed and cycle path at SN 51706 03128 following it for approximately 40 metres to SN 51692 03085. Here, the path diverges again from the old track bed, following an old post and wire fence for 80 metres before converging back at SN 51673 02988 and crossing to the western side of the track.

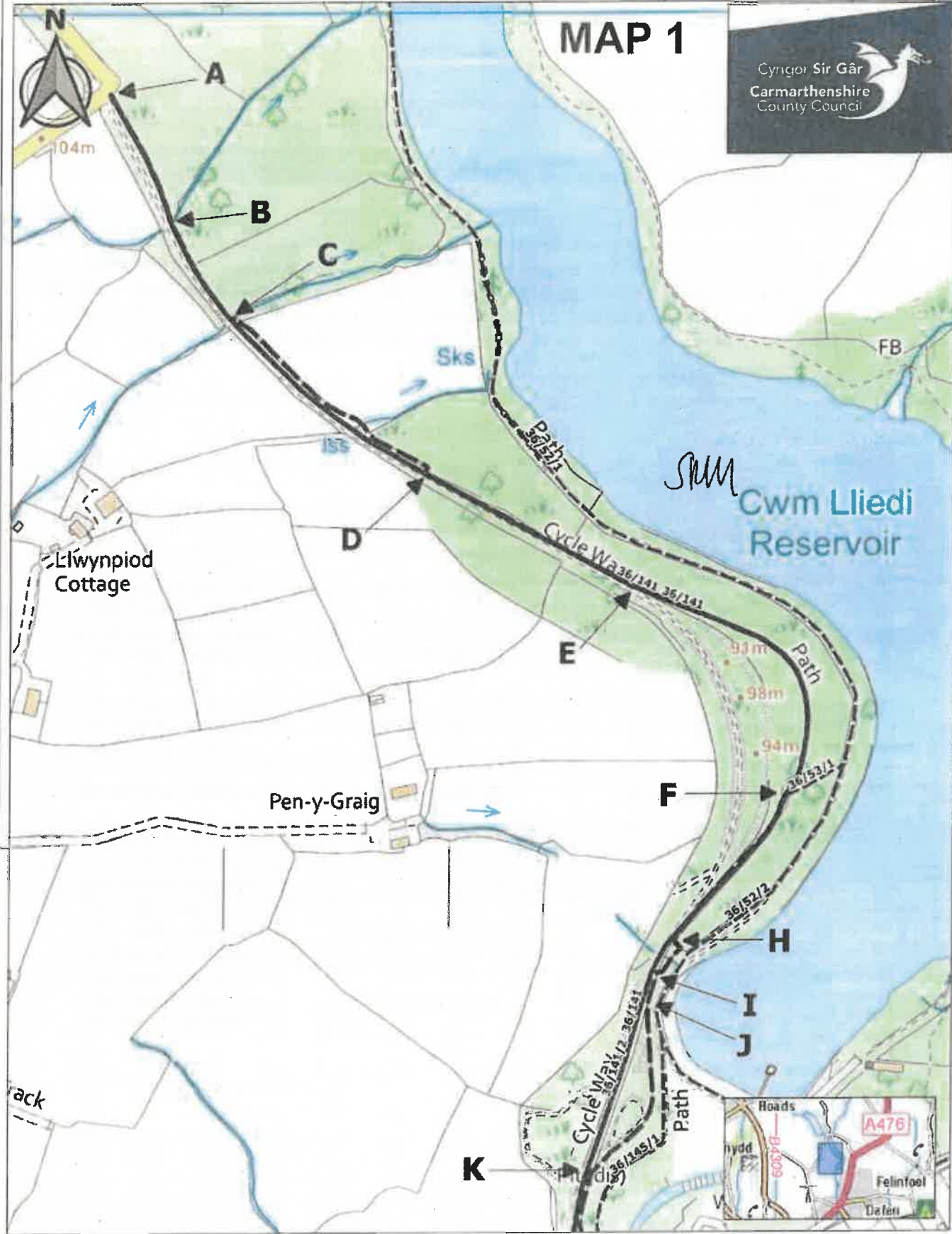
The path then runs parallel to the old track bed over a tarmacadam surface within a fenced corridor for approximately 178 metres to SN 51672 02840, whereupon it passes a field entrance via two old kissing gates. The path continues southwards within a fenced corridor with a tarmacadam surface for approximately 165 metres to SN 51633 02679 where it crosses the cycle track to SN 51637 02667.

The path then continues on the eastern side of the railway within a fenced corridor with a tarmacadam surface for approximately 110 metres to SN 51657 02559. Descending 7 concrete steps with handrails it continues southwards, fenced and surfaced, for approximately 230 metres, along the eastern side of the old track bed, passing between a barn and the old track bed at Tan y Graig, before terminating at the C2126 via 19 concrete steps with handrails at SN 51709 02349.”

LIMITATIONS AND CONDITIONS

Position on paths to which Limitations or Conditions apply		Limitation/Condition
Point on Order map 1	OS Grid Reference	
A	SN 51337 03940	Concrete steps with handrails, initially with a width of 1.2 metres
C	SN 51430 03772	Kissing gate, initially with a pinch point of 60 centimetres
D	SN 51578 03659	Concrete steps with handrails, initially with a width of 1.2 metres
Point on Order map 2	OS Grid Reference	Limitation/Condition
N	SN 51672 02840	2 no. kissing gates, initially with pinch points of 60 centimetres each
Q	SN 51657 02559	Concrete steps with handrails, initially with a width of 1.2 metres
R	SN 51709 02349	Concrete steps with handrails, initially with a width of 1.2 metres

MAP 1



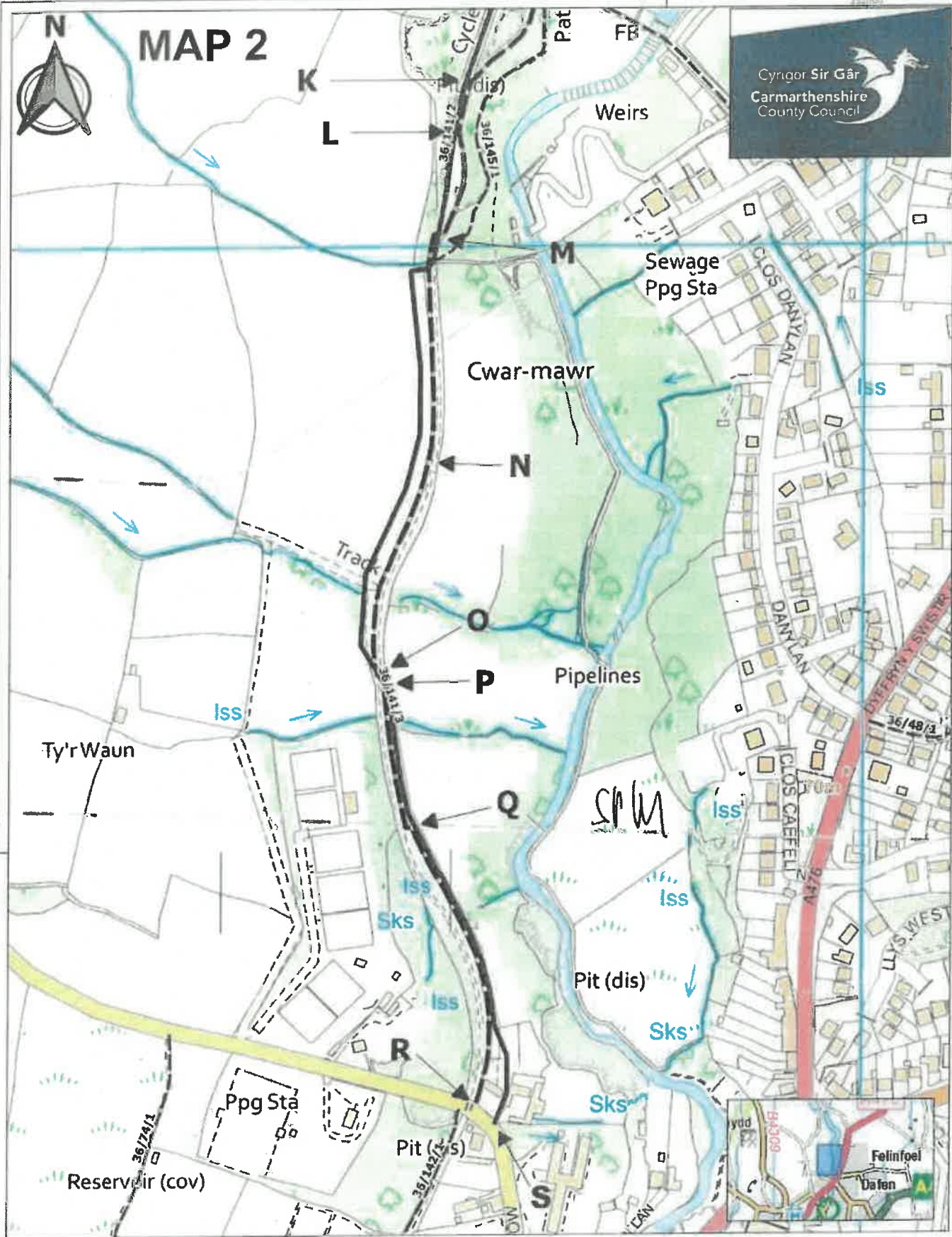
**CARMARTHENSHIRE COUNTY COUNCIL
(PUBLIC FOOTPATH 36/141, TAN Y
GRAIG, LLANELLI RURAL) DEFINITIVE
MAP MODIFICATION ORDER 2025**

- Footpath to be Added
- Footpath to be Deleted
- Footpath Unchanged




Town/Community: Llanelli Rural
OS Grid Reference: SN517032
OS Map Sheet: SN50SW
Scale 1:2500 at A3



MAP 2



CARMARTHENSHIRE COUNTY COUNCIL
(PUBLIC FOOTPATH 36/141, TAN Y
GRAIG, LLANELLI RURAL) DEFINITIVE
MAP MODIFICATION ORDER 2025

-  Footpath to be Added
-  Footpath to be Deleted
-  Footpath Unchanged

Town/Community: Llanelli Rural
OS Grid Reference: SN517032
OS Map Sheet: SN50SW
Scale 1:2500 at A3

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	10 MAR 2025
FILE REF.	
PASSED TO	

ITEM NO. 6

Carol Lloyd

From: H Anne Thomas <HAThomas@carmarthenshire.gov.uk>
Sent: 10 March 2025 11:01
To: Fencott-Price Dawn Insp 818; Police; susanne.davies@dyfed-powys.police.uk; PBY
 er@firecontrol-bridgend.gov.wales; fire (systems@firecontrol-bridgend.gov.wales);
 control@mawwfire.gov.uk; carmarthenshire@mawwfire.gov.uk; amb-
 CWControlDutyManager@wales.nhs.uk; Eleanor.Blackmore@Wales.nhs.uk; Huw
 Phillips (Huw.Phillips@wales.nhs.uk); trafficorderswestandwales@fta.co.uk; enquiries;
 TrafficOrdersWales@logistics.org.uk; marie.cronin@firstbus.co.uk
Cc: Allison J Roberts; K Joy Davies; Cllr. Rob Evans; Cllr. Nysia Evans
Subject: BRYNHEULOG DAFEN SA14 8AF
Attachments: Brynheulog POW Dafen.pdf

Annwyl Syr/Madam

BWRIAD I WAHARDD AROS AR UNRHYW ADEG WRTH GYFFORDD BRYNHEULOG, DAFEN

Mae cais wedi dod i law am osod llinellau melyn dwbl fel y dangosir yn y cynllun wrth raddfa sy'n amgaeedig.

Mae pryderon wedi'u codi ynghylch gwelededd aneglur ar y gyffordd oherwydd cerbydau wedi

parcio ar y droedffordd

Mae terfyn cyflymder o 30mya yn y man hwn ac mae nifer gyfyngedig o leoedd parcio ar gael oddi ar y stryd. Ni fu damweiniau wrth y gyffordd hon yn ystod y pum mlynedd diwethaf. Hoffwn roi gwybod i chi fod y awdurdod hefyd yn ystyried gosod arwyddion "Dim Stopio ac eithrio Bysiau" yn y lleoliad, sydd hefyd wedi'i ddangos ar y cynllun amgaeedig.

Byddwn yn falch o gael eich sylwadau erbyn dydd Gwener 11 fed o Ebrill 2025.

Yn gywir

Dear Sir/Madam

PROHIBITION OF WAITING AT ANY TIME AT JUNCTION OF BRYNHEULOG, DAFEN

A request has been received for the placing of double yellow lines as illustrated on the attached scale plan.

Concerns have been raised regarding obscured visibility at the junction due to parked vehicles on the footway. The locations falls within a 20 mph speed limit, with limited off street parking available. There have been no accidents at the junction within the last five years.

I would be grateful to receive any views that you may have on the matter by Friday 11th April 2025.

Yn Gywir/Regards,

Anne Thomas 

Technegydd Rheolaeth Traffic/Traffic Management Technician

Adran Lle Seilwaith a Datblygu Economaidd

Place & Infrastructure & Economic Development Department

01267 228253

sirgar.llyw.cymru | carmarthenshire.gov.wales

GWAHARDD AROS AR UNRHYW ADEG BRYNHEULOG
PROHIBITION OF WAITING AT ANY TIME

Arfaethedig
Proposed



Graddfa
Scale
1:500

Canol y Map
Map Centre
[252065.2,201634.1]

Dyddiad
Date
28/02/2025



Alexandra Einon

From: Samara Hicks <SHicks@carmarthenshire.gov.uk>
Sent: 18 March 2025 16:50
To: enquiries; Arfon Davies; Cllr. Michael D Cranham; Cllr. Philip T Warlow; Cllr. Janet Williams; Cllr. Steve Williams; Cllr. Martyn Palfreman; Cllr. Edward Skinner; Cllr. Rob James; Cllr. Anthony Leyshon; Cllr. Sharen Davies; Cllr. Jason P Hart
Cc: Louise Tovey; Nicola J Smith
Subject: FW: Llanelli Interchange Public Consultation

Good Afternoon All,

I'm writing to inform you that the public consultation for Llanelli Interchange is now live. My apologies, I should have advised you of this last week in advance of our first event at the Goods Shed yesterday but we have had a number of ongoing public consultations and I've been delayed.

The consultation will run online up until the 18th April, and will be supported by a further face to face event next week.

LLANELLI RŪRŪC COMMUNITY COUNCIL	
DATE	19 MAR 2025
FILE REF.	
PASSED TO	PFL

The creation of a multi-modal interchange facility to the South of Llanelli Railway Station, off Copperworks Road, which will allow buses to directly serve the station (not currently possible). The scheme will include the introduction of a green-roofed waiting canopy, EV Charging spaces, secure cycle storage, pedestrian crossing points, additional parking capacity and improvements to the existing CCC car park near the Post Office. CCC have purchased the majority of the land required to deliver this scheme and have recently received agreement from Network Rail to dispose to us the remaining land required. Network Rail and TfW (as the leaseholder for the station) will continue to be key stakeholders in the scheme's development and delivery. A PAC has been submitted, which will be followed by a full planning application, with necessary pre-planning surveys and activities currently underway. Given the strategic nature of the scheme we have engaged with colleagues across Economic Regeneration and Housing to ensure the value of the scheme is maximised and it is able to facilitate neighbouring developments.

We are awaiting notification on a grant funding application for Welsh Government's Local Transport Fund to the value of £2,056,725 which we are advised will be determined by the end of the month. We have submitted this scheme as our number 3 priority bid across Local Transport Fund and Resilient Roads Fund. Further engagement with residents and the wider public will take place in advance of construction.

We would encourage you as councillors to please share the consultation with your constituents.

- **Online consultation:** Friday 7th March – Friday 18th April **WEBSITE LINK:** <https://www.llanelli-interchange.co.uk/home>
- **Face-to-face events:** Monday 17th March, 10am-7pm, Llanelli Goods Shed and Thursday 27th March, 10am-7pm, Antioch Centre, Copperworks Road, Llanelli.

If you have any questions or require further information in the meantime, then please let me know.

Kind regards,
 Samara

Samara Powell MILT

Cydgysylltydd Moderneiddio Trafnidiaeth – Modernising Transport Coordinator

Adran Lle Seilwaith a Datblygu Economaidd – Department of Place, Infrastructure and Economic Development

01267 228136 X5133

Sirgar.llyw.cymru | carmarthenshire.gov.wales

Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg

You are welcome to contact us in Welsh or English



Alexandra Einon

From: Planning Appeals <planningappeals@cararthenshire.gov.uk>
Sent: 06 March 2025 11:28
To: enquiries
Subject: ENF/00281 - Penderfyniad ar yr Apêl / Appeal Decision
Attachments: ENF-00281 -Appeal Decision - Enforcement Quashed.pdf

Safle / Site: Land part of Lliedi Fach Farm, Five Roads, Llanelli, SA15 5BJ
Datblygu / Development: Change of use of land & buildings from a mixed use of agriculture, fore equine & private stables to a mixed use of agriculture, forestry, equine, private stables, resident commercial livery & dressage training facility

Cyfeirnod / Reference: CAS-02292-G1X7P1

Penderfyniad ar yr Apêl / Appeal Decision: **Enforcement Quashed**

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>

Cofion | Regards

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

E-bost |

Email: planningappeals@cararthenshire.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*



LLANELLI RURAL COMMUNITY COUNCIL	
DATE	07 MAR 2025
FILE REF.	
PASSED TO	P+L



Appeal Decision

by H W Jones BA (Hons) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 06/03/2025

Appeal reference: CAS-02292-G1X7P1

Site address: Lledi Fach, Cynheidre, Llanelli, Carmarthenshire, SA15 5JQ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by David Craig Saunders against an enforcement notice issued by Carmarthenshire County Council.
 - The enforcement notice, numbered ENF/00281, was issued on 28 September 2022.
 - The breach of planning control as alleged in the notice is: Change of use of land & buildings from a mixed use of agriculture, forestry, equine & private stables to a mixed use of agriculture, forestry, equine, private stables, residential, commercial livery & dressage training facility.
 - The requirements of the notice are:
 - 1) Permanently cease the use of the land for residential purposes.
 - 2) Permanently cease the use of the land & buildings as a commercial livery & dressage training facility.
 - 3) Permanently remove from the land the mobile home and any associated foul drainage/domestic paraphernalia.
 - 4) After its removal, restore the site of the mobile home to its former condition.
 - The period for compliance with the requirements is 6 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(a), (d) and (g) of the Town and Country Planning Act 1990 as amended.
 - An inquiry was held on 31 October, 1 November and 2 December 2024.
 - A site visit was made on 1 November 2024.
-

Decision

1. The appeal is allowed and the enforcement notice is quashed.

Procedural Matters

2. The evidence at the inquiry was given on solemn affirmation.

3. On the afternoon prior to the inquiry opening the Council produced a bundle of evidence comprising documentary evidence and photographs related to its enforcement investigations. As the appellant was able to adequately respond to this evidence during the inquiry, I am satisfied that no party was prejudiced by its late presentation.
4. Before the close of the inquiry I requested that the Council provide a copy of the 2 Planning Contravention Notices (PCNs) that it had served on the appellant. This was a request made in response to the Council's earlier submission of only the response forms received from the appellant to those notices. After the close of the inquiry the appellant wrote to suggest that they had not received the 2014 PCN. When reference was made to a copy of a form signed by Mrs Sauders, the appellant did not to pursue this matter further.

Background

5. The appellant and his wife purchased the site in early 2011. It had historically been used in connection with the nearby Cynheidre Colliery and had last been used for the processing of rubble waste and contained some legacy stockpiles of stone at the time they moved in, which have subsequently been used to create and improve hardstanding areas and tracks within their land.
6. It was explained that shortly before purchase they moved the subject static caravan onto the site and by Easter that year they were occupying the caravan as their family home, initially with 2 of their sons.
7. After bringing on the caravan they constructed a new, more direct, access track link to the public highway and have erected a number of structures associated with their equestrian use of the land since that time. Some of those structures and facilities have not been the subject of planning applications, including an exercise area which was noted by the Council for the first time during my accompanied site visit. Those developments fall outside the scope of the subject enforcement notice which is concerned with the use of the land.
8. Since the appellant's purchase, the site has been the subject of several planning cases, including enforcement investigations and a series of planning related applications. In September 2014 planning permission was granted for an equine use and, in response to a prior notification, the Council confirmed that prior approval was not required for a pole barn. An application submitted in February 2019 for a proposed change of use to a commercial livery with dressage training facility, together with a static caravan was refused in September of that year. A resubmission described as 'retrospective' for a scheme with a similar description but seeking a temporary 3 year permission for the caravan was submitted in April 2020 and refused in January 2021. A Certificate of Lawful Existing Use or Development (CLEUD) for the static caravan for self-contained residential accommodation was refused in September 2021.
9. Enforcement investigations included 2 visits in 2014 by an enforcement officer (the latter visit accompanied by a planning officer). In a covering letter dated 8 April 2014 which accompanied a Planning Contravention Notice (PCN) and which referred to the "unauthorised menage [sic], stables and siting caravan", identified the breach of planning control which may have occurred as "unauthorised siting of residential caravan". The returned form, signed by the appellant's wife, for the most part did not provide answers to the questions (including one asking whether the specified use was being carried out), but referred to "keeping of horses" in response to a question relating to the "nature of your interest in the land".

10. In a letter dated 1 May 2014 the Council confirmed that the stable and manège were a breach of planning control and invited a planning application to regularise. No mention of the mobile home was made.
11. In 2022 another PCN was served. It was dated 7 February 2022 and described the breach as "Siting of a caravan". The response form was again signed by the appellant's wife, this time all questions were answered. It confirmed that the use was being carried out and that it began on 20 February 2011. The associated investigation led to the serving of the subject enforcement notice.

The Notice

12. During the inquiry the parties agreed that there has been no forestry use of the site, and I have determined the appeal on that basis. Given my decision to allow the appeal and quash the notice it has not been necessary for me to formally correct the notice.
13. There is no dispute that the equestrian activity has not been run in compliance with the limitation imposed by condition 1 of planning permission ref: S/30515 dated 3 September 2014 which limited the use to private equestrian purposes only and for no trade or commercial equestrian purposes. Nonetheless I am satisfied that whilst there may have been a breach of the condition there has also been a material change in the use of the land as described in the notice's allegation, subject to the omission of reference to forestry.

Ground (d) appeal

14. The appellant's case under this ground of appeal is that the alleged residential use commenced more than 10 years prior to the service of the enforcement notice, ie 28 September 2012, and has continued throughout that period. Thus, under the provisions of s171B(3) of the Act, it is contended that the use is immune from enforcement action. For this ground of appeal to succeed it must be proven that the alleged mixed use has continued for the requisite period.
15. I am satisfied that the site identified in the Notice encompasses a single planning unit. It includes the yard within which the main buildings, structures and hardsurfaces are located, along with the mobile home and its wooden terraced area. It also includes fields and the access track that connects to the public highway that lie within the appellant's land holding. There is no dispute that there has been an agricultural use of the site for the relevant 10 year period as well as an equine activity comprising the keeping of Mrs Saunders' horses and their stabling for her own recreational purpose. As such I shall focus on the remaining 2 components of the alleged mixed use: the residential, and the commercial livery and dressage training facility.
16. I shall begin by considering the appellant's case, firstly in relation to the commercial equestrian use before turning to the residential use. At the time of purchasing the site in early 2011 Mrs Saunders relocated 3 horses she had been keeping locally onto the land, 2 of which she owned and 1 she kept for a friend. As they were competition horses the stable block was erected for them in advance of their first winter on the site. Mrs Saunders is an accomplished dressage rider who has represented her country. She is also highly regarded for her ability to break in difficult horses and had been employed training clients' horses in the area on a part time basis for 10 years prior to purchasing the site. The reason for purchasing the land was to pursue her ambitions of training horses on her own yard. The commercial aspect of the business would assist with future financing of their purchase.
17. By the summer of 2012, 3 or 4 additional horses were brought onto the land. These were owned by acquaintances who paid for the arrangement. A manège was constructed as

soon as possible as the ground was not ideal for exercising competition horses. From 2012 Mrs Saunders would break in horses, often particularly difficult ones which involved an intensive period of training. The livery and training facilities meant that high value horses were kept on the site that required on-site overnight presence both for security and to attend to emergencies. At the time of my accompanied site visit 12 horses were kept on the site which equated to the capacity of the stables.

18. Two witnesses who have stabled horses at the site presented evidence to the inquiry. One recalled in detail how one of her horses was stabled there in the summer of 2012 while she was on her honeymoon in June and had used the facility on many occasions since. She described how, through her work as equine apprentice coordinator at a local college, she had arranged for students to gain apprenticeships at the site and visited to oversee their progress. The other lived nearby and had used the facility to train a difficult horse and had been a regular visitor since. She specifically recalls the details of the first time she used the training services in 2012. Both witnesses confirmed they were paying for livery and training services from the outset, and provided detailed evidence of the nature of the equestrian activity based on first-hand knowledge over the relevant 10-year period.
19. Following an enforcement investigation in 2014 a planning application to regularise the erection of stables and the construction of a manège was submitted and approved. The delegated officer report does not consider whether the use was on a commercial basis even though the scale of operation, including the extent of stabling together with the size of the manège may have suggested such. Thus, seemingly without consultation with the applicant to clarify the nature of the use, it imposed a condition preventing commercial use. The reason given was to protect the amenity of neighbouring residents. Despite the granting of the conditional permission, the appellant maintains that they continued to operate the equestrian activity as they had previously.
20. I now turn to consider the appellant's case in relation to the mobile home, which takes the form of single unit static caravan. Outside its main doorway there is a timber decking that facilitates entry. It is located adjacent to a field hedgerow and overlooks the yard. It is visible from the nearby National Cycle Route track that bounds the site and in more distant views it is visible from an elevated section of the public highway where a bridge extends over the former colliery's railway sidings.
21. It is clear that the use of the mobile home has been integral to the equestrian activity on the site. It is used as a rest room/shelter when working on the site work which on occasions would include work-experience students and functioned as a meeting room for visitors associated with the business, such as those that keep horses on the site, and a college tutor overseeing students.
22. The appellant explains that he was allowed to move the caravan onto the site in February 2011, during the period when his purchase of the site was being processed. The caravan was transported to its present location via a narrow track that provided access to the land at the time. A new track was subsequently constructed. He stayed in the caravan overnight almost as soon as it was brought on while he was working on the land for reasons of convenience and security. The purchase was completed on 10 March 2011. A month or so later his wife and their 2 sons had joined him when they ceased using their house in Llanelli. Since then Mr and Mrs Saunders have continued to occupy the caravan as their home without interruption. They continue to own and pay Council Tax on their house in Llanelli which they do not occupy, and which presently provides a home to 2 of their sons.
23. During its time on the site the appellant has made internal modifications to the structure, which was manufactured as a 3-bedroom unit. Since the Council's visit in 2014 a room

partition has been removed to amalgamate 2 bedrooms to create one large bedroom. The other bedroom is no longer used as such but is now a storage room of mainly domestic items. The other notable alteration is the removal of a fitted cupboard to provide a wood burner in the living area. The caravan had electricity and gas bottle connections from the outset. Since then a water connection has been established, a new septic tank installed and mains electricity has replaced previous reliance on a diesel-powered generator. There is also a wireless broadband connection.

24. The 2 witnesses who attested to the commencement of commercial equestrian activities in 2012 also described the use of the mobile home. Both had entered the structure on numerous occasions since that time and described its use as a place to meet visitors as well as providing welfare facilities for Mrs Saunders and others while they were working on the site. However, both were clear that the mobile home was also occupied by Mr and Mrs Saunders as their home from that time. They explained why they were firmly of that view, based on a close knowledge of the site. For instance one of the witnesses described a period of regular visits early in the morning and late evening including occasions when Mrs Saunders was not dressed having been woken by the visit. Both witnesses explained the importance to them of knowing that there was a full-time residential presence on the site to their decision to stable their valuable horses there, to ensure adequate overnight care and security.
25. In addition to those 2 witnesses, another, whose farm overlooked the site, described the close connections he had forged as a result of the appellant undertaking work on his farm holding since before the relevant 10-year period. He described how he was able to view the structure from his yard and field when he was tending to his cattle early every morning. The fourth witness described how he would visit the site at the start and end of almost every working day during the relevant period so that they could travel together to work.
26. I turn now to consider the Council's case, firstly in relation to the commercial equestrian activity. It points to an absence of objective evidence relating to the use of the site since 2012 despite Mrs Saunders indicating that she has kept paperwork for that period, such as invoices and receipts of the business even though she is only required to keep those records for the last 6 years. Such evidence would have been helpful; from Mrs Saunders's reaction at the inquiry it seems that she had not thought to present such records.
27. The Council points out that documents submitted to it by the appellant after the 2014 permission clearly indicates that the commercial use was a proposed venture. This includes planning applications, including some entries which were signed as declarations of truth. However, it is also evident that those submissions were not consistent. One application contained information that described the commercial use as proposed as well as claiming it to have commenced in 2018. There is no indication that the Council sought to query such inconsistent statements at the time.
28. On the basis of the evidence presented by, and on behalf of, the appellant at the inquiry, it is clear that Mrs Saunders' approach to form filling and to responding to questions from the Council had been to provide information that she believed to be helpful to her interests, rather than necessarily being accurate. Thus, whilst I note the Council's suggestion that I should prefer this earlier evidence from the appellant rather than that which has been presented in support of this appeal, I find that evidence notably inconsistent and unreliable. I appreciate that the appellant has a vested interest in presenting the version of events now set out in their appeal evidence. However, alongside the degree of third party corroboration I find it to be more plausible.

29. On the use of the mobile home, the Council maintains that it served as a welfare unit for much of the 10-year period. This is mainly on the basis of its evidence gained during its visits to the site, including explanations provided by Mrs Saunders, and from information provided by the appellant in documents such as planning application forms.
30. An important element of the Council's case is the findings of an investigation its officers undertook in 2014. During an initial visit by the investigating enforcement officer internal photographs were taken. These were reproduced in the evidence bundle presented by the Council on the eve of the inquiry. The Council acknowledged that one of the photographs had been included in error as it was of a different site. It declined to comment on how this might have happened and whether the submitted bundle represented all of the photographs that had been taken. It seems to me probable that the bundle is incomplete given that there is no photograph of the main bedroom. There are also no photographs of the shower room and the kitchen area.
31. On the basis of his internal inspection and, presumably, his conversation with Mrs Saunders, the enforcement officer concluded in a file note "does not appear to be in residential use but needs to be removed." In what appears to be a subsequent note it is recorded that the "caravan is non-residential and used for shelter and a social area". The reason for reaching these findings is not clear, although the reference to its removal was explained to me by the planning officer as reflecting an informal policy of the planning department to only accept the use of touring caravans to serve as welfare units on agricultural or equestrian enterprises. No steps were taken to secure its removal at that time. The file note also recorded a need to monitor the site which does not appear to have been pursued.
32. I agree with the appellant that the physical state of the interior of the mobile home as depicted in the 2014 photographic evidence is consistent with the unit being used residentially, for instance the presence of several ornaments on a coffee table and other surfaces. The absence of a photograph of the main bedroom, the kitchen area or the shower room are notable omissions as the content and state of those rooms would provide useful indicators of the nature of use. The Council points to the presence of a horse massage machine on a bed in one of the other bedrooms. I find the appellant's explanation that this had been laid on the bed to charge its battery and was not evidence that the bed, which was made-up, was not being used for sleeping, persuasive. The absence of a bed in the other bedroom shows that it was not in use as a third bedroom. The appellant explained that by 2014 only one of their sons would stay at the caravan in an arrangement where he would spend part of every week living with relatives in Llanelli. At the time of my visit that room was used as a storage room, mainly domestic items.
33. A subsequent visit by the planning officer shortly afterwards did not include an internal inspection. It is not clear to me how looking through the living room window would have satisfied the officer that his colleague's findings were sound. However, the officer was clear that he was told by Mrs Saunders during his visit that the caravan was not in residential use. It seems that this information was relied upon to reach a finding that no breach of control had occurred.
34. Mrs Saunders explained that to avoid the risk of the officer "getting into trouble" over his assistance to them, she subsequently decided to seek to regularise matters. In further exchanges with the Council, when advice was given that permission would not be forthcoming for permanent accommodation on the site they were advised to submit an application to regularise the caravan and for the commercial stables. This led to the 2019 planning application.
35. In 2019 the appellant invited the Council's planning officer and a local councillor to the site to discuss means of regularising matters. The officer's recollection presented to the

inquiry was that, when asked, Mrs Saunders denied living at the caravan. The Council accepts that this was a jocular or light-hearted exchange but maintains that it was, nevertheless, entitled to rely on that answer.

36. In this context, and given the general approach adopted by Mrs Saunders to sharing information with the Council, it seems to me plausible that the answer that she gave was what she thought was being sought by the officer in the context that she believed that the Council were willing to informally tolerate the use. Such an impression may have been reinforced given that no internal inspection of the caravan was undertaken in an attempt to verify Mrs Saunders' answer.
37. Relying on a Google Streetview image taken in September 2011 from the road bridge the Council opines that the mobile home was not on the site at that time. There is no dispute that it is not visible in that image whereas it is visible in an image taken in 2021 from a similar, but not identical, location. The Council argues that this is evidence that it was not present some 6 or 7 months after the appellant claims to have sited the structure. In response the appellant explains that there are piles of stone and vegetation that are visible in the earlier image that mask the caravan and which have been subsequently removed/felled.
38. On my examination of the available images it seems to me that the stone stockpiles, whilst large enough to screen a caravan, are unlikely to have interrupted the view of the caravan given their position. However, it is evident that a significant area of vegetation that stood in proximity to the caravan has been cleared during the intervening 10 year period. Its position means that it may well have provided an effective screen in 2011. There is no other evidence to suggest that the caravan was moved onto site at a later date. Its presence is recorded on an aerial photograph taken in 2013 which alerted the enforcement team to the on-site activity and the 2014 site visit. That the enforcement officer stated that he had seen the caravan from the road during his visit in 2014 may be explained by the fact that some of the vegetation had already been removed, or otherwise that it provided a less dense screen at that time of year. Moreover, the officer's viewpoint may have been from a different point along the road. In the light of the other evidence that indicate that it was on site when the 2011 image was captured, its absence in that image does not persuade me that it was not there.
39. The Council points to several instances where the appellant denied living in the mobile home and indicate that they were living at their house in Llanelli. For the reasons I have already given I find this information unreliable. By her own admission, Mrs Saunders sought to keep a low profile in relation to her occupation of the caravan. I consider it likely that the information that they provided was thus not accurate and was designed to avoid the Council's attention in relation to what they understood to be an unauthorised occupation of the mobile home.
40. All 4 witnesses who appeared at the inquiry in support of the appellant and his wife were their friends and clearly wished to support the appeal case. However, I found them to be candid witnesses who presented credible and clear evidence. They described their knowledge of the site over the relevant time and the reasons why they considered that the appellant and his wife resided at the caravan. This included frequent visits to the site and into the caravan, and included early morning, unannounced visits. Whilst some of the answers when cross-examined were inconsistent with others, these were minor matters that could be explained by understandable lapses in memory over details rather than anything that might undermine confidence in the testimony.
41. As with the equestrian use the Council points to the appellant's failure to provide clear, independent documentary evidence to demonstrate the residential use. However, whilst such records may have made matters clearer, its absence, in isolation, cannot be relied

upon to find against the appellant. In this case there is no significant factor that leads me to believe that the version of events it has set out in its appeal case is not probable. In particular the degree to which it is corroborated by the clear and unequivocal accounts of other witnesses leads me to conclude that the appellant has met the burden of proof, that is, on the balance of probability, the mobile home has been used on the site as a residence for the relevant period.

42. In light of the foregoing I find that the mixed use has continued for the relevant period. I must now consider whether the accrual of that 10 year period without the instigation of enforcement action is the result of deliberate deception by the appellant which caused the breach of planning control to be concealed from the Council such that it escaped detection for the duration of that period. Given the particular circumstances of this case the most relevant legal authorities are *Welwyn Hatfield Borough Council v Secretary of State for Communities and Local Government* [2011] UKSC 15 and *Jackson v Secretary of State for Communities and Local Government* [2015] EWHC 20.
43. Mr and Mrs Saunders maintain that they were open with the Council about their use of the static caravan when officers visited. They point out that they did not seek to conceal the presence of the mobile home, which was readily visible from the cycle path. However, it is not the physical presence but the nature of its use that is in contention in relation to any concealment. In this respect I do not doubt that they were open in allowing officers to enter the caravan. However, an internal inspection was not necessarily determinative on the issue. The Council understood it to be used as a welfare unit – the observed presence of washing and toilet facilities, food preparation, eating and resting areas may, arguably, have been consistent with that use.
44. The Council maintains that the appellant deliberately concealed the residential use of the static caravan in 2014 through their verbal representations during visits. Its only witness at the inquiry was the planning officer, who appeared to have largely relied on the initial findings of the enforcement officer. The Council did not call the enforcement officer explaining that, although he remained an employee of the Council, he no longer worked in that team. The documentary evidence of his investigation makes no reference to the specific information provided by Mrs Saunders or any other detailed explanation for his findings. The photographic evidence is at best inconclusive on the point. Moreover, the question in the 2014 PCN was not answered and seemingly that matter was not pursued nor was there any follow-up monitoring of the situation.
45. In the absence of any detailed analysis of what was present at the time it seems likely that the investigating officer's findings that it was in use as a welfare unit would have been based on the information provided by Mrs Saunders. She describes the officers as "helpful" during their investigations and believed that they were "turning a blind eye" to the occupation of the caravan. She recalled that the enforcement officer, on observing the items in the shower room, said something along the lines of 'we know you stay here but as long as you pay Council Tax at your house I am not worried'. Without the presence of the officer at the inquiry it is difficult to establish the precise nature of the exchange. It is however possible that the parties interpreted the exchange differently such that there may have been an acceptance by the Council that there were some overnight stays but that it was not of sufficient frequency to represent a material change of use of the welfare unit.
46. I am also mindful that by her own admission, Mrs Saunders had given information that was designed to be helpful to her case. She also explained that they were keen to maintain a low profile in relation to their residential use of the caravan. Their decision not to put out refuse for Council collection is a strong indication of this. While this may partly have been motivated by a desire to avoid detection by Council Tax investigators, avoiding the attention of planning enforcement is also likely to have been a factor.

47. As the evidence contained in previous documents such as planning application forms are contradictory, reliance cannot be placed on any particular entry. However, they indicate that the appellant was seeking to mislead the Council. This may have been driven by the pursuit of a successful outcome to the applications rather than a deliberate attempt to conceal the use of the caravan with the intention of securing immunity from enforcement action.
48. In 2020 the applicant sought permission to retain the static caravan for residential purposes, arguing that it was essential for the continued running of the equestrian business. The description of development as set out in the Council's decision notice includes reference to the temporary stationing of a caravan for a period of three years ... (Retrospective)".
49. Even if there was no explicit confirmation that they were residing at the caravan at that time it ought to have struck the Council as likely. That it did not carry out further investigations at that time is surprising. No internal inspection was undertaken and the questioning of the appellant was in a light hearted manner. In any event, extending an invitation to the officer on to the site to discuss the residential use of the caravan is not characteristic of the actions of deliberate concealment.
50. As the appellant points out the Council had sufficient information to have instigated enforcement action against the residential use of the caravan within the 10-year period. Whilst there is dispute over the information provided by the appellant in the earlier investigations, the Council's planning officer notes that in the 2020 application, which sought to regularise the status of the caravan, the appellant's professional agent confirmed the caravan was in residential use. That was consistent with the complaint it had received in 2019.
51. With regard to the commercial aspect of the equine activity the 2020 planning application includes in the description of development "Retention of a Change of Use of Stables to a Commercial Livery, with Dressage Training Facility" and states that the use started on 1 December 2018. The appellant's actions at this time were not consistent with concealment and afforded ample opportunity for the Council to pursue enforcement action against the mixed use. At the inquiry the Council confirmed that it considered this element of the mixed use to be harmful.
52. In his concluding remarks in *Welwyn Lord Mance* characterises that case as one "where there was positive deception which was directly designed to avoid enforcement action within the relevant four year period and succeeded in doing so". In that case the developer (Mr Beesley) waited until that period had passed before revealing the presence of the breach.
53. In *Jackson* Mr Justice Holgate in applying the *Welwyn* principle established that the starting point is to identify the relevant limitation period and to then determine whether there is sufficient evidence of positive deception engaging the *Welwyn* principle *in relation to that period* such that the landowner has behaved in such a way as to take himself outside the scope of the relevant time limit.
54. In contrast to the *Welwyn* and *Jackson* cases, the appellant's actions in the latter years of the period (in this case 10 years) was not to maintain any deliberate concealment and the Council was not denied the opportunity of instigating enforcement action within that period. The effect of any attempts to conceal the development, while they may have frustrated the Council's early detection of the breach, did not prevent a timely intervention.
55. I have found that the use was undertaken in excess of the requisite 10 year period. As the Council were not prevented by the actions of the appellant from taking enforcement action during that time the public policy principle set out in *Welwyn* that the appellant

should not be rewarded for his deception is not engaged. It follows that the ground (d) appeal succeeds.

Conclusion

56. For the reasons given above, I conclude that the appeal should succeed on ground (d). The enforcement notice will be quashed.

57. In these circumstances, the appeal on grounds (a) and (f) and the application for planning permission deemed to have been made under section 177(5) of the 1990 Act do not fall to be considered.

H W Jones

INSPECTOR

INQUIRY DOCUMENTS SUBMITTED

1	Council's bundle of documents
2	Appellant's Opening Statement
3	Council's Opening Submissions
4	Refusal notice Ref: S/39076
5	Refusal notice Ref: S/40638
6	Enlargement of 2013 Google Earth aerial of site yard
7	2014 Planning Contravention Notice ref: PCN/S/ENF/006530 response form
8	2022 Planning Contravention Notice ref: PCN - ENF/00281 response form
9	Agreed list of planning conditions
10	Council's Closing Submissions
11	Appellant's Closing Statement
12	2014 Planning Contravention Notice ref: PCN/S/ENF/006530
13	2022 Planning Contravention Notice ref: PCN - ENF/00281

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	18 MAR 2025
FILE REF.	
PASSED TO	PGL

ITEM NO. 8(2)

Carol Lloyd

From: enquiries
Subject: FW: PL/06879 - Penderfyniad ar yr Apêl / Appeal Decision

From: Planning Appeals <planningappeals@carmarthenshire.gov.uk>
Sent: 14 March 2025 13:34
To: enquiries <enquiries@llanelli-rural.gov.uk>
Subject: PL/06879 - Penderfyniad ar yr Apêl / Appeal Decision

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
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>

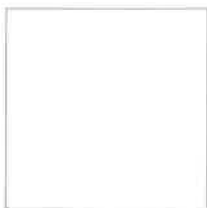
Cofion | Regards

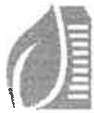
Tîm Rheoli Datblygu | Development Management Team
 Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

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 L. Hughson-Smith LLB MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 14/03/2025

Appeal reference: CAS-03832-Z4K0T5

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

- 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 Mrs. Tiffany Briggs against the decision of Carmarthenshire County Council.
 - The application PL/06879, dated 18 November 2023, was refused by notice dated 8 July 2024.
 - The development proposed is the conversion of existing outbuilding into separate accommodation (new dwelling), including new access and driveway.
 - A site visit was made on 7 February 2025.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The site address as stated on the application form is inaccurate, therefore I have taken the address as stated on the appeal form and Decision Notice.
3. The planning application is made in outline with the matters of appearance and layout for consideration now, and access, landscaping and scale reserved for future consideration. It is on this basis that I have considered the proposal. The submitted plans include information with respect to the reserved matters, which I have treated as indicative for the purposes of my consideration.

Main Issues

4. These are:
 - Whether the proposed development is justified in its countryside location having regard to local and national planning policy;
 - The effect of the proposal on highway safety, with particular regard to visibility; and
 - The effect of the proposal on biodiversity interests and on the character and appearance of the surrounding area.

Reasons

Countryside Location

5. The proposal seeks to create a new dwelling in the countryside through the conversion of a modern, blockwork domestic outbuilding which is currently within the garden of the residential property, known as Tir Onnen, which is located along the County Road (the B4309).
6. The Carmarthenshire Local Development Plan (LDP) seeks to restrict unjustified development in the countryside with Policy SP1 stating that development will be supported where it reflects sustainable development by, but not limited to, being distributed in sustainable locations in accordance with the settlement framework, which is set out in Policy SP3. LDP Policies GP1 and TR3 both require developments to promote the interests of pedestrians, cyclists and public transport. These policies are in general accord with Planning Policy Wales (Edition 12) (PPW) which strictly controls development in the countryside and advises, amongst other things, that such development should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure and access.
7. The LDP has, however, exception policies which allow development in the countryside in certain circumstances, including Policy H5 which permits new residential uses through the conversion of suitable buildings outside the development limits of a defined settlement, subject to certain criteria.
8. No evidence has been presented which indicates an alternative business use has been considered, therefore, it has not been demonstrated that criterion a. has been met. Given criterion b. is not relevant, I will consider criterion c., which requires proposals to contribute to affordable housing to meet a genuine identified local need. It goes on to state, in summary, that the initial affordability of the residential use be retained for all subsequent occupants, and that it should be of a scale compatible with an affordable dwelling. The appeal is not accompanied by a completed legal agreement; therefore, no mechanism is in place to secure any form of affordable housing contribution. The development does not therefore comply with either criterion c. of Policy H5 or the requirements of Policy AH1.
9. I acknowledge the building is of a sufficient size and appears to be structurally sound. However, the appeal building is a modern blockwork structure which lacks sufficient architectural qualities to be considered suitable for conversion under criterion e. Whilst I note the appellant's intention to use material such as stonework, slate roof tiles and timber features to enhance the appearance of the building, this does not overcome its fundamental unsuitability for conversion.
10. Due to the proposal's failure to meet the requirements of Policy H5, it does not qualify as an exception to the relevant LDP policies set out above. In this regard, the creation of a new dwelling outside and remote from the defined settlements, as identified in LDP Policy SP3, conflicts with Policy SP1's locational requirements for new development, regardless of whether there are existing dwellings in the locale. Furthermore, I did not observe any services and facilities in the immediate vicinity of the appeal site. The Council state there are bus stops a short distance from the appeal site. However, opportunities for walking and cycling to access these stops, or indeed services and facilities located elsewhere, are constrained by the nature of the B4309 which has a speed limit of 50mph, is largely unlit and lacks footways on both sides, making pedestrian and cyclist access impractical and potentially unsafe. Taking the above factors together, I conclude the proposal would represent an unjustified form of development in its rural location, which would result in unsustainable travel patterns and reliance on a private motor vehicle. This would be in

conflict with the relevant aims of LDP Policies H5, AH1, SP1, SP3, GP1 and TR3 and contrary to the objectives of PPW.

Highway Safety

11. LDP Policy TR3 requires the design and layout of all development proposals to include access standards reflective of the relevant Class of road and speed restrictions including visibility splays to ensure highway safety. Welsh Government's Technical Advice Note 18: Transport (March 2007) states that good visibility is essential, whatever the access, and advises that the recommended visibility splay based on the B4309 speed limit requires a Stopping Sight Distance (SSD) of 160m in both directions.
12. The section of the B4309 adjacent to the appeal site has a predominantly straight alignment, minimal topographical variations, a speed limit of 50mph and, during my site visit, I observed significant traffic movements. The vehicular movements associated with the proposal would likely be low. However, in my view, the risk of potential collisions would be significant if vehicles emerging from the appeal site have insufficient warning of oncoming traffic in both directions, given the road's speed limit and volume of traffic. For this reason, I place considerable weight on the need for sufficient visibility in accordance the recommended visibility splays contained in TAN 18.
13. Whilst access is a reserved matter, the Proposed Layout Plan shows an indicative access point, however, there is an absence of information to demonstrate the extent of the visibility splay available. On one side, the indicative access is adjacent to land that appears to be in separate land ownership, and no evidence has been presented confirming the appellant has control of this. On the other side is established vegetation and trees that enclose the appeal site. Whilst it may be possible the appellant could remove these features to improve visibility, it is unclear whether this would achieve the necessary SSD within the confines of the appeal site in this direction.
14. The appellant has suggested the existing vehicular access serving Tir Onnen could be utilised to serve the proposals instead of creating a new access point. However, limited information has been provided to enable me to consider the acceptability of this in relation to whether it is of an appropriate standard to serve the proposed use. In any event, I have considered the appeal on the basis of the Proposed Site Layout, which does not include the existing access point.
15. Based on the information before me, I am not satisfied a suitable access point could be provided which could achieve the required SSD in both directions within land controlled by the appellant. I, therefore, conclude the proposal would have a harmful impact on highway safety. This would be in conflict with LDP Policy TR3 as well as LDP Policy GP1 which permits development proposals where, amongst other things, an appropriate access can be provided which does not give rise to highway safety concerns on the site or within the locality. It would also be contrary to the guidance contained in TAN 18.

Biodiversity Interests and Character and Appearance

16. Policy GP1 permits sustainable and high-quality development which, amongst other things, retains and incorporates important local features. Policy EQ4 does not permit proposals which have an adverse impact on biodiversity, including priority species, except where it can be demonstrated that the impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements and there are exceptional circumstances which outweigh the harm to biodiversity. Policy EQ5 permits proposals which, amongst other things, would not adversely affect those features which contribute to local distinctiveness and qualities of the County. These policies are in general accord with PPW which states that, amongst other things, development should

not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity and advises that a step wise approach should be demonstrated as part of any development proposals to ensure resilient location and design choices are made.

17. Although the site has no statutory or non-statutory designations, it contains significant green infrastructure assets, including grassed land with scattered trees, as well as several trees and vegetation along its peripheries. The Proposed Layout Plan includes an extensive driveway that would require the removal of two trees and encroach on the root protection area of another. According to the submitted Preliminary Ecological Assessment (PEA) these trees have potential for roosting bats. Additionally, as established above, improving visibility at the indicative access would likely necessitate the removal of a substantial portion of the trees and vegetation along the site's boundary with the B4309. Whilst I acknowledge some which would require removal of are low quality (identified as category U and C in the submitted Tree Report), and that some are affected by Ash Dieback, making their removal advisable, the PEA identifies these features are suitable for foraging and commuting wildlife including, amongst other things, bats and birds.
18. Whilst it is not proposed to increase the footprint of the building, based on the information before me, the proposal would result in the significant loss of existing green infrastructure assets which have confirmed importance for biodiversity. A Green Infrastructure Statement (GIS) accompanies the appeal; however, it does not demonstrate how the proposal has been designed to avoid or minimise loss of green infrastructure. Moreover, I am not satisfied the limited section of new hedge and small-scale biodiversity enhancements proposed are sufficient mitigation. Whilst I am aware landscaping is a reserved matter; it has not been shown that appropriate mitigation and compensatory measures, including the replacement tree planting in line with PPW requirements, are capable of being accommodated on the appeal site.
19. Furthermore, the trees and vegetation along the site frontage form part of a wider green infrastructure corridor bordering the B4309, which is an attractive and distinctive natural feature of the local area. A significant gap in this feature resulting from the proposed development would likely reduce its integrity as a wildlife corridor whilst also having a detrimental visual impact on the character and appearance of the local area.
20. Additionally, the submitted PEA states that the building has potential for roosting bats, which are European Protected Species, and recommends a bat survey to confirm whether they are present. This information cannot be secured via planning condition since it is necessary to inform whether the development as proposed is acceptable in principle.
21. Based on my findings above, the proposal has failed to demonstrate there would be no harm to biodiversity interests and the character and appearance of the surrounding area. I, therefore, conclude that the proposed development would be harmful to biodiversity interests including trees and would conflict with LDP Policies GP1, EQ4 and EQ5. It is also contrary to the requirements of PPW.

Other Matters

22. I note the appellant's concerns in relation to the Council's consideration of the planning application, in particular the lack of communication during the application. These matters, however, are not relevant to the planning merits of the appeal proposal. Whilst I note the Llanelli Rural Council did not object, for the reasons given above I have found that the proposal would be unacceptable and in conflict with the LDP. Although I acknowledge the proposal would provide an additional dwelling in a rural area, the benefits of this would be modest and would not outweigh the identified harm.

Conclusion

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

24. 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. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

L Hughson-Smith

INSPECTOR