

Dear Councillor

**PLANNING COMMITTEE - THURSDAY, 24TH JUNE, 2021**

Please find attached copies of the addendae and plans for the above meeting.

**Agenda No    Item**

3.    **AREA WEST - DETERMINATION OF PLANNING APPLICATIONS** (Pages 3 - 26)
4.    **AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS** (Pages 27 - 70)
5.    **AREA EAST - DETERMINATION OF PLANNING APPLICATIONS** (Pages 71 - 102)

Yours sincerely

*Wendy Walters*

Chief Executive

Encs

**Wendy Walters**

Prif Weithredwr, Neuadd y Sir,  
Caerfyrddin, Sir Gaerfyrddin SA31 1JP  
Chief Executive, County Hall,  
Carmarthen, Carmarthenshire SA31 1JP



**BUDDSODDWYR | INVESTORS**  
**MEWN POBL | IN PEOPLE**

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English



*Ardal  
Gorllewin/  
Area West*

**ADRODDIAD PENNAETH  
CYNLLUNIO, CYFARWYDDIAETH  
YR AMGYLCHEDD**

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

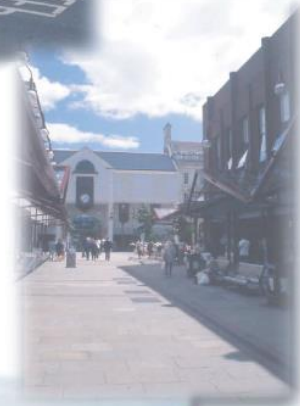
**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

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

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

**I'W BENDERFYNU  
FOR DECISION**

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area West

Application Number	PL/01932
Proposal & Location	CONSTRUCTION OF A DETACHED DWELLING AND NEW WORKSHOP AT LAND ADJACENT TO RHYDYGWIN, CYNWYL ELFED, CARMARTHEN SA33 6SU

## CONSULTATIONS

The following consultation responses have been received since the report was prepared:-

**Head of Transportation and Highways** - No objections subject to imposition of appropriate conditions.

**Cynwyl Elfed Community Council** - The Council wishes to confirm its firm support for the application, outlining that the applicants are both fluent Welsh speakers and have greatly contributed to the local community via various organisations. The Council wishes to support a young couple to move back into the parish and to be able to co-locate with their extended family. The proposal would result in the well-established business being able to remain in the locality, with the applicants living on site thus reducing the need to travel and increasing security to the business. The proposal represents an opportunity for job security and growth in a very rural area which has recently seen a downturn in job openings.

Members are also advised that Cllr I Jones' request for the matter to be considered by committee as summarised in the report, has been reviewed by the Council's Legal Department. It has been advised, in the interests of clarity, that Cllr I Jones' request is provided to the Committee verbatim as follows:-

*"These are the two reasons that these plans should go to committee.*

*This local young man has been in business for a number of years very successful, when I met him first , it was only him and one other working there ,now there are four of them and working flat out it would be out of the question for him to move anywhere else because he has installed a turbine near the farm to lower the cost of production also he can call for help from home if he needs to and vice versa when they need help at home he is at hand to help ,I think the committee will see the practicality in allowing this application."*

## CLARIFICATIONS

Officers wish to clarify that the application was submitted by Mr & Mrs B Rees rather than just B Rees as set out in the report.

A total of 7 letters in support were submitted with the application rather than 6 as referred to in the officer's report.



# Y Pwyllgor Cynllunio / Planning Committee

**24/06/2021**

## Rhanbarth Y Gorllewin / Area West

**Y Gwasanaethau Cynllyunio - Planning Services**  
**Adran Yr Amgylchedd - Environment Department**

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**Ceisiadau yr argymhellir  
eu bod yn cael eu  
gwrthod**

**Applications  
recommended for  
refusal**

# PL/01932

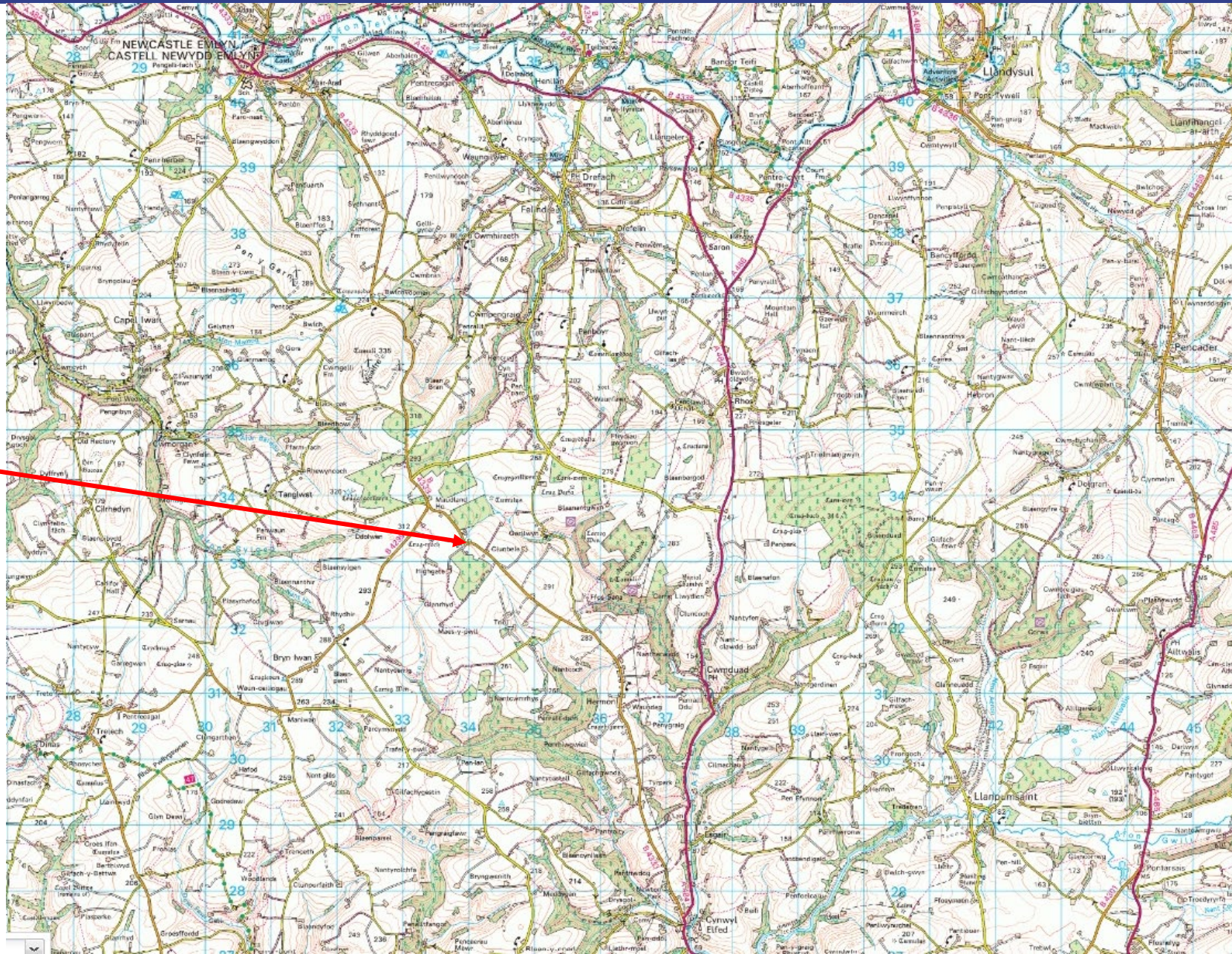
Helen Rice

**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Page 7

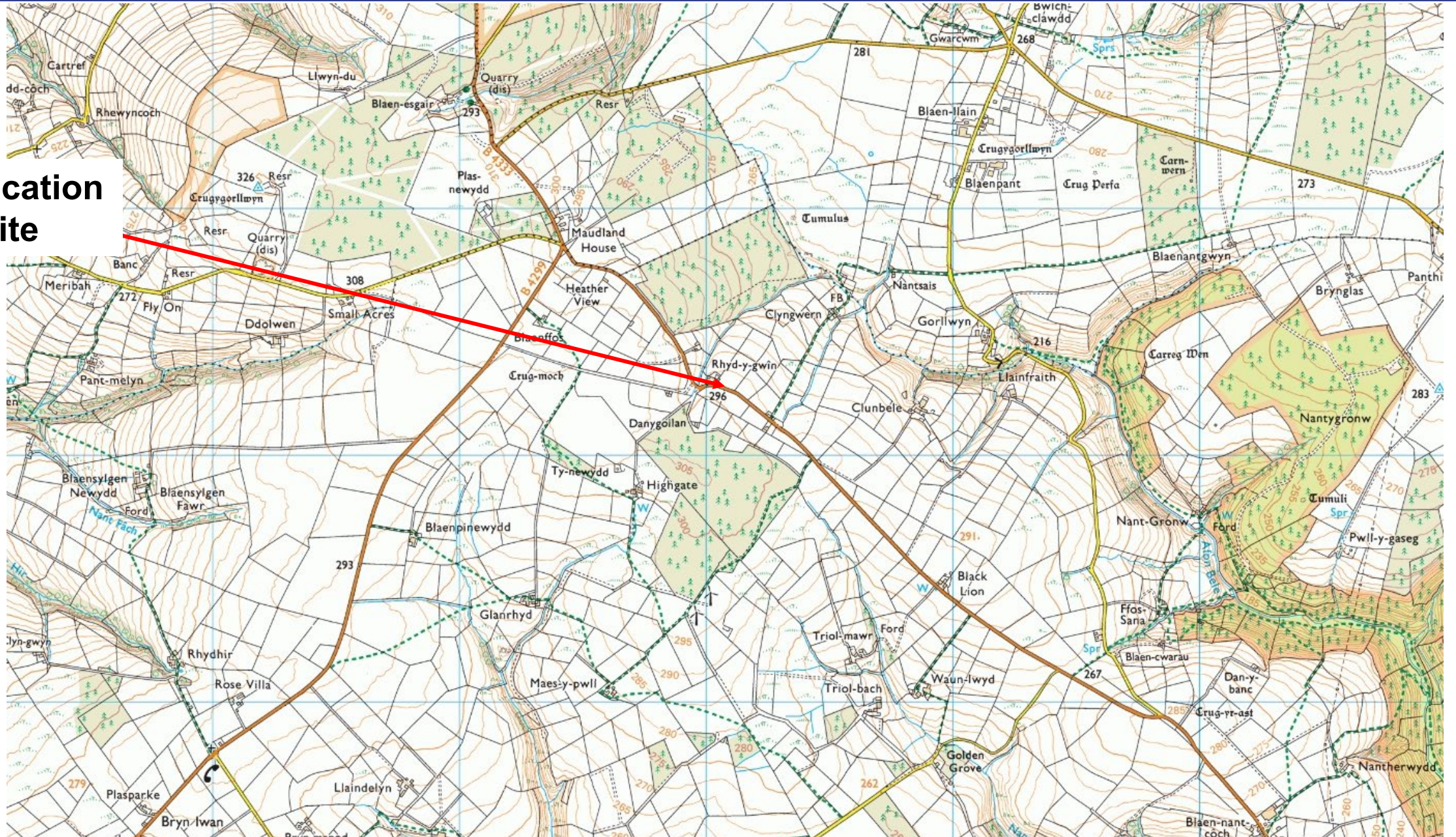


Application  
site





Application  
site



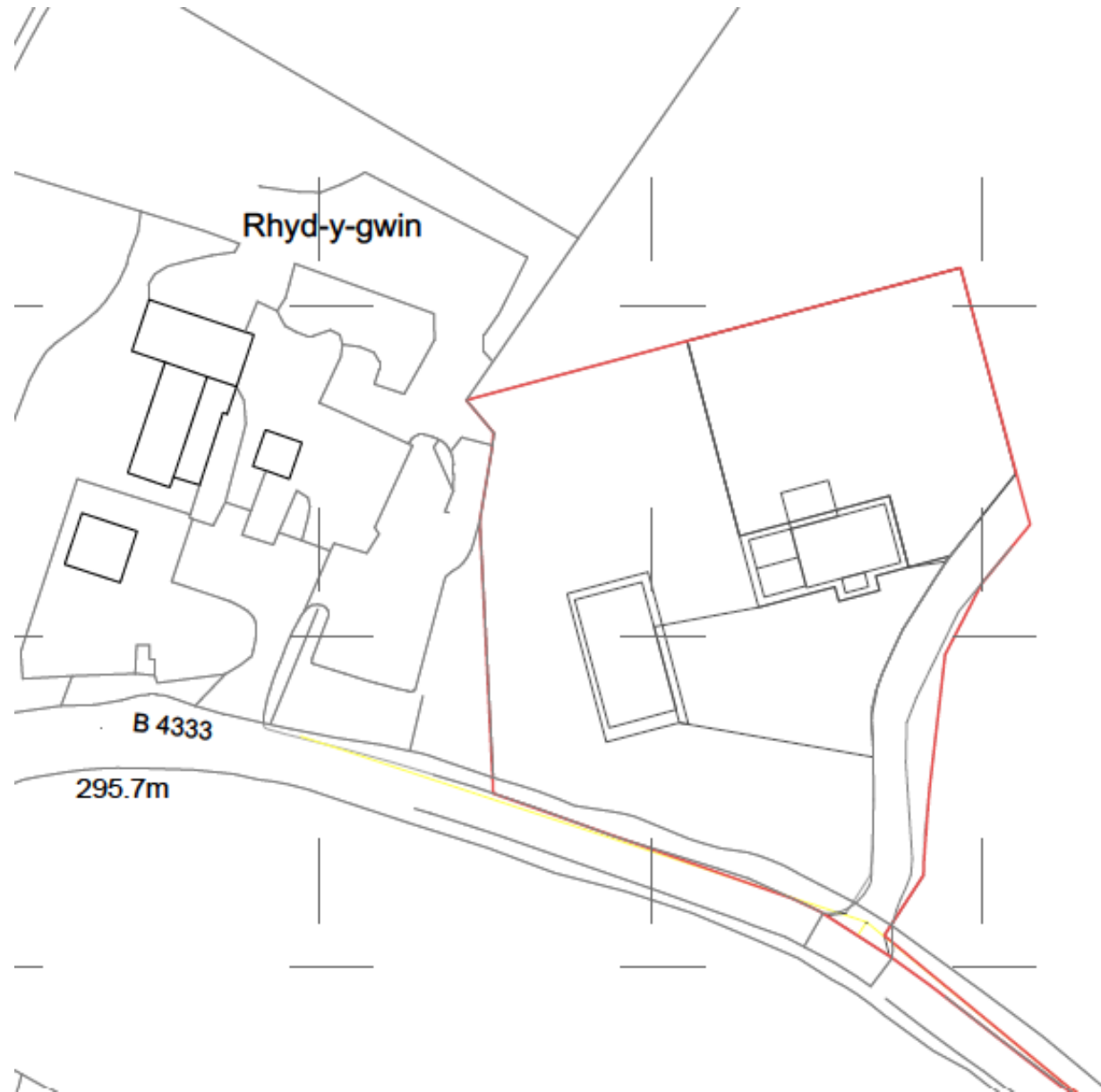


Application  
site

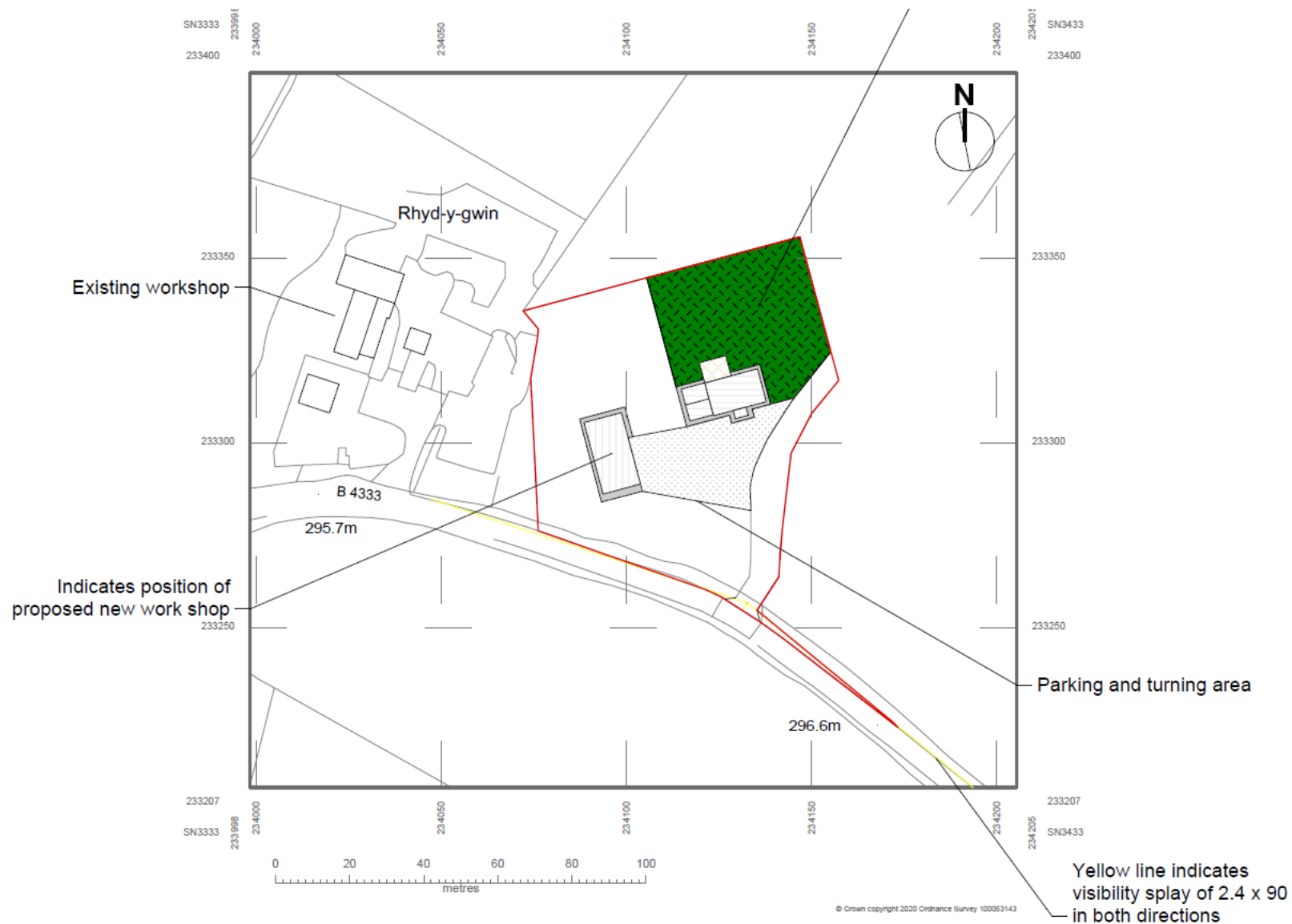




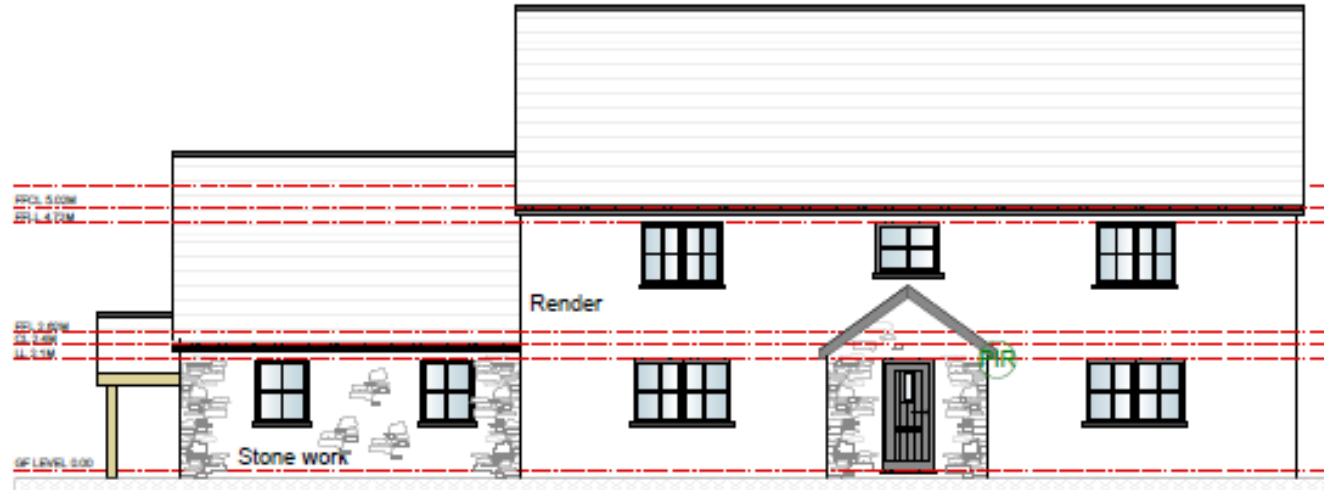








South elevation



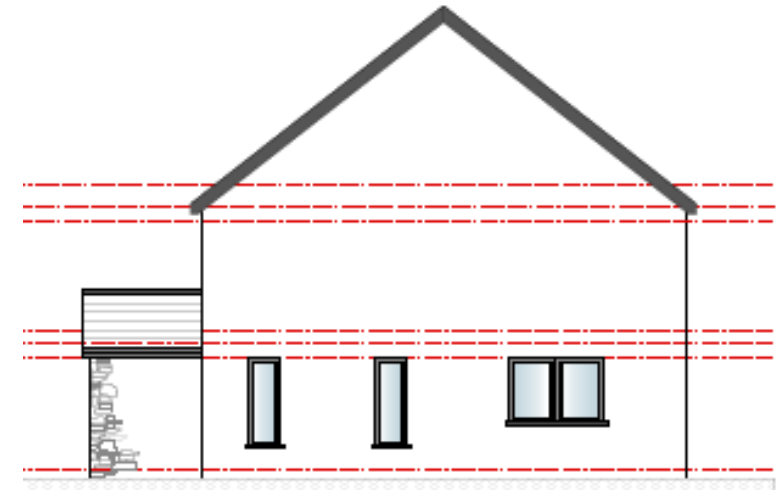
West elevation

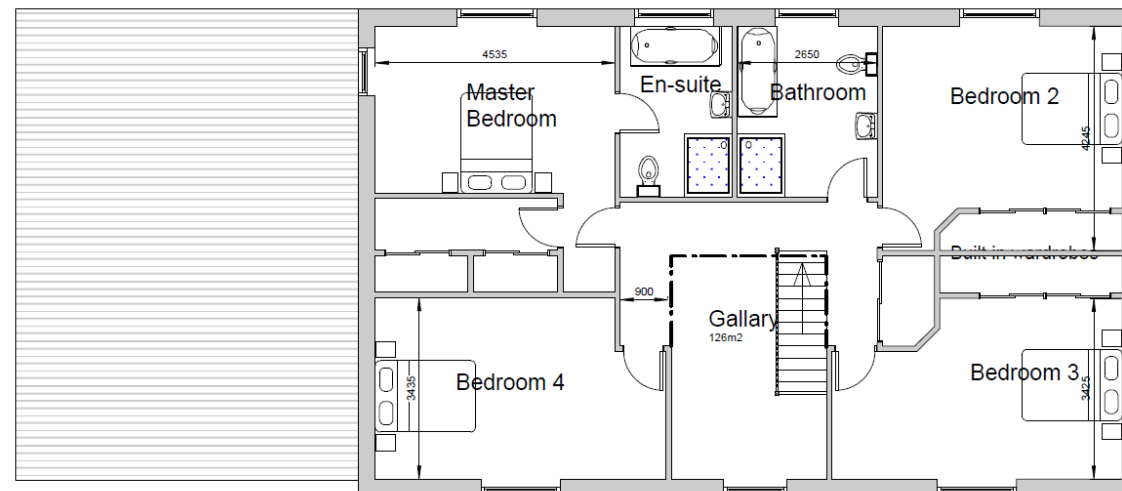
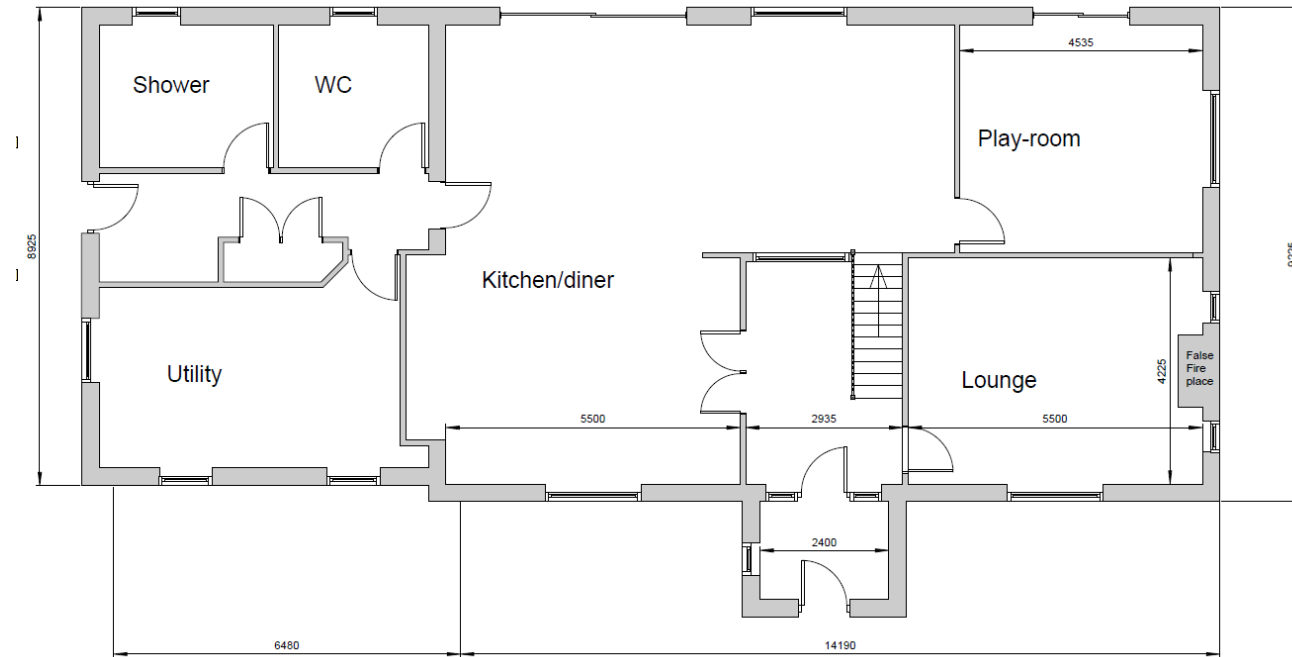


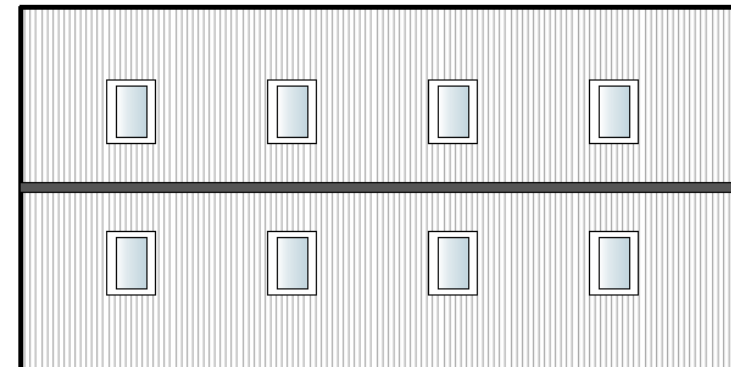
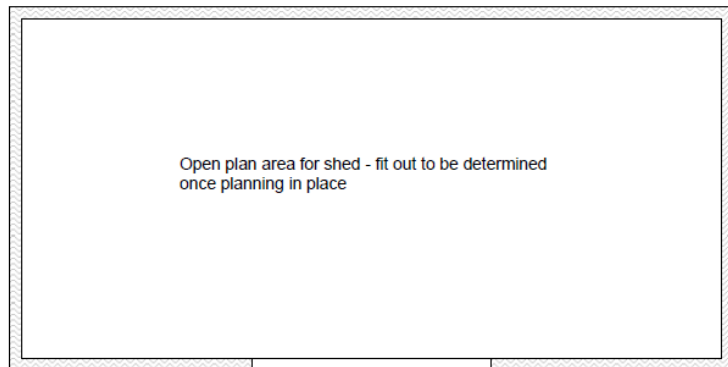
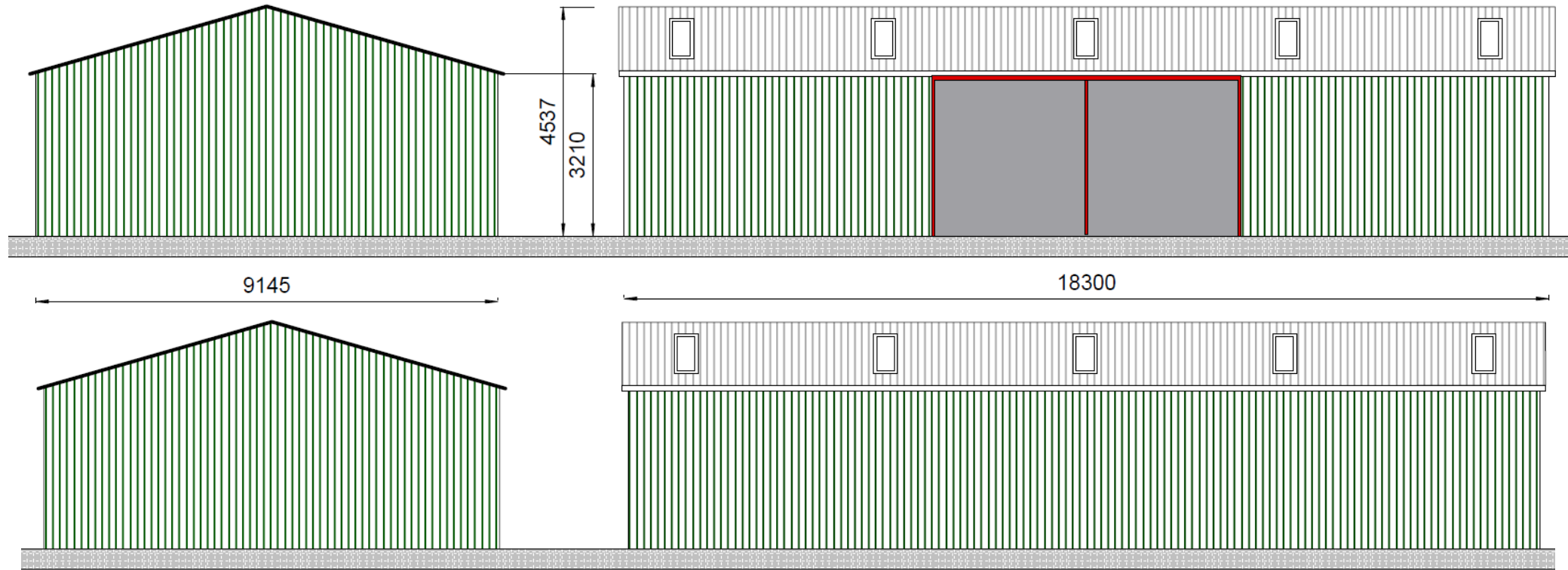
North elevation

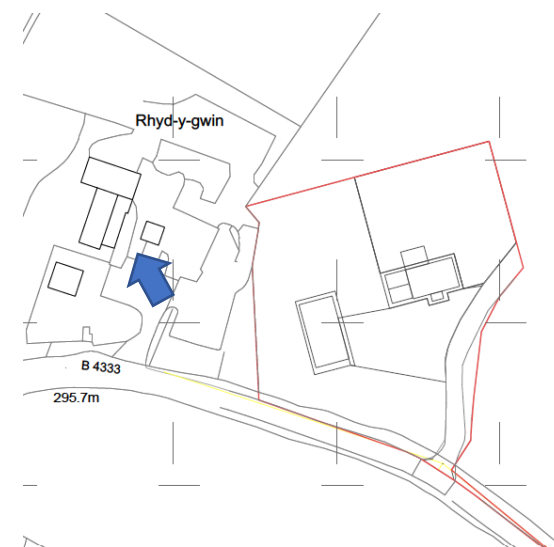


East elevation

















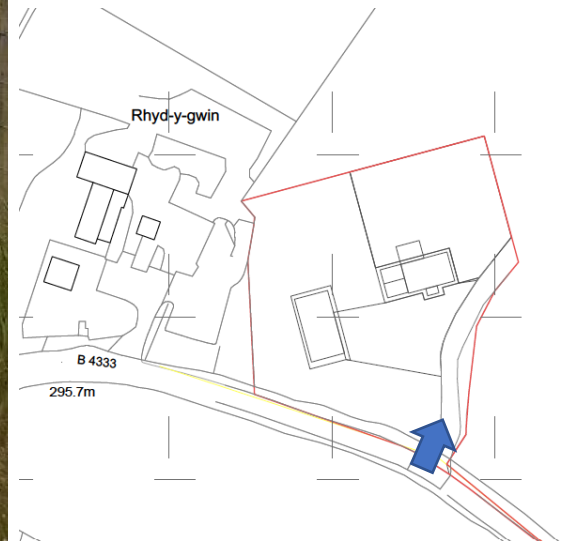








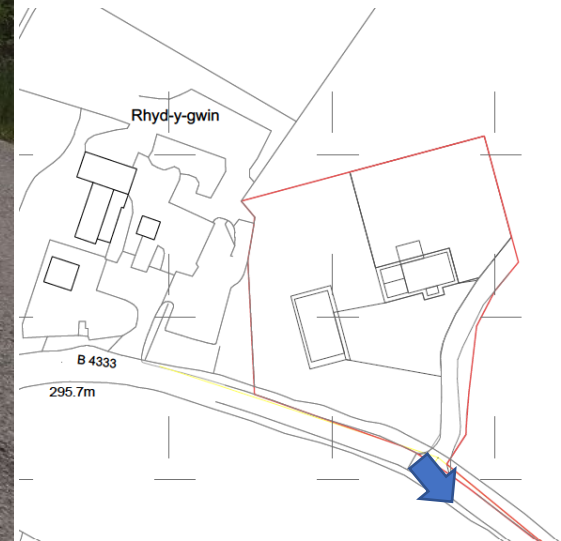












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**Carmarthenshire**  
County Council



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*Ardal De/  
Area South*

**ADRODDIAD PENNAETH  
CYNLLUNIO, CYFARWYDDIAETH  
YR AMGYLCHEDD**

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

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN/**

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

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

**I'W BENDERFYNU/ FOR DECISION**

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area South

Application Number	PL/00775
Proposal & Location	CREATION OF FOUR FAMILY TRAVELLER PITCHES WITH ONE RESIDENTIAL STATIC UNIT, TOURING CARAVAN, UTILITY/DAY ROOM AND PARKING FOR EACH PITCH, IMPROVEMENTS TO THE EXISTING ACCESS, INTERNAL ACCESS ROAD AND LANDSCAPING ENHANCEMENT - PHASE II LAND AT MAES Y DDERWEN, LLANGENNECH, LLANELLI

### Consultation Responses

**Head of Transportation & Highways** – The formal response has now been received confirming no objection subject to conditions.

### Details

Following further visit to the site and review of the imagery it is considered that an additional condition is required to provide adequate screening from the site to the primary school to the south. A condition is proposed to address this, particularly during autumn/winter months when existing vegetation is less dense. Condition 19 is proposed to address this.

### Conditions and Reasons

The following conditions are requested from the Highway Authority:-

#### Condition 10

Prior to its use by vehicular traffic, the new shared use private drive shall be laid out and constructed with a carriageway width of a least 4.1 metres.

*Reason:* In the interest of highway safety.

#### Condition 11

Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary and shall open inwards into the site only.

*Reason:* In the interest of highway safety.

#### Condition 12

There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole Maes-Y-Dderwen U2317 road frontage within 2.4 metres of the near edge of carriageway.

*Reason:* In the interest of highway safety.



### **Condition 13**

Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 25 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.6 metres within this splay area.

*Reason:* In the interest of highway safety.

### **Condition 14**

The access, visibility splays and turning areas required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

*Reason:* In the interest of highway safety.

### **Condition 15**

The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

*Reason:* In the interest of highway safety.

### **Condition 16**

All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway or be disposed of, or connected into, existing highway surface water drains.

*Reason:* In the interest of highway safety.

### **Condition 17**

The shared use private drive access shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the nearside edge of carriageway, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

*Reason:* In the interest of highway safety.

### **Condition 18**

Prior to the commencement of any part of the development herewith approved, a 2.0-metre-wide footway shall be provided from the proposed site access to link with the existing footway to the south, with the Maes-Y-Dderwen U2317 Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.

*Reason:* In the interest of highway safety.

Condition 19 is proposed to ensure adequate screening on the southern boundary.

**Condition 19**

Prior to the commencement of development hereby approved details of boundary treatment for the southern boundary, in addition to retention of the existing trees/landscape, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

*Reason:* In the interest of privacy and visual amenity.



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# Y Pwyllgor Cynllunio / Planning Committee

**24/06/2021**

## Rhanbarth Y De / Area South

**Y Gwasanaethau Cynllyunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Page 33

**Ceisiadau yr argymhellir  
eu bod yn cael eu  
cymeradwyo**

**Applications  
recommended for  
approval**

# PL/00775

Zoe James

**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Page 35

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council







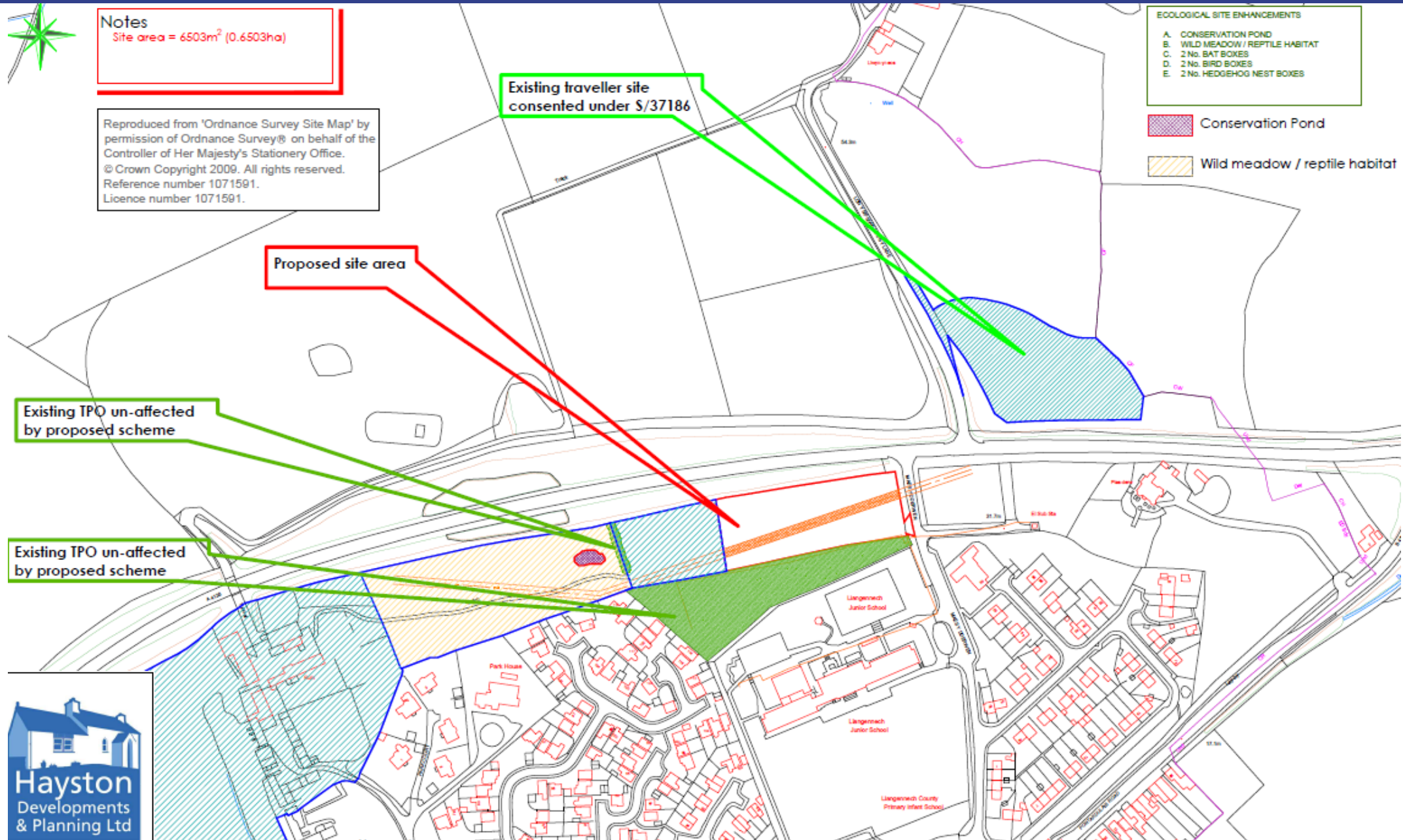










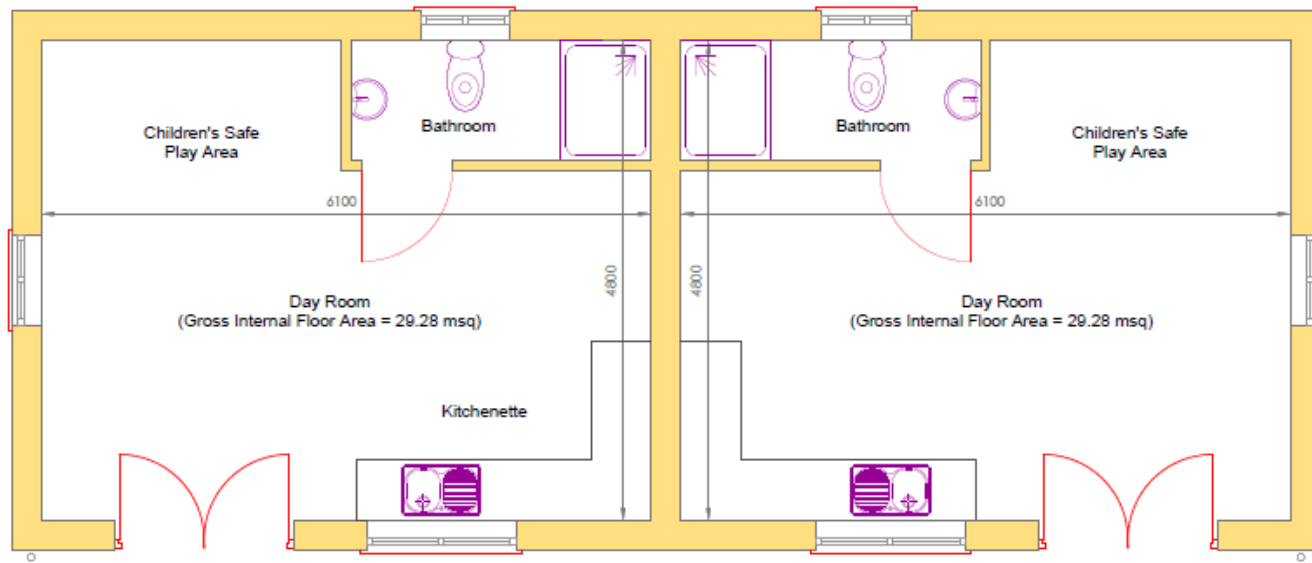




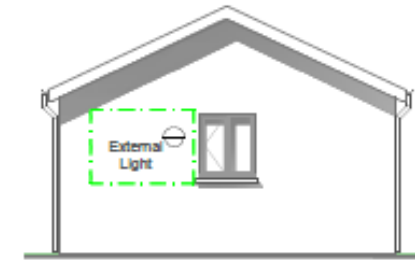




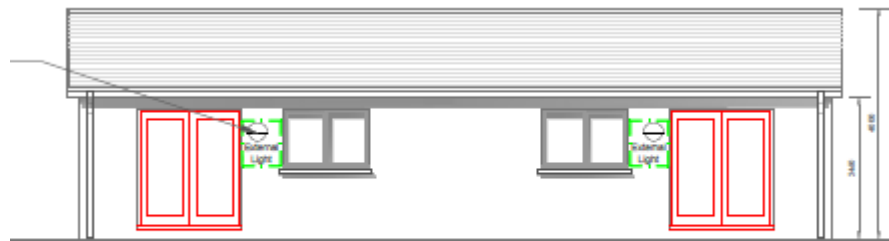
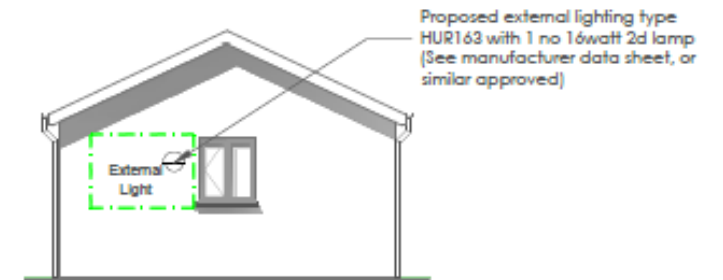




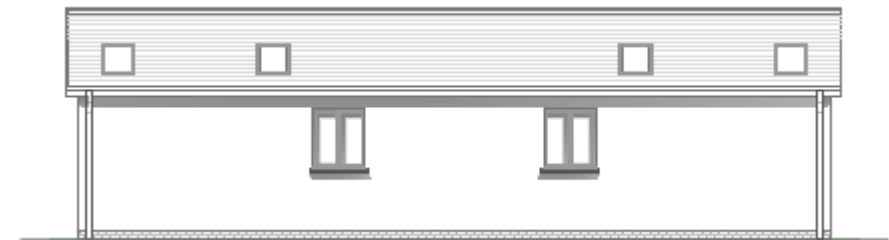
Floor Plan - Scale 1:50



West Elevation



South Elevation

















































































































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County Council





*Ardal  
Dwyrain/  
Area East*

**ADRODDIAD PENNAETH  
CYNLLUNIO, CYFARWYDDIAETH  
YR AMGYLCHEDD**

**REPORT OF THE HEAD OF  
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OF ENVIRONMENT**

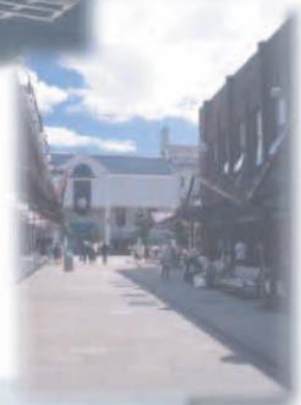
**AR GYFER PWYLLGOR CYNLLUNIO  
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**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

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

**I'W BENDERFYNU / FOR DECISION**

**ATODIAD  
ADDENDUM**





## ADDENDUM – Area East

Application Number	PL/01452
Proposal & Location	CHANGE OF USE FROM C3 (DWELLING) TO C2 (RESIDENTIAL INSTITUTION) AT WEST WINDS, PANTYFFYNNON ROAD, AMMANFORD, SA18 3HL

### Summary of Consultation Responses

**Head of Transportation & Highways** – No objection, but requests the imposition of conditions.

### Conditions and Reasons

In response to the consultation response received from the Head of Transportation & Highways, the following conditions will also now need to be included in recommendation:-

#### Condition 6

The vehicular accesses into the site shall at all times be left open, unimpeded by gates or any other barrier.

*Reason:* In the interests of highway safety.

#### Condition 7

There shall at no time be any growth or obstruction to visibility over 0.9 metres above the adjacent carriageway crown, over the site's whole C2134 Road frontage within 2.0 metres of the near edge of the carriageway.

*Reason:* In the interests of highway safety.

#### Condition 8

The access and visibility splays shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access or visibility splays, is to be obstructed by non-motorised vehicles.

*Reason:* In the interests of highway safety.

#### Condition 9

Prior to the commencement of development, the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the



curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

*Reason:* In the interests of highway safety.

#### **Condition 10**

The accesses shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the highway boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

*Reason:* In the interests of highway safety.



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# Y Pwyllgor Cynllunio / Planning Committee

24/06/2021

## Rhanbarth Y Dwyrain / Area East

Y Gwasanaethau Cynllyunio - Planning Services

Adran Yr Amgylchedd - Environment Department

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Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council





**Ceisiadau yr argymhellir  
eu bod yn cael eu  
cymeradwyo**

**Applications  
recommended for  
approval**



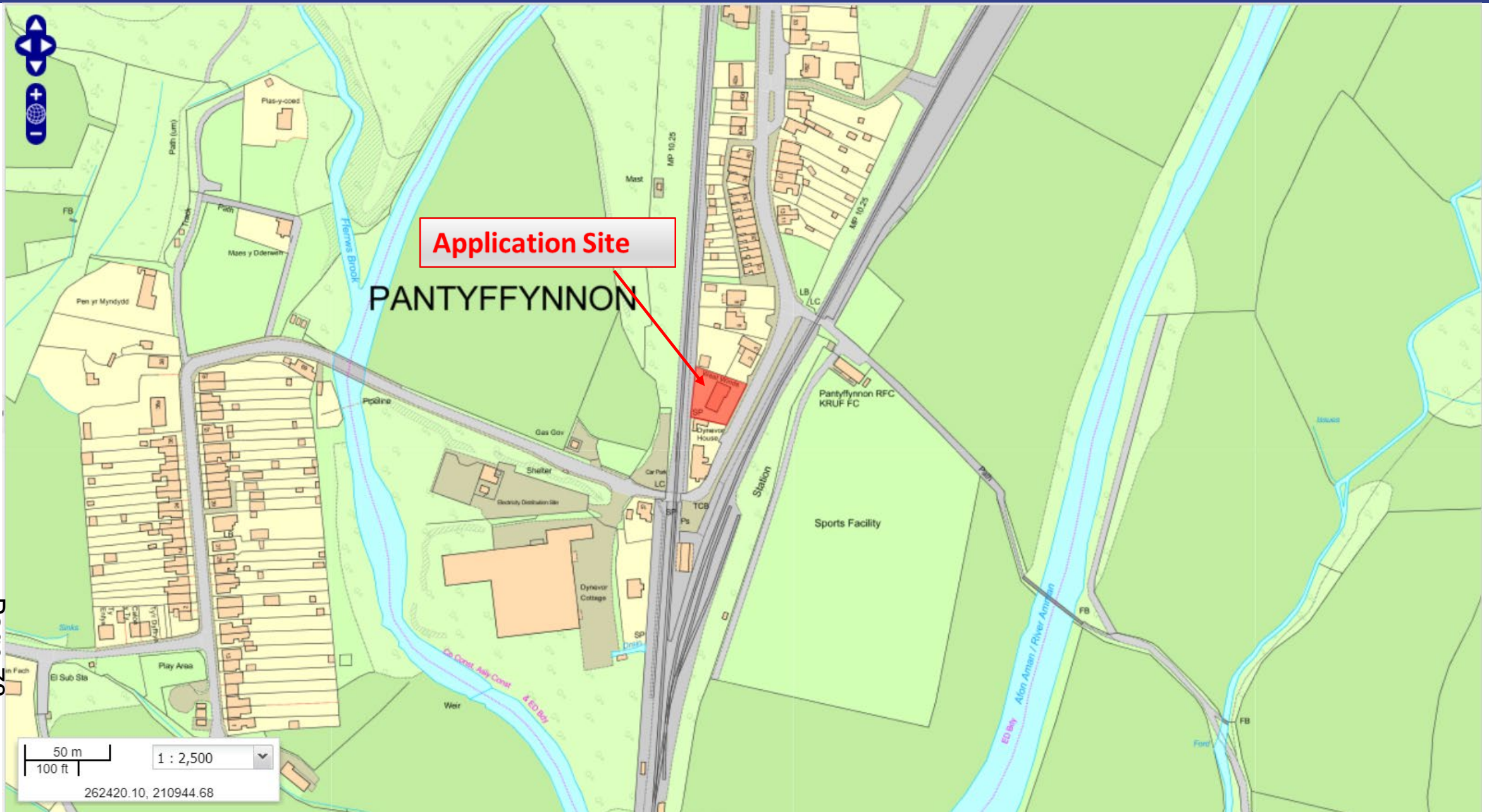
# PL/01452

Andrew Francis

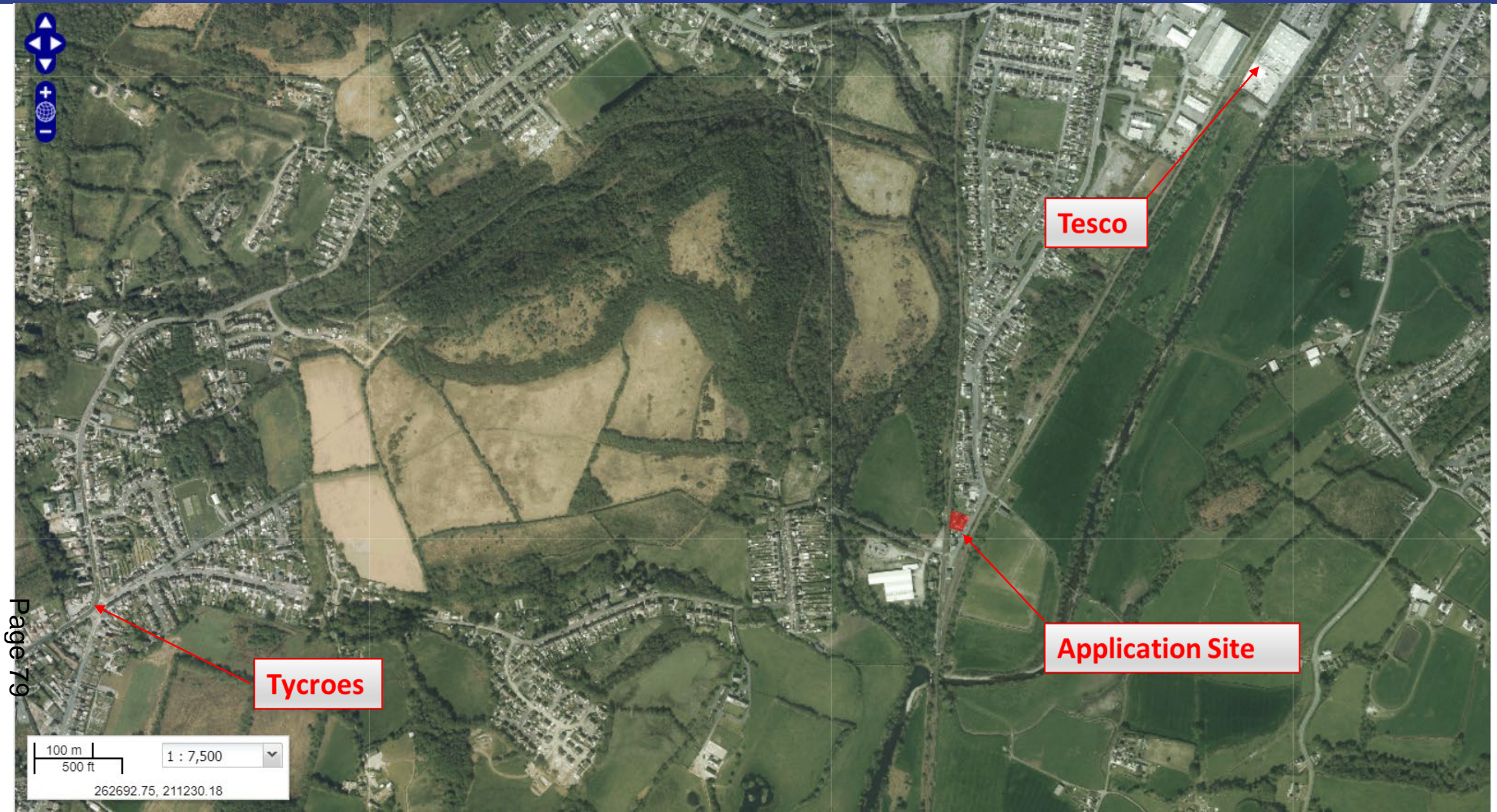
**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

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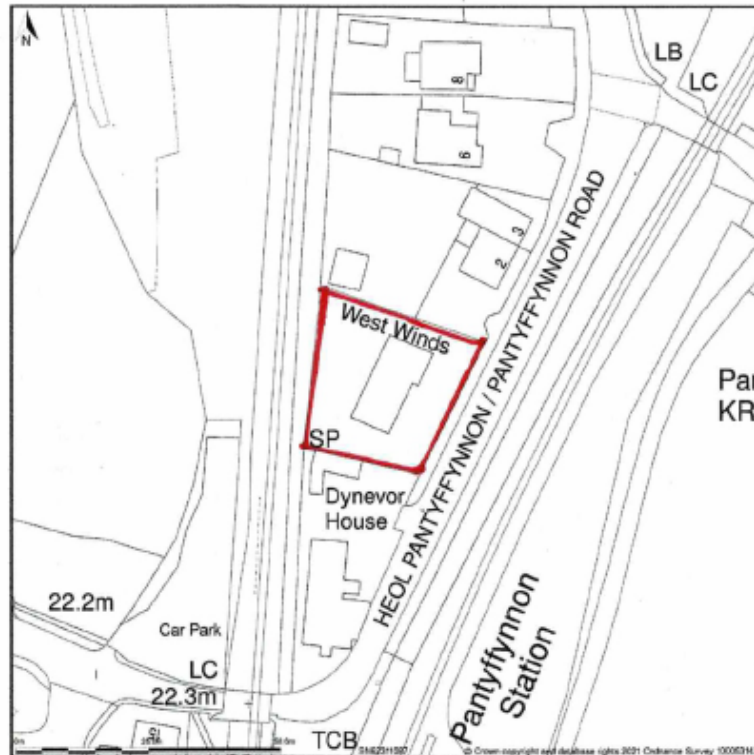
**Ron Bagshaw & Associates Ltd.**  
Architectural Design & Planning Consultants

Wood Field House  
1b Rosser Terrace  
Cilfrew  
Neath, SA10 8LH

Contact Details -  
01639 632822 (Office)  
07870 863859 (Mobile)  
mail@ronbagshaw.co.uk



West Winds, Pantyffynnon Road, Ammanford, Carmarthenshire, SA18 3HL









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Architectural Design & Planning Consultants

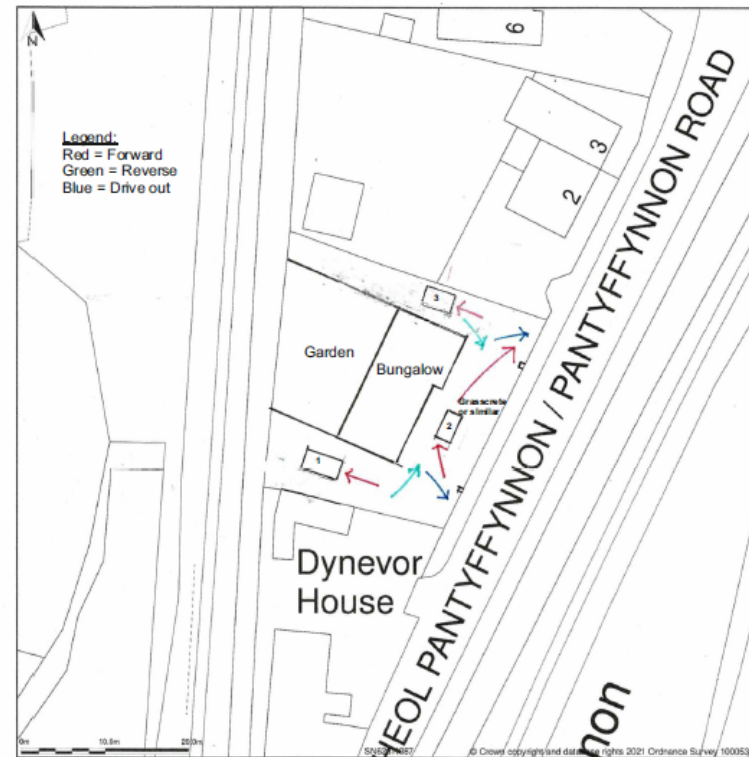
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West Winds, Pantyffynnon Road, Ammanford, Carmarthenshire, SA18 3HL



Block Plan shows area bounded by: 262268.97, 210827.99, 262358.97, 210817.99 (at a scale of 1:500). OSGridRef: SN62311087. The representation of a road, track or path is no guarantee of the right of way. The representation of features as lines is no evidence of a property boundary.

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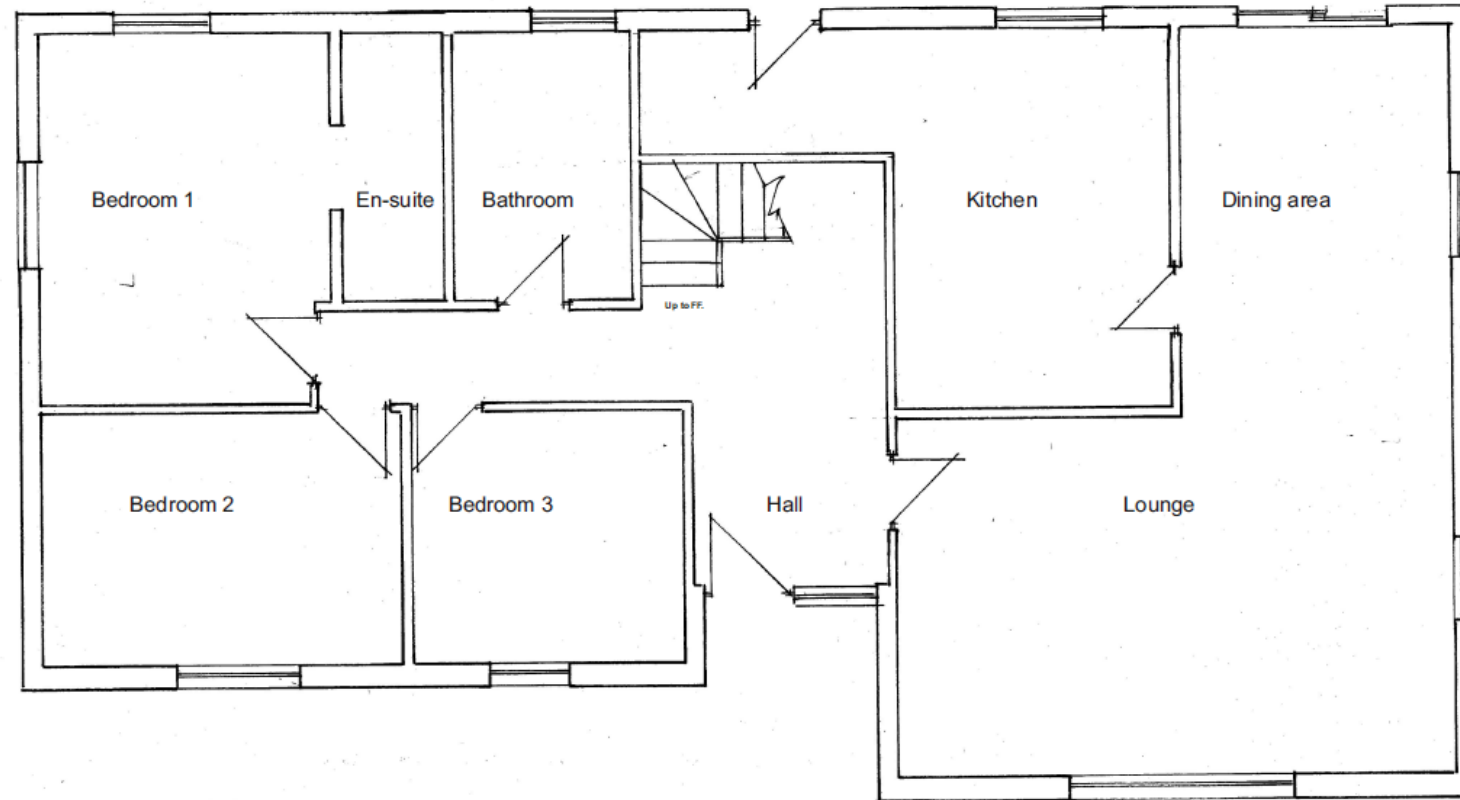
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Drawing No: ACG/2021/08  
Scale: 1:500 @ A4  
Date: May 2021.

Proposal: COU from A3 to C2  
Location: West Winds, Pantyffynnon Road, Pantyffynnon, Ammanford.  
Client: Mr Paul Williams - AROPA Care Group  
Title: Proposed Parking Plan.





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Architectural Design & Planning Consultants



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Cilfrew  
Neath, SA10 8LH

Contact Details -  
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mail@ronbagshaw.co.uk

Drawing No: AROPA/2021/01

Scale: 1:50 @ A3

Date: February 2021

Notes/Revisions

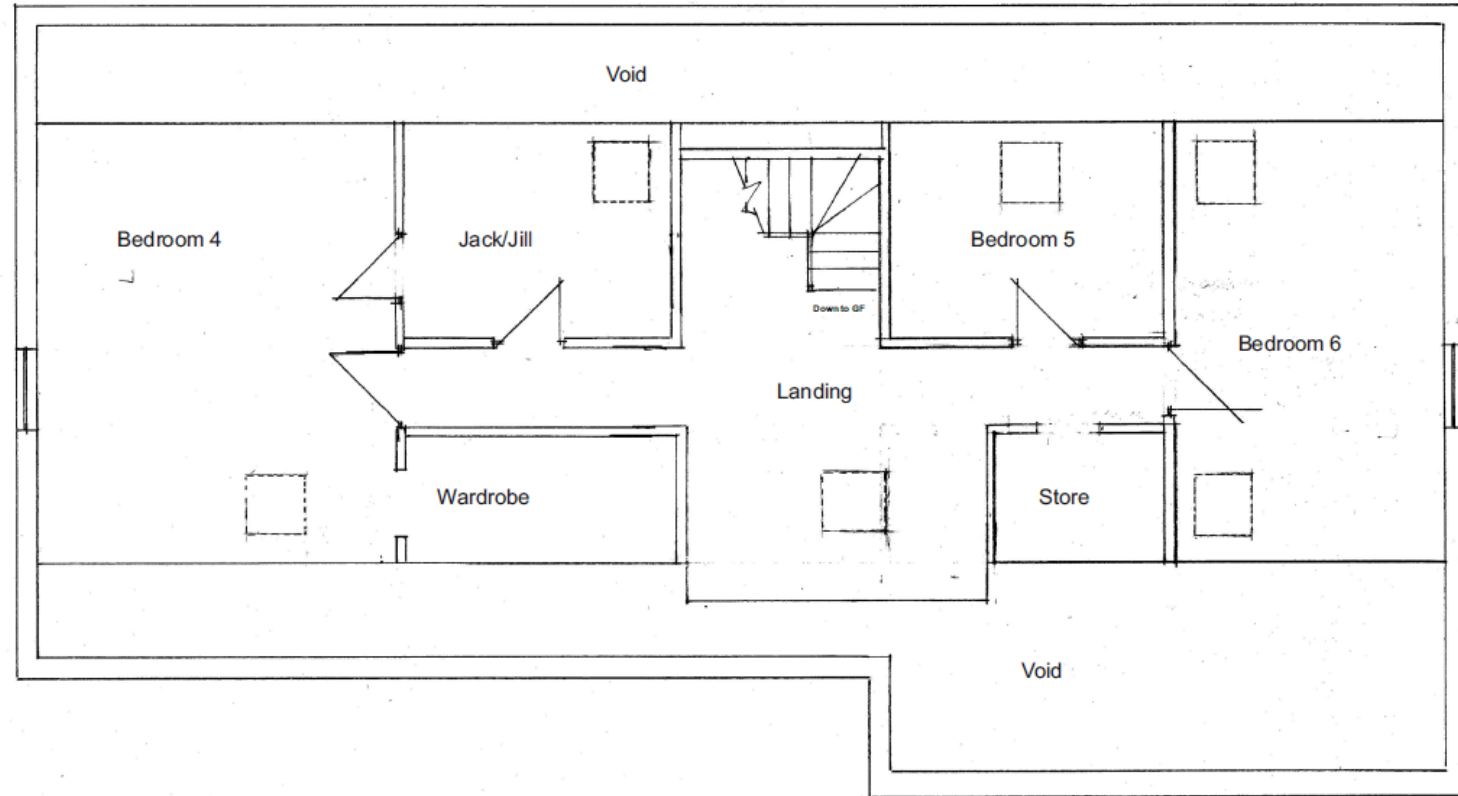
Proposal: Change of user to C2

Location: West winds, Pantyffynnon Road, Pantyffynnon, Ammanford SA18 3HL.

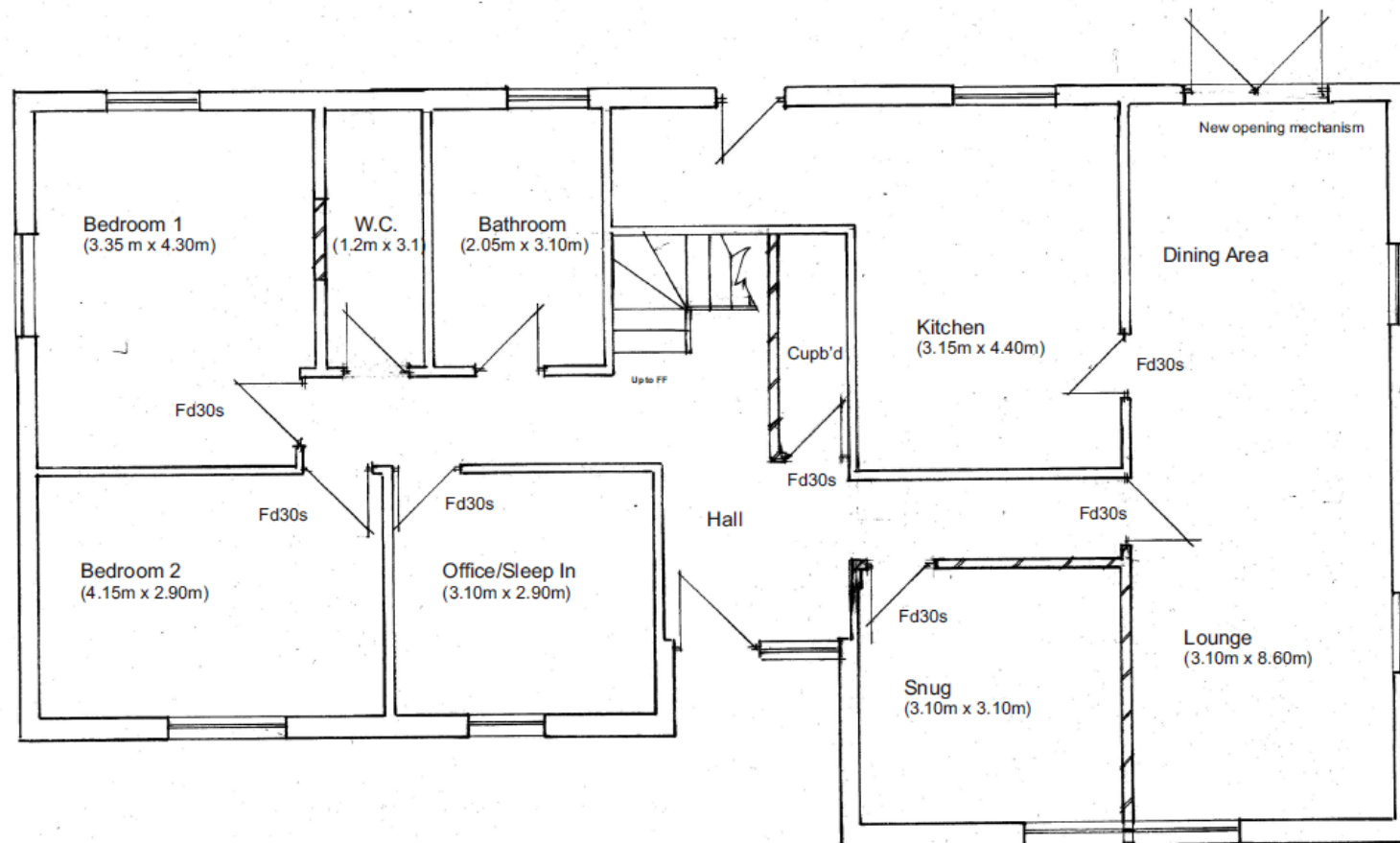
Client: AROPA Care Group.

Title: Existing Ground Floor Plan.









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Cilfrew  
Neath, SA10 8LH

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Drawing No: AROPA/2021/03

Scale: 1:50 @ A3

Date: February 2021

Notes/Revisions

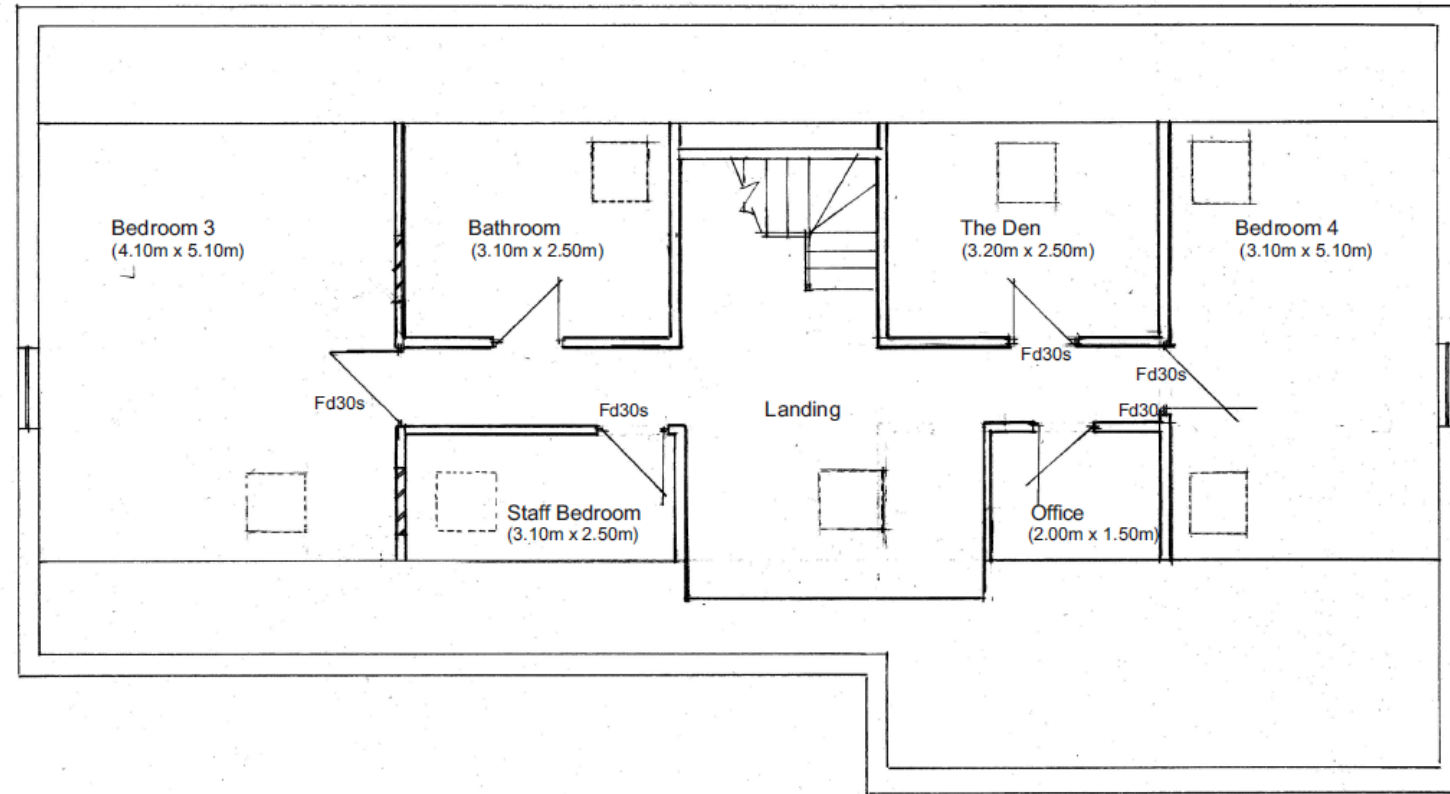
Proposal: Change of user to C2.

Location: West Winds, Pantyffynnon Road, Pantyffynnon, Ammanford SA18 3HL.

Client: AROPA Care Group.

Title: Proposed Ground Floor Plan.





# PL/01452



6 Pantyffynnon Rd

Ammanford, Wales



Street View

Page 87



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# PL/01452



6 Pantyffynnon Rd  
Ammanford, Wales



Street View

Page 88



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# PL/01452

6 Pantyffynnon Rd  
Ammanford, Wales



Street View

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Google



# PL/01552

Andrew Francis

**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

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Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



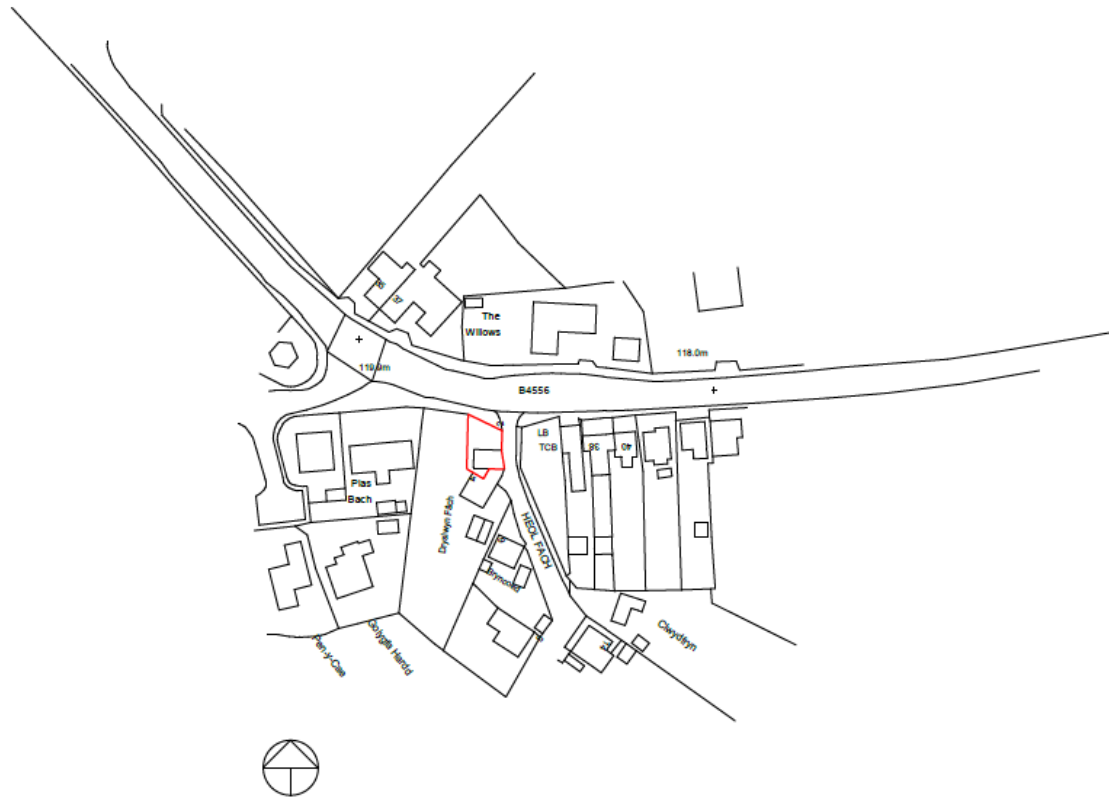












1 Site Location Plan  
1 : 1250

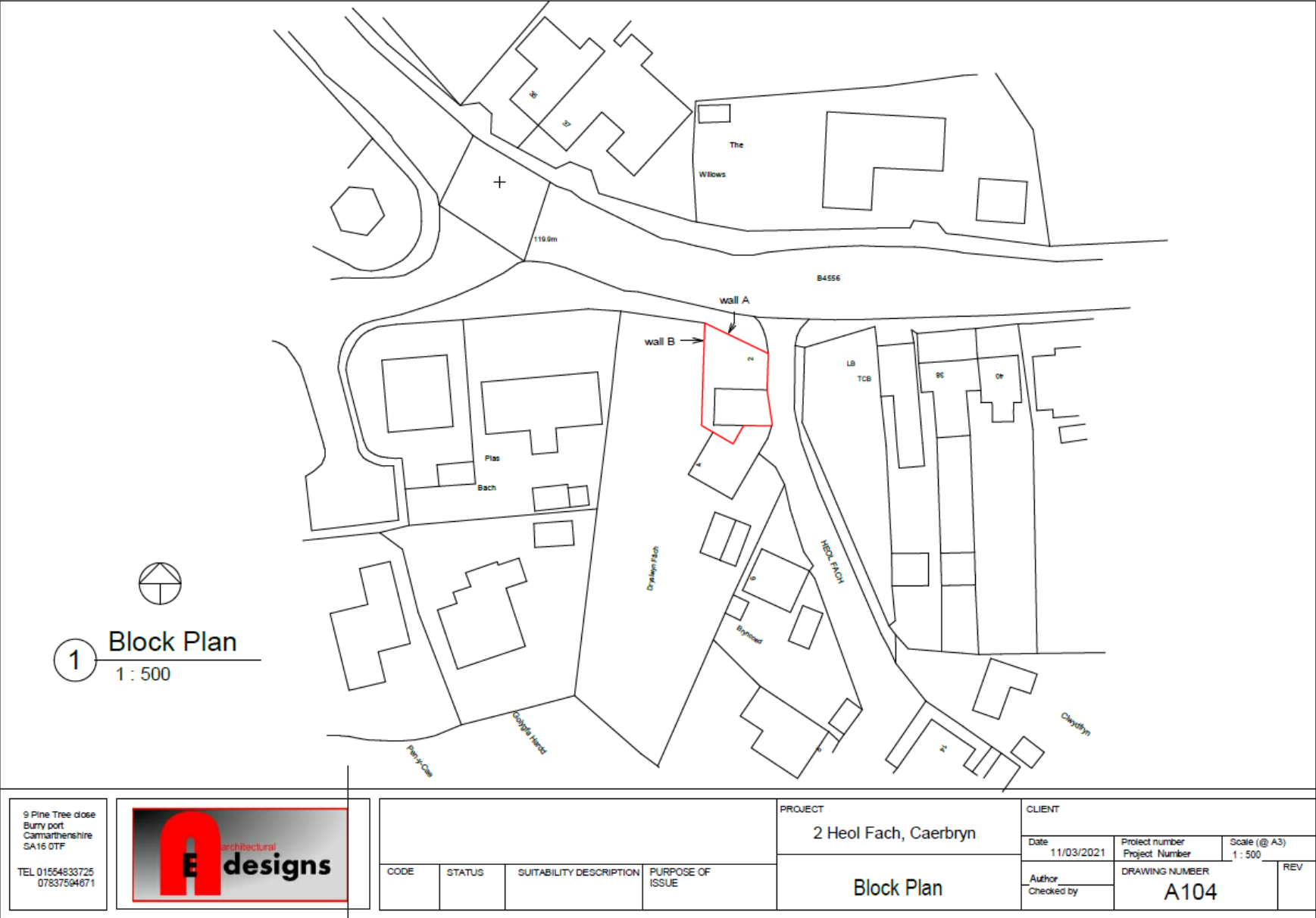
9 Pine Tree close  
Burry port  
Carmarthenshire  
SA16 0TF  
  
TEL 01554833725  
07837594671



CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

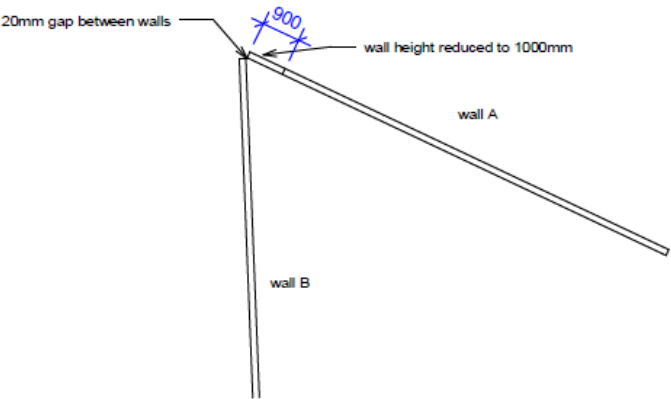
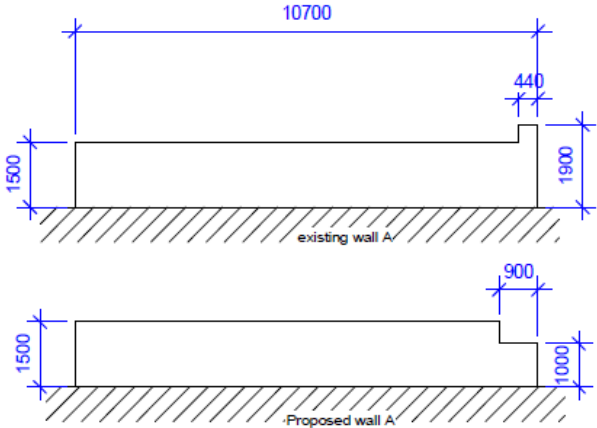
PROJECT
2 Heol Fach, Caerbryn
Site location Plan

CLIENT		
Date	Project number	Scale (@ A3)
11/03/2021	Project Number	1 : 1250
Author	DRAWING NUMBER	
Checked by	A103	
	REV	










1 wall elevation and plan  
1 : 100

9 Pine Tree close Burry port Carmarthenshire SA16 0TF  TEL 01554833725 07537594671				PROJECT 2 Heol Fach, Caerbryn		CLIENT	
CODE		STATUS		SUITABILITY DESCRIPTION		PURPOSE OF ISSUE	
wall plan/elevation		Date 11/03/2021		Project number Project Number		Scale (@ A3) 1 : 100	
		Author Checked by		DRAWING NUMBER A104		REV	





















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Cyngor **Sir Gâr**  
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County Council

