

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

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

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

25/05/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05366
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Proposal	Replacement of lawful caravan & decking with dwelling & integral garage (Re-submission following refusal of PL/04327)
Location	The Caravan, Springwells Farm, Llanboidy, Whitland, SA34 0EB

Details

The agent for the application has clarified the extent of the Kendall family's land ownership which includes fields used for the grazing of livestock and hay/silage production and agricultural buildings including that to the immediately to the south of the existing caravan which is used by the applicant for storage and for housing of a borehole purification system.

The agent has also expressed concern regarding the perceived incorrect interpretation of planning policy and also failure of officers to properly consider the case law, appeal decisions and purported precedent cases presented in the submission as reason to justify approval of the application for the replacement dwelling.

As already highlighted in the report the applicant's case has been fully considered including all relevant supporting information provided in the application submission. It remains the case however that Officers do not share the same conclusions presented and furthermore does not consider that the information presented is sufficient to warrant a clear departure from the relevant planning policies that would allow the provision of a new, permanent dwelling in an open countryside location. Furthermore, it is important to note that in the precedent cases relied on by the agent the circumstances are different to that of the current application and as already stated each application must be determined on its own individual merits.