

**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**

**01/02/2024**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/05187</b>
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<b>Proposal</b>	The erection of new residential dwellings, vehicular access, open space and other associated infrastructure
<b>Location</b>	Land at Cefncaeau, Llanelli

## Details

**Head of Infrastructure** - The modified site access design for the A484 incorporates a 'left in left out' arrangement under priority control; requiring use of both the Pemberton Retail Park Roundabout and Berwick Roundabout for u-turn movements as required. From an operational perspective, the site access design is shown to have sufficient capacity to accommodate forecast traffic flows and the impact of the additional u-turners is negligible. However, to reduce the risk of traffic generated by the development attempting to utilise the existing layby located alongside the north-westbound carriageway of the A484 to undertake u-turn movements, the lay-by will need to be stopped up to support the proposed development. This will assist with ensuring that traffic exiting the development will utilise the Berwick Roundabout for u-turn movements on the A484. The proposed provision for Active Travel is acceptable. Recommends conditions to be attached the any grant of planning permission.

The recommendation remains unchanged but the following conditions are proposed to be added. The Section 106 contribution of £40,750 to be removed at this juncture. Provision for Active Travel is now covered in condition 27 below.

### Conditions

#### **Condition 20**

Prior to its use by vehicular traffic, a new 'left in left out' access arrangement (not signal controlled) shall be laid out and constructed at the junction with the A484 road, in line with drawing no: C22040-ATP-DR-TP-010. Details and specifications of which shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.

Reason: In the interests of highway safety.

#### **Condition 21**

The existing layby along the westbound carriageway of the A484, located between the site and the Berwick Roundabout, shall be permanently stopped up, in accordance with a scheme to be submitted for the written approval of the Local Planning Authority, prior to beneficial occupation of any dwellings on the site herewith approved.

Reason: In the interests of highway safety.

## **Condition 22**

Visibility Splays of 2.4m by 215m in either direction shall be wholly provided at the junction of the access road with the A484 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 visibility splays, is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

## **Condition 23**

The vehicular access into the site from the A484 shall at all times be left open, unimpeded by gates or any other barrier.

Reason: In the interests of highway safety.

## **Condition 24**

There shall at no time be any means of pedestrian access to the development from the A484.

Reason: In the interests of highway safety.

## **Condition 25**

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 26**

Before any development is commenced a detailed Travel Plan, setting out ways of reducing car usage and increasing walking and cycling to and from the development, shall be submitted to and agreed in writing by the Local Planning Authority. The detailed Travel Plan shall be implemented in accordance with the approved details at a timescale to be approved in writing.

Reason: In the interests of highway safety.

## **Condition 27**

Prior to beneficial occupation of the development herewith approved the public footpath (36/130) running along the site's northern boundary shall be widened to 3.0 metres, to allow shared usage in accordance with the Active Travel (Wales) Act 2013, with consideration of additional access points to enhance the sustainable accessibility of the site. A scheme implementation strategy shall be submitted at reserved matters for the written approval of the Local Planning Authority.

Reason: To provide for sustainable access and active travel.

**Condition 28**

No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.

Reason: In the interests of highway safety.

<b>Application No</b>	<b>PL/06296</b>
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<b>Proposal</b>	Timber store and associated hardstanding (re-submission of Planning Application PL/05564)
<b>Location</b>	Land opposite Gilfach Wen, formerly known as Penroc, Caio, Llanwrda, SA19 8UH

## Details

### PL/06296

In addition to the submitted Planning report, it is highlighted that the site is just within the Cothi Valley Special Landscape area and therefore in the interest of protecting the landscape character of the locality, it is recommended to add policy EQ6 (Special landscape Area) to the reason for refusal, to read as follows:

#### **Reason 1**

The proposal, if approved, would be contrary to Policy SP1(Sustainable Places and Spaces), Policy SP14 (Protection and Enhancement of the Natural Environment), GP1(Sustainability and High Quality Design) and EQ6 (Special Landscape Area) of the Carmarthenshire Local Development Plan, in that it is considered there is insufficient justification provided to support the private storage building at this rural location, which represents a sporadic form of development in the countryside without a justified farming association related to a farm holding and being reasonably necessary for the purposes of agriculture. The proposal also has a detrimental effect on the rural character and appearance of the open countryside at this location within the Cothi Valley Special Landscape area.

**Planning Ecology** – The development has resulted in a net loss of biodiversity through the loss of semi-natural broad-leaved woodland. Semi-natural broad-leaved woodland is included on the Environment (Wales) Act 2016 Section 7 list of habitats of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. All public authorities in Wales, including Local Planning Authorities, have a duty under Section 6 of the Environment (Wales) Act 2016 to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems and must have regard to Section 7 habitats while fulfilling this duty. Removal of the woodland area in the absence of clearly defined public benefits, and lack of any mitigation and enhancement proposals, represents an unacceptable loss of an irreplaceable habitat that conflicts with National and Local Planning Policies

As a result of the above response to consultation, the second reason for refusal proposed is as follows;

#### **Reason 2**

The proposal, if approved, would be contrary to Policies EQ4 (Biodiversity), EQ5 (Corridors, Networks and Features of Distinctiveness), SP1(Sustainable Places and Spaces), SP14 (Protection and Enhancement of the Natural Environment) of the adopted Carmarthenshire

Local Development Plan (2014), and revised Chapter 6 (Distinctive and Natural Placemaking and Well-Being) of Planning Policy Wales Edition 11, in that the development of the site has resulted in the loss of semi-natural broad-leaved woodland that is identified as being moderately species-rich and provides habitat for a range of species. The woodland is identified as a habitat of principal importance for the purposes of maintaining and enhancing biodiversity in relation to Wales under Section 7 of the Environment (Wales) Act 2016, and the development of the site has resulted in the loss of a significant part of this habitat without suitable mitigation or compensation.

<b>Application No</b>	<b>PL/06643</b>
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<b>Proposal</b>	Proposed two storey side extension and alterations to existing bungalow, together with an extension of its domestic curtilage
<b>Location</b>	Golygfa, Kidwelly, SA17 5AR

## Details

### Consultations

**Local Members** – County Councillor Lewis Davies has requested that the consideration of the application by the Planning Committee be deferred to enable the applicant to meet with officers and County Councillors to discuss alternative designs of the extension and alterations to the existing bungalow. The applicant has confirmed her acceptance of the proposed deferment of the application.

The recommendation is therefore to defer the consideration of the application.