

TOWN AND COUNTRY PLANNING ACT 1990

Decision Notice

Refusal of Full Planning Permission

Applicant

Glyn Kay
Reform Cottage,
Salem,
Llandeilo,
SA19 7ND

Application No: **PL/08827** registered on 30/01/2025 for:

Proposal:	Change of use to include outdoor educational services (presently agricultural only)
Location:	Land adjacent to Cwmbyr, Nantgaredig, Carmarthen, SA32 7PB
Application Type:	Full planning permission

Carmarthenshire County Council hereby **REFUSE FULL PLANNING PERMISSION** for the development proposed by you as shown on the application form, plan(s) and supporting document(s) for the following reason(s):

Reason 1

The application site is not considered to be a sustainable location for the proposed activity being in the open countryside away from sustainable travel routes, The proposal does not reflect sustainable transport principles and does not minimise the need to travel, particularly by private motor car;. It is proposed that 10 families at any one time would use the facility and each family would need a parking space for a private car. There is no provision within the proposals for more sustainable transport options such as car sharing, walking or cycling. The development therefore fails to comply with policies SP1, SP2, SP9 and GP1 of the Carmarthenshire Local Development Plan.

Reason 2

The proposal, if approved, would be contrary to Policy SP14 and EP1 of the Carmarthenshire Local Development Plan in that the application site lies within the catchment area for the river Tywi, a designated Special Area of Conservation recognised under the Conservation of Habitats and Species Regulations 2017 for the species it supports, with regard to which new development within the catchment area has to demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. The application fails to demonstrate that the phosphates within the wastewater associated with the proposed residential development will not have any adverse impact upon the water quality of the river Tywi.

Reason 3

A standing bay access is required measuring 10m in linear length with a 5m depth from the edge of carriageway and gates set back at least 5m and opening inwards only. The required visibility splays are 2.4m depth from the edge of carriageway (as measured at the centre line of the standing bay) x 43m (as measured along the nearside edge of carriageway) in each direction. The submitted details do not demonstrate that the required access and visibility splays can be provided without adverse impact on the existing hedgerow and that, given the sloping nature of the site, on-site parking and turning facilities can be provided to enable cars to enter and leave the site in forward gear. The proposal is therefore contrary to Policies GP1 and TR3 of the Carmarthenshire Local Development Plan.

Note 1

This application has been determined within the scope of the delegated authority granted to the Head of Place & Sustainability by the Meeting of Carmarthenshire County Council on 9 February 2022 (Minute No 5.1 refers).

DATED: 24/03/2025


Pennaeth Lle a Chynaliadwyedd / Head of Place and Sustainability

Please Note

The following details include important information on your right to appeal this decision

Appeal a planning decision

You can appeal a planning decision if either: you disagree with it, or the decision was not made within 8 weeks. If you disagree with a decision, you must appeal within **6 months** of the date on the decision notice from your local planning authority.

Appeal a minor commercial development decision

You can appeal a minor commercial development decision if you disagree with it. For example, ground floor alterations like shop fronts and security shutters. You must appeal within **12 weeks** of the date on the decision notice from your local planning authority.

- Only the person who made the planning / commercial development application can appeal.
- There's no fee for appealing.
- If you've received an enforcement notice you must appeal within 28 days of the notice.
<https://www.gov.wales/appeal-planning-enforcement-notice>

How to complete and Submit your Appeal

You can find appeal forms here: <https://www.gov.wales/planning-appeal-form>. If you want to appeal more than one decision you must make a separate appeal for each. Make your appeal to Planning and Environment Decisions Wales (PEDW) by post or email:-

Planning and Environment Decisions Wales (PEDW), Crown Buildings, Cathays Park, Cardiff, CF10 3NQ.
Email: PEDW.Casework@gov.wales / Telephone: 0300 0604400

You can find more detailed information about the types of appeals, the procedures, and purchase notices on the Welsh Government's website: <https://gov.wales/planning-appeals>