

TOWN AND COUNTRY PLANNING ACT 1990

Decision Notice

Refusal of Full Planning Permission

Applicant

Heledd Edwards
Llwynfortune
Nantgaredig
Carmarthen
SA32 7NP

Application No: **PL/08601** registered on 05/12/2024 for:

Proposal:	Single residential dwelling (local needs), including works to boundary treatments and the formation of vehicular access and parking area to serve the dwelling
Location:	Land opposite Detona, Llanegwad, Carmarthen, SA32 7NJ
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 proposed development by reason of its sitting, scale, massing, design and appearance would have a significant detrimental impact upon the setting of the nearby grade II listed St Egwads Church. The proposal is considered to have a detrimental impact upon how the listed building is understood, experienced and appreciated given that it would interrupt views of the church from nearby public vantage points as well as appearing as a dominant feature in close proximity to the current open setting of the church and its associated churchyard. This in turn unacceptably affects the link between the listed building and its surrounding landscape in a manner that also affects its significance. The proposal would therefore be contrary to Policy SP13 Protection and Enhancement of the Built and Historic Environment, Policy EQ1 – Protection of Buildings, Landscapes and Features of Historic Importance of the Carmarthenshire Local Development Plan – Adopted December 2014 and the duty placed on Local Planning Authorities under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Reason 2

The proposal is contrary to Policy AH2 'Affordable Housing - Exceptions Sites' in that the proposal relates to the erection of a Local Needs Dwelling adjacent to the settlement limits and the applicant has not entered into an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that the initial affordability of the property is to be retained for all subsequent occupiers by restricting the

occupancy of the dwelling to those who meet the local needs criteria and setting out the procedure for future sales of the property.

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).

Note 2

The applicant is advised that in the event that reason for refusal 1 can be satisfactorily addressed, reason for refusal 2 could be overcome through the completion of a Section 106 agreement to ensure that the occupation of the dwelling is retained for those in local need in perpetuity and agreeing to the procedure for future sale of the property.

DATED: 25/03/2025

[Redacted signature]

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>