



Dear Councillor

PLANNING COMMITTEE - THURSDAY, 7TH DECEMBER, 2023

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

Agenda No	Item
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| 3. | <u>DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 30) |
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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

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**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**

07/12/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/06277
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Proposal	New single dwelling
Location	67 Llandeilo Road, Cross Hands, Llanelli, SA14 6RD

Details

The report has incorrectly stated that there are a total of 4 objections from 3 separate householder. The correct number is 5 neighbour objections from 4 separate households.

Application No	PL/06297
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Proposal	Removal of Condition 5 attached to planning permission reference W/38893, to allow retention of the existing wooden structure on site and the retention of a touring caravan for ancillary domestic purposes
Location	Parc Yr Odyn, Hebron, Whitland, SA34 0XT

Details

Summary of Public Representations

Further representations have been submitted by two of the objectors. The representations raise the following issues:

- request that the parent permission W/38893 for the OPD is revoked
- the application is incorrect and relates to the incorrect planning condition

Appraisal

An objector has requested that the parent permission (W/38893) is revoked as in their view the decision of the Planning Committee to grant planning permission in 2019 is not sound.

Section 97 of the Town & Country Planning Act 1990 (as amended) provides the Local Planning Authority with the power to revoke a planning permission if they consider it expedient. However, if a revocation order is opposed it does not take effect unless it is confirmed by the Welsh Ministers following an opportunity by any person opposing the order to be heard by a Planning Inspector and subject to the applicant being compensated for their losses. If the Local Planning Authority considered it expedient to revoke the parent planning permission it would make this application before the Committee invalid. However, having considered the revocation request and the significant amount of information provided by the objector, officers can see no basis on which to revoke the planning permission W/38893. Consideration of this application can therefore proceed as it relates to a valid planning permission.

Objectors consider that the application has been incorrectly made and it refers to the wrong planning condition - condition 5 rather than condition 6. Unfortunately, the objectors appear to have been confused by amendments to the suggested planning conditions which were made between the decision of the Planning Committee on 17th October 2019 and the release of the formal Decision Notice on 19th June 2020, following completion of the Section 106 Agreement.

The Report to the Planning Committee on 17th October 2019 recommended that 11 planning conditions be imposed (Condition 6 of the report relating to the submission of details of the temporary accommodation) but by the time of the release of the decision notice on 19th June 2020 the number of conditions had been reduced to 8 as additional details had been provided in the interim. Specifically in relation to the temporary accommodation the

details were provided on 6th January 2020, and the condition was therefore amended from requiring the details to approving the submitted details - the Condition number was changed at the same time from Condition 6 to Condition 5. The objectors are essentially referring to the conditions in the Committee Report rather than the conditions contained within the formal decision notice which supersede the Committee Report. The power to add, delete or amend planning conditions is included in the scheme of delegation and is therefore perfectly legitimate. This application therefore correctly references Condition 5 and is valid.

Matters in relation to the need for another shed are already covered in the report.

Y Pwyllgor Cynllunio / Planning Committee

07/12/2023

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure



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

**Applications
recommended for
approval**

PL/06277

Adam Davies

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

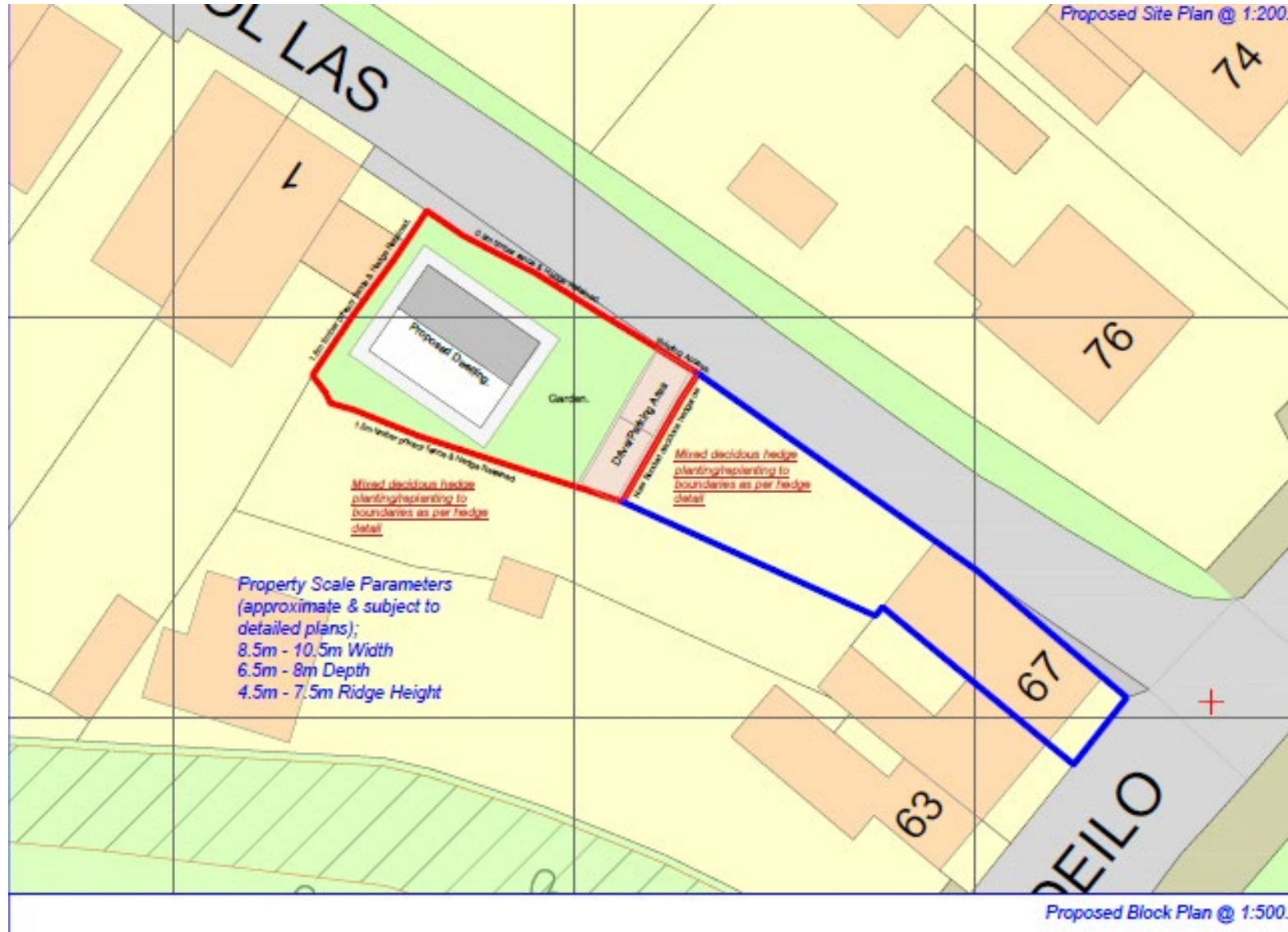
Lle a Seilwaith | Place and Infrastructure

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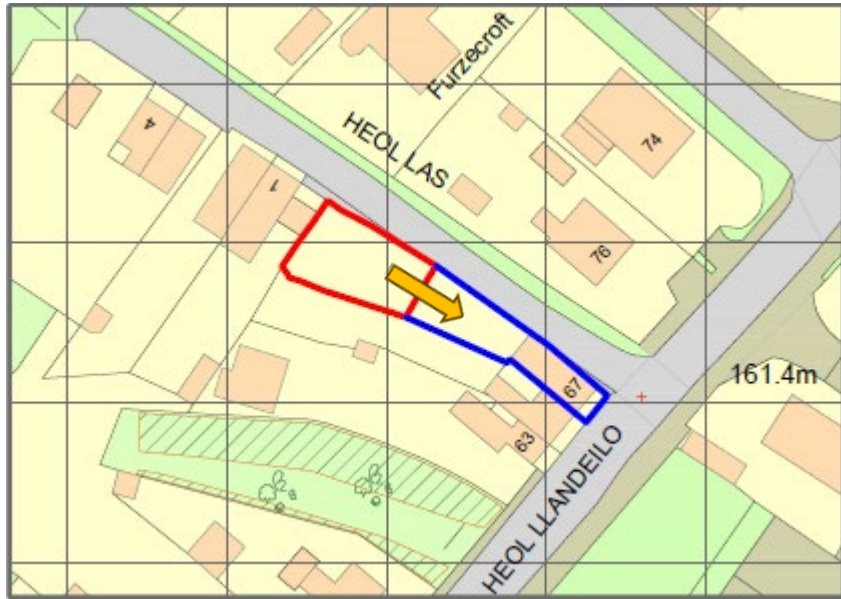
Cyngor **Sir Gâr**
Carmarthenshire
County Council

















PL/06297

Hugh Towns

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

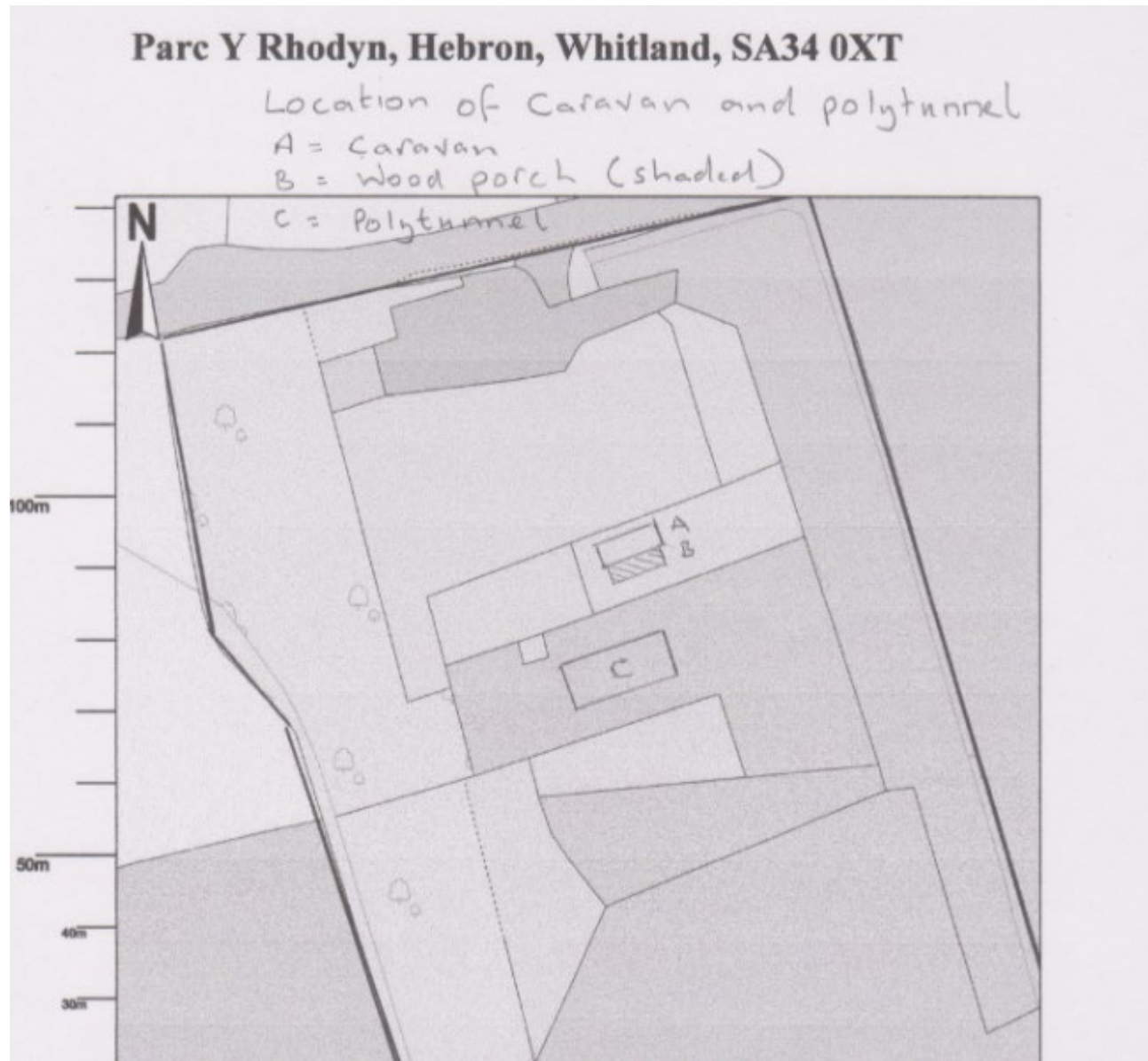
Lle a Seilwaith | Place and Infrastructure







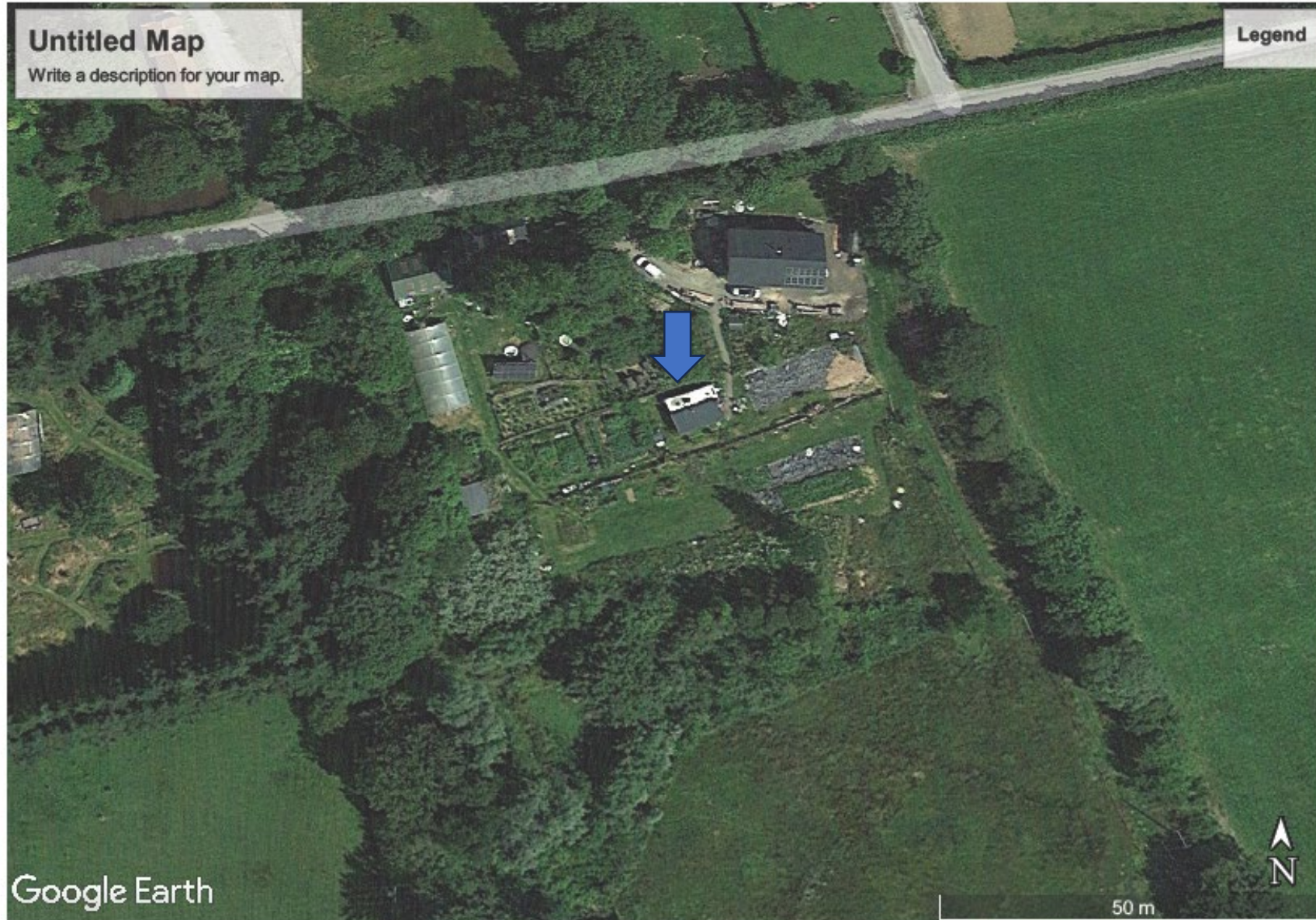
PL/06297 – Approved Plan



PL/06297 – 2020 Aerial Photograph



PL/06297 – Google Earth 2021





PL/06297 – South Elevation



PL/06297 – West Elevation



PL/06297 – North Elevation



PL/06297 – East Elevation



PL/06297 – View from the Road – 21.11.2023



Diolch | Thank you

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carmarthenshire.gov.wales

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County Council



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