

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 05 EBRILL 2018
ON 05 APRIL 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal De/
Area South***



ADDENDUM – Area South

<i>Application Number</i>	S/36380
<i>Proposal & Location</i>	THE PROPOSALS ARE TO CONSTRUCT 14NO NEW AFFORDABLE HOUSES ON A DERELICT SECTION OF LAND AT THE END OF THE EXISTING GARREGLWYD HOUSING ESTATE. MOST HOUSES WILL BE 2 BEDROOM 4 PERSON HOUSES BUT TWO HOUSES WILL BE 4 BEDROOM 7 PERSON HOUSES AT LAND AT GARREGLWYD, PEMBREY, BURRY PORT, SA16 0UH

DETAILS:

CONSULTATIONS

Education – The Authority’s Education Department has confirmed that a commuted sum contribution of £9,000 towards improving local schools within the catchment area is required as a result of this development. Members of the Planning Committee are asked to resolve to approve the application and grant the Authority’s Head of Planning delegated authority to discuss this contribution with the applicant.

Local Member – The main body of the Planning Committee report did not refer to THE other Local Member for the Pembrey ward, namely County Councillor S Matthews. County Councillor S Matthews has not commented to date.

ADDENDUM – Area South

<i>Application Number</i>	S/36834
<i>Proposal & Location</i>	CHANGE OF USE FROM A CLASS C3, 4 BEDROOM DWELLING TO A CLASS C4, 4 BEDROOM HMO. ASSOCIATED ALTERATIONS TO 2 FRONT WINDOWS TO PROVIDE EMERGENCY ACCESS AT 9 GREAT WESTERN TERRACE, LLANELLI, SA15 2ND

DETAILS:

CONSULTATIONS

Local Member – County Councillor Louvain Roberts has not responded to date.

Third Party Representation – A councillor in an adjoining ward has raised the following concerns:-

I am strongly against this application as this site is close to my constituency of Tyisha. The reason for this objection is that while I see HMO's as a tool to over-come shortness of housing, I do not think placing them in clumps is the best way forward. We need in Glanymor and Tyisha a mix of housing models and at the present time when Carmarthenshire County Council are looking to improve the area through investment, this seems to be going with the old model that has not worked for the residents of both wards or the people moving into these houses. I ask that you turn down the application.

Matters relating to the concerns surrounding the dwelling types are addressed in the main report. As mentioned, HMO's are a form of residential accommodation that seek to fill a shortfall of housing within the local area, and if there is market demand for this form of property the Council's adopted planning policies are supportive of such development in order to provide a short-term solution to the lack of affordable housing stock within the local area.

The recommendation to approve remains unchanged subject to the imposition of the conditions contained in the main report.

ADDENDUM – Area South

<i>Application Number</i>	S/36835
<i>Proposal & Location</i>	CHANGE OF USE FROM A CLASS C3, 4 BEDROOM DWELLING TO A CLASS C4, 4 BEDROOM HMO. ASSOCIATED ALTERATIONS TO 2 NO FIRST FLOOR BEDROOM WINDOWS TO PROVIDE EMERGENCY ACCESS AT 7 GREAT WESTERN TERRACE, LLANELLI, SA15 2ND

DETAILS:

CONSULTATIONS

Local Member – County Councillor Louvain Roberts has not responded to date.

Third Party Representation – A councillor in an adjoining ward has raised the following concerns:-

I am strongly against this application as this site is close to my constituency of Tyisha. The reason for this objection is that while I see HMO's as a tool to over-come shortness of housing, I do not think placing them in clumps is the best way forward. We need in Glanymor and Tyisha a mix of housing models and at the present time when Carmarthenshire County Council are looking to improve the area through investment, this seems to be going with the old model that has not worked for the residents of both wards or the people moving into these houses. I ask that you turn down the application.

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