

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

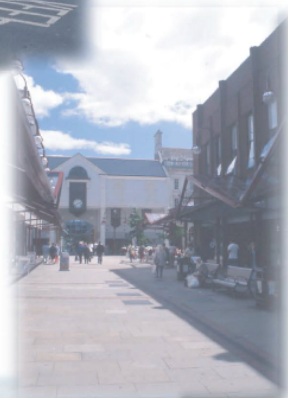
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 02 MAI 2019
ON 02 MAY 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

<i>Application Number</i>	W/38125
<i>Proposal & Location</i>	PROPOSED DEVELOPMENT OF 36 RESIDENTIAL DWELLINGS AND ASSOCIATED WORKS AT LAND TO THE SOUTH OF, DOL Y DDERWEN, LLANGAIN, CARMARTHENSHIRE, SA33 5BE

DETAILS:

CONSULTATIONS

Local Member - County Councillor C Jones has requested that the Planning Committee undertake a site visit to assess the highway and access issues associated with the development.

Neighbours/Public – Two further letters of objection have been received in respect of the application which raise the following issues of concern:

- The additional traffic will have a detrimental effect on the quality of life of existing residents and be at odds with the objectives of Planning Policy Wales and the Well-being of Future Generations Act.
- Impact upon existing parking problems in the estate.
- Narrowness of the existing estate road.
- The inclusion of an emergency access in the plans shows that there are shortcomings in the scheme proposed.
- Existing on street parking will make it difficult for large vehicles such as a fire engine and refuse collection lorry to access the development.
- An alternative access via Church Road would be more convenient to existing residents as well as those of the new development.
- Lack of visibility at the existing cross roads where the additional traffic would egress onto the B4312.
- The area of land between the end of the existing Dol y Dderwen estate road and the application site is not in the ownership of the applicant whereby they don't have a legal right of way over this land to access the development.

APPRAISAL

Matters relating to the suitability of the proposed access to the development and on street parking in the Dol y Dderwen estate have been addressed in the main report. Similarly, matters relating to the effect of the development upon the quality of life of existing residents by way of additional traffic movements have also been addressed whereby, given the scale of the development, they will not be incompatible with the prevailing residential context of the site's surroundings and unacceptably harm the living conditions of existing residents. In this regard, the development is in accord with the objectives of the Well Being of Future Generations (Wales) Act 2015 as well as those of national planning policy.

Turning to the issue of the ownership of the land between the existing estate road and the application site. Whilst this area of land was omitted from the application site submitted with the original application, it has subsequently been included within the site whereby it is now contiguous with the existing Dol y Derwen estate road. The applicant has also confirmed his ownership of this additional land and whilst one of the respondent's has challenged this in suggesting that the applicant does not have a legal right of way over this land, this is a civil matter rather than a planning concern.

The recommendation for approval therefore remains unchanged