

**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.