

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

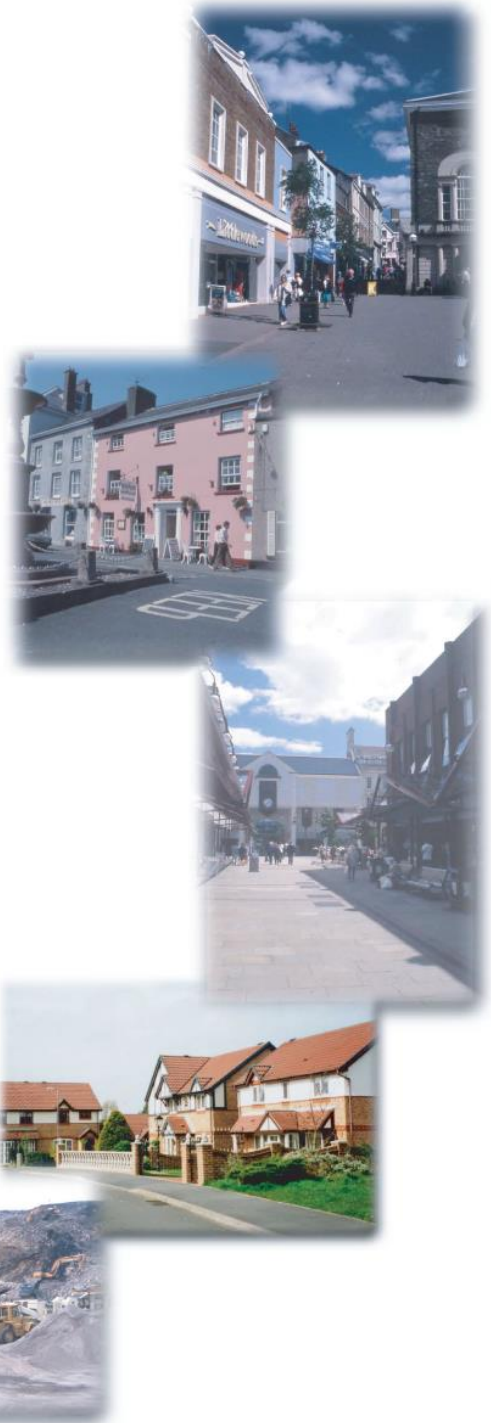
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 14 TACHWEDD 2019
ON 14 NOVEMBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal
Gorllewin/
Area West*



ADDENDUM – Area West

<i>Application Number</i>	W/37254
<i>Proposal & Location</i>	PLANNING APPLICATION TO ERECT A STRAW-BEDDED YOUNG-STOCK BUILDING, MATERNITY BUILDING, SILAGE CLAMP, CONCRETE YARD AREAS AND REPROFILED LAGOON (PART RETROSPECTIVE) AT WERNOLAU FARM, LLANGYNOG, CARMARTHEN, SA33 5BN

DETAILS:

Summary of Consultation Responses

Local Member - County Councillor Gareth John has highlighted an error in the applicant's Nutrient Management Plan in that two of the fields shown to form part of the spreading area of the holding are not under the applicant's control.

Councillor John also draws reference to and welcomes the Head of Highways and Transport's observation in responding to the application wherein he advises that any future intensification of farming activities across the farm holding that lead to an increase in traffic will need to be supported by improvements to the surrounding road network.

Llangynog Community Council – Have submitted a further letter of representation wherein they reiterate their previous concerns regarding the proposal which include the highway impact of the proposal and the effect on the surrounding area, as well as the effect on nature conservation and the loss of trees. They also refer to the disturbance resulting from the development and that the expansion is inappropriate for the area.

Neighbours/Public – One further letter of objection has been received from Llangain Action Group which reiterates the concerns raised in their original response to the application. These include the pollution and environmental impacts of the development as well as the increased traffic and potential health effects of the development.

Appraisal

The applicant has acknowledged the error raised by Cllr John and is submitting an amended Nutrient Management Plan that will omit the two field enclosures from the spreading area of the holding. Members will have noted from the main report that the available spreading area significantly exceeds that required based upon the recommended upper limit for organic nitrogen application whereby the loss of two field enclosures will not materially affect the Plan. Notwithstanding this, NRW's comments will be sought on the revised Plan and the recommendation to approve is subject to their acceptance of the revised Nutrient Management Plan.

The matters raised by the Llangain Action Group have been addressed in the main report presented to Committee.

The recommendation to approve therefore remain unchanged.

<i>Application Number</i>	W/38688
<i>Proposal & Location</i>	CONVERSION OF GROUND FLOOR OF FORMER PUBLIC HOUSE TO RESIDENTIAL ACCOMMODATION, INCORPORATING WITH EXISTING FIRST FLOOR ACCOMMODATION TO FORM A SELF-CONTAINED DWELLINGHOUSE; REMOVAL OF SECTION OF INTERNAL MODERN WALLING TO RE-INTRODUCE USE OF EXISTING INTERNAL STAIRWELL AND BLOCKING-UP OF INTERNAL REAR DOORWAY TO REAR EXTENSION; TOGETHER WITH THE SUBDIVISION OF A SUBSTANTIALLY COMPLETED REAR EXTENSION TO FORM TWO ADDITIONAL DWELLINGHOUSES AT RAM INN, CWMANN, LAMPETER, SA48 8ES

DETAILS:

Summary of Consultation Responses

Local Member(s) – Councillor Ieuan Davies is a Member of the Planning Committee has made no prior comment (*The report incorrectly refers to 'Cllr E Williams'*)

The report omits reference to the affordable housing contribution which is required in respect of the additional two new dwellings proposed in the application. The recommendation to grant planning permission is subject to the decision notice not being issued until such a time as the Unilateral Undertaking to secure the relevant affordable housing contribution has been satisfactorily provided to the local planning authority.