

Dear Councillor

## PLANNING COMMITTEE - THURSDAY, 2ND MAY, 2019

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

Agenda No	Item
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- |    |   |
|----|---|
| 3. | <b><u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u></b> (Pages 3 - 40) |
|----|---|

Yours sincerely

*Mark James* CBE

Chief Executive

Encs



**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>	<b>W/38125</b>
<i>Proposal &amp; 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

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***Y PWYLLGOR  
CYNLLUNIO***

***02 Mai 2019***

***RHANBARTH Y  
GORLLEWIN***

**PLANNING  
COMMITTEE**

**02 May 2019**

**AREA  
WEST**

# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

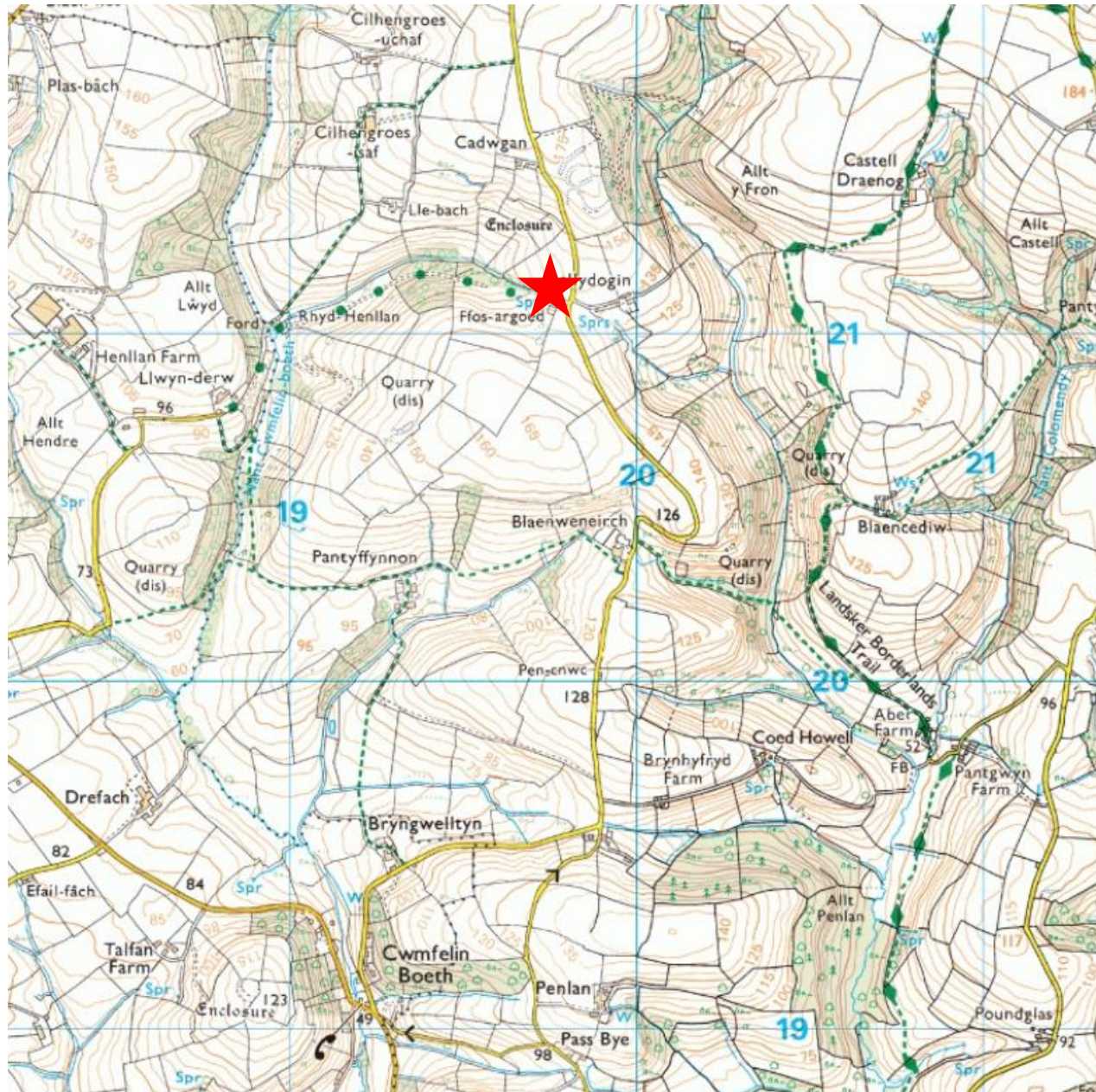
## **APPLICATIONS RECOMMENDED FOR APPROVAL**



**W/37160**

# W/37160 Location Plan

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# W/37160 Site Location Plan





# W/37160 Aerial History

1999-2001



2006



2009-2010



2013-2014





# W/37160 August 2011

Part built building





# W/3716 July 2018

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# W/3716 July 2018





# W/3716 July 2018

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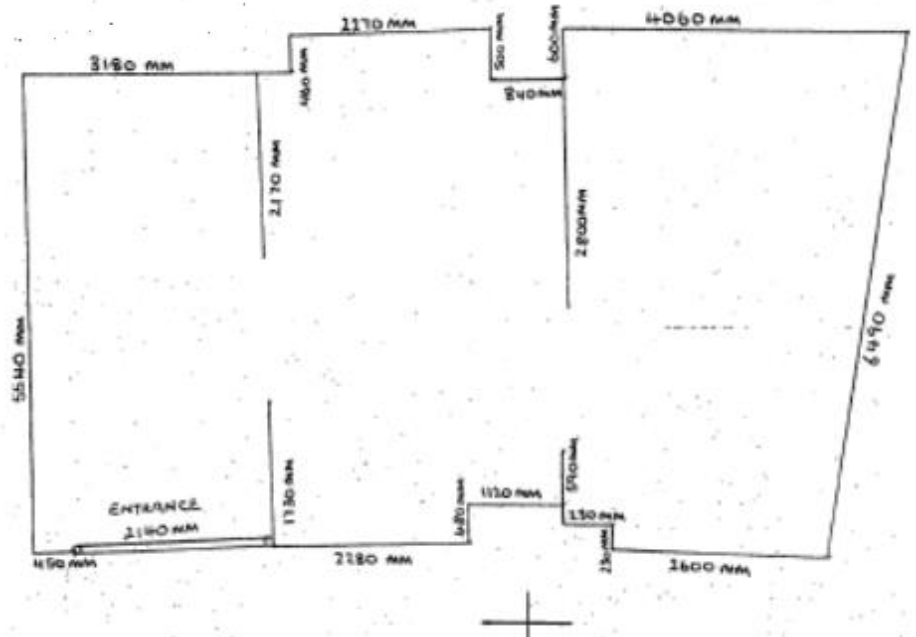




# W/37160 July 2018



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**W/38125**







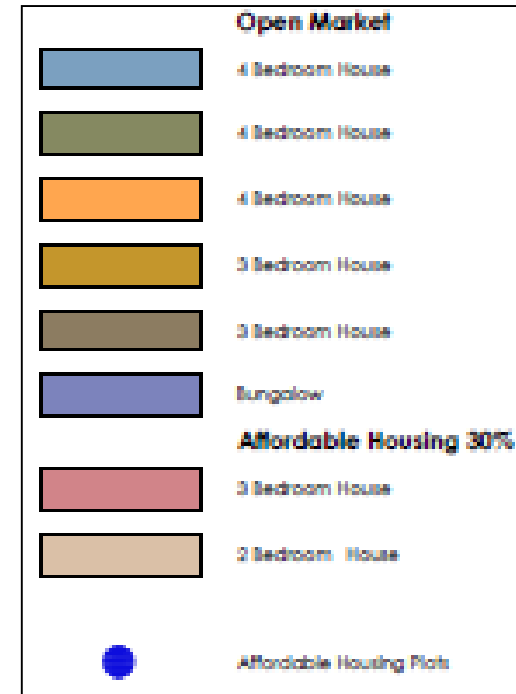






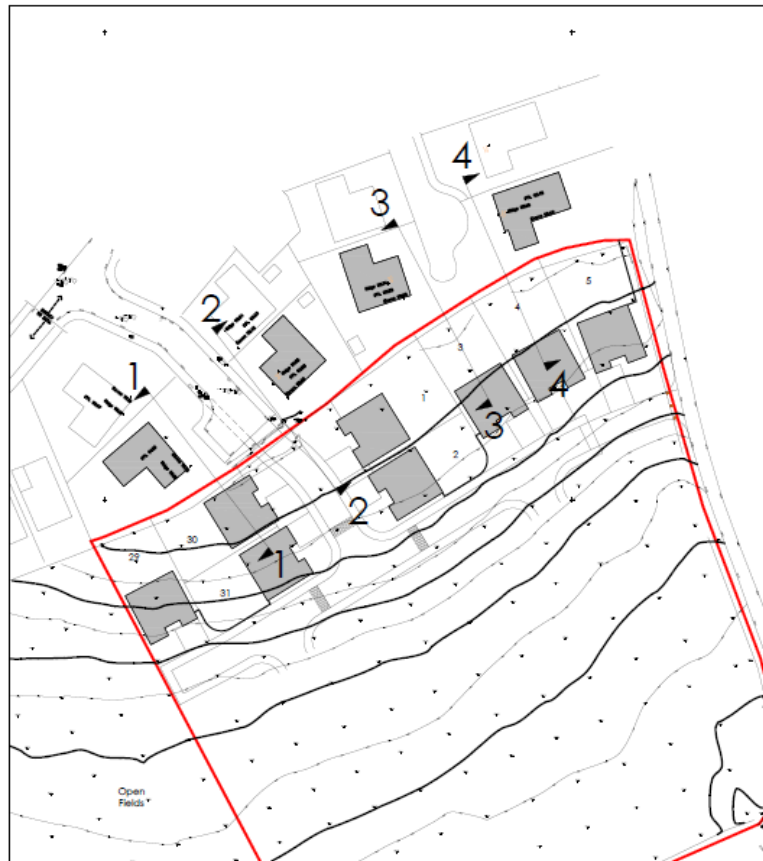




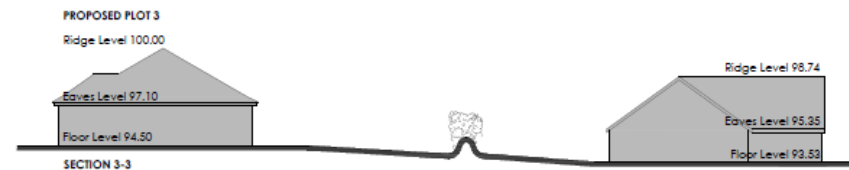
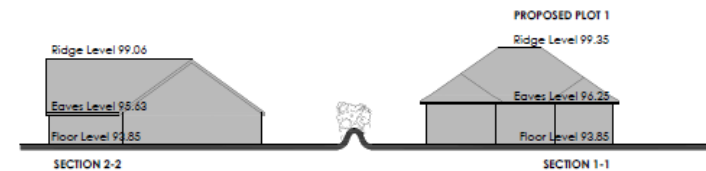
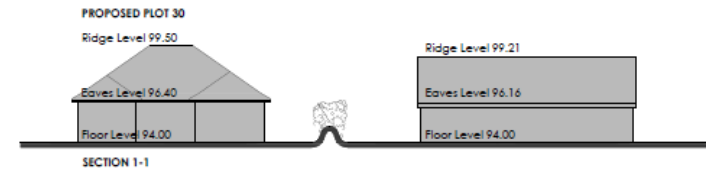




## Illustrative Cross Sections

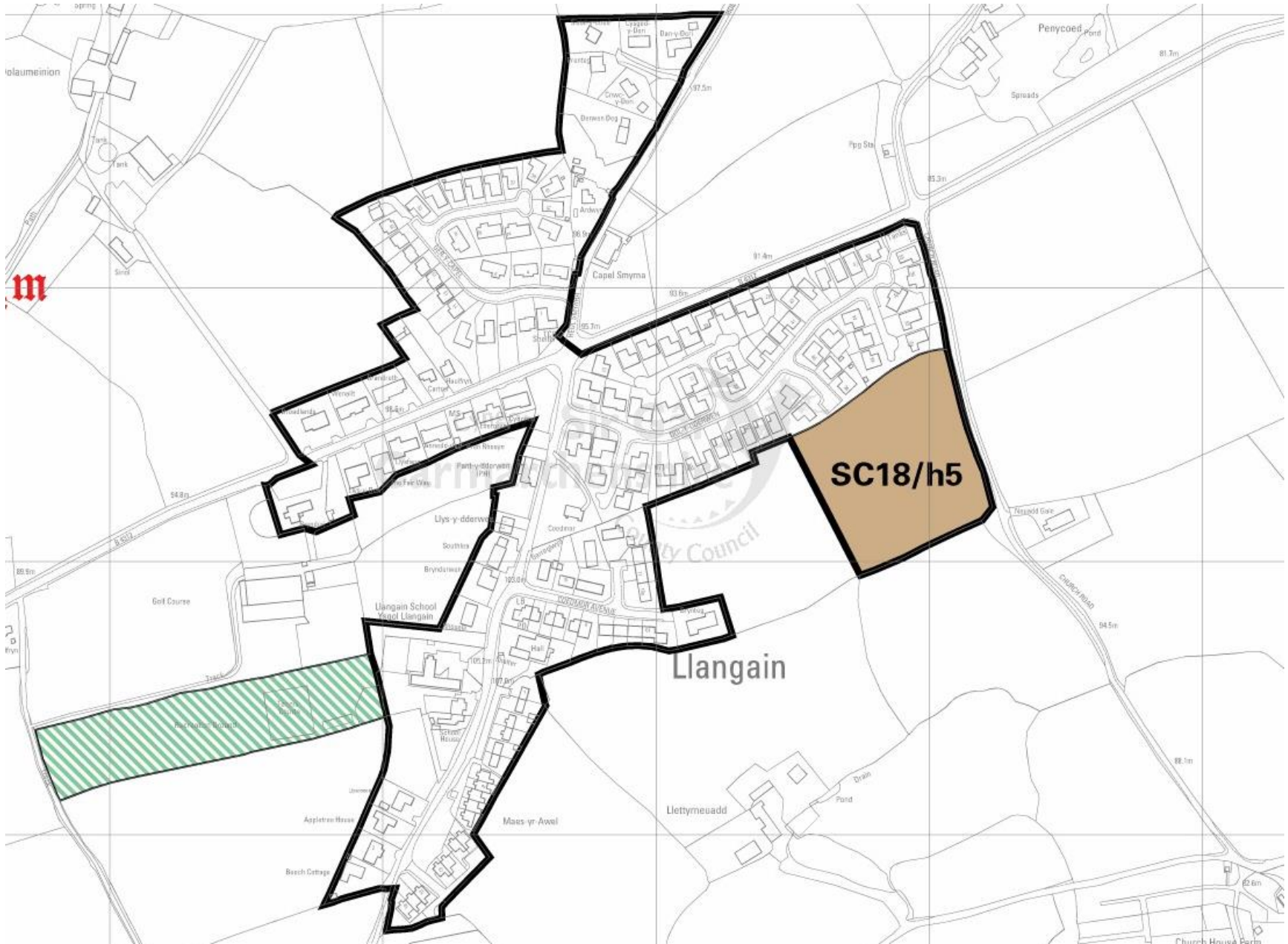


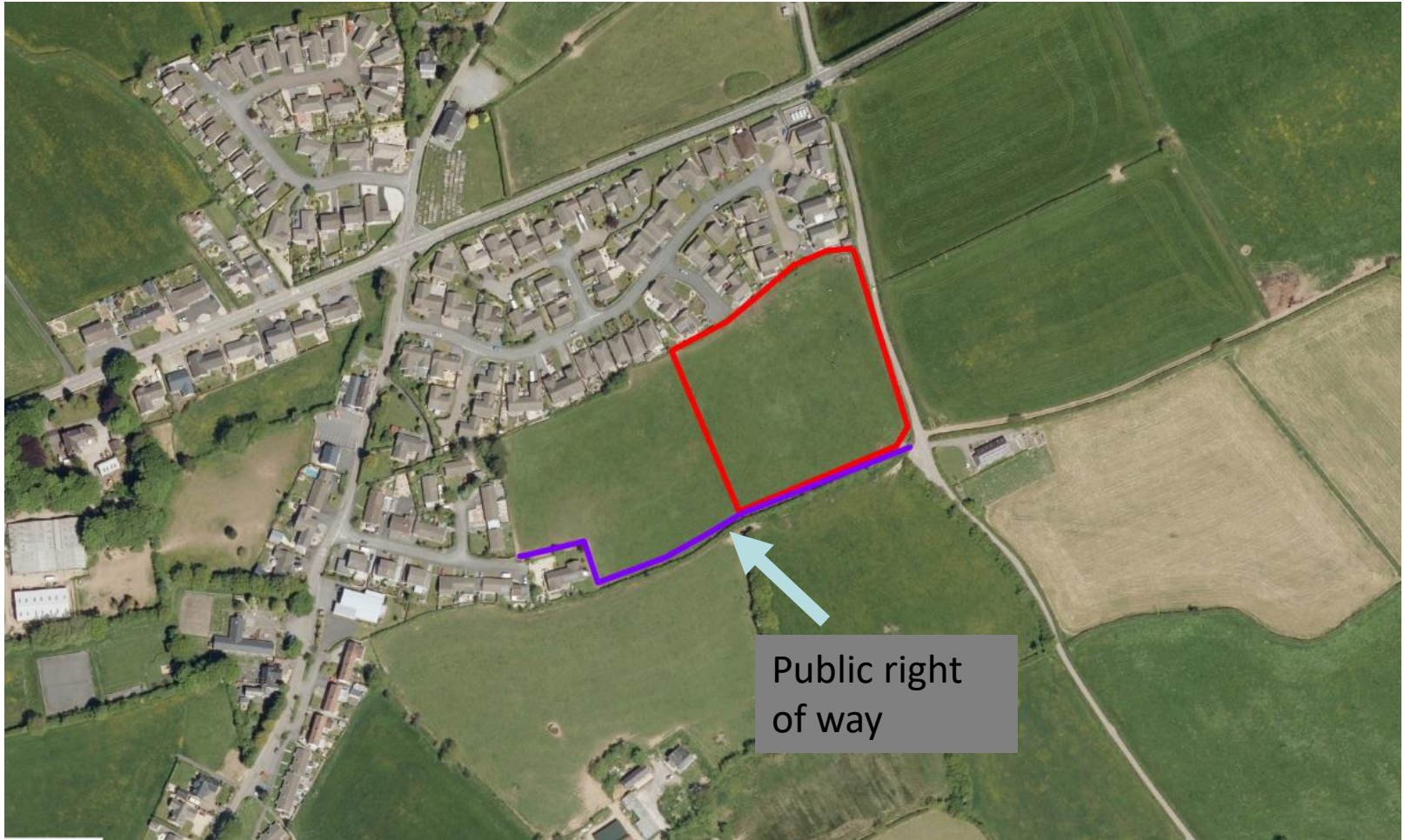
SITE LAYOUT - NTS



SITE SECTIONS 1:100

Revision	Date	Amendment	Initials
Development		LAND SOUTH OF DOL-Y-DDERWEN	
Location		LLANGAIN, CARMARTHEN.	
Client		REW TRUST	
Drawing Title		SITE SECTIONS	
Drawing Number		LLAN-15-04-20	
Revision	/	Scale (B/A)	1:100
Drawn By	PVCT/UI	Date Issued	20.07.18
Checked by		Date	







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