

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 10TH SEPTEMBER, 2020

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

Agenda No	Item
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- | | |
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| 3. | <u>AREA EAST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 22) |
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Yours sincerely

Wendy Walters

Chief Executive

Encs

Wendy Walters

Prif Weithredwr, Neuadd y Sir,
Caerfyrddin, Sir Gaerfyrddin SA31 1JP
Chief Executive, County Hall,
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWYR | INVESTORS
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English

**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 10 MEDI 2020
ON 10 SEPTEMBER 2020**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal
Dwyrain/
Area East*



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

ADDENDUM - AREA EAST

Application No	Error! Reference source not found.
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Proposal & Location	Proposed development of a Link Road between the proposed Cross Hands Economic Link Road and B4556 Norton Road, associated drainage and landscape works at proposed link road between, Cross Hands Economic Link Road, Norton Road, Penygroes, Llanelli, SA14 7RS
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Local Member(s) - Councillor D Thomas has not commented on this planning application.

Neighbours/Public – Two further letter of representation has been received on behalf of the adjacent landowner raising the following points:-

- Discrepancies between the application proposal and PAC proposal;
- Impact on the proposed Parc Emlyn Phase II development;
- Wrong notice served on adjacent landowner;

It is unclear from the representation received precisely what the discrepancy is between the planning application submission and PAC.

The potential impact of this application on the pending Parc Emlyn Phase II development is significantly less with this present proposal compared with the previously approved link road alignment. The previously approved alignment of the new road is mutually exclusive with the proposed 70 unit proposal, while it would now be practical, should this application be approved, for the proposed road and housing development to both be developed.

The error with the applicant initially serving the wrong requisite notice on the adjacent landowner has now been rectified, and the required minimum 21 days between the date of service of any such notice and Planning Committee has now expired.

OTHER MATTERS

There are ongoing discussions regarding the provision of some form of acoustic barrier/fencing along the common boundary between the application site and adjacent application site for 70 houses. It is respectfully requested that should the Planning Committee resolve to approve this application, discussions around the finer detail of the possible provision of such a barrier be deferred to officers to progress.

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Y Pwyllgor
Cynllunio

Planning
Committee

10.09.2020

**RHANBARTH
Y DWYRAIN**

**AREA
EAST**

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**

Y Pwyllgor
Cynllunio

Planning
Committee

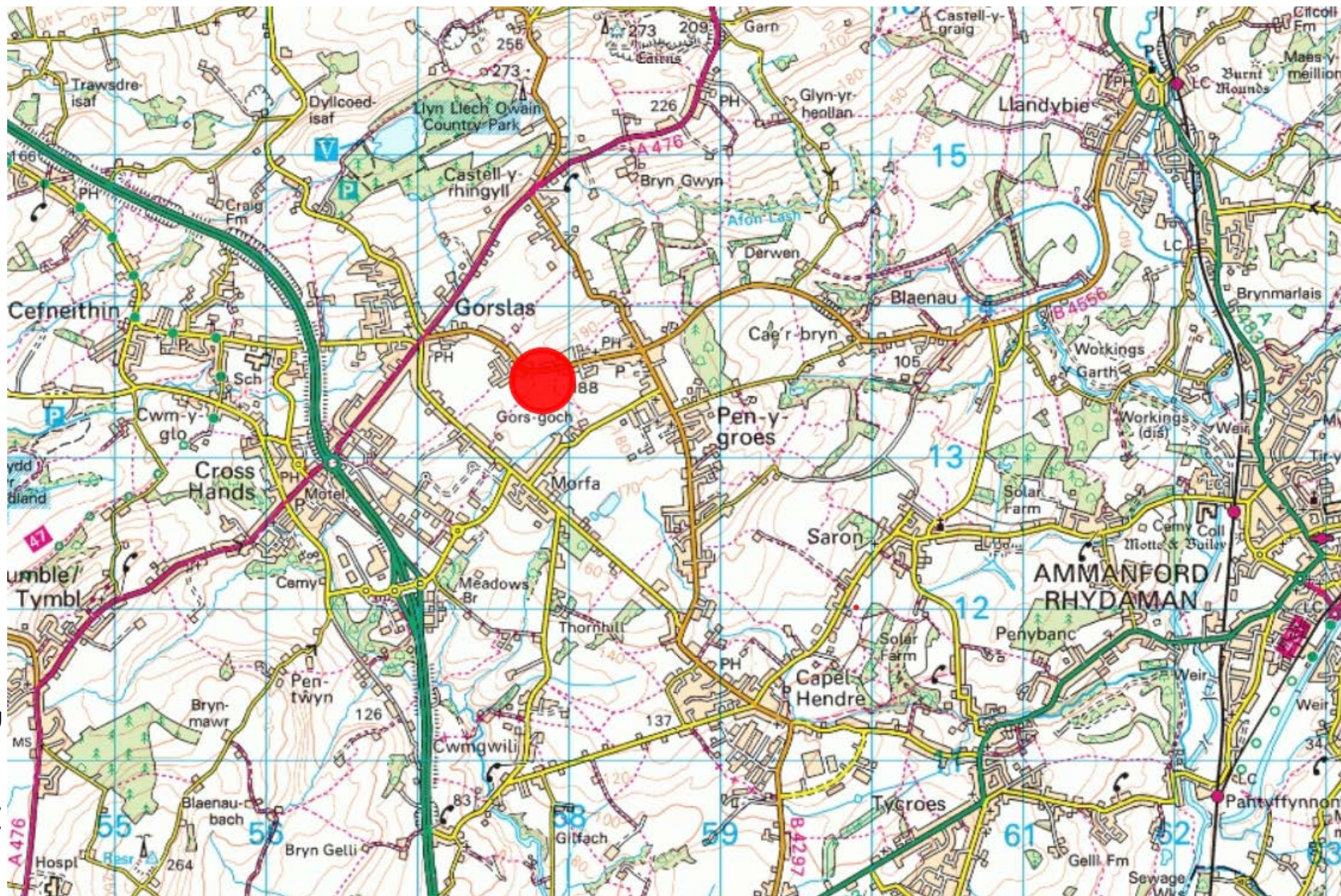
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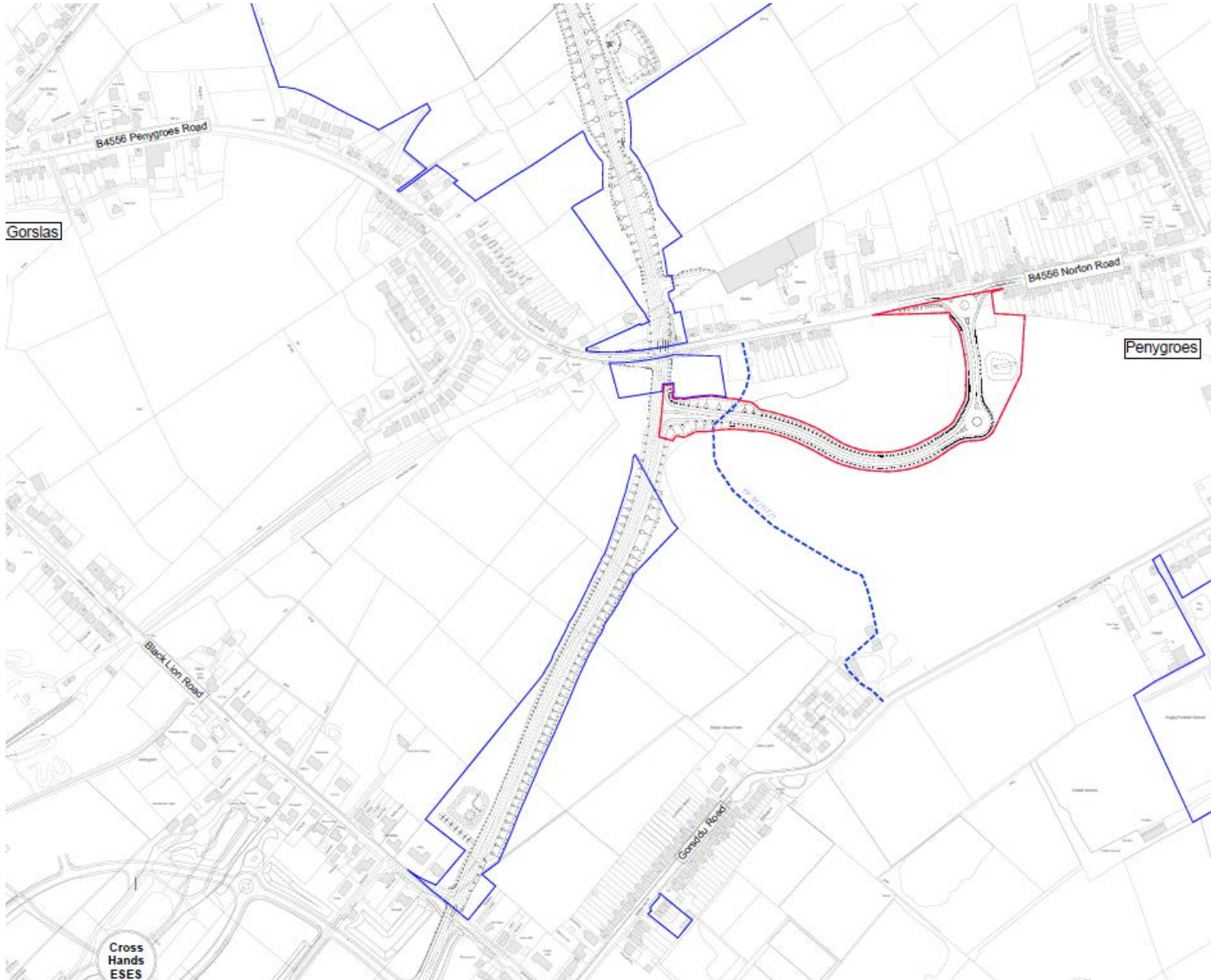
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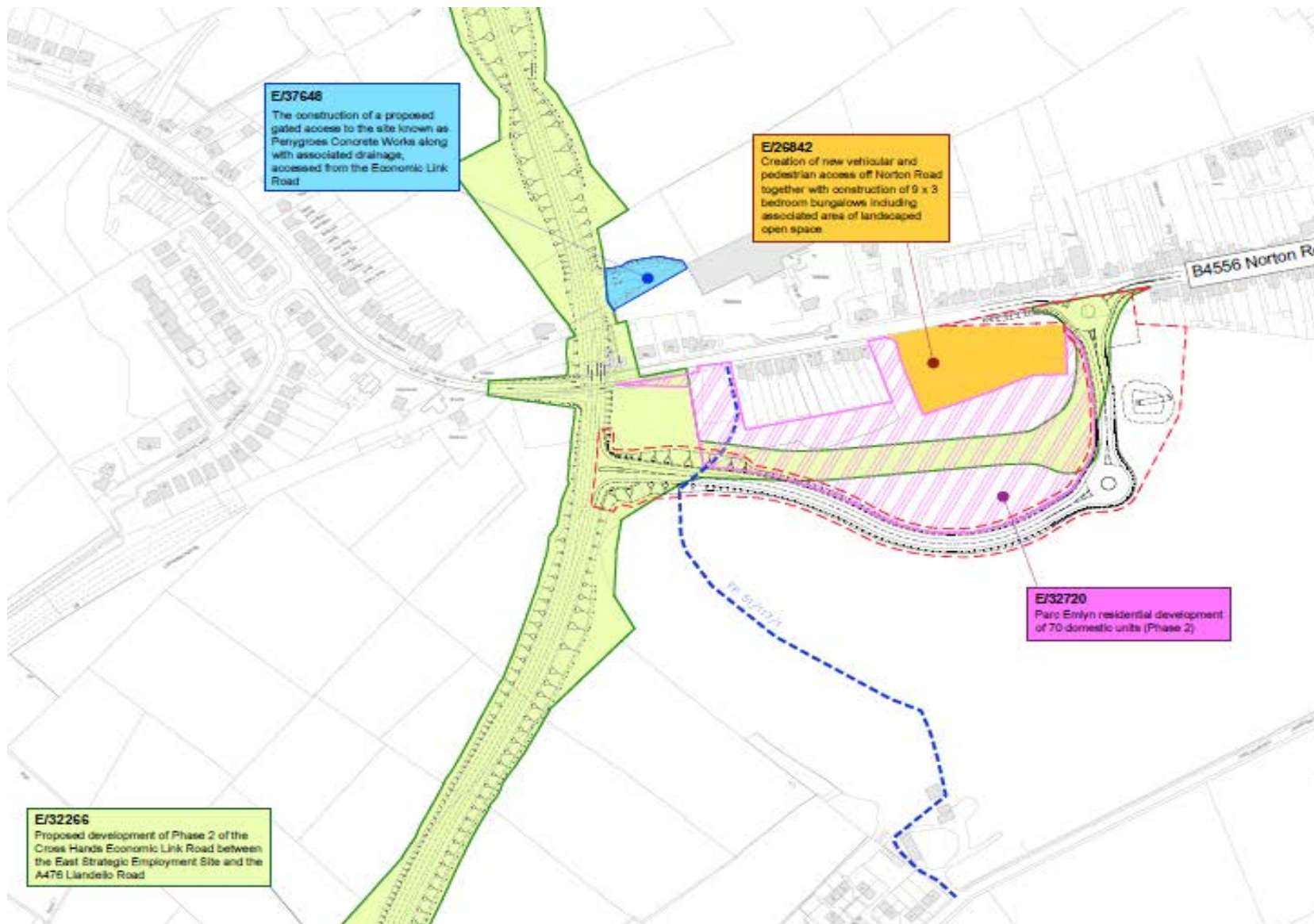


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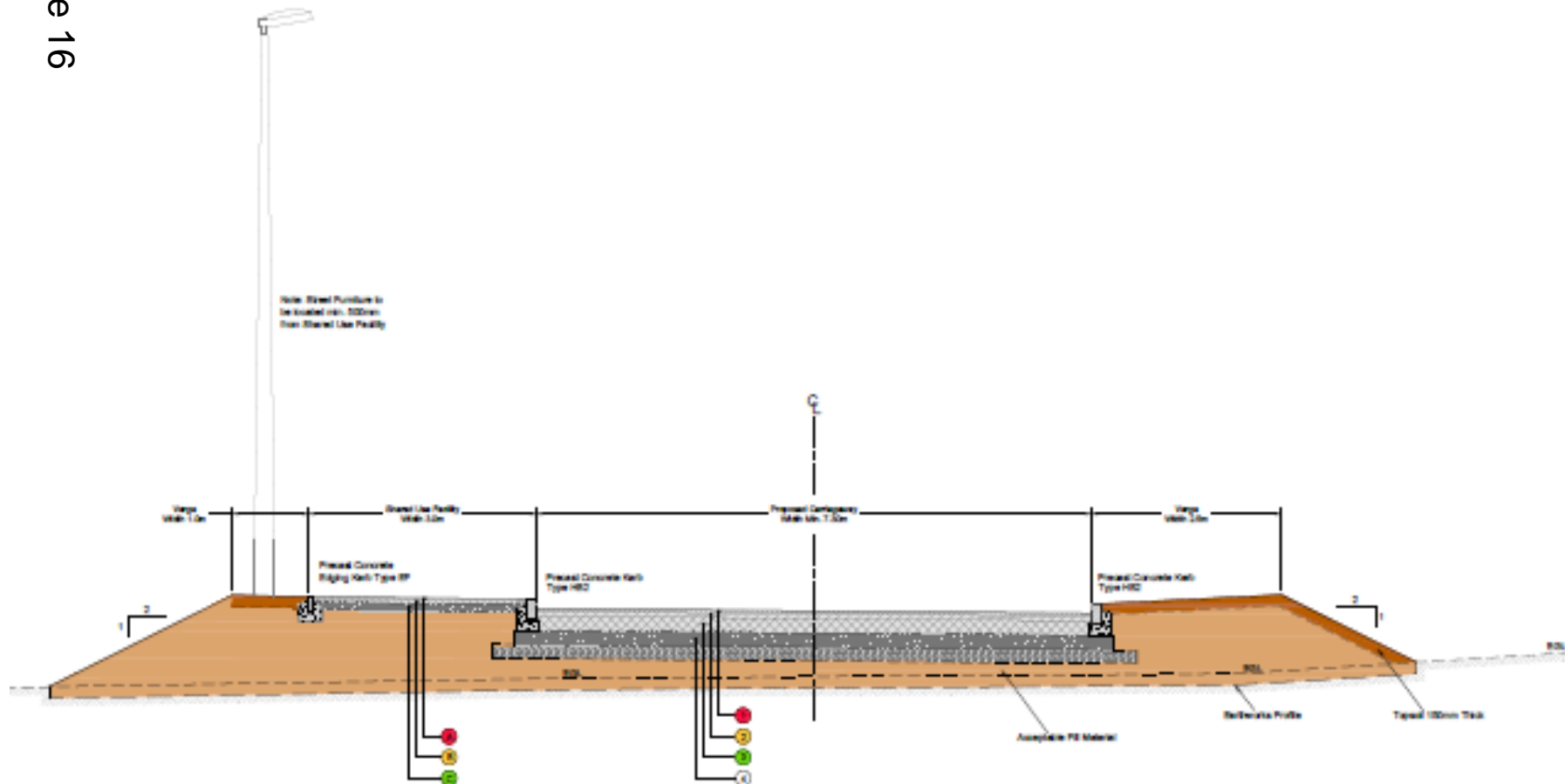
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