

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Cynllunio
Adran yr Amgylchedd**

**Report of the Head of Planning
Environment Department**

16/09/2021

**I'W BENDERFYNU
FOR DECISION**

<i>Application Number</i>	W/20622
<i>Proposal & Location</i>	DEVELOPMENT OF UP TO 15 HOUSES AND ASSOCIATED ACCESS ROAD, LAND AT BRONWYDD ARMS, CARMARTHEN

Amended recommendation

- a. Outline approval is granted subject to the imposition of the conditions set out in the report and subject to the applicant entering into a Section 106 Agreement relating to affordable housing and off-site highway traffic management.
- b. If the applicant has not entered into the required Section 106 Agreement within 6 months of the date of this Committee, the Head of Service be authorised to refuse the application for the following reason:

Reason 1

The proposal is contrary to Policies AH1 “Affordable Housing” and GP3 “Planning Obligations” of the adopted Carmarthenshire Local Development Plan (2014) in that the applicant has failed to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) that secures a proportion of affordable housing as part of the development.

<i>Application Number</i>	PL/00103
<i>Proposal & Location</i>	RETENTION OF EXISTING RETAIL SPACE AND 1 RESIDENTIAL FLAT AND CREATION OF 4 ADDITIONAL RESIDENTIAL SELF CONTAINED FLATS WITHIN FOOTPRINT OF RESIDENTIAL SEMI DETACHED BUNGALOW. PROPOSALS TO INCLUDE CONSTRUCTION OF ROOF DORMER EXTENSION TO FACILITATE DEVELOPMENT AT 45 PENLLWYNRHODYN ROAD, LLWYNHENDY, LLANELLI, SA14 9NN

Conclusion

In response to the historic background of several applications resolved for approval of planning permission by the Planning Committee, subject to the completion of a unilateral undertaking/section 106 agreement. There are a number such applications which remain unresolved for several months or years, which creates a legacy of undetermined planning applications.

In response to which, the final paragraph of the report appraisal on this item has been amended to read as follows:-

In balancing the planning matters of the proposal, the scheme is considered acceptable and recommended for approval subject to the requisite Section 106 agreement being completed within 6 months of the date of this meeting, and compliance with the requisite conditions. Should the applicant/agent fail to complete the Section 106 agreement within this timescale, it is recommended that the Planning Committee delegate to the Head of Planning the authorisation to refuse the application.

<i>Application Number</i>	PL/00588
<i>Proposal & Location</i>	RESERVED MATTERS APPLICATION FOR 13 NO DWELLINGS AND ASSOCIATED DISCHARGE OF CONDITIONS 4, 5, 6, 7, 8, 9, 10, 11 AND 12 PURSUANT TO OUTLINE PERMISSION (REF: S/36817) - LAND AT THE FORMER NRW NATIONAL LABORATORY SERVICE, PEN Y FAI LANE, FURNACE, LLANELLI, SA15 4EL

CONSULTATIONS:

Third party – Additional comments from third parties have been received as follows:

- A further third-party objection has been received which refers to a Freedom of Information request made to the Authority in regard to the house types on Pen Y Fai Lane and Cwmbach Road. The response indicates that all properties on Pen Y Fai Lane and Cwmbach Road are detached and that this should be clarified in the presentation to Committee. It also reiterates objection comments made previously regarding the proposed three terraced properties within the scheme and how these are out of character with the surrounding area.
- An additional letter was received by the Chairman and forwarded to the Planning Service raising concerns that the report to Planning Committee did not reflect the level of opposition to the development by affected residents and also that loss of privacy and overlooking to their property was not reflected within the report. Reference is also made to a site meeting held prior to the revised plans being submitted and that the plans should revert to the indicative scheme presented at outline stage for 10 dwellings. The letter refers to the change in levels at the site and asks that members appreciate this when visiting the site and the increased finished floor levels proposed compared to neighbouring properties. The letter details the number of objections received on the application and the most recent comments received following the revised scheme submitted.

<i>Application Number</i>	PL/01737
<i>Proposal & Location</i>	REPLACEMENT RESIDENTIAL TWO STOREY DWELLING - PENCAE, LLANARTHNE, CARMARTHEN SA32 8JP

The applicant has provided an amended site layout drawing that corrects an error in the original drawing submitted with the application. The wording of condition nos. 2 and 7 of the report are therefore to be amended to the following to reflect the submission of this plan.

Condition 2.

The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- Block and location plan (PA/03)
received on 14 September 2021
- Floor plans and elevations (PA/02)
- Bat Report prepared by Rob Colley Associates dated September 2020 & June 2021
- Site sections (PA/04)
received on 1 July 2021
- Proposed access plan (PA/05)
received on 17 August 2021
- Proposed access section (PA/05)
received on 18 August 2021

Reason:

In the interest of clarity as to the extent of the permission.

Condition 7.

The existing vehicular access to the front of the proposed new dwelling shall be permanently stopped up in accordance with the details shown on the block plan (PA/03) received on 14 September 2021 prior to the new means of vehicular access herein approved, being brought into use.

Reason:

In the interests of highway safety.