

**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**

20/07/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05635
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Proposal	Erection of a new purpose-built single storey disable compliant bungalow to meet disability needs
Location	34 Clos Coed Derw, Penygroes, Llanelli, SA14 7RD

Details

Head of Transport - Offers no objections to the proposal.

Ecology - It has been advised that the land on which this application is proposed should form part of an ecological buffer zone, as defined in an approved Ecological Management Plan associated with planning permission E/25854. Should this land be developed, or even if the land remains in the poor state it currently is, the site would be in breach of conditions 9 and 10 of E/25854 and the Ecological Management Plan cannot be complied with. This is intrinsic to the requirements of the permission for the site of the 28 houses. Without it, the applicant's housing scheme will have to find alternative ecological mitigation and now compensation, requiring a much larger area, which it is unlikely the applicant has access to. As a result, this leads to an additional reason for refusal.

Reason for Refusal

Reason 2

The application, if approved, would be contrary to policies EQ4, SP1 and SP14 of the Carmarthenshire Local Development Plan in that the proposed development conflicts with the Ecological Management Plan by Pryce Consultant Ecologists dated 21 January 2013 submitted as a requirement of E/25854. This states that the buffer zone on the eastern boundary of the development approved by E/25854 will be protected and managed to safeguard ecological diversity. This is also confirmed in the Structured Mitigation Scheme dated 26 July 2012 by Delane Developments. The development site for PL/05635 would utilise this buffer zone which should be managed to protect ecological diversity as part of planning application E/25854. Furthermore, the Ecological Management Plan required by E/25854, issued by Pryce Consultant Ecologists dated 21 January 2013, should be undertaken as soon as possible, as failure to undertake this work will be in breach of Conditions 9 and 10 of planning permission E/25854.

Application No	PL/05971
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Proposal	Single storey granny annex extension to dwelling house
Location	14 Parklands Road, Ammanford, SA18 3TF

Details

Local Members –

Councillor Peter Cooper - No response

Councillor Karen Davies - Call in request for the following reasons:

I am requesting this application to be considered by the Planning Committee on the following points:

- 1) I appreciate that it has been refused due to the area of build. However, I am of the opinion that it is not too big.
- 2) The build is appropriate to the needs of the family.
- 3) There are outbuildings on other properties further down the gardens than the build would be.