

**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 24 IONAWR 2017
ON 24 JANUARY 2017**

***I'W BENDERFYNU/
FOR DECISION***

**ATODIAD
ADDENDUM**

***Ardal Del
Area South***



**Cyngor Sir Gâr
Carmarthenshire
County Council**



ADDENDUM – Area South

<i>Application Number</i>	S/34146
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT OF UP TO 24 DWELLINGS AND ASSOCIATED WORKS AT LAND OFF PARK VIEW DRIVE, KIDWELLY, SA17 4UP

DETAILS:

Please note that a Test of Likely Significant Effect (TLSE) has been prepared for the application and has been signed off by Natural Resources Wales.

ADDENDUM – Area South

<i>Application Number</i>	S/34721
<i>Proposal & Location</i>	SITING OF DWELLINGHOUSE TO ENABLE FARM SUCCESSION MANAGEMENT AT LAND PART OF COED DERWEN FARM, LLWYNTEG, LLANNON, LLANELLI, SA14 8JQ

DETAILS:

CONSULTATIONS

Head of Transport – Has no objection subject to the imposition of appropriate conditions.

Neighbours/public – One letter of objection has been received objecting on the following grounds.

- Open countryside - The site is not close to an existing settlement.
- The applicant has a home in Llannon and a business in Llwynhendy.
- Access onto A48

THIRD PARTY REPRESENTATIONS

It is agreed that the site is in open countryside outside the settlement limits of Llannon. Local and national planning policy however does allow development in certain circumstances and the applicant seeks the dwelling for rural enterprise purposes. However, as set out in the main report, it is considered that there is insufficient justification to allow the proposal in the open countryside.

The application states that the applicant has a home approximately 1 mile away in Llannon so the need for a dwelling on site is questioned. There is also a conflict between the applicant's main business and the justification for a dwelling on the grounds of expanding the equestrian business. On balance it is considered that the applicant has no justification for the dwelling as proposed.

The site is located between Llannon and the A48 so access to the trunk road is likely. However, the Head of Transport has no objection so this is not considered likely to be unacceptable.

CONCLUSION

The objection echoes the concerns highlighted in the main report so the recommendation is to refuse.