

*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

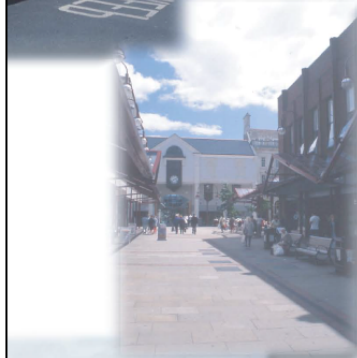
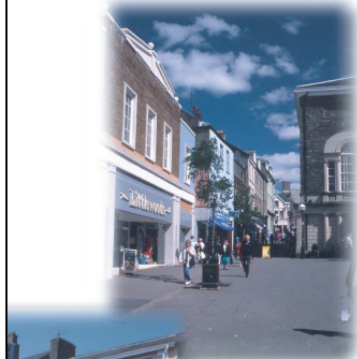
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 9 CHWEFROR 2017
ON 9 FEBRUARY 2017**

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

ADDENDUM



**Cyngor Sir Gâr
Carmarthenshire**
County Council



ADDENDUM – Area West

<i>Application Number</i>	W/27776
<i>Proposal & Location</i>	DEVELOPMENT OF LAND FOR RESIDENTIAL USE AT LAND TO THE NORTH OF OLD ST CLEARS ROAD (B4312), SOUTH OF PENTREMEURIG ROAD AND WEST OF CARMARTHEN KNOWN AS PENTREMEURIG FARM SOUTH

DETAILS:

CONSULTATIONS

Local Member – County Councillor A Speake has raised concerns that local residents and Carmarthen Town Council have not been re-consulted on the proposed change to the wording of condition no. 5 of the original planning report of 26 February 2015 permitting the development of 150 units (instead of 60) prior to the completion of the link road.

The proposal is to amend the wording of a condition previously presented to and approved by the Planning Committee at their meeting on 26 February 2016. As such, there is considered to be no requirement to re-consult local residents or the Town Council on the proposal.

The recommendation for approval remains unchanged subject to the conditions details in the main report.

ADDENDUM – Area West

<i>Application Number</i>	W/34922
<i>Proposal & Location</i>	INSTALLATION OF 3 ADJOINING RETAIL KIOSKS ON EXISTING PEDESTRIAN PUBLIC REALM AT LAND AT CHAPEL STREET, (ADJ TO R/O THE O2 SHOP), CARMARTHEN, SA31 1RA

DETAILS:

CONSULTATIONS

Head of Transport – Has raised no concerns and commented that arrangements are ongoing to secure a stopping-up order for this location.

Carmarthen Town Council – Has responded stating they support the application.

Neighbours/Public - One objection has been received raising the following points:

- Loss of existing stall/s located at/adjacent to the site and impact on business
- Lack of other locations in the market
- Application incorrectly states the site is not in use
- Questions were also posed regarding potential other locations for any stalls displaced

THIRD PARTY REPRESENTATIONS

There has been the one response received to date.

The concerns centre on the loss of space for temporary stalls which use the site at certain times at present. The proposal is for permanent units at the site. The location of the site is not on land which has planning permission to be used as a market. Planning application W/15402 was approved in 2007 for the relocation of the market and does not extend to the location of these units. Reference is made in the objection to regular use of the land at/adjacent to this site however any use by these stalls for more than 28 days would require planning permission and there is currently no such permission in place. It is acknowledged that the area near and partly at the site is used by stalls temporarily. Whilst comment is made about the application incorrectly not being in use the use at present is only temporary. The proposal is for permanent small scale units which are limited at present in the town centre. The units would be of a similar scale to some of the market stalls and would provide an opportunity for permanent A1 occupiers. The proposed units would complement the area with permission for the market rather than be instead of it.

The future occupants of the units is not something that can be considered as part of this planning application and the other comments regarding alternative premises should be addressed through a pre-application submission by the parties involved.