

**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 09 MAWRTH 2017  
ON 09 MARCH 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>	<b>S/34486</b>
<i>Proposal &amp; Location</i>	CHANGE OF USE OF LAND TO FORM CUSTOMER VEHICULAR PARKING AREA AT LAND OFF ANDREW STREET, LLANELLI, SA15 3YW

### **DETAILS:**

The first paragraph of the Conclusion section of the report should be amended to read as follows:-

“The application site is located within the defined settlement limits of Llanelli as delineated within the Adopted Local Development Plan and thus there is no in-principle objection to developing the site for a customer car parking area”

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34872</b>
<i>Proposal &amp; Location</i>	PROPOSED CONSTRUCTION OF REPLACEMENT SHOWER, TOILET BLOCK AND CAR PORT AT CARAVAN SITE, LLWYNIFAN FARM, TROSSERCH ROAD, LLANGENNECH, LLANELLI, SA14 8AX

### **DETAILS:**

The applicant has submitted additional drawings which provide details of the surface water drainage scheme proposed to serve the replacement toilet, shower block and car port building. The drawings show the surface water from the roof of the new building being discharged into an existing surface water drain adjacent to the building that discharges directly into an existing drain in Trosserch Road. It is of note that the surface water from the existing building currently discharges into this drain.

Members' attention is drawn to an error in the second paragraph of the 'the proposal' section of the main report which indicates that surface water from the building will be disposed of via a soakaway system. Surface water from the new building will discharge to an existing surface water drain, as described above.

The surface water scheme proposed is considered to be acceptable in that it will dispose of surface water in a sustainable manner without causing detriment to neighbouring properties.

In light of the submission of the scheme it is recommended that condition nos. 2 and 3 contained in the main report be amended to read as follows:-

### **CONDITIONS**

- 2 The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans:-
  - 1:1250 scale location plan received on 7 December 2016;
  - 1:500 scale block plan received on 6 March 2017;
  - 1:50 scale proposed plan received on 7 December 2016;
  - 1:50 scale proposed front and rear elevations received on 7 December 2016;
  - 1:50 scale proposed side elevations received on 7 December 2016;
  - 1:1250 scale location plan received on 6 March 2017.
  
- 3 The surface water scheme shown on the 1:1250 scale location plan and 1:500 scale block plan received on 6 March 2017 shall be implemented strictly in accordance with the details shown therein prior to the beneficial use of the development hereby approved.

## **REASONS**

- 2 To ensure that only the approved works are carried out.
- 3 To ensure the installation of an appropriate drainage scheme and ensure the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34900</b>
<i>Proposal &amp; Location</i>	REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, ENSUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY

### **DETAILS:**

#### **CONSULTATIONS**

**Local Member** – County Councillor G Morgan has objected to the application on the following grounds:

- The development will have a detrimental impact on the amenity and privacy of neighbouring dwellings.
- The scale and design of the extension will be intimidating to the neighbouring property of 25 Llys Westfa while also overlooking the property.

The issues raised by Councillor Morgan have been addressed in the main report presented to the Committee and the recommendation to approve remains unchanged.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34972</b>
<i>Proposal &amp; Location</i>	DEMOLITION OF CURRENT GARAGE BUILDING AND THE ERECTION OF A STEEL FRAMED AGRICULTURAL SHED WITH CONCRETE FLOOR TO THE REAR OF THE GARDEN AT 17 HEOL Y BRYN, PONTYBEREM, LLANELLI, SA15 5AG

### **DETAILS:**

The applicant has confirmed that the shed is for private domestic purposes only, as he has a collection of vintage tractors, namely a Massey Ferguson 35, a David Brown 983 and a John Deere 2030. The collection of tractors is the applicant's hobby, so he has agreed to remove the word agricultural from the description in the interests of clarity.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35069</b>
<i>Proposal &amp; Location</i>	PROPOSED DETACHED DWELLING AT PLOT ADJOINING, 1 PENYGRAIG ROAD, LLWYNHENDY, LLANELLI, CARMARTHENSHIRE, SA14 9PA

### **DETAILS:**

### **CONSULTATIONS**

**Welsh Water/Dwr Cymru** – Has raised no objection to the application.