

**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 21 MEDI 2017
ON 21 SEPTEMBER 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/33277
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT AT LAND ADJOINING MARETTA, FIVE ROADS, LLANELLI, SA15 5YT

DETAILS:

THIRD PARTY REPRESENTATIONS

There is a typographical error under Third Party Representations which should read.

There are calls for the frontage plots to be open space. It is however noted that the site is adjacent to the recreation ground so further open space is not required. The site will facilitate the extension of the school which will provide sports and open space for the community as well as an improvement to the education facility. Further open space along the highway is not therefore considered necessary or desirable.

ADDENDUM – Area South

<i>Application Number</i>	S/35823
<i>Proposal & Location</i>	DEMOLITION OF THE EXISTING DWELLING (HEN GOITRE) AND CONSTRUCTION OF 1 NO 4 BEDROOM TWO STOREY DETACHED DWELLING AT HEN GOITRE, HENDY, HENDY, LLANELLI, SA4 0YQ

DETAILS:

CONSULTATIONS

Coal Authority – Have raised no objection to the application.

The applicant has submitted an amended location and block plan which correct an anomaly in the original plans. Condition nos. 2 and 6 of the original report are therefore to be amended as follows to reflect the new plans received.

CONDITIONS

- 2 The development shall be carried out in accordance with the details shown on the following schedule of plans:
- Block and Location Plan (PA/03) received on 19 September 2017.
 - Site Sections (PA/04) received on 31 August 2017.
 - Proposed Elevations (PA/02) received on 7 July 2017.
 - Proposed Elevations and Floor Plans (PA/01) received on 7 July 2017.
 - Bat Survey Report entitled Hen Goitre, Hendy, Carmarthenshire, SA4 0YQ received on 7 July 2017.
- 6 The existing dwelling known as ‘Hen Goitre’ as shown on the Block and Location Plan (PA/03) received on 19 September 2017 shall be demolished and removed from the site prior to the beneficial occupation of the new dwelling hereby approved.

REASONS

- 2 To ensure that only the approved works are carried out.
- 6 In the interests of visual amenity.

ADDENDUM – Area South

<i>Application Number</i>	S/35875
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT - REVISED OUTLINE PLANNING FOR 3 DETACHED DWELLINGS (RESUBMISSION OF S/33484 - APPEAL REFUSED 25/11/16) AT LAND ADJACENT TO, HEN SOAR FACH, MYNACHLOG ROAD, PONTYBEREM, LLANELLI, SA15 5EY

DETAILS:

CONDITIONS

- 4 The land subject to this permission is as identified on the amended 1:500 & 1:1250 scale Block and Location plan (04) dated 15 September.

ADDENDUM – Area South

<i>Application Number</i>	S/35189
<i>Proposal & Location</i>	SITING OF TWO DETACHED DWELLING HOUSES AT LAND AT FORMER CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM, LLANELLI, SA15 5NB

DETAILS:

CONSULTATION

Pontyberem Community Council – supports the development of two affordable dwellings on the site.

ANALYSIS

For clarity, it should be noted that the proposal is for two market houses on the site not affordable houses. The applicants have agreed the affordable housing contribution of £51 per square metre internal floor area towards affordable housing elsewhere, however the proposal is not for affordable dwellings.

On balance, the recommendation remains that the proposal is not in accordance with policy.