

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

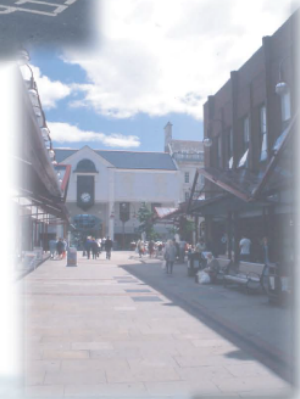
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 10 GORFFENNAF 2018
ON 10 JULY 2018**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

<i>Application Number</i>	W/36571
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT (4 DWELLINGS) AT LAND OFF CAPEL EVAN ROAD, CARMARTHEN, SA31 1HJ

DETAILS:

County Councillor Ken Lloyd has sought clarification over the appeal decision referred to in the report and has highlighted a different appeal.

The other appeal decision referred to by Councillor Lloyd was in Mynachlog Road, Pontyberem in 2016 (S/33484). This was an outline for residential units which was dismissed. The main issue was in relation to highway safety. There was concern over the narrowness of the road and displacement of on-street parking along with visibility and pedestrian safety. The Inspector dismissed the appeal and raised concerns over parking restricting visibility and lack of alternative parking. However each case should be considered on its own merits and there are some differences between that site and this one. The road in that appeal was of single carriageway width with only “occasional wider sections that enable vehicles to pass”. The Inspector also noted there was no pavement or verge and forward visibility was impaired due to the winding nature of the road. No street lighting and lack of pedestrian facilities were also referred to in the appeal case. The current application site has pedestrian facilities on the opposite side of the road to the application site and to the north.

ADDENDUM – Area West

<i>Application Number</i>	W/37328
<i>Proposal & Location</i>	RETROSPECTIVE PLANNING APPLICATION FOR AN AGRICULTURAL MACHINERY SALES AREA INCLUDING ASSOCIATED GROUND WORKS, STORAGE SHED AND LANDSCAPING AT LAND AT, TAN Y BRYN, NANTGAREDIG, CARMARTHEN, SA32 7LH

DETAILS:

The Agent has responded to the comments/queries raised by the Head of Transport.

This indicates that they would be willing to accept a condition requiring improvements to the visibility at the access of the site. It has been suggested that the area to the front and side of the bungalow be used for the parking and turning for the commercial use. The applicant has advised that lorries currently turn by the bungalow, arrive by appointment and the area cleared before their arrival. It is also stated that HGV's are not permitted. In relation to the parking standards query the agent suggests that as it is an appointment basis, only one space is needed. The provision of only one space is again put forward by the agent as being sufficient to prevent additional customers or those not with appointments.

It is felt that the removal of the roadside hedge to accommodate an appropriate visibility splay would exacerbate the concerns over the visual impact of the proposal, making it even more visible. The setting back of any hedgerow may also encroach on the suggested turning/parking area between the bungalow and the road and the levels of the site suggest that the hedgerow may need to be at the top of the bank level with the area to the front of the bungalow. The inclusion of a parking/turning area to the front would increase concerns over the conflict between the residential and commercial uses and it is not clear how this would be affected by any new or translocated hedgerow. In terms of the control of the number of visitors it is not considered that providing only one space would be sufficient to ensure that customers/deliveries are restricted to one at a time.