

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

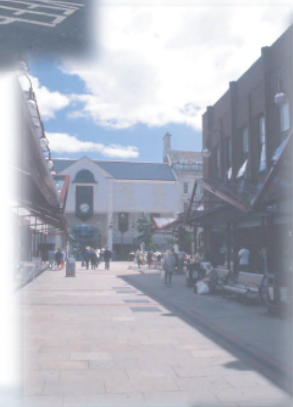
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 16 GORFFENNAF 2020
ON 16 JULY 2020**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal
Gorllewin/
Area West*



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

ADDENDUM - AREA WEST

Application No	W/38620
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Application Type	Full Planning
Proposal & Location	PROPOSED RESIDENTIAL DWELLING WITH INTEGRAL GARAGE (PARTLY RETROSPECTIVE) AT PLOT 4 OPPOSITE BRON YN AUR, CAPEL DEWI, CARMARTHEN, CARMS, SA32 8AD

Neighbours/Public – One further letter of representation has been received from a neighbouring resident who suggests that the plans submitted contain discrepancies in so far as they depict the neighbouring dwelling on plot no. 3 being under construction whereas it has now been completed. Reference is also made to the access serving plot 3 and that the current application is retrospective in that the foundations of the bungalow are already in place.

Appraisal

The matters raised by the respondent relate primarily to the neighbouring plot, plot 3, and are not therefore relevant in the consideration of the current application. Nonetheless, the applicant has updated the relevant plans by removing the reference to plot 3 being under construction. Furthermore, the description of the application already refers to the application being submitted partly in retrospect.

The wording of condition no. 2 of the report is to be amended to the following to reflect the submission of the updated plan.

CONDITIONS

- 2 The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans and information:
 - Location and block plan (PA/02) received on 9 July 2020;
 - Site Section (PA04) received on 24 June 2020;
 - Floor plans and elevations (01) received on 3 December 2019.

REASONS

- 2 In the interest of clarity as to the extent of the permission.

Application No	W/37854
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Application Type	Full Planning
Proposal & Location	FULL PLANNING APPLICATION FOR THE EXTENSION OF PENLAN HOLIDAY PARK INCLUDING THE DEVELOPMENT OF 17 NO. MOBILE HOMES AND ASSOCIATED WORKS. RETROSPECTIVE PERMISSION IN RELATION TO GROUND WORKS UNDERTAKEN IN THE FIELD PARCEL TO THE EAST AT PENLAN HOLIDAY VILLAGE, CENARTH, NEWCASTLE EMLYN, SA38 9JN

Following the publication of the report representation has been received that conveys that the proposed closure of the second vehicular access as referred to in condition 5 would adversely impact upon historical access rights to third party properties and result in agricultural/holiday traffic conflict if only the one access routed through the holiday park was to be utilised by all vehicles.

5 Prior to the commencement of development herewith approved the means of existing vehicular access located at E:226132 / N:240675 (the easternmost of the two existing vehicular access off the B4332) shall be permanently stopped up, and the public highway reinstated to the written approval of the Local Planning Authority.

Having due regard to the concerns referred to, the Head of Transport has agreed that proposed condition 5 can be omitted should planning permission be granted.

The recommendation for approval remains, without the inclusion of condition 5.