

**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 04 MAWRTH 2021
ON 04 MARCH 2021**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal Del/
Area South*



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 SOUTH

Application No	S/40505
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Application Type	Full Planning Permission
Proposal & Location	RETENTION OF CHANGE OF USE OF DWELLING HOUSE TO A RESIDENTIAL CARE FACILITY AT 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG

Summary of Consultation Responses

Local Member – Cllr Susan Phillips advises that her fellow ward member, Cllr Penny Edwards, had been dealing with this application and had agreed to address the committee on behalf of local residents. However, as Cllr Edwards is currently unable to attend the committee meeting due to ill health, Cllr Phillips requests that the application is deferred as she is also unable to attend the meeting to speak on behalf of the local residents.

Adjoining Lliedi Ward Member – Cllr Rob James requests that the application be deferred from planning committee as he considers that members should view the site in person, at a time when site visits can be arranged. Considers that the applicant would not be delayed, given that the application is retrospective.

Summary of Public Representations

9No additional public representations have been submitted to the authority following the publication of the agenda item, including 2No requests to speak at the planning committee. The matters raised in these additional representations are summarised as follows:

Parking and the On-street Parking Survey Assessment

- The assessment does not mention the 2No pool cars based at the property.
- Concern of the bias of the parking survey, commissioned by the applicant, as the parking on the survey dates could be influenced to reflect favourably on the scheme.
- Vehicles are being moved further away on occasions and speculate that this is to alter the results of a parking survey, which may still be being undertaken.
- The survey indicates that there were parking spaces available on several occasions, but this is not usually the case and parking continues to be a problem. (Photographs are provided to show a lack of availability, and instances of illegal parking).
- Cars often park on double yellow lines and up to the junction with Elgin Road.
- There are frequent near misses, with the parking of vehicles on double yellow lines reducing visibility at the Elgin Road junction of vehicles travelling from the west, causing a highway safety issue.
- Provide details of the vehicles regularly parked on the A484.
- There are several staff and visitors associated with the property, often amounting to as many as 12 vehicles, leaving very few spaces for other residents to use and causing difficulties using any available parking spaces.

Separate Office Use

- A separate office is being run from the property, which causes parking problems in this residential area and generates even further parking demand.
- A director of the company works from the office.

Request to Defer

- Request that the consideration of this application be deferred given that the local member is suffering from ill health and is unable to represent the residents at the meeting.

Response

The matters raised in the additional public representations regarding the parking concerns, the on-street parking assessment and the office use echo those already addressed in the main agenda report for this application. As such, no additional response is considered necessary as part of the addendum.

The Highways Planning Liaison Officer has confirmed that there have been no complaints received by the Road Safety/Traffic Management section of safety issues or illegal/indiscriminate parking at this location and confirms that illegal parking is an enforcement matter.

With regards the request to defer the consideration of the application received from members and third parties, these requests are noted and are presented to members for consideration.