ADRODDIAD PENNAETH CYNLLUNIO, CYFARWYDDIAETH YR AMGYLCHEDD

REPORT OF THE HEAD OF PLANNING, DIRECTORATE OF ENVIRONMENT

AR GYFER PWYLLGOR CYNLLUNIO CYNGOR SIR CAERFYRDDIN/

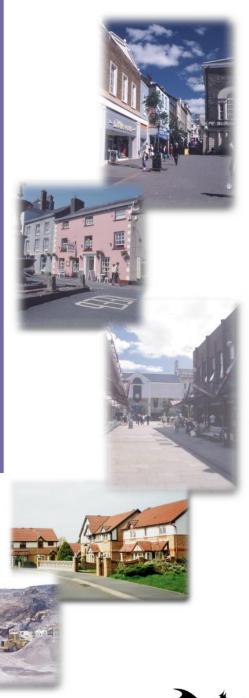
TO CARMARTHENSHIRE COUNTY COUNCIL'S PLANNING COMMITTEE

AR 29 Gorffennaf 2021 ON 29 July 2021

I'W BENDERFYNU/ FOR DECISION

ATODIAD ADDENDUM

Ardal De/ Area South





Application Number	S/40692
Proposal & Location	PROPOSED CONSTRUCTION OF UP TO 202 UNITS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS - CWM Y NANT (LAND NORTH OF GORS FACH), DAFEN, LLANELLI, SA14 8NB

CONSULTATIONS:

Local Member(s) - Councillor Sharen Davies (Llwynhendy) has submitted further objection on the application in relation to lack of infrastructure, impact to highway safety and traffic generation, flooding in the area as per previous photographs forwarded and impact on habitats.

Application Number	PL/01773
Proposal & Location	CONVERSION OF TWO AGRICULTURAL BARNS TO TOURIST ACCOMMODATION AND A RESIDENTIAL ANNEXE AT PENCOED FARM, PENCOED ISAF ROAD, BYNEA, LLANELLI, SA14 9TW

CONSULTATIONS:

Highway Officer – formal response now received confirming no objection subject to conditions. The response notes that Pen Coed Isaf Road is constrained; however, concludes that the development proposals are not considered to represent an intensification of the site. In addition, should the use of the site change in future and result in any further intensification then improvements to Pen Coed Isaf Road would need to be considered e.g., additional passing places and parking restrictions at the Station Road / Pen Coed Isaf Road junction.

The response recommends inclusion of the following condition:

 The residential annexe hereby permitted shall only be used as ancillary accommodation to the existing dwelling-house known as Pencoed Farm. It shall at no time be sold, let or sub-let as a separate unit of residential accommodation.

A similarly worded condition restriction the use of the residential annexe is already proposed within the full report to Committee and draft condition list.