

**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***



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| <i>Application Number</i> | S/40692 |
| <i>Proposal & Location</i> | 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.

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| <i>Application Number</i> | PL/01773 |
| <i>Proposal & Location</i> | 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.