

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a Chynaliadwyedd
Adran yr Amgylchedd**

**Report of the Head of Place and
Sustainability
Environment Department**

31/03/2022

**I'W BENDERFYNU
FOR DECISION**

ADDENDUM

<i>Application Number</i>	PL/01280
<i>Proposal & Location</i>	PROPOSED SPLIT LEVEL RESIDENTIAL DWELLING AND ALL ASSOCIATED WORKS AT LAND ADJACENT TO 19 PARC YR ONNEN, CARMARTHEN, SA31 1ED

DETAILS:

Summary of Additional Correspondence

Following publication of the committee report, a further representation was received from Mr Gordon Davies, 22 Parc yr Onnen who owns the private drive leading from the estate road and serves 19, 21 and 22 Parc yr Onnen. The additional comments are summarised as follows:

If permission is not given to widen the road, the planning permission would be void and consideration of the application is a waste of resources and time. Mr Davies re-iterates that they have no intention of granting permission to widen the road nor do they intend to agree to a shared driveway with the property. Furthermore, it was highlighted that the latest plans only involved widening a section of the road and therefore would not comply with highway standards. A previous application was refused and it is not clear how this application differs from the previous application.

In response a response was sent by the case officer which is summarised below:

It is confirmed that the highway department are satisfied with the proposals being put forward.

The planning remit only extends to consider whether the development is acceptable or not. The issues of separate agreements/consents which may be required under separate legislation/civil law are not matters that could warrant an objection or non-consideration of the application.

In terms of the previous application, this was in outline only with limited details provided. This application is now in full with full and fixed details including the proposed boundary treatments between the access road and neighbouring dwelling and full details of the car parking/access area. It is therefore now considered that, on balance, given the details submitted, that the proposal is considered capable of being approved as detailed in the report.

Mr Davies has confirmed that he will be addressing the committee.

In addition to the above, correspondence was received from the applicant's agent referring to correspondence from the applicant's solicitor which confirmed that 19 Parc yr Onnen benefits from rights to pass and repass over all carriageways and footpaths serving the property as a whole and which can be transferred to a third party.

Notwithstanding the above, and as set out in the original report, matters concerning the right of access to the property are civil matters separate to consideration of the planning merits of the case.