



Dear Councillor

PLANNING COMMITTEE - TUESDAY, 24TH OCTOBER, 2023

Please find attached copies of the addendae and plans for the above meeting.

Agenda No	Item
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- | | |
|----|---|
| 3. | <u>DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 62) |
|----|---|

Yours sincerely

Wendy Walters

Chief Executive

Encs

Wendy Walters

Prif Weithredwr, Neuadd y Sir,
Caerfyrddin, Sir Gaerfyrddin SA31 1JP
Chief Executive, County Hall,
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWYR | INVESTORS
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg
You are welcome to contact me in Welsh or English

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

24/10/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/03083
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Proposal	Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works
Location	Former Coedmor School, Cwmann, Lampeter, SA48 8ET

Details

Pencarreg Community Council

An additional representation has been received from Pencarreg Community Council enclosing photographs of a flooding event from 2015 in support of the concerns regarding surface water. The photographs depict surface water flowing from the former school site through the park and community centre and on to Treherbert St.

It should be noted that surface water is governed by the Sustainable Drainage Approval Body (SAB). The applicant submitted a SAB application at the same time as the planning application, which shows an attenuation pond so surface water from the site is collected sustainably and if necessary, released in a controlled manner. The stream running along the western boundary is unaffected by the development. The SAB application has been scrutinised by the drainage engineers and has been approved.

Welsh Government

Welsh Government has confirmed through correspondence that the two issues subject to the call in request and Article 18 Direction as being settlement Development Limits and Place Making. These two issues are addressed through the Committee presentation.

Recommendation

The recommendation remains approval subject to the lifting of the Article 18 Direction.

Y Pwyllgor Cynllunio / Planning Committee

24/10/2023

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/03083

Gary Glenister

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Page 7

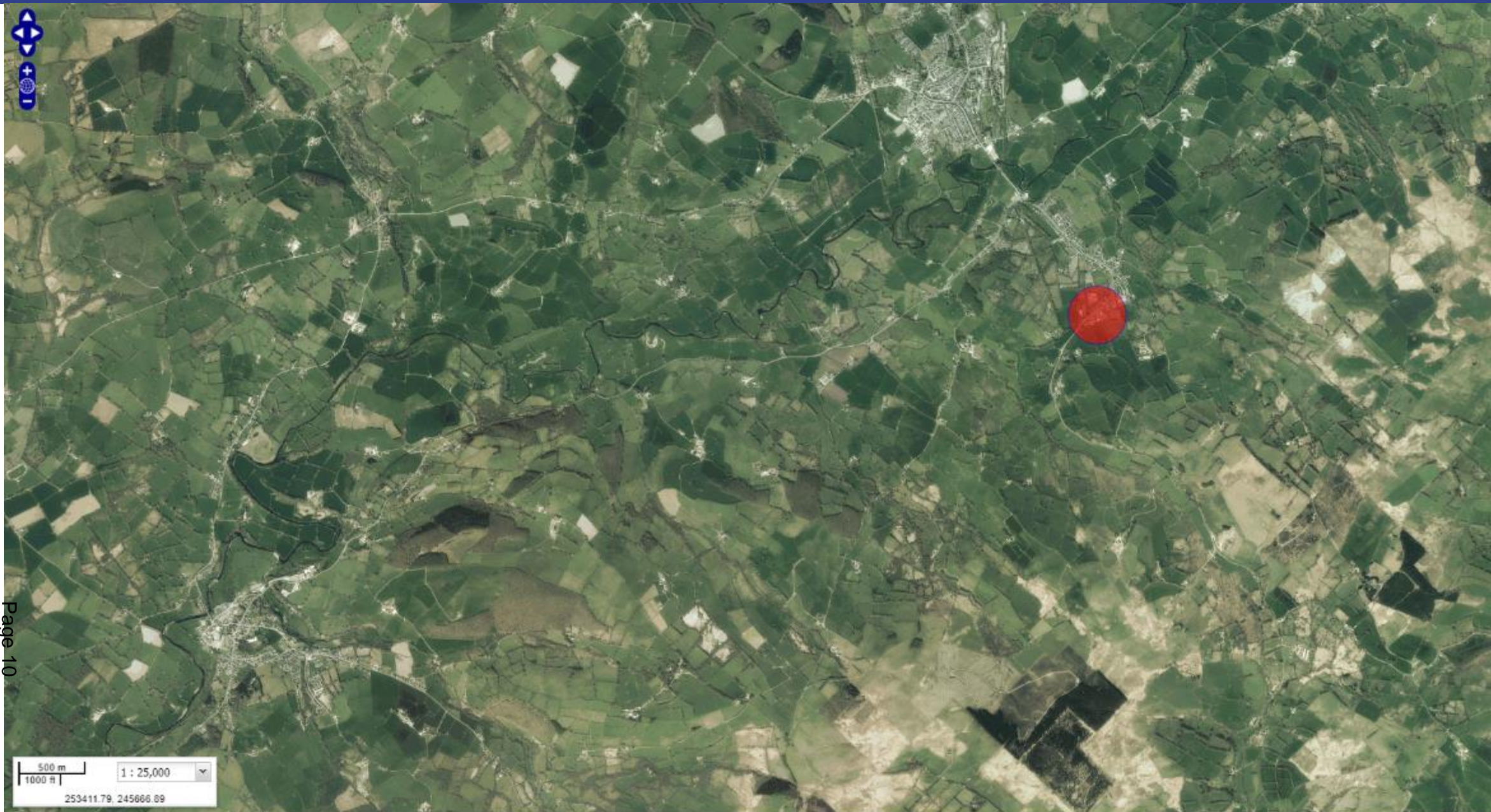
Cyngor **Sir Gâr**
Carmarthenshire
County Council

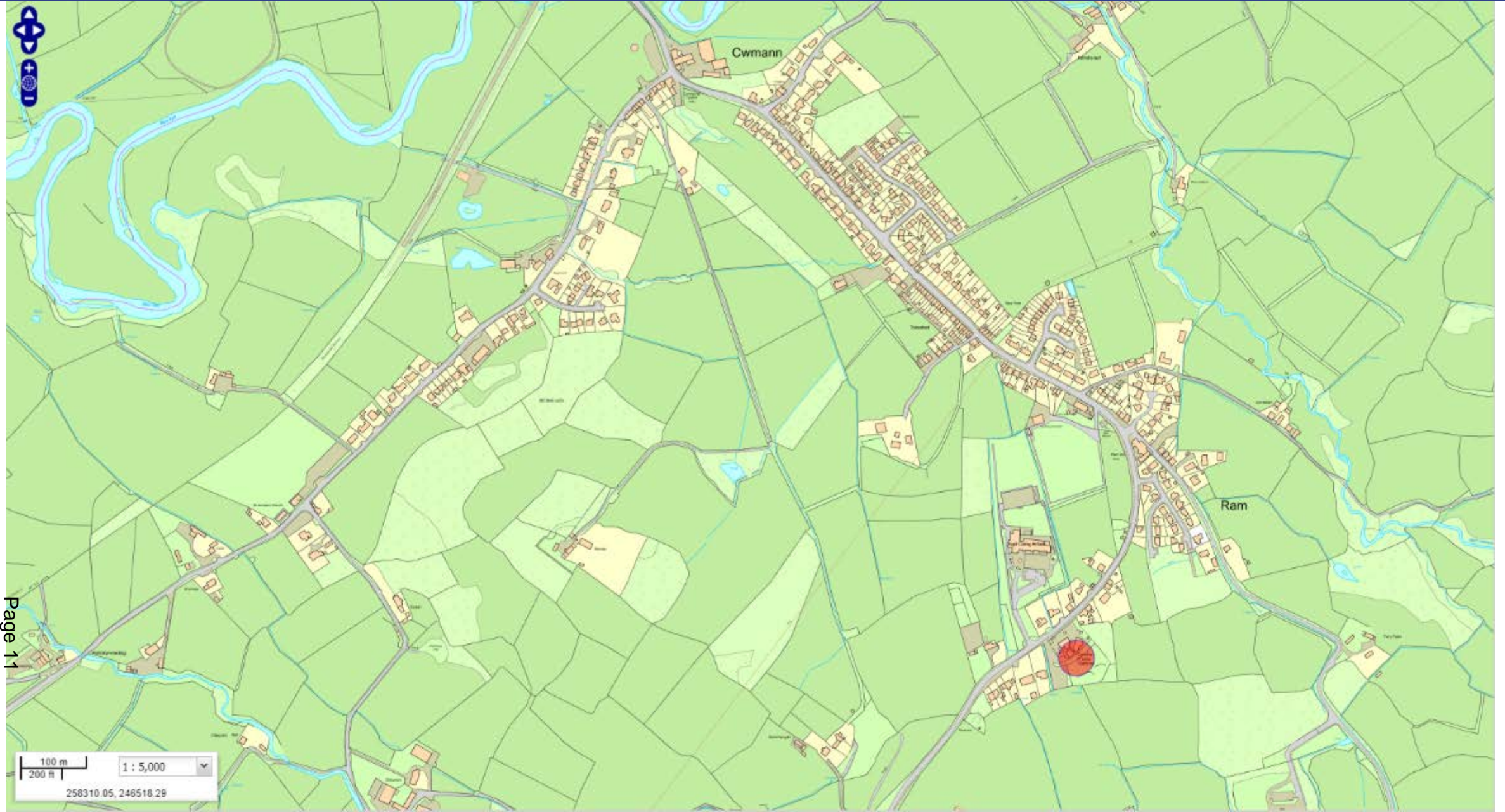


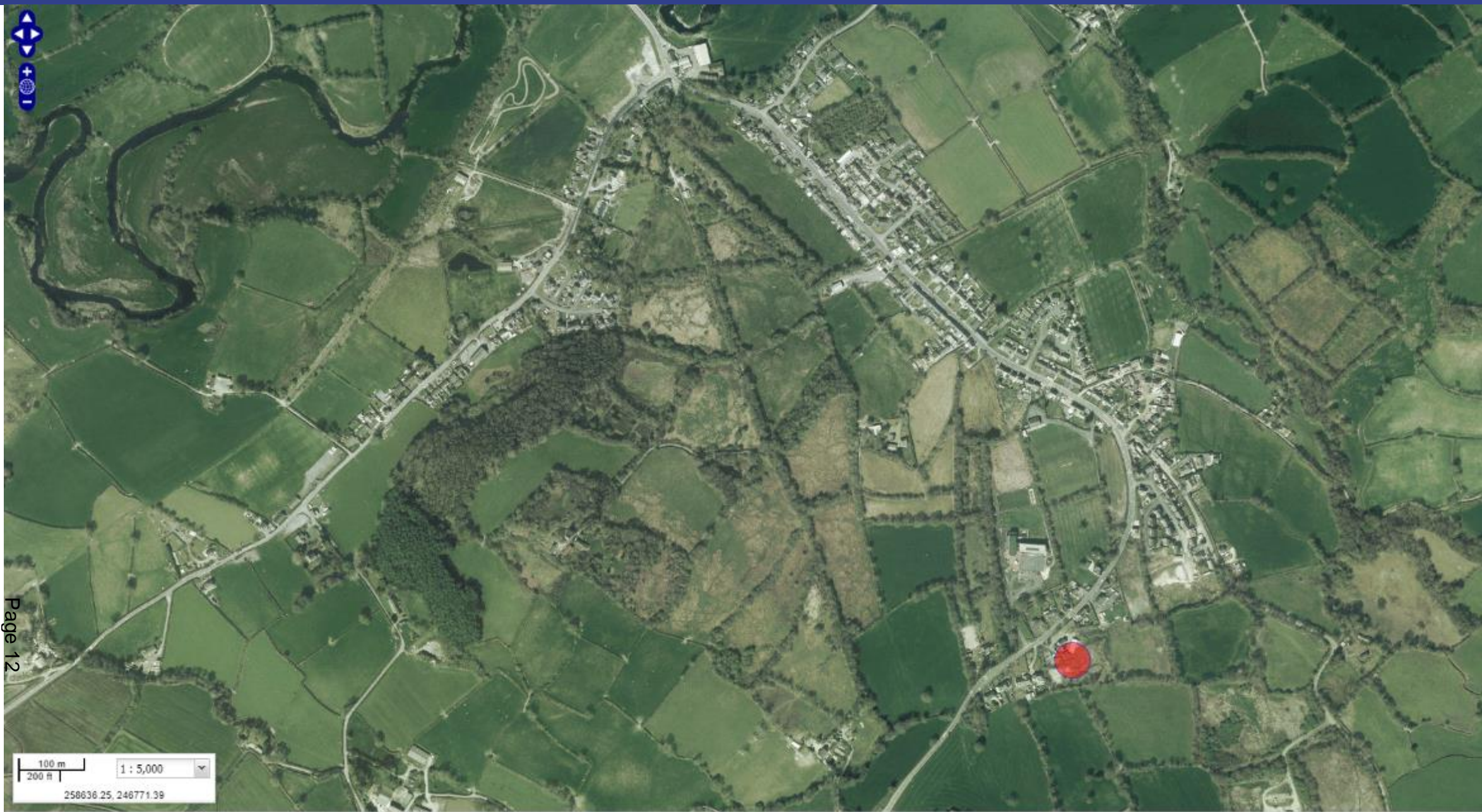
**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

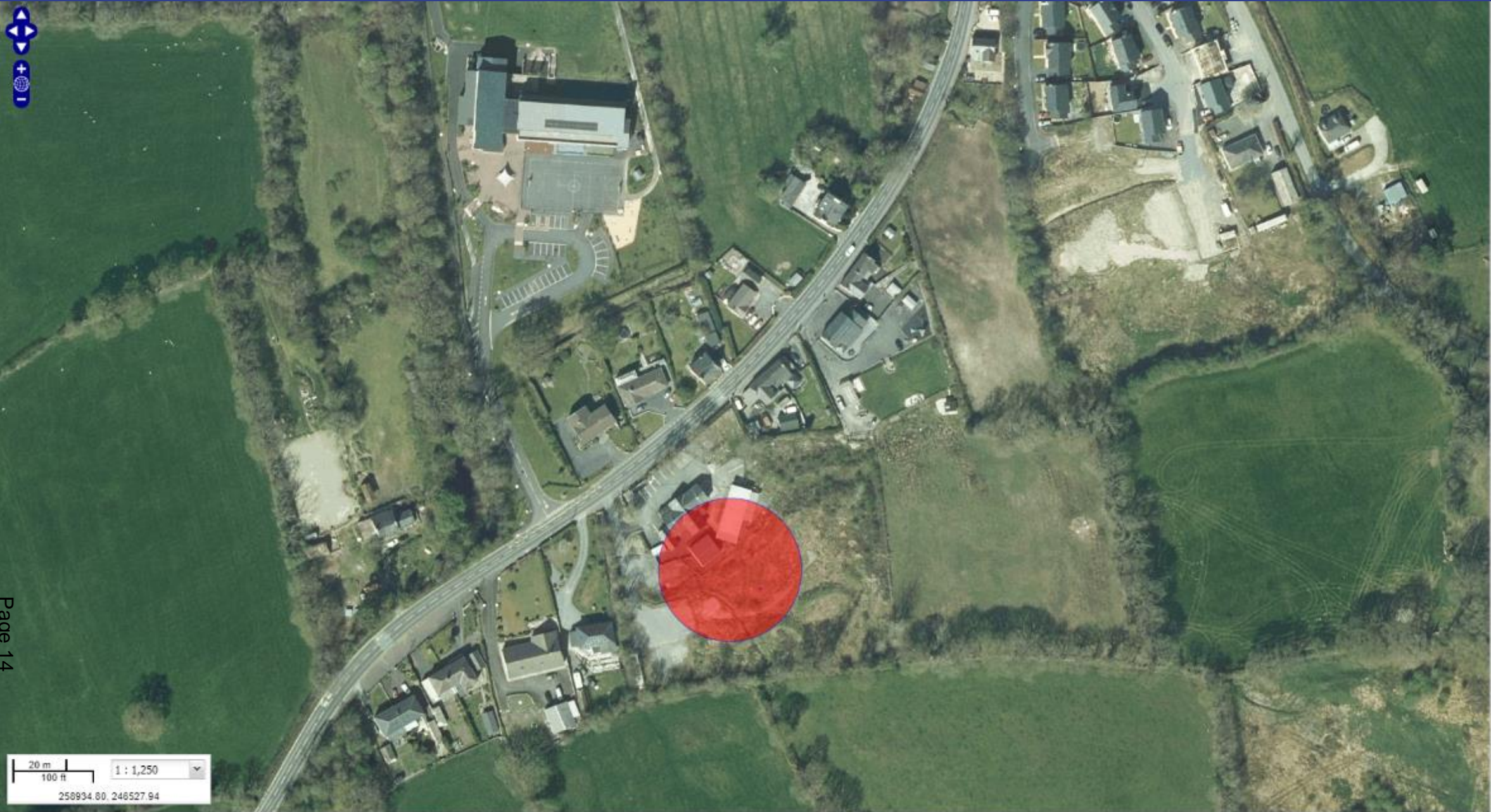




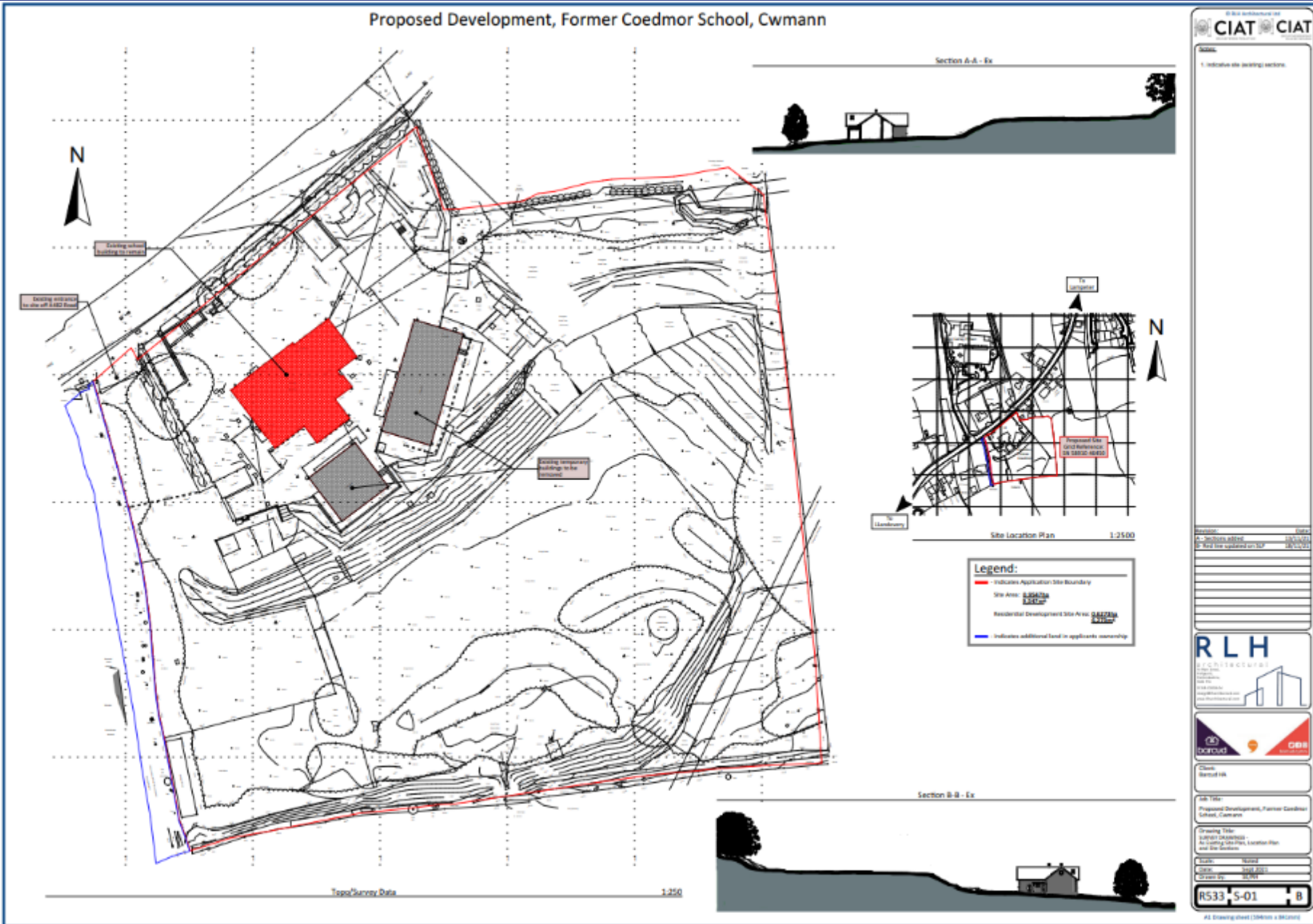








Proposed Development, Former Coedmor School, Cwmann



CIAT

1. Indicate the existing sections.

Author:	
Checked by:	
Drawn by:	
Scale:	
Date:	
Project:	
Sheet:	

RLH
RURAL LAND HOLDINGS

boroid **CBR**

Client: Rural Ltd

Job Title: Proposed Development, Former Coedmor School, Cwmann

Drawing Title: Section A-A, B-B, Site Plan, Location Plan and Site Boundary

Scale: 1:2500

Date: 2024-05-01

Drawn by: RLH

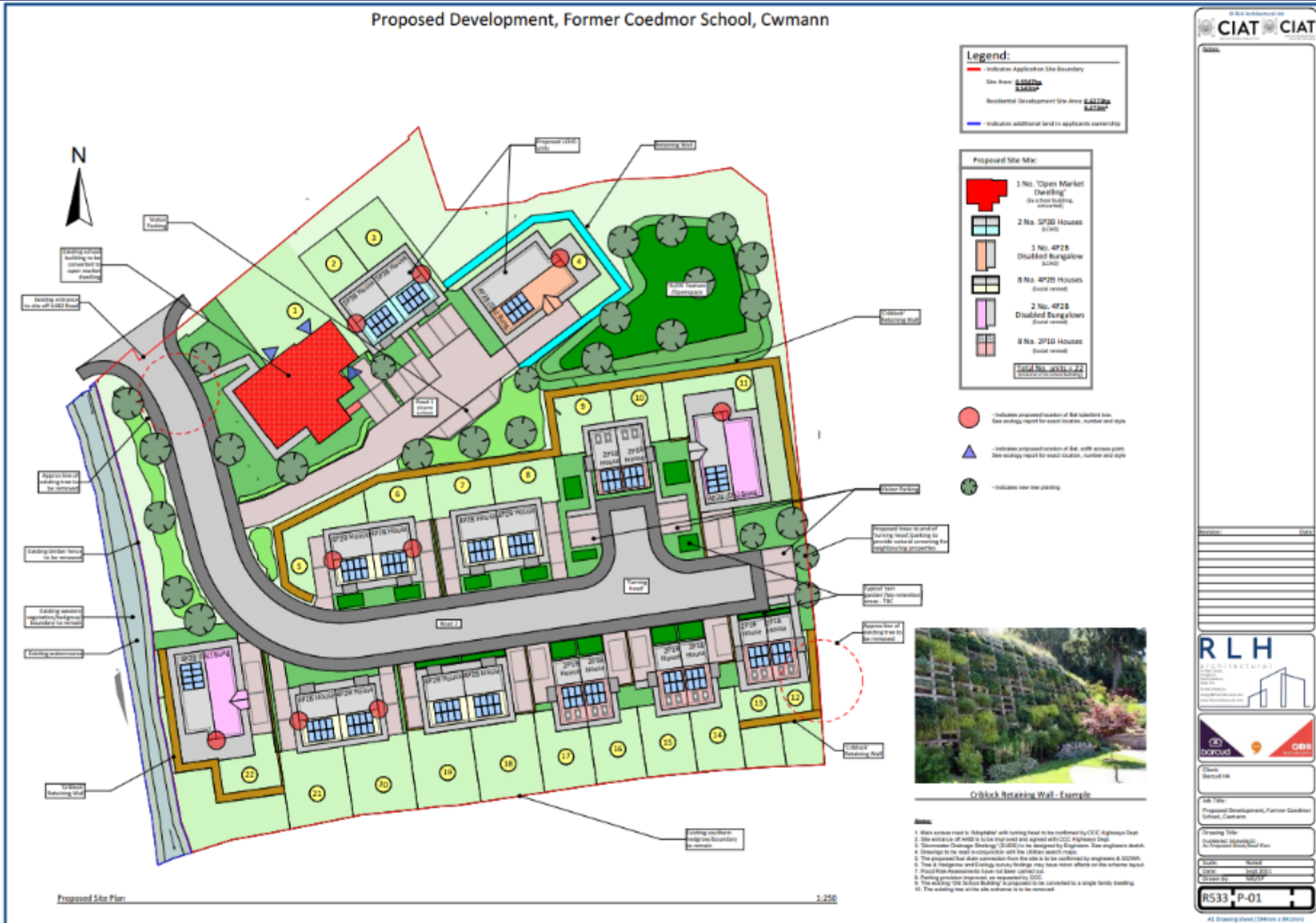
R533-5-01 **8**

All Drawing/Plans/Drawings © 2024 RLH



PL/03083 (As Submitted)

Proposed Development, Former Coedmor School, Cwmann



CIAT CIAT

RLH

barcad

Client: [Redacted]

Job Title: Proposed Development, Former Coedmor School, Cwmann

Drawing Title: [Redacted]

Scale: 1:250

Drawn by: [Redacted]

Checked by: [Redacted]

R533 P-01

© 2024 [Redacted]

PL/03083 (As Proposed)

Proposed Development, Former Coedmor School, Cwmam



CIAT
 CIAT
 CONSULTANTS
 100-105, THE PARADE, SOUTHSEA, SOUTHAMPTON, SO9 4BP

RLH
 RURAL LAND HOLDINGS
 CONSULTANTS
 100-105, THE PARADE, SOUTHSEA, SOUTHAMPTON, SO9 4BP

Client: RUSSELL
Site Title: Proposed Development, Former Coedmor School, Cwmam
Drawing Title: PLANNING DRAWING FOR PROPOSED DEVELOPMENT
Scale: 1:500
Date: 10/10/2023
Drawn by: MDP
Checked by: MDP

RS33 P-01 A

41 Drawing sheet (04/08/23)

Former Coedmor CP School, Cwmann, Lampeter SA48 8ET



CIAT
REGISTERED PRACTICE



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CIAT
REGISTERED PRACTICE



First Floor Plan 1:100



Left Side Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:100



Right Side Elevation 1:100



A-A Building Section 1:100



Front Elevation 1:100

Areas:

- Green Internal/External Floor Area = 585.22sqm (5,916.64sqft)
- Green Internal/External Floor Area = 55.75sqm (595.88sqft)
- Total Green Internal Floor Area = 235.96sqm (2,511.97sqft)

Key/Legend:

- Proposed rafted garage/office/office boxes
- Proposed access point for rafted garage/office/office boxes

Revision	Date	By	Notes



RLH
REGISTERED PRACTICE




GIBB
REGISTERED PRACTICE

Client: Remodelling
Order Ref: Aug 23
Project: R533


Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET

R533-P-09




CIAT
REGISTERED PRACTICE


Former Coedmor CP School, Cwmann, Lampeter SA48 8ET
"Planning Drawings" - 4P2B Disabled Detached Bungalow




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REGISTERED PRACTICE




Left Side Elevation 1:100




Front Elevation 1:100



Right Side Elevation 1:100




Rear Elevation 1:100




Ground Floor Plan 1:50

Areas:	
Basic Internal Ground Floor Area	= 102.48sqm (1,093.57sqft)
Total Gross Internal Floor Area	= 202.48sqm (2,183.27sqft)
Storage Areas:	
Storage Areas 1sq Height or light green colour	
Labelled Storage Areas = 2.68sqm	
Ground Floor Storage Area = 2.68sqm	
Total Labelled Storage Area = 2.68sqm	
Key/Legend:	
	Proposed location of integrated hot box




A-A Building Section 1:50


Revision:									
<p>Notes:</p> <p>1. Refer back to completion with "proposed house type & site external finishes drawing" Ref. no. R533-01-11.</p>									




RLH
REGISTERED PRACTICE




GIB




Client:
Remodelling



Drawing Title:
Remodelling
Order: July 21
Contract: R533



Job Title:
Former Coedmor CP School, Cwmann,
Lampeter SA48 8ET



R533-P-06



CIAT
REGISTERED PRACTICE

Former Coedmor CP School, Cwmann, Lampeter SA48 8ET
"Planning Drawings" - 5P3B Semi-Detached House



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 CIAT
 REGISTERED PRACTICE



Front Elevation 1:100



Left-Side Elevation 1:100



Rear Elevation 1:100



Right-Side Elevation 1:100



Ground Floor Plan 1:50

Floor Areas:
 Total Gross Internal Ground Floor Area = 42.24sqm (450.25sqft)
 Total Gross Internal First Floor Area = 42.24sqm (450.25sqft)
 Total Gross Internal Area = 84.48sqm (900.50sqft)

Storage Areas:
 Storage areas highlighted in light green colour
 Ground Floor Storage Area = 2.89sqm
 First Floor Storage Area = 1.89sqm
 Total Building Storage Area = 4.78sqm

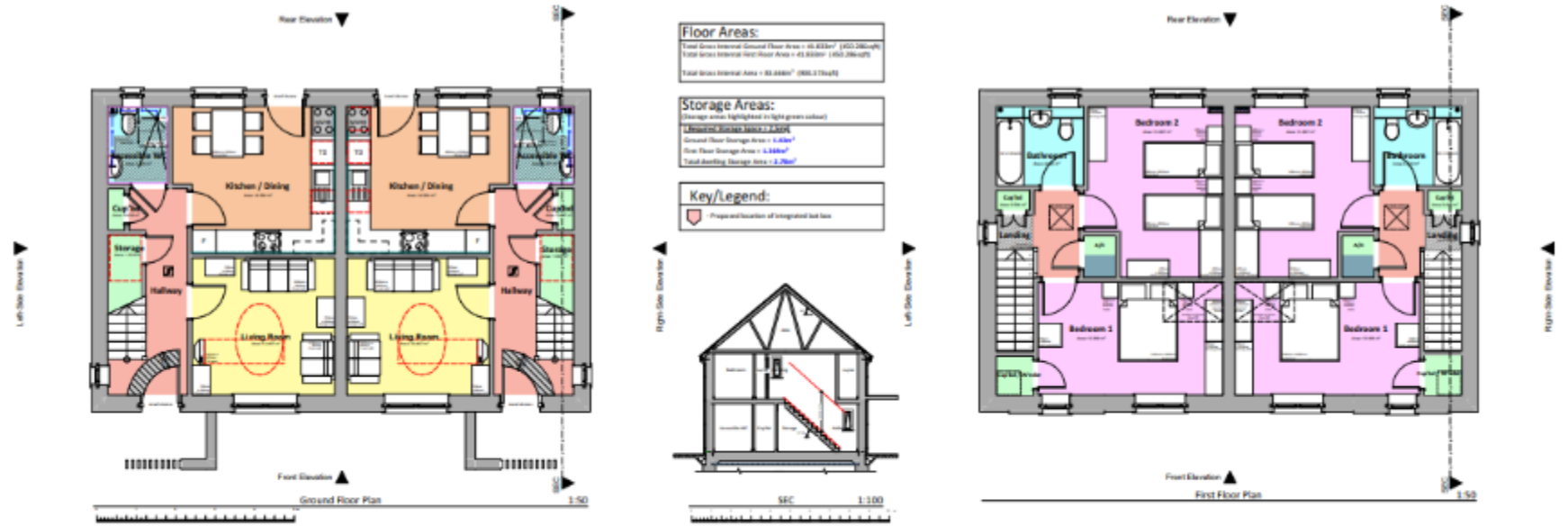


First Floor Plan 1:50




Building Section 1:100


<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Revised</th><th>Date</th><th>By</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	Revised	Date	By										<p>Notes:</p> <p>1. To be made in conjunction with proposed house type external 'curbside' sign ref. R532 P-08 for individual unit frontages.</p> <p>2. To be made in conjunction with proposed house type external 'curbside' sign ref. R532 P-08.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Client: Renew/Housing</td><td>Scale: 1:500</td><td>Drawing Title: 5P3B Semi-Detached House</td></tr> <tr><td>Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET</td><td>Order: Area 31 (Urban) 5P3B</td><td>Rev: 01</td></tr> <tr><td colspan="2"> </td><td style="text-align: center;">R532-P-08</td></tr> </table>	Client: Renew/Housing	Scale: 1:500	Drawing Title: 5P3B Semi-Detached House	Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET	Order: Area 31 (Urban) 5P3B	Rev: 01			R532-P-08
Revised	Date	By																					
Client: Renew/Housing	Scale: 1:500	Drawing Title: 5P3B Semi-Detached House																					
Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET	Order: Area 31 (Urban) 5P3B	Rev: 01																					
		R532-P-08																					




Former Coedmor CP School, Cwmann, Lampeter SA48 8ET
"Planning Drawings" - 2P1B Semi-Detached House


A1 Drawing sheet (504mm x 843mm)




© RLH Architectural Ltd





Left-Side Elevation 1:100



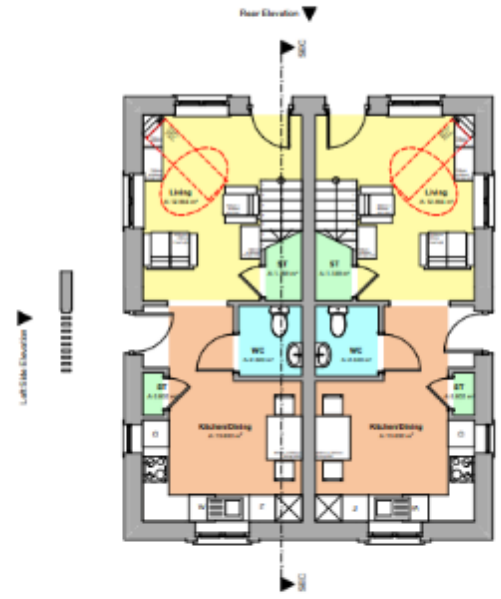
Front Elevation 1:100



Right-Side Elevation 1:100




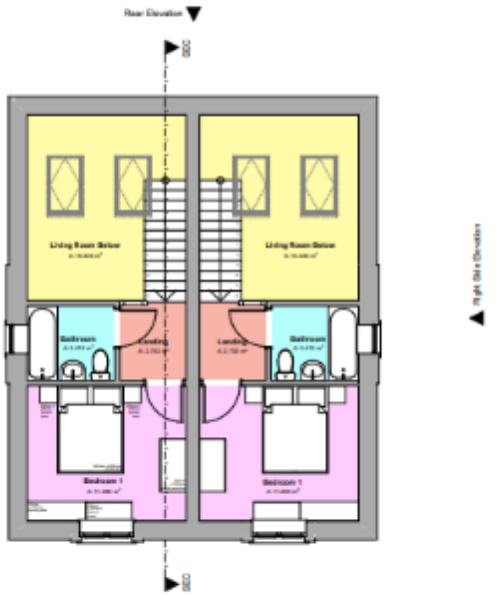
Rear Elevation 1:100



Ground Floor Plan 1:50

High Rise Elevations






First Floor Plan 1:50

Floor Areas:

Total Gross Internal Ground Floor Area = 22,742m² (263,482sqft)
 Total Gross Internal First Floor Area = 22,742m² (263,482sqft)
 Total Gross Internal Area = 45,484m² (526,964sqft)

Storage Areas:
 (Storage areas highlighted in light green colour)


General Store Storage Area = 1,200m²
 First Floor Storage Area = 4,800m²
 Total Storage Storage Area = 6,000m²




SEC 1:100

Revision	Date	By	Notes

Notes:
 1. To be read in conjunction with 'Proposed House Type & Site Internal Traffic Drawing' (Ref. PL/03083-01).





Client:
Renovating

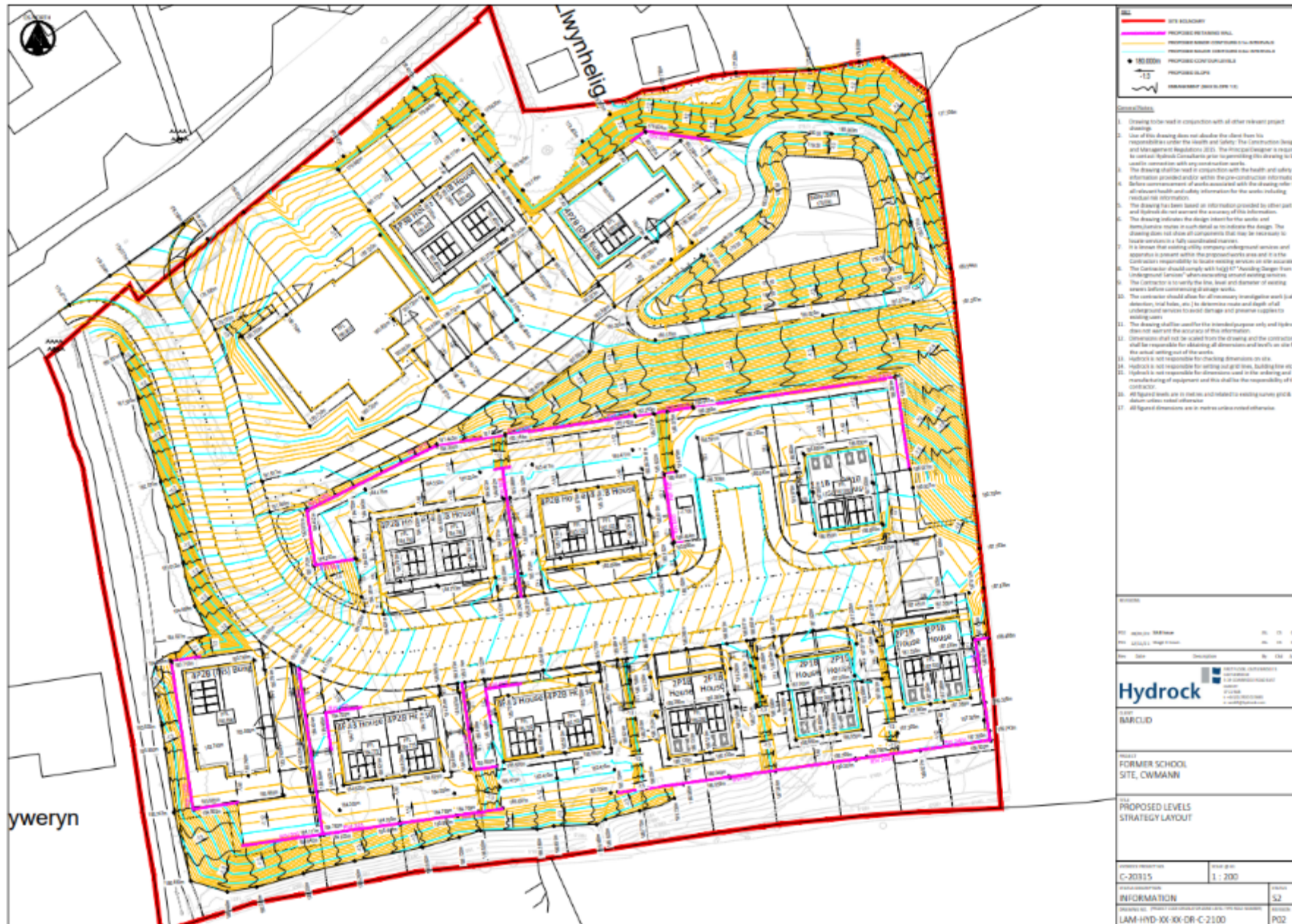
Order Ref:
Order: July 23, 2024: 5P334

Job Title:
Former Coedmor CP School, Cwmann, Lampeter SA48 8ET

Drawing Title:
Planning Drawings
Site Plan, Elevations & Sections

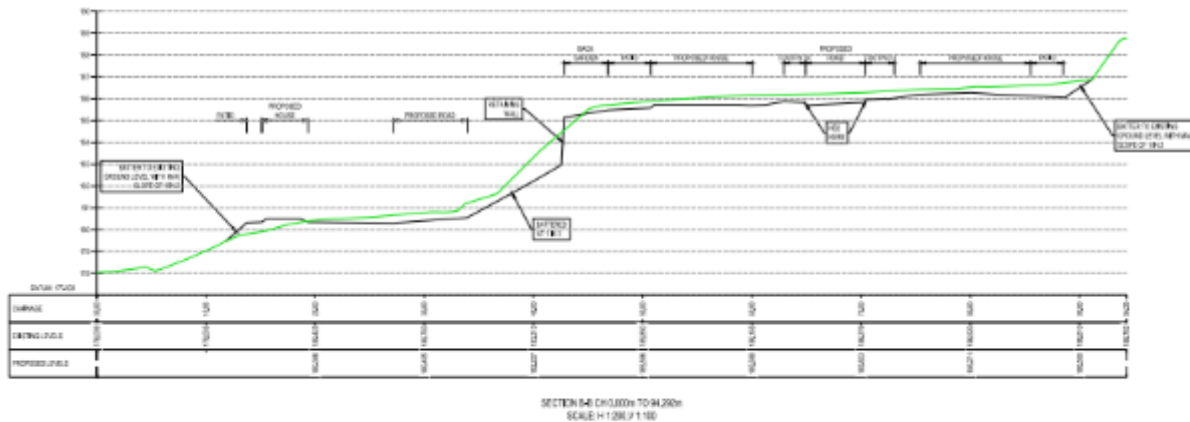
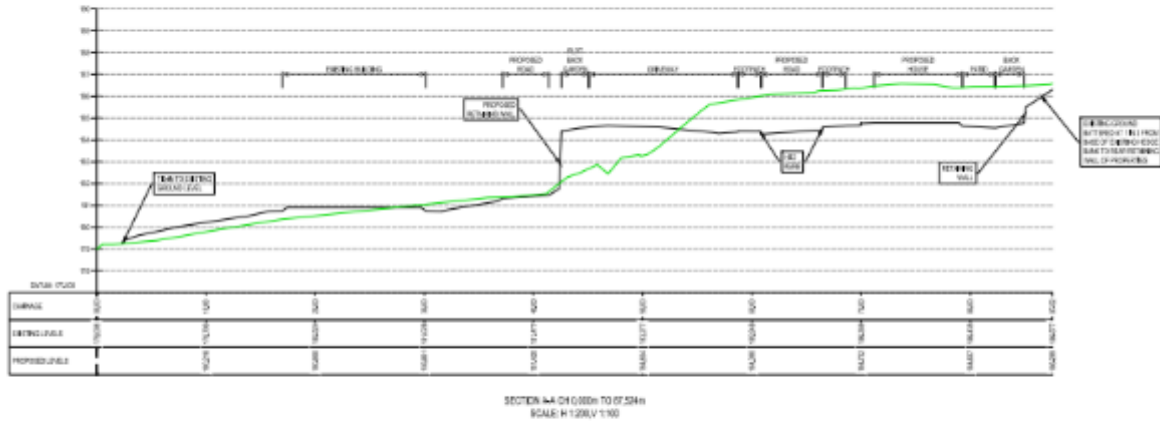
R533-P-05

PL/03083 (Proposed Levels Strategy Layout)



PL/03083 (Contour Plan Showing Sections)





LEGEND

- PROPOSED GRADE LEVEL
- EXISTING GRADE LEVEL

GENERAL NOTES

1. DRAWING FOR INFORMATION ONLY. ALL OTHER RELEVANT PROJECT DRAWINGS.
2. USE OF THE DRAWINGS DOES NOT IMPLY THE CONTRACTOR'S RESPONSIBILITY UNDER THE ROAD NAME SAFETY ACT. THE CONTRACTOR'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK	APP
01	2023/05/01	ISSUED FOR PERMIT	XXX	YYY	ZZZ
02	2023/05/01	ISSUED FOR PERMIT	XXX	YYY	ZZZ
03	2023/05/01	ISSUED FOR PERMIT	XXX	YYY	ZZZ
04	2023/05/01	ISSUED FOR PERMIT	XXX	YYY	ZZZ

Hydrock

PROJECT: BARCLUD

PROJECT: FORMER SCHOOL SITE, CWMANN

FILE: SITE SECTIONS SHEET 01 OF 02

PROJECT NUMBER: C-20315-C

SCALE: AS SHOWN

DATE: 2023

INFORMATION: 52

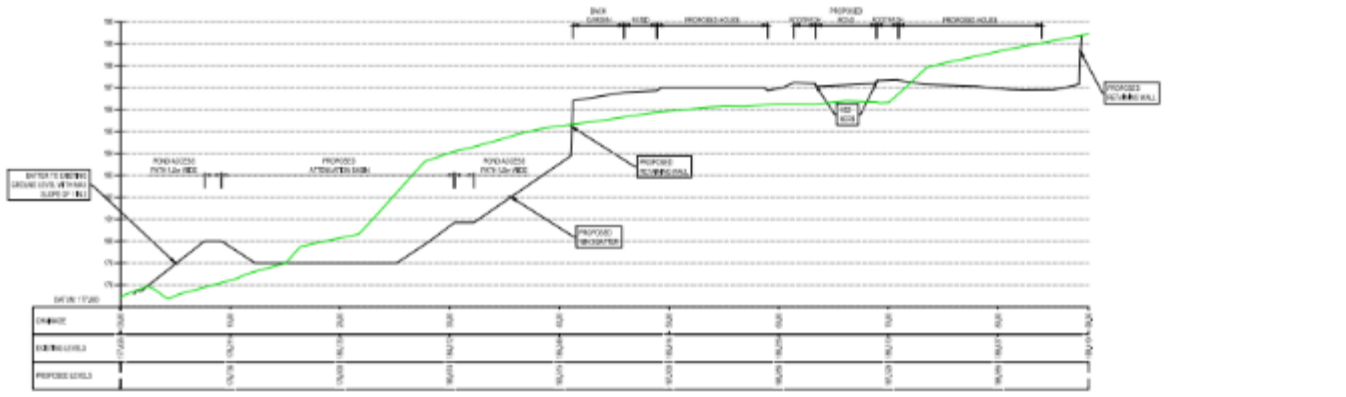
APPROVED: [Signature]

DATE: 2023

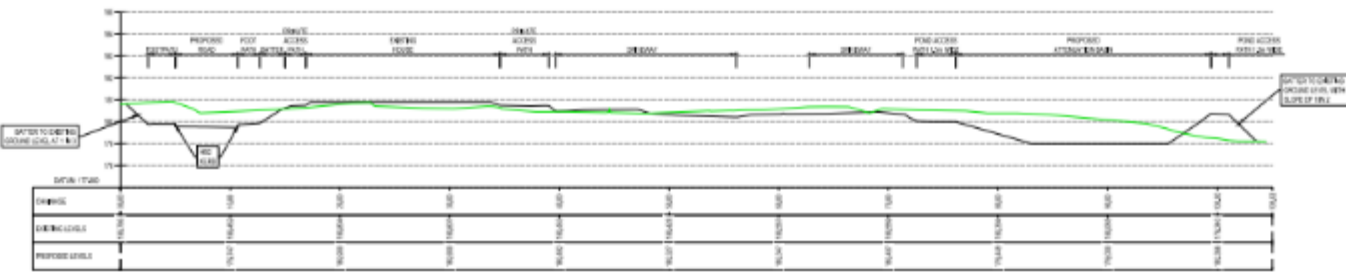
PROJECT: LAM-HYD-XX-XX-DR-C-203

DATE: 2023

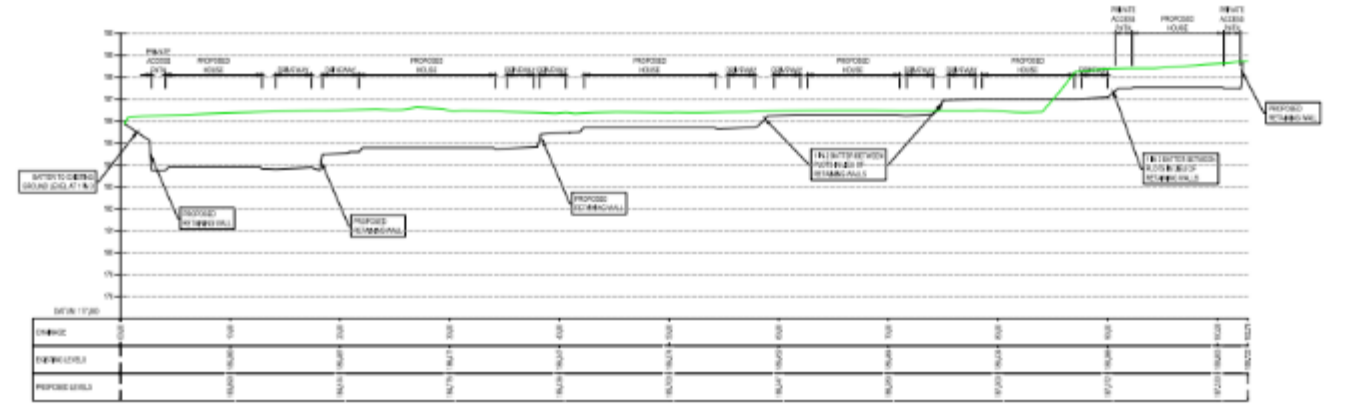




SECTION C-C CH 1500m TO 1620m
SCALE: H 1:200 V 1:50



SECTION D-D CH 1300m TO 1050m
SCALE: H 1:200 V 1:50



SECTION E-E CH 600m TO 180.7m
SCALE: H 1:200 V 1:50

<p>EXISTING GROUND LEVEL</p> <p>PROPOSED GROUND LEVEL</p>	
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DOCUMENTS. 2. USE OF THE DRAWING INDICATES APPROXIMATE LEVELS FROM WHICH RESPONSIBILITY FOR UNDER THE HEALTH AND SAFETY OF THE CONTRACTOR'S DESIGN AND MANAGEMENT MUST BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LEVELS SHOWN ON THESE DRAWINGS TO BE ACCURATE BY CONDUCTING SURVEYS AND CORRECTING ANY ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 3. BEFORE COMMENCEMENT OF WORKS, THE CONTRACTOR SHALL VERIFY THE EXISTING GROUND LEVELS AND PROPOSED LEVELS BY CONDUCTING SURVEYS AND CORRECTING ANY ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CLIENT IN WRITING OF ANY DISCREPANCIES OR ERRORS IN THE DRAWINGS AS SOON AS THEY ARE IDENTIFIED. 	
<p>DATE: 10/10/2023</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: H 1:200 V 1:50</p>	<p>PROJECT: FORMER SCHOOL SITE, CWMANN</p> <p>TITLE: SITE SECTIONS SHEET 02 OF 02</p> <p>PROJECT NUMBER: C-20315-C</p> <p>PROJECT NAME: AS SHOWN</p> <p>SCALE: H 1:200 V 1:50</p> <p>DATE: 10/10/2023</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: H 1:200 V 1:50</p>



<p>PROJECT: FORMER SCHOOL SITE, CWMANN</p> <p>TITLE: SITE SECTIONS SHEET 02 OF 02</p> <p>PROJECT NUMBER: C-20315-C</p> <p>PROJECT NAME: AS SHOWN</p> <p>SCALE: H 1:200 V 1:50</p> <p>DATE: 10/10/2023</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: H 1:200 V 1:50</p>

































































R533 - Cwmanyn School - Current Site Layout Overlaid on OS Map
28th SEP '23



R533 - Cwmanyn School - Current Site Layout Overlaid on OS Map

28th SEP '23



NTS

Diolch | Thank you

Page 62

sirgar.llyw.cymru

carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council

