

Dear Councillor

## PLANNING COMMITTEE - THURSDAY, 9TH MARCH, 2017

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

- | Agenda No | Item   |
|-----------|--|
| 3.        | <b><u>AREA EAST - DETERMINATION OF PLANNING APPLICATIONS</u></b> (Pages 3 - 38)    |
| 4.        | <b><u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS</u></b> (Pages 39 - 142) |
| 5.        | <b><u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u></b> (Pages 143 - 174) |

Yours sincerely

*Mark James* CBE

Chief Executive

Encs





***Y PWYLLGOR  
CYNLLUNIO***

***9 MAWRTH 2017***

***RHANBARTH Y  
DWYRAIN***

**PLANNING  
COMMITTEE**

**9 MARCH 2017**

**AREA  
EAST**

***CEISIADAU YR ARGYMHELLIR EU  
BOD YN CAEL EU CYMERADWYO***

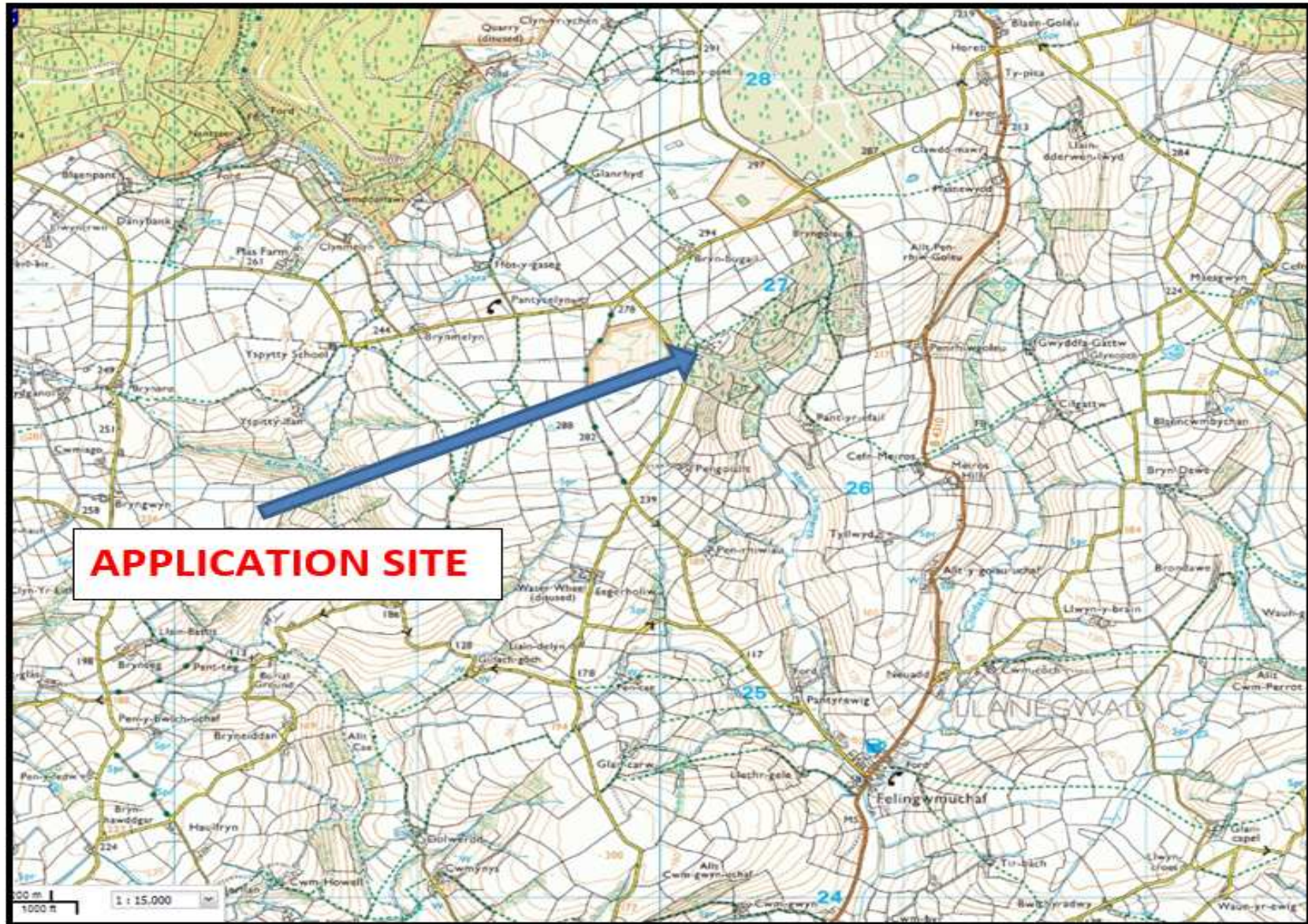
**APPLICATIONS RECOMMENDED  
FOR APPROVAL**





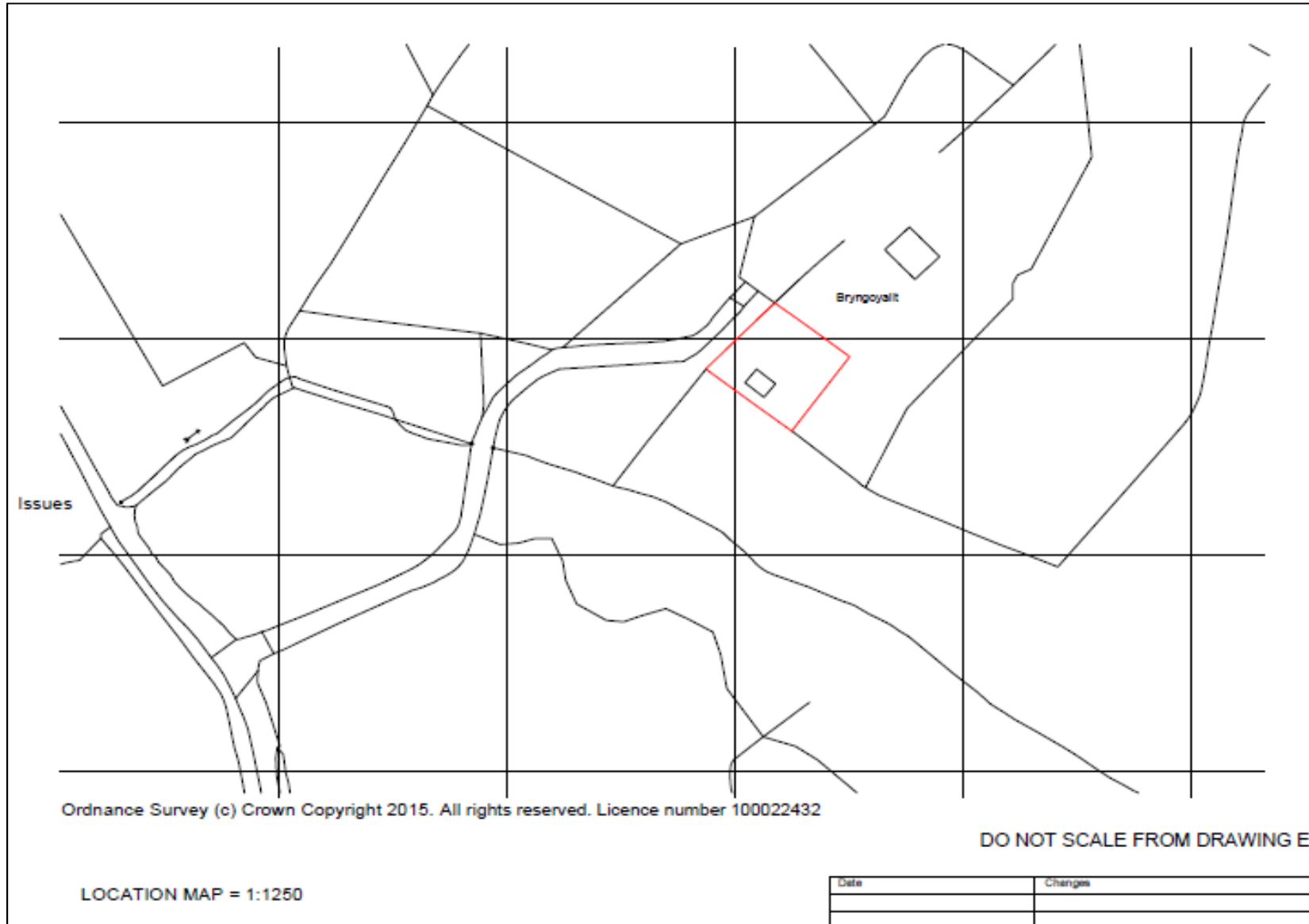
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# E/33595

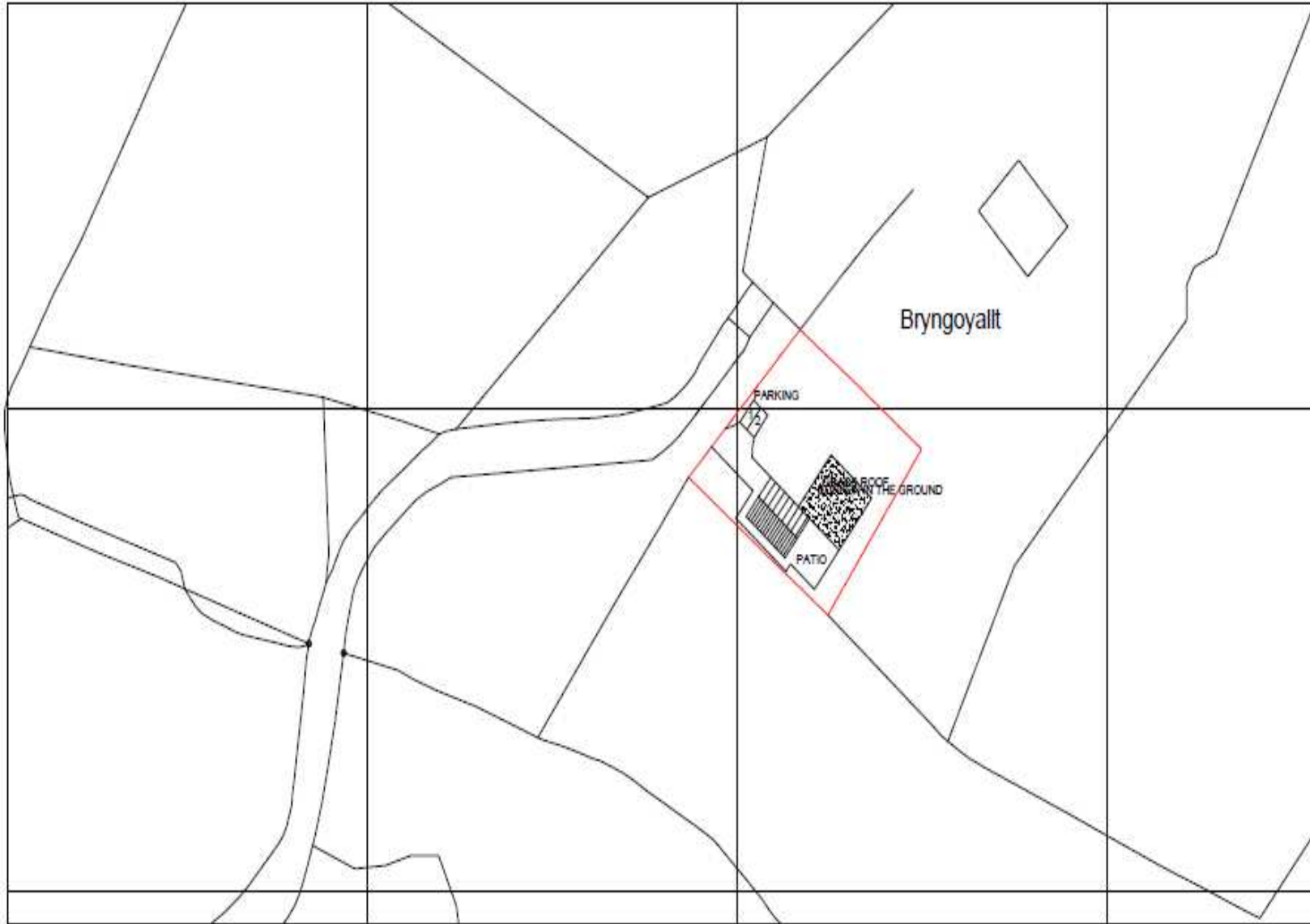


# E/33595

# Location Plan

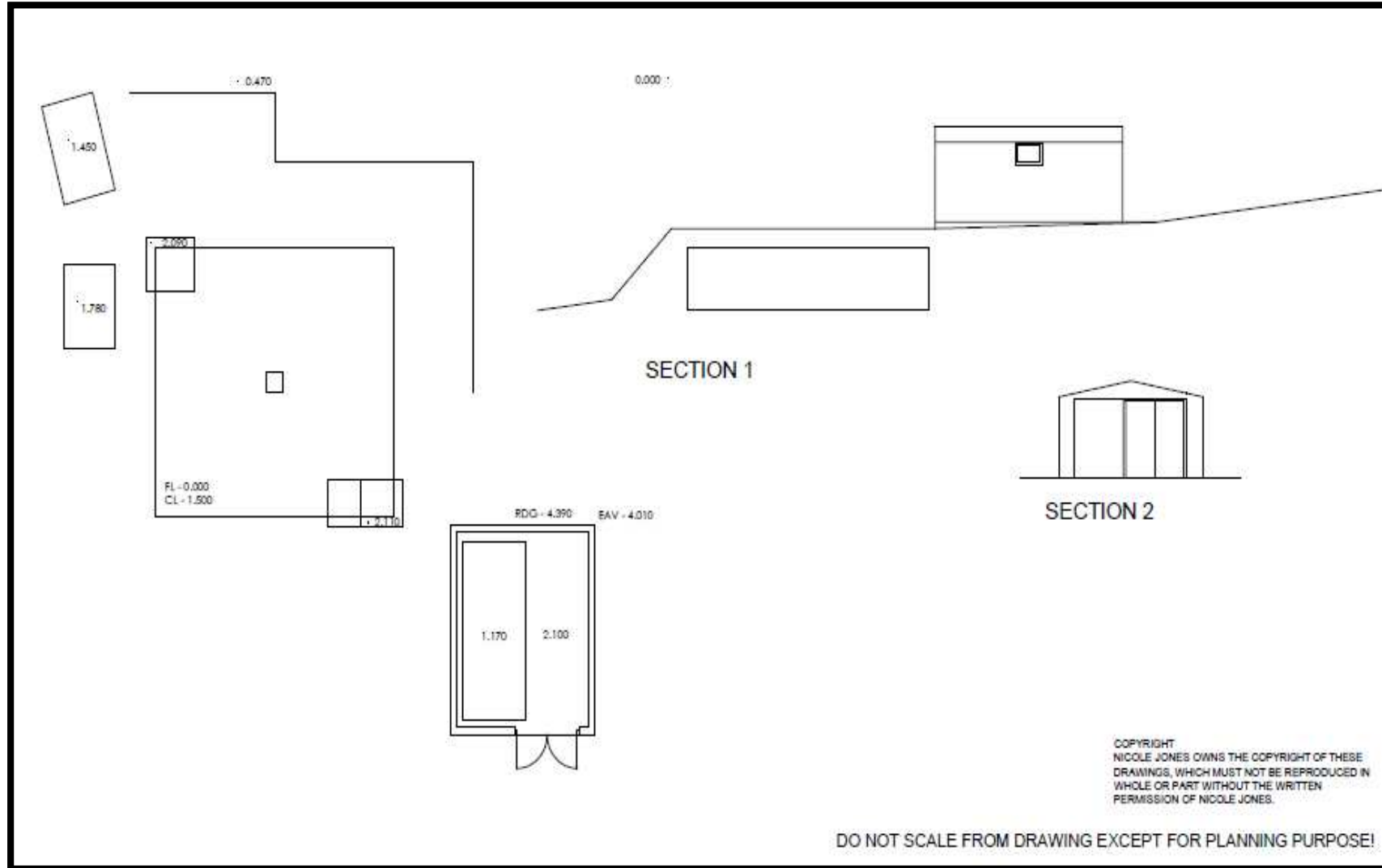




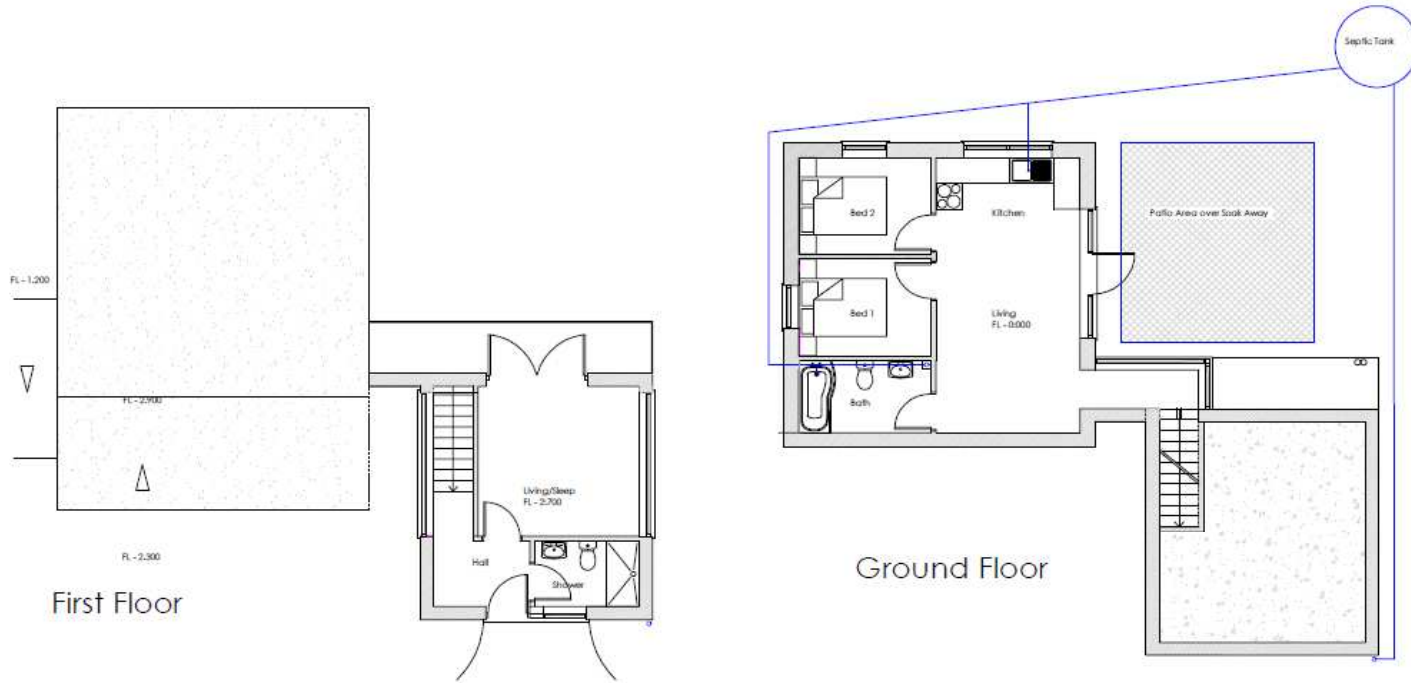


# E/33595

# Existing Plan



# E/33595 Proposed Site Plan



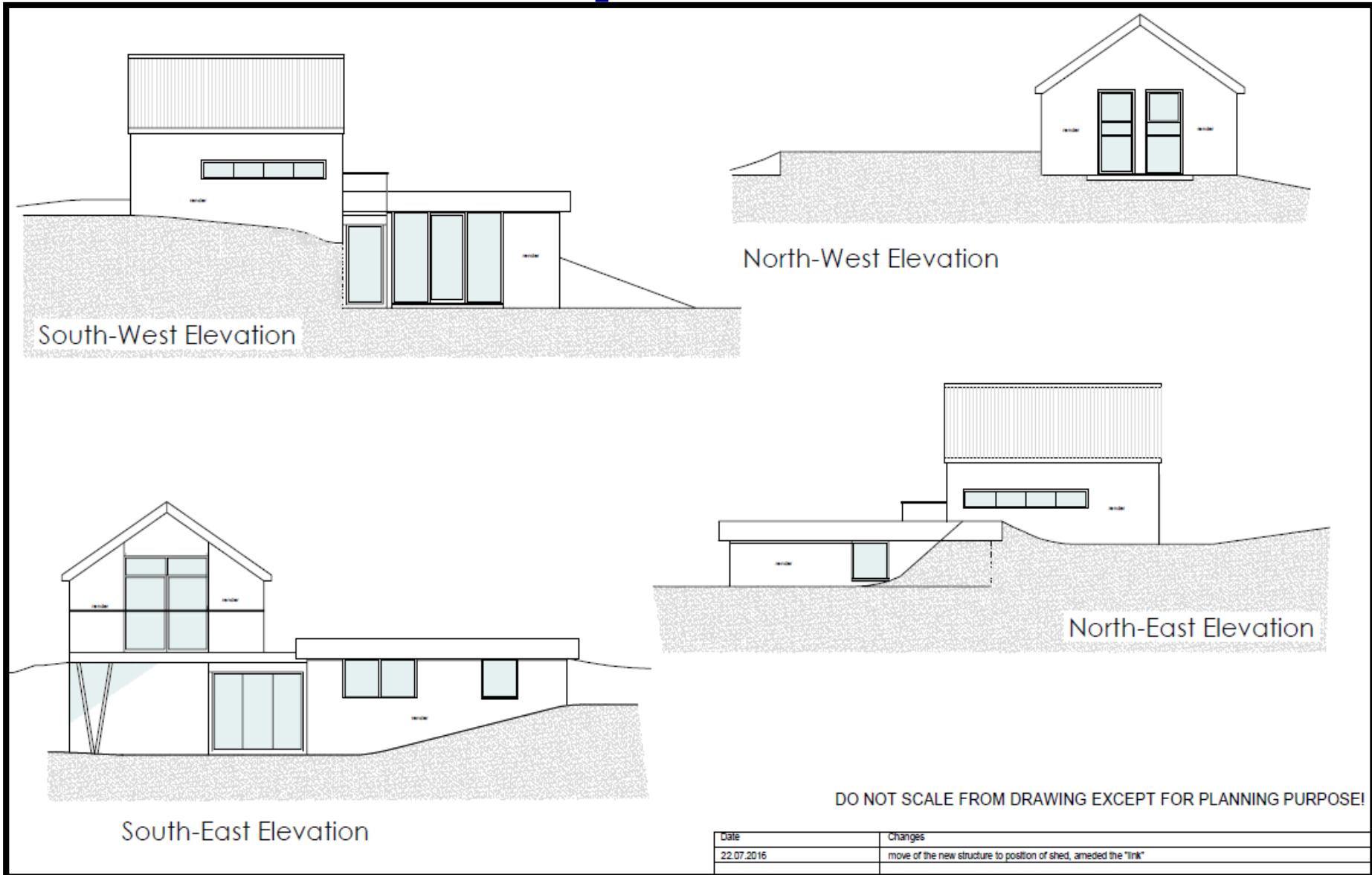
DO NOT SCALE FROM DRAWING EXCEPT FOR PLANNING PURPOSE!

Date	Changes
22.07.2016	move of the new structure to position of shed, amended the 'link'

<b>Client</b> MR DEIAN OWEN 10 CLOS GER Y BRYN TIRCOED SWANSEA SA4 9JL	<b>Job Title</b> CONVERSION OF FORMER WATER TREATMENT WORK TO A HOLIDAY LET	<b>Job No</b> 15-286
<b>Site</b> FELINGWM UCHAF CARMARTHEN SA32 7PX	<b>Architect</b> Nicole Jones Architect RIBA 6 Myrddin Crescent Camarthen SA31 1DX Tel: 07999-516075	<b>Date</b> 19.03.2016
	<b>Drawing Title</b> PROPOSED FLOOR PLAN	<b>Scale</b> 1:100
		<b>Drawn</b> NJ
		<b>Drawing No</b> 2

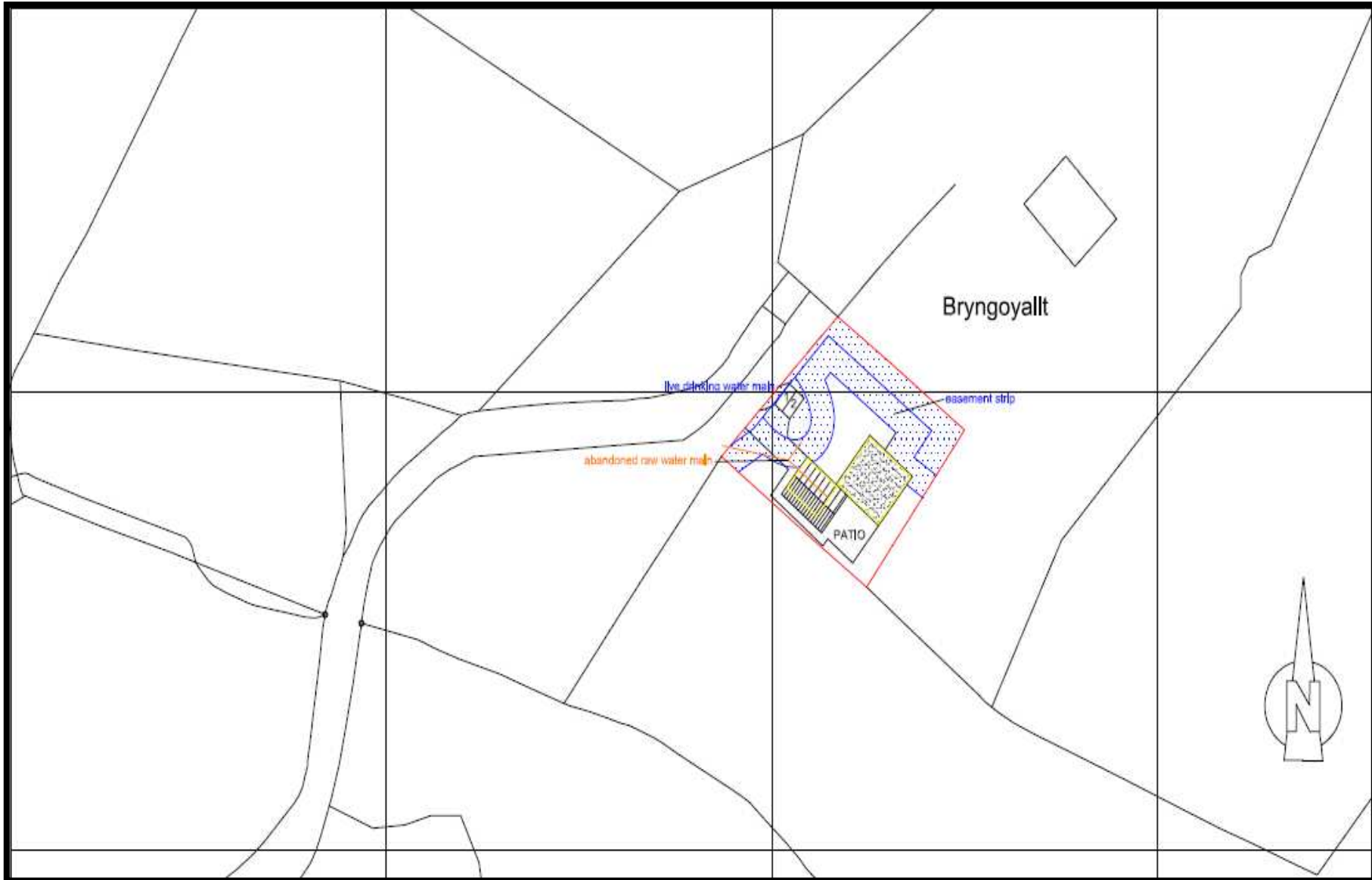
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 WHOLE OR PART WITHOUT THE WRITTEN  
 PERMISSION OF NICOLE JONES.

# E/33595 Proposed Elevations

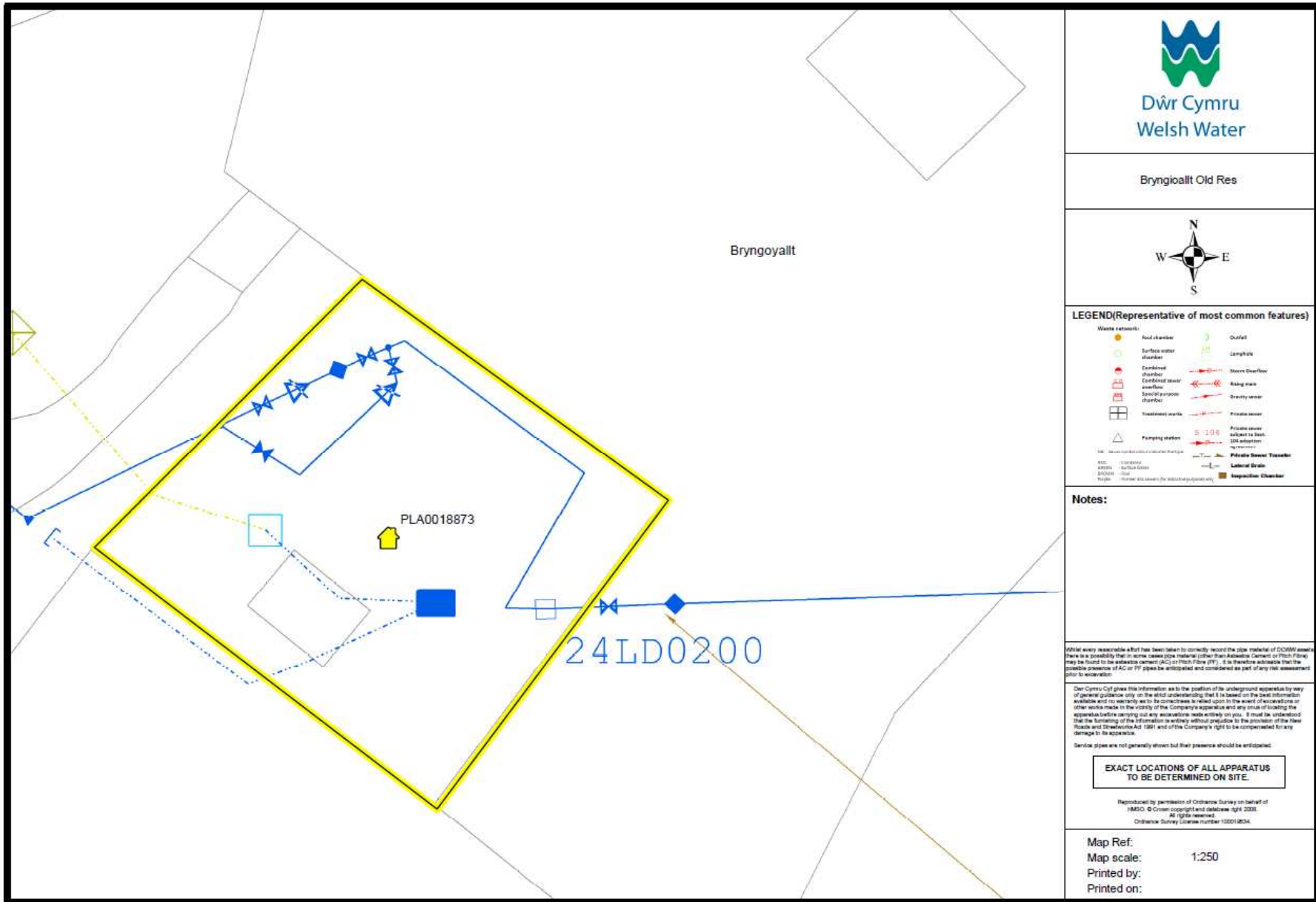


# E/33595

# DCWW Easement Plan







**E/33595**

**Site Photo**





**E/33595**

**Site Photo**





# E/33595





# E/33595





# E/33595





# E/33595

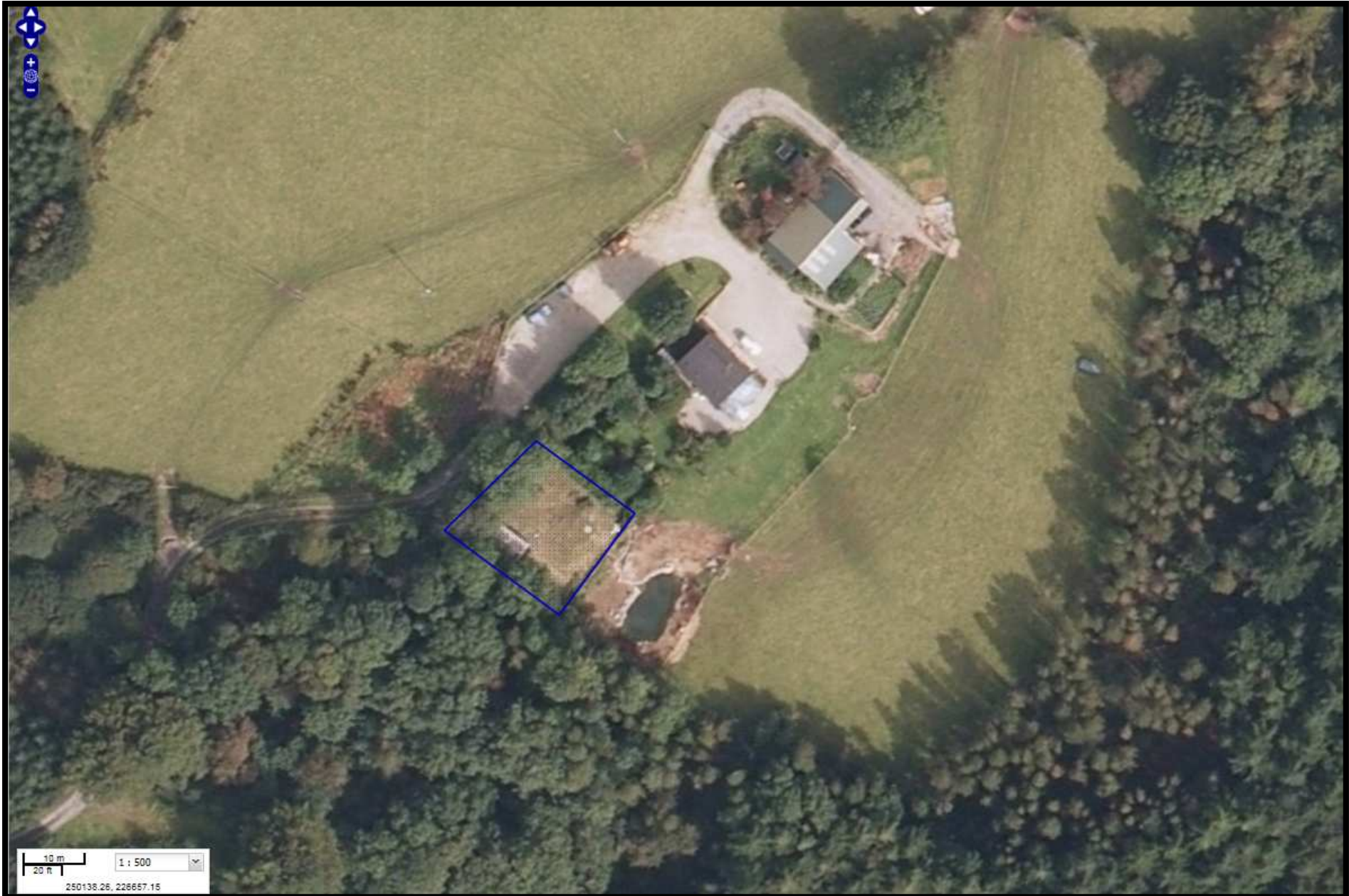
# Aerial Photo 2013-2014





# E/33595

# Aerial Photo 2009-2010





# E/33595

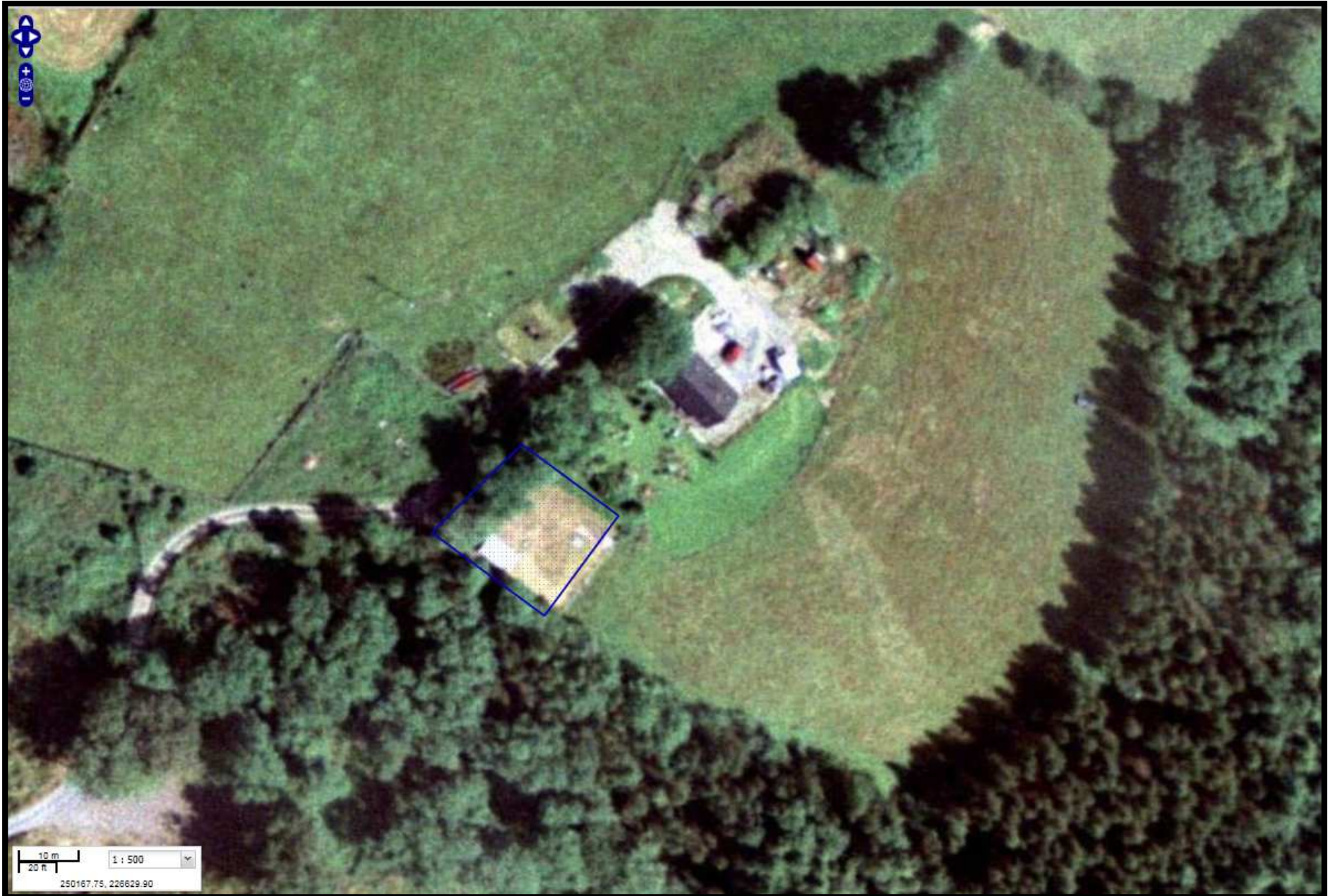
# Aerial Photo 2006

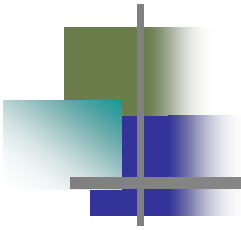




# E/33595

# Aerial Photo 1999-2001



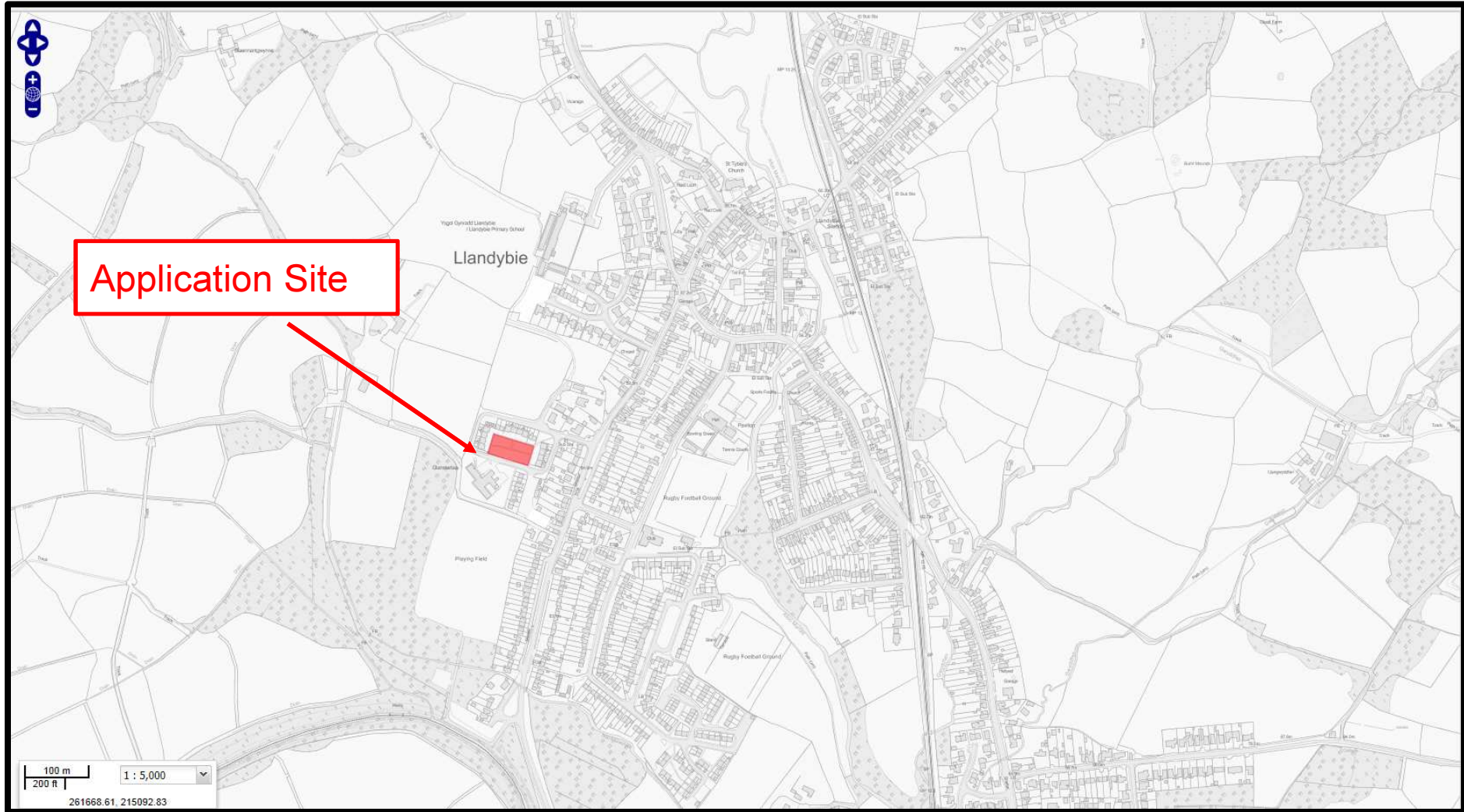


# E/34720



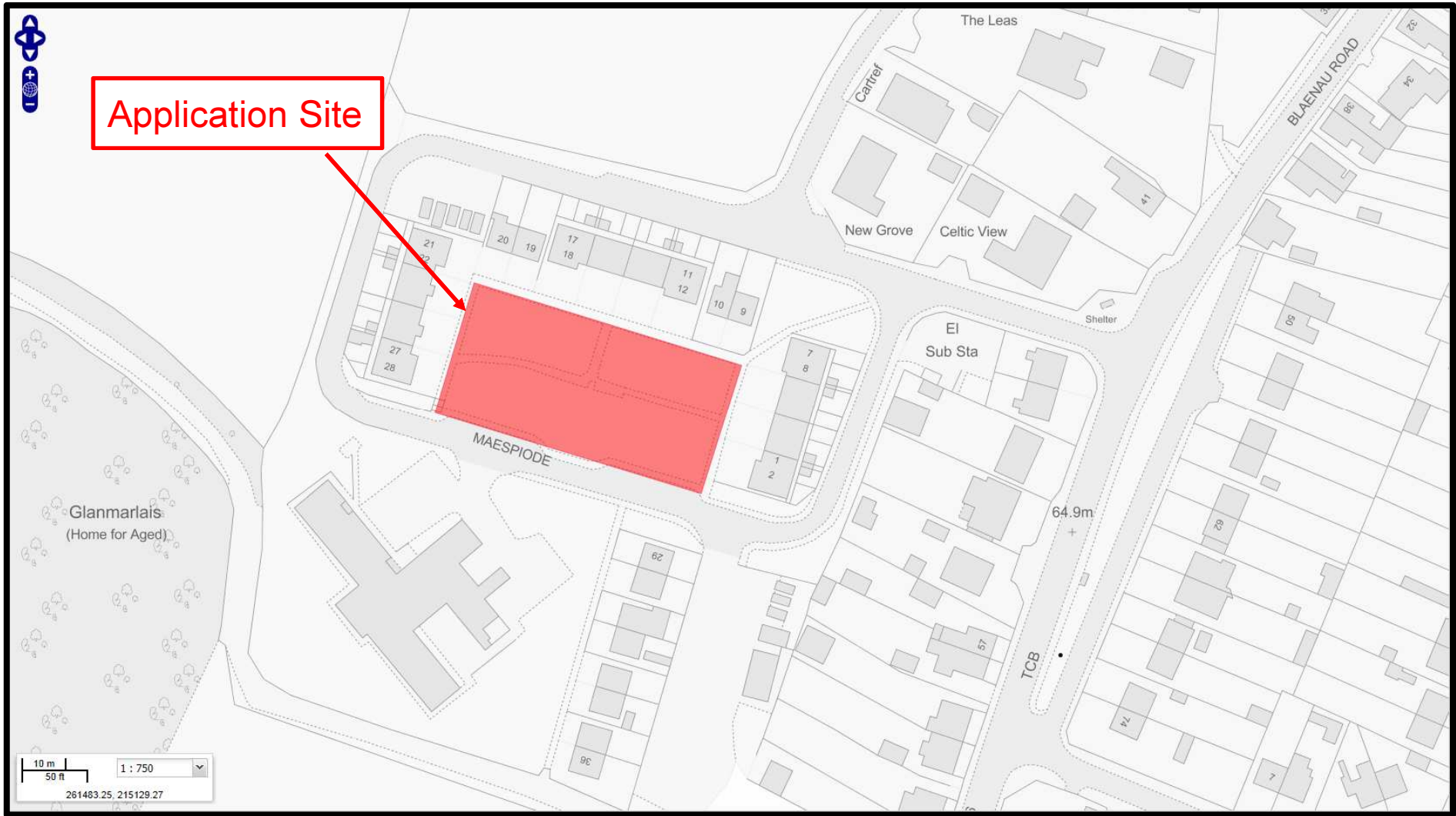
# E/34720

# Location Plan



# E/34720

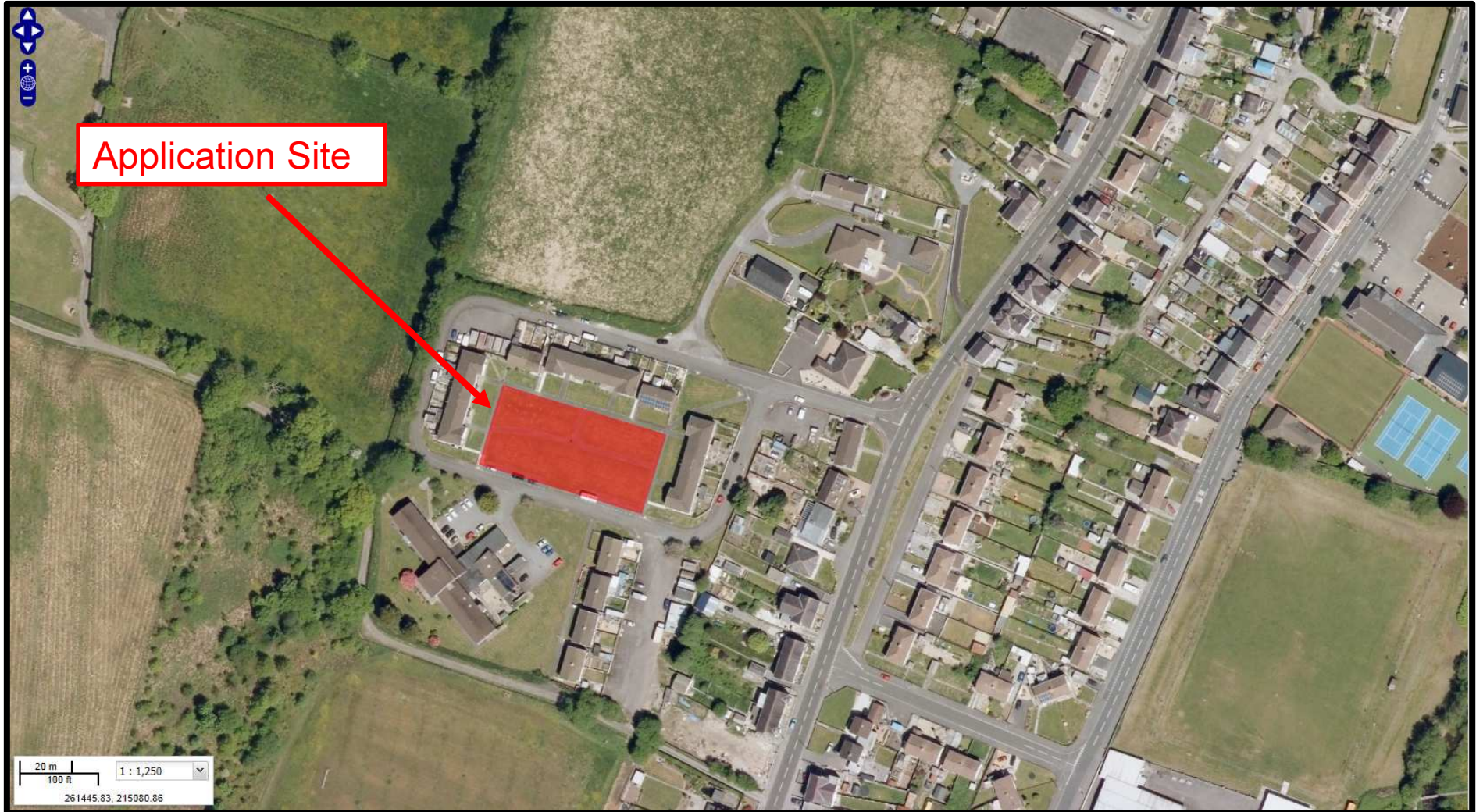
# Site Plan





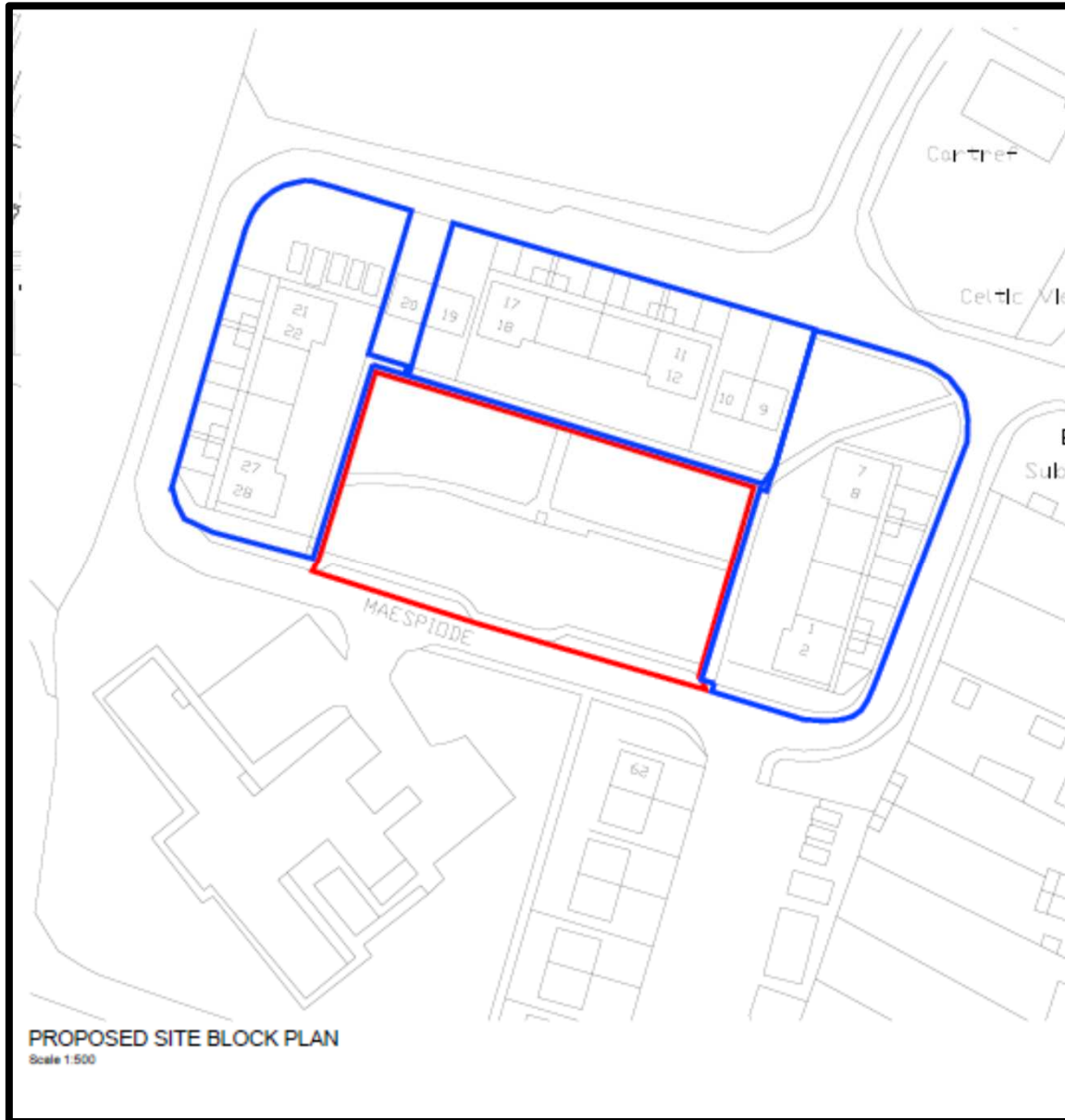
# E/34720

## Aerial Photo showing Application Site



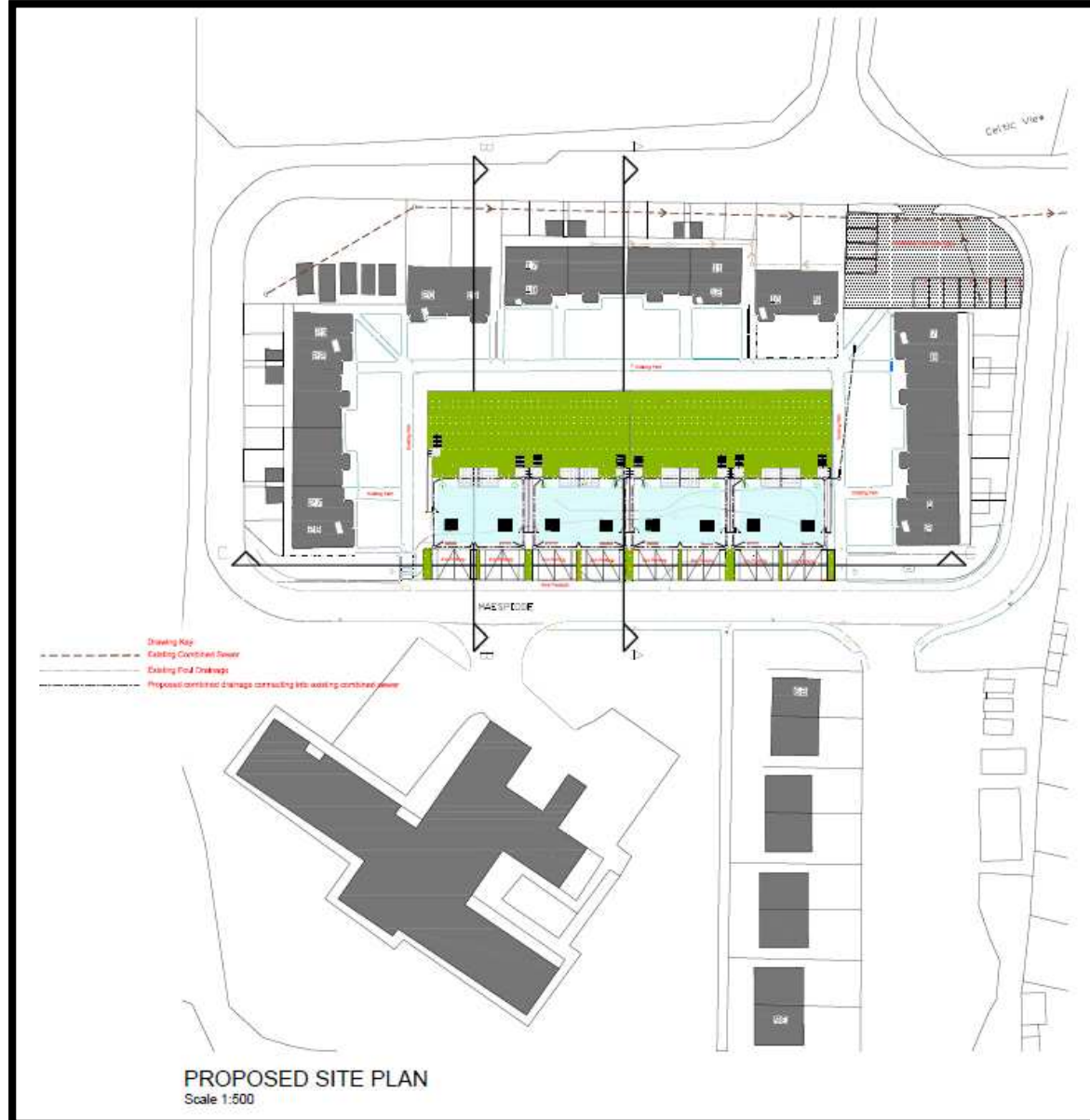
# E/34720

## Application Site



# E/34720

## Proposed Site Layout Plan





**E/34720**

**Site Photo**



**E/34720**

**Site Photo**





**E/34720**

**Site Photo**



**E/34720**

**Site Photo**





**E/34720**

**Site Photo**



**E/34720**

**Site Photo**





**E/34720**

**Site Photo**



**E/34720**

**Site Photo**





**E/34720**

**Site Photo**



E/34720

Site Photo





*Ardal De/  
Area South*

**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 09 MAWRTH 2017  
ON 09 MARCH 2017**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34486</b>
<i>Proposal &amp; Location</i>	CHANGE OF USE OF LAND TO FORM CUSTOMER VEHICULAR PARKING AREA AT LAND OFF ANDREW STREET, LLANELLI, SA15 3YW

### **DETAILS:**

The first paragraph of the Conclusion section of the report should be amended to read as follows:-

“The application site is located within the defined settlement limits of Llanelli as delineated within the Adopted Local Development Plan and thus there is no in-principle objection to developing the site for a customer car parking area”



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34872</b>
<i>Proposal &amp; Location</i>	PROPOSED CONSTRUCTION OF REPLACEMENT SHOWER, TOILET BLOCK AND CAR PORT AT CARAVAN SITE, LLWYNIFAN FARM, TROSSERCH ROAD, LLANGENNECH, LLANELLI, SA14 8AX

### **DETAILS:**

The applicant has submitted additional drawings which provide details of the surface water drainage scheme proposed to serve the replacement toilet, shower block and car port building. The drawings show the surface water from the roof of the new building being discharged into an existing surface water drain adjacent to the building that discharges directly into an existing drain in Trosserch Road. It is of note that the surface water from the existing building currently discharges into this drain.

Members' attention is drawn to an error in the second paragraph of the 'the proposal' section of the main report which indicates that surface water from the building will be disposed of via a soakaway system. Surface water from the new building will discharge to an existing surface water drain, as described above.

The surface water scheme proposed is considered to be acceptable in that it will dispose of surface water in a sustainable manner without causing detriment to neighbouring properties.

In light of the submission of the scheme it is recommended that condition nos. 2 and 3 contained in the main report be amended to read as follows:-

### **CONDITIONS**

- 2 The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans:-
  - 1:1250 scale location plan received on 7 December 2016;
  - 1:500 scale block plan received on 6 March 2017;
  - 1:50 scale proposed plan received on 7 December 2016;
  - 1:50 scale proposed front and rear elevations received on 7 December 2016;
  - 1:50 scale proposed side elevations received on 7 December 2016;
  - 1:1250 scale location plan received on 6 March 2017.
  
- 3 The surface water scheme shown on the 1:1250 scale location plan and 1:500 scale block plan received on 6 March 2017 shall be implemented strictly in accordance with the details shown therein prior to the beneficial use of the development hereby approved.

## **REASONS**

- 2 To ensure that only the approved works are carried out.
- 3 To ensure the installation of an appropriate drainage scheme and ensure the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34900</b>
<i>Proposal &amp; Location</i>	REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, ENSUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY

### **DETAILS:**

#### **CONSULTATIONS**

**Local Member** – County Councillor G Morgan has objected to the application on the following grounds:

- The development will have a detrimental impact on the amenity and privacy of neighbouring dwellings.
- The scale and design of the extension will be intimidating to the neighbouring property of 25 Llys Westfa while also overlooking the property.

The issues raised by Councillor Morgan have been addressed in the main report presented to the Committee and the recommendation to approve remains unchanged.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34972</b>
<i>Proposal &amp; Location</i>	DEMOLITION OF CURRENT GARAGE BUILDING AND THE ERECTION OF A STEEL FRAMED AGRICULTURAL SHED WITH CONCRETE FLOOR TO THE REAR OF THE GARDEN AT 17 HEOL Y BRYN, PONTYBEREM, LLANELLI, SA15 5AG

### **DETAILS:**

The applicant has confirmed that the shed is for private domestic purposes only, as he has a collection of vintage tractors, namely a Massey Ferguson 35, a David Brown 983 and a John Deere 2030. The collection of tractors is the applicant's hobby, so he has agreed to remove the word agricultural from the description in the interests of clarity.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35069</b>
<i>Proposal &amp; Location</i>	PROPOSED DETACHED DWELLING AT PLOT ADJOINING, 1 PENYGRAIG ROAD, LLWYNHENDY, LLANELLI, CARMARTHENSHIRE, SA14 9PA

### **DETAILS:**

### **CONSULTATIONS**

**Welsh Water/Dwr Cymru** – Has raised no objection to the application.



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***Y PWYLLGOR  
CYNLLUNIO***

***09 MAWRTH 2017***

***RHANBARTH Y DE***

**PLANNING  
COMMITTEE**

**09 MARCH 2017**

**AREA SOUTH**

# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

## **APPLICATIONS RECOMMENDED FOR APPROVAL**



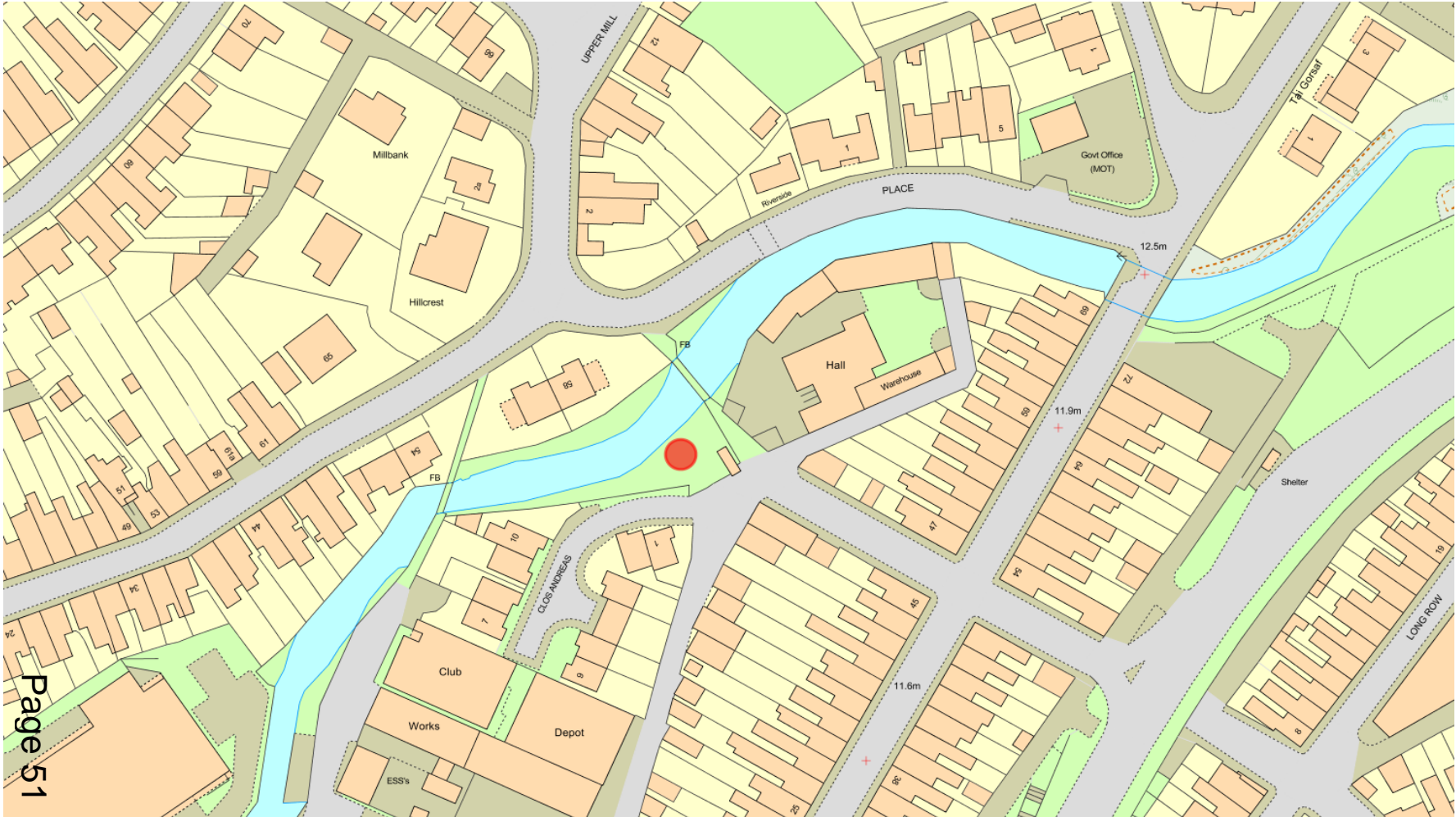
**S/34486**

# S/34486

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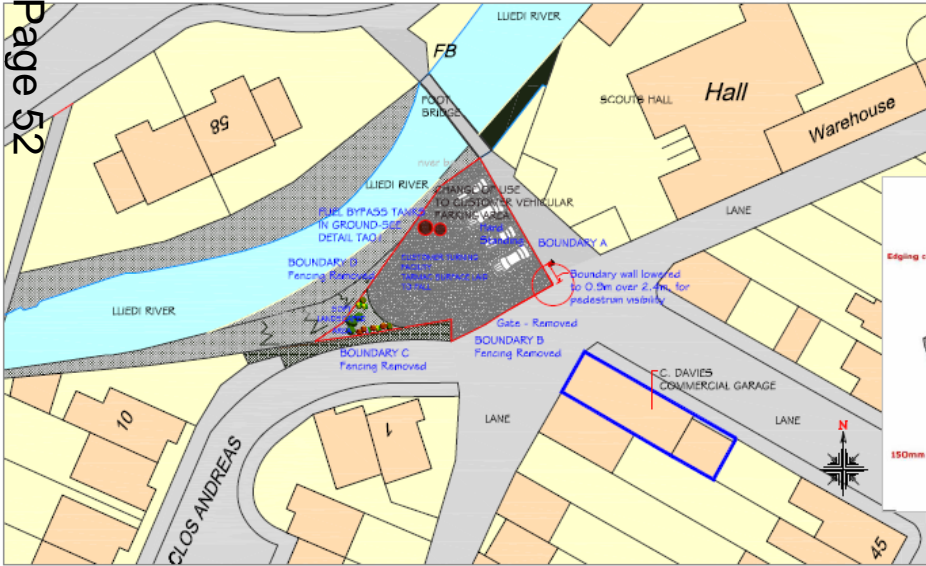
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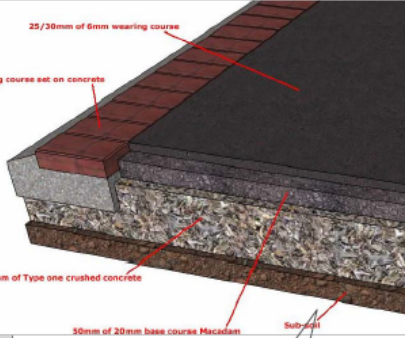
# S/34486

Site Plan - Proposed - Scale - 1:250

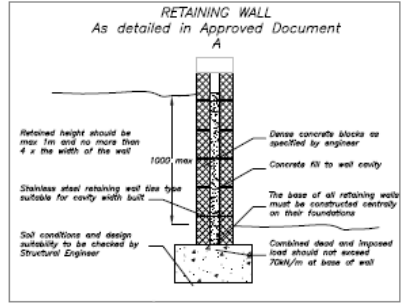


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FINISH OF PROPOSED CAR PARK



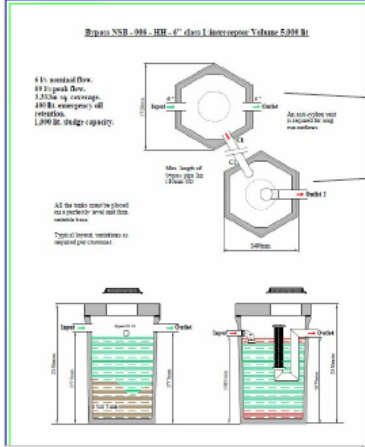
RETAINING WALL



Site Plan - Proposed - Scale - 1:100



BYPASS TANKS



Road Drain

ACC RoadDrain is a high strength channel drainage system ideal for use in heavy duty highway, distribution parks and airside applications. Manufactured from heavy duty ACC high strength recycled polymer concrete, the one piece system is strong and robust in design and the advanced channel grating reduces the risk of slip or vibration. The ergonomic and grating design also improves the surface drainage of the system.



ACC RoadDrain is available in two channel widths: 400mm and 200mm and a variety of grating to suit many design situations. Grating width is the same as the channel length to maximize and optimize coverage. The system has a range of accessories for simple or complex set-ups and drainage. Further information is available by visiting ACC RoadDrain website.



Do not scale from this drawing for checking purposes. All dimensions are in millimeters unless stated otherwise. All dimensions must be checked prior to the construction of any work. All dimensions are given unless otherwise stated. All dimensions are given unless otherwise stated. All dimensions are given unless otherwise stated.

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0800 612 9921

By: C. DAVIES COMMERCIAL  
Andrew Street, Llanelli, Carmarthenshire,  
SA15 3HW

Project: DETAILS  
Client: M, C. Davies  
Drawing Title: EXISTING/PROPOSED LAYOUT

Date: 10.02.2017  
User: Nited@A1  
Checked: U

Drawing No: CD-03 Revision: cA

**S/34486**





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**S/34486**



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**S/34486**

CLOS ANDREAS

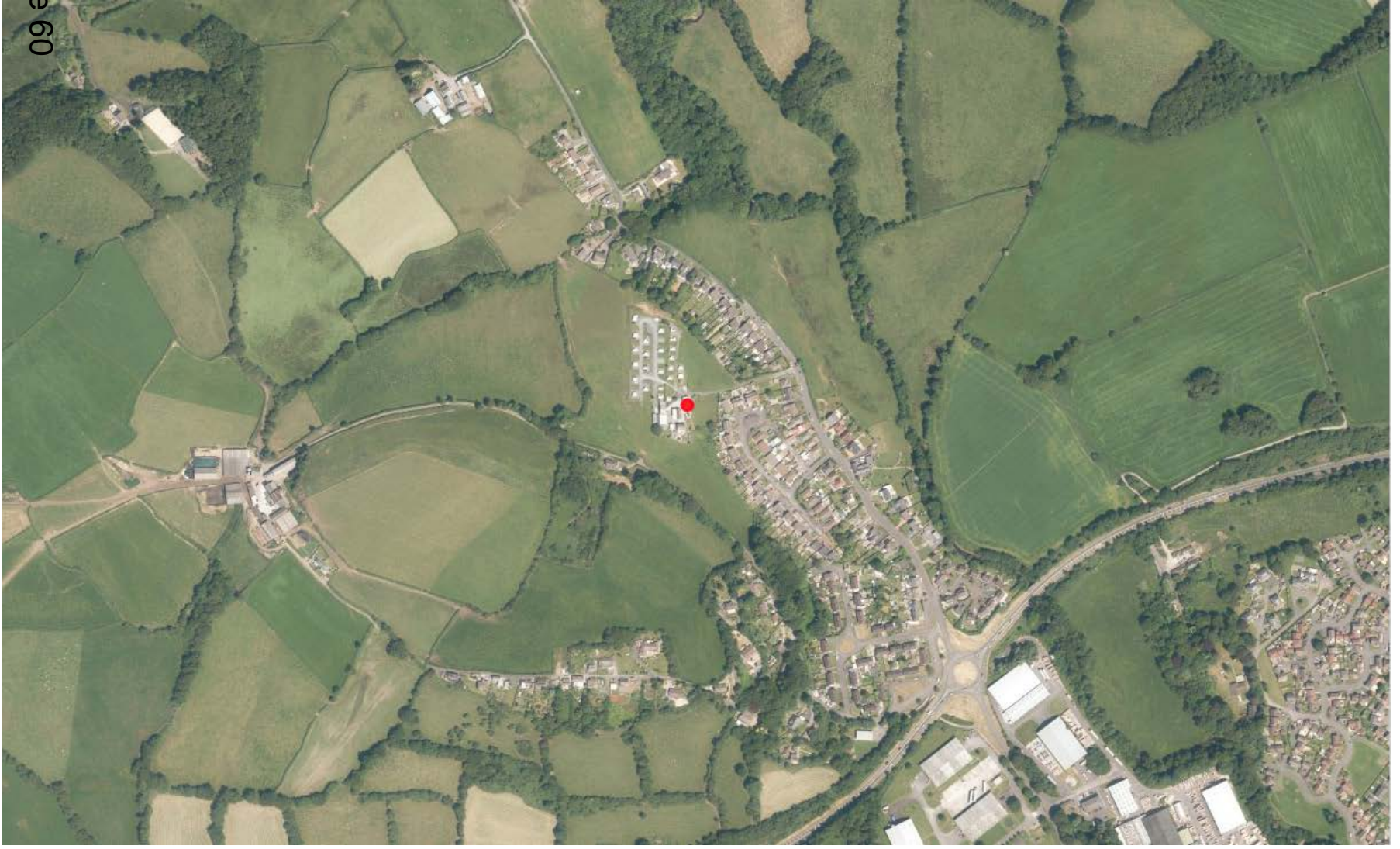


# S/34486

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**S/34872**



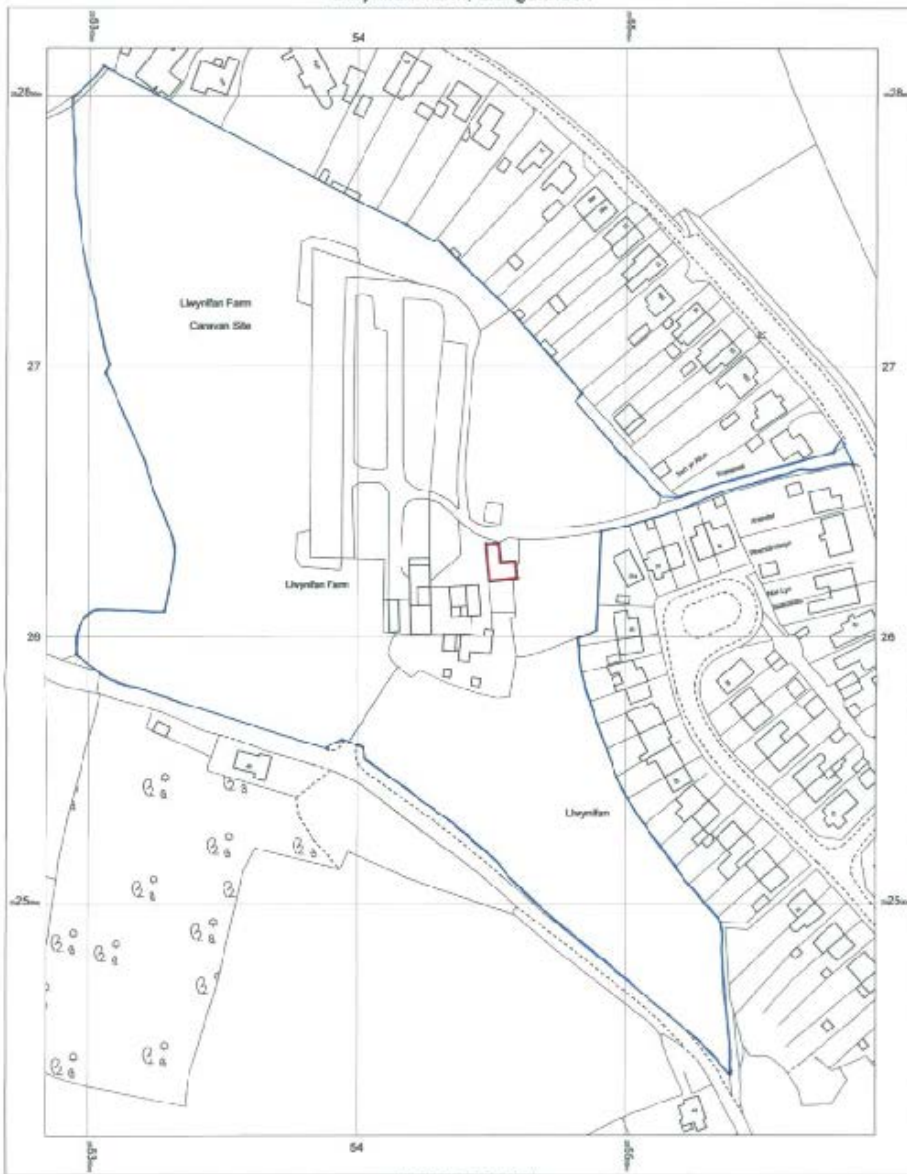


# S/34872





## Lwynifan Farm, Llangennech



Lwynifan Farm  
Trosseton Road  
Llangennech,  
Llanelli  
SA14 5AX

© Blackwell 1202/2002/10001 scale  
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maps.blackwell.co.uk  
1:1250 scale plan at A3, Curve: 25543 E, 202819 N  
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BLACKWELL'S  
www.blackwellmapping.co.uk  
TEL: 0114 245 2800  
enquiries@maps.blackwell.co.uk



## Llwynifan Farm, Llangennech



Proposed Block Plan

Llwynifan Farm  
Trosserch Road  
Llangennech  
Llanelli  
SA14 8AX

OS MasterMap 1:2500/10000 scale  
21 November 2015, ID: B9V1-00577807  
maps.blackwell.co.uk  
1:500 scale print at A4, Centre: 265443 E, 222621 N  
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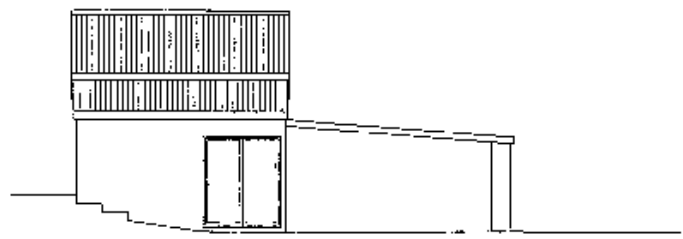
**BLACKWELL'S**  
www.blackwellmapping.co.uk  
TEL: 0113 245 2020  
osmwrts@maps.blackwell.co.uk

# S/34872

Existing Elevations  
Scale 1/100

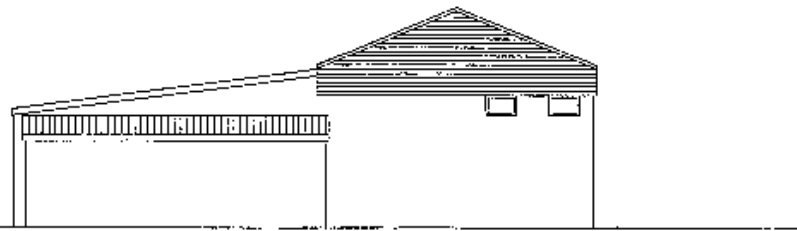


Front elevation

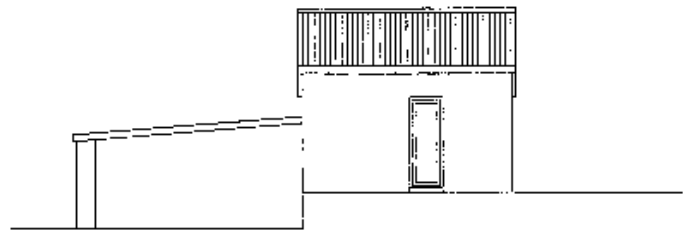


Side elevation

EXISTING TOILET, SHOWER BLOCK AND  
CAR PORT TO BE DEMOLISHED

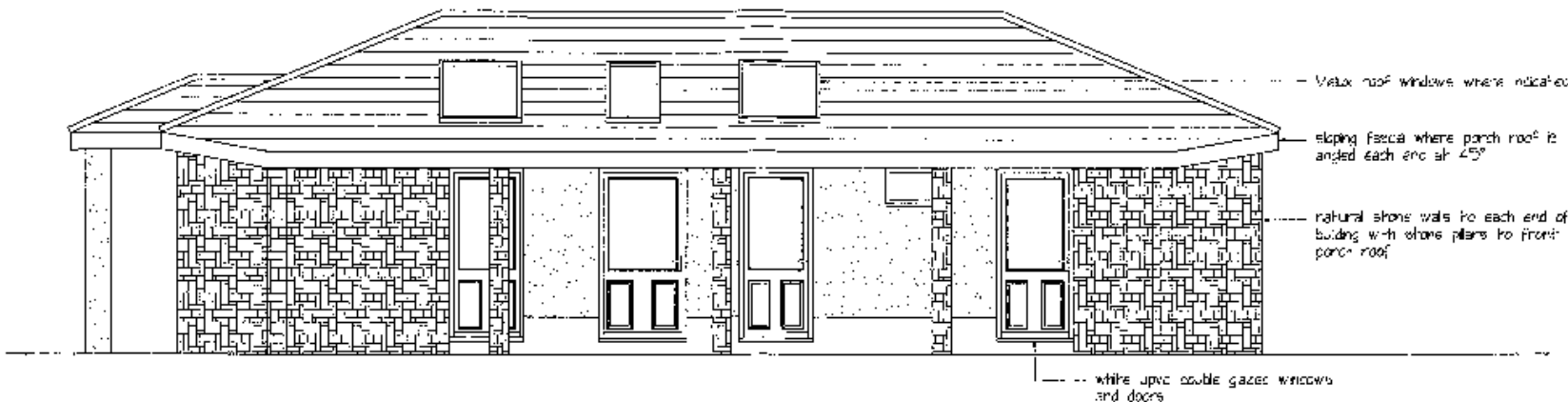


Rear elevation



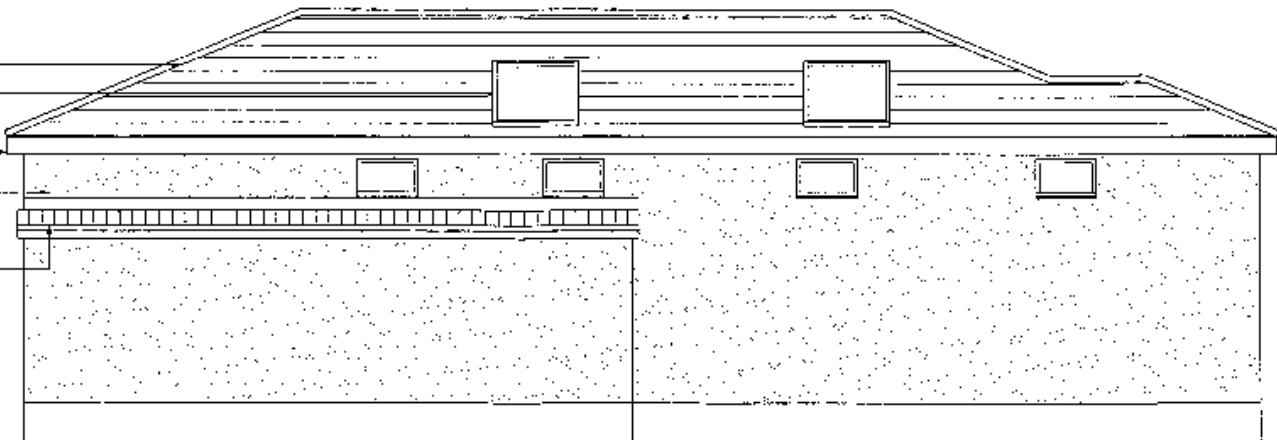
Side elevation

# S/34872



Proposed front elevation Scale 1:50

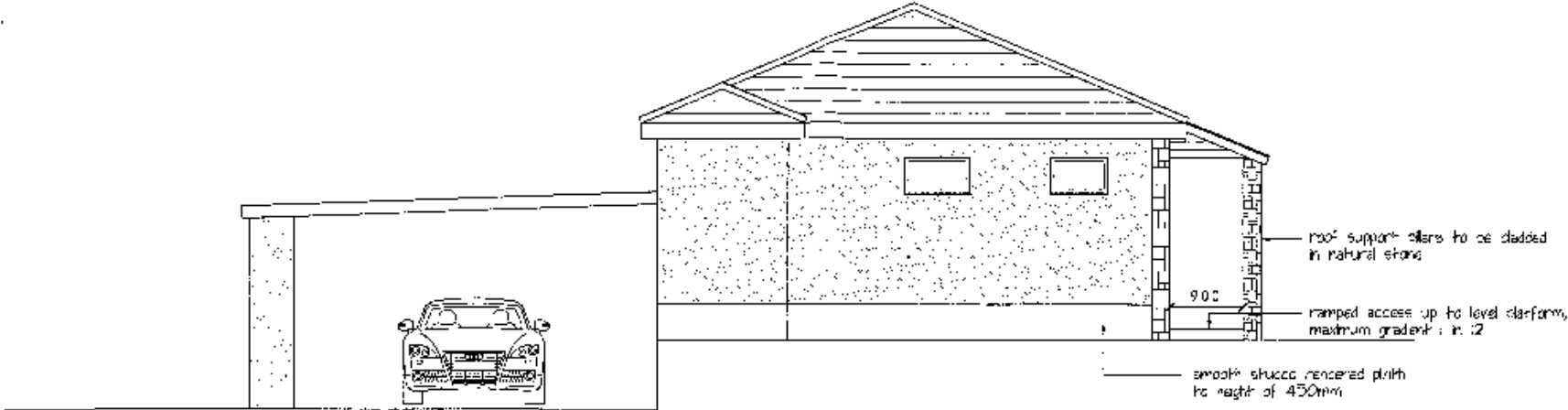
- grey slate or concrete tiled roof finish with herringbone colour ridge & hip tiles, pitch of roof to be 22.5°
- Velux roof windows where indicated
- white upvc fascia, soffit and rain water fittings
- roughcast render with fine aggregate painted in white masonry paint
- carport roof to have dark grey colour sheet box profile sheet finish



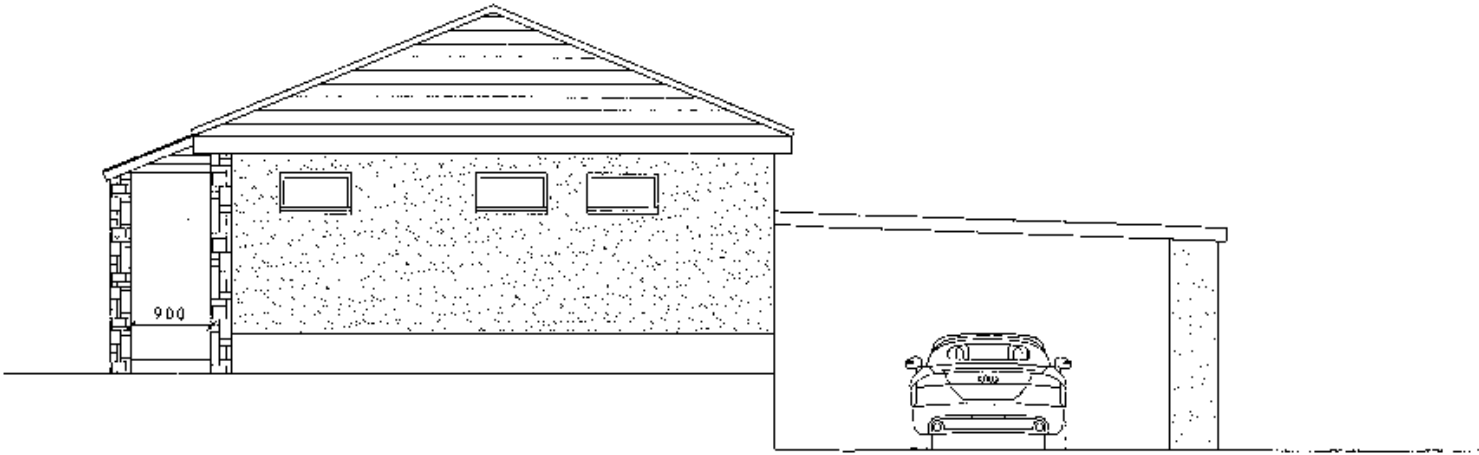
Proposed rear elevation Scale 1:50



# S/34872



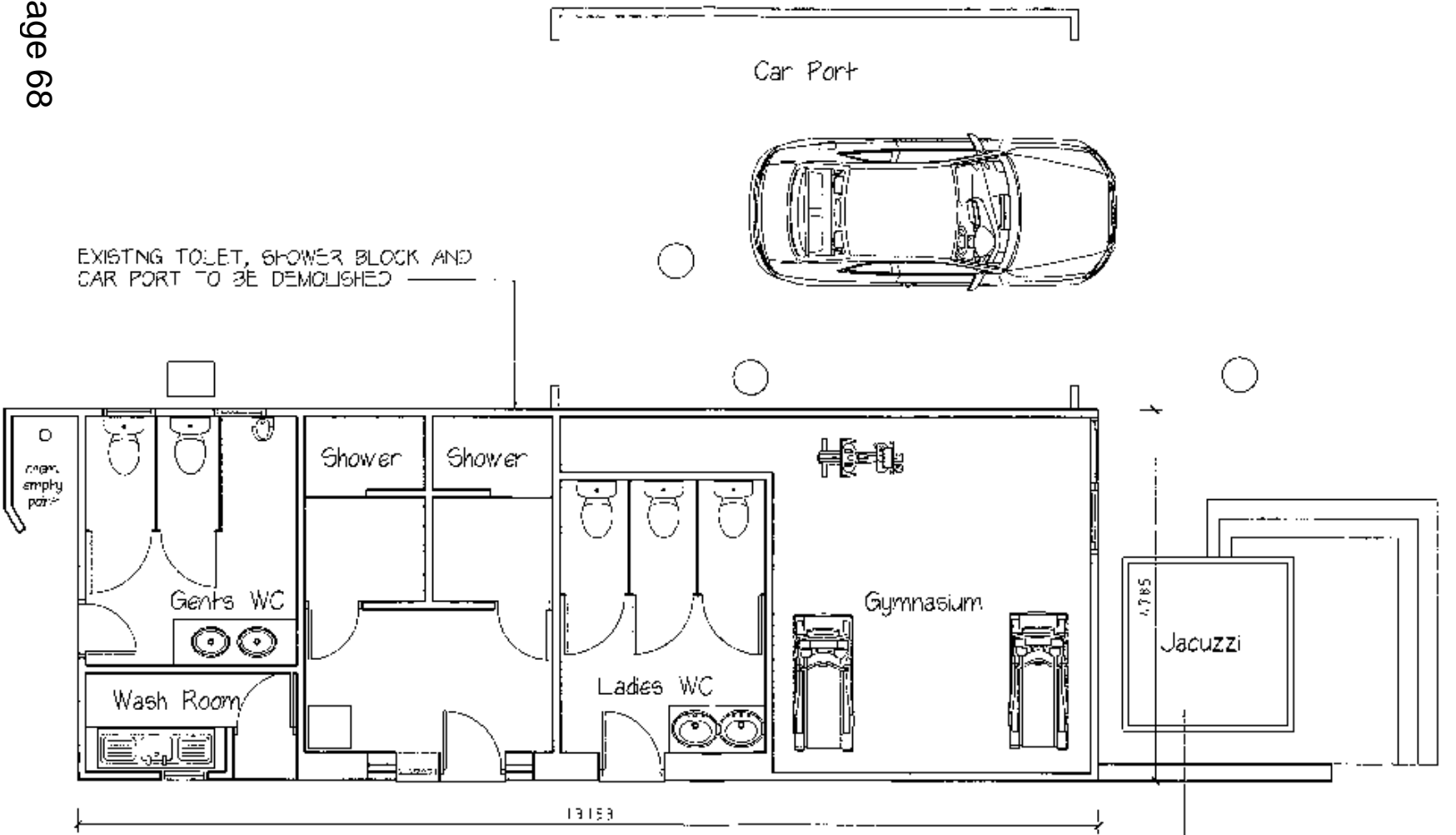
Proposed side elevation Scale 1:50



Proposed side elevation Scale 1:50

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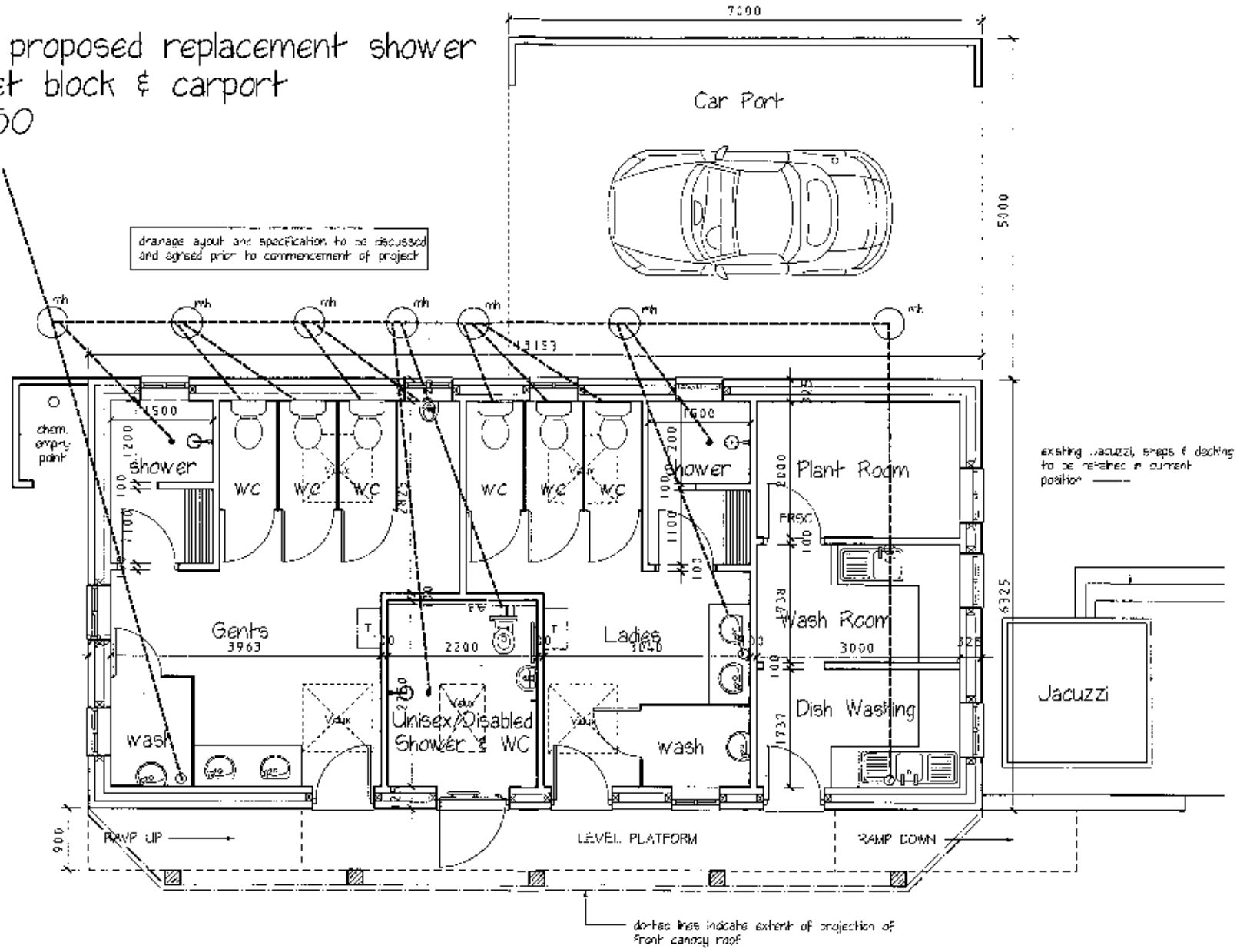


Existing plan of shower & toilet block  
Scale 1:50

existing Jacuzzi, steps and decking  
to be retained in current position

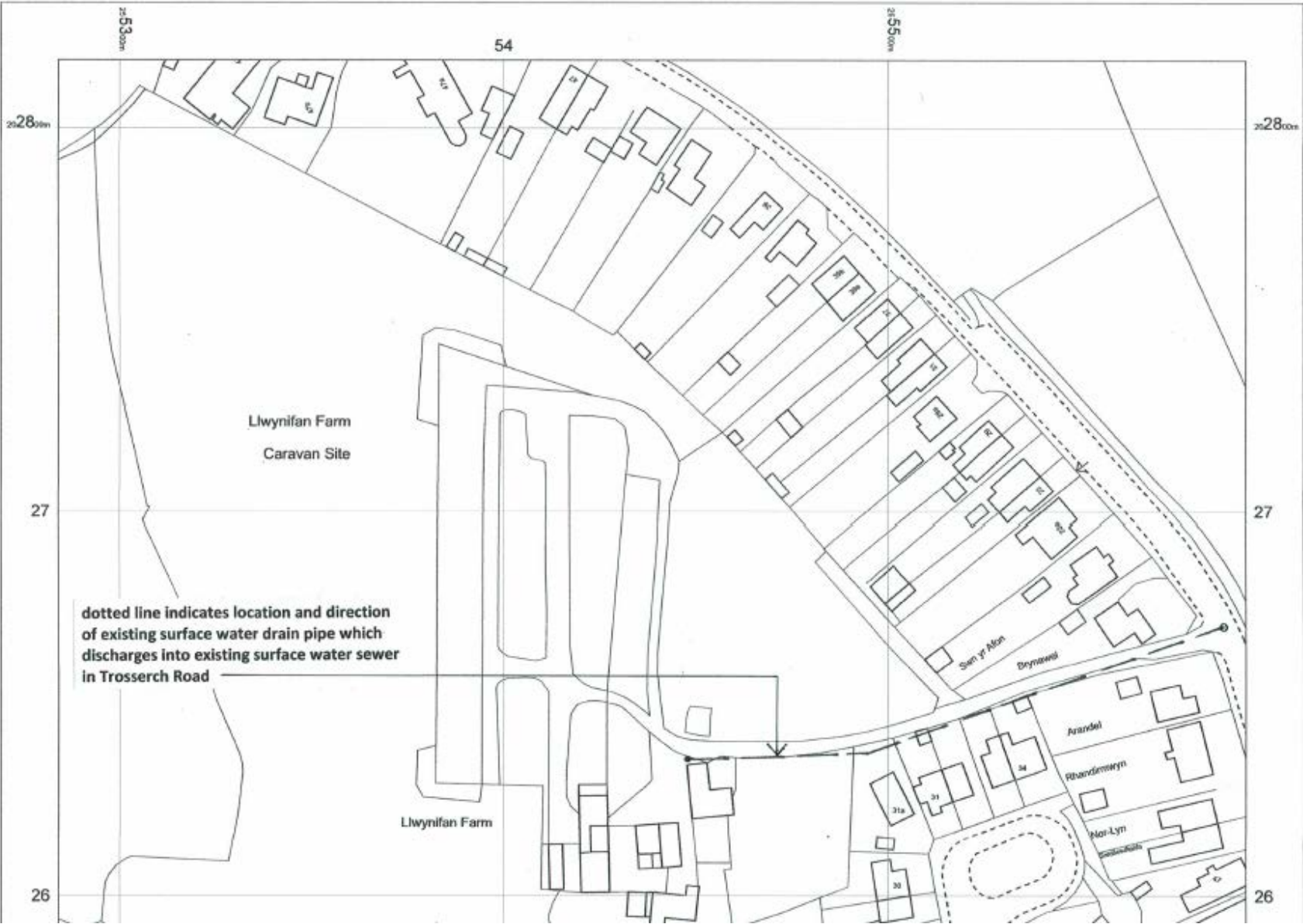
# S/34872

Plan of proposed replacement shower and toilet block & carport  
Scale 1:50





## Llwynifan Farm, Llangennech



dotted line indicates location and direction of existing surface water drain pipe which discharges into existing surface water sewer in Trosserch Road



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# S/34900

# S/34900





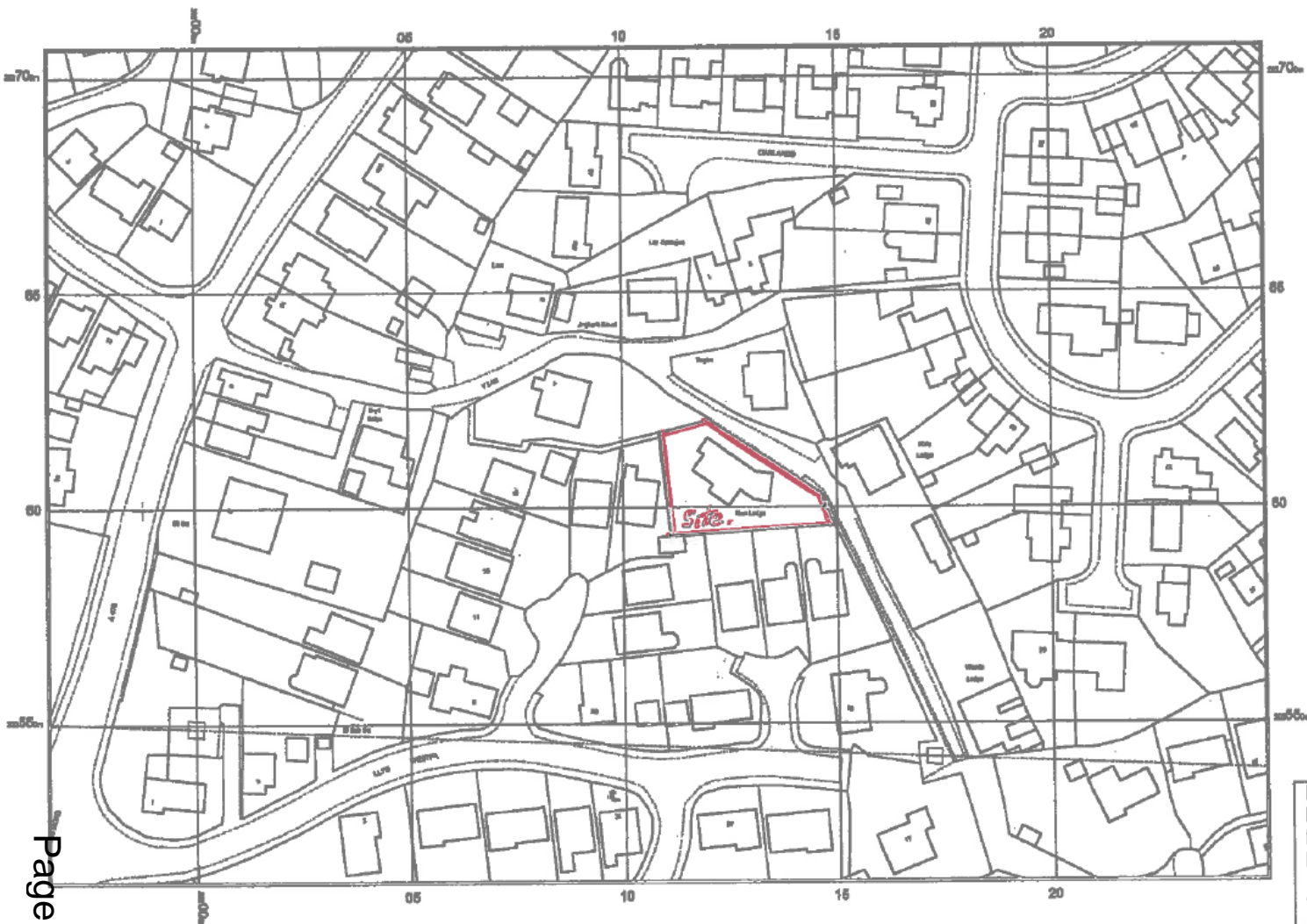
# S/34900

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# S/34900



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**Project:**  
Proposed extension at New Lodge, Y Lan, Folinfel, Llanelli, Carm, SA14 8DY

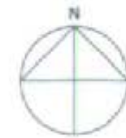
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Location plan

**Scale:**  
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**Drawing no.:**  
04\_10\_Rev 1

# S/34900

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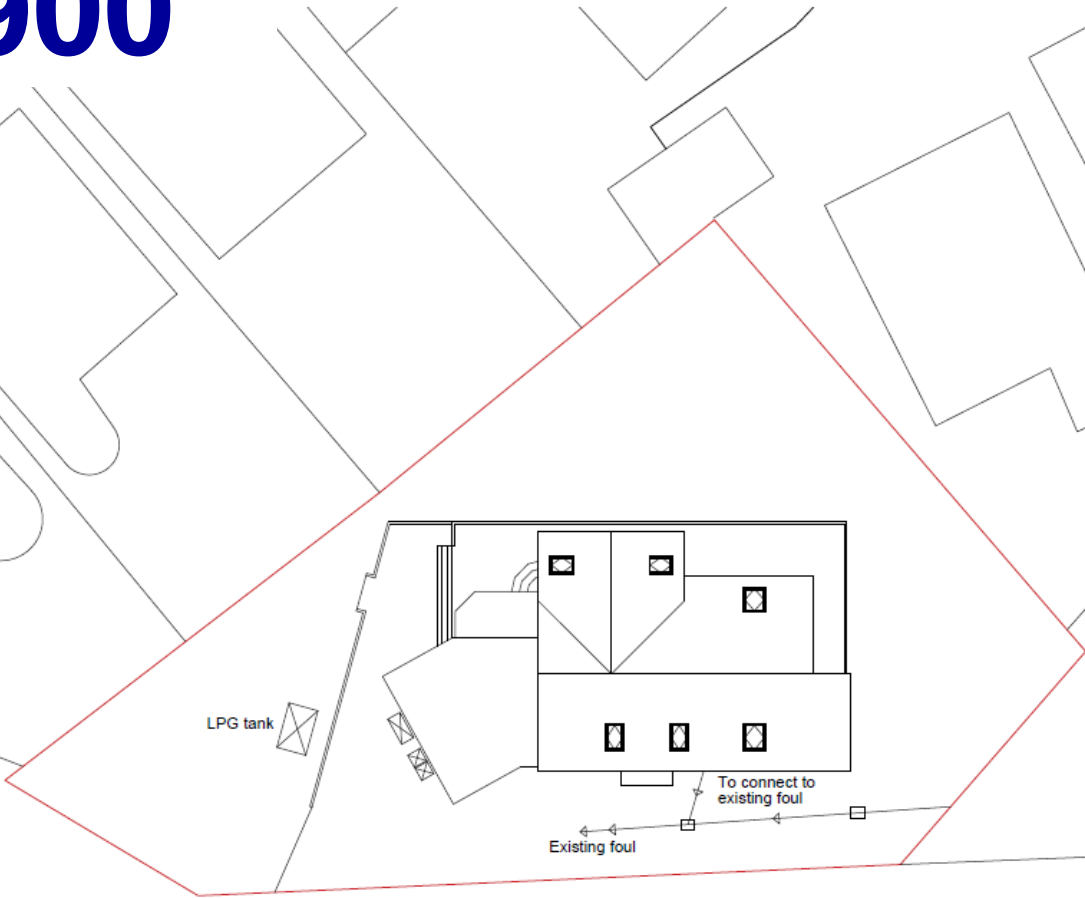
**Project:**  
Proposed extension at: Nw  
Lodge, Y Lan, Fellinfol,  
Llanelli, Carm. SA14 8D1

**Title:**  
Existing site plan

**Scale:**  
1:500

**Drawing no.:**  
04\_01

# S/34900

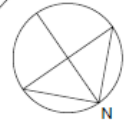


Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carm, SA14 8DY

Title:  
Proposed site plan

Scale:  
1:200

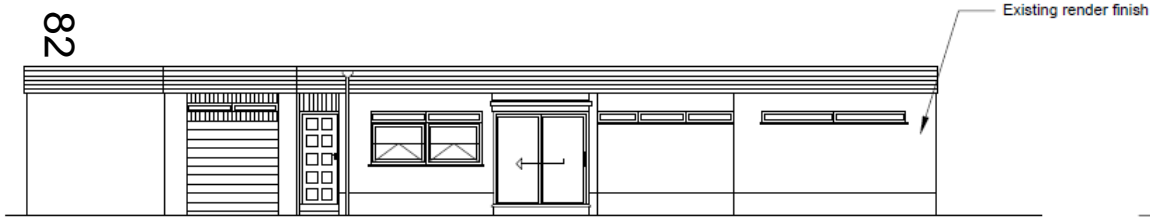
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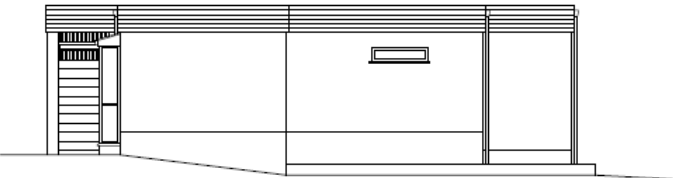


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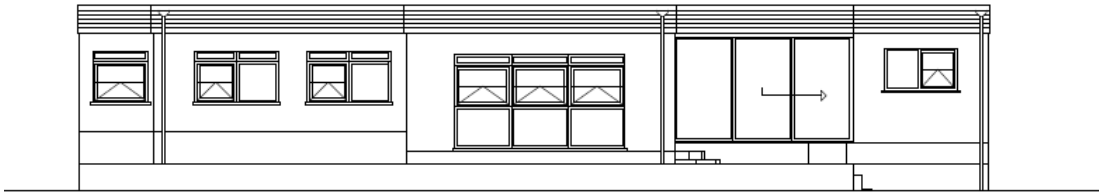
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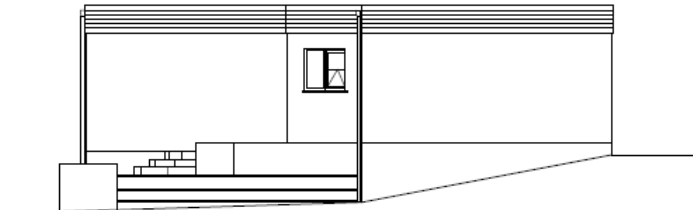
North Elevation



East Elevation



South Elevation



West Elevation

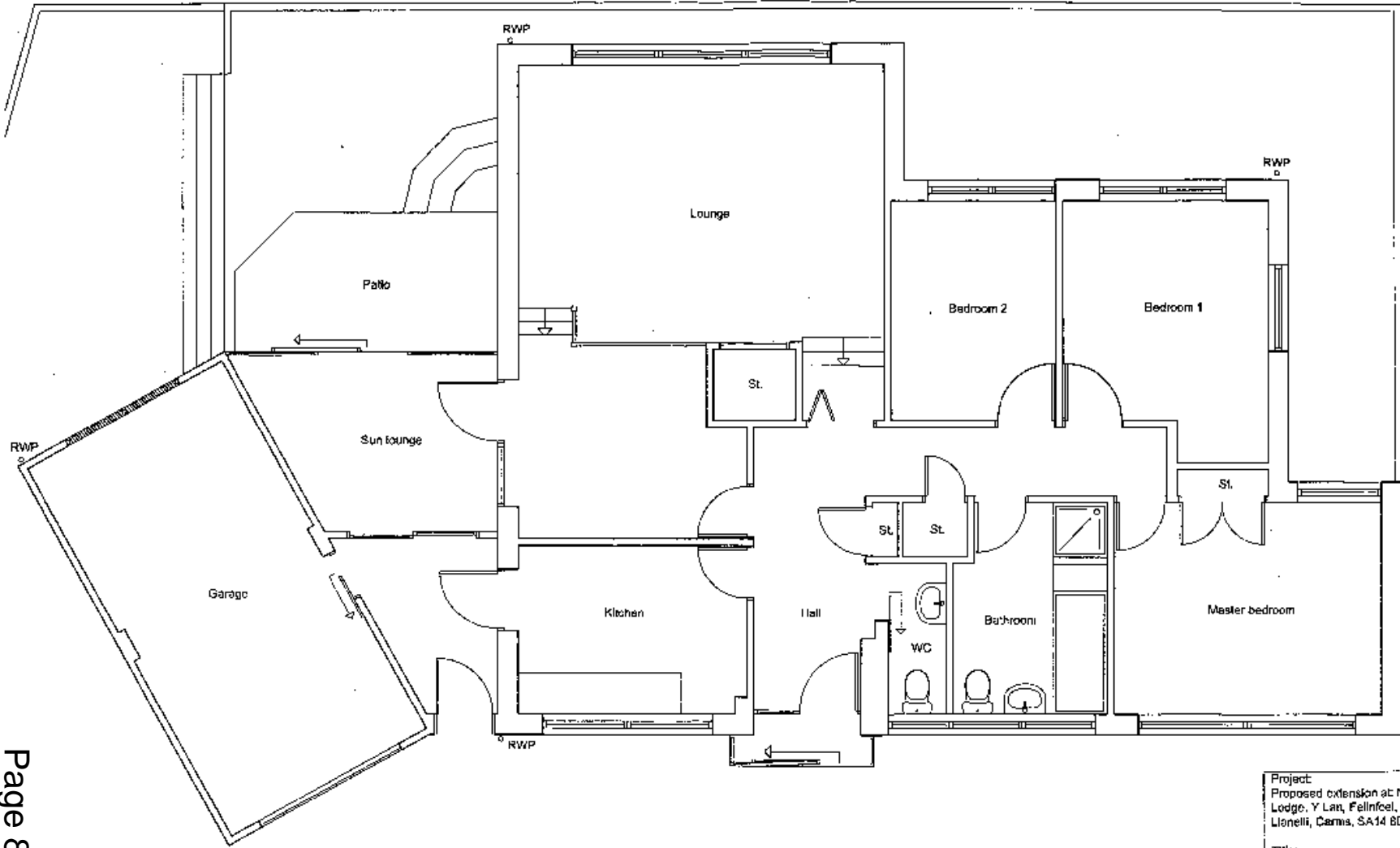
Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmarthen, SA14 8DY

Title:  
Existing elevations

Scale:  
1:100 @ A3

Drawing no.:  
04 03 Rev 1

# S/34900



Project:  
Proposed extension at New  
Lodge, Y Llan, Felinfeel,  
Llanelli, Carmar, SA14 8DY

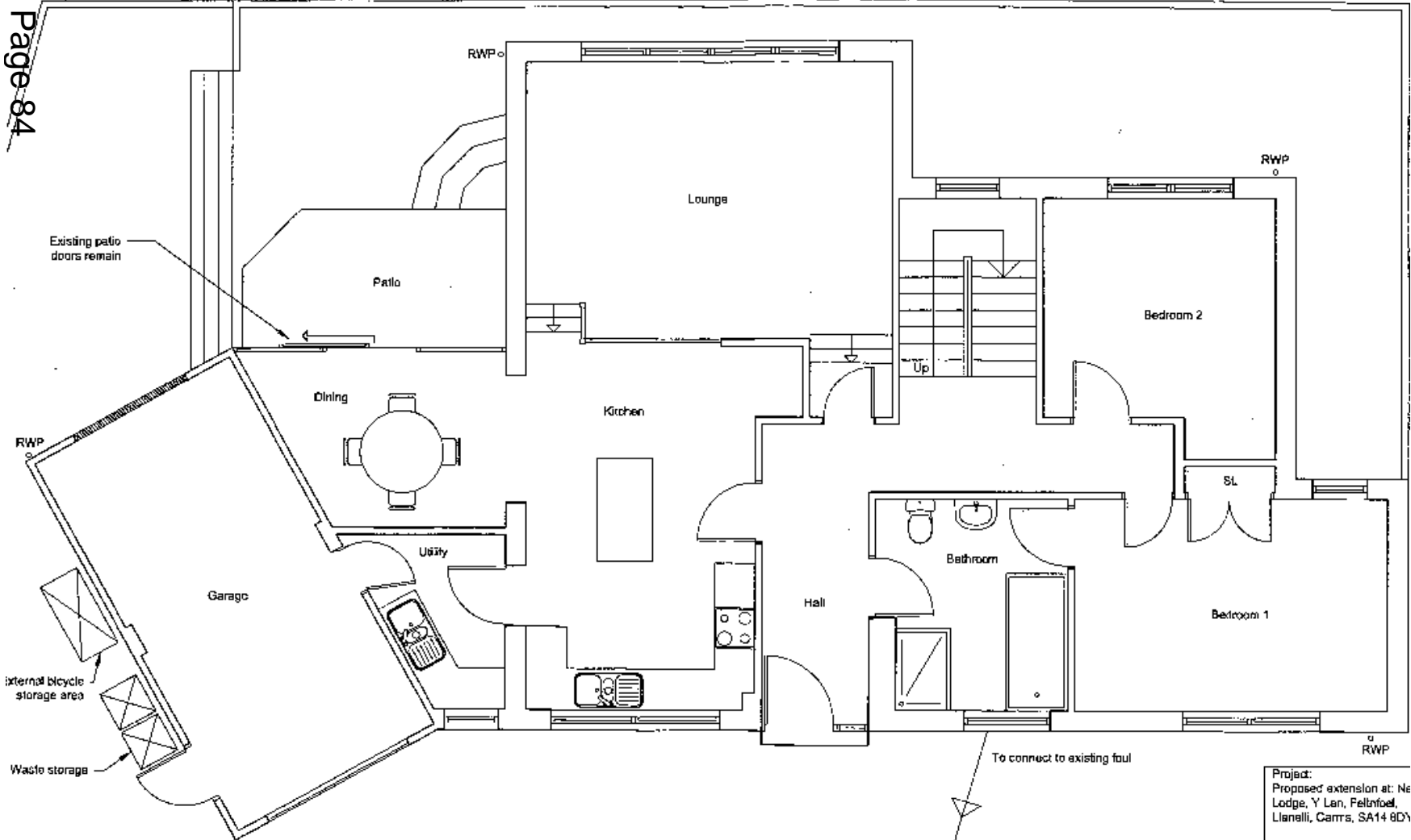
Title:  
Existing ground floor plans

Scale:  
1:50 @ A3

Drawing no.:  
04\_02

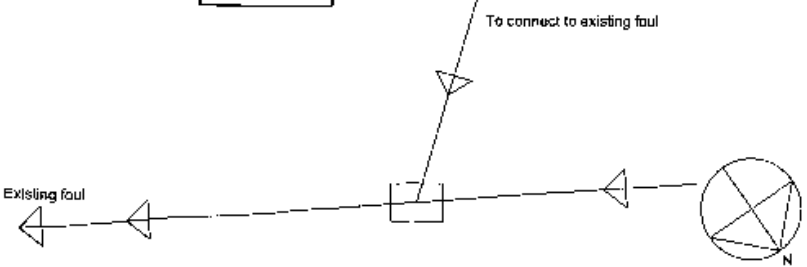
# S/34900

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NOTE 1  
LPG central heating  
system to be installed

NOTE 2  
Kitchen has 1x10L and 1x20L  
under sink waste store



Project:  
Proposed extension at: Ne  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmar, SA14 8DY

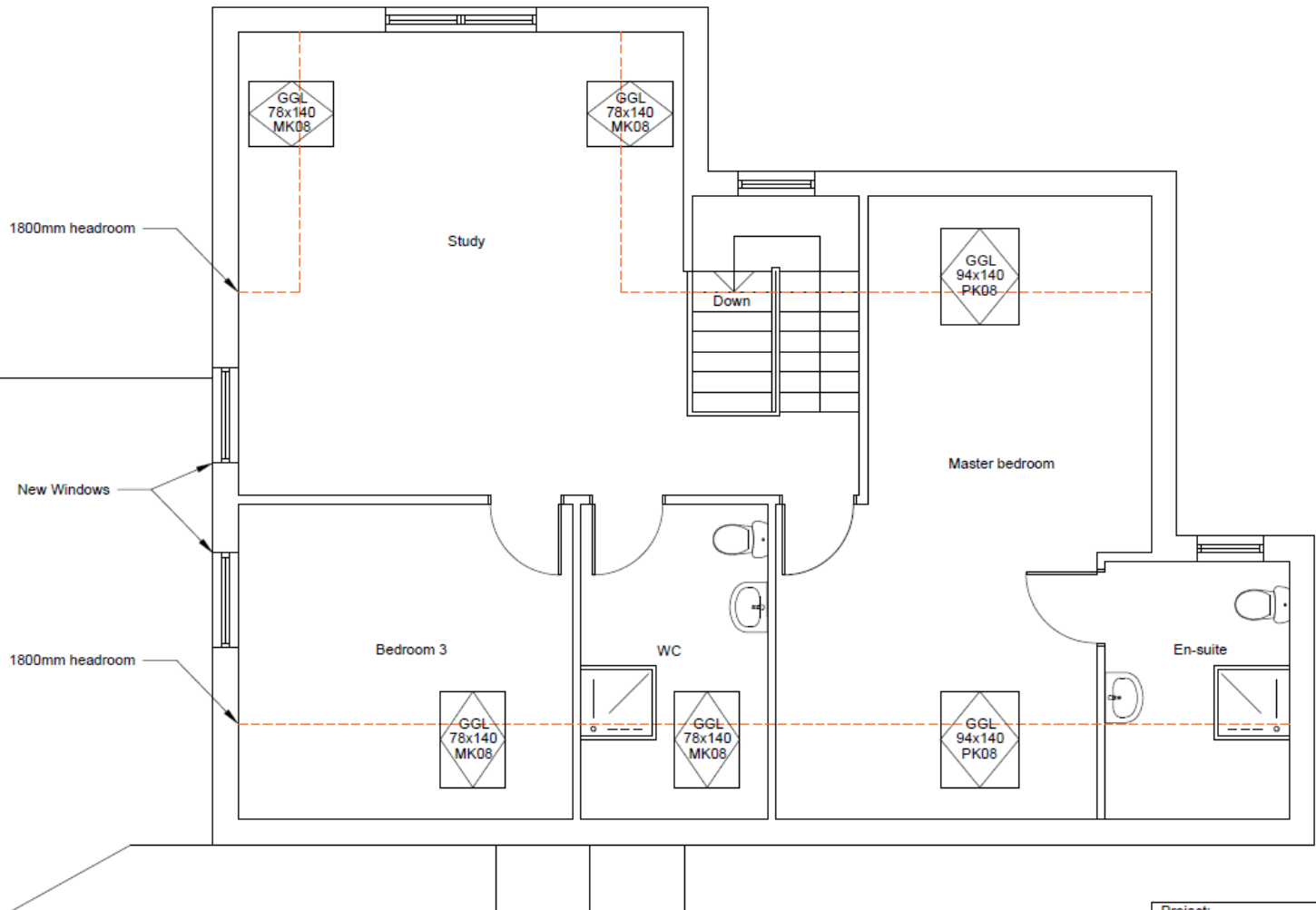
Title:  
Proposed ground floor plan

Scale:  
1:50 @ A3

Drawing no.:  
04\_05



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Project:  
Proposed extension at: New Lodge, Y Lan, Felinfoel, Llanelli, Carmarthen, SA14 8DY

Title:  
Proposed first floor plans

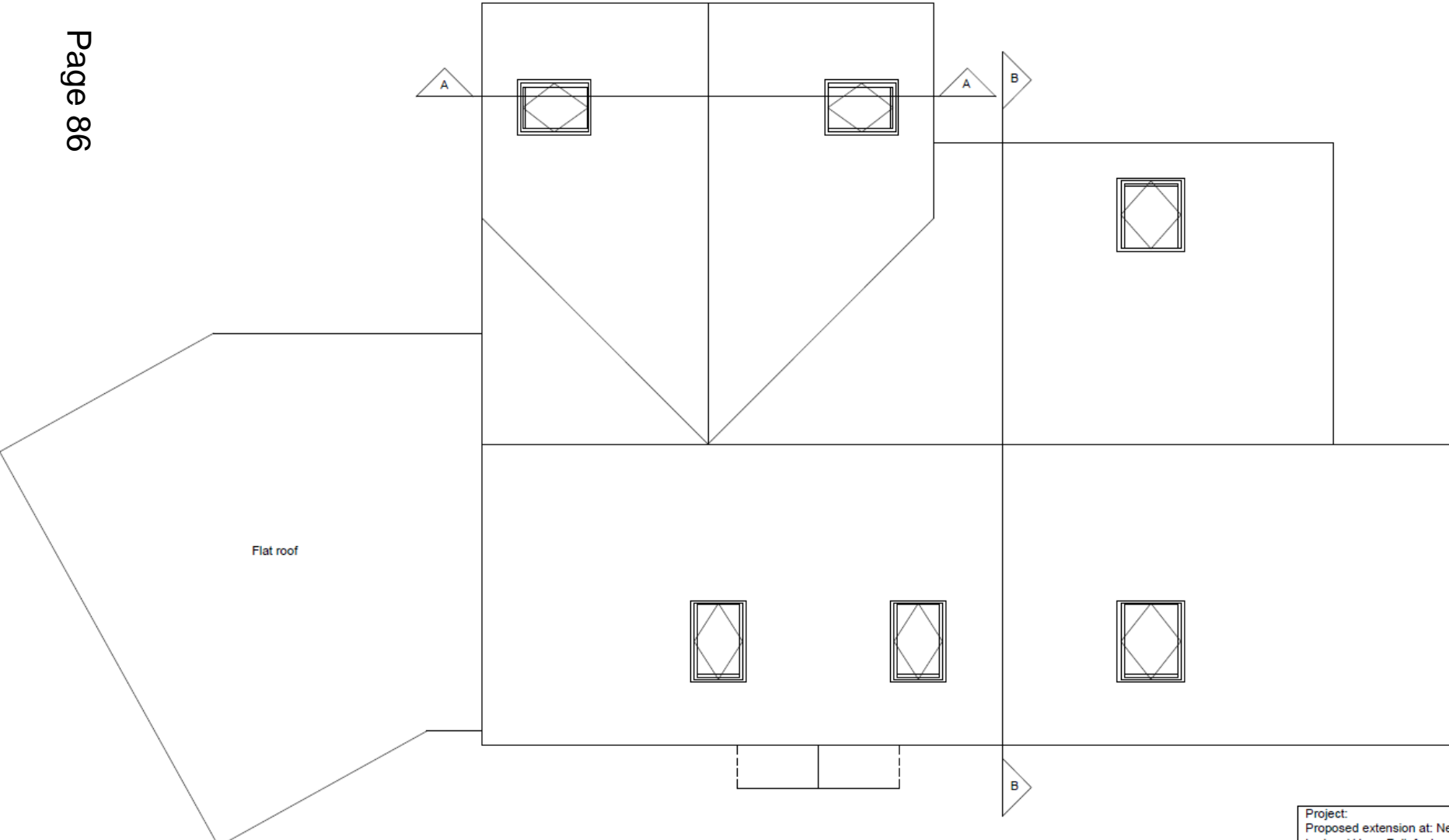
Scale:  
1:50 @ A3

Drawing no.:  
04\_06\_Rev 1



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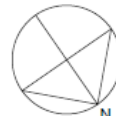
Flat roof

Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmar, SA14 8DY

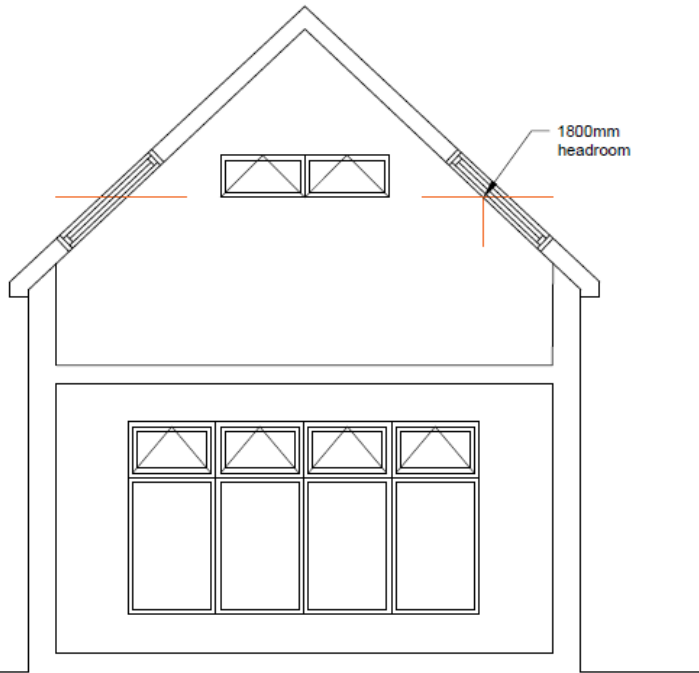
Title:  
Proposed roof plan

Scale:  
1:50 @ A3

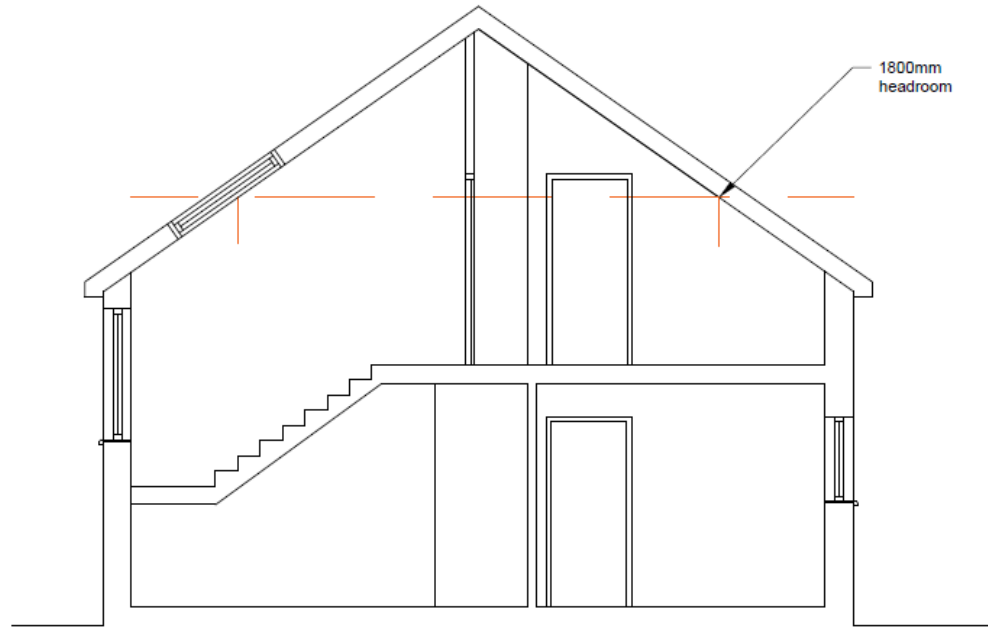
Drawing no.:  
04\_07\_Rev 1



# S/34900

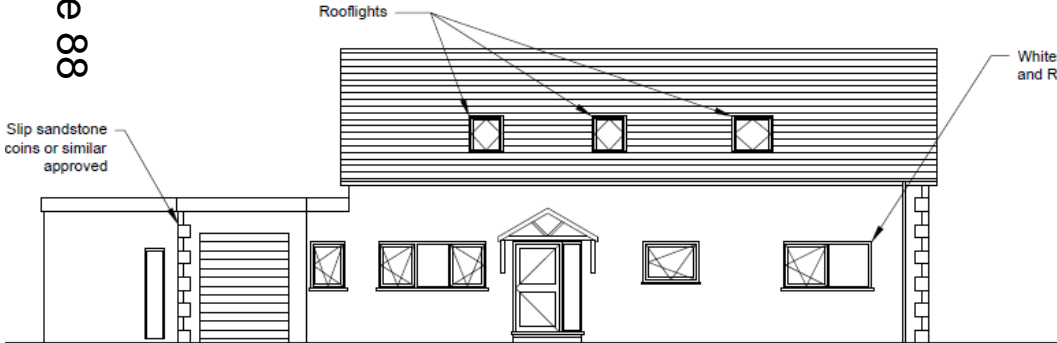


Section A-A

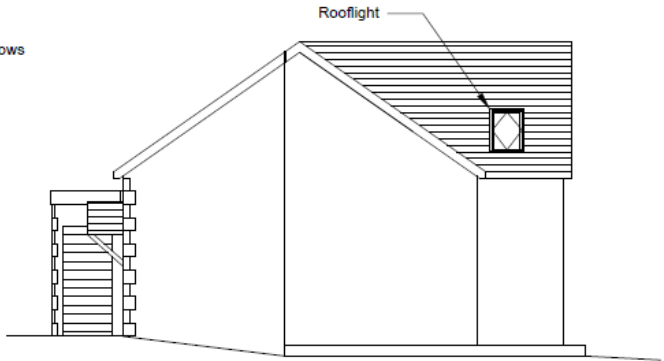


Section B-B

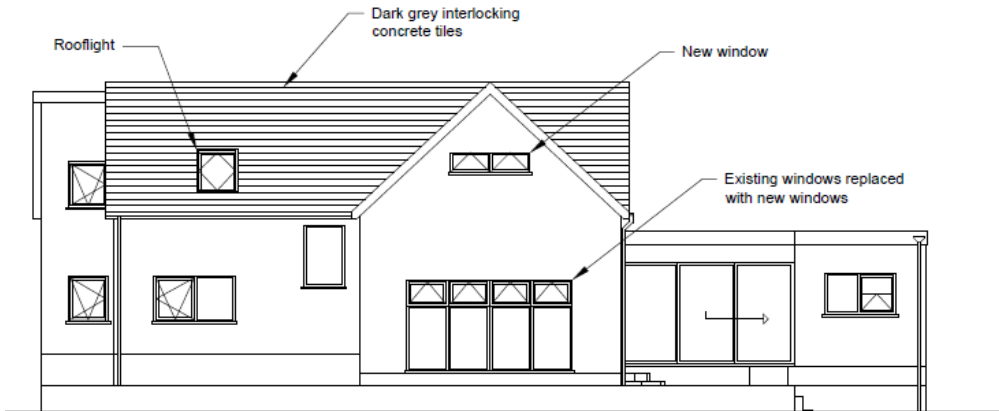




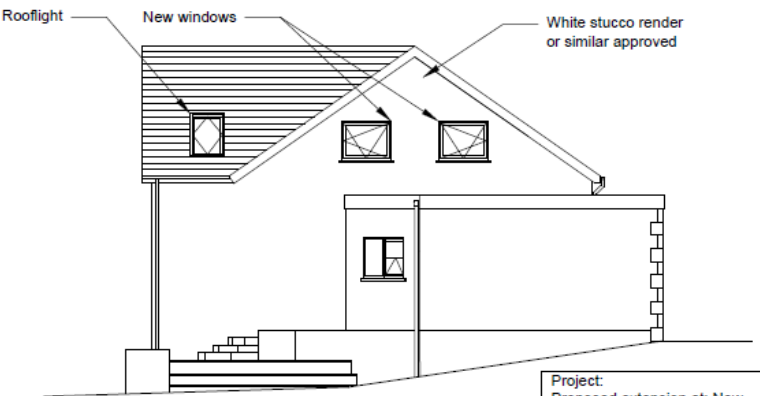
North Elevation



East Elevation



South Elevation



West Elevation

Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carm, SA14 8DY

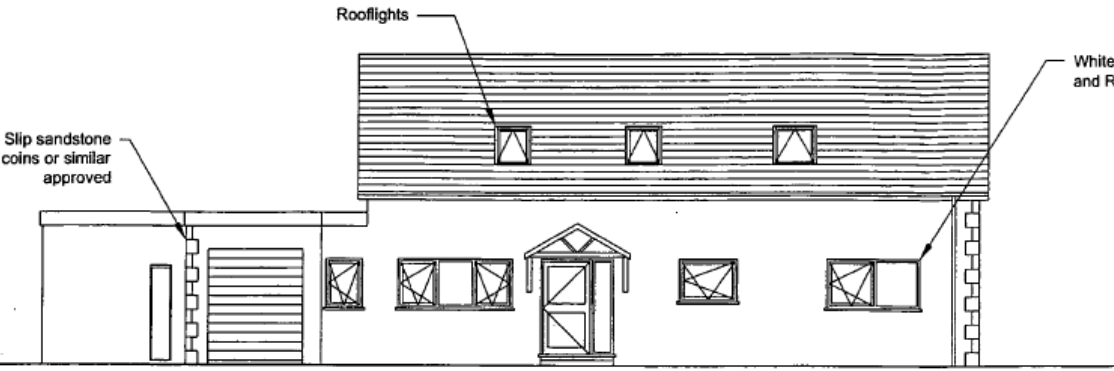
Title:  
Proposed elevations

Scale:  
1:100 @ A3

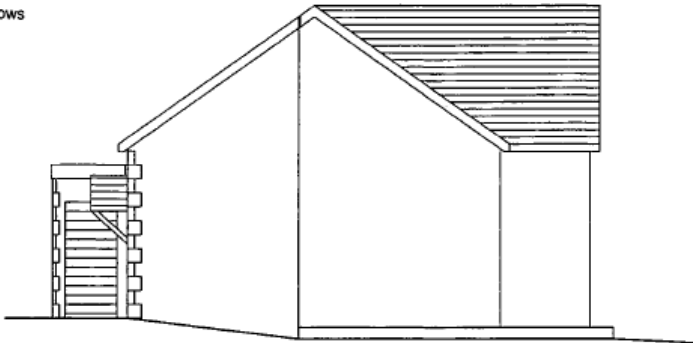
Drawing no.:  
04 08 Rev 1

# S/34900

# Original Proposal



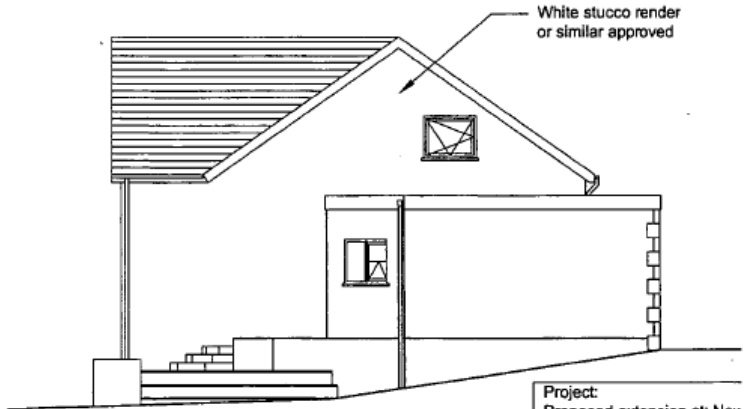
North Elevation



East Elevation



South Elevation



West Elevation

Project:  
Proposed extension at: New Lodge, Y Lan, Felinfoel, Llanelli, Carmarthen, SA14 8DY

Title:  
Proposed elevations

Scale:  
1:50 @ A3

Drawing no.:  
04\_08



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# S/34972



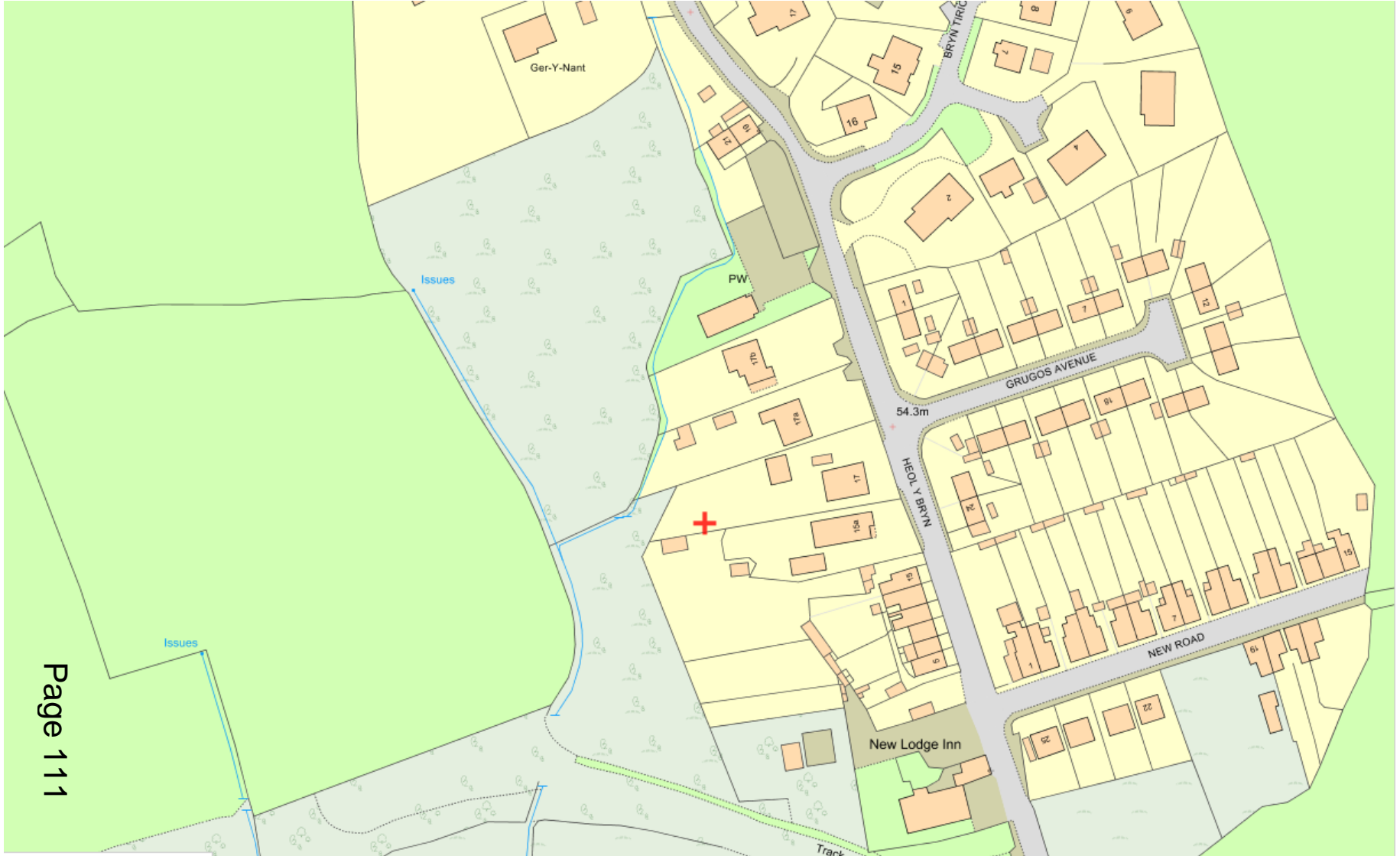


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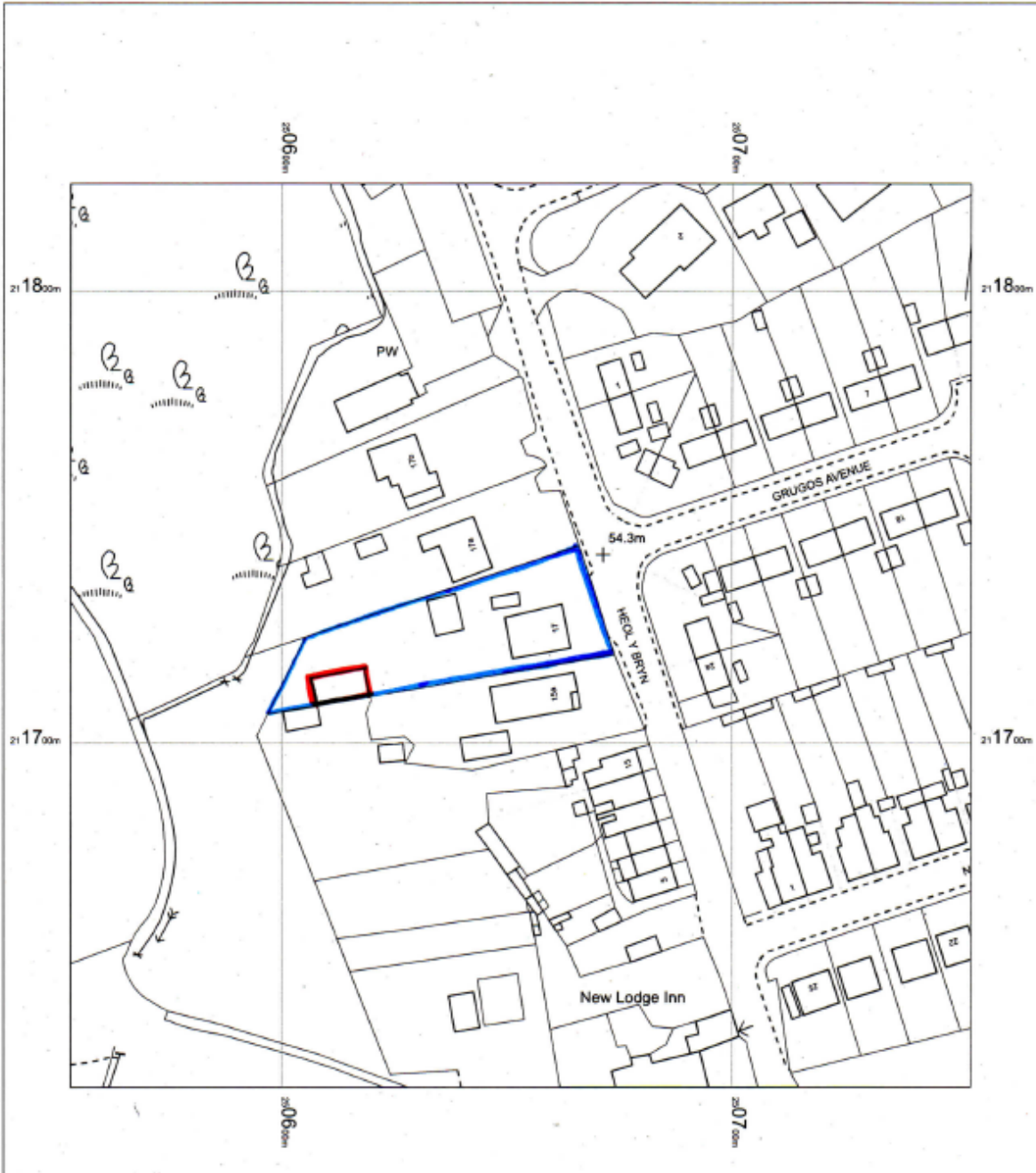
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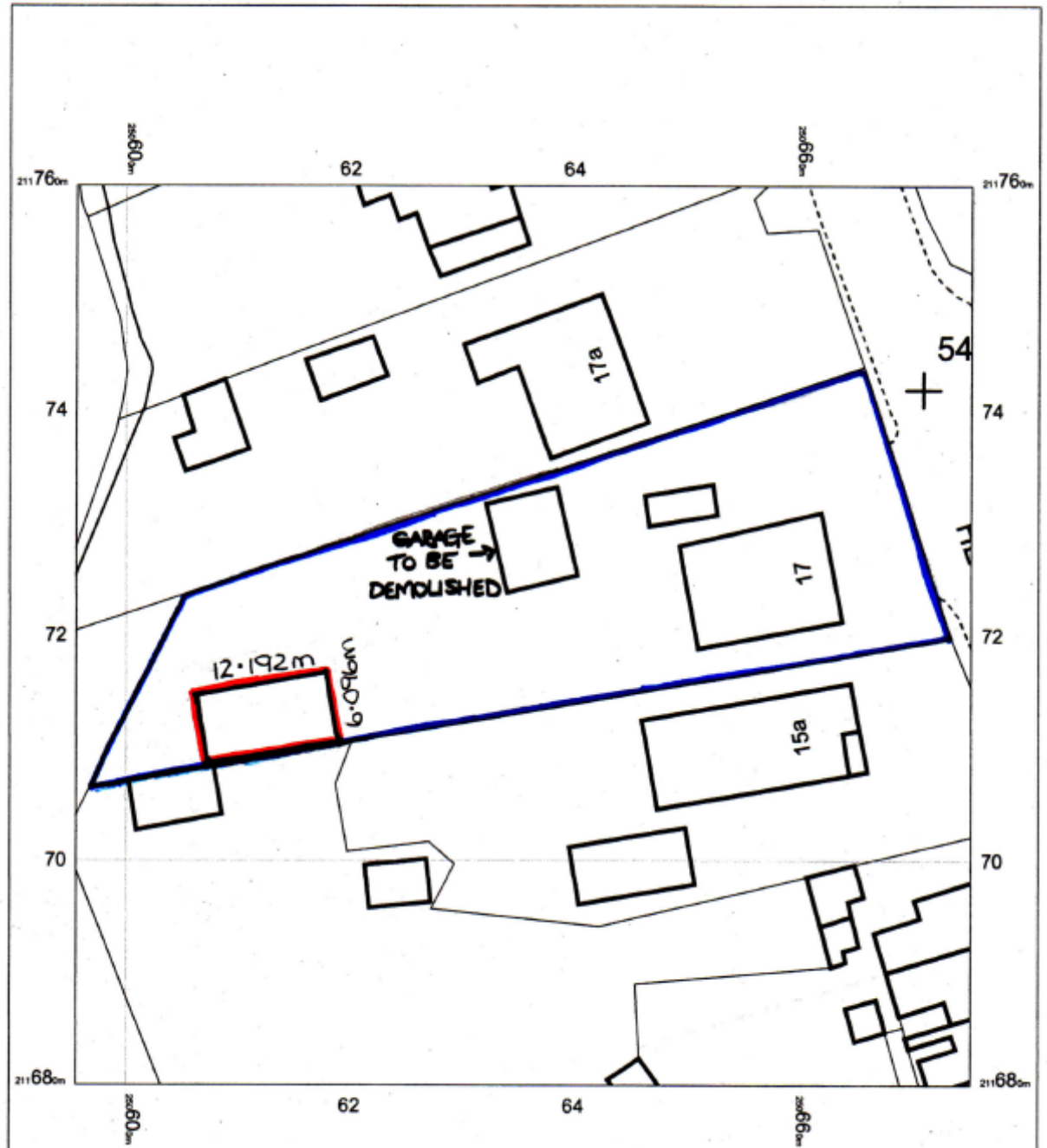


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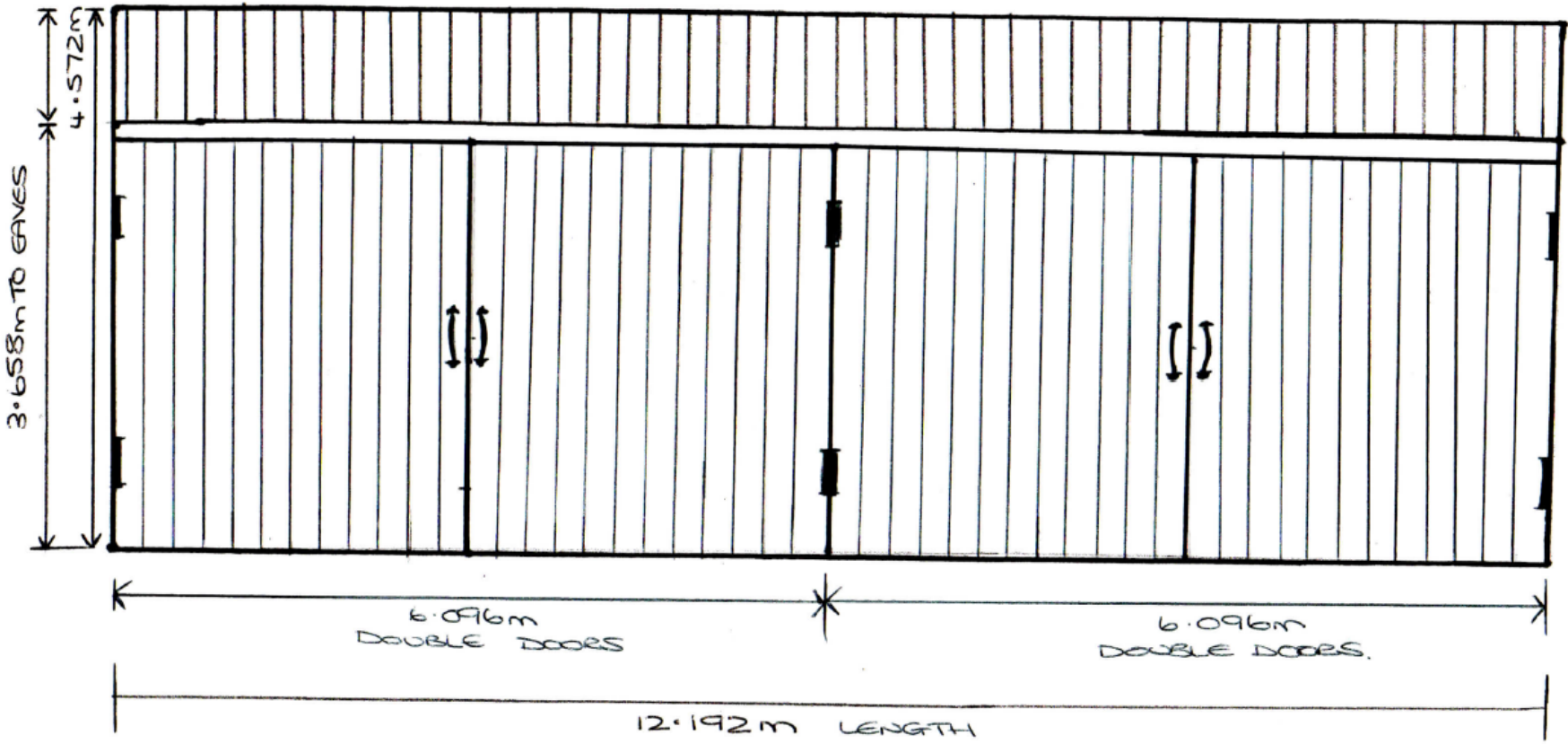






# S/34972

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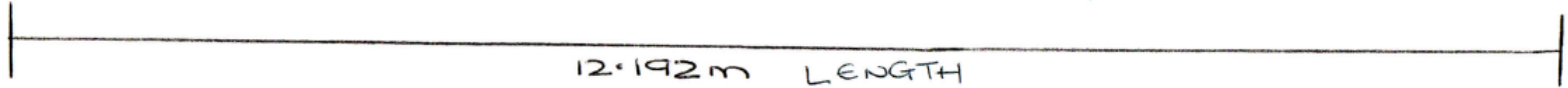
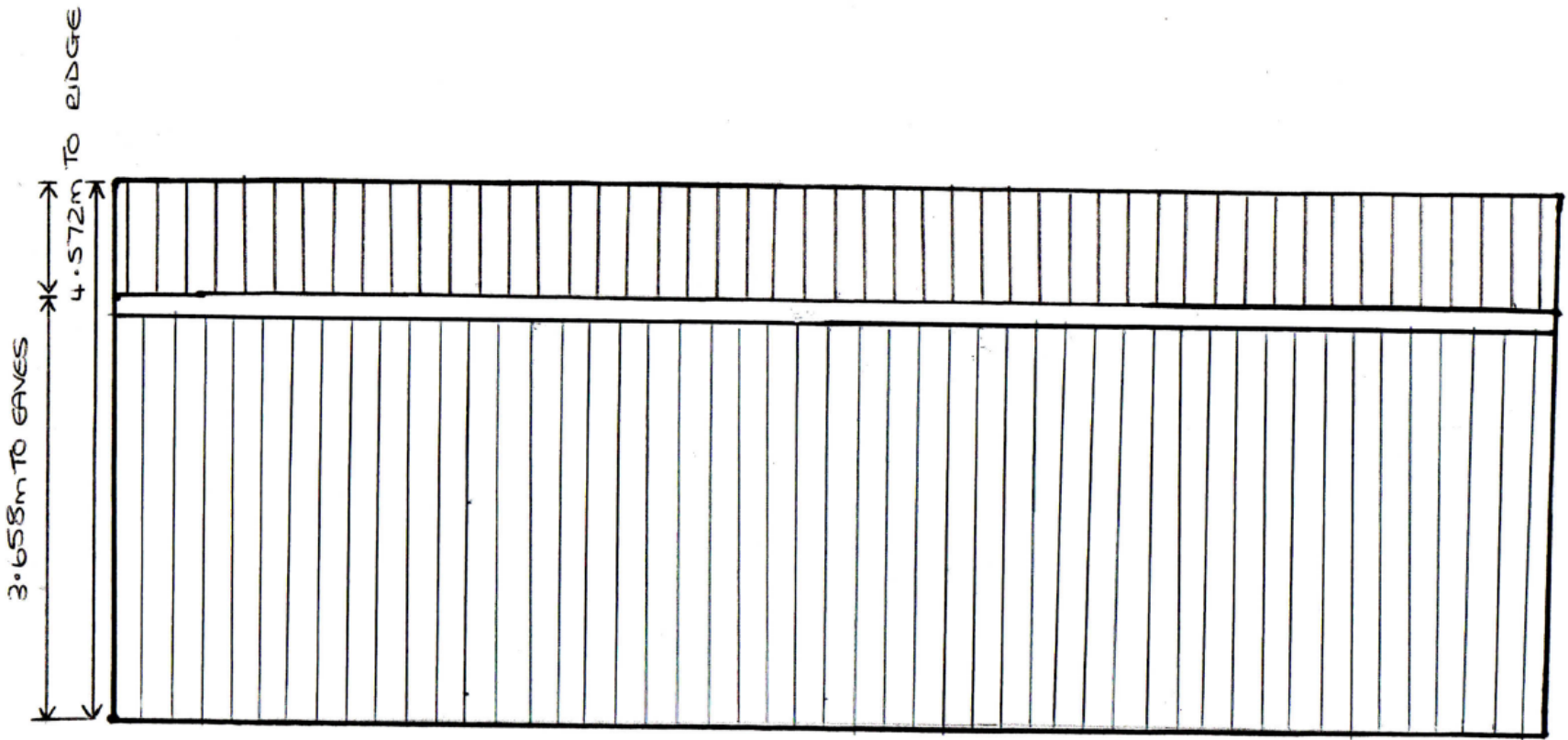
NORTH FACING

SCALE 1:50

ALL AS PER EXISTING GROUND LEVEL



# S/34972



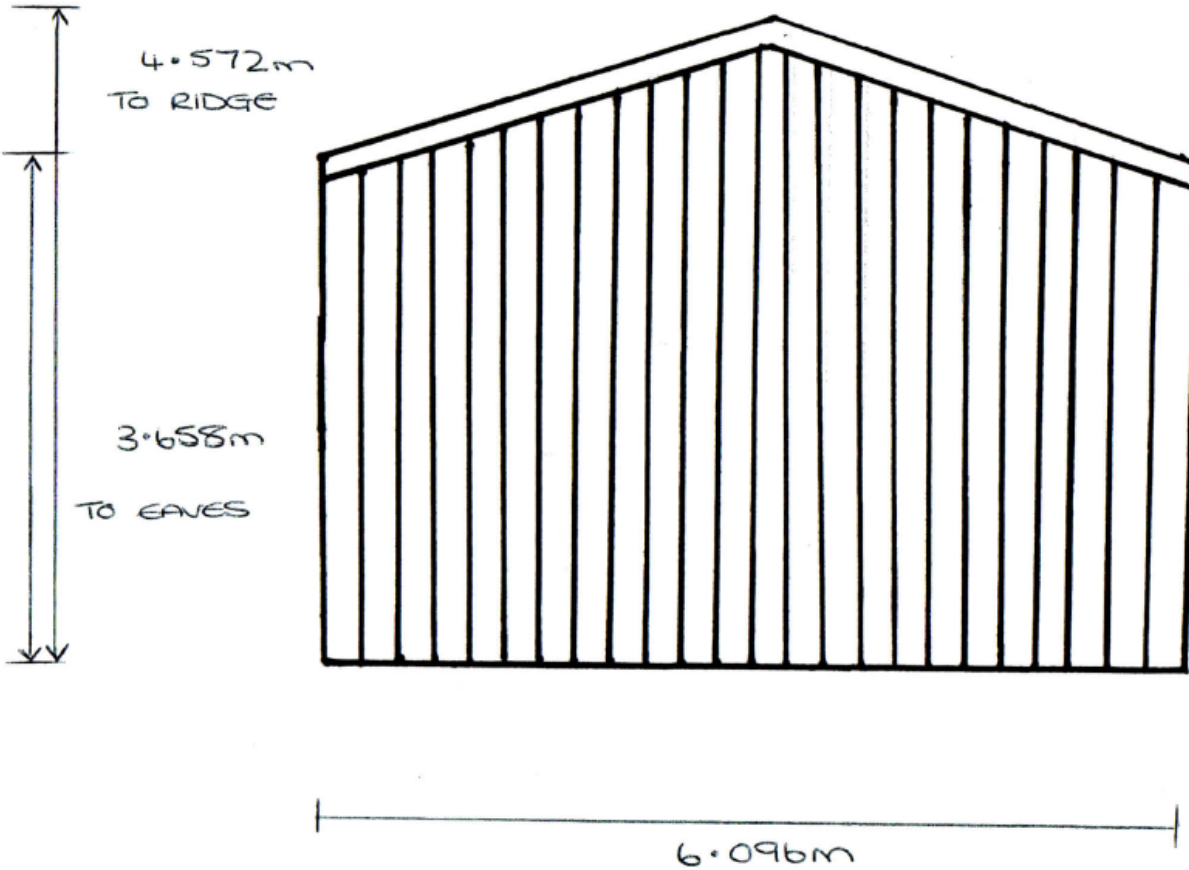
SOUTH FACING

SCALE 1:50

ALL AS PER EXISTING GROUND LEVEL

# S/34972

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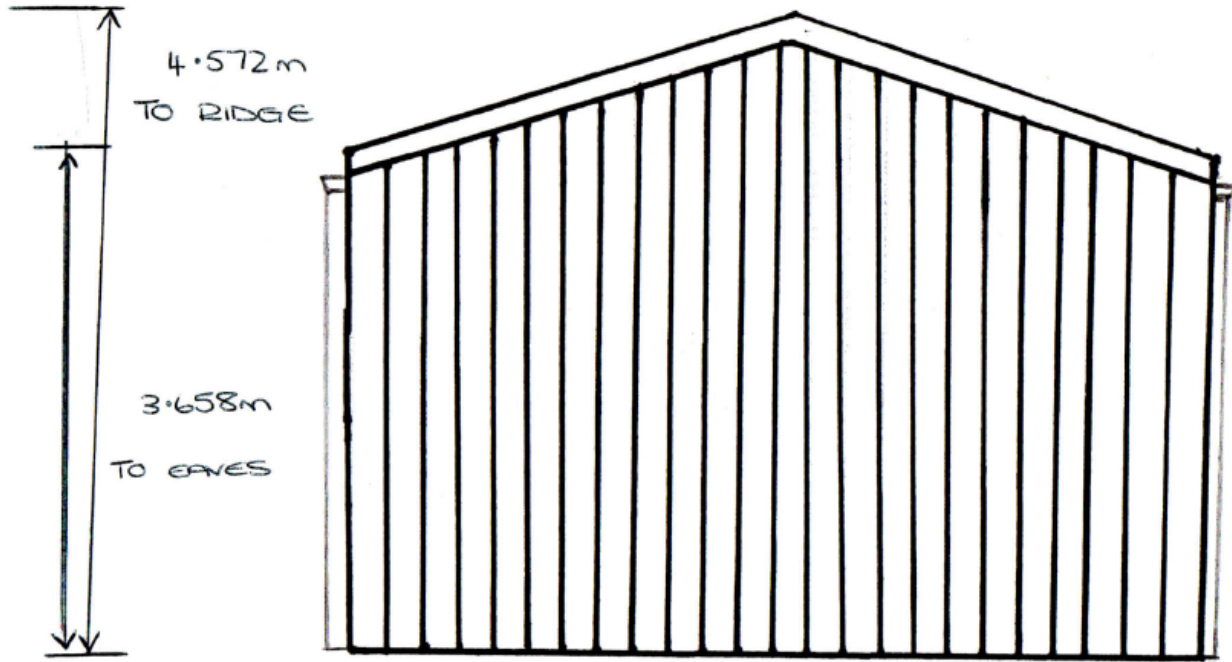


EAST FACING

SCALE 1:50

ALL AS PER EXISTING GROUND LEVEL

# S/34972



6.096 m

WEST FACING

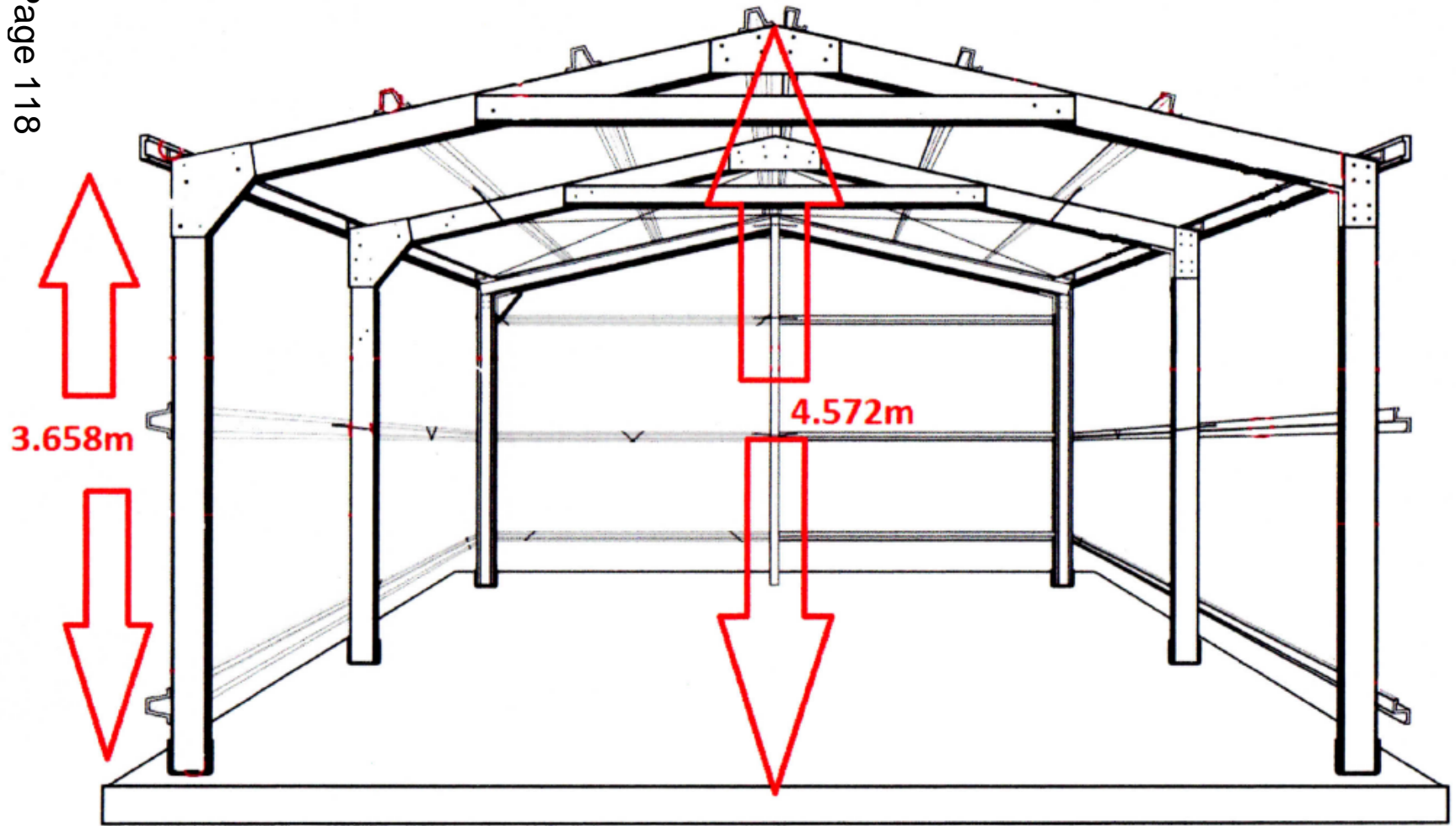
ALL AS PER EXISTING GROUND LEVEL

SCALE 1:50



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Length 12.192 m

Width 6.096 m



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# S/34972

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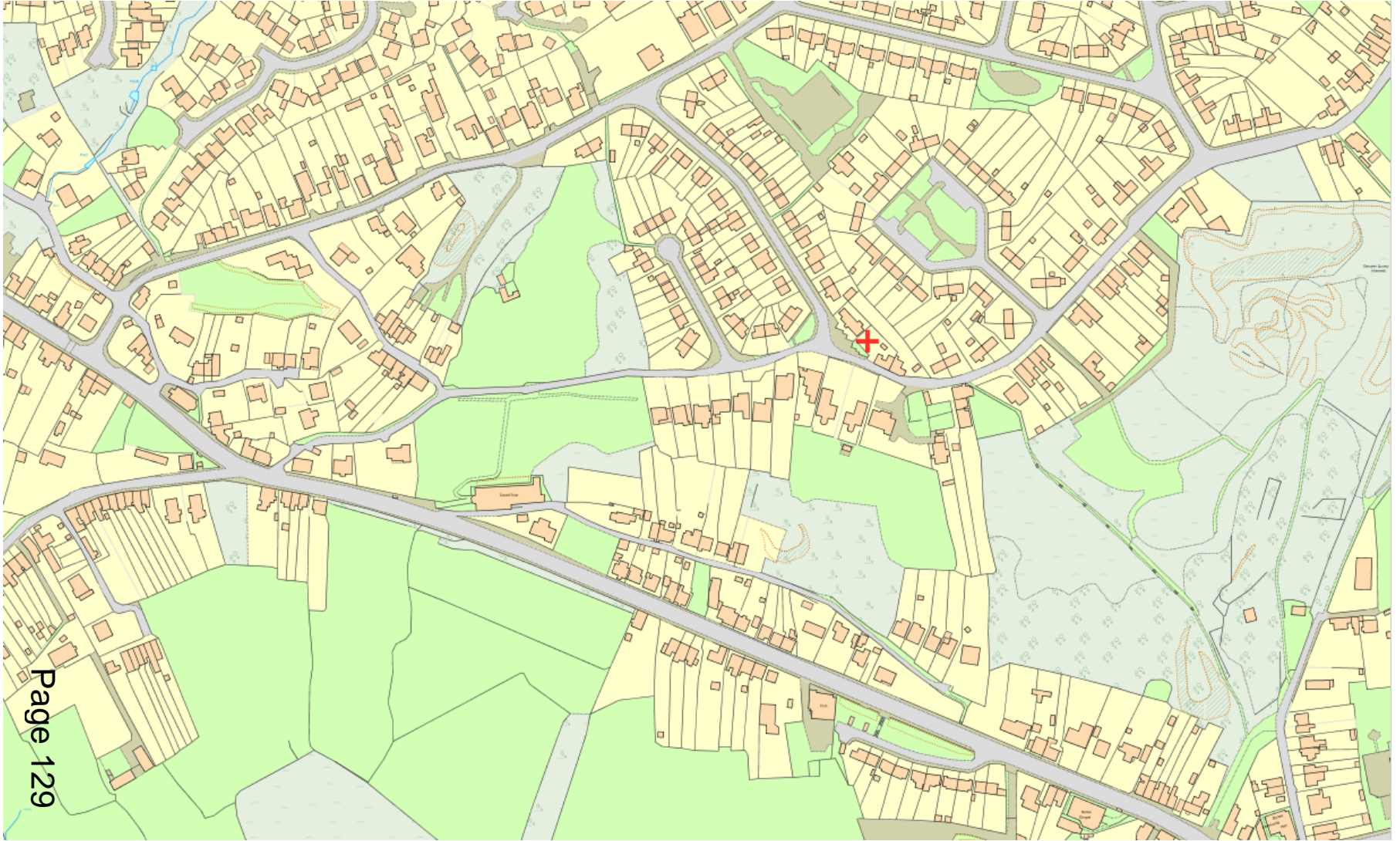
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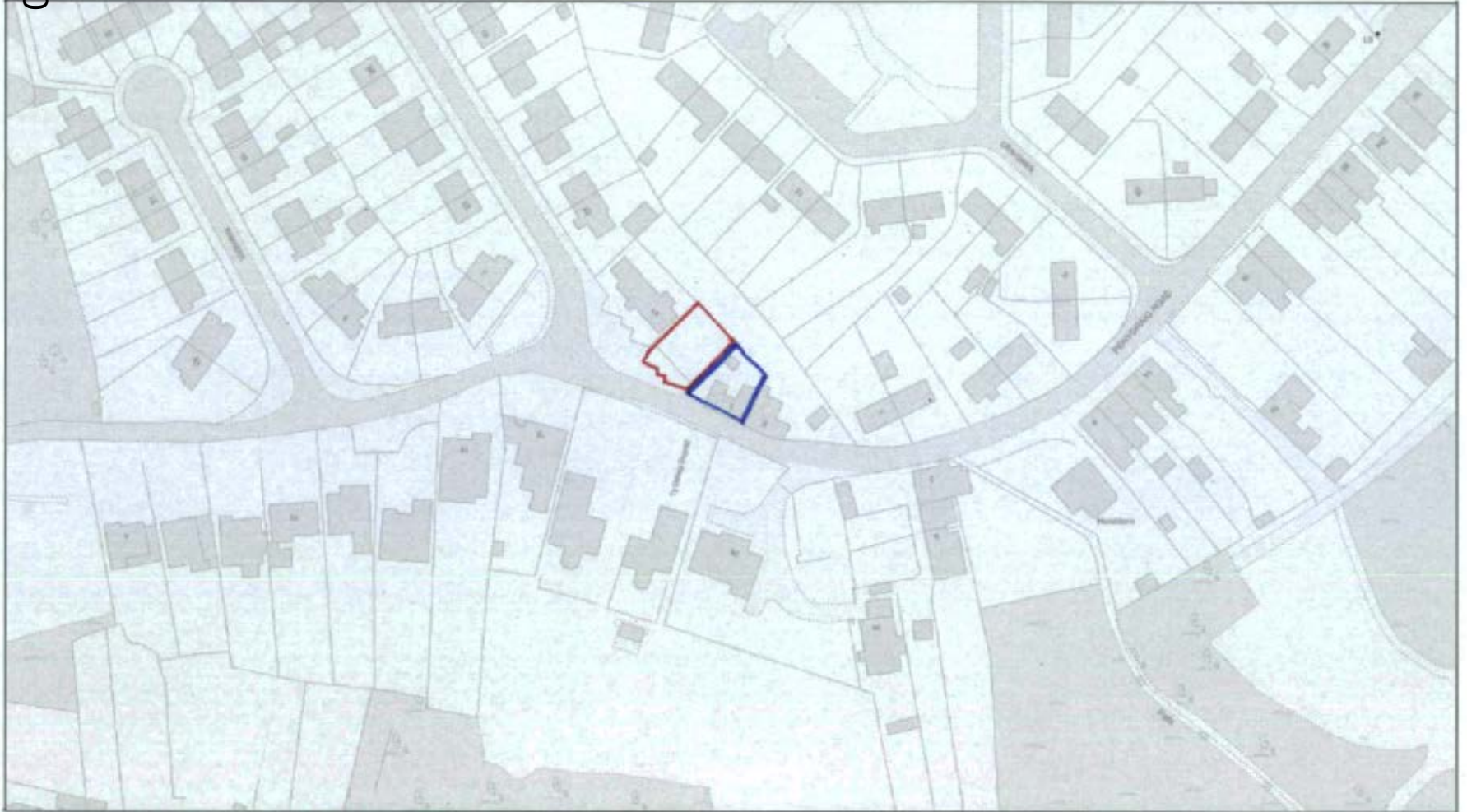
# S/35069



# S/35069

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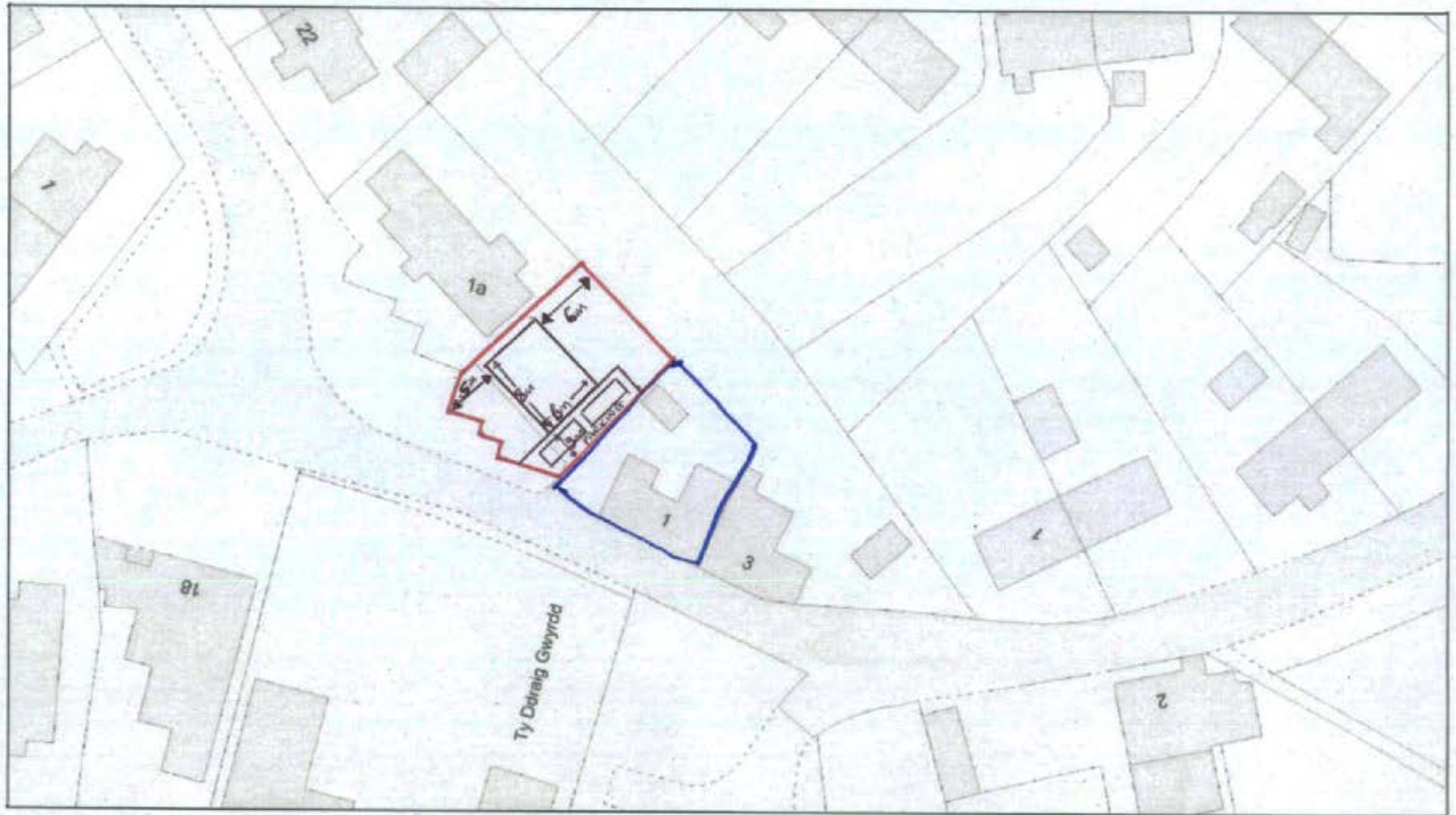
1/1250 Scale Plan – 1 Pen Y Graig Road, Ilwynhendy, Llanelli, Carm. SA14 9PA





# S/35069

1/500 Scale Plan – 1 Pen Y Graig Road, Ilwrynhendy, Llanelli, Carm. SA14 9PA



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SCALE PARAMETER

UPPER AND LOWER LIMITS WIDTH - 7m-8m DEPTH 5m-7m RIDGE HEIGHT - 5m-8m

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**Y PWYLLGOR  
CYNLLUNIO**

**PLANNING  
COMMITTEE**

**9 MAWRTH 2017**

**9 MARCH 2017**

**RHANBARTH Y  
GORLLEWIN**

**AREA  
WEST**

# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

## **APPLICATIONS RECOMMENDED FOR APPROVAL**



**W/21986**

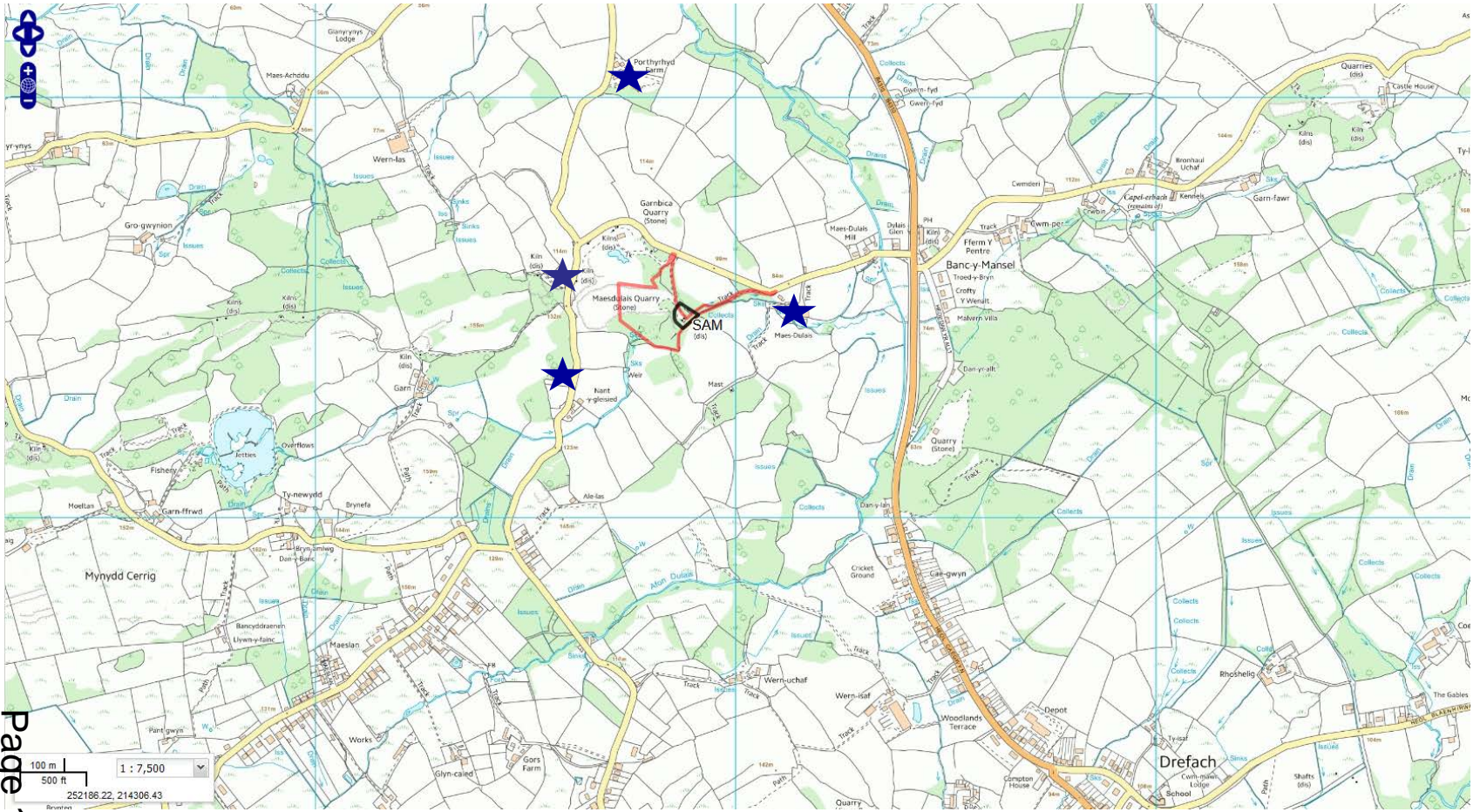
# W/21986

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# W/21986





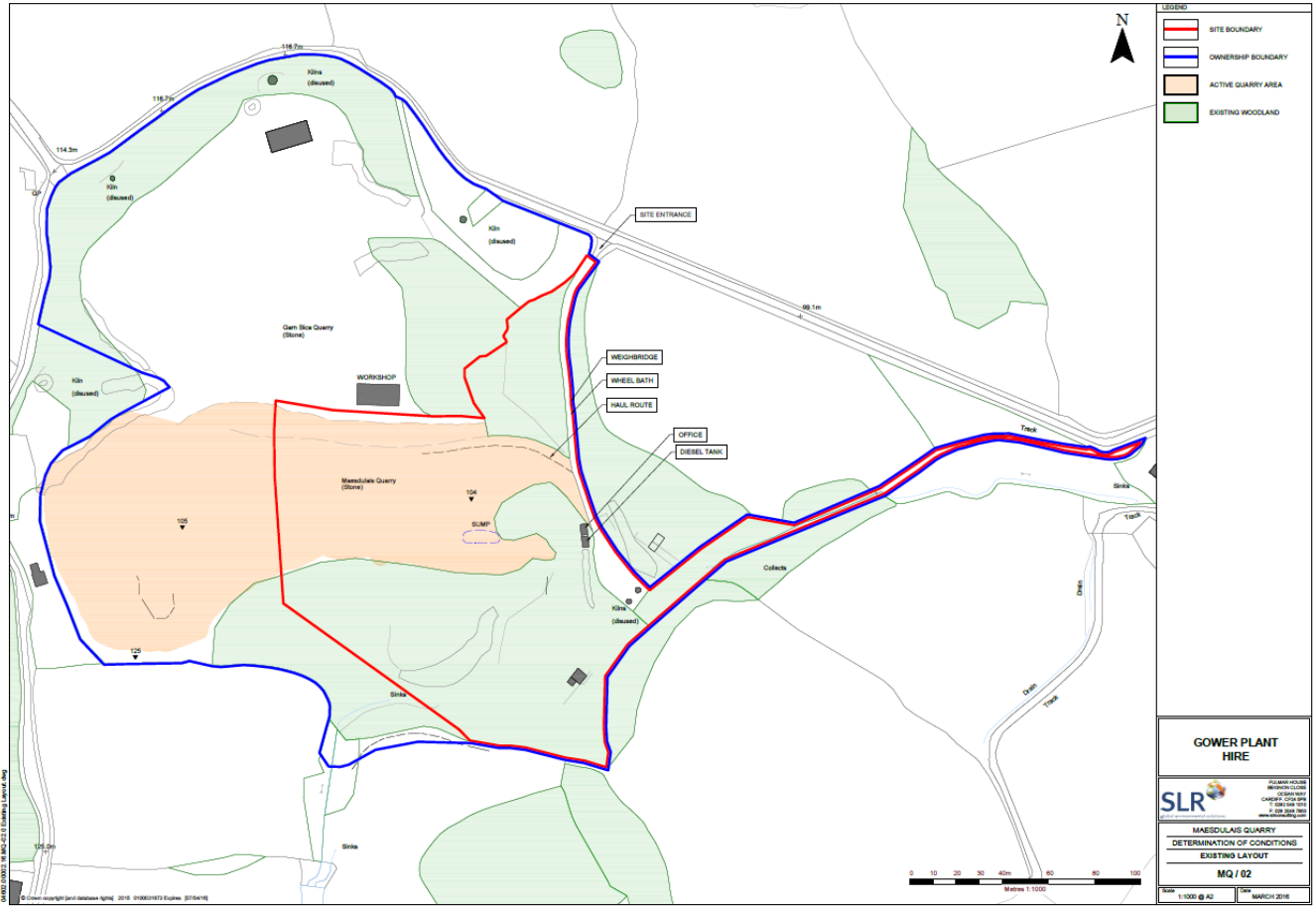
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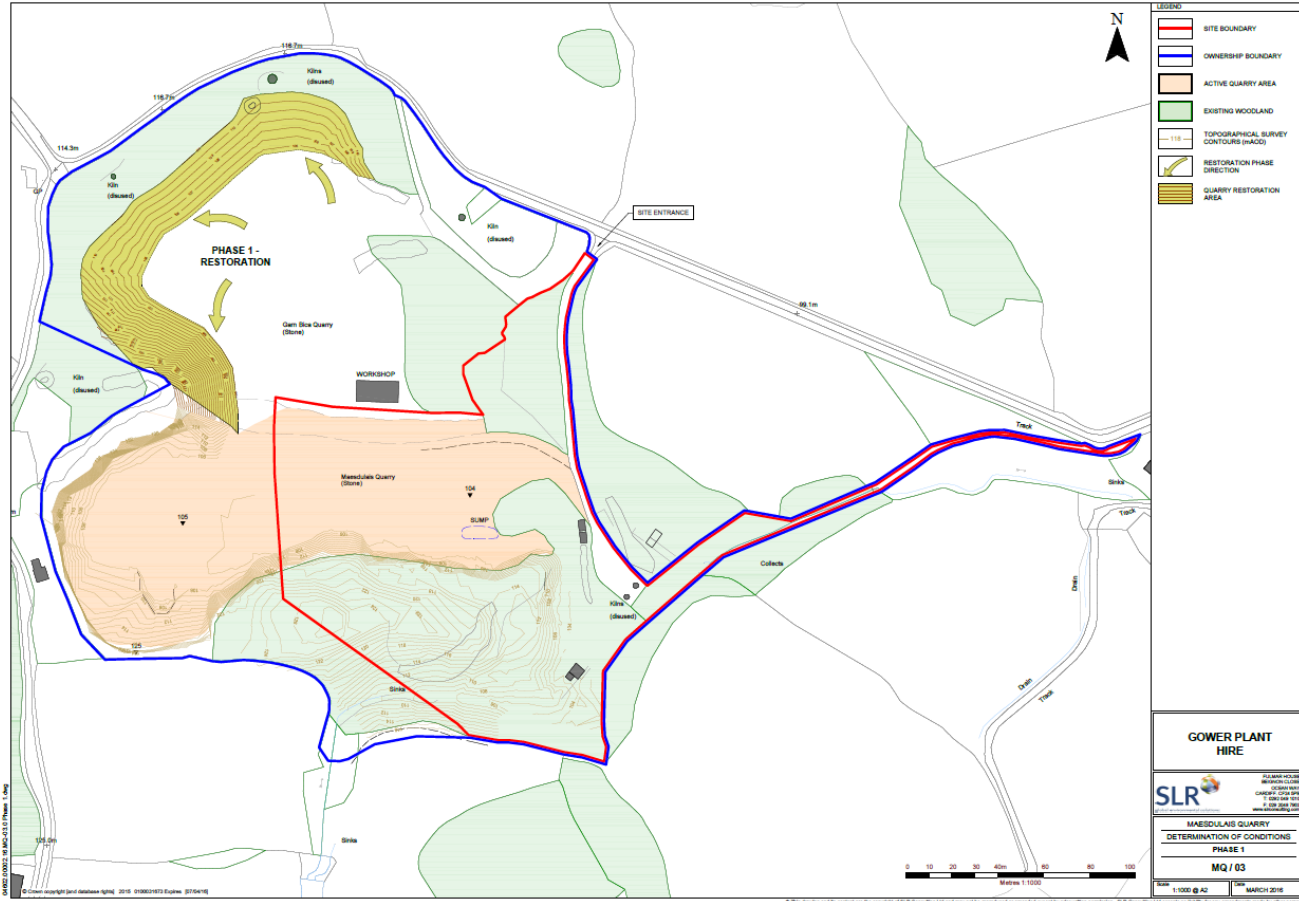
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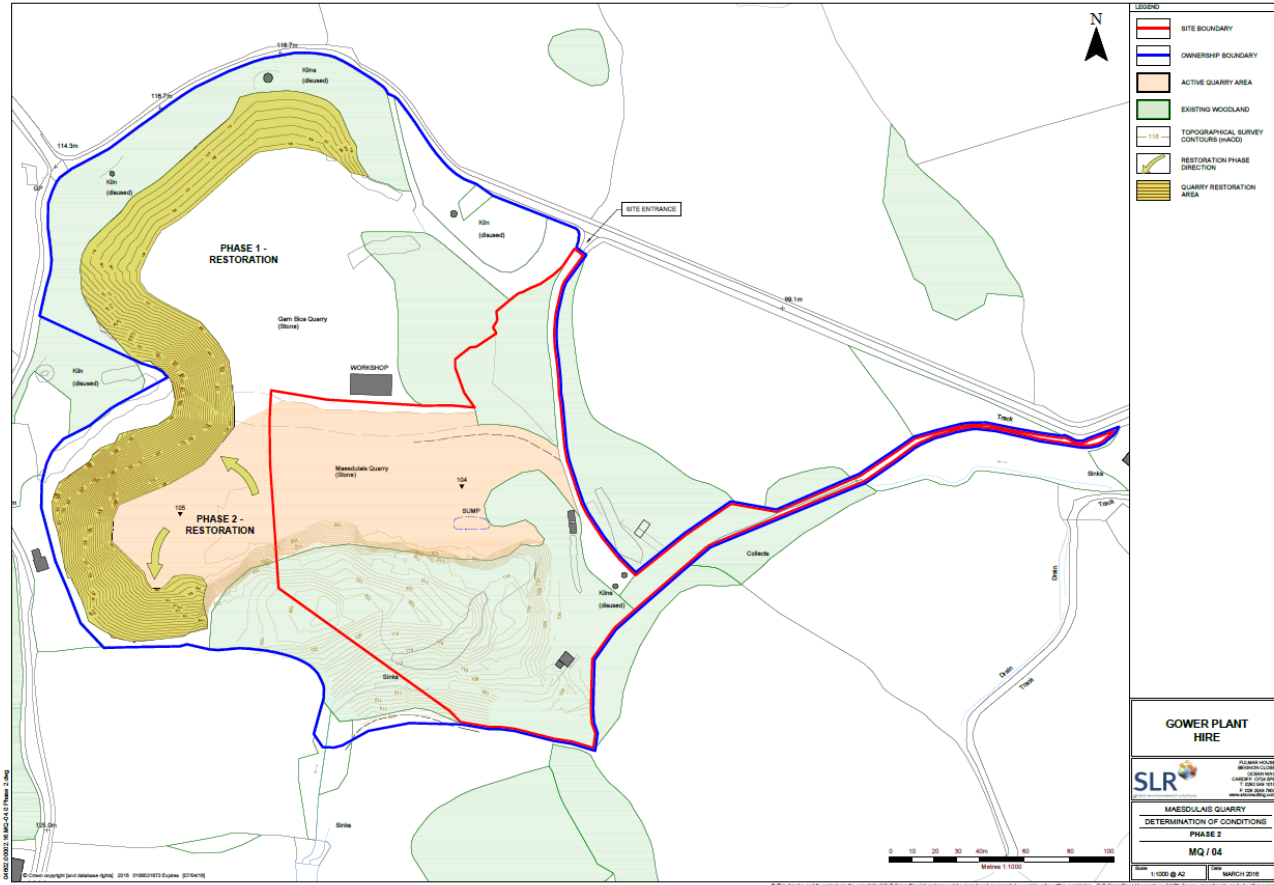
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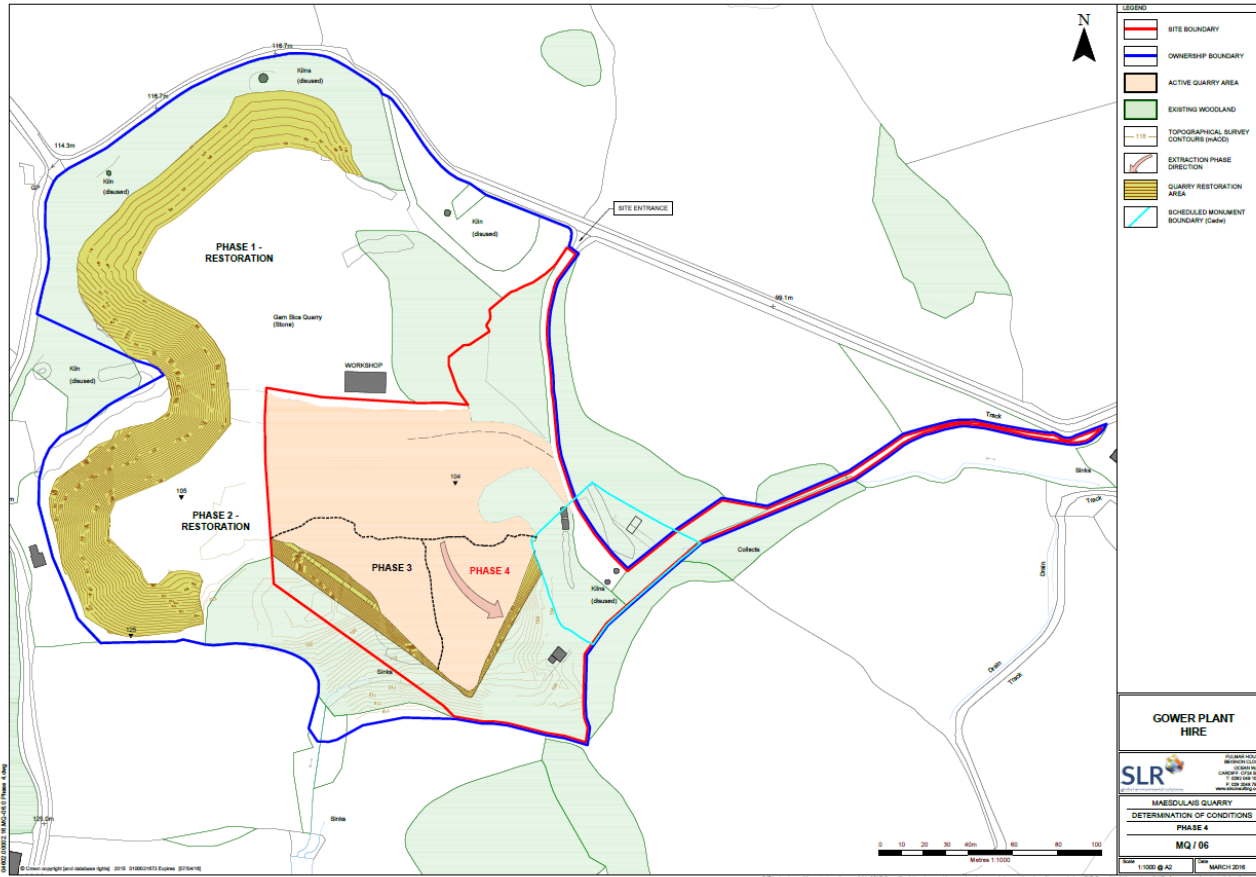
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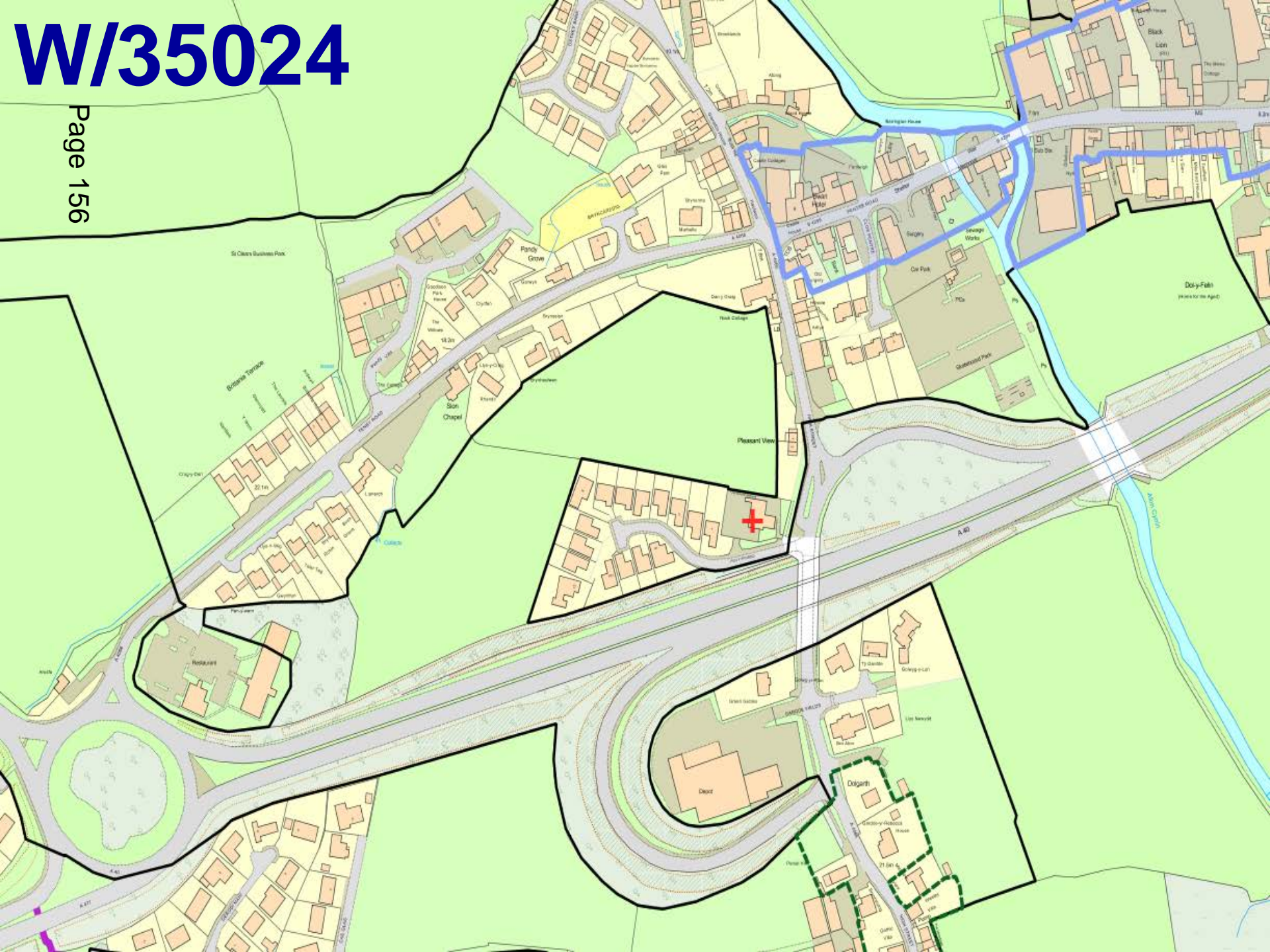
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**W/35024**







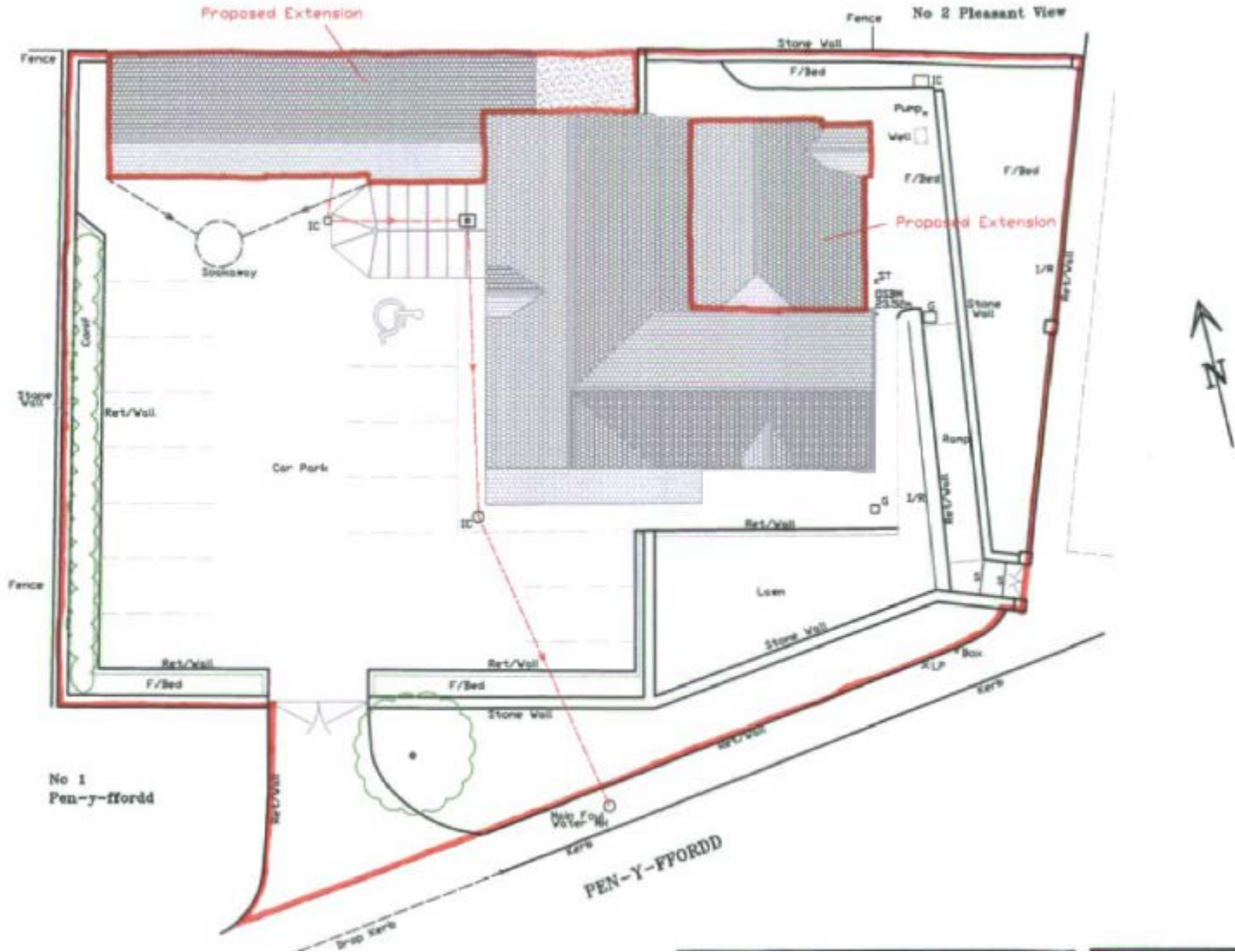
Metres

Location Plan



# W/35024

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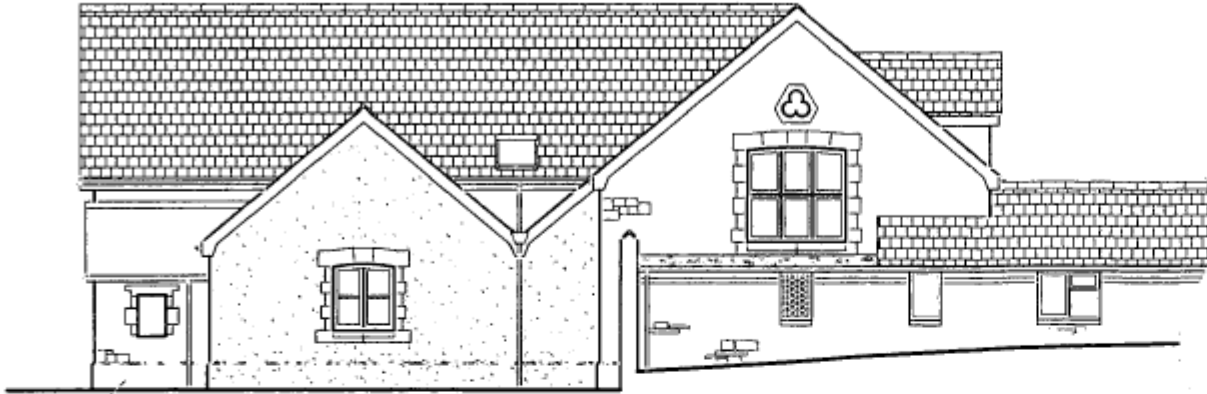




# W/35024

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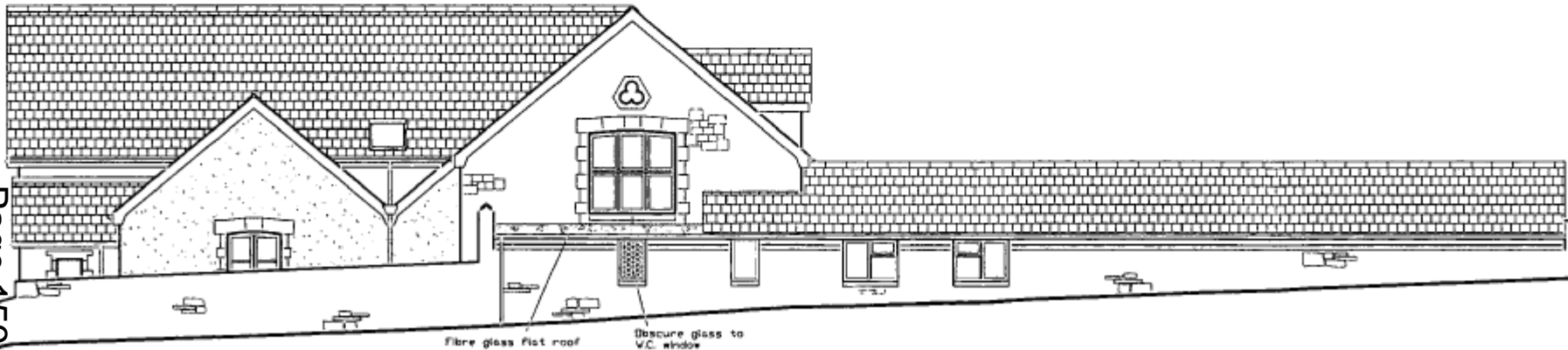


ance lobby, complete with roof  
carefully removed from its  
ing position and reinstated in  
in shown

North Elevation  
(Boundary wall omitted)

## Schedule of Proposed Exterior Finishes

Roof - Natural Slate/Slate Substitute  
Walls - Natural Dressed Stone/Cream smooth  
Windows - White uPVC  
Doors - Black uPVC  
Facia/Soffits - White Timber/uPVC  
Rainwater Goods - Black uPVC



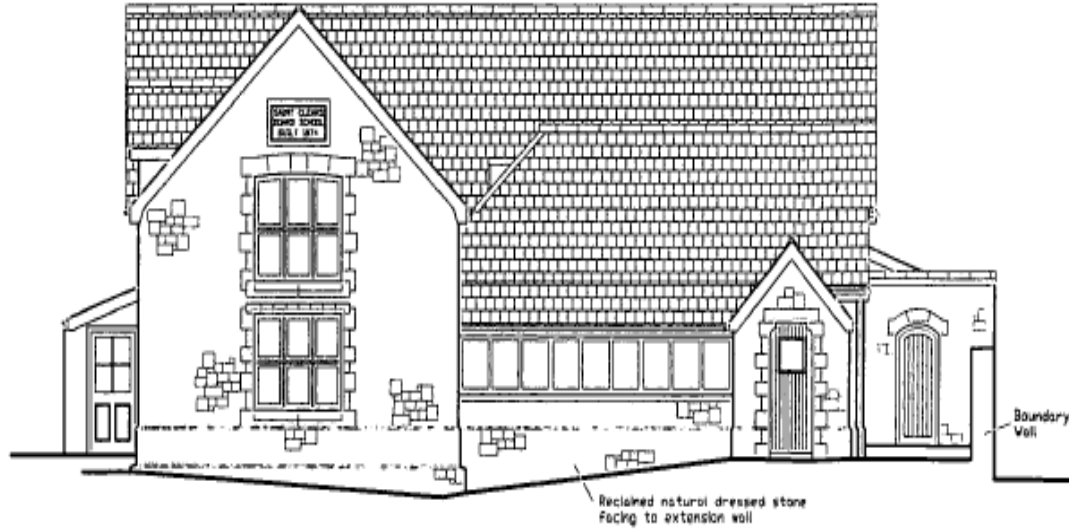
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North Elevation

BUILDING PLANS C.A.D. DESIGN

Tim Stickland  
C.A.D. SERVICES

Client: Mr P. Hughes & Mr S.  
Old Board School Guest  
High Street  
St. Clears  
Carmarthen  
SA33 4DY



East Elevation

### Schedule of Proposed Exterior Finishes

- Roof - Natural Slate/Slate Substitute
- Walls - Natural Dressed Stone/Cream smooth Render
- Windows - White uPVC
- Doors - Black uPVC
- Facia/Soffits - White Timber/uPVC
- Rainwater Goods - Black uPVC



Section A-A



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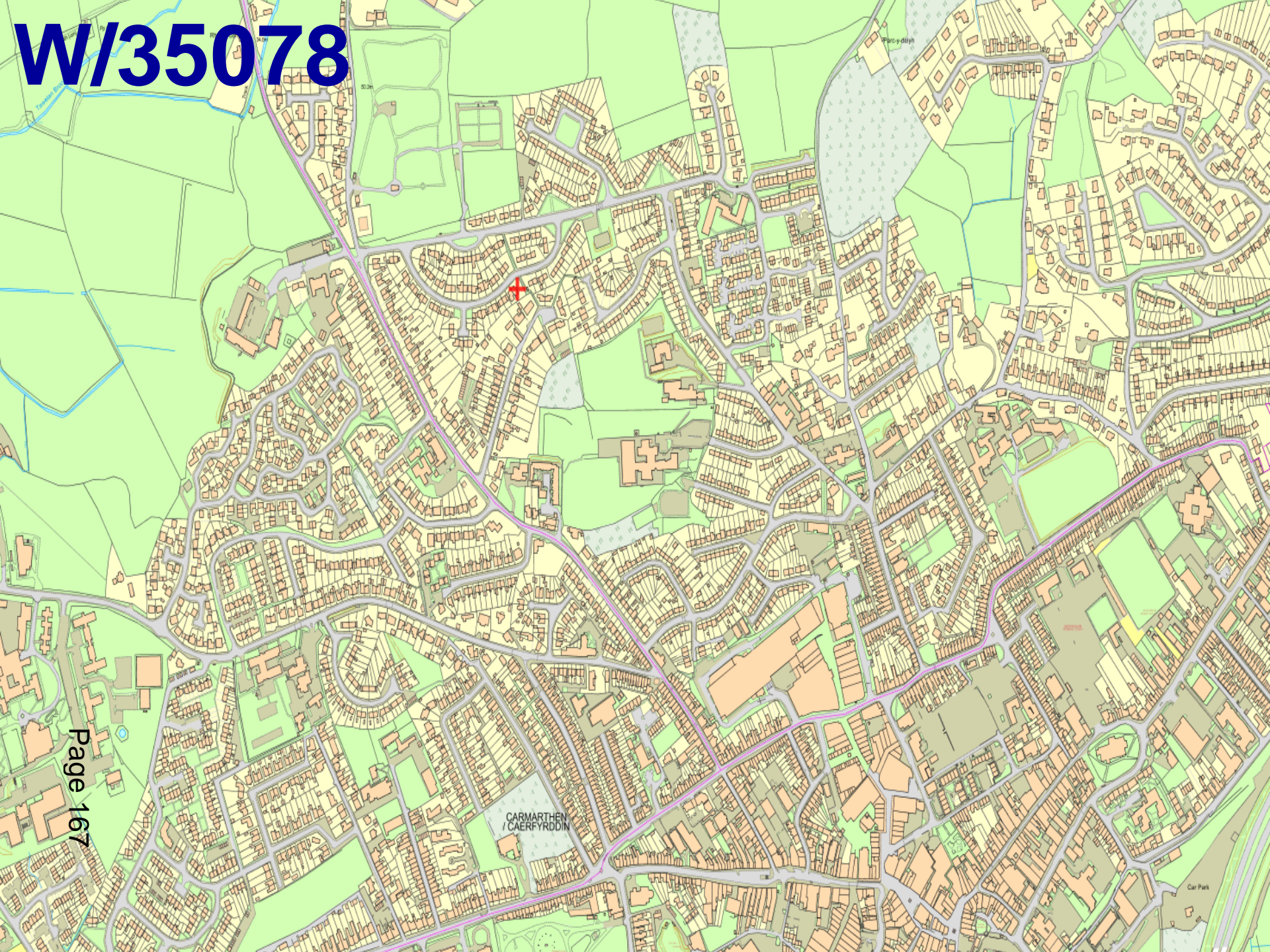
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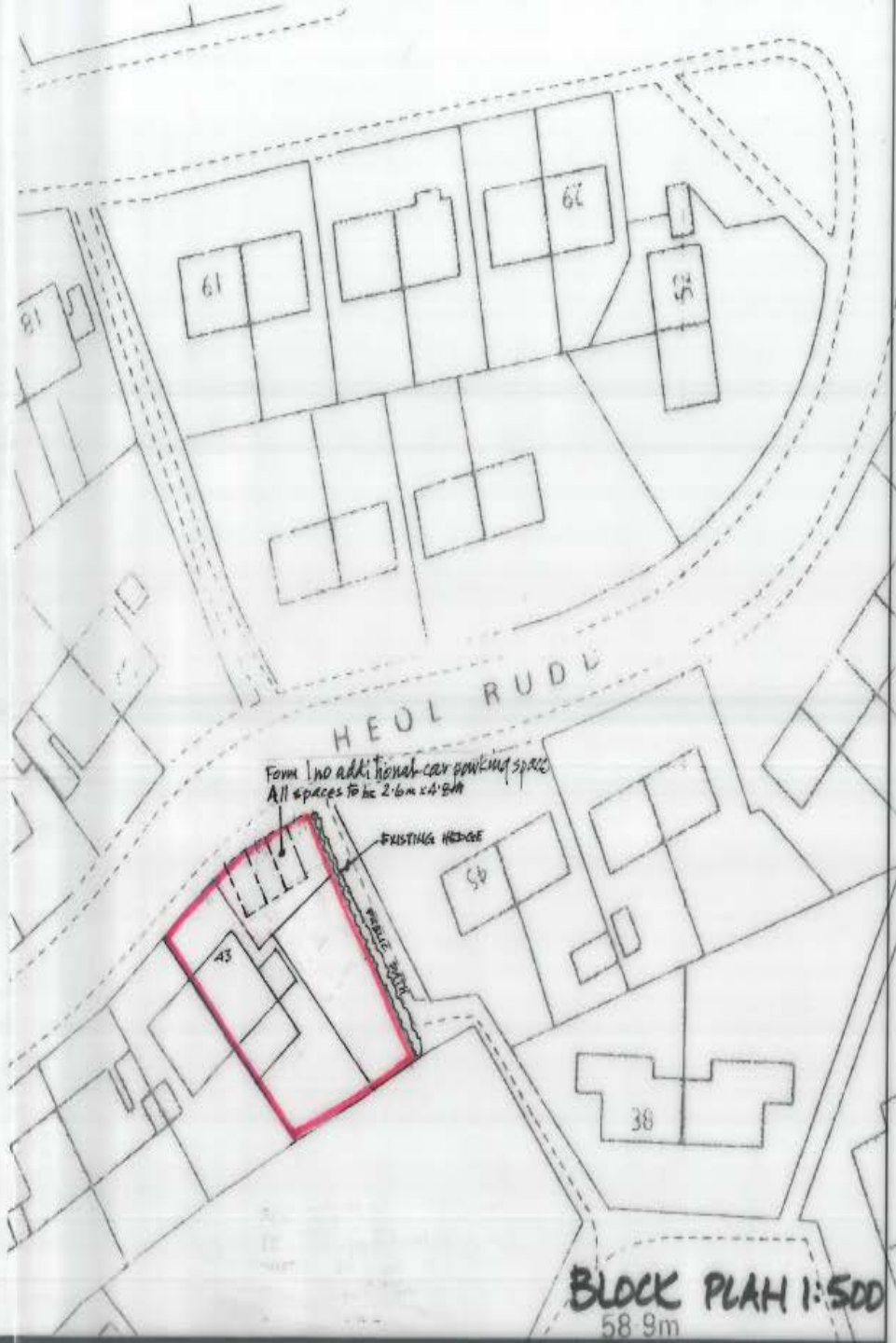
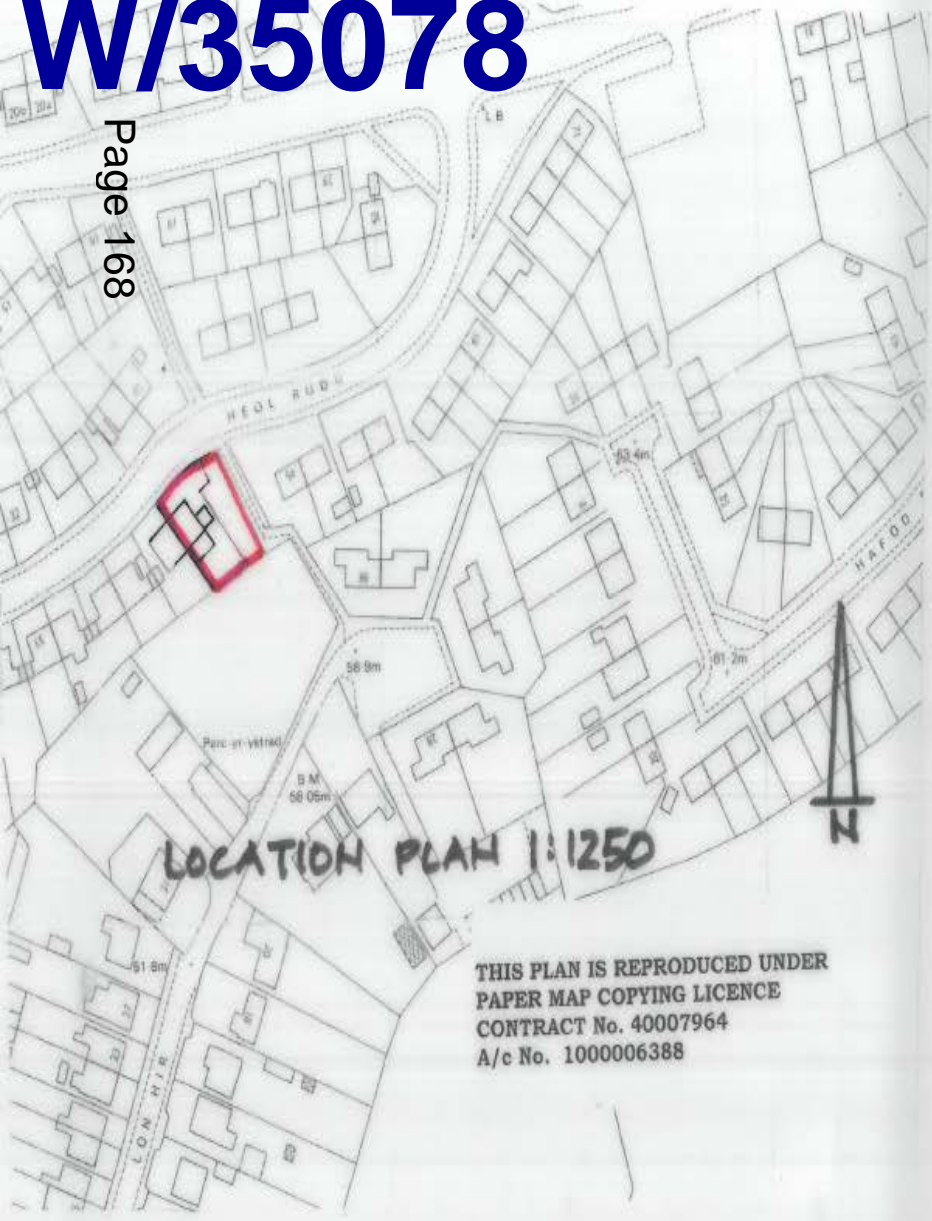
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**W/35078**

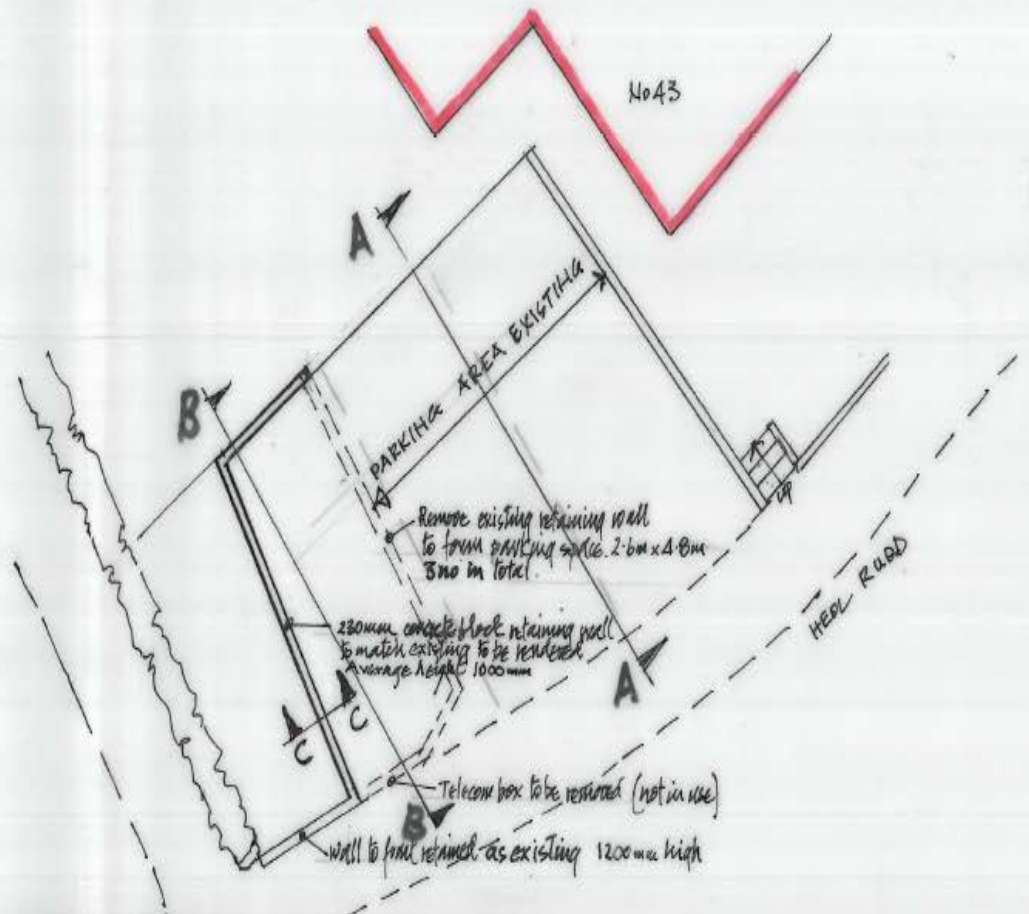
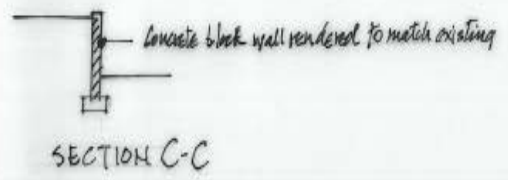
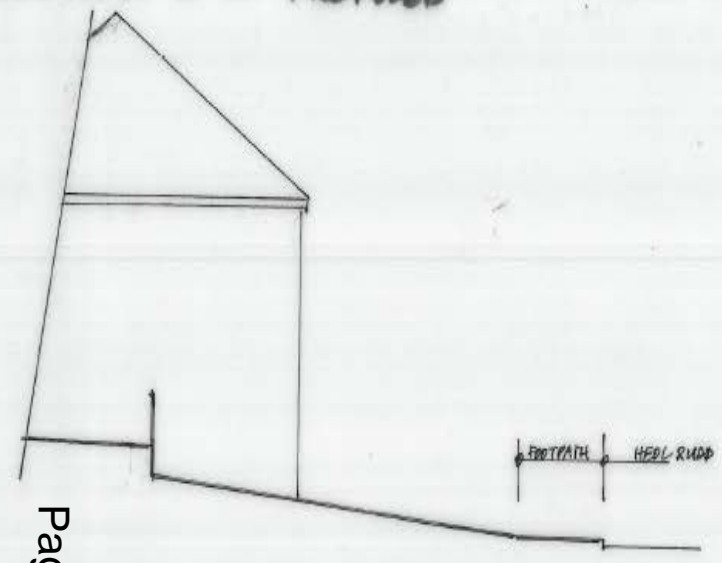
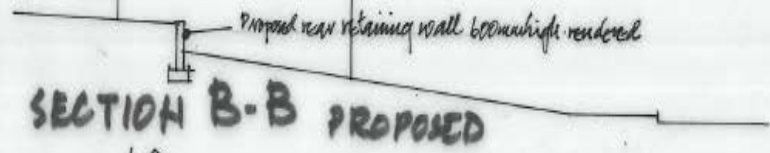






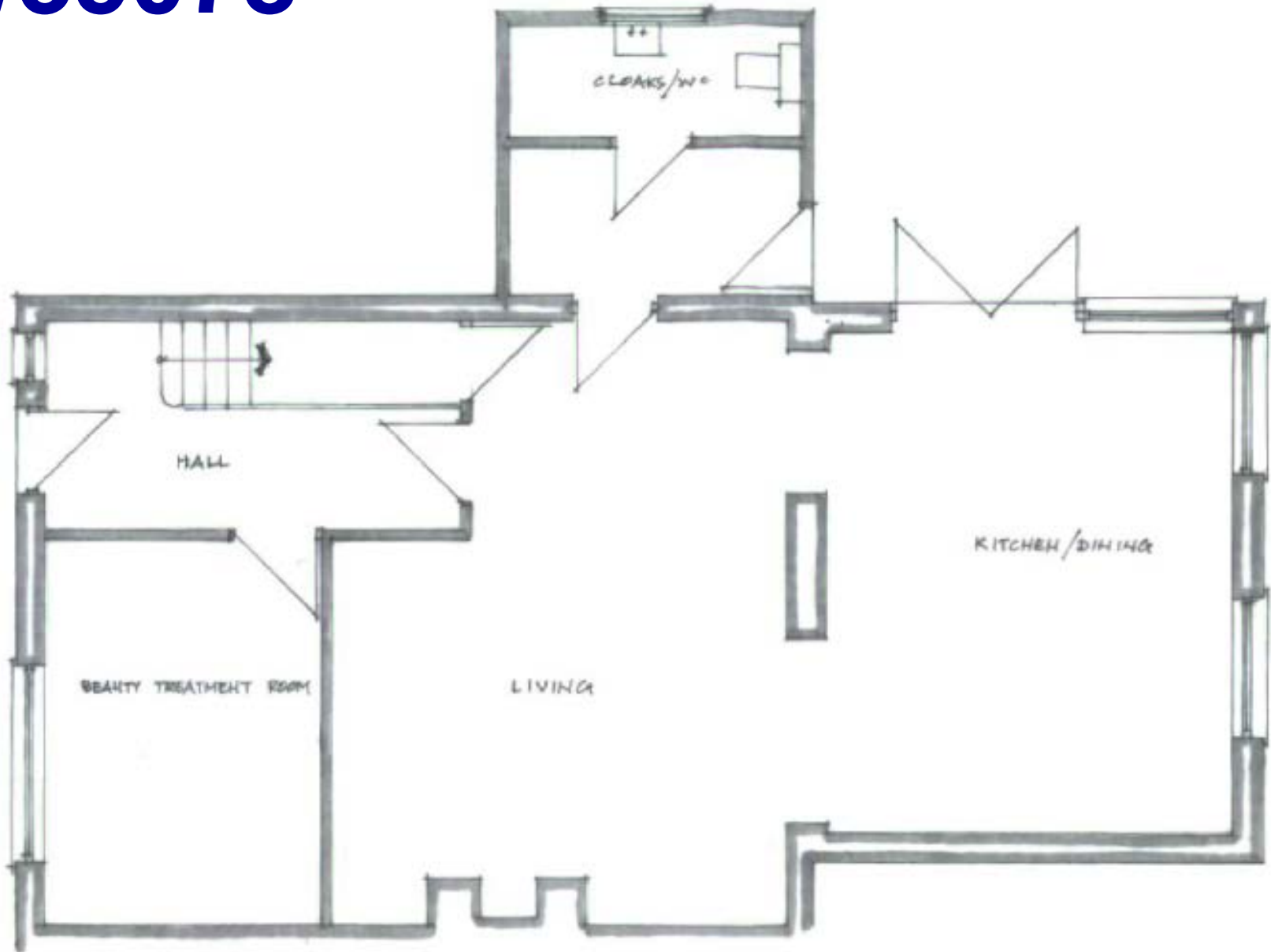


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