

Dear Councillor,

PLANNING COMMITTEE - TUESDAY, 11TH JULY, 2017

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

Agenda No	Item
3.1	a) <u>S/35029 - CHANGE OF USE OF AN OUTBUILDING TO 12 KENNELS AT DURCLAWDD FACH, LLANNON, LLANELLI, SA14 8JW (Pages 3 - 22)</u>
3.2	b) <u>S/33342 - CONSTRUCTION OF 240 DWELLINGS TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESSES, CAR PARKING AND LANDSCAPING (RESERVED MATTERS TO OUTLINE S/15702) AT LAND AT GENWEN FARM, BYNEA, LLANELLI, SA14 9PH (Pages 23 - 72)</u>
3.3	c) <u>S/35542 - TO PROVIDE A FLAT PUBLIC PLAY AREA INCLUDING A CLIMBING STRUCTURE WEST OF THE GORSEDD CIRCLE IN PARK HOWARD AT PLAY AREA, PARC HOWARD, LLANELLI, SA15 3LQ (Pages 73 - 90)</u>

Yours sincerely

Mark James CBE

Chief Executive

Encs

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*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 11EG GORFFENNAF 2017
ON 11TH JULY 2017**

***I'W BENDERFYNU/
FOR DECISION***

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/35029
<i>Proposal & Location</i>	CHANGE OF USE OF AN OUTBUILDING TO 12 KENNELS AT DURCLAWDD FACH, LLANNON, LLANELLI, SA14 8JW

DETAILS:

CONSULTATIONS

Local Member – County Councillor E Dole has requested that the Committee visits the site as there is a potential noise impact on third party properties.



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

11 GORFFENNAF 2017

11 JULY 2017

RHANBARTH Y DE

AREA SOUTH

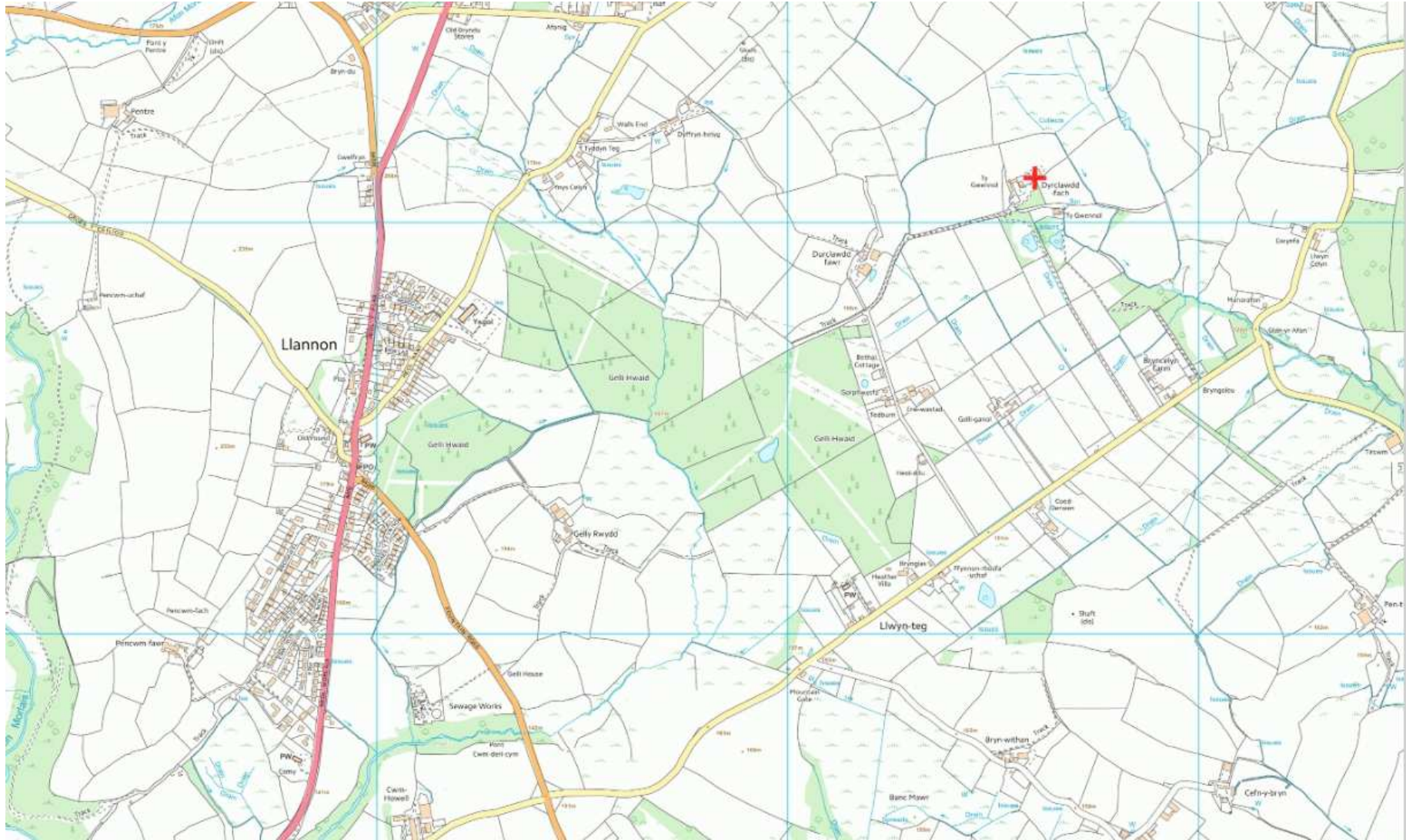
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**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/35029

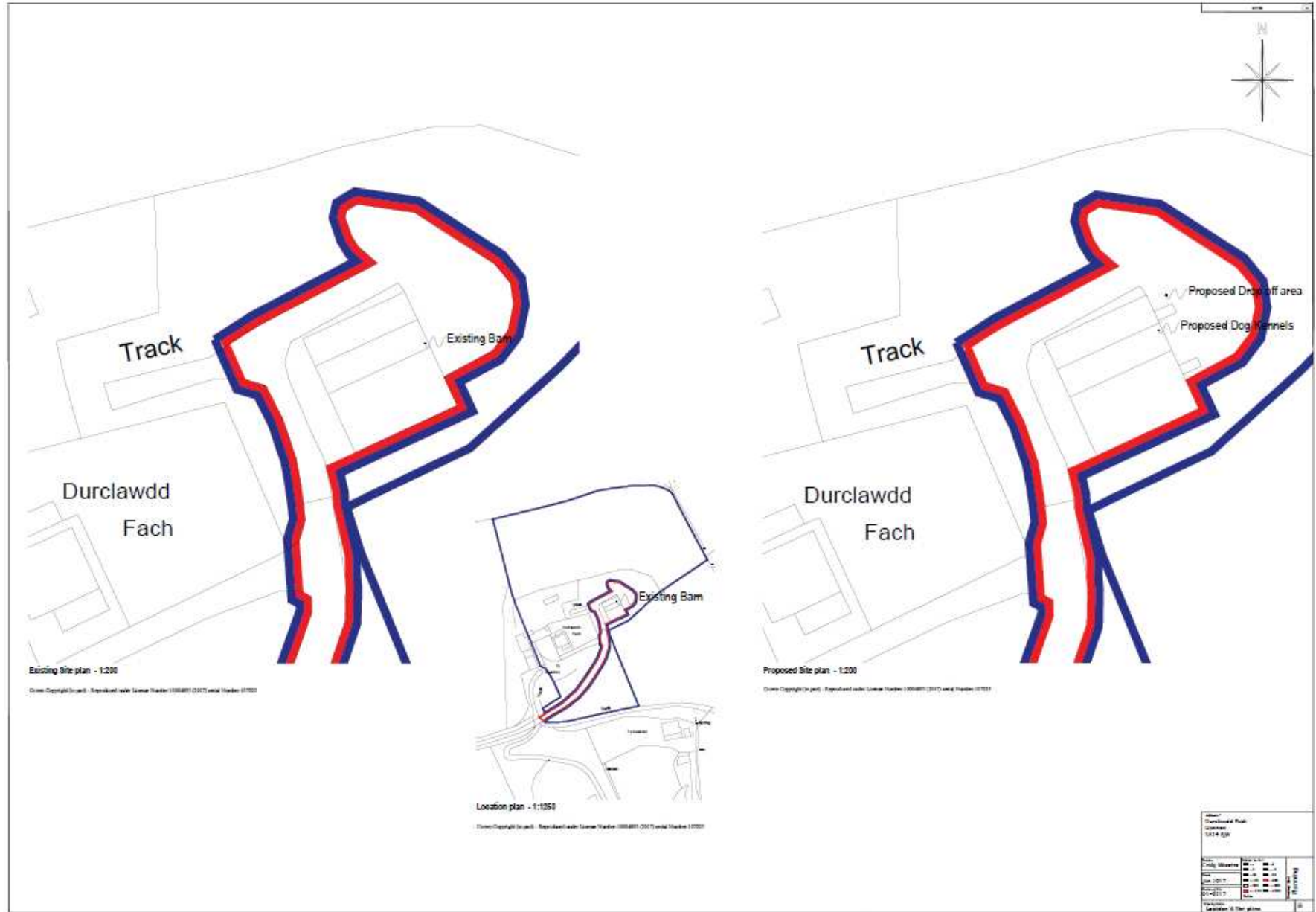
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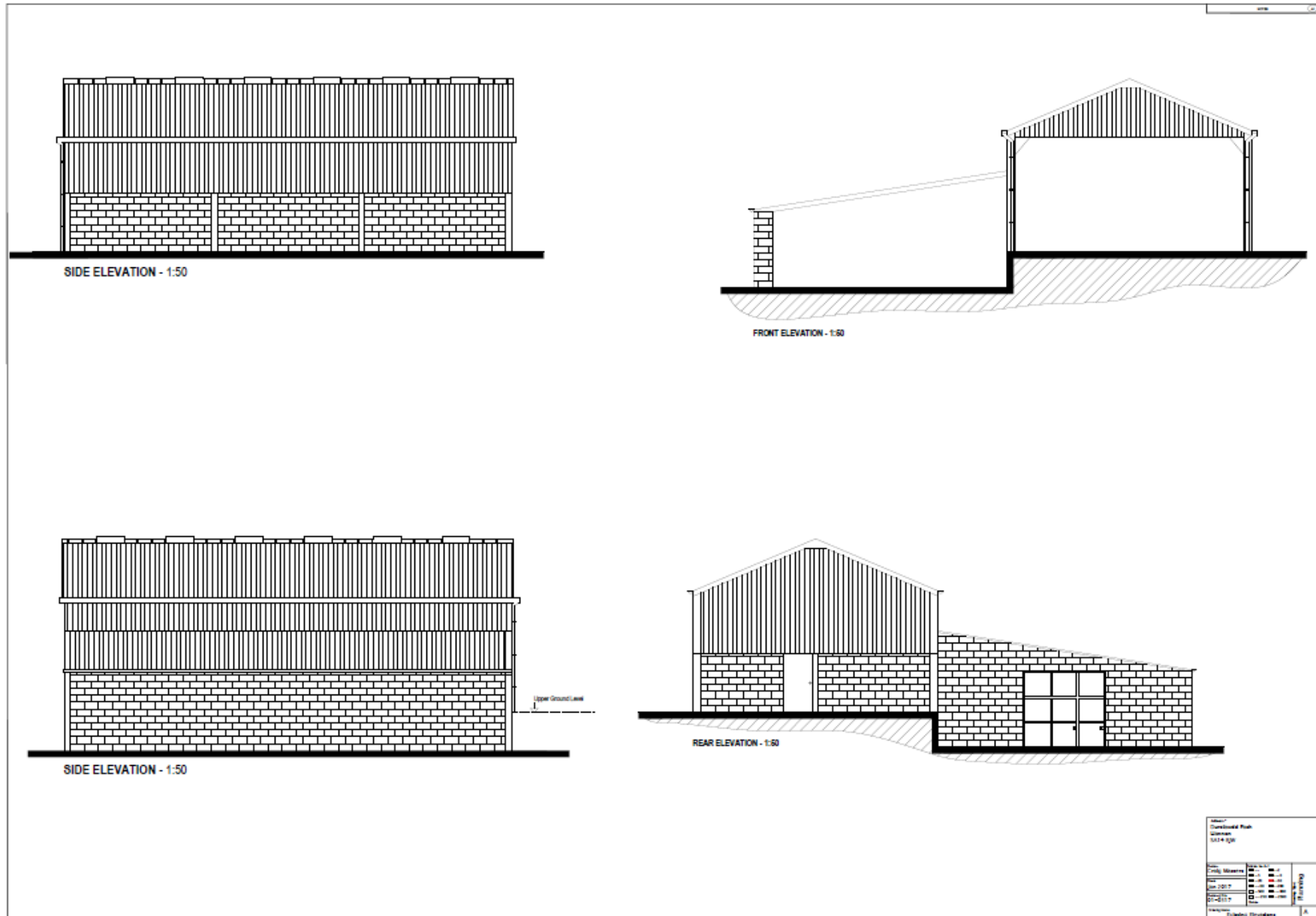


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Existing



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*Ardal De/
Area South*

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ADDENDUM***



ADDENDUM – Area South

<i>Application Number</i>	S/33342
<i>Proposal & Location</i>	CONSTRUCTION OF 240 DWELLINGS TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESSSES, CAR PARKING AND LANDSCAPING (RESERVED MATTERS TO OUTLINE S/15702) AT LAND AT GENWEN FARM, BYNEA, LLANELLI, SA14 9PH

DETAILS:

Application No. S/33342

APPRAISAL

Further to recent enquiries from the Welsh Government regarding the proposal and its likely impact upon the environment, officers are satisfied that the ES submitted represents a robust and relevant assessment of the likely impact of the development upon the environment and in particular the CBEEMS in the context of the current reserved matters application. The ES demonstrates that, with the implementation of the counteracting measures proposed as part of the development and secured by the conditional requirements of the outline permission, the development will not have a significant effect upon the features and objectives of the CBEEMS either alone or in combination with other developments.

In addition to the above, the applicant has submitted an updated Construction Environmental Management Plan (CEMP) and Landscape Management and Maintenance Plan in support of the application which correct anomalies in the previous versions of both Plans. The updated Plans are considered to be acceptable and NRW have confirmed their acceptance of the mitigation measures set out in the CEMP.

The submission of these updated plans require consequential changes to the wording of condition no. 2 and Note no.1 contained in the main report presented to the Committee. The condition and note are therefore to be amended to read as follows:

CONDITIONS

- 2 The development shall be carried out in accordance with the following approved plans and documents:-
- Chedworth (village) floor plans and elevations (CD-WD10-REV N) received on 24 December 2016;
 - Roseberry (village) floor plans and elevations (RS-WD16-REV S) received on 24 December 2016;
 - Clayton corner (village) floor plans and elevations (CCA-WD16-REV G) received on 24 December 2016;
 - Clayton (village) floor plans and elevations (CA-WD16-REV D) received on 24 December 2016;

- Hatfield (village) floor plans and elevations (HT-WD16-REV R) received on 24 December 2016;
- Souter (village) floor plans and elevations (SU-WD-16-REV S) received on 24 December 2016;
- Rufford (village) floor plans and elevations (RF-WD16-REV R) received on 24 December 2016;
- Hanbury (village) floor plans and elevations (HB-WD16-REV P) received on 24 December 2016;
- Morden (village) floor plans and elevations (MR-WD16 REVK) received on 24 December 2016;
- Chedworth corner special (village) floor plans and elevations GDC-WD06) received on 24 December 2016;
- WHQS floor plans and elevations (WD01) received on 29 March 2017;
- WHQS floor plans and elevations (WD04) received on 29 March 2017;
- Garage floor plans and elevations (SGD-10) received on 24 December 2016;
- Phasing plan (PP01 REV A) received on 20 June 2017;
- Site sections (SS-01 REV A) received on 9 February 2016;
- Drawing Area Network Plan (BY23) received on 24 March 2016;
- Drainage betterment works – option 2 (10082-200-Rev D) received on 24 March 2017;
- Detailed soft landscape proposals plan (TDA.2183.01C) received on 20 June 2017;
- Pumping station compound (10082-202) received on 19 May 2017;
- Northern pumping station compound (10082-203) received on 16 June 2017;
- Management and maintenance plan (MMP-01 Rev. B) received 21 June 2017;
- 1:400 and 1:1600 scale tree constraints plans received 18 January 2016;
- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;
- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Location Plan (LP-01-REV D) received on 7 March 2017;
- Planning Layout (PL-01-REV H) received on 29 March 2017;
- Site Investigation Report 11583/JJ/15/SI and Supplementary Letter Report received on 31 March 2016;
- Landscape Specification and Management Plan (Rev A – updated March 2017) received on 19 May 2017;
- Ecological Management Plan (March 2016) received on 1 April 2016;
- Drainage Strategy Report (March 2017 – Rev C) received on 7 March 2017;
- Construction Environmental Management Plan (June 2017) received on 23 June 2017;
- Dust Emission Control Plan (June 2017) received on 20 June 2017;
- Arboricultural Method Statement (March 2017) received on 7 March 2017.

REASONS

- 2 To ensure that only the approved works are carried out.

NOTE(S)

- 1 The applicant/developers attention is drawn to the conditional requirements of the outline planning permission (S/15702) to which this development relates. The following conditions of the outline planning permission are hereby fully/partially discharged:

Condition no. 5 – Scheme of Widening and Improvement of Genwen Road - PARTIALLY DISCHARGED.

- 5 This discharge of condition relates to the following schedule of plans:

- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;
- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Planning Layout (PL-01-REV H) received on 29 March 2017.

Condition no. 7 – Ground Contamination – PARTIALLY DISCHARGED

- 7 This partial discharge of condition relates to Site Investigation Report 11583/JJ/15/SI and Supplementary Letter Report received on 31 March 2016.

Condition no. 8 – Noise Management Plan and Dust Mitigation Plan – FULLY DISCHARGED

- 8 This discharge of condition relates to the Construction Environmental Management Plan (June 2017) received on 23 June 2017 and the Dust Emission Control Plan (June 2017) received on 20 June 2017.

Condition no. 9 – Phasing – PARTIALLY DISCHARGED

- 9 This partial discharge of condition relates to the Phasing plan (PP01 REV A) received on 20 June 2017.

Condition no. 11 – Landscaping – FULLY DISCHARGED

- 11 This discharge of condition relates to the following schedule of plans and documents:

- Detailed Soft Landscape Proposals Plan (TDA.2183.01C) received on 20 June 2017;
- Management and Maintenance Plan (MMP-01 Rev. B) received 21 June 2017;
- Landscape Specification and Management Plan (Rev A – updated March 2017) received on 19 May 2017;
- Ecological Management Plan (March 2016) received on 1 April 2016;
- Arboricultural Method Statement (March 2017) received on 7 March 2017;
- 1:400 and 1:1600 scale tree constraints plans received 18 January 2016.

Condition no. 12 – Finished Levels – FULLY DISCHARGED

- 12 This discharge of condition relates to the following schedule of plans:

- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;

- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Site sections (SS-01 REV A) received on 9 February 2016.

Condition no. 13 – Surface Water – PARTIALLY DISCHARGED

13 This discharge of condition relates to the following schedule of plans and documents:

- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;
- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Drainage Strategy Report (March 2017 – Rev C) received on 7 March 2017.

Condition no. 14 – Construction Management Plan – FULLY DISCHARGED

14 This discharge of condition relates to the Construction Environmental Management Plan (June 2017) received on 23 June 2017.

Condition no. 15 – Removal of Suspended Solids from Surface Water – FULLY DISCHARGED

15 This discharge of condition relates to the Construction Environmental Management Plan (June 2017) received on 23 June 2017.

Condition no. 17 – Site Waste Management Plan - FULLY DISCHARGED

17 This discharge of condition relates to the Construction Environmental Management Plan (June 2017) received on 23 June 2017.

Condition no. 18 – Ecological Management Plan - FULLY DISCHARGED

18 This discharge of condition relates to the following schedule of plans and documents:

- Detailed Soft Landscape Proposals Plan (TDA.2183.01C) received on 20 June 2017;
- Management and Maintenance Plan (MMP-01 Rev. B) received 21 June 2017;
- Landscape Specification and Management Plan (Rev A – updated March 2017) received on 19 May 2017;
- Ecological Management Plan (March 2016) received on 1 April 2016;
- Arboricultural Method Statement (March 2017) received on 7 March 2017;
- 1:400 and 1:1600 scale tree constraints plans received 18 January 2016.

Condition no. 19 – Foul Drainage - PARTIALLY DISCHARGED

19 This discharge of condition relates to the following schedule of plans and documents:

- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;
- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Drainage Strategy Report (March 2017 – Rev C) received on 7 March 2017.

Condition no. 20 – Surface Water Removal - PARTIALLY DISCHARGED

20 This discharge of condition relates to the following schedule of plans and documents:

- Drawing Area Network Plan (BY23) received on 24 March 2016;
- Drainage betterment works – option 2 (10082-200-Rev D) received on 24 March 2017;
- Drainage Strategy Report (March 2017 – Rev C) received on 7 March 2017.



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CYNLLUNIO***

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11 GORFFENNAF 2017

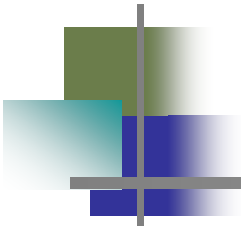
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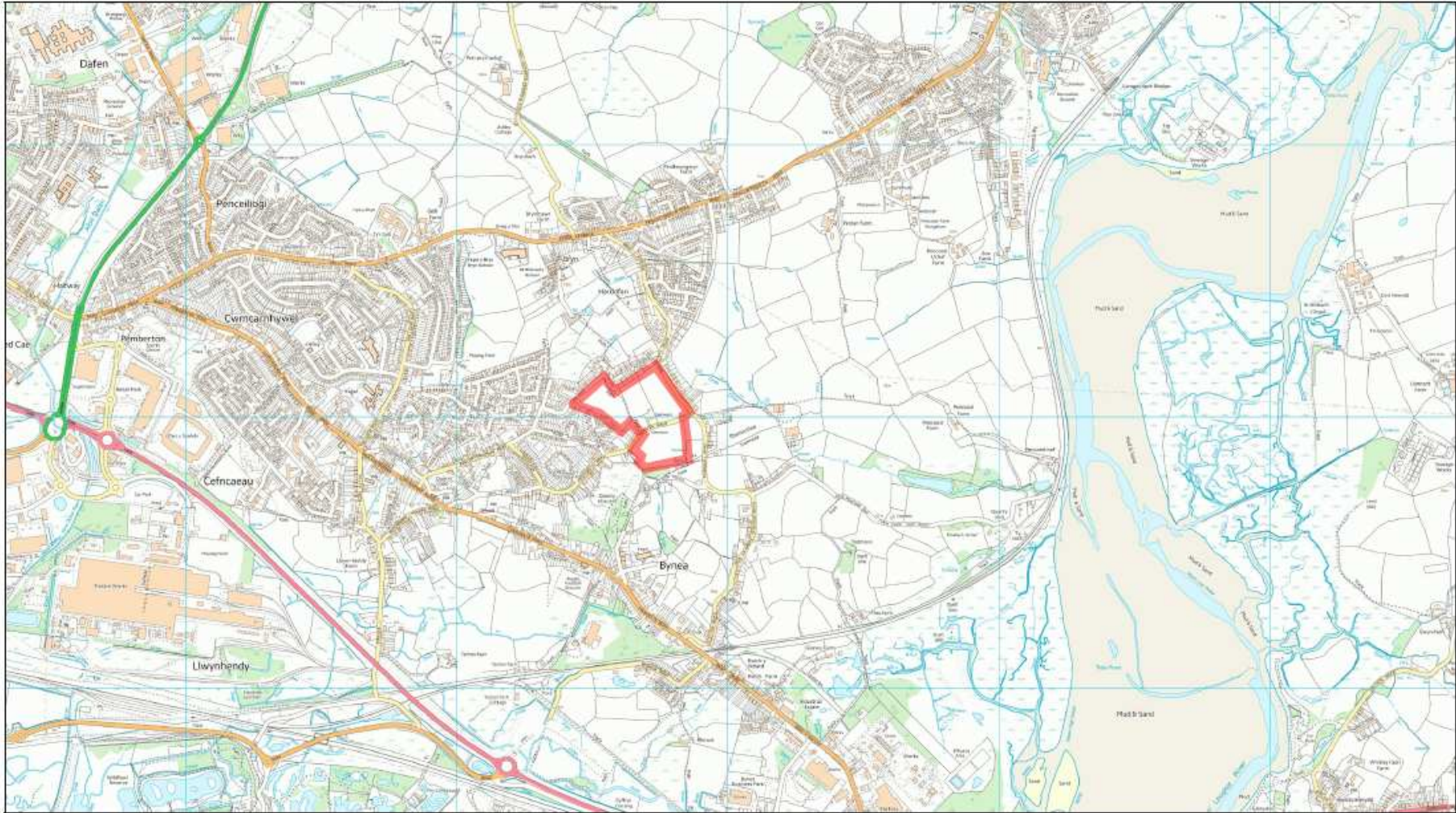
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**APPLICATIONS RECOMMENDED
FOR APPROVAL**



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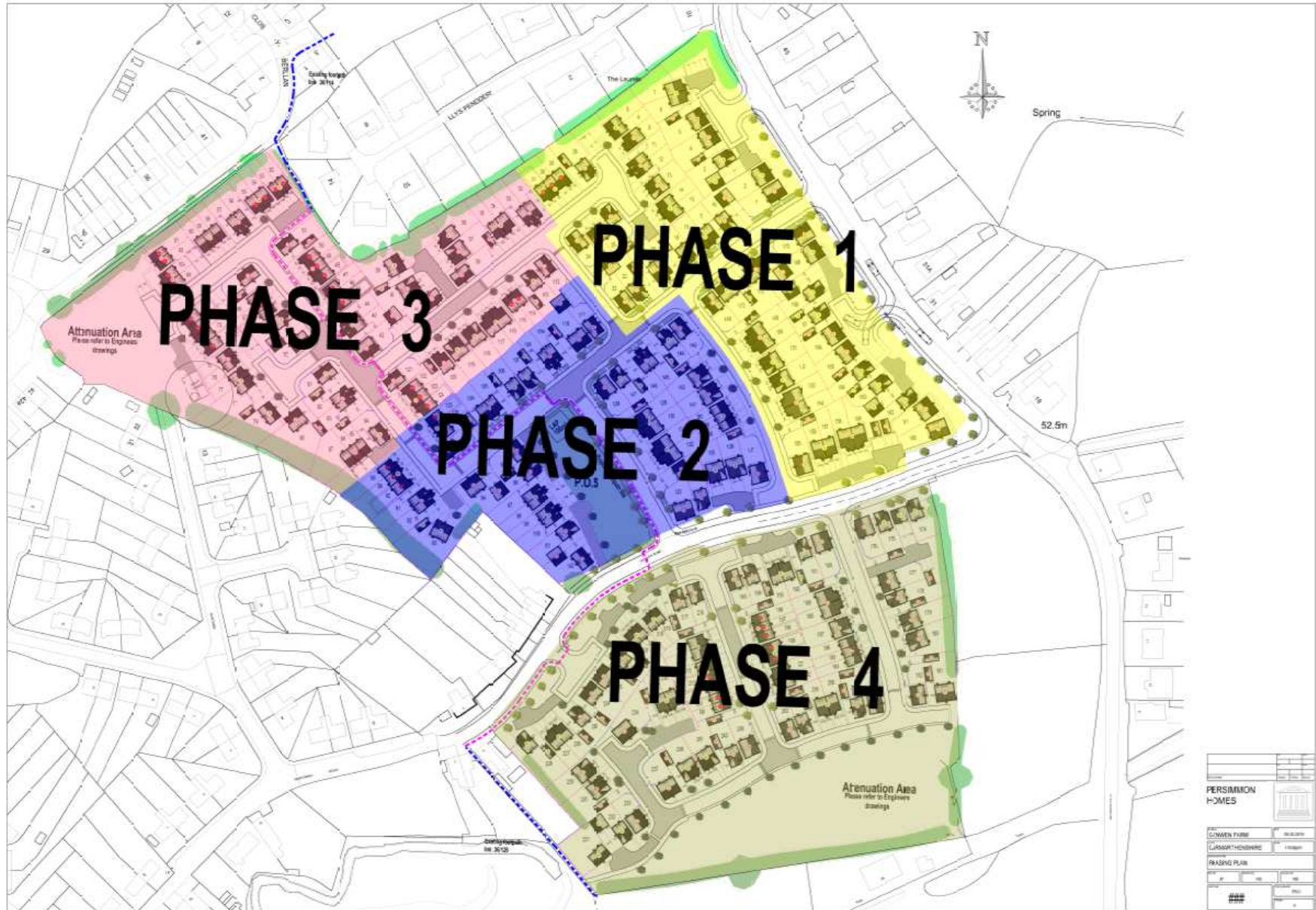
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- SOFT LANDSCAPE KEY**
- EXISTING TREES/SHRUBS TO BE RETAINED
 - PROPOSED NATIVE TREE PLANTING (Refer to sheet schedule for species details)
 - PROPOSED ORNAMENTAL TREE PLANTING (Refer to sheet schedule for species details)
 - PROPOSED REDWOOD PLANTING (Refer to sheet schedule for species details)
 - PROPOSED SHrub PLANTING (Refer to plant schedule for species details)
 - PROPOSED GRASS SEEDING (Refer to site notes for Grass Seed (L.V.))
 - PROPOSED WEEDER SEEDING (Refer to site notes for Weeder Seed (L.V.))
 - PROPOSED W/DRIVER WETLAND SEEDING (Refer to site notes for Weeder Seed (L.V.))
 - PROPOSED GRASS TUFF (Refer to site notes for Grass Tuff (L.V.))
 - PROPOSED W/DRIVER WETLAND PLANTING (Refer to plant schedule for species details)
 - PROPOSED ATTENUATION POND (Refer to site notes for Pond Design and Construction)
 - PROPOSED W/DRIVER WETLAND BUFFER (Refer to sheet schedule for species details)

NATIVE TREE PLANTING

Species	Quantity	Notes
...

ORNAMENTAL TREE PLANTING

Species	Quantity	Notes
...

SHrub PLANTING

Species	Quantity	Notes
...

WETLAND BUFFER

Species	Quantity	Notes
...

W/DRIVER WETLAND BUFFER

Species	Quantity	Notes
...

W/DRIVER WETLAND BUFFER

Species	Quantity	Notes
...

W/DRIVER WETLAND BUFFER

Species	Quantity	Notes
...

NOTES

- D Pump station added to drawing
- C Drawing amended to accommodate
- B Attachments to accommodate
- A Drawing amended to accommodate



TDA

PERKINSON HOMES WEST WALES

DRAWING NUMBER: TDA/2153/01
 SCALE: 1:500 @ A0
 DRAWN: [Name]
 DATE: JAN 2016
 PROJECT: GLENVIEW FARM

WORKING TITLE: DETAILED SOFT LANDSCAPE PROPOSALS

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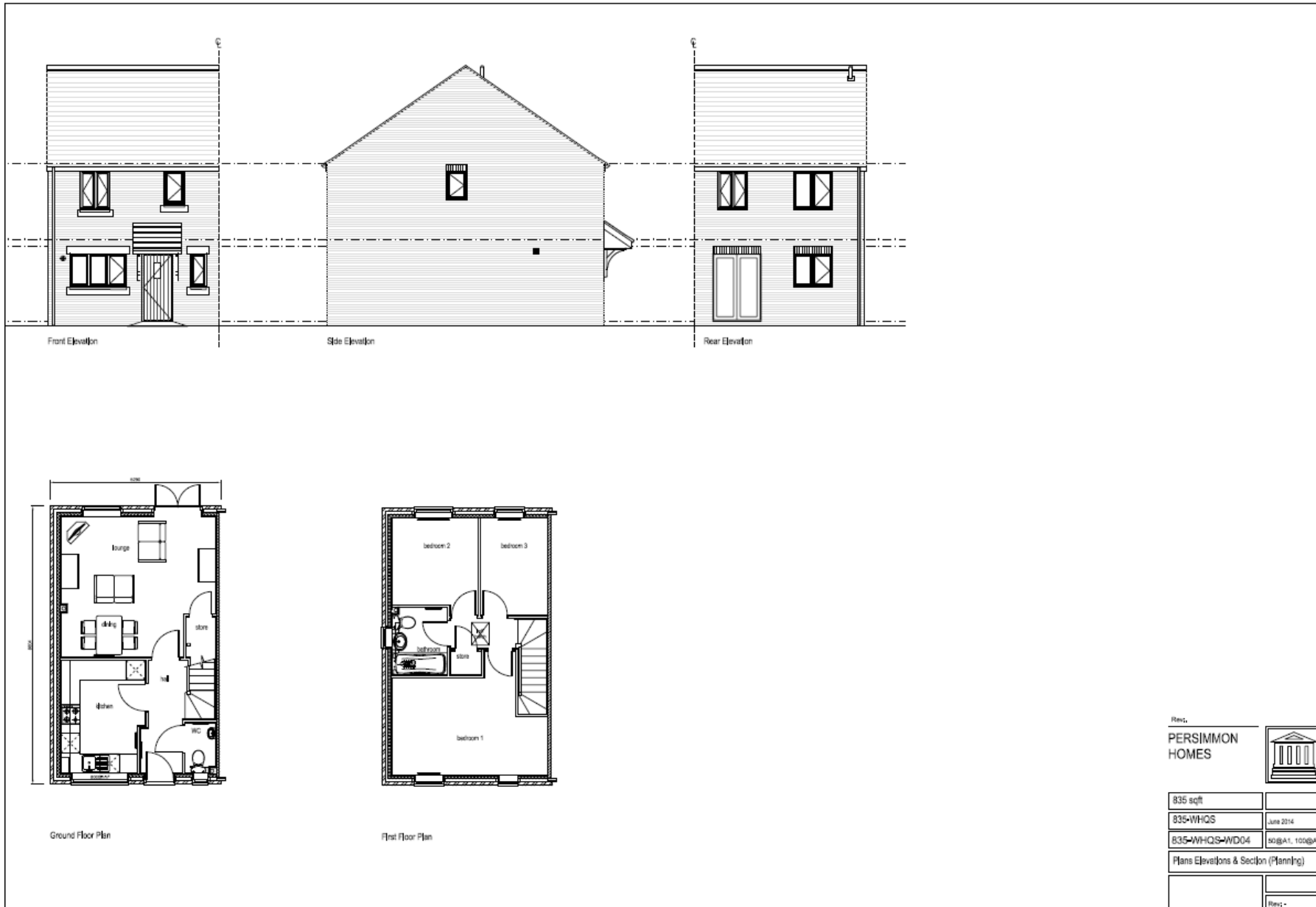


PERSIMMON HOMES 	
932	
Souter (Village)	240413
SL-WD16	808@A1 100@A3
Plans & Elevations (Planning)	
	Rev 6

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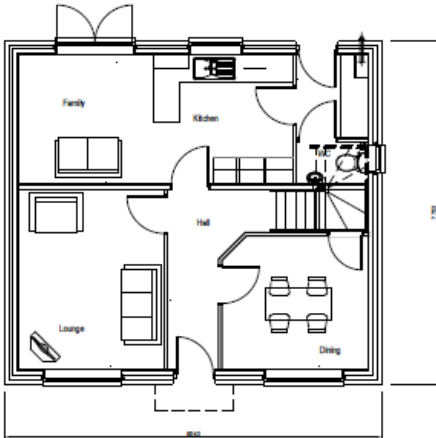


Front Elevation

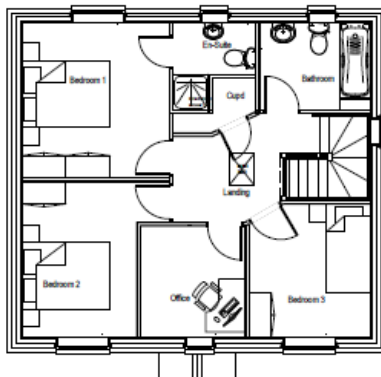
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

PERSIMMON
HOMES



1222sqft	
Chedworth	02067
CO-WD 10	50gA1 100gA3
Plans & Elevations (Planning)	
	Rev H

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FOR DECISION***

***ATODIAD
ADDENDUM***



ADDENDUM – Area South

<i>Application Number</i>	S/35542
<i>Proposal & Location</i>	TO PROVIDE A FLAT PUBLIC PLAY AREA INCLUDING A CLIMBING STRUCTURE WEST OF THE GORSEDD CIRCLE IN PARC HOWARD AT PLAY AREA, PARC HOWARD, LLANELLI, SA15 3LQ

DETAILS:

CONSULTATIONS

Neighbours/Public – Five additional letters of representation have been received raising the following concerns and objections:-

- Health and safety;
- Unsympathetic addition to the historic park – visually dominant and overdevelopment;
- Lack of consultation – public money would be better spent on maintaining current provision within the park;
- Lack of justification;
- No proposals to re-instate unauthorised works;
- Coal mining risks.

It is considered that the above matters replicate original concerns received which are already addressed within the main body of the Planning Committee report.

On balance it is considered that the proposed development by its location and nature will not have an adverse effect on the registered historic park and garden, or the setting of the park or listed buildings contained within it.



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
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11 GORFFENNAF 2017

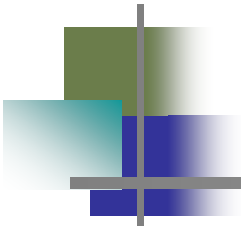
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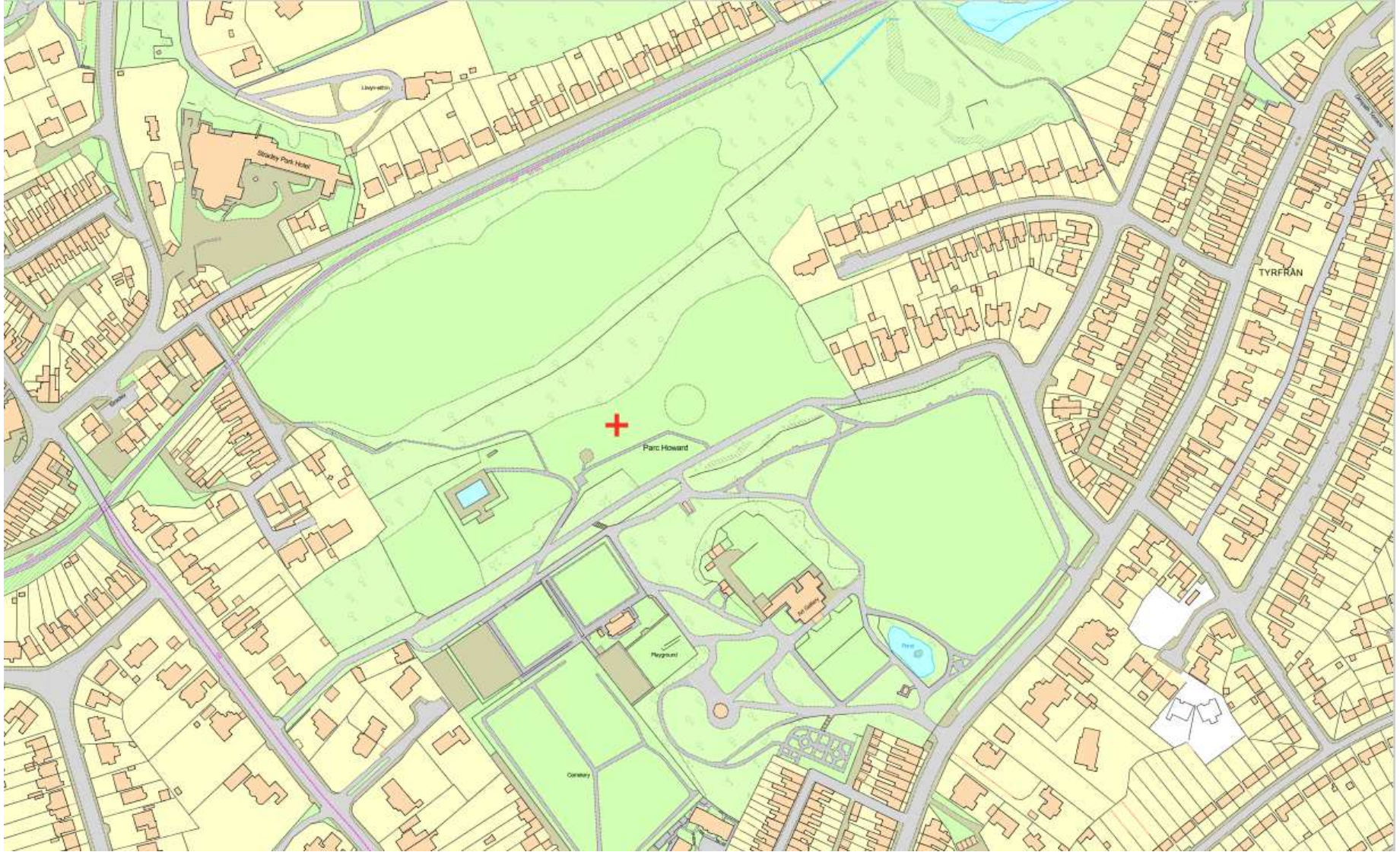
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**APPLICATIONS RECOMMENDED
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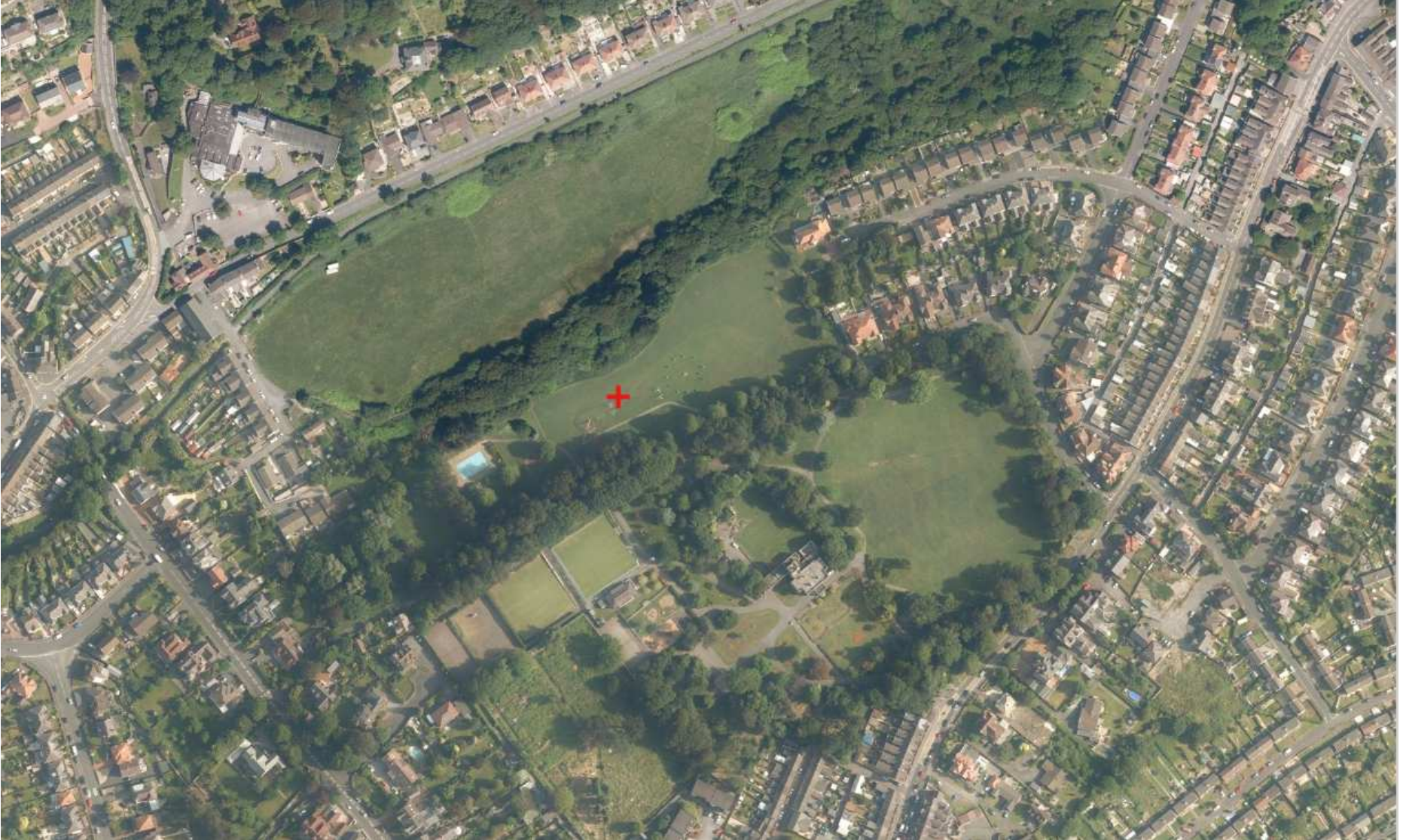


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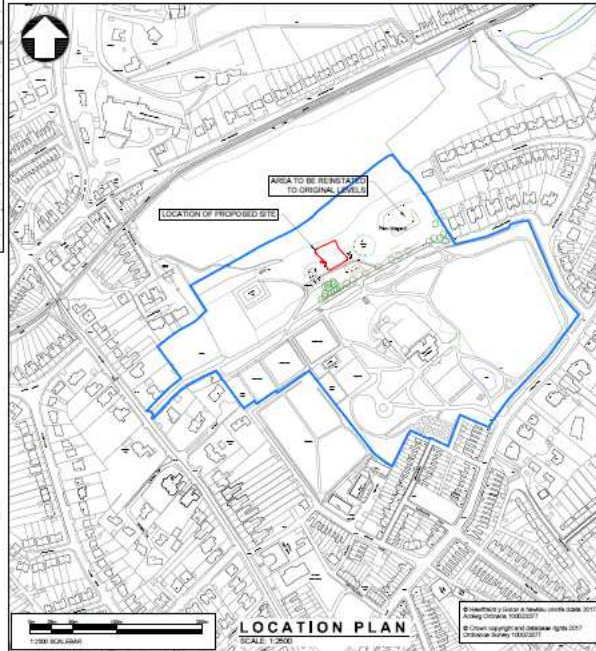
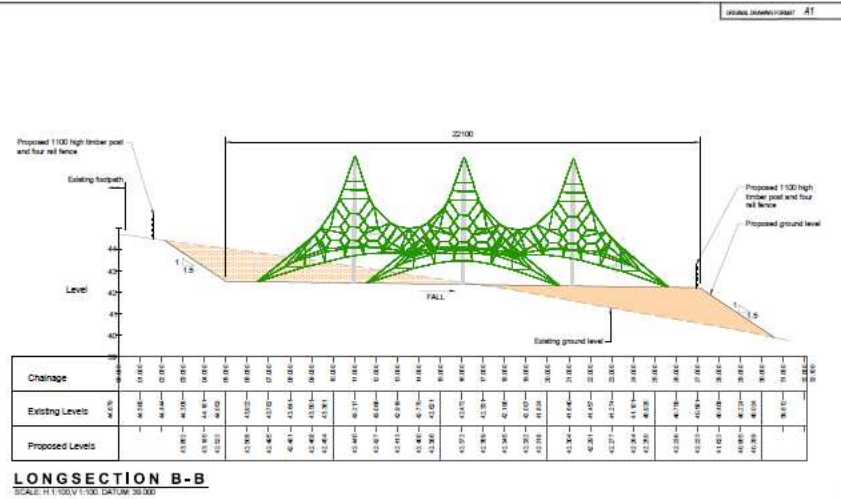
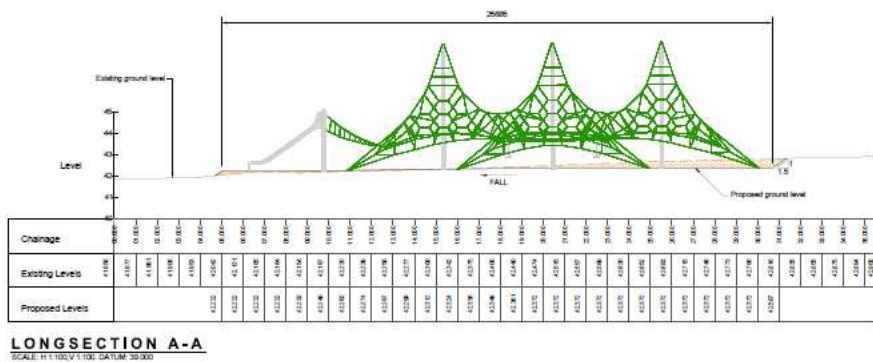
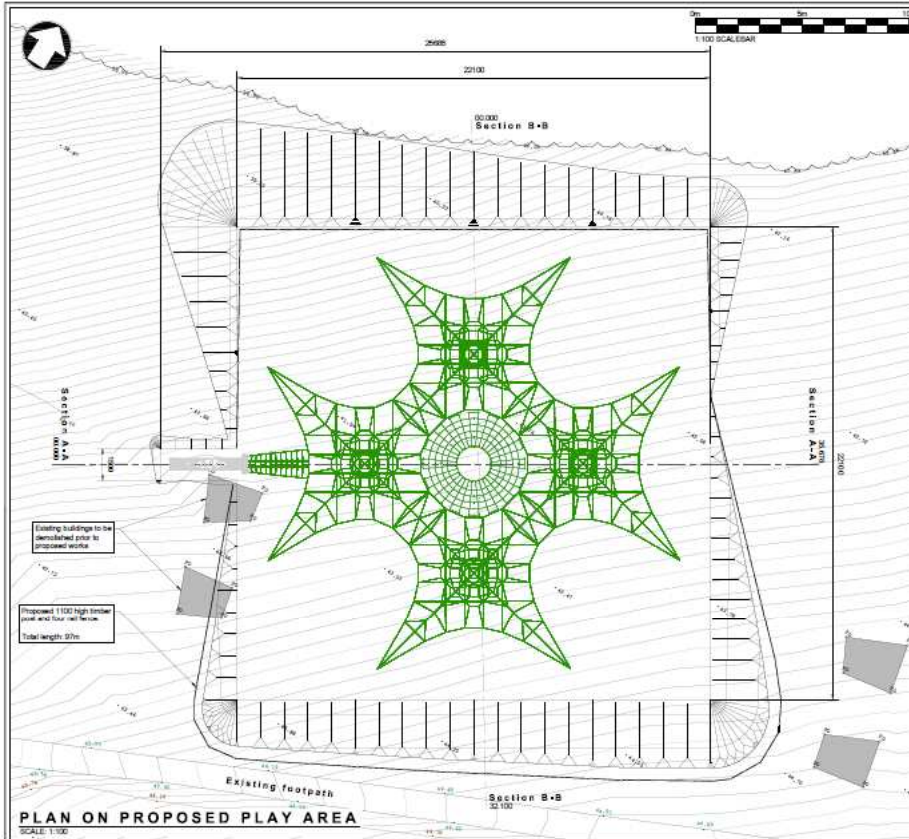
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PLANNING

Sir Gâr
Carmarthenshire
County Council

Ruth Muller BSc. (Hons)
Cofrewyddwr y Amgylchedd
& Adroffwr y Trwmleith,
Adroffwr Amgylchedd,
Heuldrô y Sîr,
Caerfyrddin, Carmarthenshire, SA31 1LP

Director of Environment,
Highways and Transport Division,
Environment Department,
County Hall,
Carmarthenshire, Carmarthenshire, SA31 1LP

PARC HOWARD PLAY AREA

LAYOUT AND PROPOSED DETAILS OF PLAY AREA

Drawn by	JBW	Date	03.05.17	Checked by	RME	Date	05.05.17
Scale	1:100	Project No.	80.0080.665	Revision	PLA 001	Sheet	B

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