

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 24TH AUGUST, 2017

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

Agenda No	Item
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- | | |
|----|---|
| 3. | <u>AREA EAST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 42) |
| 4. | <u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 43 - 84) |
| 5. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 85 - 140) |

Yours sincerely

Mark James CBE

Chief Executive

Encs

*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH ADFYWIO A
HAMDDEN**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF REGENERATION
AND LEISURE**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 24 AWST 2017
ON 24 AUGUST 2017**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM



ADDENDUM – Area East

<i>Application Number</i>	E/33695
<i>Proposal & Location</i>	FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA

DETAILS:

It has been established that the proposed passing bay, north east and opposite the highway that leads to Godre Garreg farm, as required by the Head of Transport is also within the limits of Llangadog Common. Following consultation with the Common Lands Officer, the applicant has agreed to apply for a land exchange under Section 147 of the Commons Act 2006. This is a procedure outside of the remit of Planning where the piece of land that is required for the passing bay would be removed from the register and replaced by another piece of land that is owned by the authority but which is not currently common land. While the required land exchange is not directly a Planning matter there is however, a condition (number 13) that is worded to the effect that the passing bay has to be provided prior to any part of the development being brought into use.

An amended elevation plan has been received which is a digitally improved drawing to that received originally and indicates the feed silos on the elevation and gable plans. A further layout plan has also been received which confirms that the floor level of the building will be 600mm above the road level to the East and it is intended to refer to these most recently received plans in the schedule of approved documents listed in Condition number 2.



***Y PWYLLGOR
CYNLLUNIO***

24 AWST 2017

***RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

24 AUGUST 2017

**AREA
EAST**

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

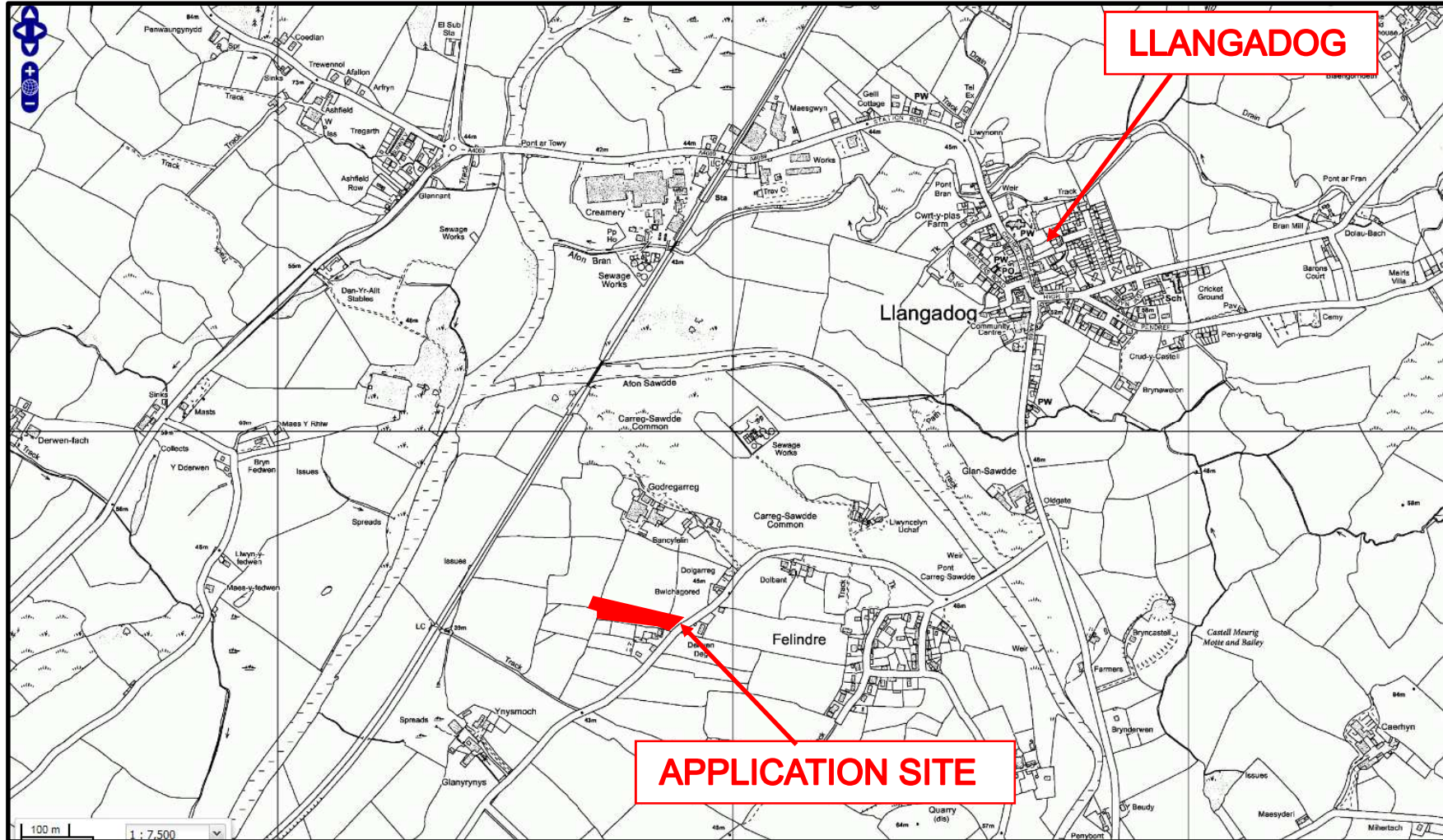
**APPLICATIONS RECOMMENDED FOR
APPROVAL**



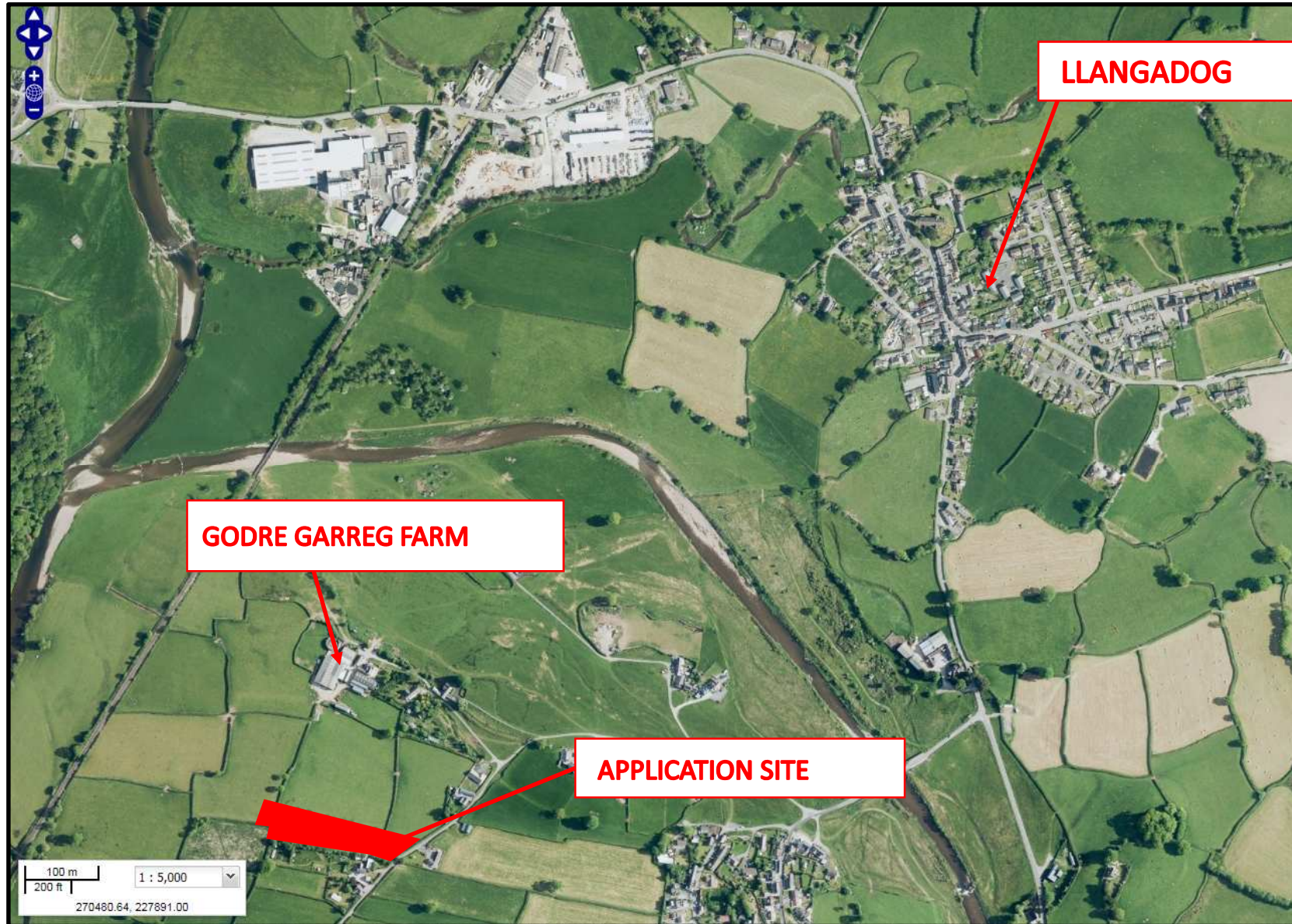
E/33695

E/33695

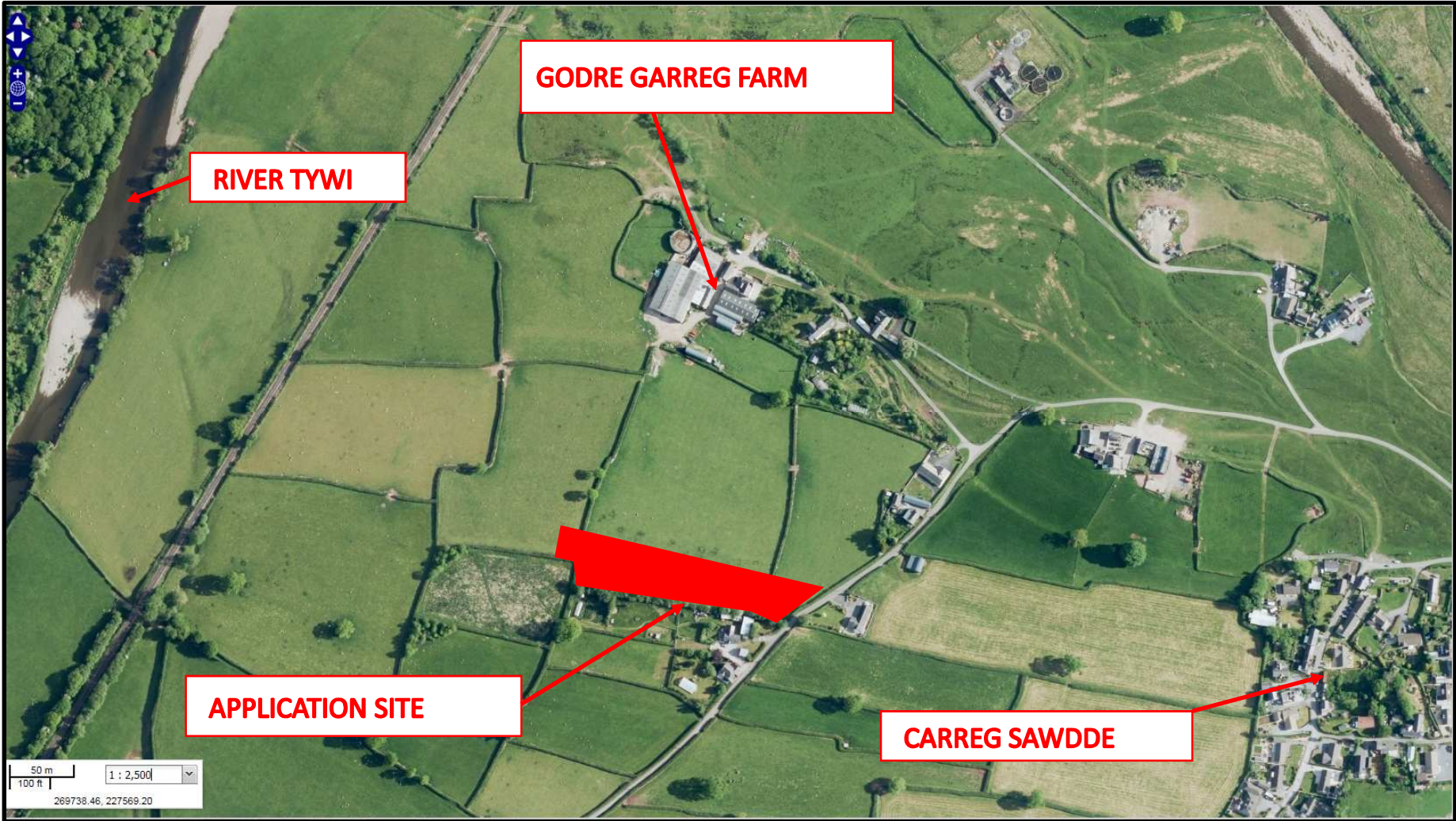
LOCATION PLAN



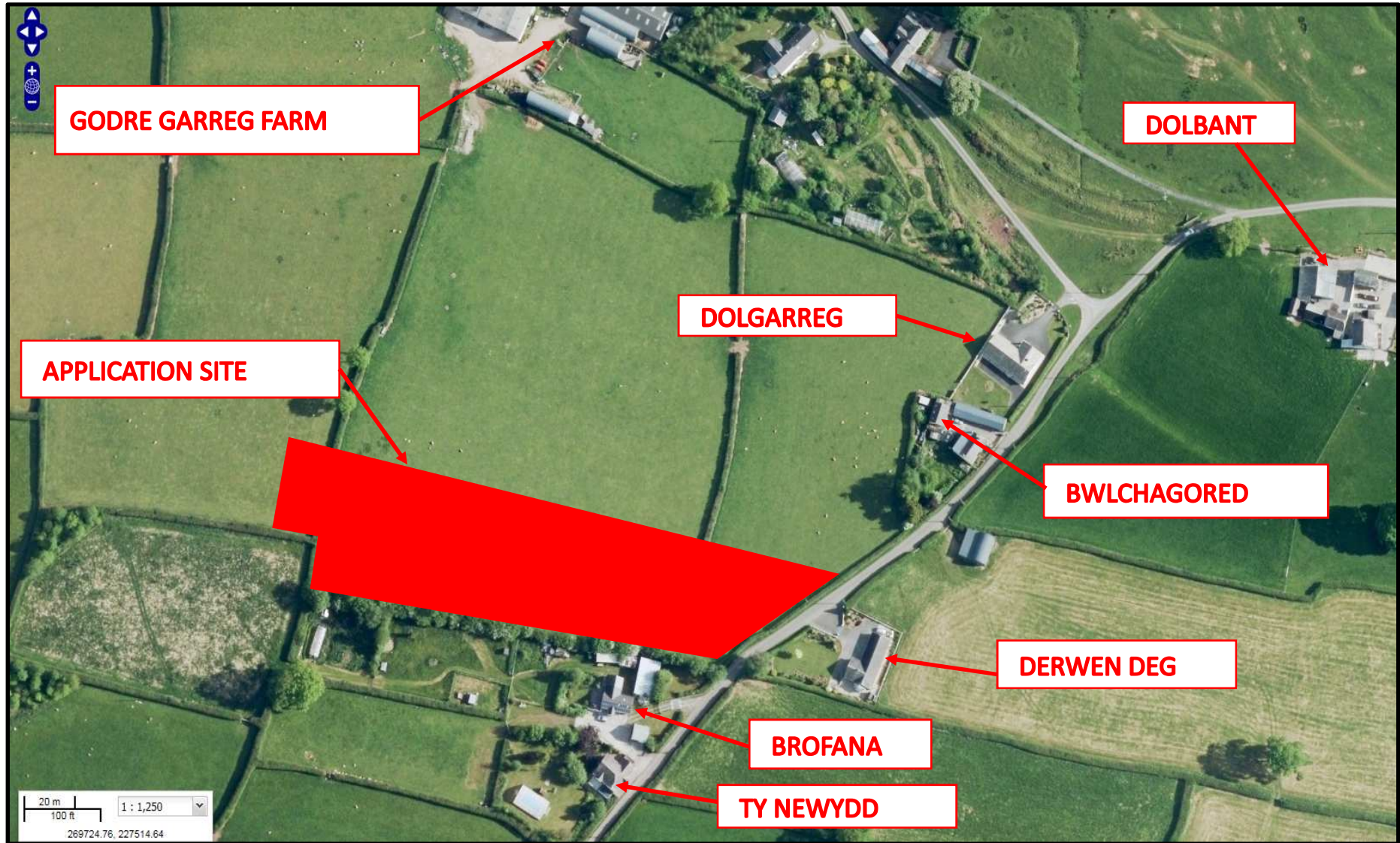
E/33695 AERIAL SITE PLAN



E/33695 AERIAL SITE PLAN



E/33695 AERIAL SITE PLAN



E/33695

SITE PHOTO



E/33695

SITE PHOTO



E/33695

SITE PHOTO SHOWING GODRE GARREG FARM



E/33695

SITE PHOTO



E/33695 SITE PHOTO SHOWING TY NEWYDD AND BROFANA



E/33695

SITE PHOTO SHOWING DERWEN DEG



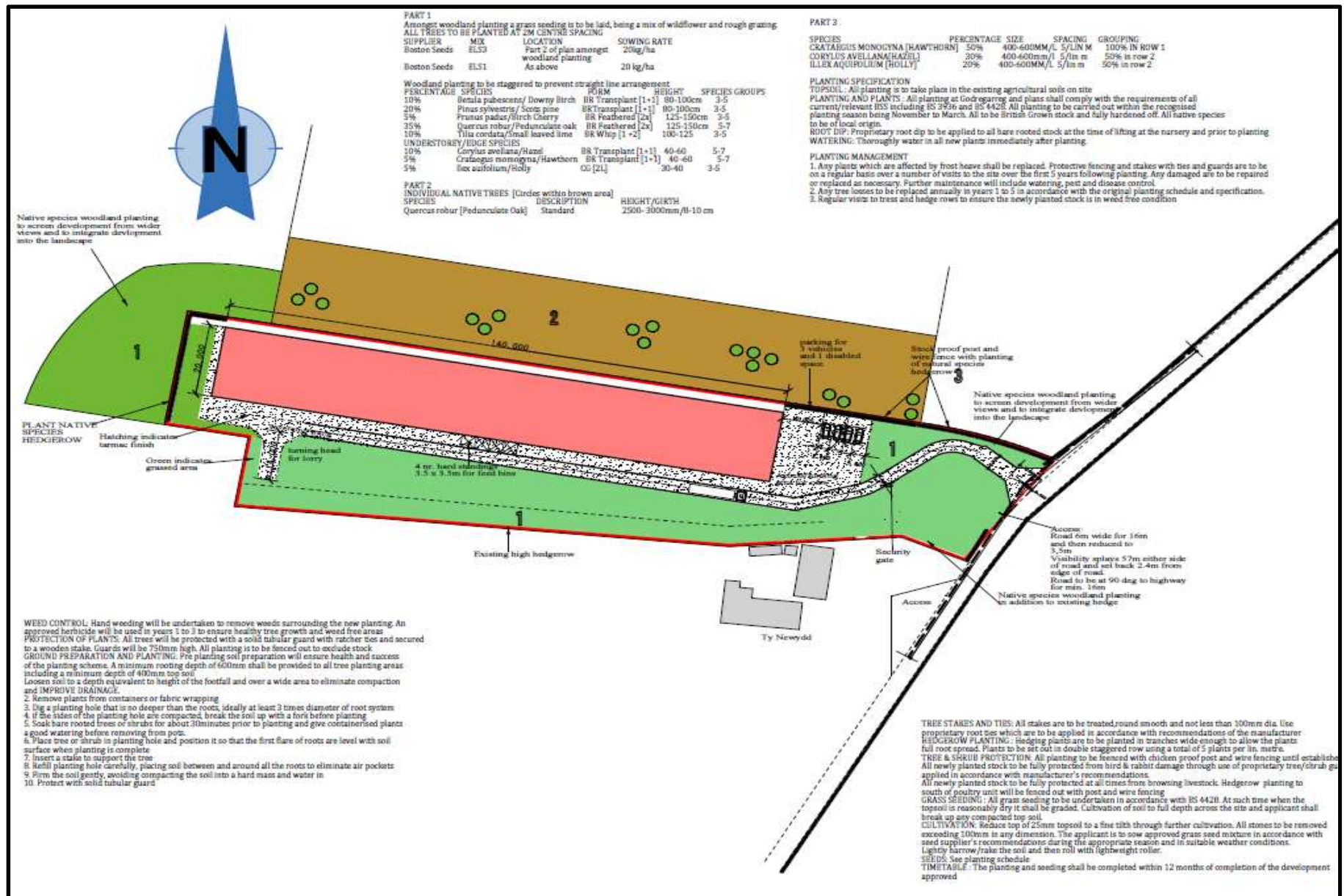
E/33695

SITE PHOTO SHOWING BWLCHAGORED



E/33695

SITE AND LANDSCAPE PLAN

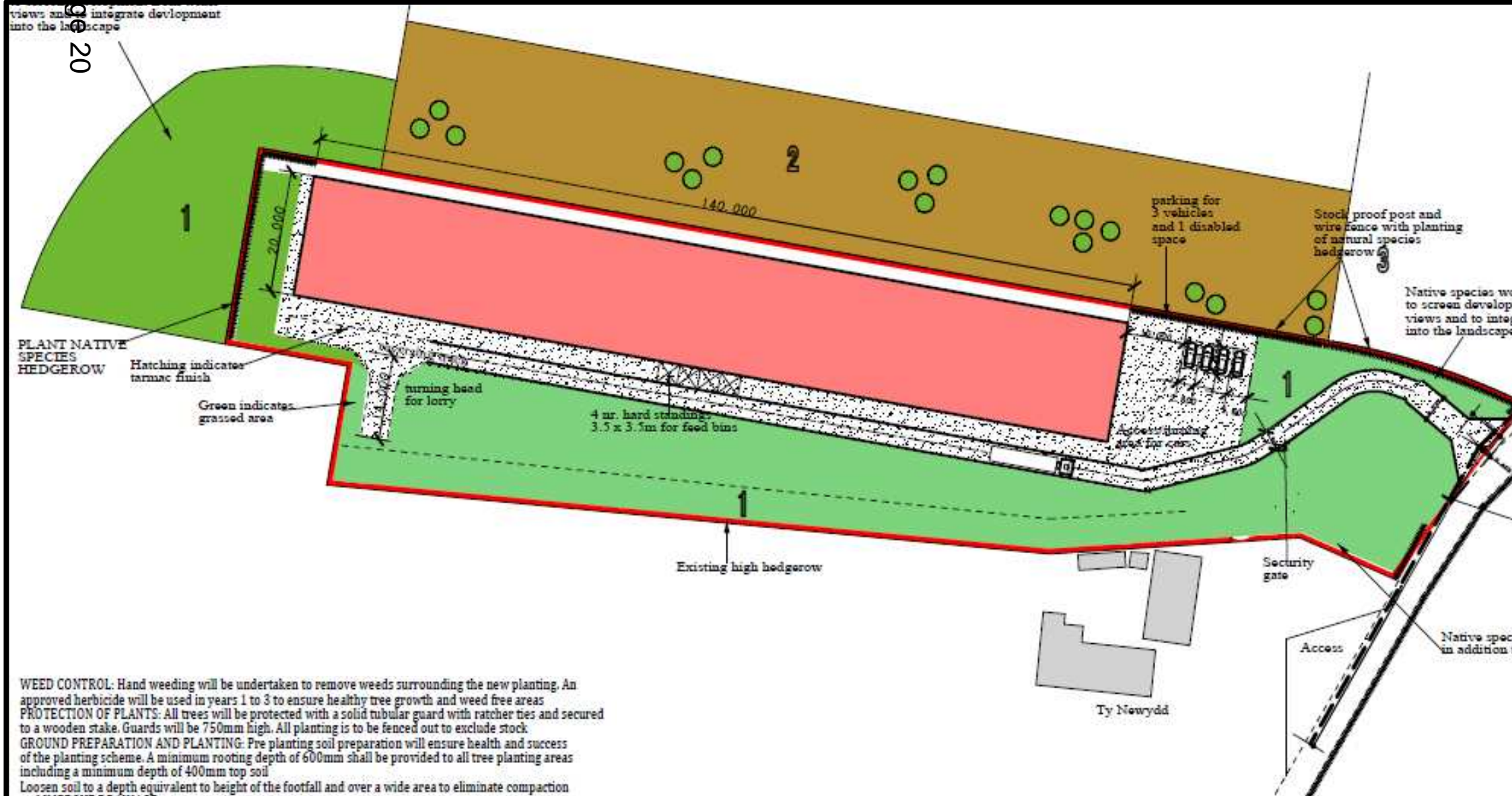


E/33695

SITE AND LANDSCAPE PLAN

Page 20

views and integrate development into the landscape



PLANT NATIVE SPECIES HEDGEROW
Hatching indicates tarmac finish
Green indicates grassed area

turning head for lorry
4 nr. hard standings
3.5 x 3.5m for feed bins

parking for 3 vehicles and 1 disabled space
Stock proof post and wire fence with planting of natural species hedgerow
Native species to screen development and to integrate into the landscape

Existing high hedgerow

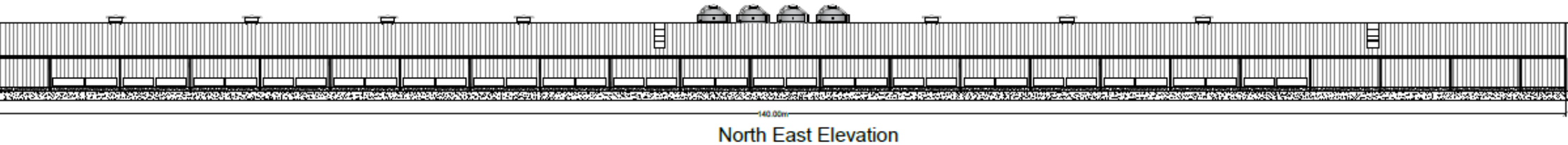
Security gate

Access

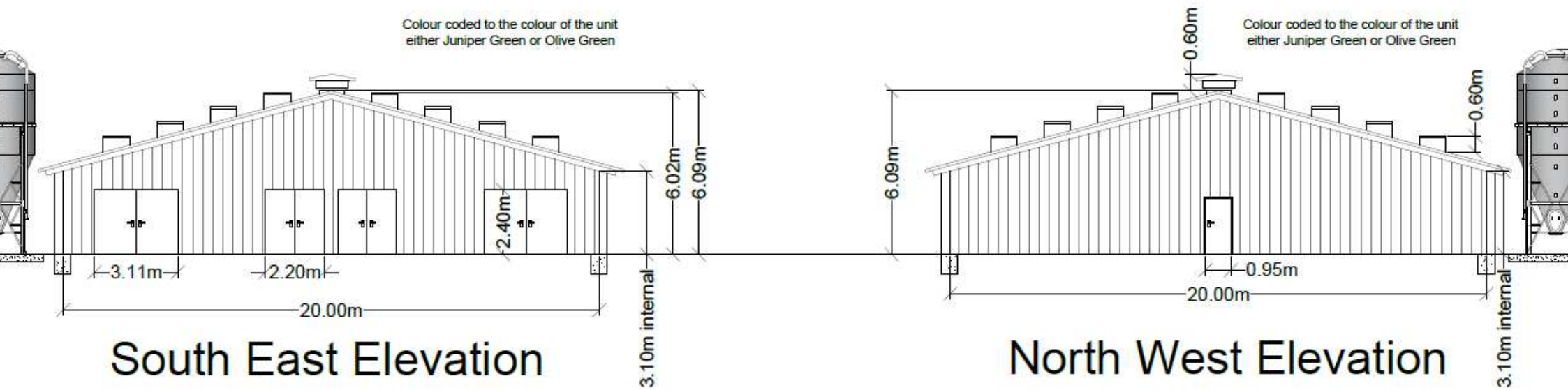
Native species in addition

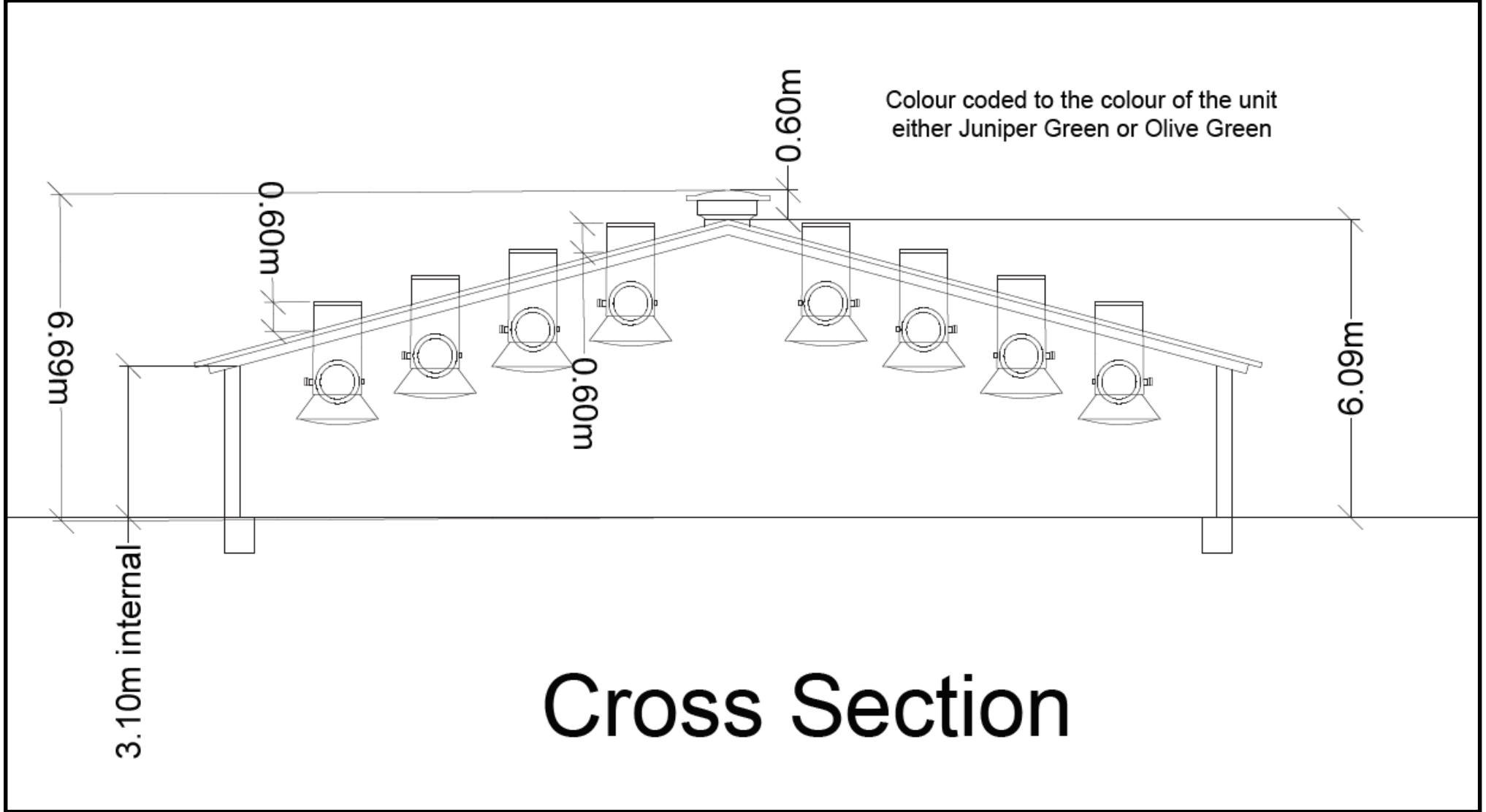
Ty Newydd

WEED CONTROL: Hand weeding will be undertaken to remove weeds surrounding the new planting. An approved herbicide will be used in years 1 to 3 to ensure healthy tree growth and weed free areas
PROTECTION OF PLANTS: All trees will be protected with a solid tubular guard with ratchet ties and secured to a wooden stake. Guards will be 750mm high. All planting is to be fenced out to exclude stock
GROUND PREPARATION AND PLANTING: Pre planting soil preparation will ensure health and success of the planting scheme. A minimum rooting depth of 600mm shall be provided to all tree planting areas including a minimum depth of 400mm top soil
Loosen soil to a depth equivalent to height of the footfall and over a wide area to eliminate compaction

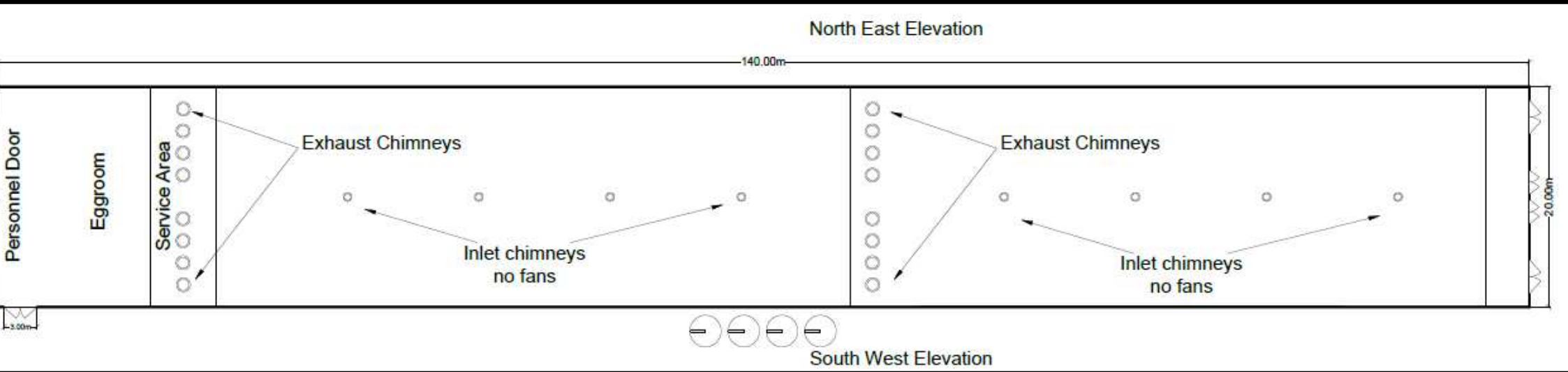


GABLE ELEVATION PLAN OF BUILDING



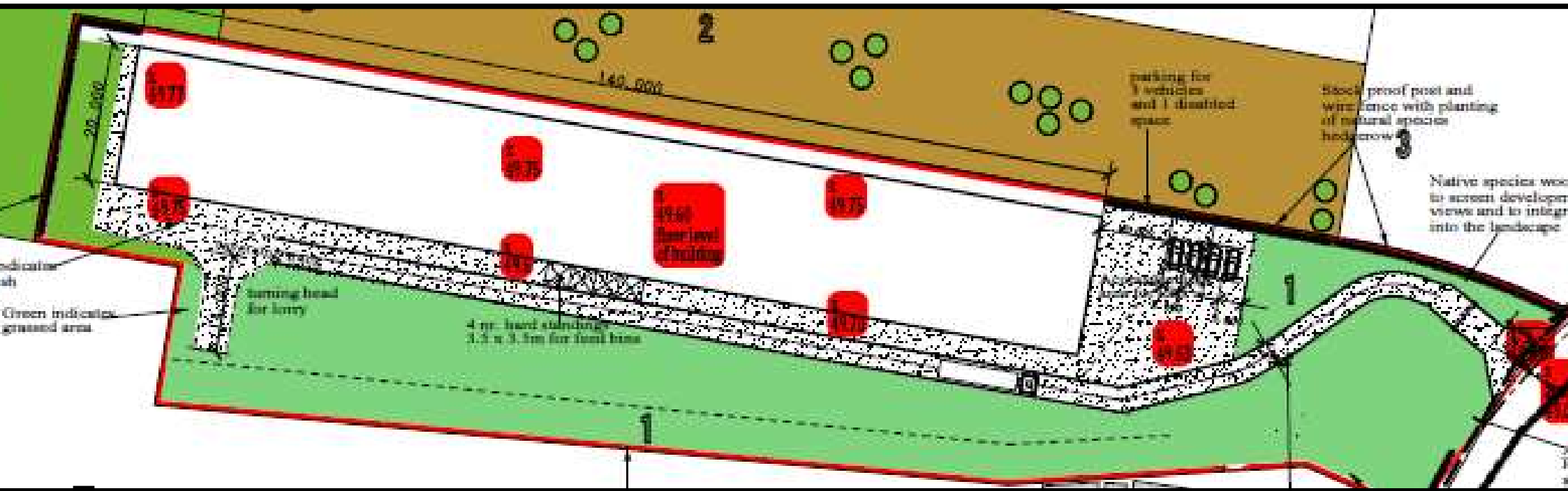


Cross Section

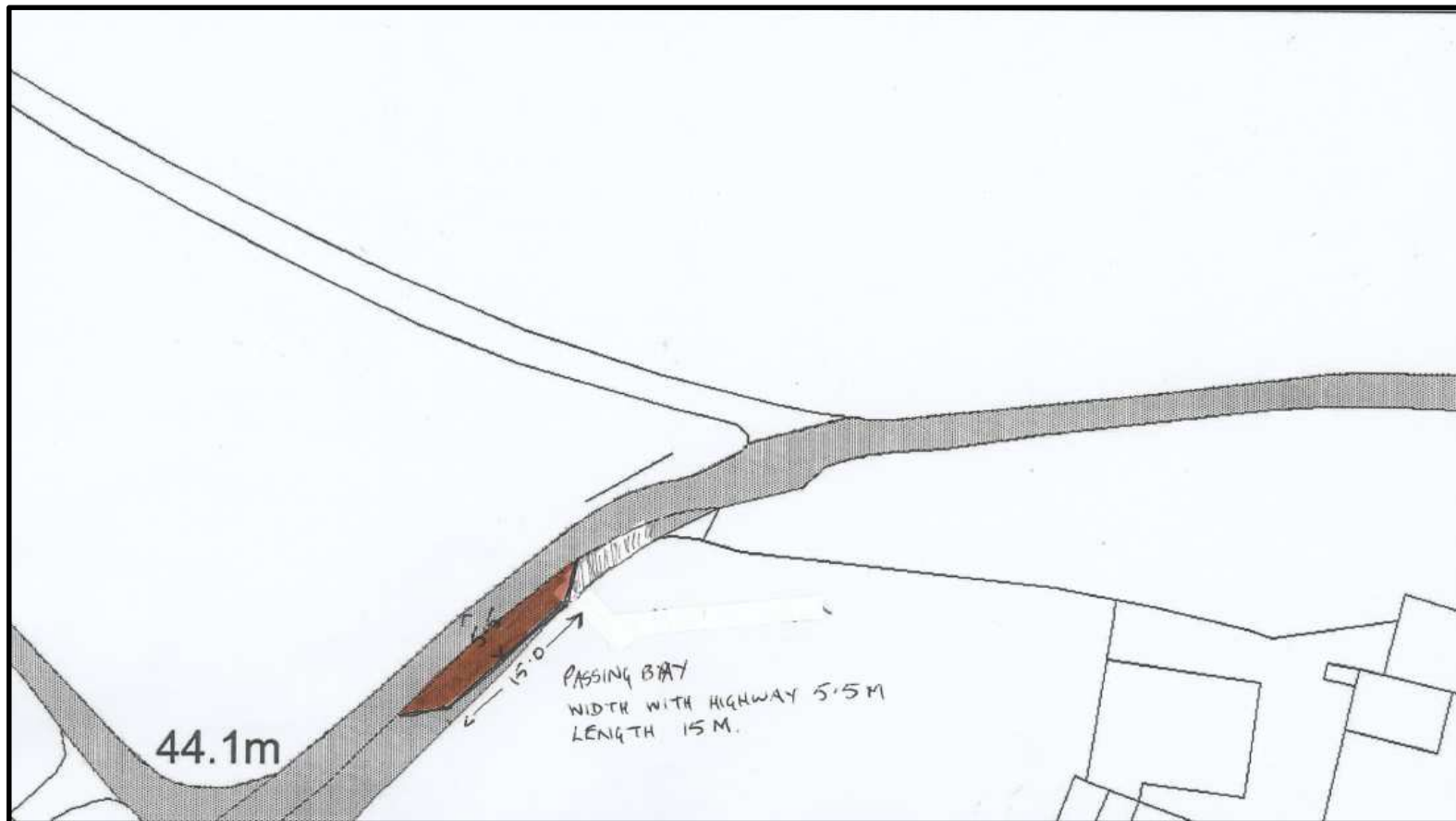


33695

LAYOUT PLAN OF BUILDING SHOWING LEVE

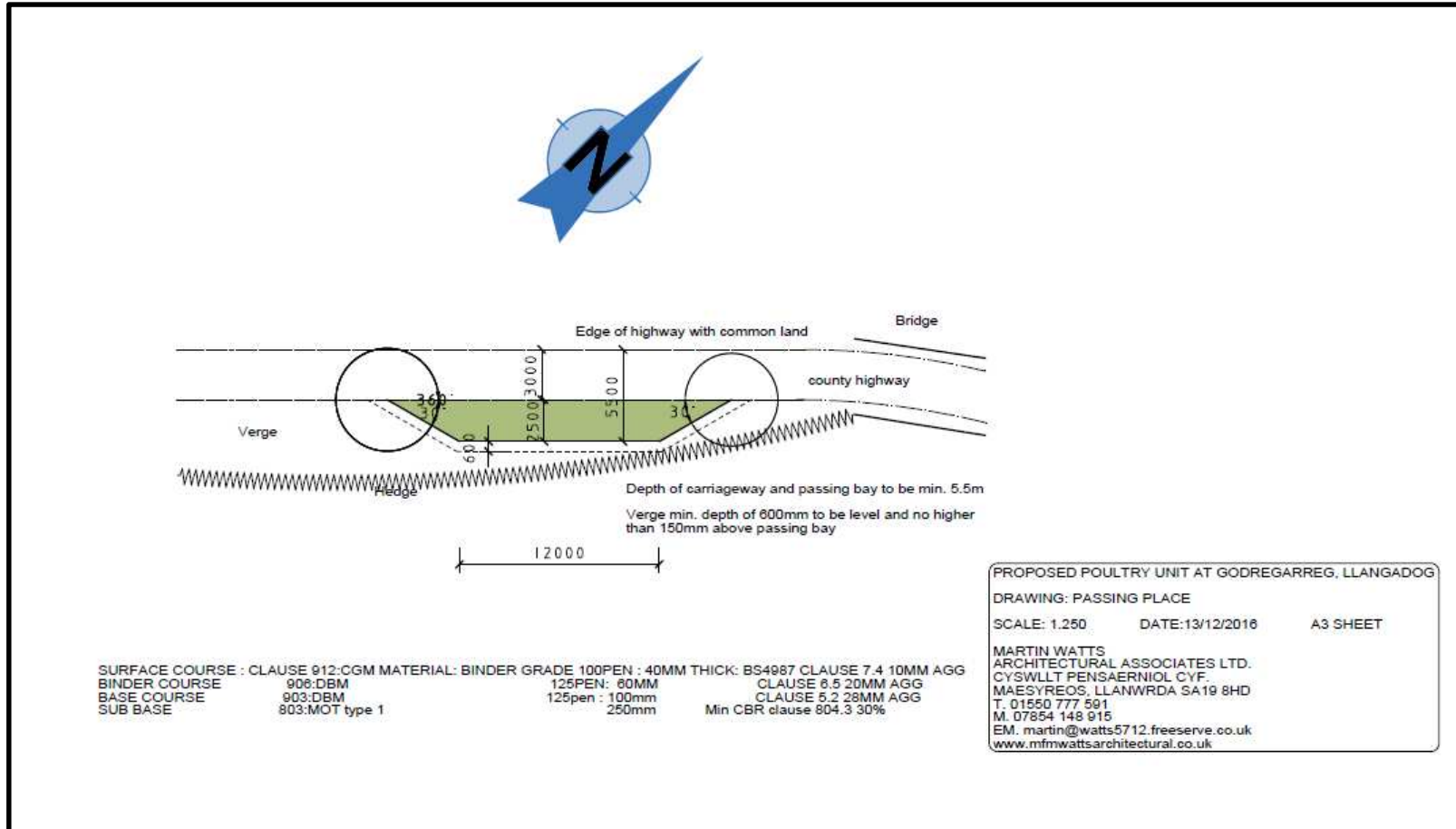


LOCATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND



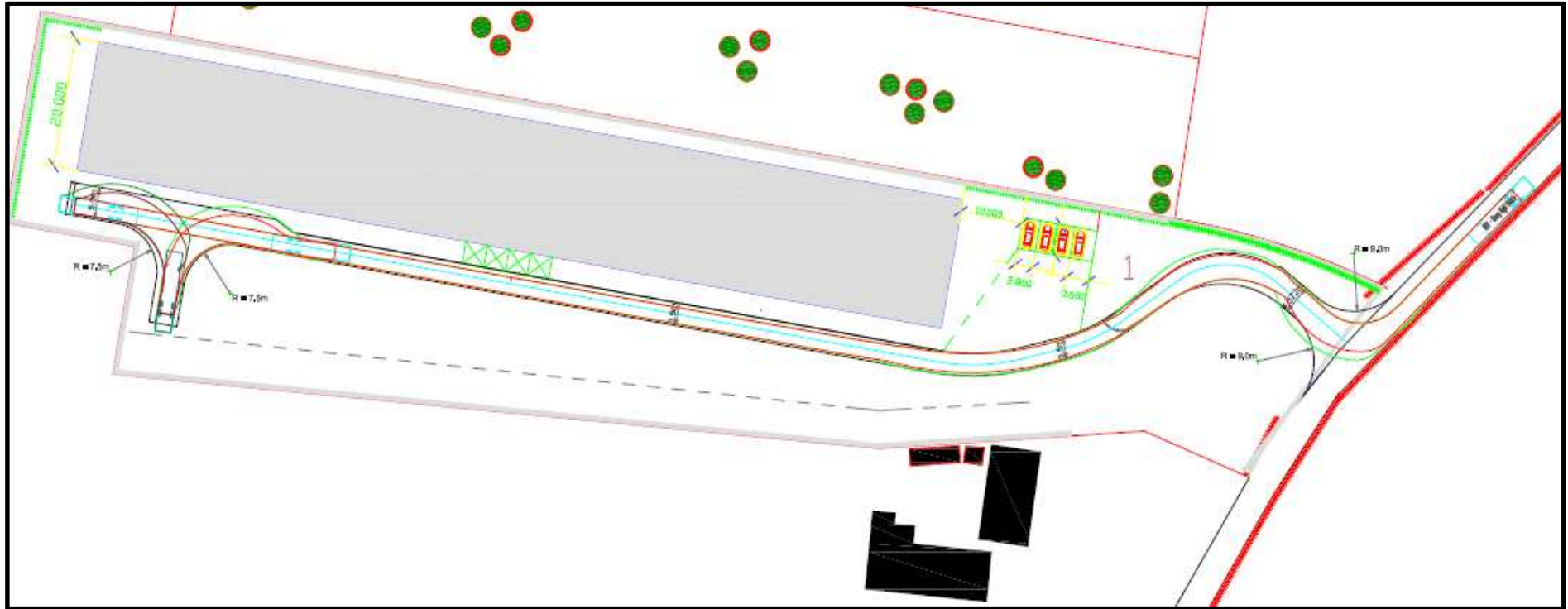
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SPECIFICATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT



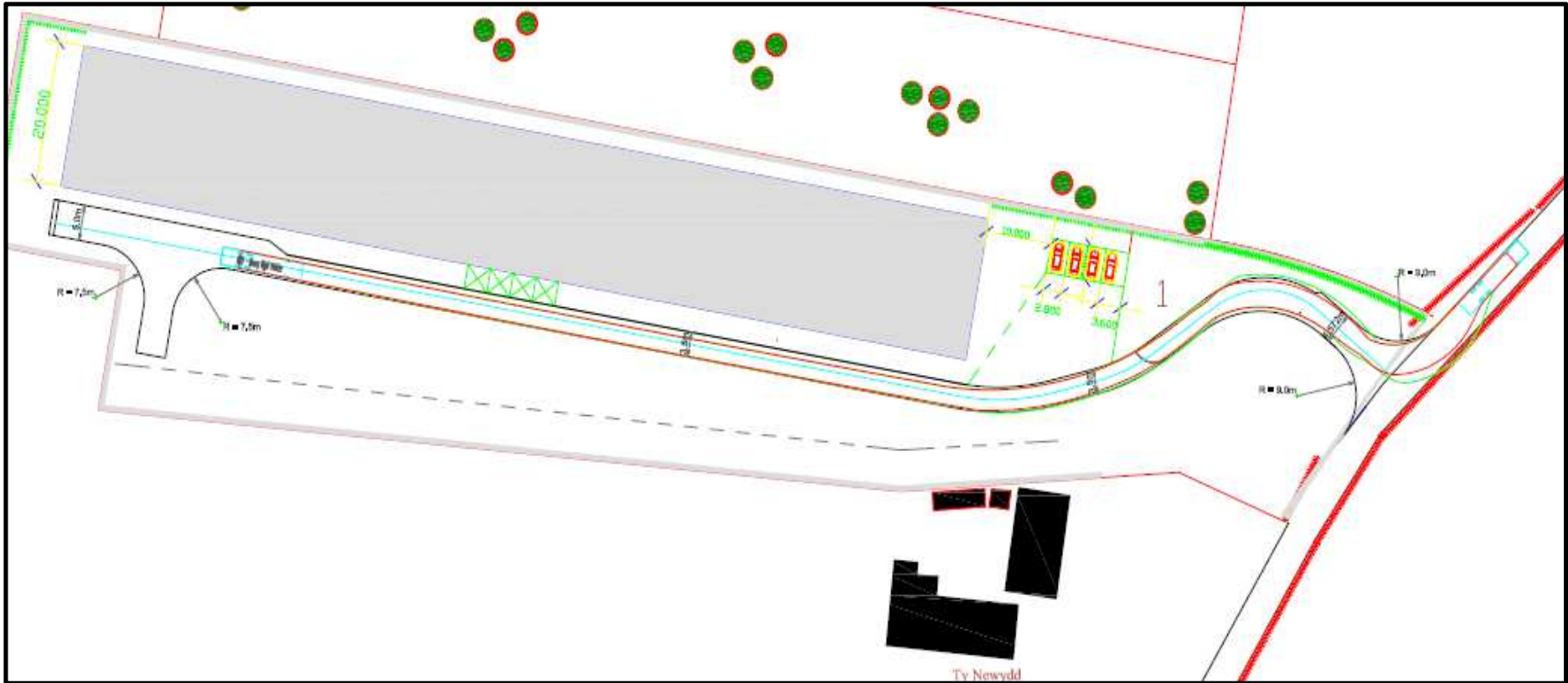
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HRV TRACKING PLAN



E/33695

HRV TRACKING PLAN





E/35527

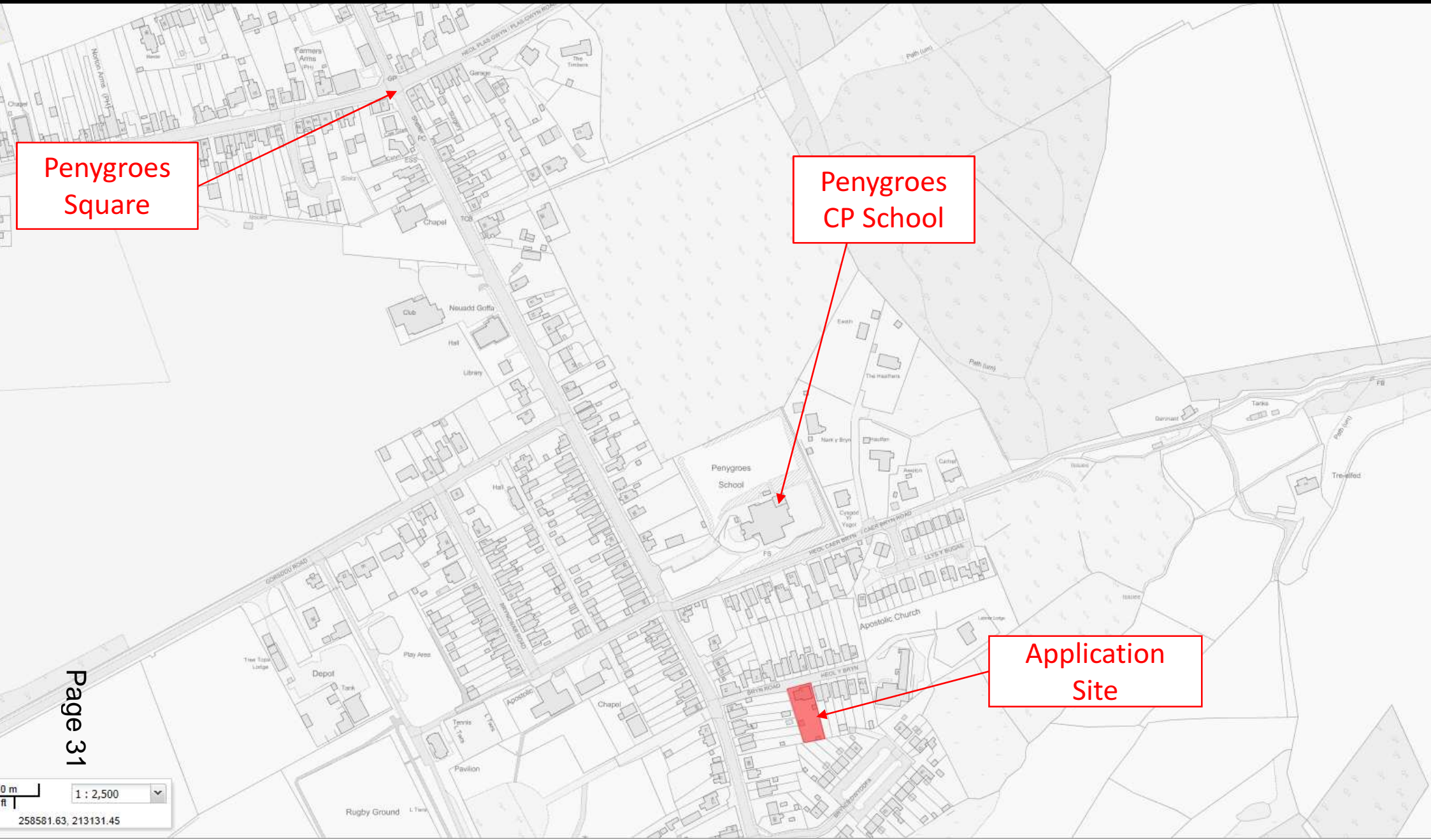
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LOCATION PLAN

Penygroes Square

Penygroes CP School

Application Site

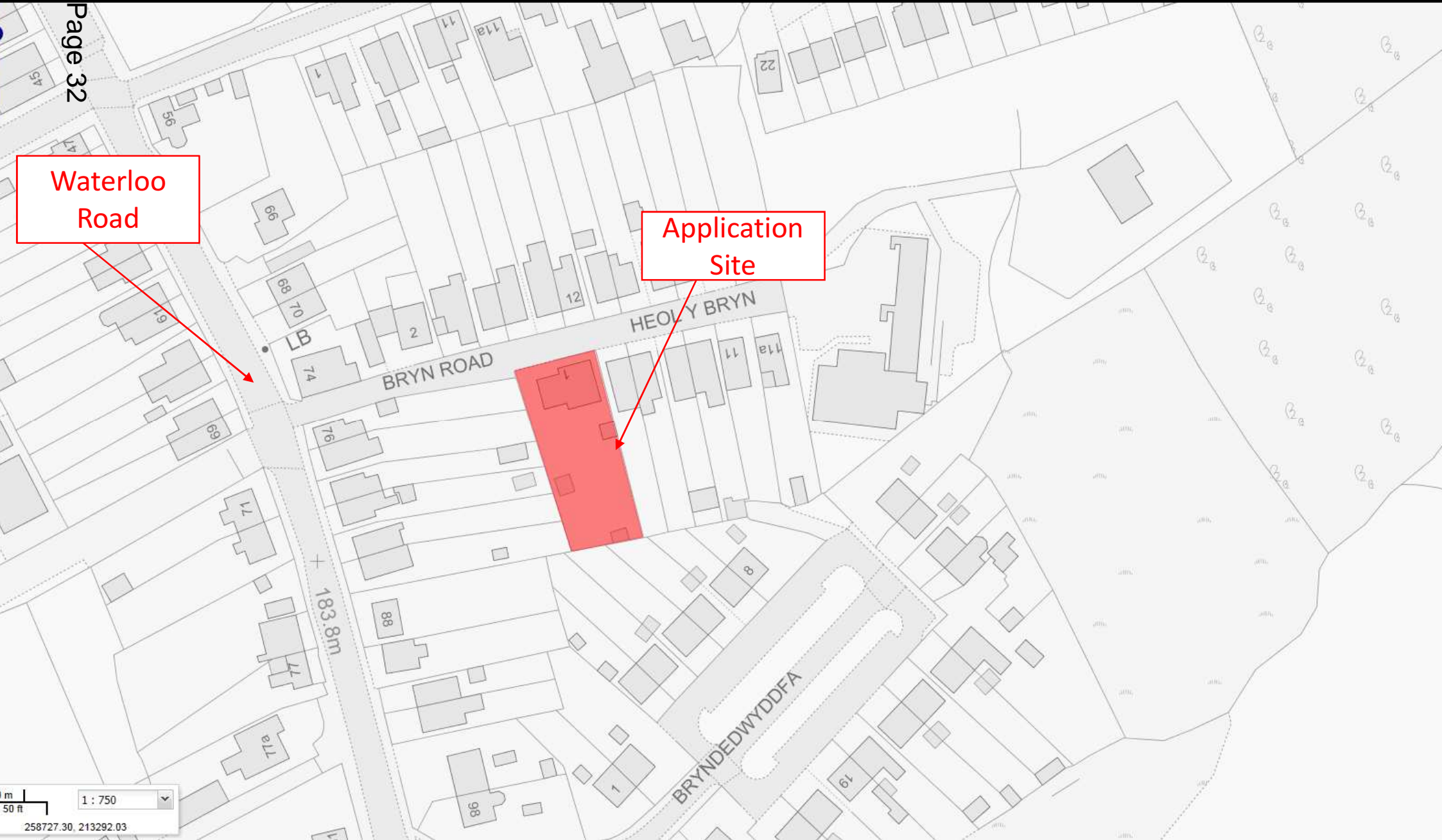


E/35527

SITE PLAN

Waterloo
Road

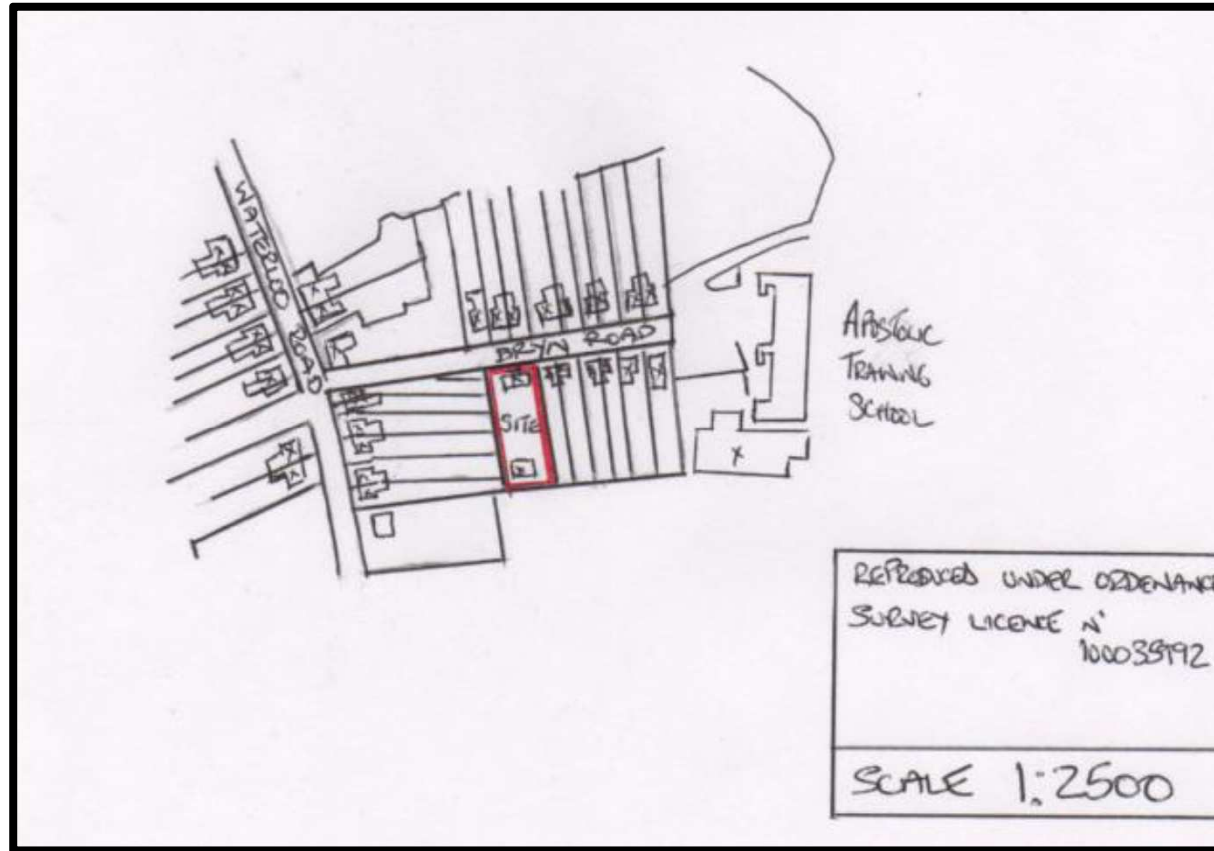
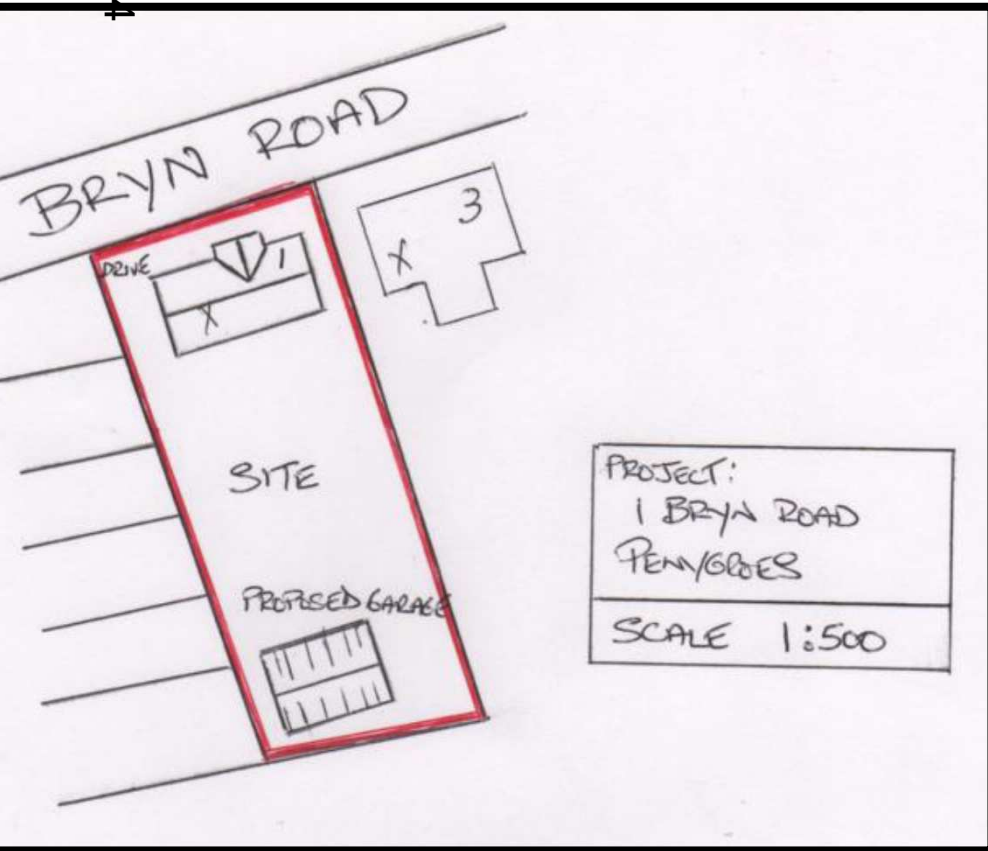
Application
Site



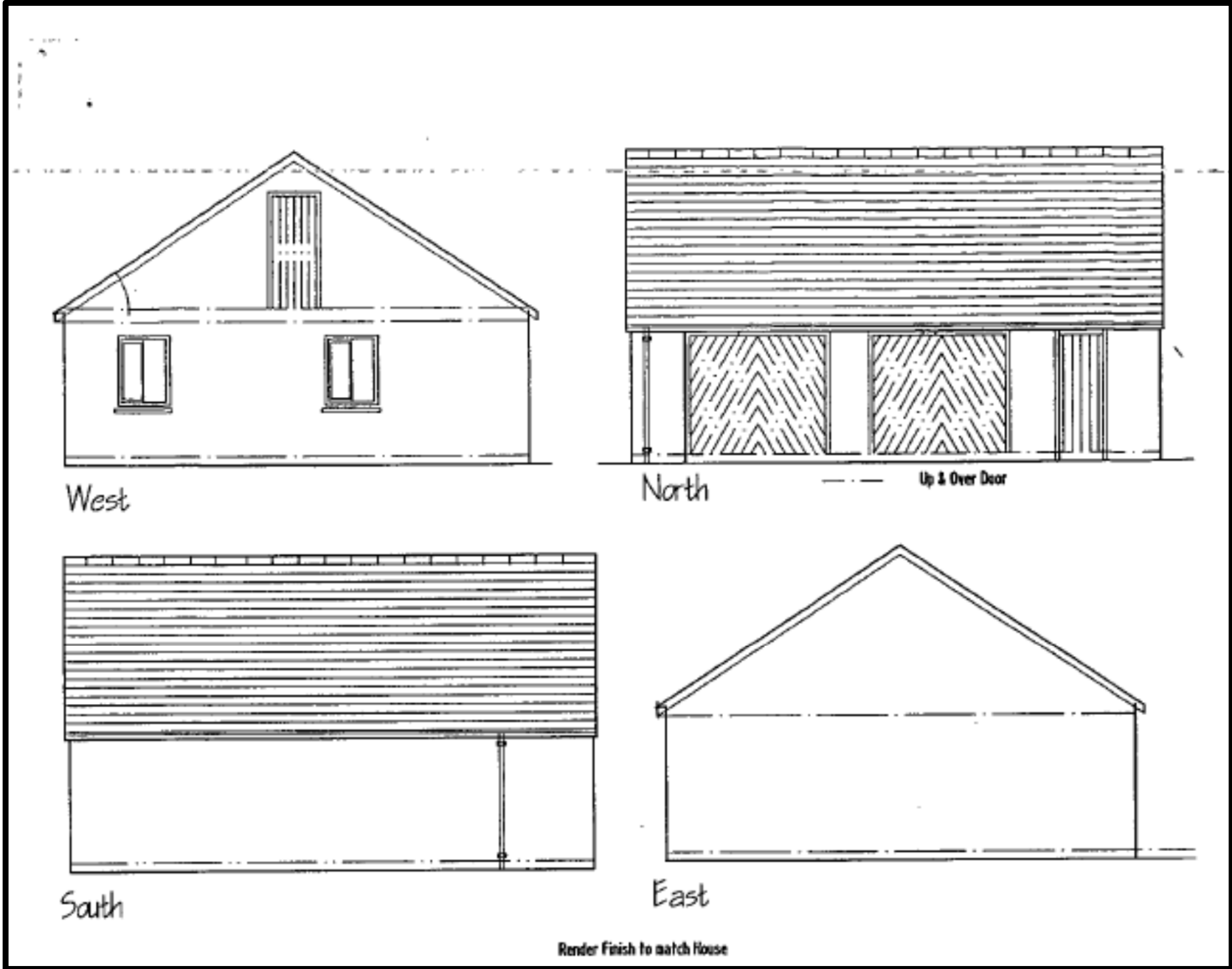
E/35527 AERIAL PHOTO OF APPLICATION SITE



Application Site

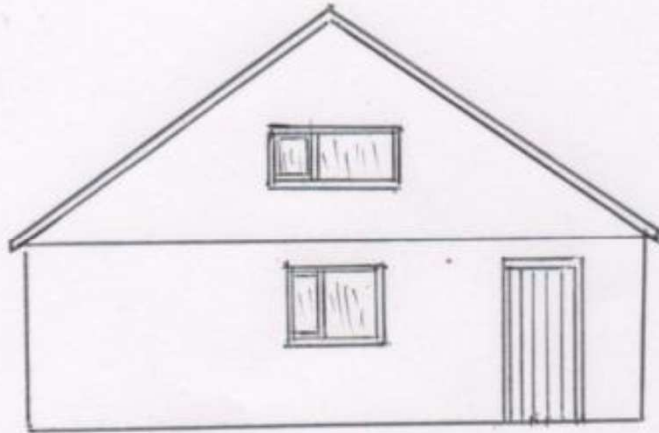


E/19051 ORIGINAL GARAGE ELEVATION PLANS

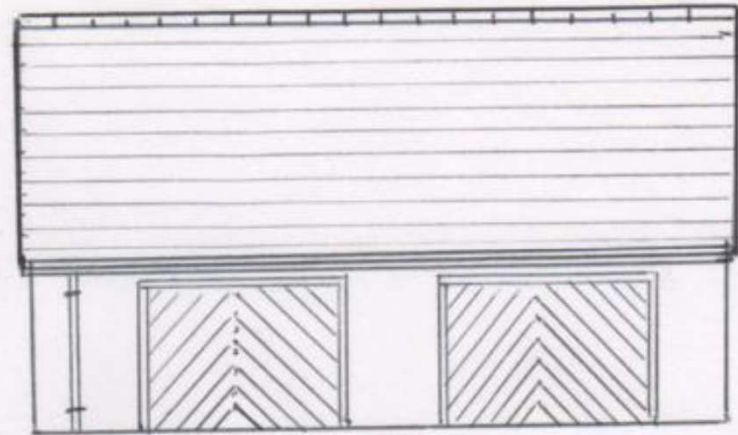


E/35527 PROPOSED GARAGE ELEVATION PLANS

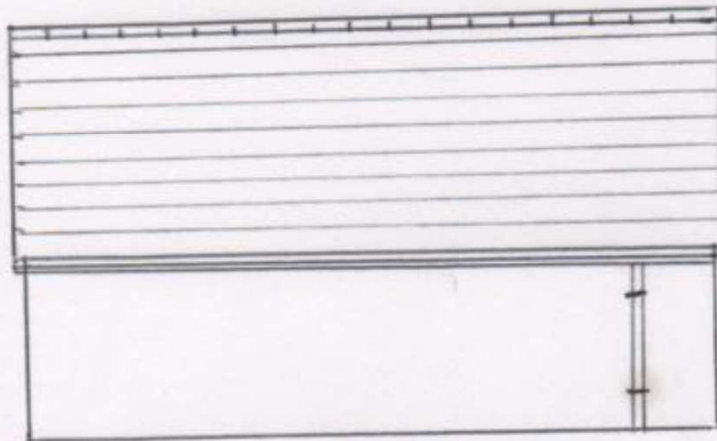
BERESFORD HOUSE 1 BRYN ROAD PENYGOER CARMIS SAH47PW



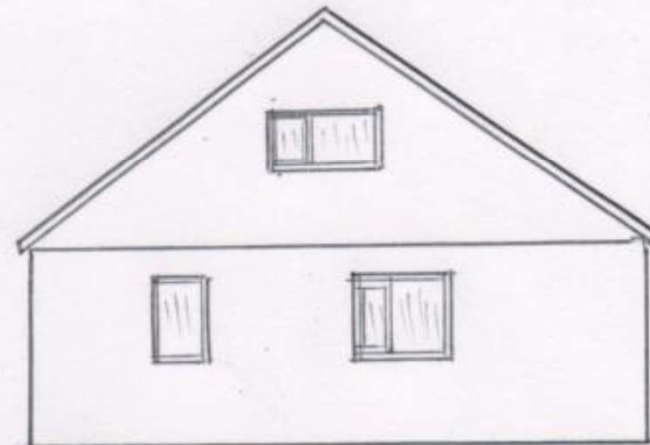
WEST



NORTH



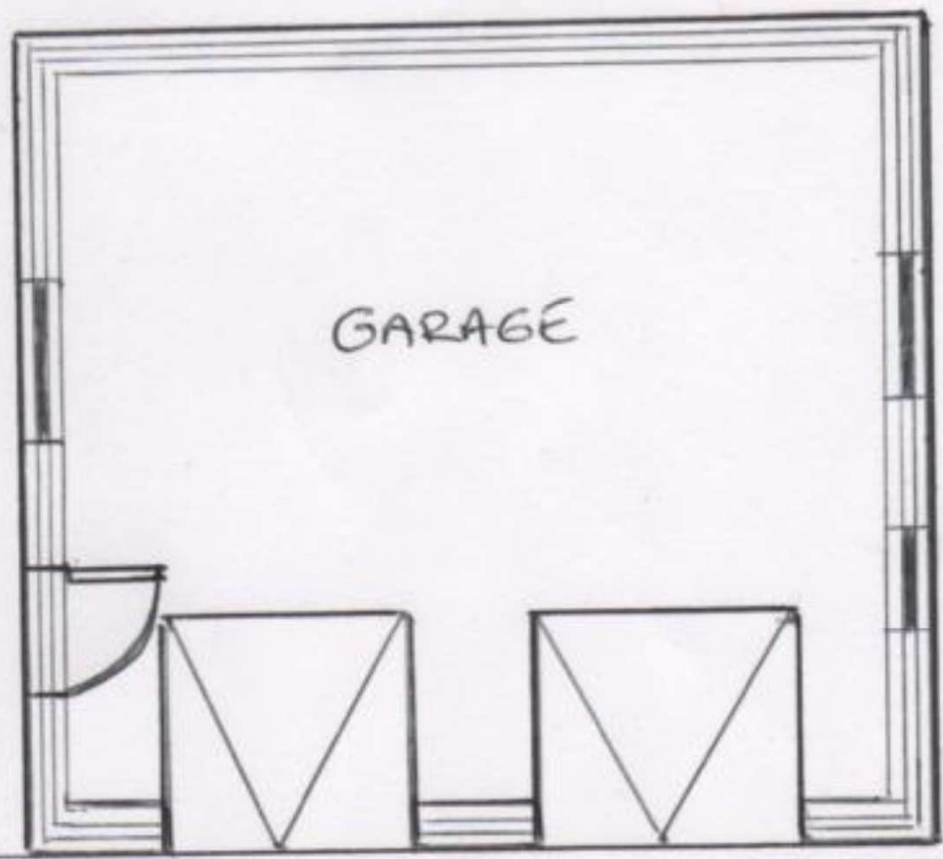
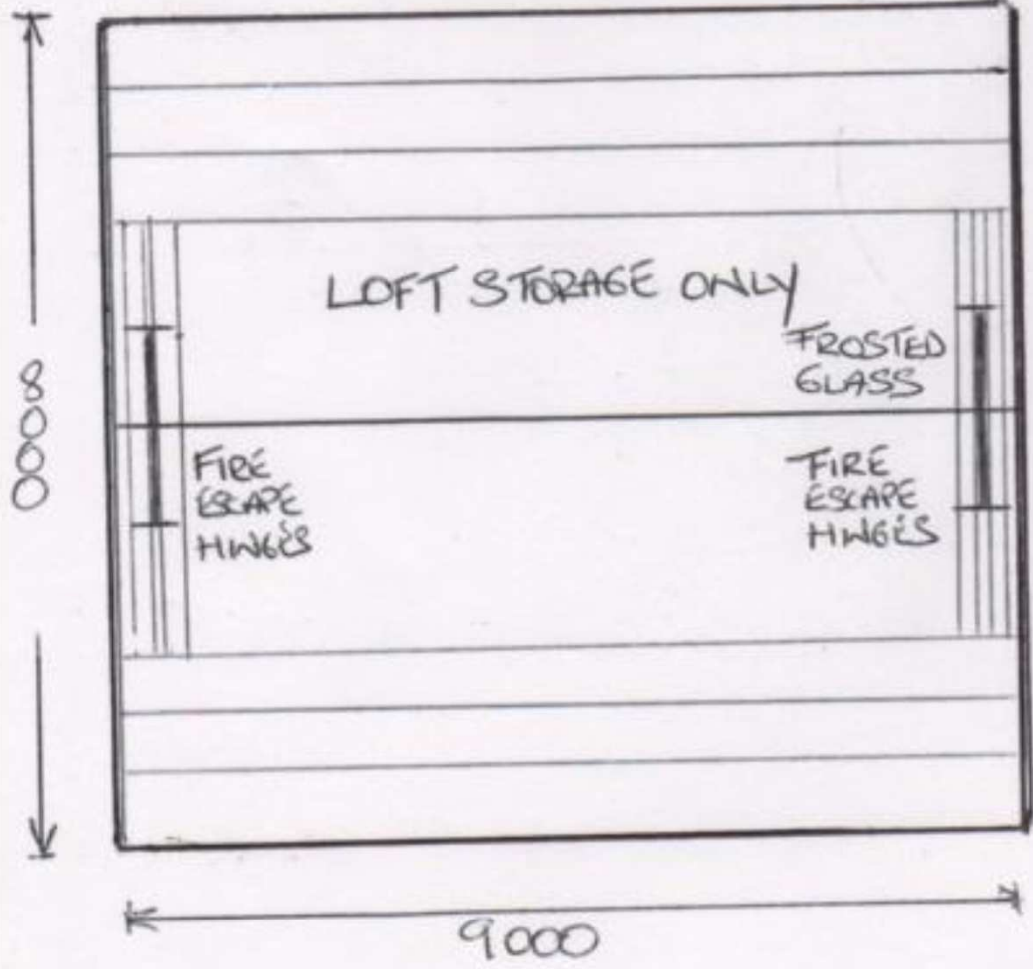
SOUTH



EAST

RENDER FINISH TO MATCH HOUSE

E/35527 PROPOSED GARAGE FLOOR PLANS



MARLEY ETERNIT SLATES

PROJECT: 1 BRYN ROAD PENYGOES
SCALE 1:100

E/35527

SITE PHOTO

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SITE PHOTO



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E/35527

SITE PHOTO

Page 42



*Ardal Del/
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 24.08.2017
ON 24.08.2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/34071
<i>Proposal & Location</i>	INERT WASTE PROCESSING CENTRE AT FORMER MORLAIS COLLIERY, PONTARDULAIS ROAD, LLANGENNECH, LLANELLI, SA14 8YN

DETAILS:

CONSULTATIONS

Local Member: Additional comments have been received from the County Councillor for the area, Councillor Gwyneth Thomas, the Councillor also requested to speak, her comments are shown below

“As a County Councillor for the Llangennech Ward I wish to record my objections to the planning application S/34071 for an Inert Waste Processing Centre at the former Morlais Colliery Site, Pontarddulais Road, Llangennech. My concerns are regarding highway safety and increased HGV traffic along the A4138 which is known to be one of the busiest roads within the County. There will be 48 vehicle journeys into the site and 18 journeys out if the site daily which I believe will cause increased problems at the junction between the A4138 and the B4297 at the Talyclun lights where there are regular long traffic queues. This proposed development will also add to the already congested junction 48 of the M4 motorway. There will be increased danger to pedestrians and other road users and the access to the site appears inadequate to accommodate the additional daily HGV vehicle journeys.

I would like to address the planning committee at the meeting on 24th August.

ADDENDUM – Area South

<i>Application Number</i>	S/34402
<i>Proposal & Location</i>	DEMOLITION OF FORMER COPPERWORKS SCHOOL AND DEVELOP UP TO 9 NEW HOMES AT FORMER COPPERWORKS INFANTS SCHOOL, LAND AT MORLAN TERRACE, BURRY PORT, SA16 0ND

DETAILS:

Neighbours/Public – One additional item of correspondence has been received from a member of the public who is also a member of Pembrey and Burry Port Town Council. The correspondence states that at a council meeting they agreed to demolish the building previously housed by the scouts and aikido club but adamantly opposed the demolition of the second building where the band meet for rehearsals.

The band require this facility as it is crucial to their practice sessions and the community benefit from their contributions. Residents are appalled that the council want to demolish this historic building.

Applicant – The Clerk of Pembrey and Burry Port Town Council has confirmed in an email that there are other facilities available to accommodate Burry Port Town Band locally. Discussions took place with representatives of the band some time ago and they were amenable to being relocated to suitable alternative accommodation, if necessary.

A new school is shortly to be completed and opened in Burry Port. It is therefore likely that this would be available for community use outside of school hours. Furthermore it is possible that the Council could accommodate the band within its own other facilities. The Council has three buildings on the site of the Memorial Hall in Burry Port and also, there is the possibility of the use of Pembrey Memorial Hall.

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***Y PWYLLGOR
CYNLLUNIO***

24 AWST 2017

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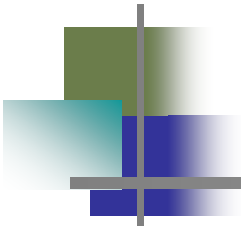
**PLANNING
COMMITTEE**

24 AUGUST 2017

AREA SOUTH

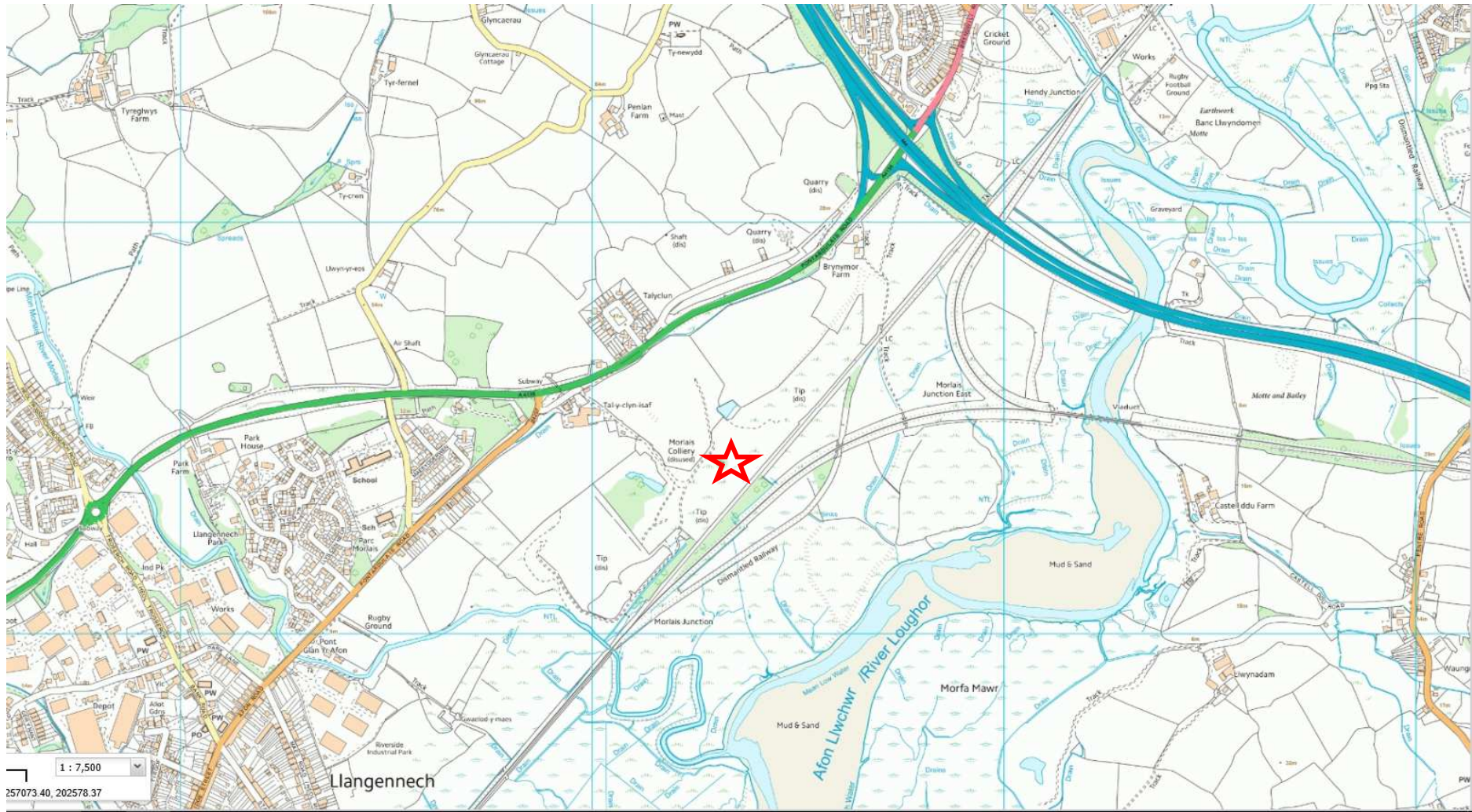
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BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/34071

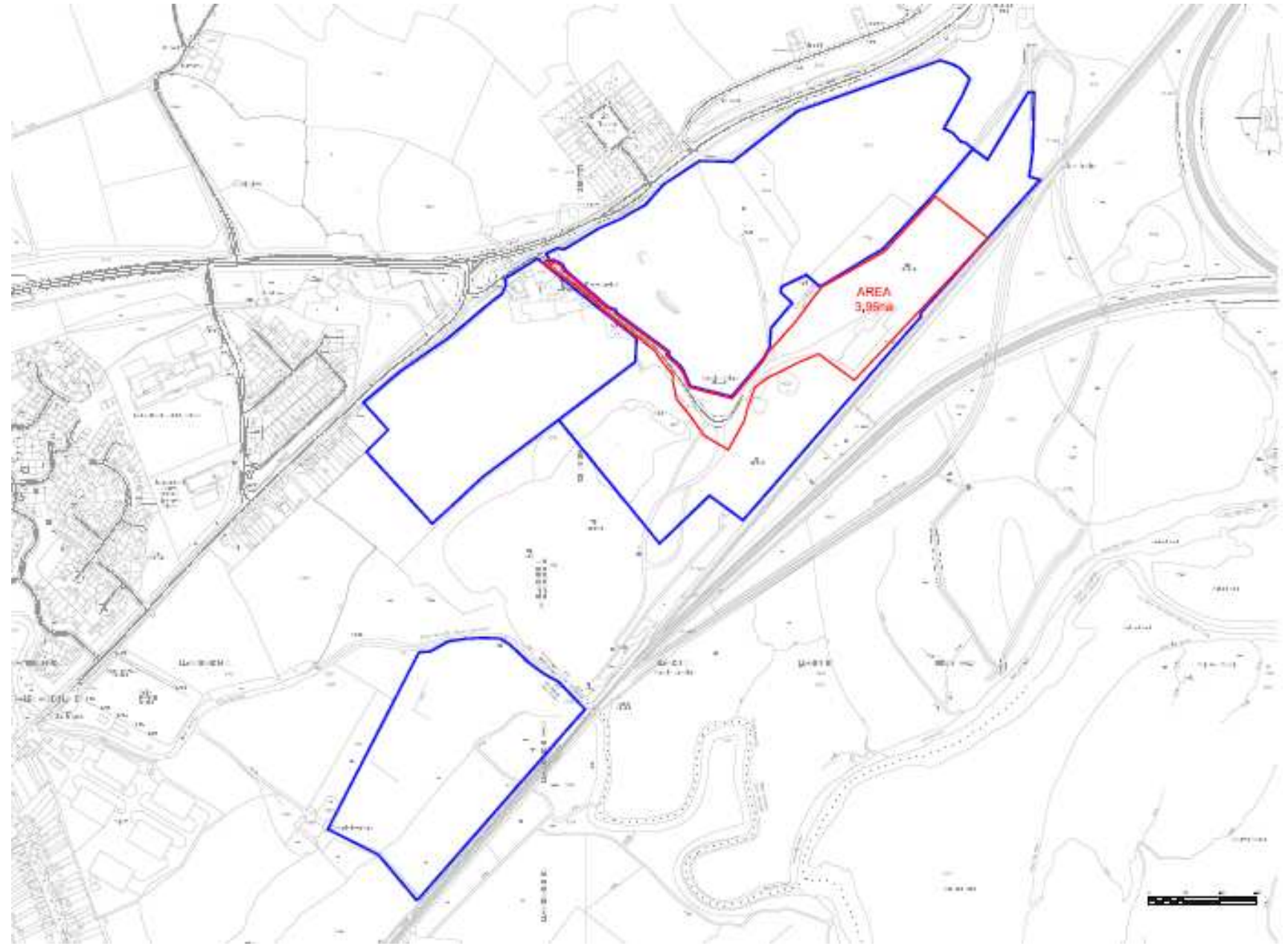
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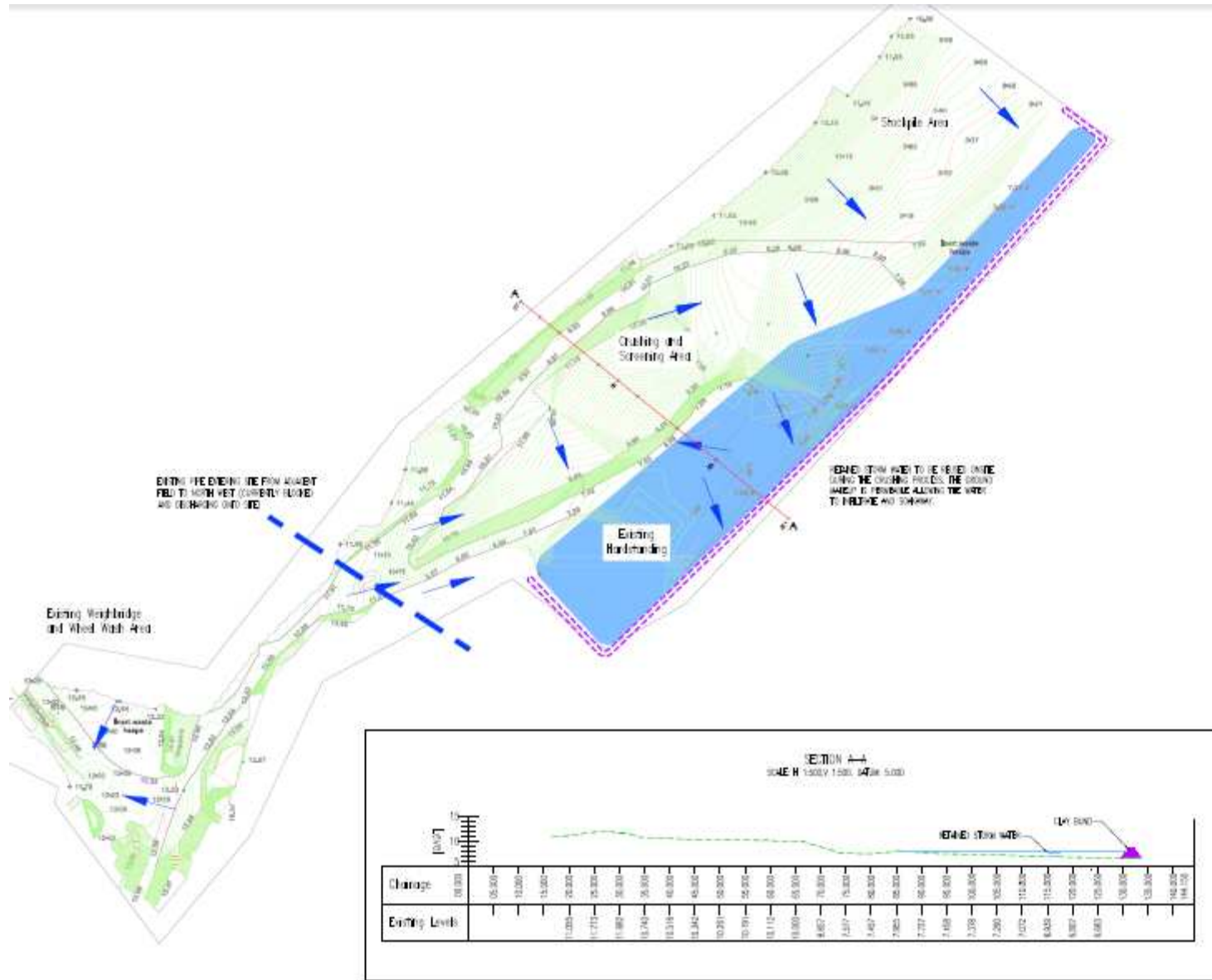
S/34071



S/34071



S/34071



intrado **robbs**
Consulting Engineers

Staff: JCR PLANNING

Project: FORMER MORLAIS COLLIERY, LLANGENNECH

As by Site: PROPOSED SITE LAYOUT PLAN

Scale: 1:500 (1:500, 1/4" = 5.00')

Client: IR16070

Project No.: 001

Rev.: B

S/34071



EXISTING HEDGEROW ALONG NORTH-WESTERN BOUNDARY OF SITE REQUIRES JUDICIOUS MANAGEMENT AND RENOVATION INCLUDING "GAPPING-UP", COPPING, LAYING AND DEAD WOOD REMOVAL.

DOMINANT SPECIES - CRATAEGUS MONOGYNA

**NATIVE HEDGEROW GAPPING UP
- DOUBLE STAGGERED ROW**

PLANTS OF NATIVE SPECIES SHOULD BE SMALL BUSHY HEDGING TRANSPLANTS (450MM - 800MM) PLANTED 250MM APART - AND IN A DOUBLE-STAGGERED ROW - 300MM APART (APPROX. 9 NO PLANTS PER METRE)

PLANTS TO BE NOTCH PLANTED INTO EXISTING GROUND AND WATERED

MULCH THE BASE OF THE HEDGE AFTER PLANTING TO RETAIN MOISTURE AND REDUCE WEED COMPETITION.

PROTECT FROM STOCK WITH FENCING.

ALLOW TO GROW FOR MIN 3 YEARS BEFORE STAGED LAYING

HEDGEROW MIX

CRATAEGUS MONOGYNA (HAWTHORN) TRANSPLANT	85%	BR	1+2,
CORYLUS AVELLANA (HAZEL) 2 . BRANCHED, 4 BREAKS	10%	BR	1 +
ILEX AQUIFOLIUM (HOLLY) LEADER WITH LATERALS	2%	3L	
DOG ROSE (ROSA CANINA) 1, 60 - 80 CM, 3 BREAKS	3%	BR	1 +

HEDGEROW REJUVENATION	
LAND AT FORMER MORLAIS COLLIERY, LLANGENNECH	
SCALE 1:200 @ A3	JULY 2018
DRAWING NO GEN/JG/18/00125	



S/34071



S/34071



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2016. 7. 7 13:14

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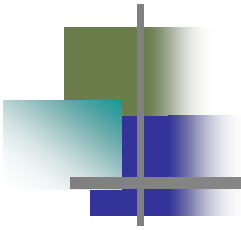


S/34071



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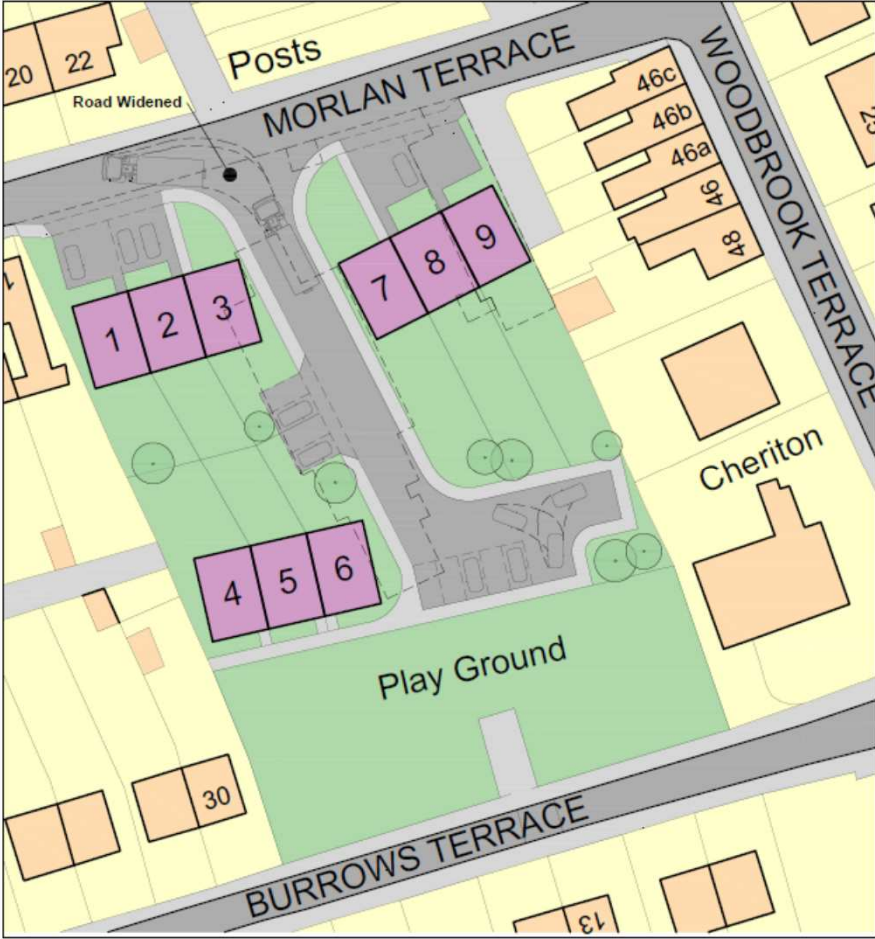
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*Ardal
Gorllewin/
Area West*

**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 24 AWST 2017
ON 24 AUGUST 2017**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM



ADDENDUM – Area West

<i>Application Number</i>	W/35554
<i>Proposal & Location</i>	NEW PUBLIC SQUARE, CAFÉ AND SMALL BUSINESS UNITS TO EXISTING PUBLIC REALM AT JACKSONS LANE SQUARE, CARMARTHEN, SA31 1QD

DETAILS:

Local Member - Cllr Gareth John, Carmarthen Town South

“To Members of the Planning Committee

It had been my intention to exercise my right as local member to attend and address Planning Committee prior to the determination of the above mentioned application. Unfortunately, due to family commitments, I am unable to personally attend. I would therefore respectfully request and greatly appreciate if my comments could be made known to the Planning Committee prior to a decision being made.

Based on various formal and informal consultation exercises undertaken over a number of years, together with the views expressed during the current statutory process, I am firmly of the opinion that an overwhelming majority of people recognise and support the fundamental aim of the proposed scheme (namely providing an effective link between the thriving new shopping centre and the struggling older quarter especially King Street).

Likewise residents and traders alike readily accept that there is an urgent need to increase footfall to and along King Street to ensure a more favourable trading environment.

Having studied the application, taken on board the views of those who have over recent months publicly commented both for and against the proposals and the submitted objections I have concluded, that on balance, I am in agreement with the main elements of the submitted scheme.

That said, I totally respect and understand the concerns expressed and in several cases agree. I would therefore respectfully suggest that committee give the following particular consideration.

- 1) I would be totally opposed to the disappearance of the areas of green space at the bottom of Jacksons Lane. The disappearance of the last grassed area in the town centre has been the subject of a great deal of debate somewhat needlessly in my opinion as the submitted plans clearly show the retention of grassed areas of land. Committee may wish to reassure people that this is indeed the case
- 2) I feel that comments made in respect of the unsuitability of the chosen stone work finish are very valid. Given the scheme’s aim of joining the new with the old I agree that it would be far more appropriate to use local stone-work. The same could be said about the lighting furniture.
- 3) I would suggest that Committee impose operational conditions to mitigate any risk of potential noise nuisance impacting upon residents in the close vicinity”

Neighbours/Public – A further letter of objection has been received that relates to issues already covered within the Planning Report.

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***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

24 AWST 2017

24 AUGUST 2017

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

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

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

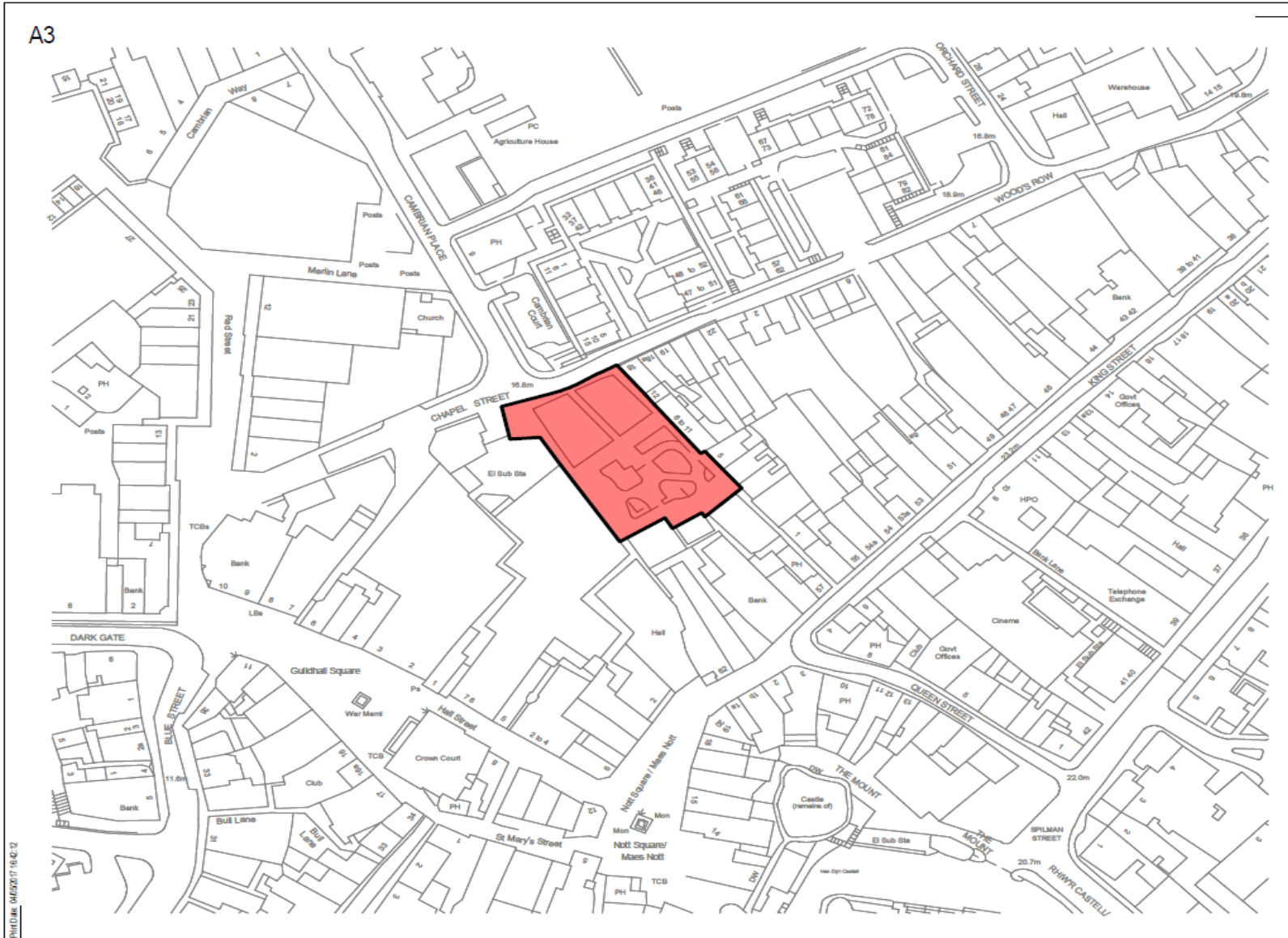


W/35554

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W/35554



LEGEND & FINISHES SCHEDULE	
	207 spm - Marshall conventional concrete paving 400x400x50mm tapered nature
	27 spm - Marshall heat cured wearing concrete paving 400x400x50mm tapered nature
	490 spm - Marshall natural granite paving 300x500mm (thickness 8c) Lattice fine picked finish
	27 spm - Marshall natural granite faced wearing paving 400x400mm (thickness 8c) Lattice fine picked finish
	125 spm - Marshall granite step out to pattern, varying thickness - Lattice fine picked finish
	5 spm - Marshall natural granite tree surrounds cut to pattern, thickness as paving - fine picked flamed finish
	200 spm - Terrace to match existing
	00 spm - Grass
	Existing trees to be removed, refer to JSL-CAP-61-13-01-V-020001 for location
	Boundary line
	Relocation of Memorial Benches
	Temporary timber kerbing

Rev/ Description By/Checked/Approved Date

S2

Client: Carmarthen Council



Project: Jackson Square

Drawing: Proposed Site Plan

W/35554



W/35554



35.56 x 21.33 in

W/35554



W/35554



1.33 in

W/35554



W/35554



35.56 x 21.33 in

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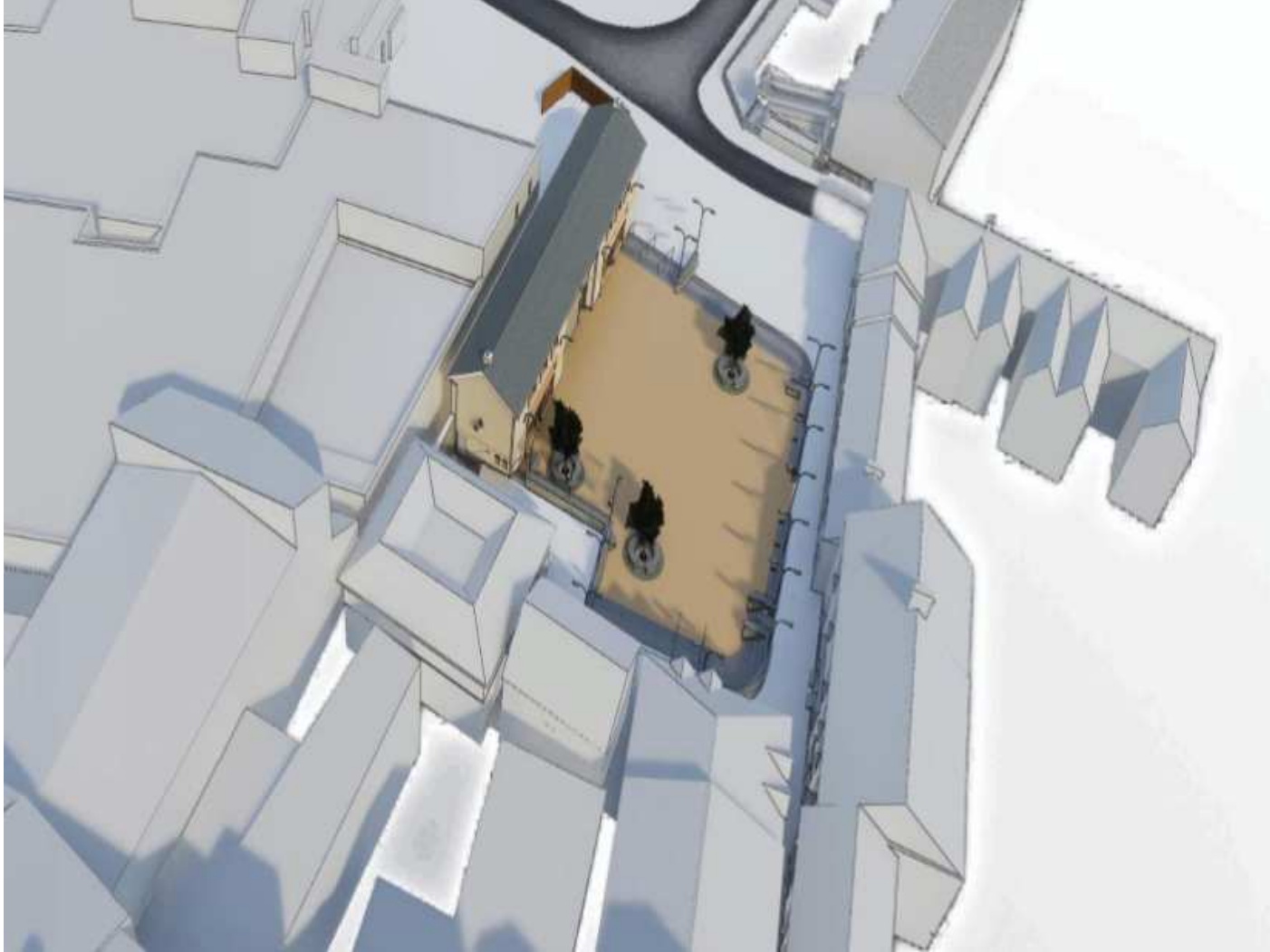
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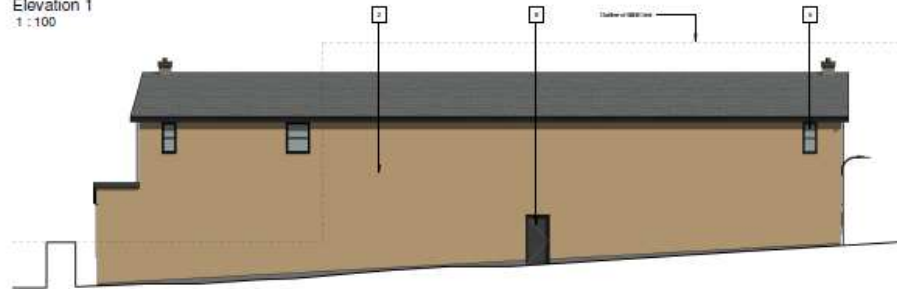




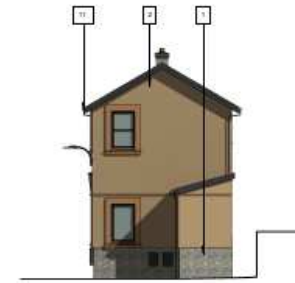
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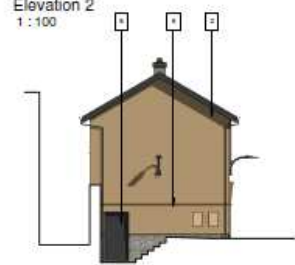
Elevation 1
1 : 100



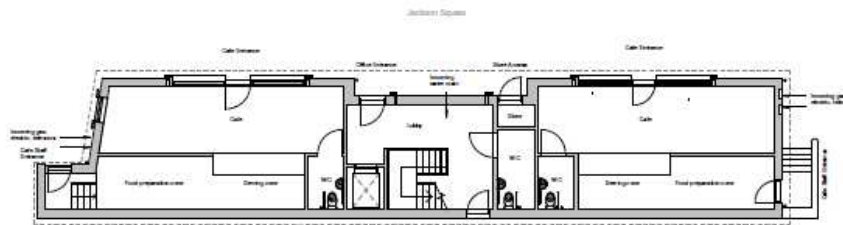
Elevation 3
1 : 100



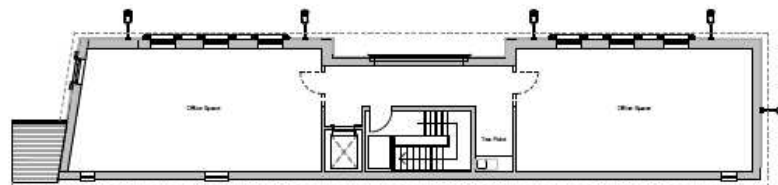
Elevation 2
1 : 100



Elevation 4
1 : 100



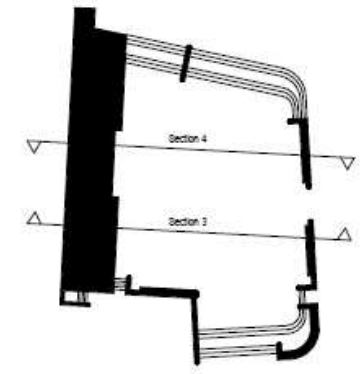
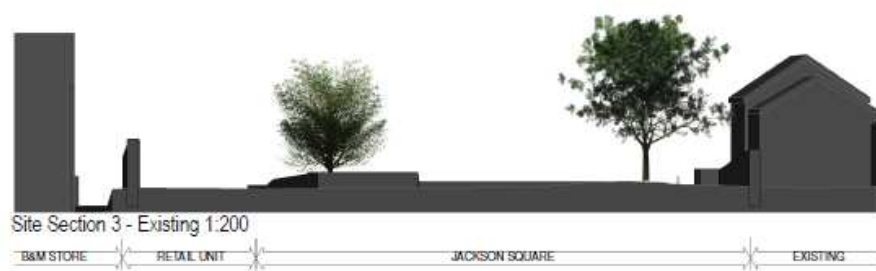
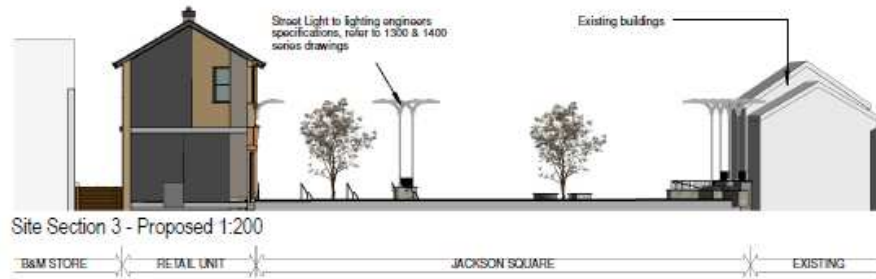
Level 0
1 : 100



Level 1
1 : 100



W/35554

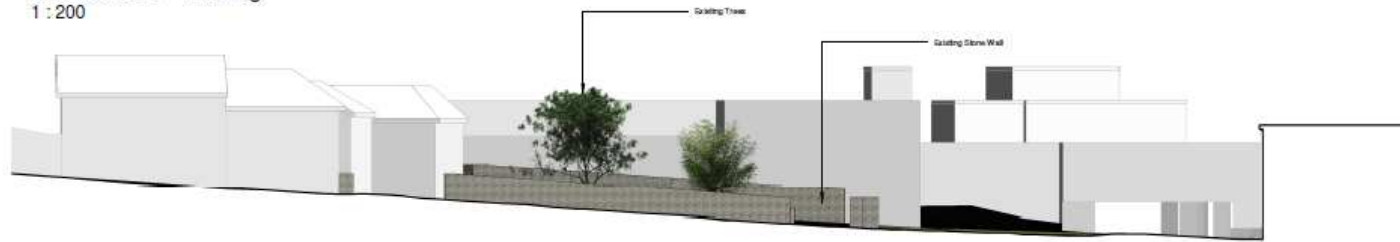


Location Key
1:500

W/35554



Site Section 1 - Existing
1 : 200



Site Section 2 - Existing
1 : 200

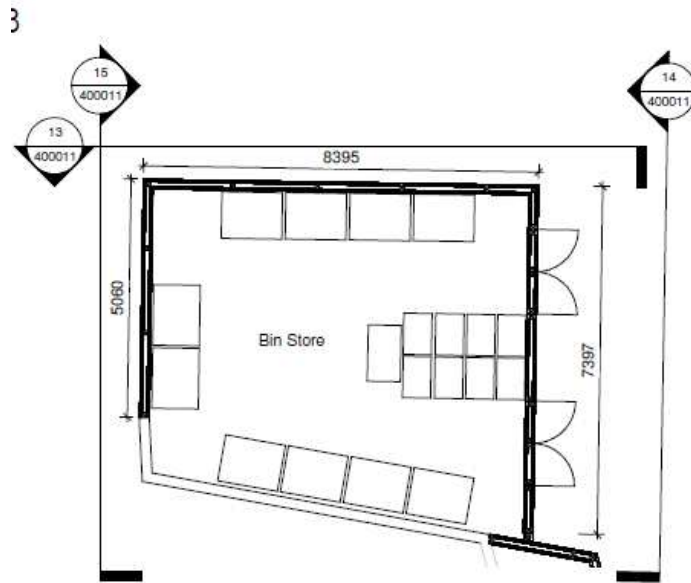


Site Section 1 - Proposed
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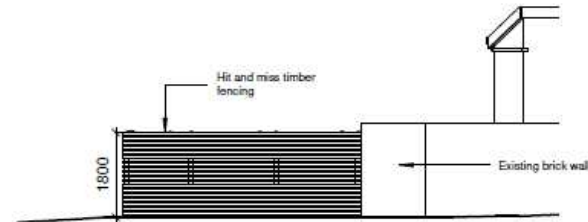


Site Section 2 - Proposed
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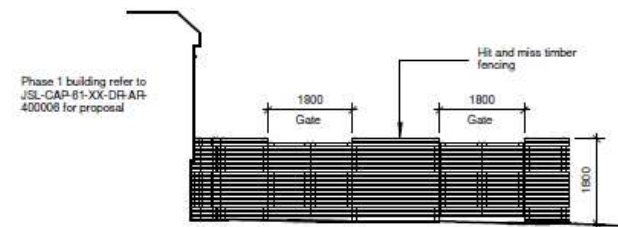
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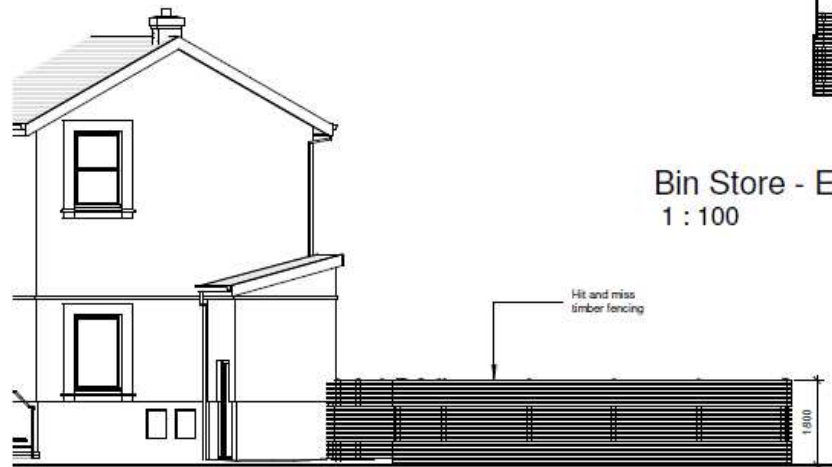
Bin Store - Plan
1 : 100



Bin Store - Elevation 15
1 : 100

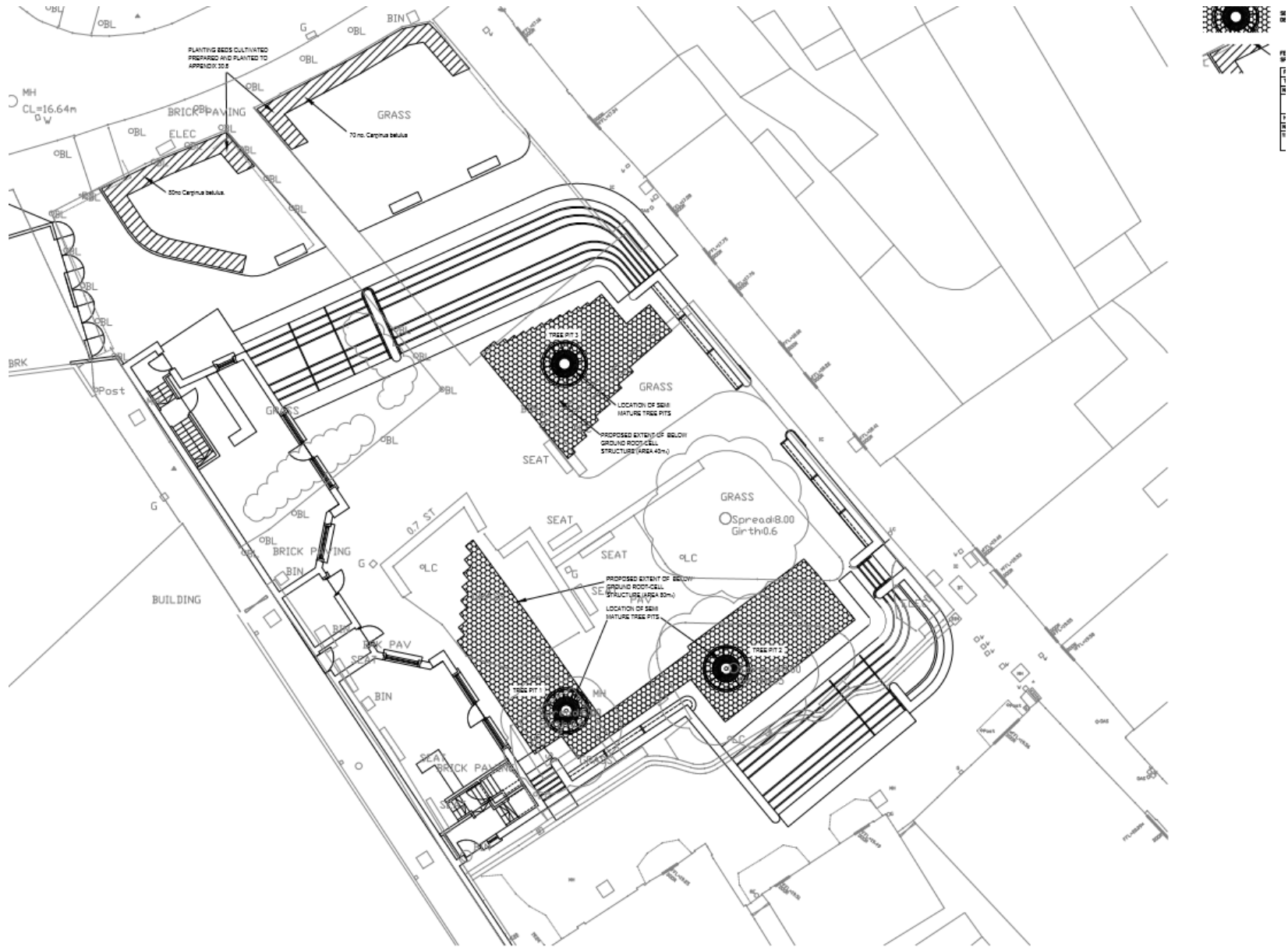


Bin Store - Elevation 14
1 : 100

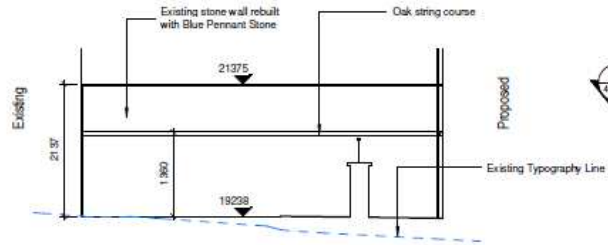


Bin Store - Elevation 13
1 : 100

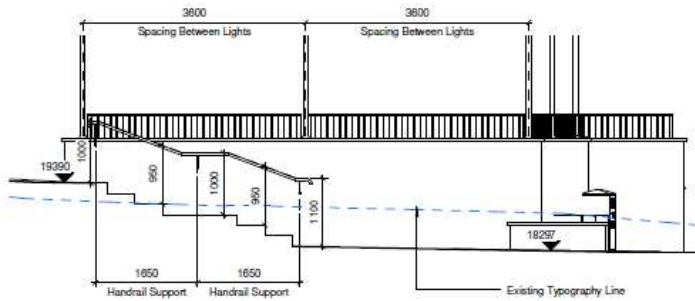
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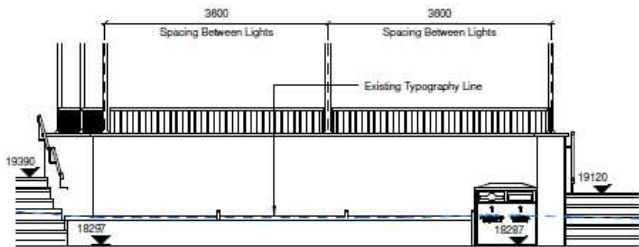
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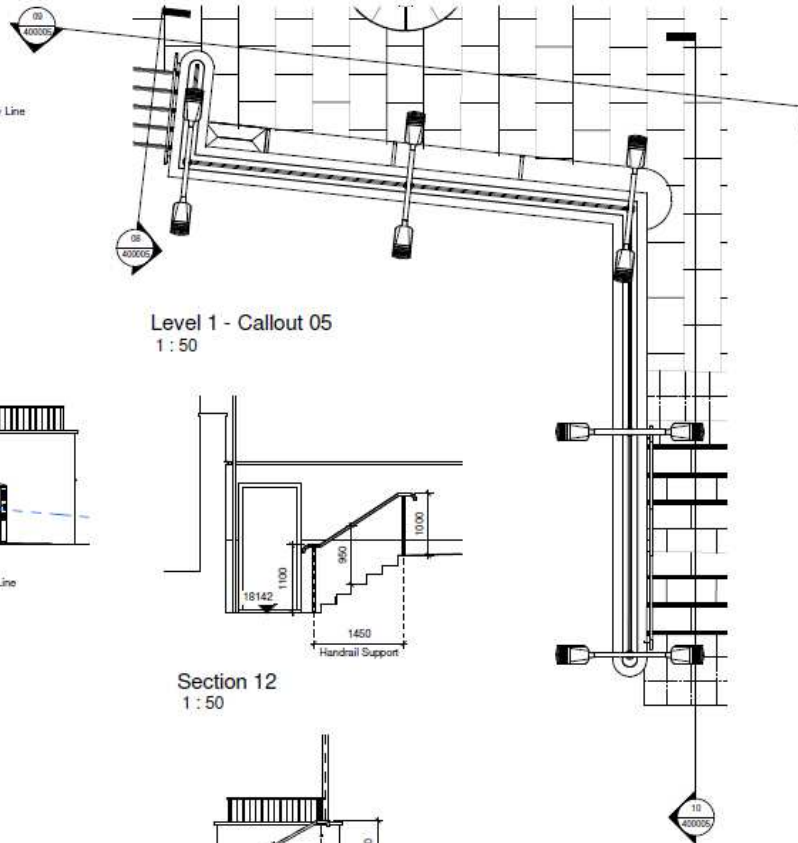
Section 11
1 : 50



Section 10
1 : 50

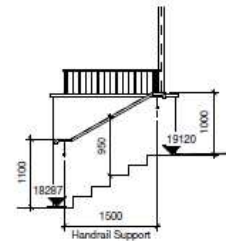


Section 09
1 : 50



Level 1 - Callout 05
1 : 50

Section 12
1 : 50



Section 08
1 : 50

DO NOT SCALE this drawing (printed or electronic version). Contractors must check all dimensions from site.

All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

Discrepancies and/or omissions within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed otherwise in the specification.

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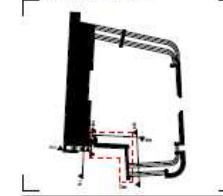
This original document is issued for the purpose indicated below and contains information of confidential nature. Further copies and circulation will be made in accordance with the confidentiality agreement under the contract. This original must be destroyed or returned to the contractor.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Location Key Plan (Not to Scale)



Rev.	Description	By/Checked/Approved	Date
1	Revision 1		Date 1
2	CS2		Date



Project
Jackson Square

Project
Jackson Square - 1.50 Detail Design - Sheet 2 of 2

Scale @ A2	Drawn	Checked	Approved
1 : 50	JM	MT	JA

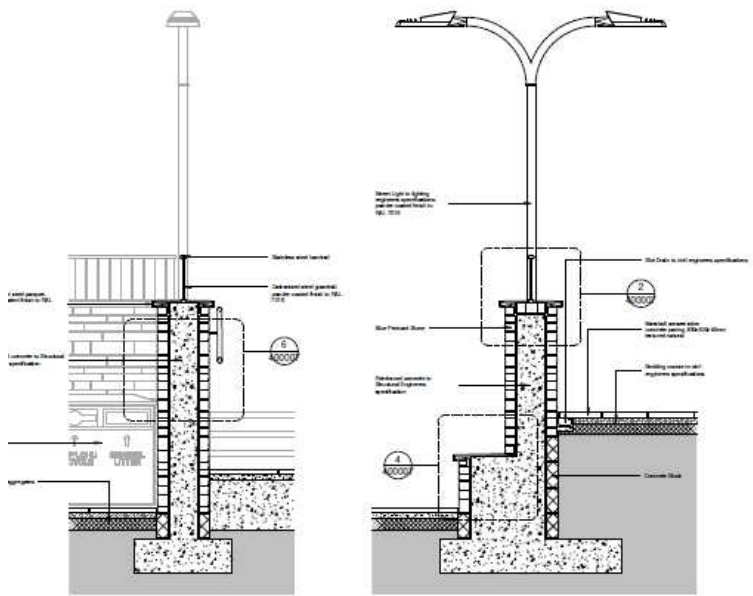
Project No: CS_087280-01 Date: 06/02/2017

Drawing Number	Project	Zone	Level	File Type	Size	Number	Revision
JSL	CAP	61	XX	DPP	AR	400005	1

CAPITA
Architecture

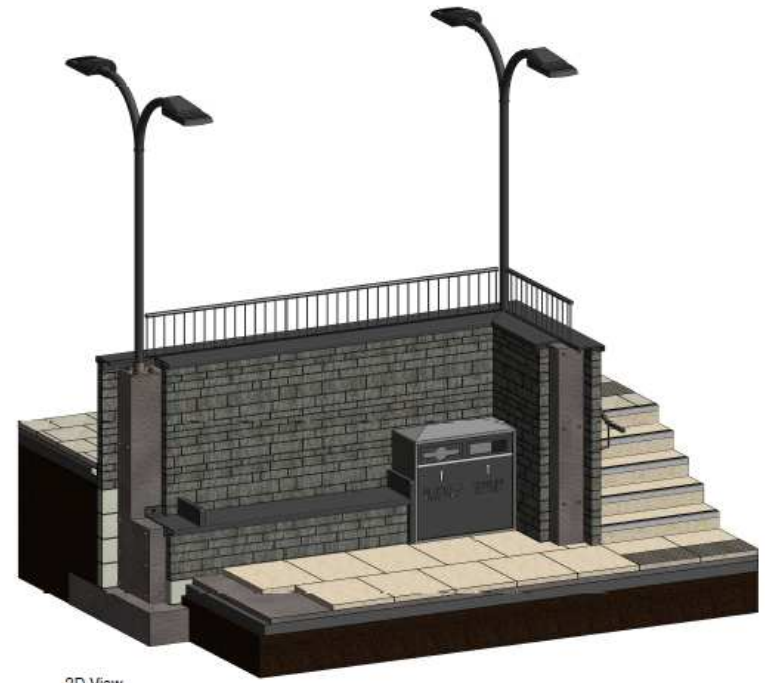
To Member Of The Institution Of Professional Engineers, Institution

W/35554

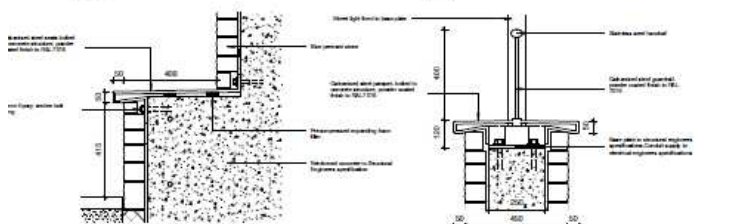


Section 01
1 : 20

Section 02
1 : 20

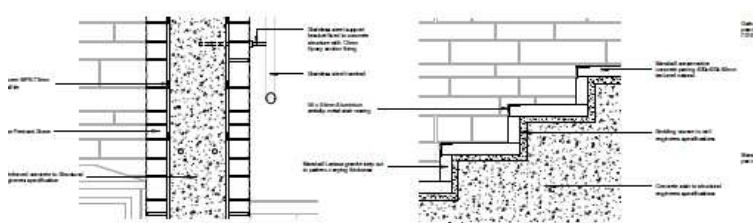


3D View



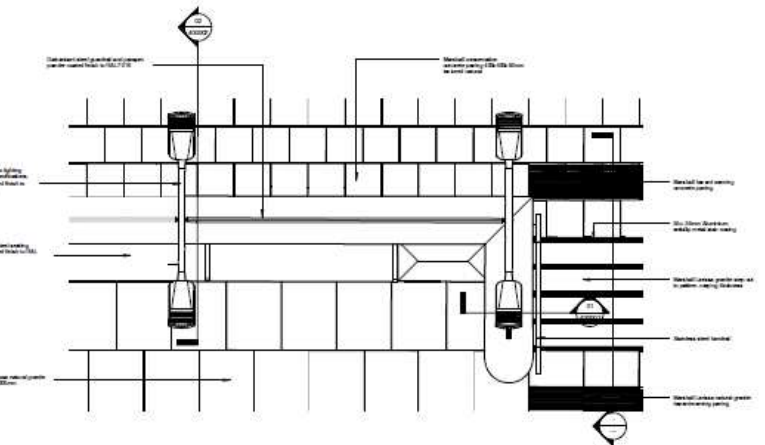
Section 02 - Callout 2
1 : 10

Section 02 - Callout 1
1 : 10



Section 01 - Callout 1
1 : 10

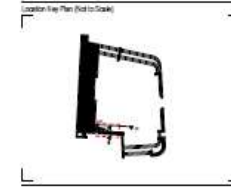
Section 03 - Callout 1
1 : 10



Plan - Callout 1
1 : 25

At the time of construction, the contractor shall be responsible for the installation of the lamp post base. The contractor shall ensure that the lamp post base is installed in accordance with the specifications and standards. The contractor shall also ensure that the lamp post base is installed in a safe and secure manner. The contractor shall also ensure that the lamp post base is installed in a manner that does not obstruct the view of the road. The contractor shall also ensure that the lamp post base is installed in a manner that does not obstruct the view of the road. The contractor shall also ensure that the lamp post base is installed in a manner that does not obstruct the view of the road.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant standards (Design and Management) for more information.
It is the responsibility of the contractor to ensure that the construction work is carried out in a safe and secure manner. The contractor shall also ensure that the construction work is carried out in a manner that does not obstruct the view of the road.



1	Revised 1	Date 1
Rev	Description (By / Check / Approved)	Date

Client: Camarthenshire Council



Project: Jackson Square

Drawing: Jackson Square - Detail Design

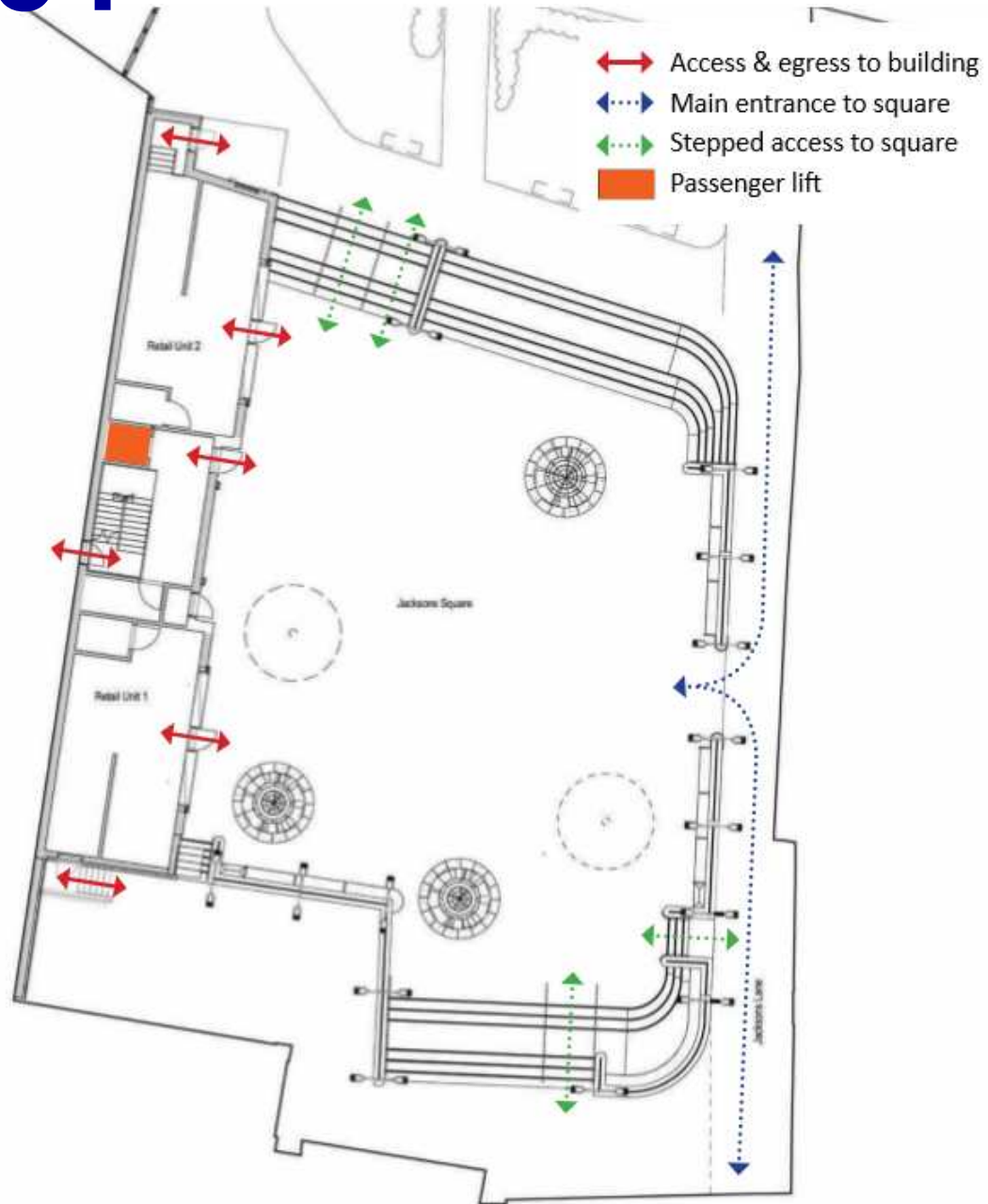
Drawn: JM
Checked: MT
Approved: JA

Project No: CS_087280-01
Date: 31/05/2011

Drawn: JM
Checked: MT
Approved: JA
Project No: CS_087280-01
Date: 31/05/2011

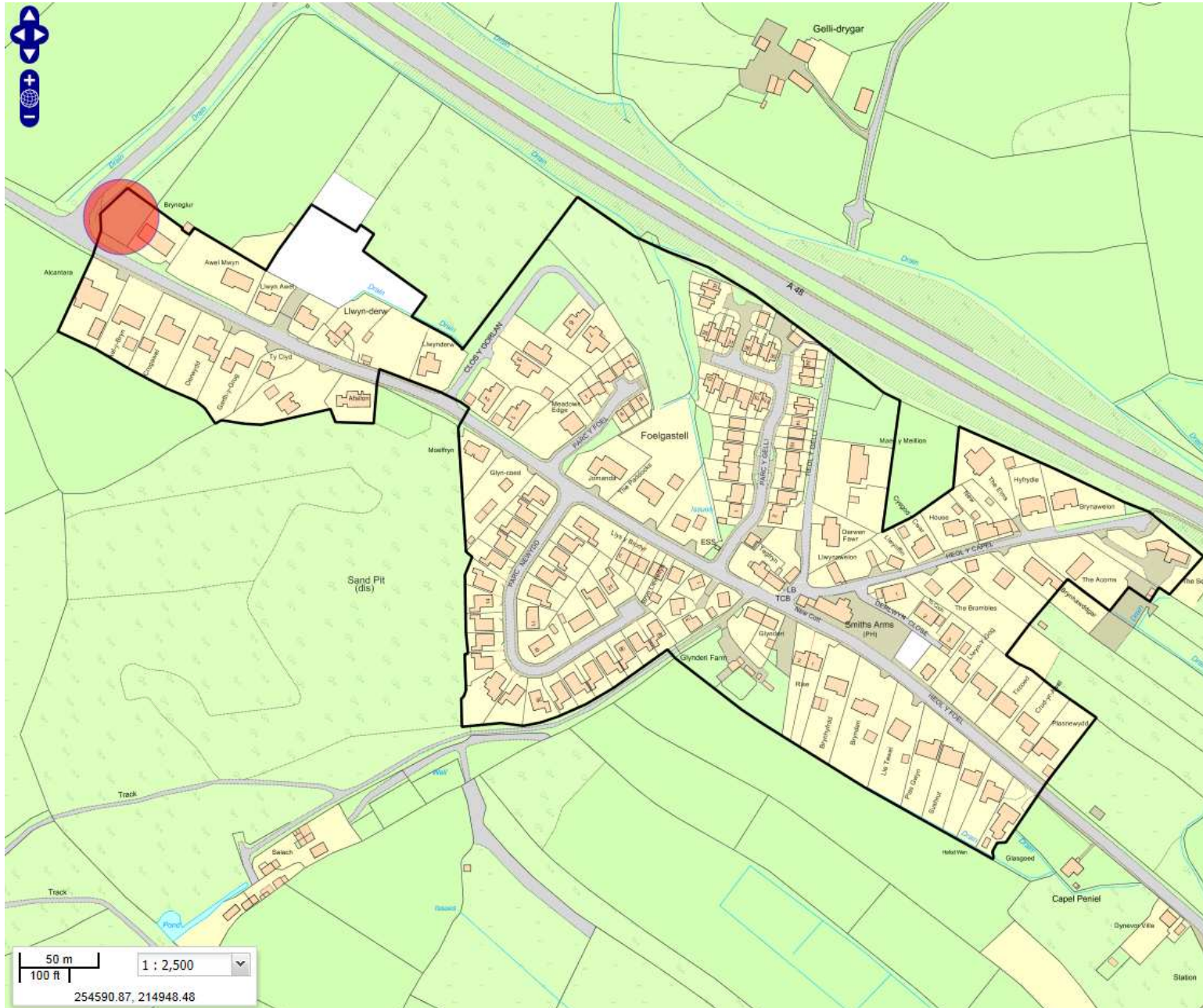
CAPITA
Architecture
To: Merthyr Tydfil, The Welford Industrial Estate,
Merthyr Tydfil, CF47 9PP, 01443 022000
www.capita.co.uk
Capita Projects and Infrastructure Ltd

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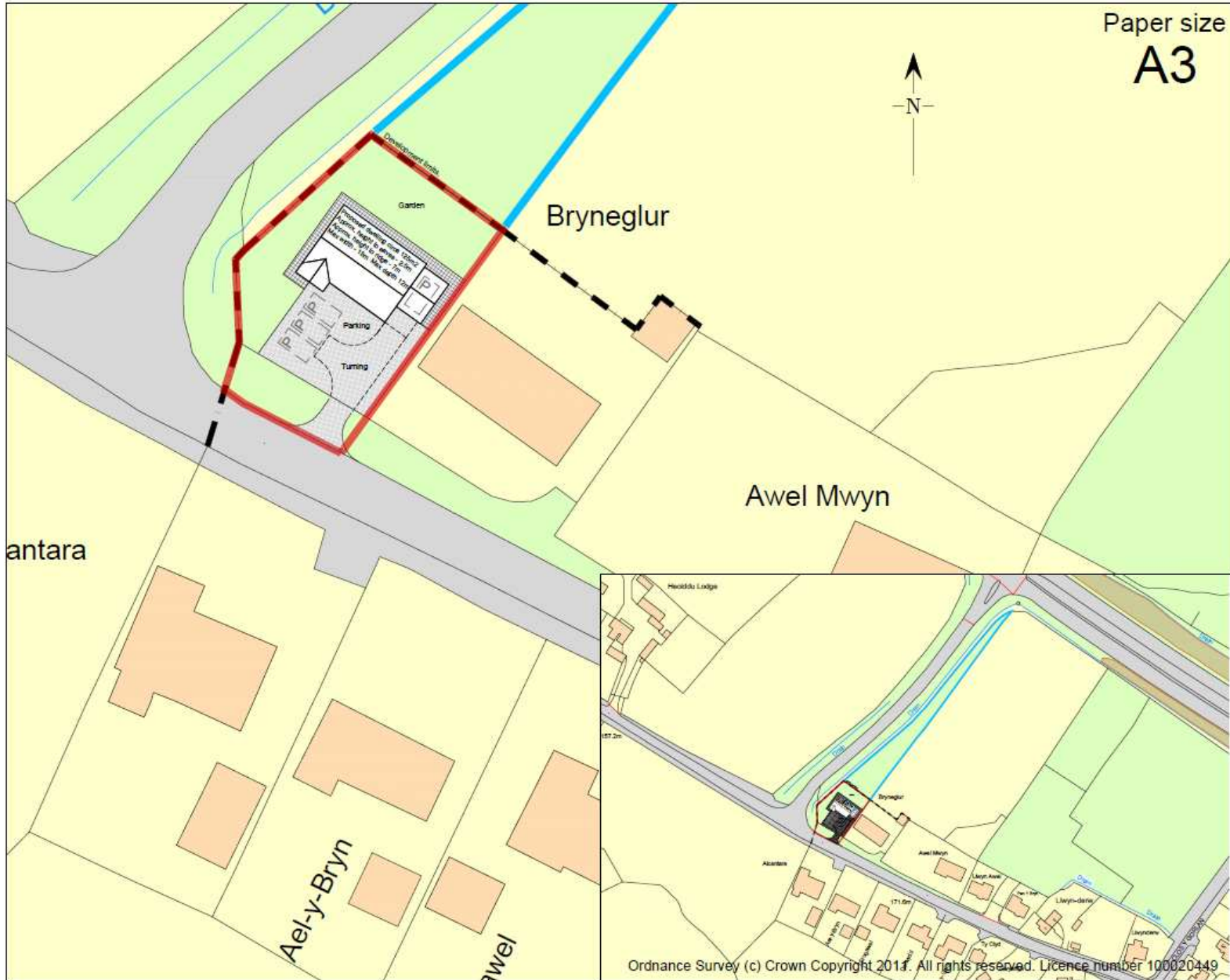


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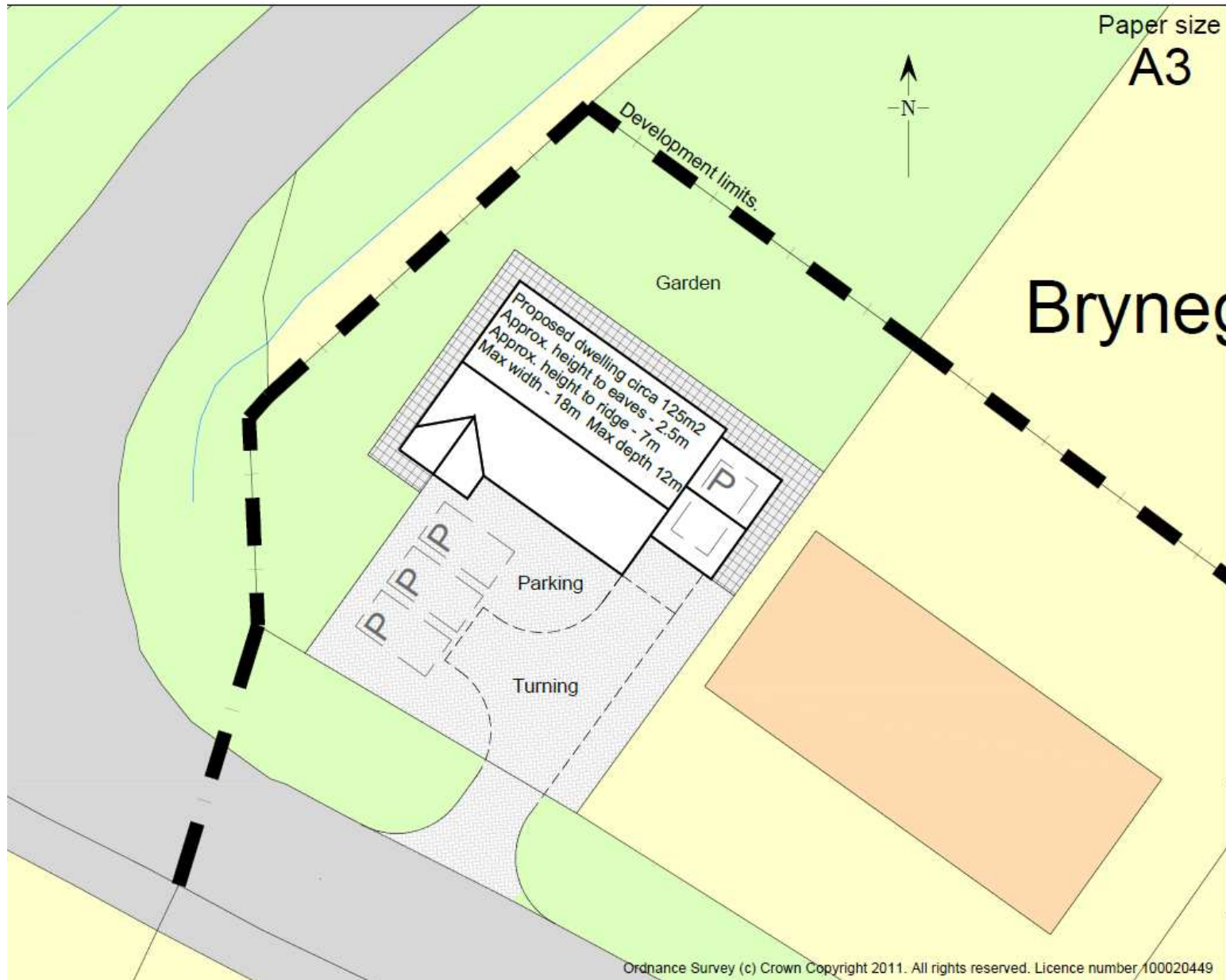
W/35759



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