

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 14TH DECEMBER, 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 - 70) |
| 4. | <u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 71 - 88) |
| 5. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 89 - 120) |

Yours sincerely

Mark James CBE

Chief Executive

Encs

*Ardal
Dwyrain/
Area East*

**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 14 RHAGFYR 2017
ON 14 DECEMBER 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area East

<i>Application Number</i>	E/33367
<i>Proposal & Location</i>	SINGLE 100KW WIND TURBINE WITH ASSOCIATED INFRASTRUCTURE AT LAND NORTH OF BRYNDU ISAF, MAESYBONT, CARMARTHENSHIRE, SA14 7SS

DETAILS:

Local Member – Whilst Cllr Cefin Campbell acknowledges that he requested this application be brought before Planning Committee, he has now clarified that he accepts the Officer recommendation and has no objection to the proposal; he has also clarified that he has not received any third party representations.

ADDENDUM – Area East

<i>Application Number</i>	E/35108
<i>Proposal & Location</i>	NEW FARM COMPLEX WITH ASSOCIATED BUILDINGS AND SLURRY LAGOON AT LAND FORMERLY PART OF BODIST UCHAF, AMMANFORD

DETAILS:

The applicant has now changed. This should read:

Applicant(s) – Mr W Armstrong & Mr G W Armstrong

THE SITE

The sentence:

The application site is approximately 170 metres from the nearest dwelling (Bodist Isaf), 230 metres from the nearest dwelling to the northwest (Ty Isaf) and is approximately 590 metres from the edge of the settlement of Hopkinstown.

Ty Isaf should read **Ty Uchaf**

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***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

***14 RHAGFYR
2017***

**14 DECEMBER
2017**

***RHANBARTH Y
DWYRAIN***

**AREA
EAST**

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

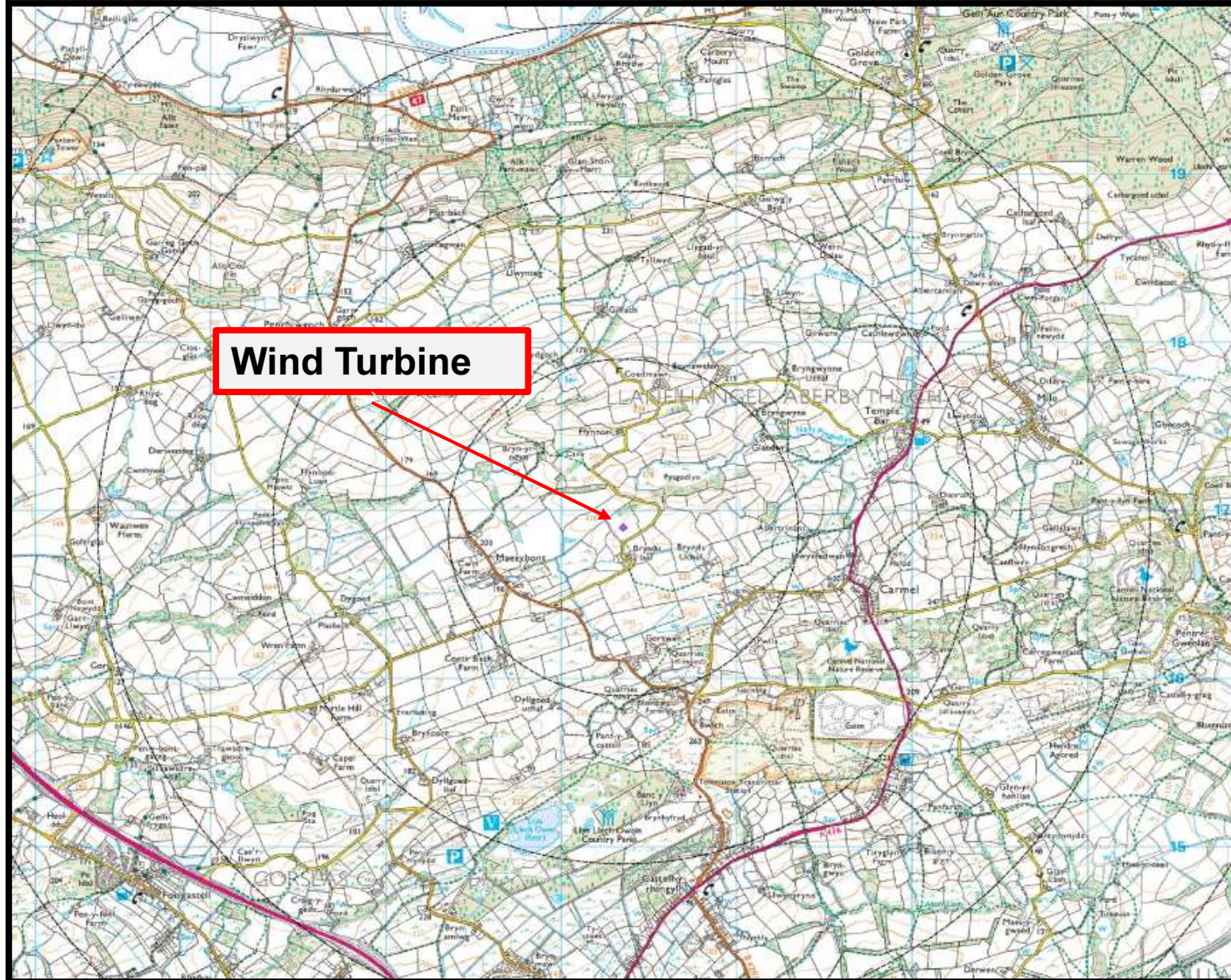
**APPLICATIONS RECOMMENDED
FOR APPROVAL**



E/33367

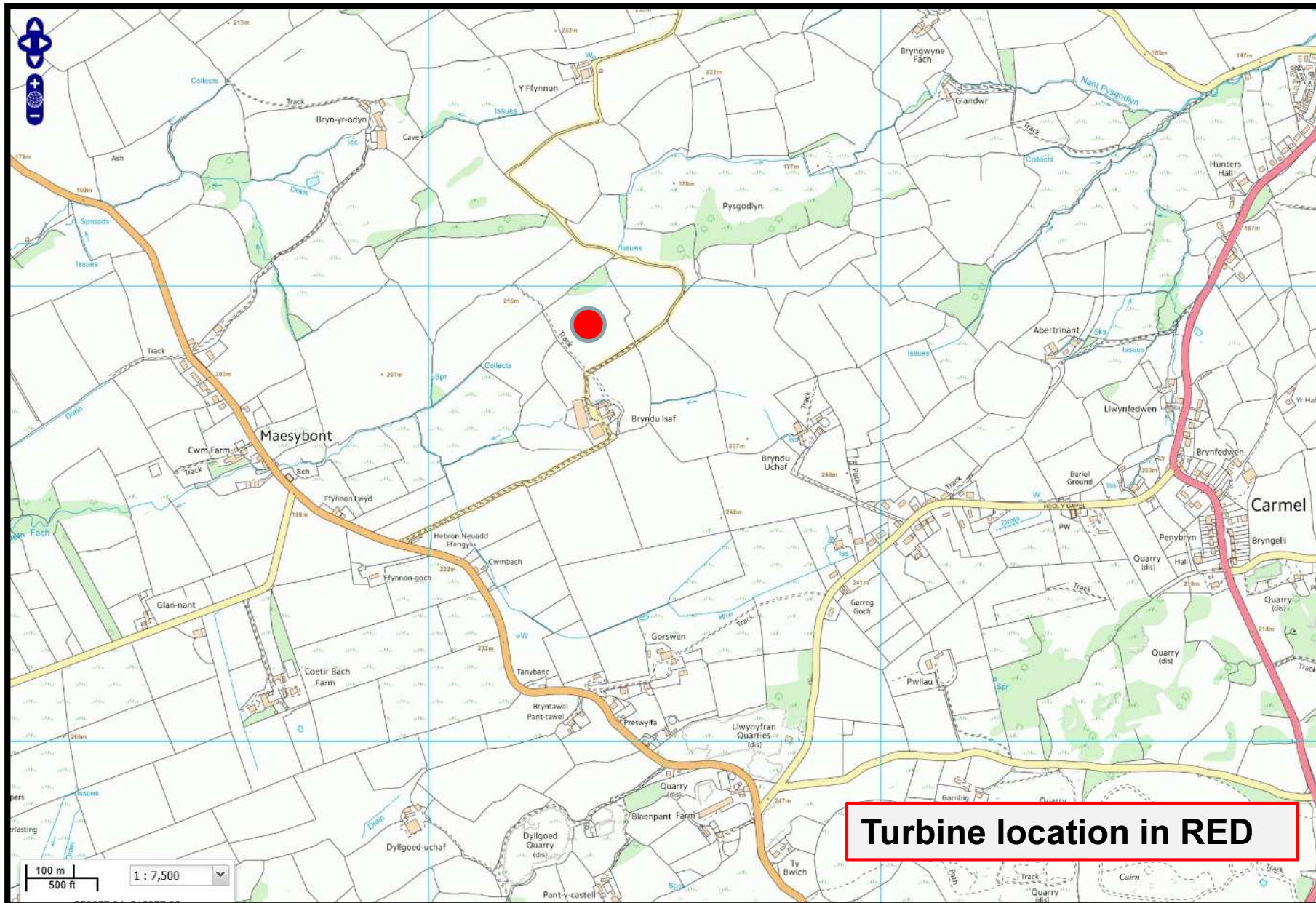
E/33367

Location Plan



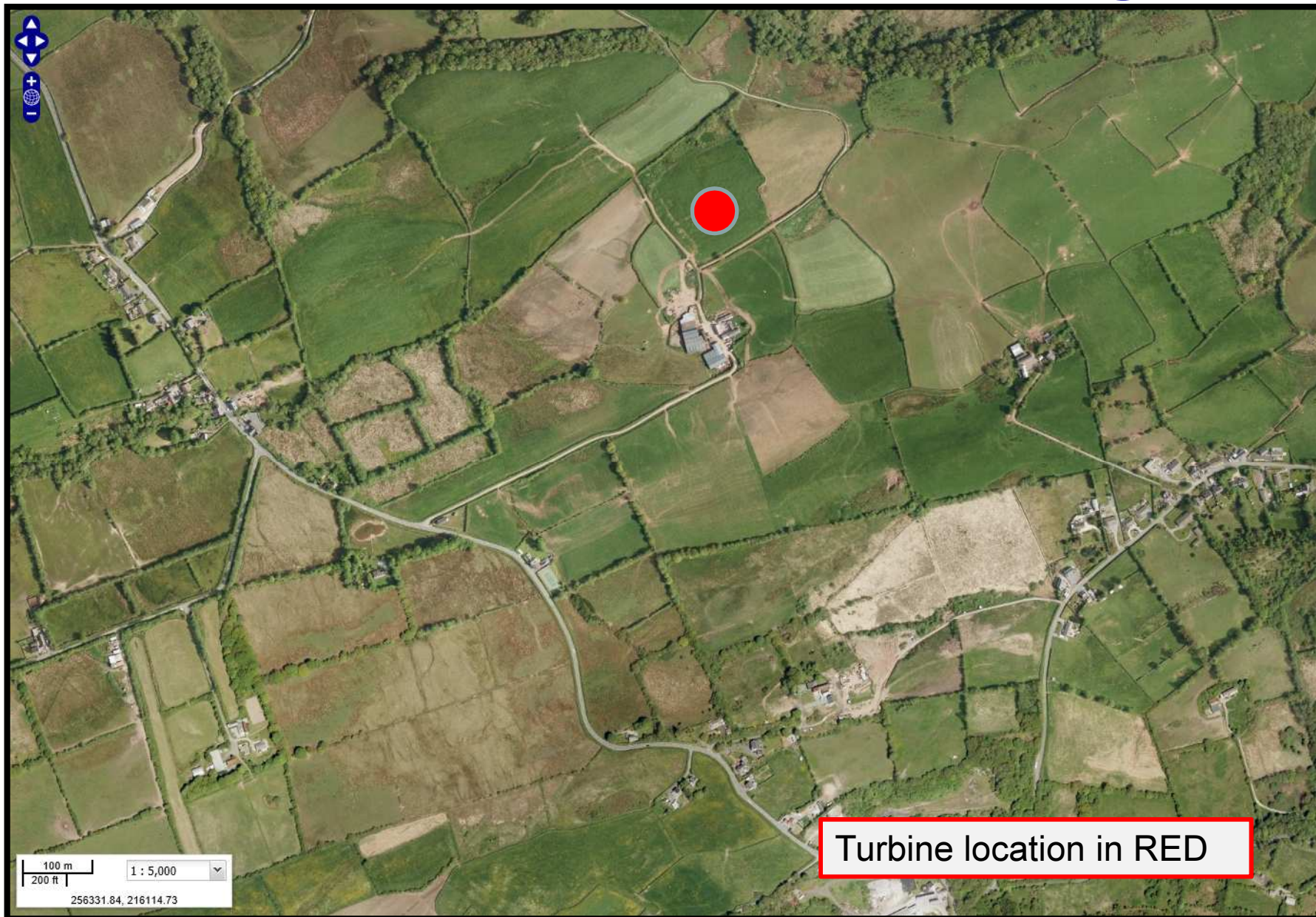
E/33367

1:7500 Scale Location Plan



E/33367

Aerial Photograph



E/33367

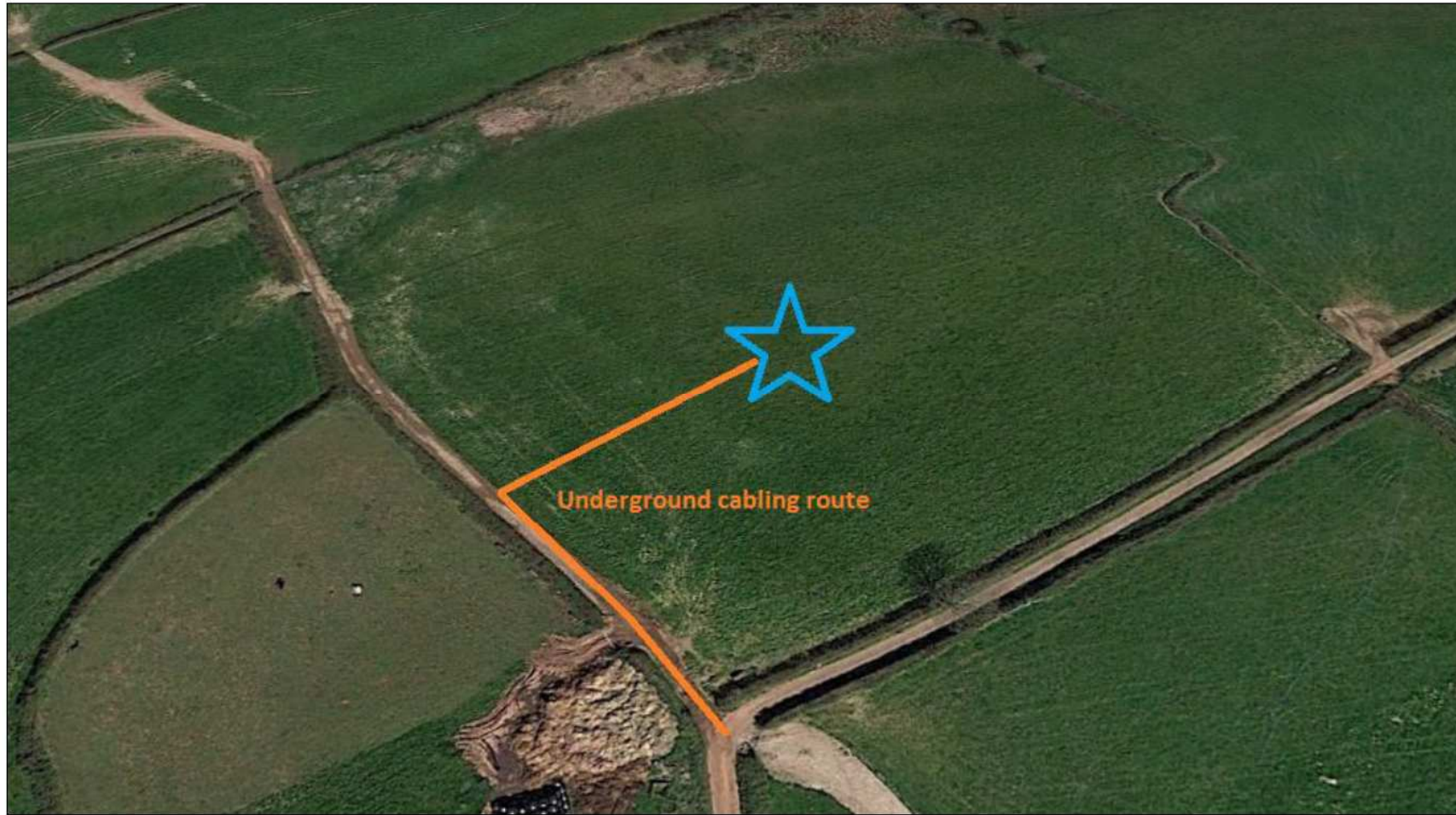
Proposed turbine position



E/33367

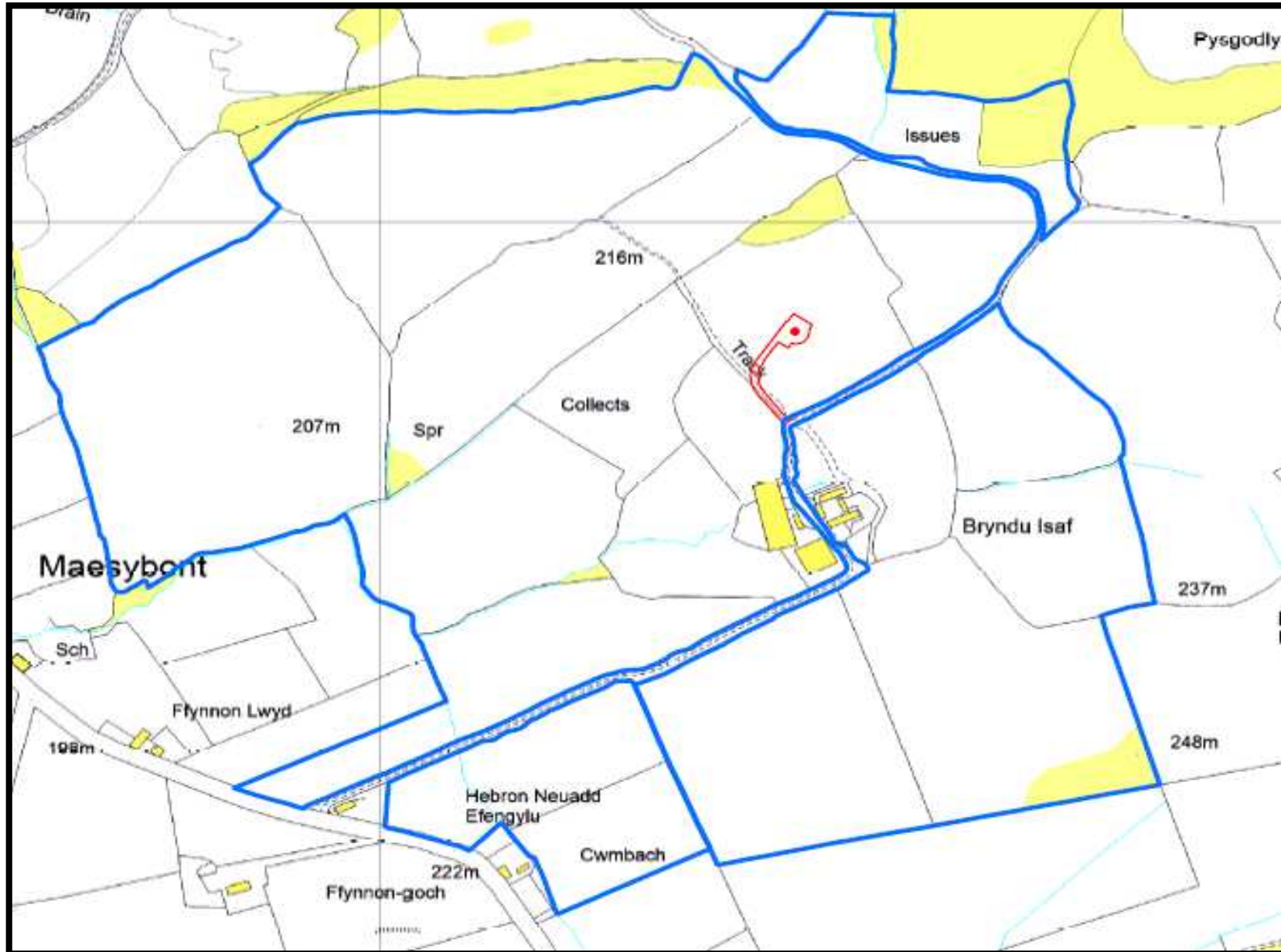
Underground cabling route

APPENDIX E: Excavation route for cabling associated with turbine installation



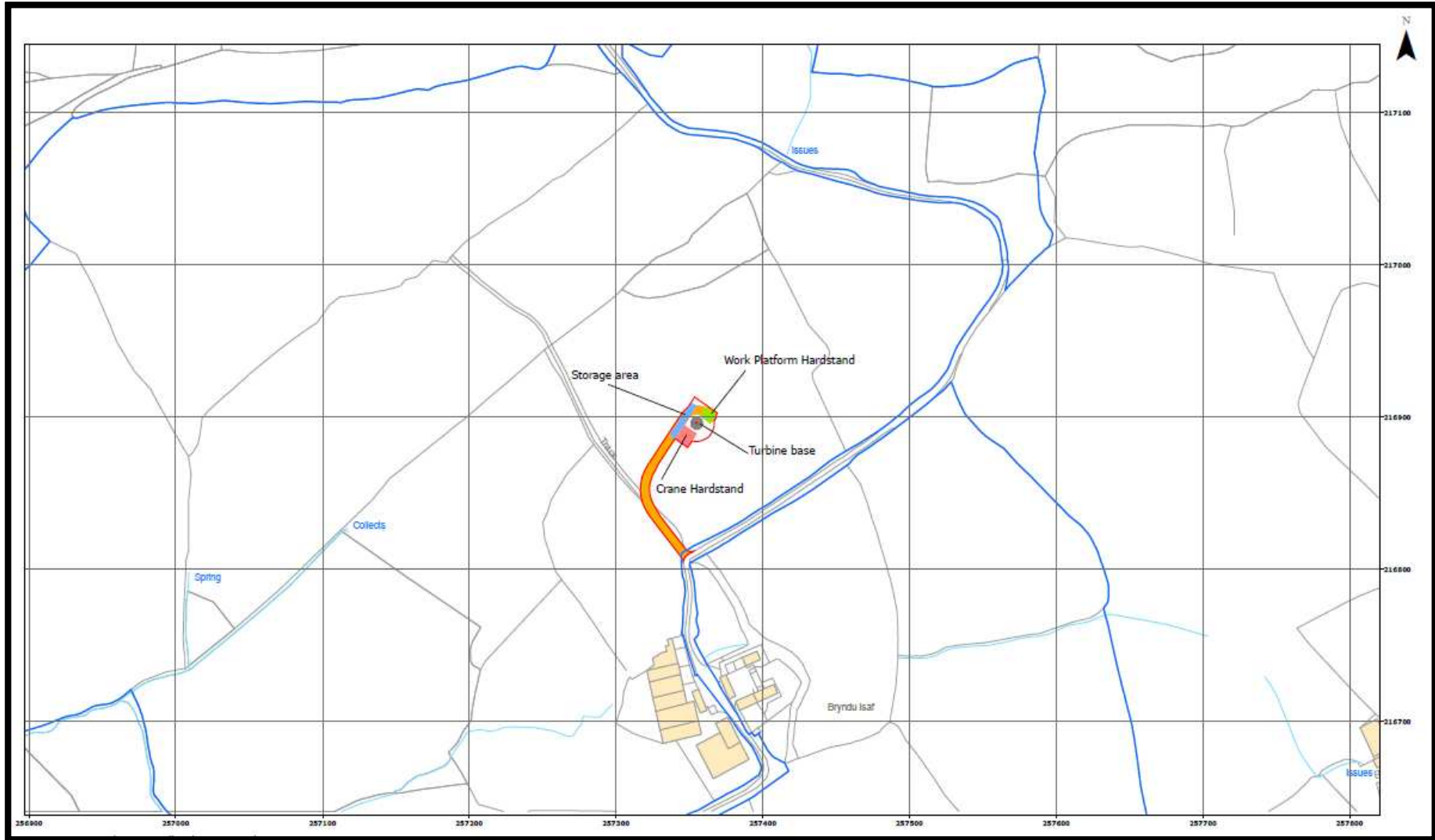
E/33367

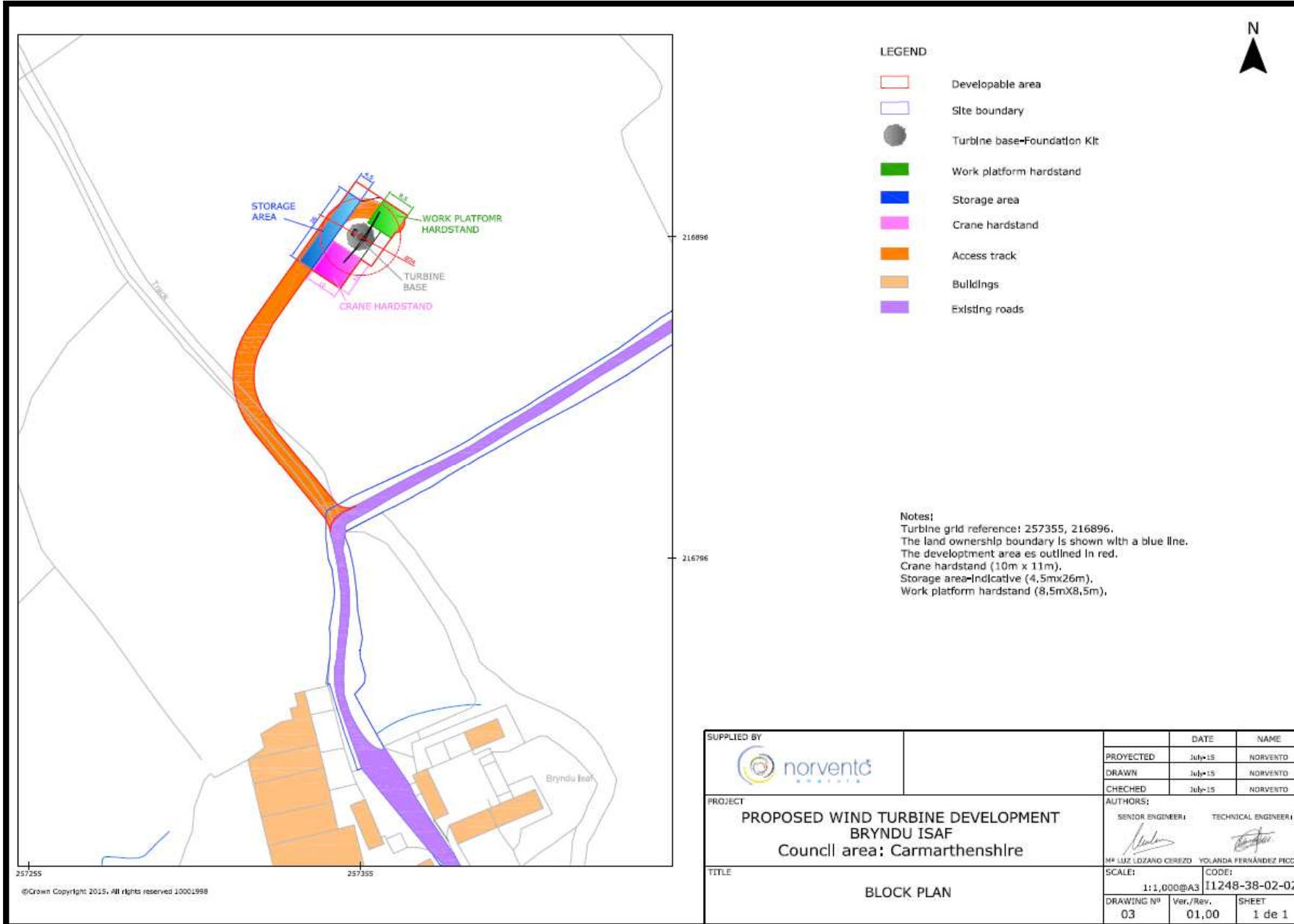
Application Site Plan



E/33367

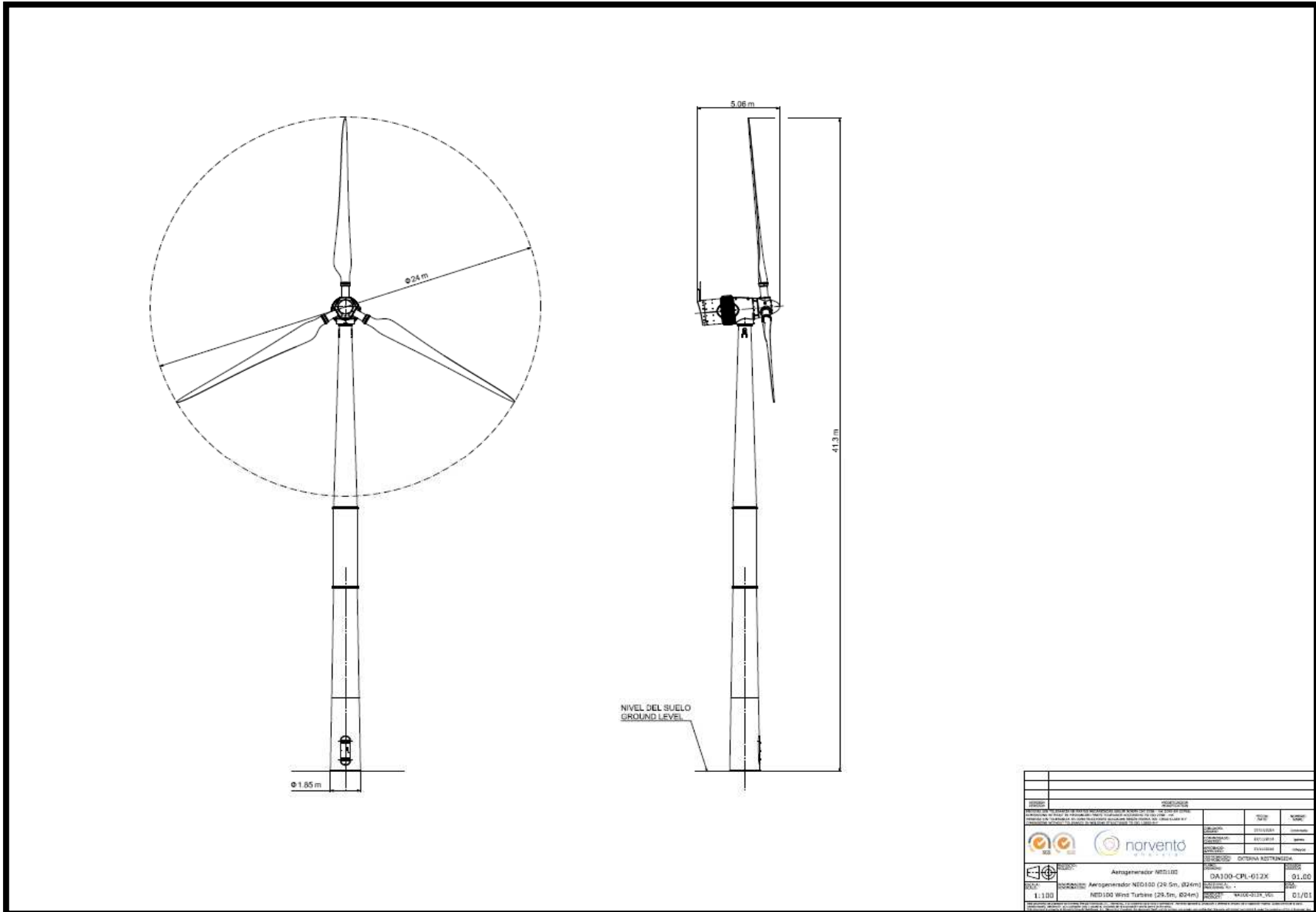
Proposed Site Plan





E/33367

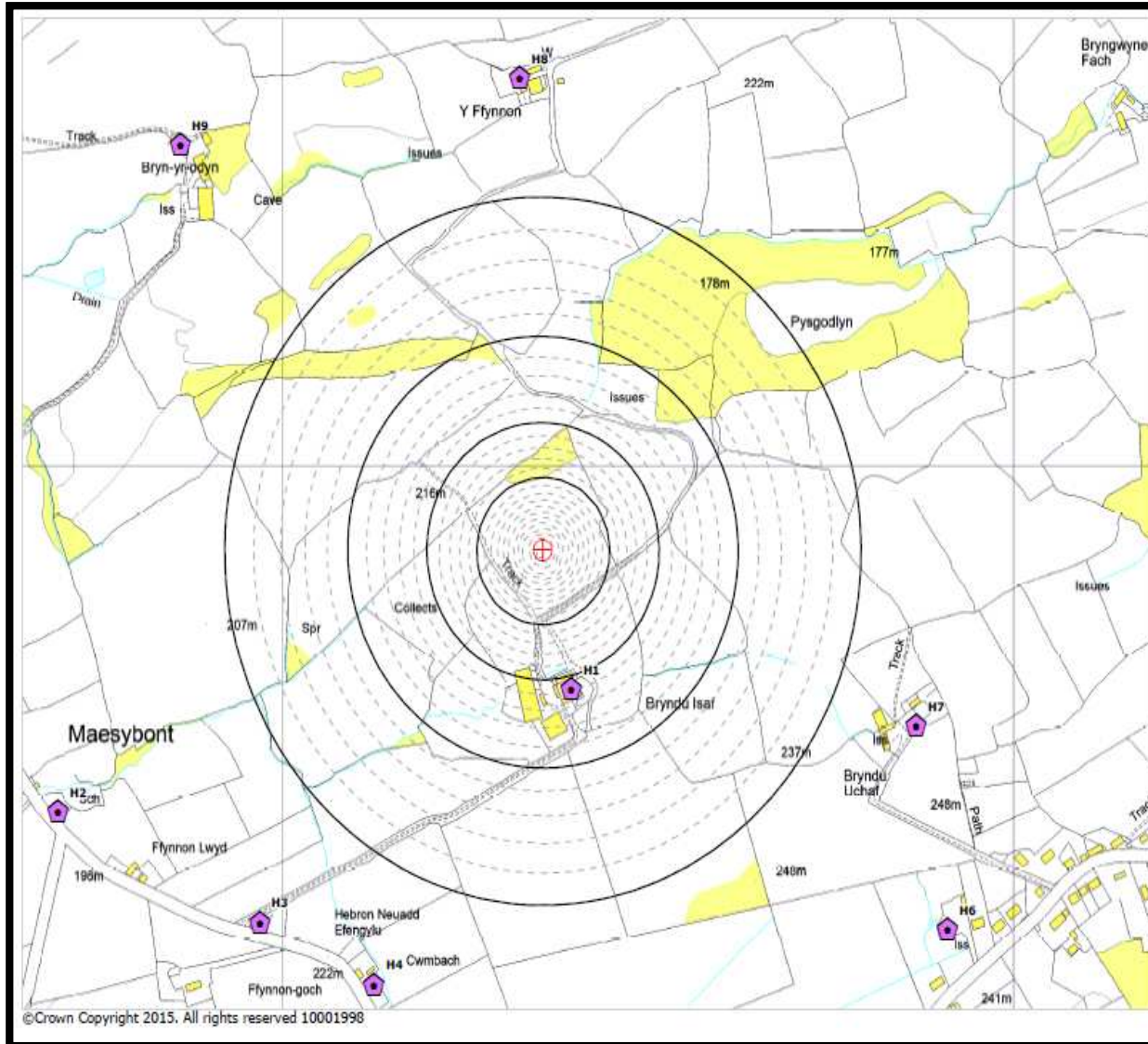
Wind Turbine Elevation Plan



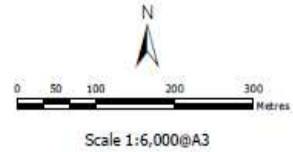
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PROYECTO:	
CLIENTE:	
FECHA:	
PROYECTISTA:	
REVISOR:	
APROBADO:	
OTROVA AESTRUCTURA	
PROYECTO:	Aerogenerador NED100
CLIENTE:	0A100-CP1-012X
FECHA:	01/00
PROYECTISTA:	Aerogenerador NED100 (29.5m, 824m)
REVISOR:	
APROBADO:	NED100 Wind Turbine (29.5m, 824m)
FECHA:	01/01

E/33367

Noise Assessment Location Plan



- LEGEND**
- Proposed turbine location (24.5m)
 - Noise assessment location
 - Noise contour (35-50 dB)
 - Predicted turbine noise dB(A)



Project: Proposed Wind Turbine Development Bryndu Isaf

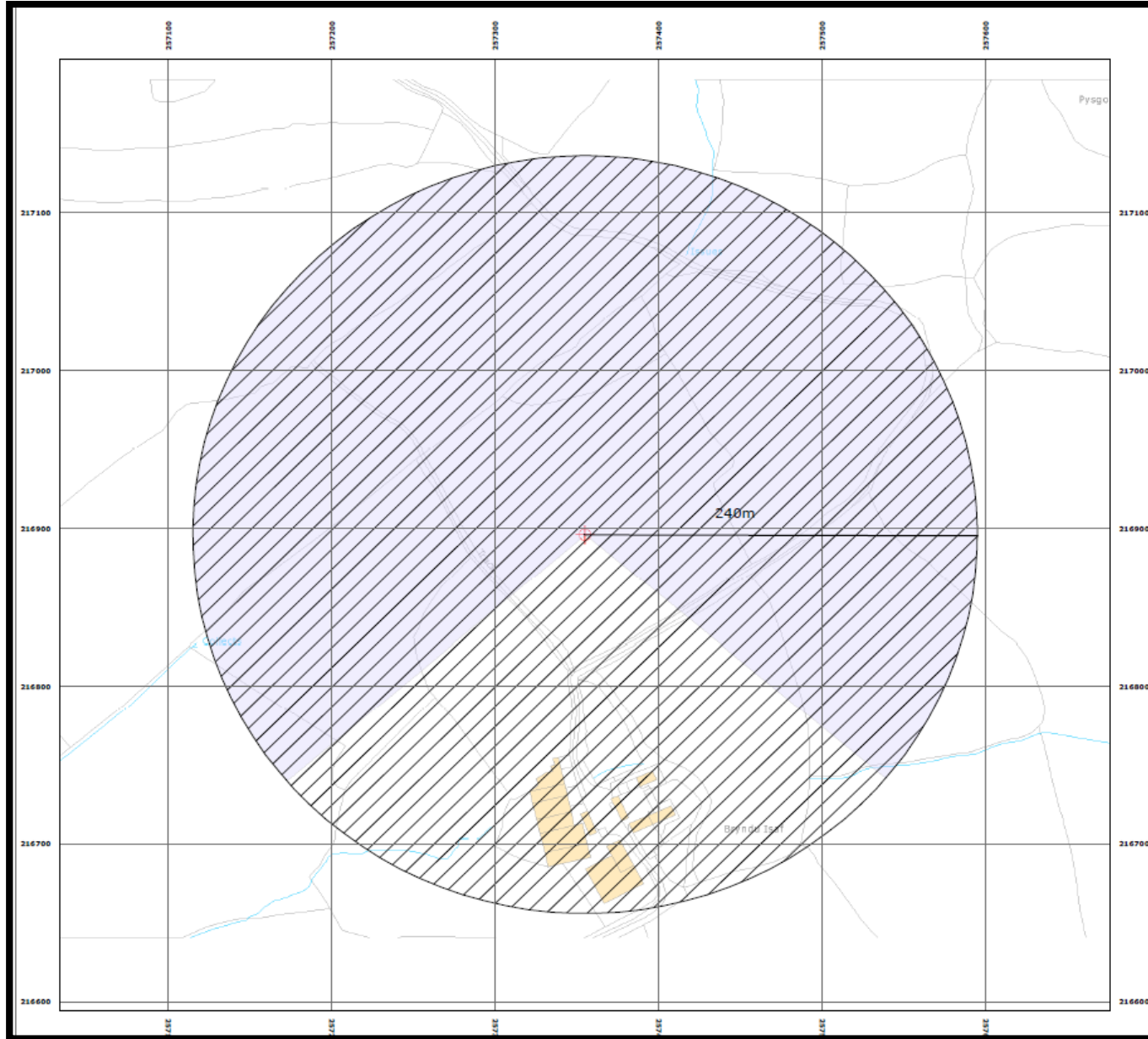
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H1	44.1 dB(A)	Absolute	45 dB(A)	Not applicable
H2	31.9 dB(A)	Absolute	35 dB(A)	Not applicable
H3	32.4 dB(A)	Absolute	35 dB(A)	Not applicable
H4	31.9 dB(A)	Absolute	35 dB(A)	Not applicable
H5	29.7 dB(A)	Absolute	35 dB(A)	Not applicable
H6	29.2 dB(A)	Absolute	35 dB(A)	Not applicable
H7	31.6 dB(A)	Absolute	35 dB(A)	Not applicable
H8	29.5 dB(A)	Absolute	35 dB(A)	Not applicable

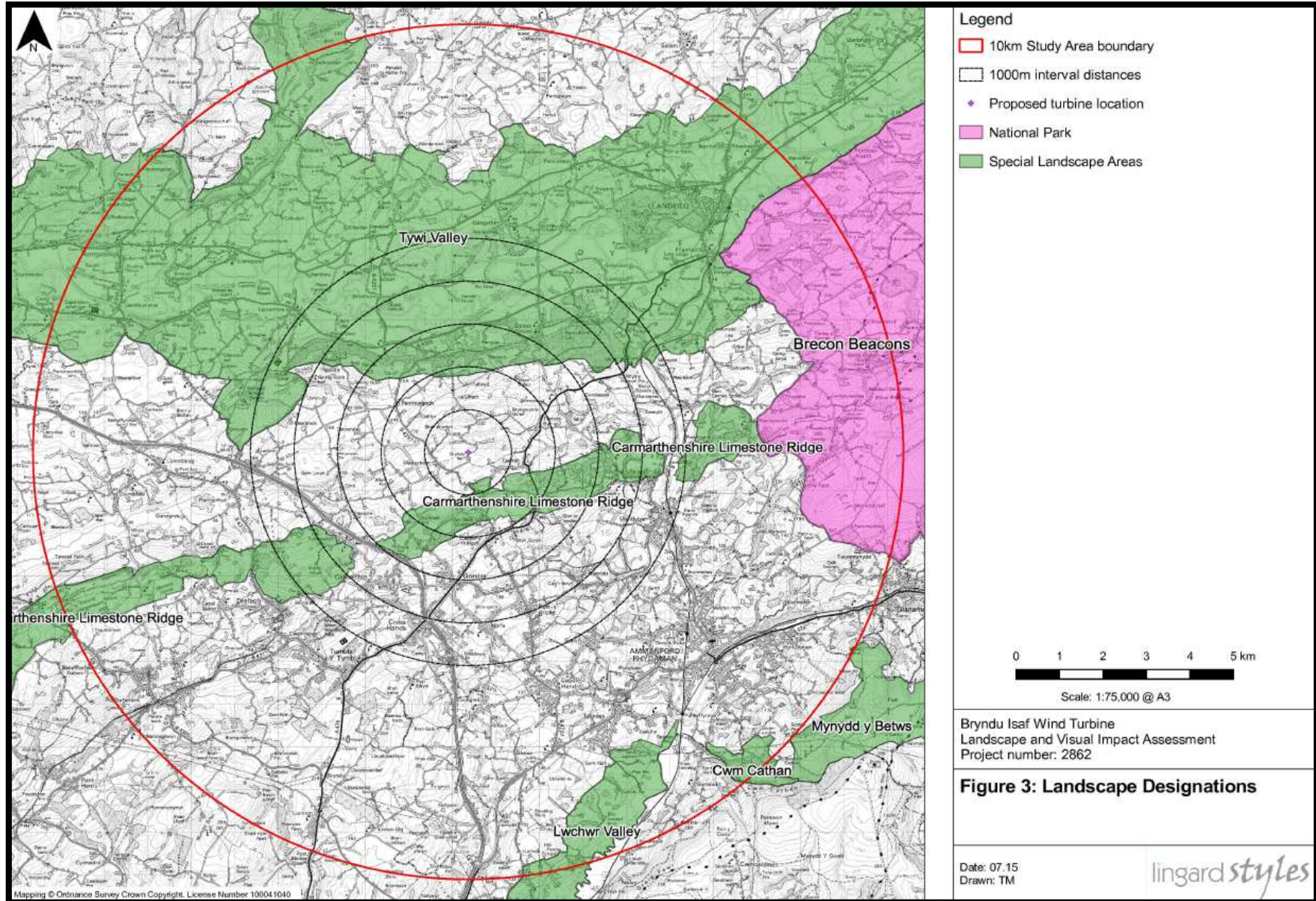
Project: Proposed Wind Turbine Development Bryndu Isaf

Dwelling ID	Noise prediction (dB(A))	Noise limit type	Absolute noise limit (dB(A))	Relative to background noise limit (dB(A))
H1	44.1 dB(A)	Absolute	45 dB(A)	Not applicable
H2	31.9 dB(A)	Absolute	35 dB(A)	Not applicable
H3	32.4 dB(A)	Absolute	35 dB(A)	Not applicable
H4	31.9 dB(A)	Absolute	35 dB(A)	Not applicable
H5	29.7 dB(A)	Absolute	35 dB(A)	Not applicable
H6	29.2 dB(A)	Absolute	35 dB(A)	Not applicable
H7	31.6 dB(A)	Absolute	35 dB(A)	Not applicable
H8	29.5 dB(A)	Absolute	35 dB(A)	Not applicable

E/33367

Shadow Flicker Plan





E/33367

View from Maesybont



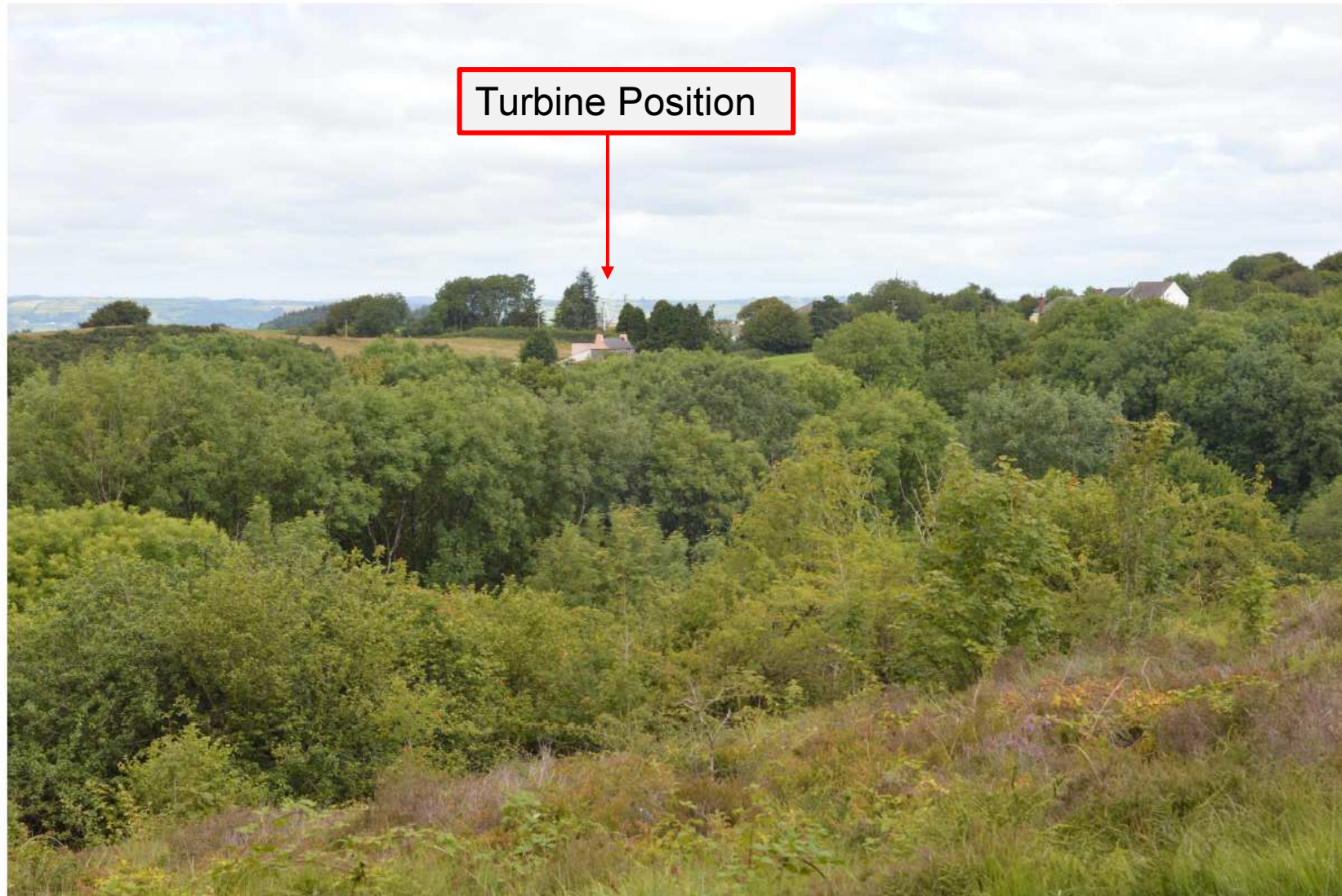
Viewpoint 01 - Maesybont
Photomontage
OS grid reference: 256545,216794

Distance from turbine: ~820m
Horizontal field of view: 27°
Viewing distance: comfortable arm's length (~500mm)

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 50mm lens, Height: 1.5m
Date and time: 30 July 2015, 10.19am

E/33367

View from Llyn Llech Owain Country Park



Viewpoint 02 - Llyn Llech Owain Country Park
Photomontage
OS grid reference: 257280, 215495

Distance from turbine: ~1405m
Horizontal field of view: 27°
Viewing distance: comfortable arm's length (~500mm)

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 50mm lens, Height: 1.5m
Date and time: 30 July 2015, 11.27am

E/33367

View from Minor Rd to the North



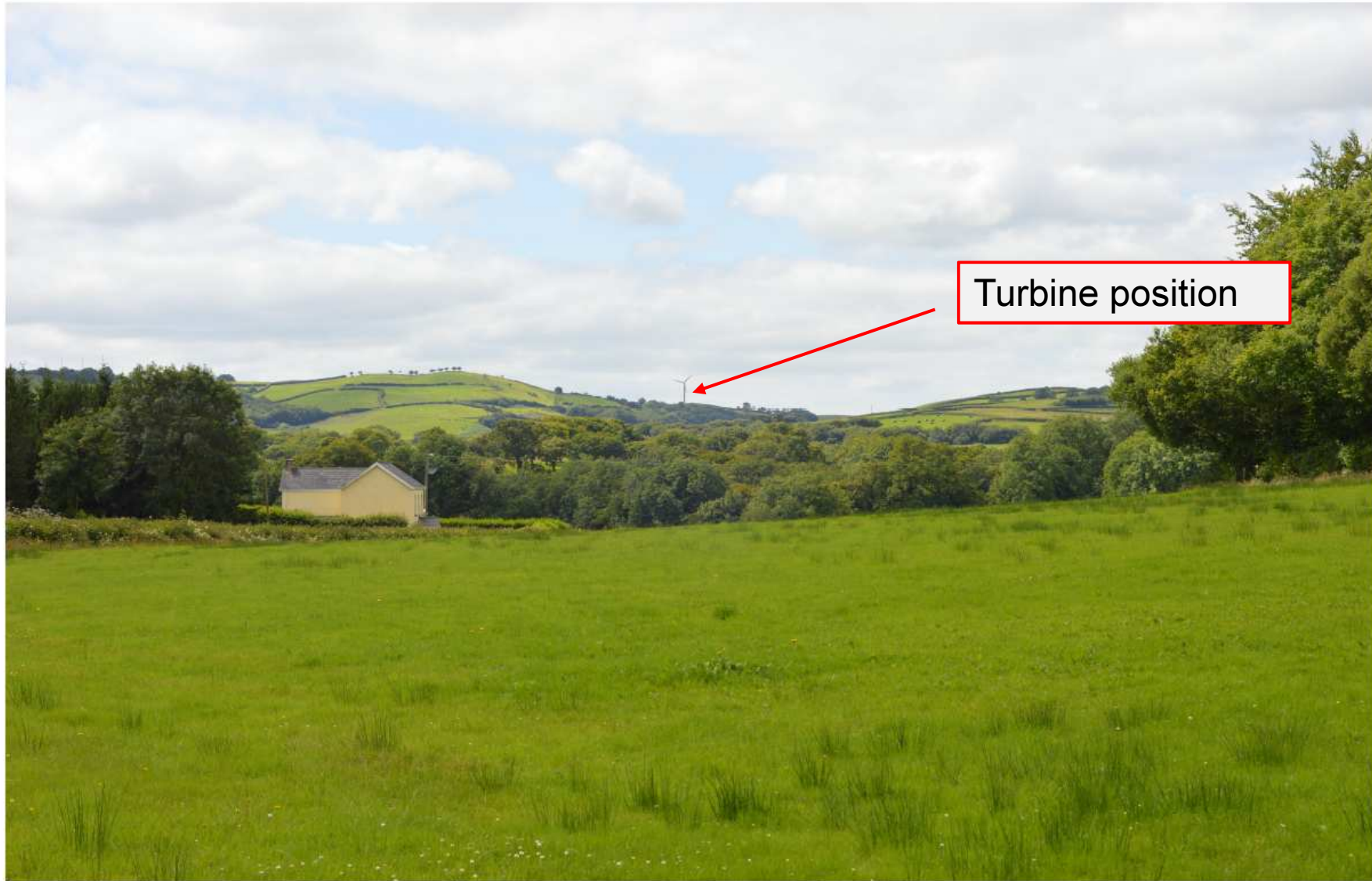
Viewpoint 03 - Minor road on ridgeline to south of Afon Tywi
Photomontage
OS grid reference: 257659, 218787

Distance from turbine: ~1915m
Horizontal field of view: 27°
Viewing distance: comfortable arm's length (~500mm)

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 50mm lens, Height: 1.5m
Date and time: 30 July 2015, 1pm

E/33367

View from A476, north of Milo



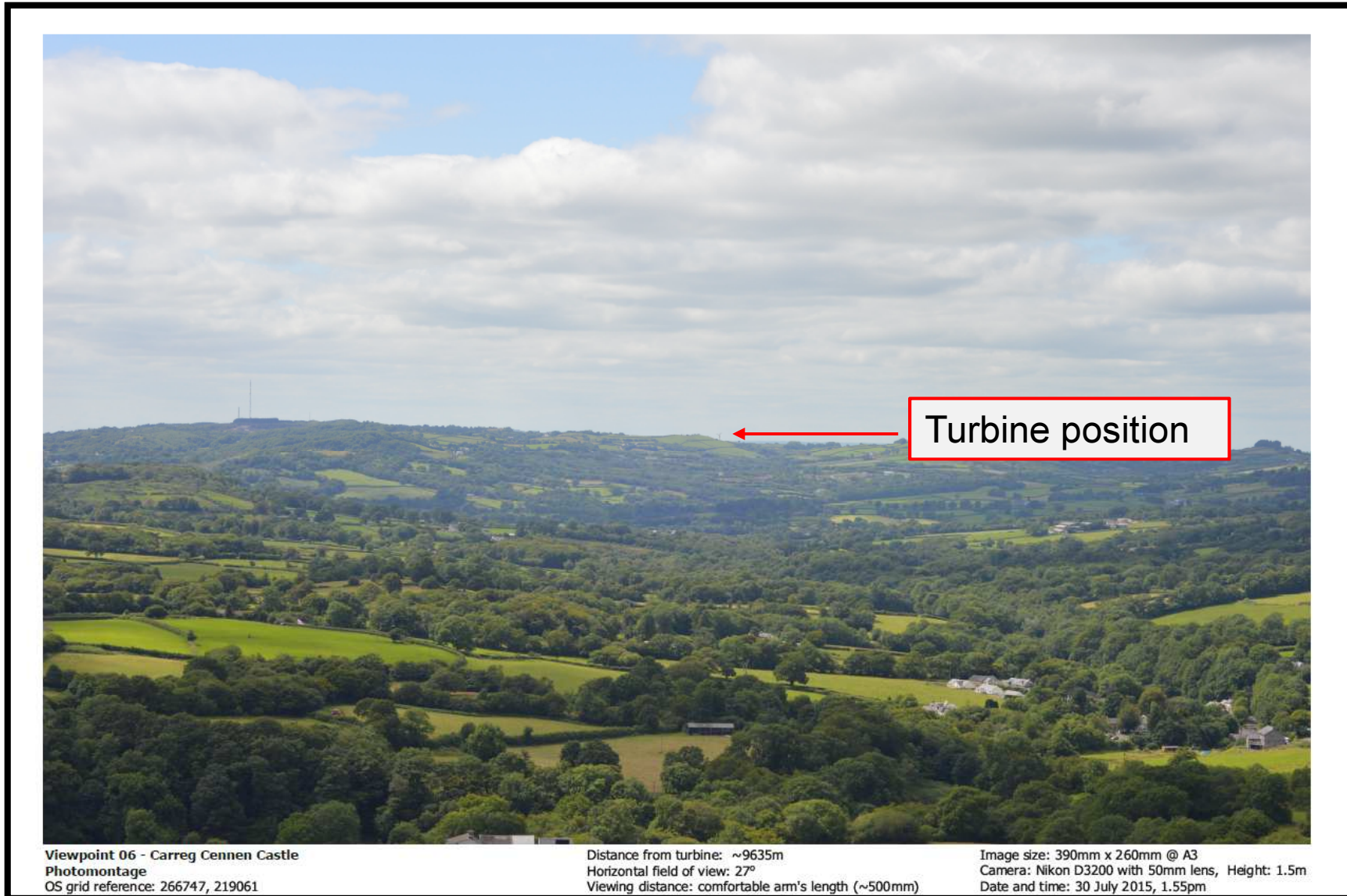
Viewpoint 04 - A476, north of Milo
Photomontage
OS grid reference: 260056, 218488

Distance from turbine: ~3135m
Horizontal field of view: 27°
Viewing distance: comfortable arm's length (~500mm)

Image size: 390mm x 260mm @ A3
Camera: Nikon D3200 with 50mm lens, Height: 1.5m
Date and time: 30 July 2015, 1.15pm

E/33367

View from Carreg Cennen Castle



E/33367 Panoramic views from Maesybont & Paxton's Tower

Existing View in context



Viewpoint 05 - Paxton's Tower
Panorama

Existing View in context



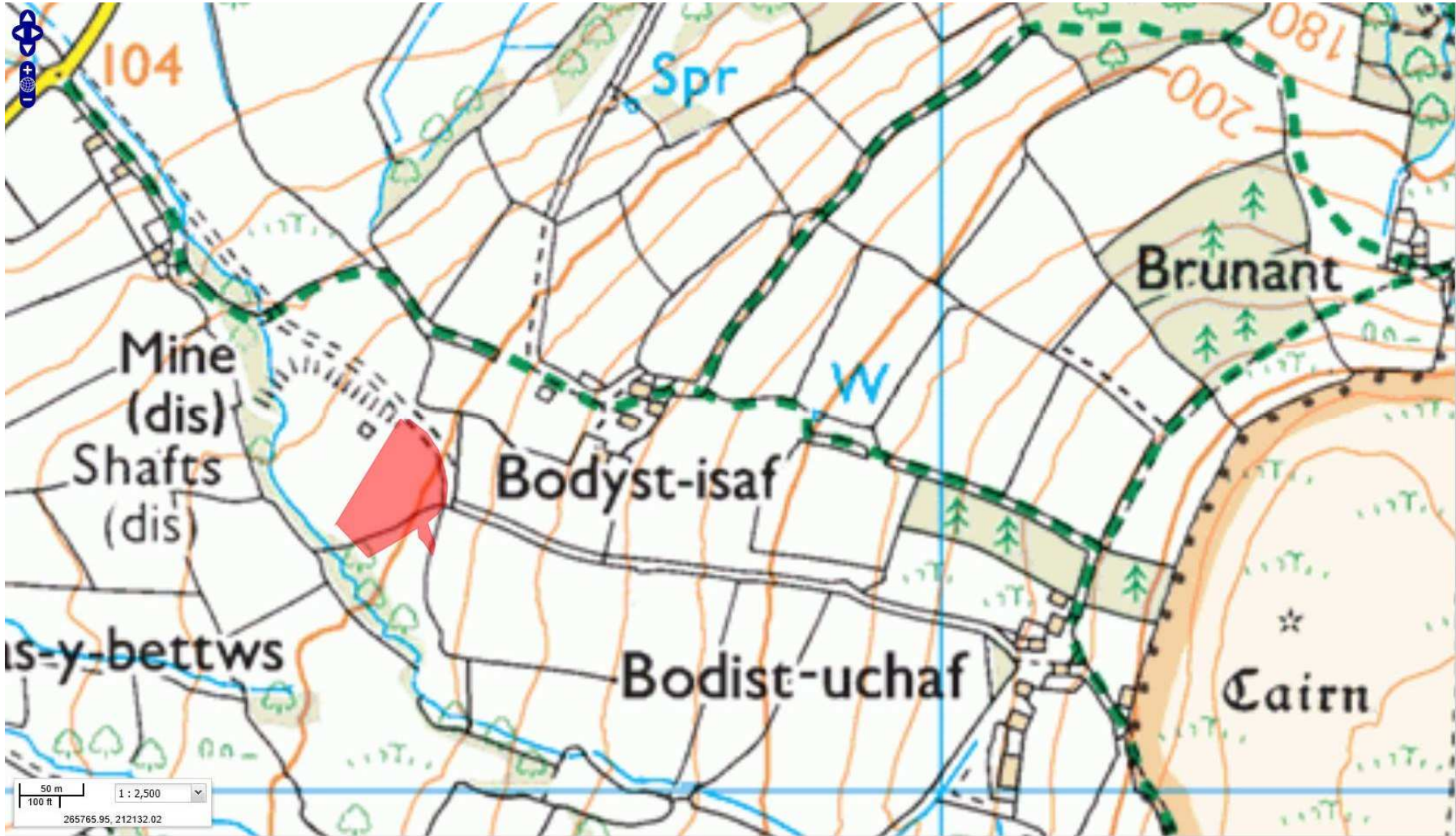
Viewpoint 01 - Maesybont
Panorama

E/35108

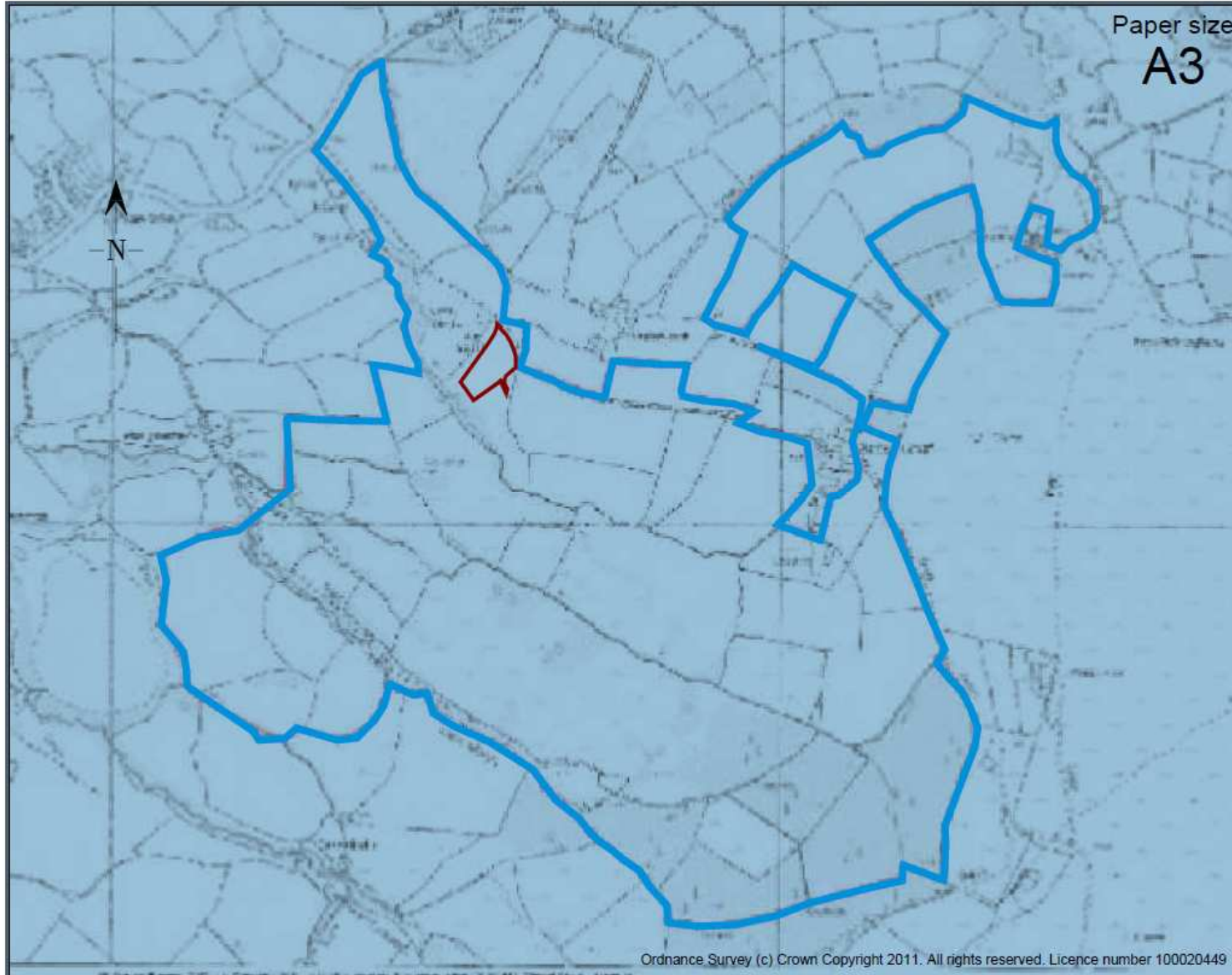
E/35108



E/35108



E/35108



Paper size
A3

DR
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Architectural Services

Davies Richards Design Ltd.

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Mumbles - 01792 347692

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JOB TITLE :

Mr M Ingram
Bodist Uchaf
Wernolau Rd
Ammanford
Carmarthenshire
SA18 2JH

Do Not Scale From This Drawing

DRAWING TITLE :

Holding plan.

Original paper size - A3

SCALE:

N/A

DRAWN BY:

CJW

DATE:

Jan. 2017

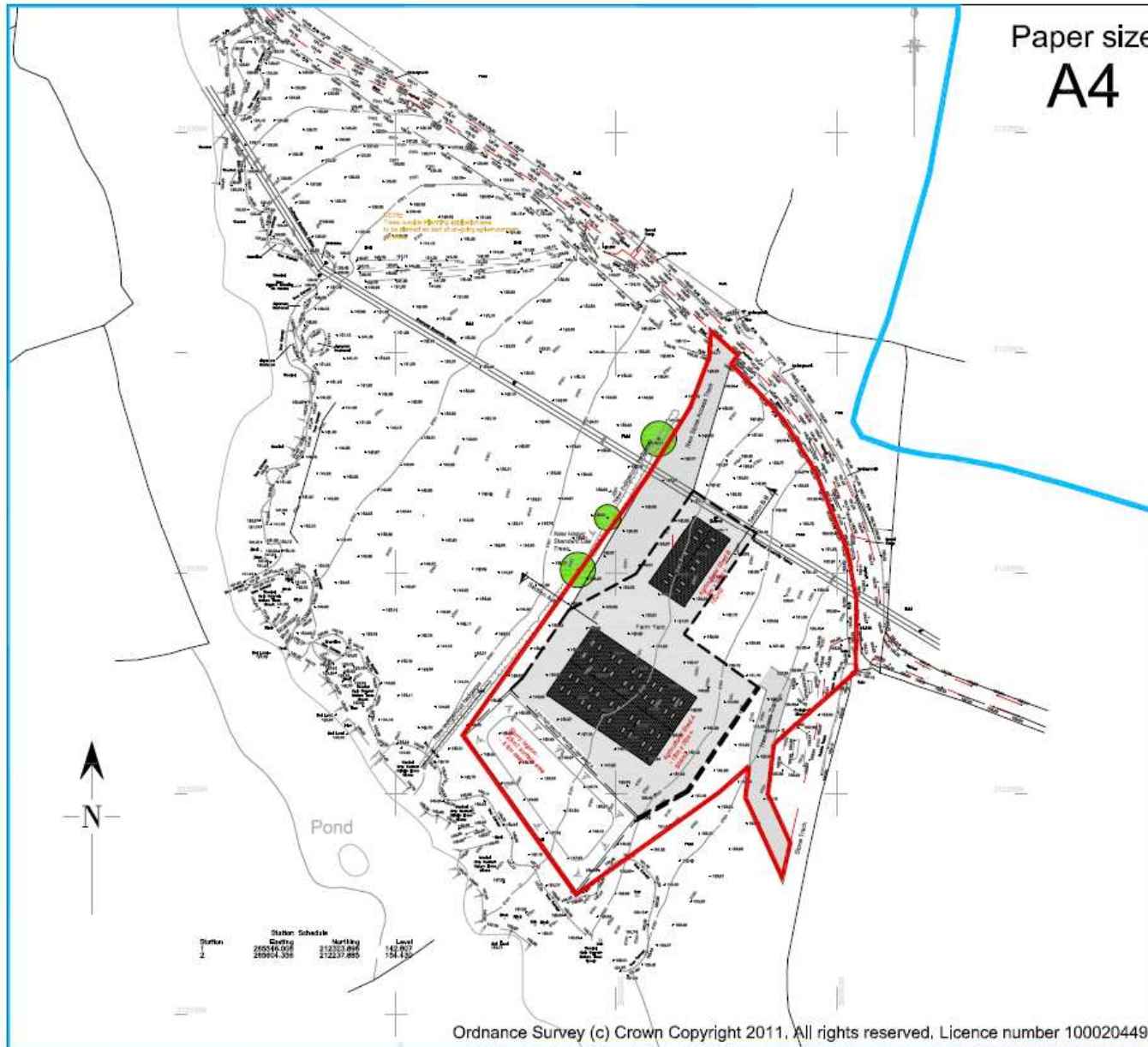
PLAN No

CW437/10

REVISION

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E/35108



Paper size
A4

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JOB TITLE : **Bodist Uchaf**
Wernolau Rd
Ammanford
Carmarthenshire
SA18 2JH

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DRAWING TITLE :
Site location plan.

Original paper size - A4

SCALE :

1/1250

DRAWN BY :

CJW

DATE :

Sept 2013

PLAN No

CW437/05

REVISION

H

E/35108



Paper size
A3

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JOB TITLE :

**Mr M Ingram
Bodist Uchaf
Wernolau Rd
Ammanford
Carmarthenshire
SA18 2JH**

Do No Scale From This Drawing

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Site layout plan.

Original paper size - A3

SCALE:

1/500

DRAWN BY :

CJW

DATE:

Sept 2013

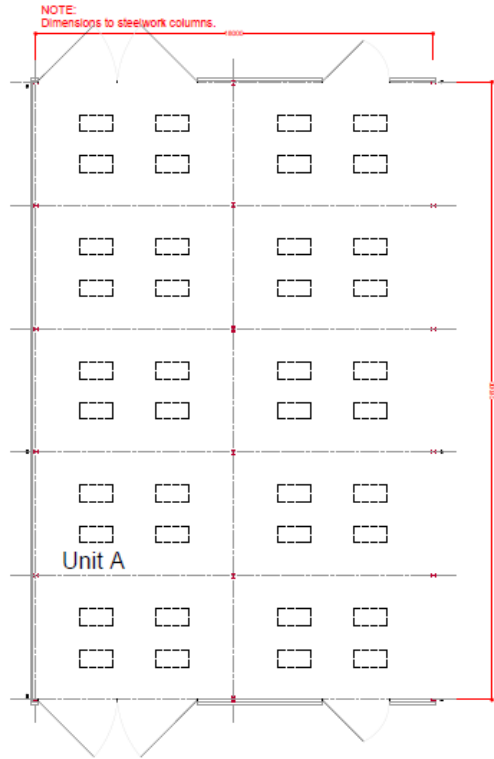
PLAN No

CW437/03

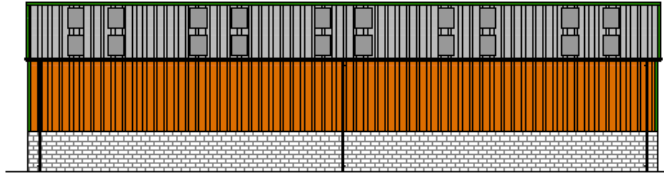
REVISION

J

E/35108

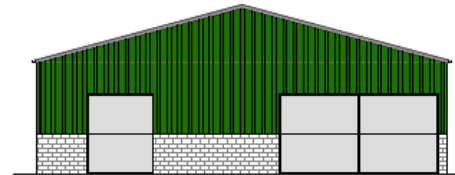


Proposed layout plan.



Proposed front elevation - South West.

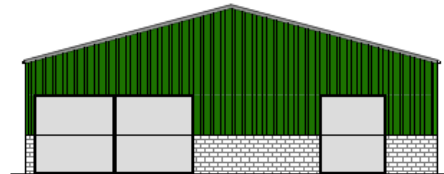
Finishes:
Wall cladding - Blockwork plinth wall, Moorland Green
Leadspragun steel profiled cladding & Timber (ventilation) Boarding
Roof cladding - Natural Grey Fibre Cement Cladding.



Proposed elevation - North West.



Proposed elevation - North East.



Proposed elevation - South East.

DO NOT SCALE FROM THIS DRAWING

Paper size
A1

REV	DESCRIPTION	DATE
D		
C	Revised layout	1.7.16
B	Revised layout	30.6.16
A	Revised layout	23.10.14

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CLIENT:
Mr M Ingram

JOB TITLE:
Bodist Uchaf
Wernolau Rd
Ammanford
Carmarthenshire
SA18 2JH

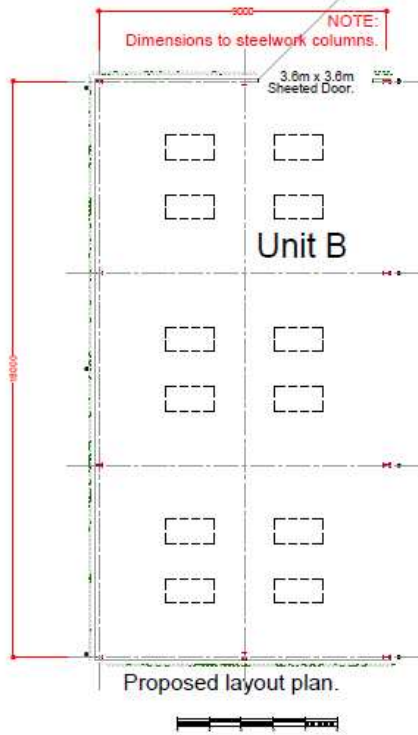
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Proposed layout
and elevations.
Unit A.

SCALE:
1/100

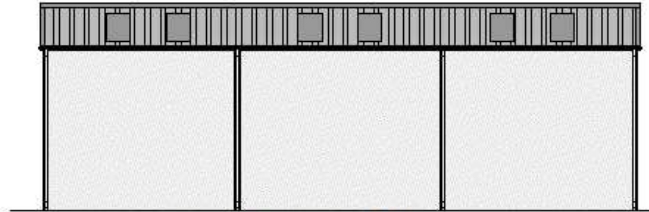
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PLAN No: CW437/01 REVISION: C

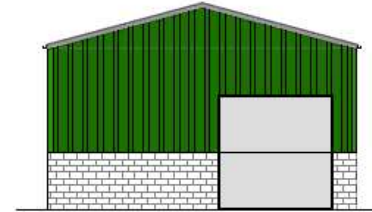
E/35108



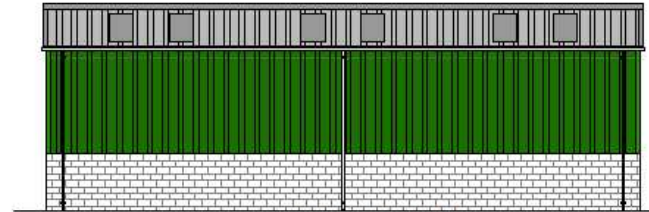
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Roof cladding - Natural Grey Fibre Cement Cladding.



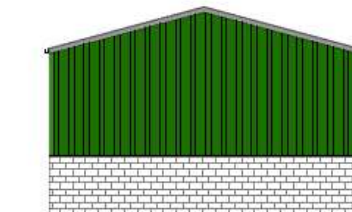
Proposed elevation - South East.



Proposed elevation - North East.



Proposed elevation - North East.



Proposed elevation - South West.

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A2

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D		
C	Revised layout	1.7.16
B	Revised layout	30.6.16
A	Revised layout	23.10.14

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CLIENT :

Mr M Ingram

JOB TITLE :

Bodist Uchaf
Wernolau Rd
Ammanford
Carmarthenshire
SA18 2JH

DRAWING TITLE :

Proposed layout
and elevations.
Unit B.

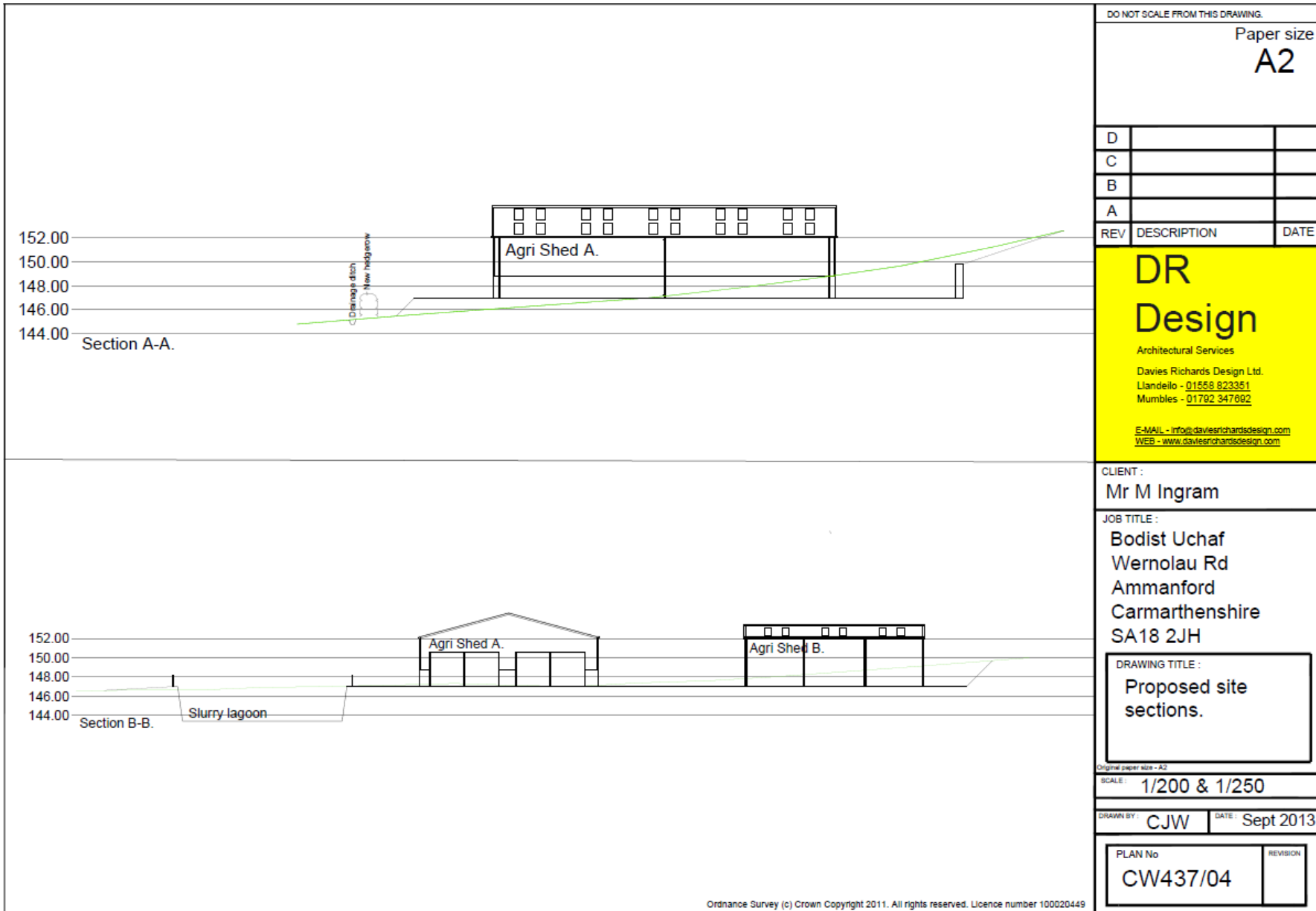
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DRAWN BY : CJW DATE : Sept 2013

PLAN No CW437/02	REVISION A
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E/35108



DO NOT SCALE FROM THIS DRAWING.

Paper size
A2

D		
C		
B		
A		
REV	DESCRIPTION	DATE

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Mumbles - 01792 347882
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WEB - www.daviesrichardsdesign.com

CLIENT :
Mr M Ingram

JOB TITLE :
**Bodist Uchaf
Wernolau Rd
Ammanford
Carmarthenshire
SA18 2JH**

DRAWING TITLE :
Proposed site sections.

Original paper size - A2
SCALE : **1/200 & 1/250**

DRAWN BY : **CJW** DATE : **Sept 2013**

PLAN No	REVISION
CW437/04	

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E/35108



E/35108



E/35108



E/35108



E/35108



E/35108



E/35108

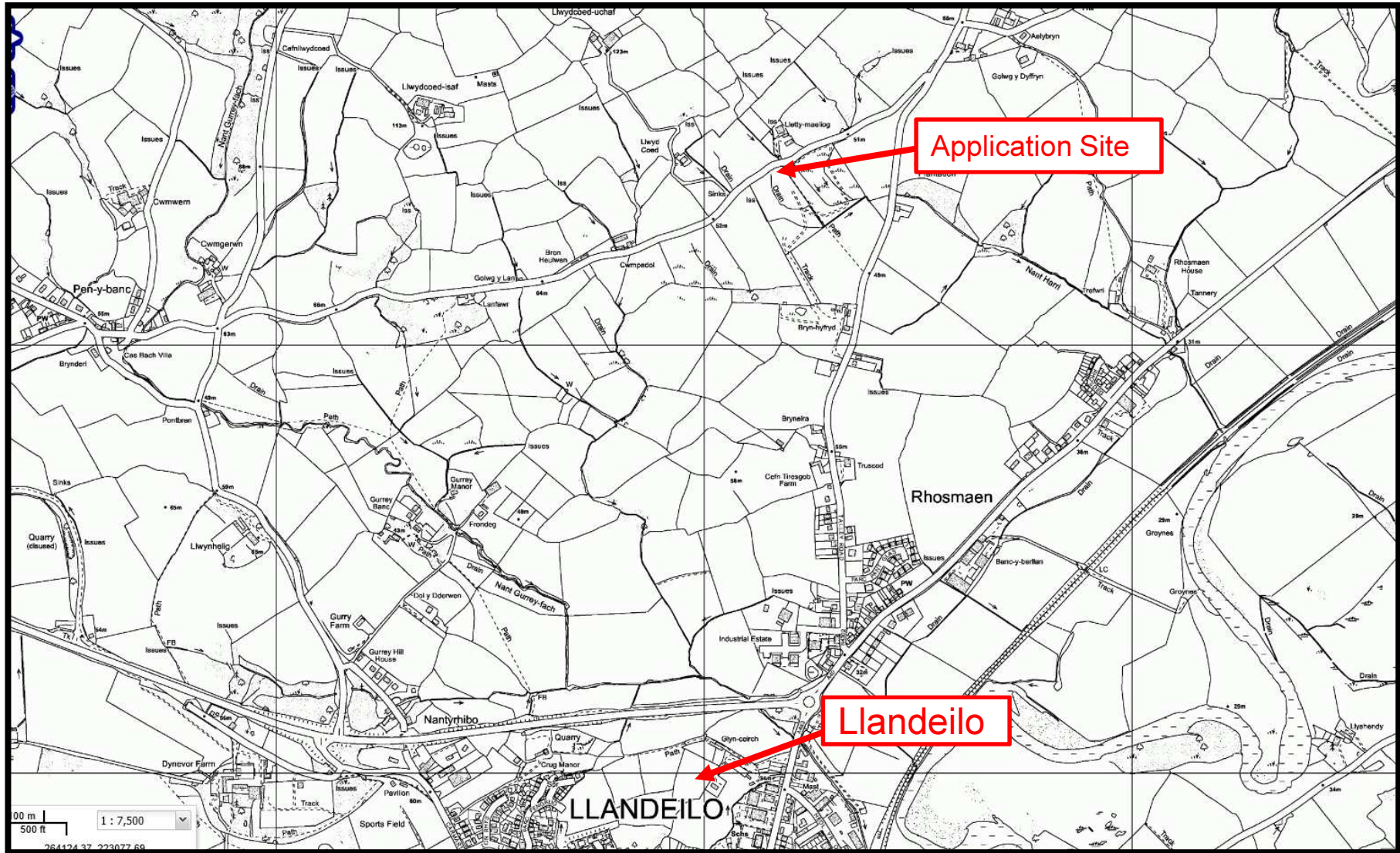




E/35356

E/35356

Location Plan



E/35356 Aerial Photo of Site



E/35356

Aerial Photo of Site



E/35356

Site Photo



E/35356

Site Photo



E/35356

Site Photo

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Site Photo



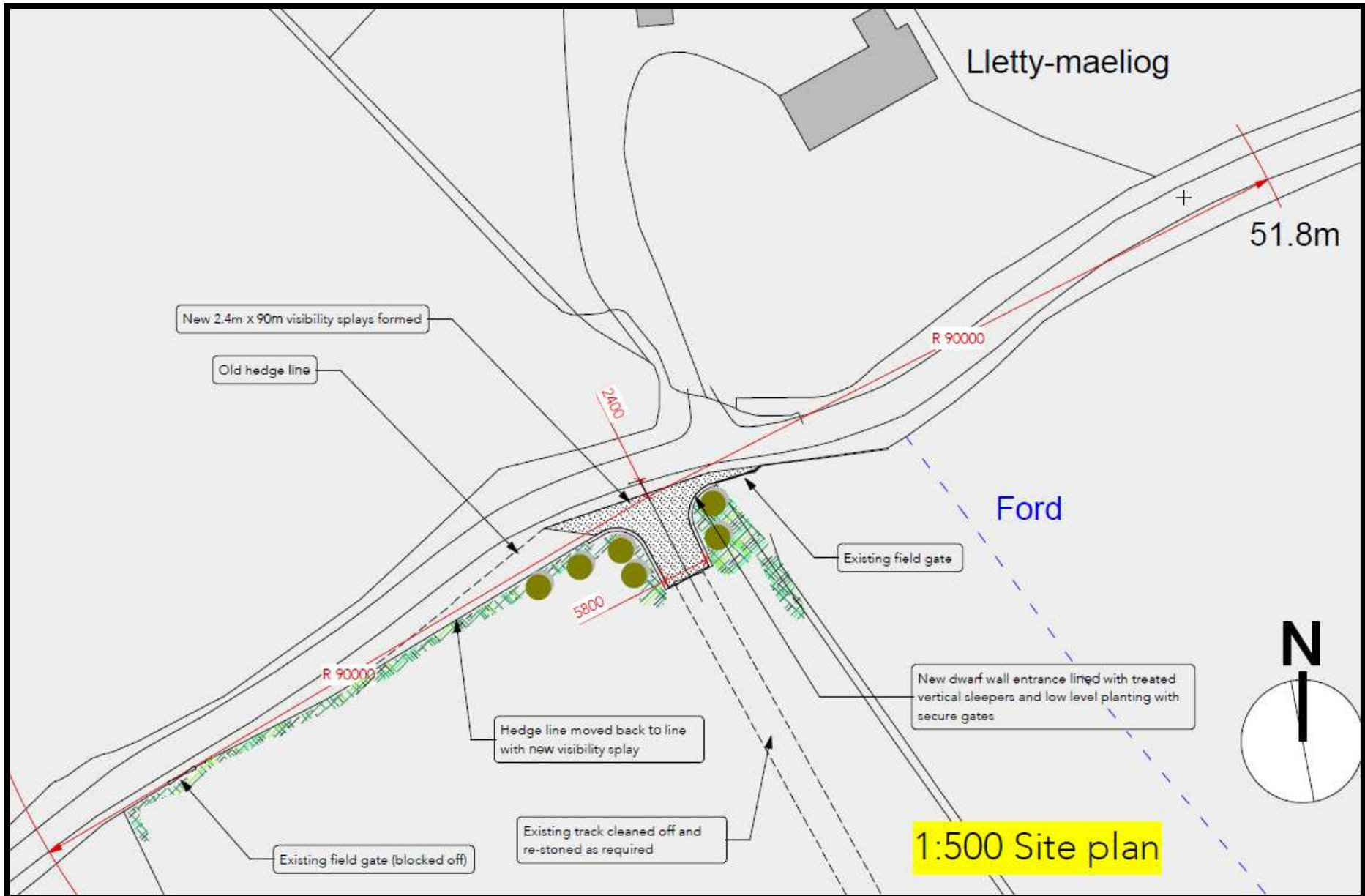
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Application Site



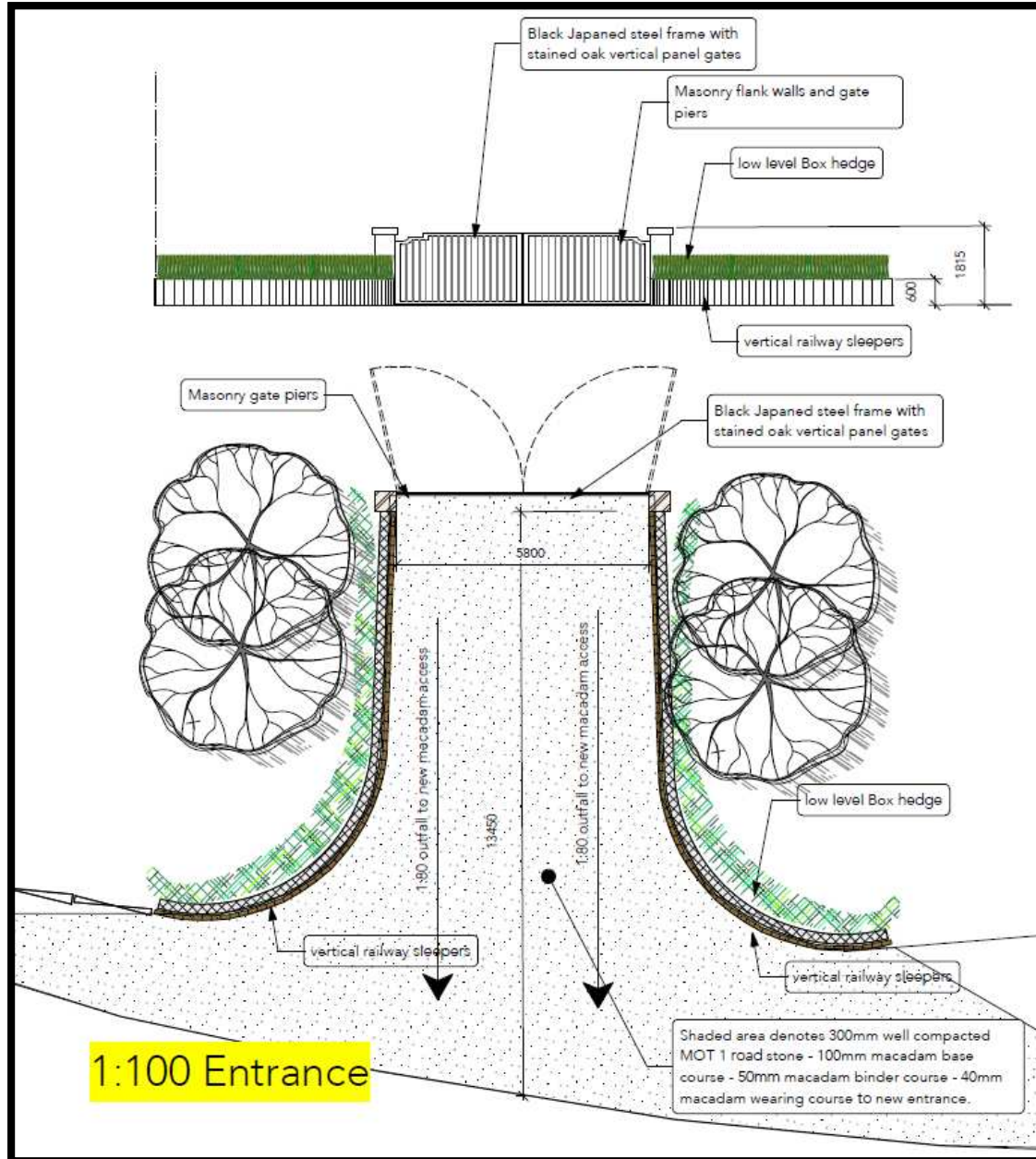
E/35356

Site Plan



E/35356

Layout and Elevation Plan

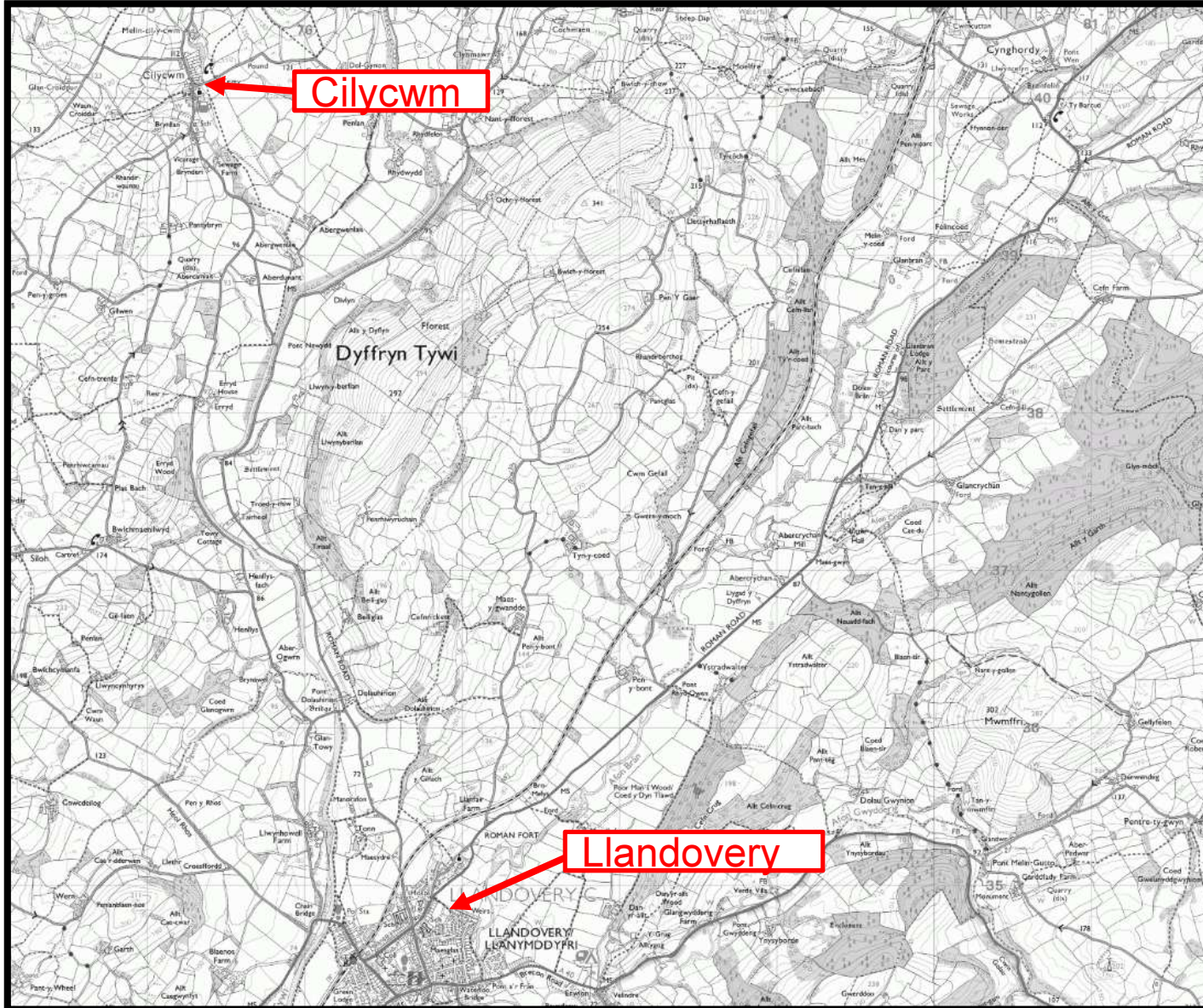




E/36183

E/36183

Location Plan



E/36183 Aerial Photo of Site



E/36183

Aerial Photo of Site



E/36183

Site Photo



E/36183

Site Photo



E/36183

Site Photo

Page 64



E/36183

Site Photo

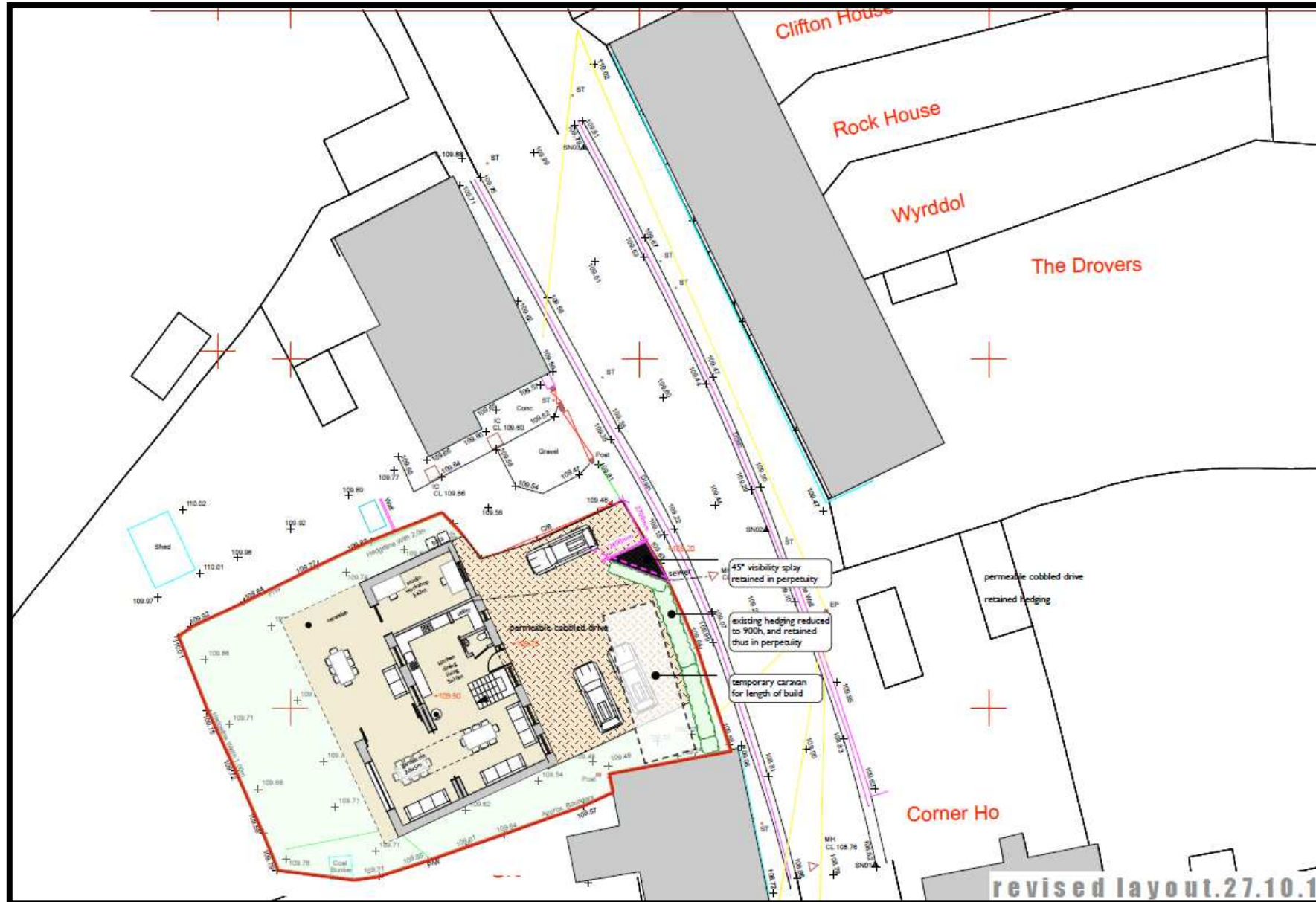


E/36183

Site Photo



E/36183 Proposed Site Plan



E/36183

Elevation Plans



E/36183

Layout Plans



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*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 14 RHAGFYR 2017
ON 14 DECEMBER 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/36019
<i>Proposal & Location</i>	CHANGE OF USE FROM A C3 DWELLING TO C4 USE HOUSE OF MULTIPLE OCCUPATION (5 PERSON) AT 69 PANTEG, LLANELLI, SA15 3TE

DETAILS:

CONSULTATIONS

Local Member – County Councillor B Thomas has commented that the travel plan submitted with the application merely provides public transport details for the occupiers of the development with no provision for its monitoring and review. He also opines that the bike storage rack originally proposed in the scheme has been removed and that the existing garage is unsuitable for a car.

Neighbours/Public

Two further letters of objection have been received from neighbouring residents which raise the following concerns:

- Lack of parking and road safety impacts.
- The travel will not prevent occupiers from adding congestion by using private cars.
- Impact upon residential amenity.

Concerns regarding the parking and highway impacts of the development have been addressed in the main report which confirms that the Head of Transport has raised no objection to the application. Members will note from the report that the scheme incorporates cycle storage facilities in the existing outbuilding at the rear of the property.

Matters relating to the impact of the development upon residential amenity are also addressed in the main report.

The recommendation to approve remains unchanged subject to the imposition of the conditions contained in the main report.



***Y PWYLLGOR
CYNLLUNIO***

14 RHAGFYR 2017

RHANBARTH Y DE

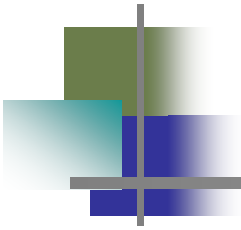
**PLANNING
COMMITTEE**

14 DECEMBER 2017

AREA SOUTH

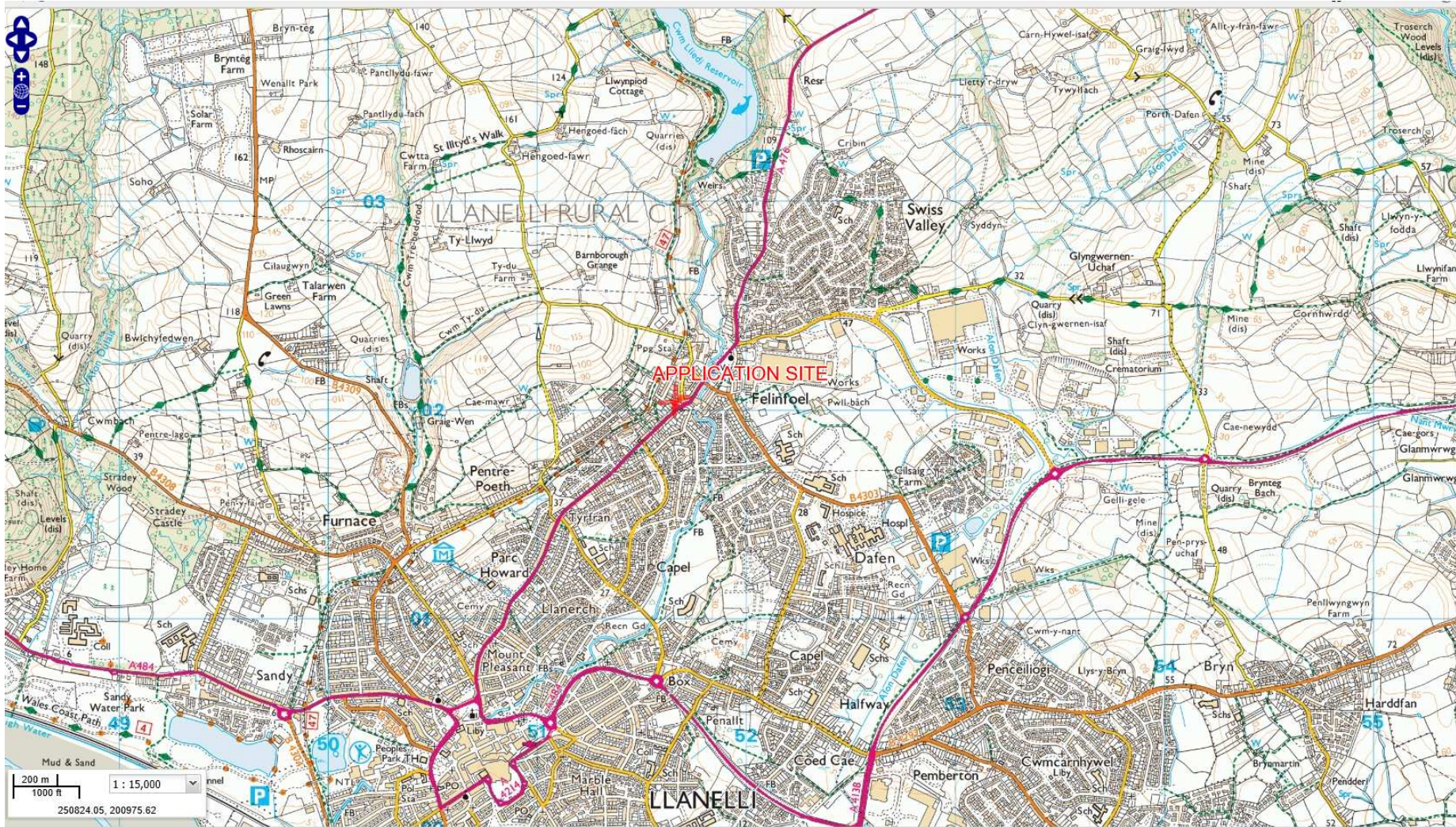
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

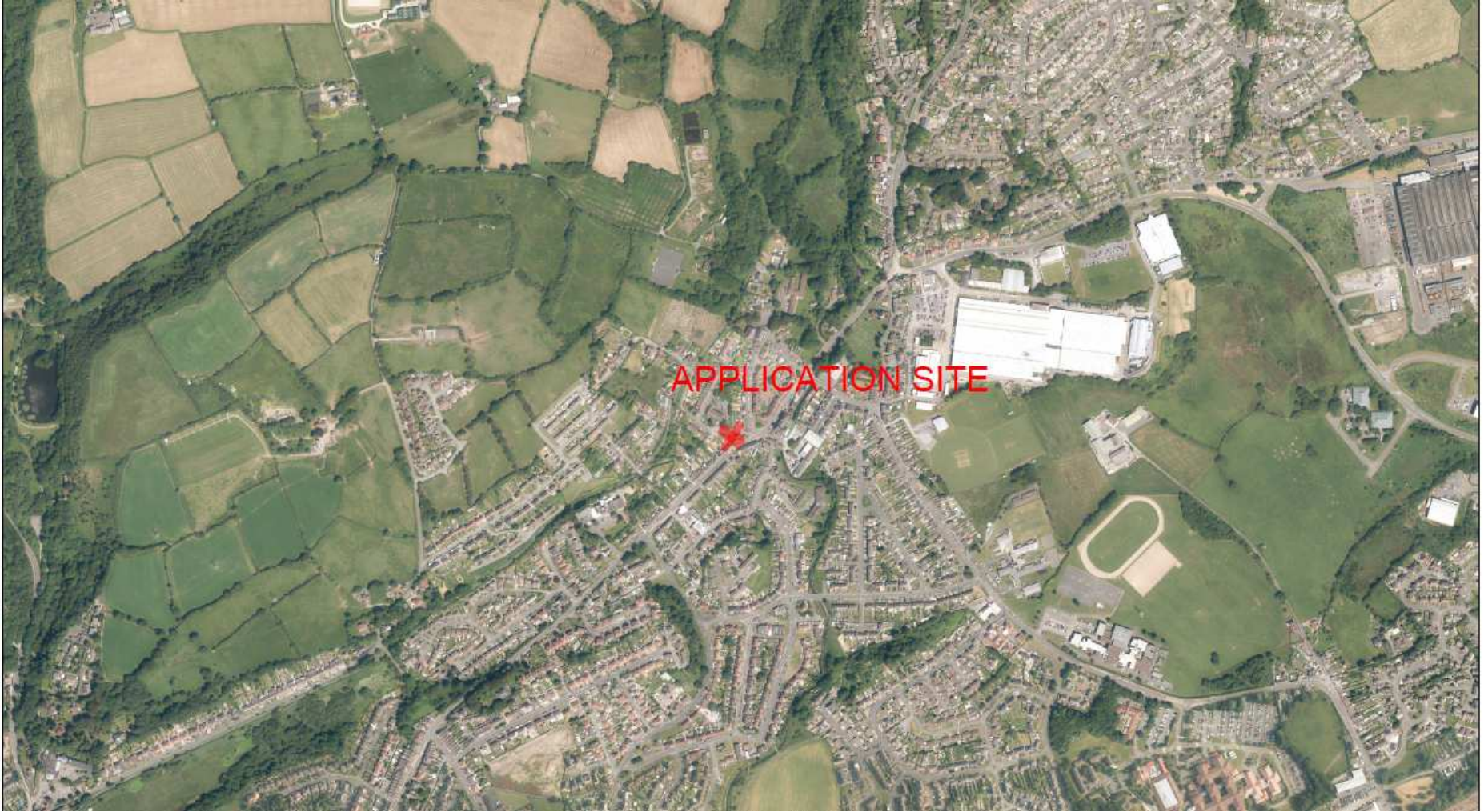


S/36019

S/36019



S/36019



S/36019

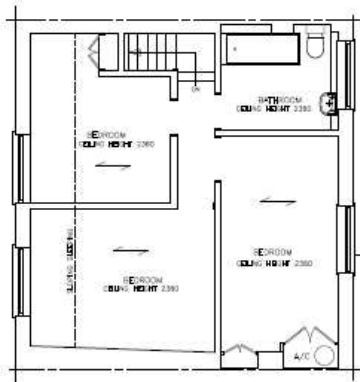


S/36019

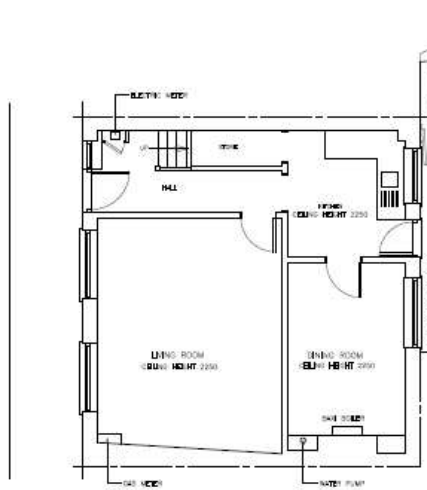


S/36019

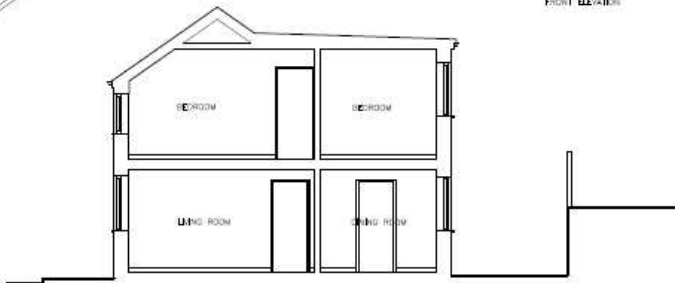
Existing



FIRST FLOOR PLAN



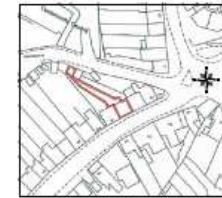
GROUND FLOOR PLAN AND SITE LAYOUT



FRONT ELEVATION



REAR ELEVATION



SCALE 1:1250

NO.	REVISION	DATE



PROJECT:
 88 PANTER
 LLANELLI
 SA15 SITE

DATE:
 4.30.11

SCALE:
 1:1250

STATUS:
 DRAWING NO. 4301

DESIGNER:
 BAS

ARCHITECT:
 BAS

SCALE:
 1:1250

DATE:
 4.30.11

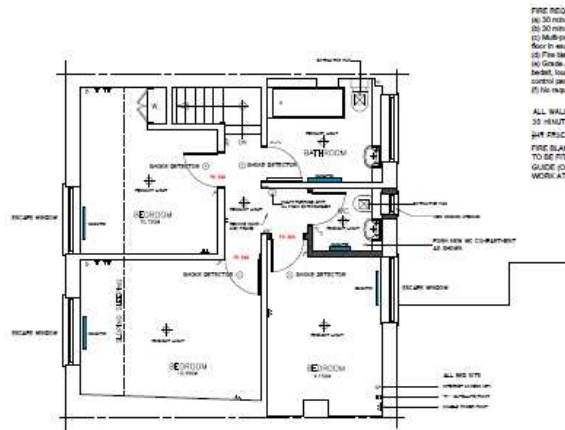
STATUS:
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DESIGNER:
 BAS

ARCHITECT:
 BAS

S/36019

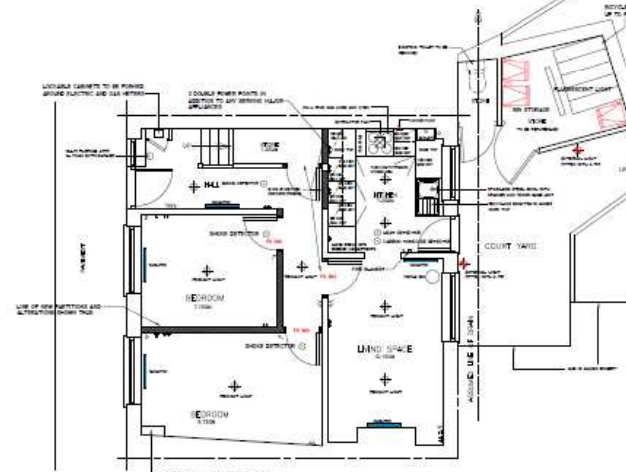
Proposed



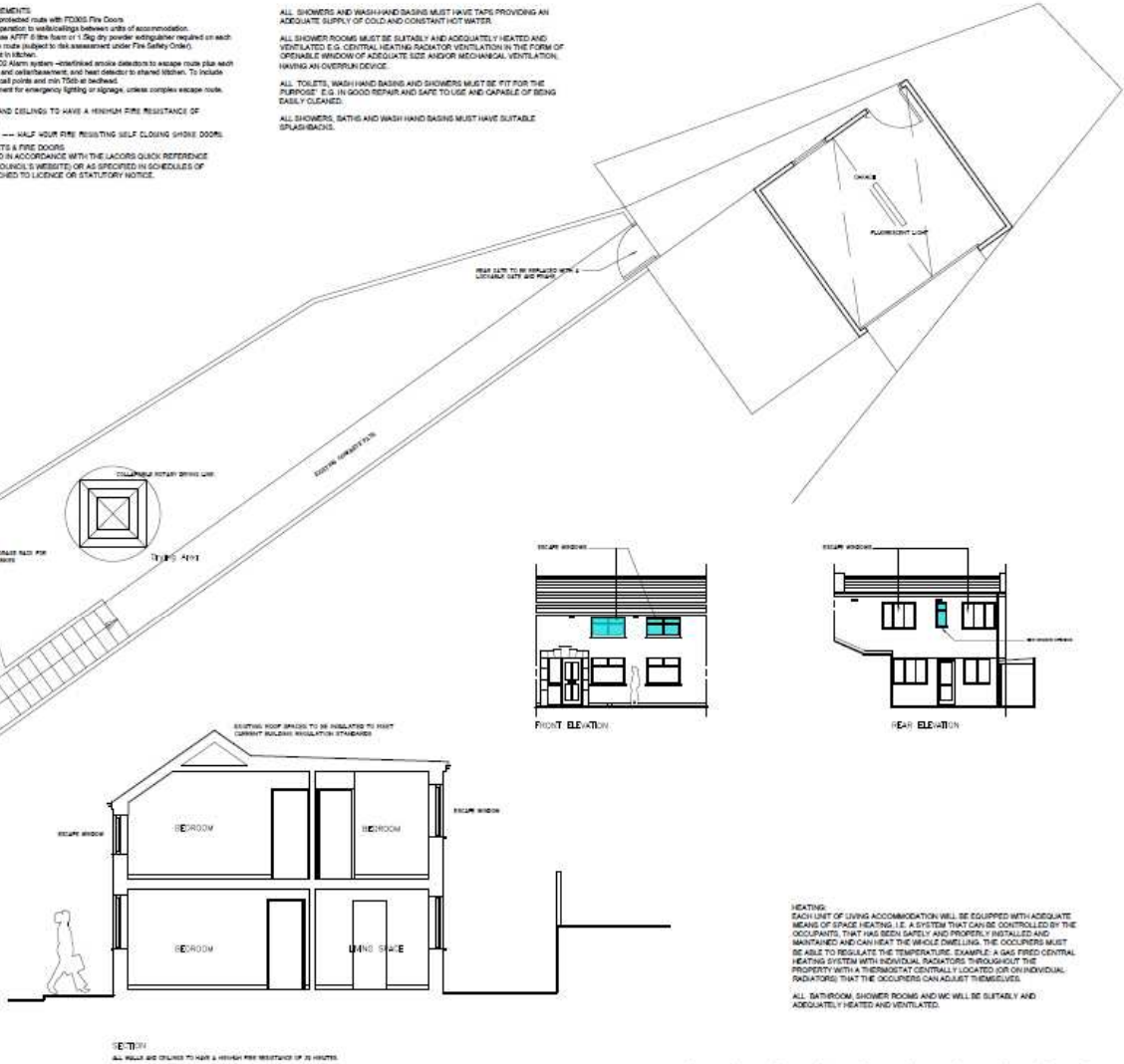
FIRST FLOOR PLAN
ALL WALLS AND CEILING TO HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.

FIRE REQUIREMENTS
 (A) 30 minute protected route with FD90 Fire Doors
 (B) 30 min separation to walls/ceiling between units of accommodation.
 (C) Multi-purpose AFFF 6 litre foam or 1.5kg dry powder extinguisher required on each floor in escape route (subject to risk assessment under Fire Safety Order)
 (D) Fire blanket in kitchen.
 (E) Smoke A CO alarm system - certified smoke detectors to escape route plus heat, beam, ionize and carbon monoxide, and heat detector to shared kitchen. To include control panel, call points and test tools as below.
 (F) Fit requirement for emergency lighting or signage, unless complex escape route.
 ALL WALLS AND CEILING TO HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.
 1/2 HR FRISCO — HALF HOUR FIRE RESISTING SELF CLOSING SHOWER DOORS.
 FIRE BLANKETS & FIRE DOORS TO BE FITTED IN ACCORDANCE WITH THE LACORS QUICK REFERENCE GUIDE (ON COLNOL'S WEBSITE) OR AS SPECIFIED IN SCHEDULES OF WORK ATTACHED TO LICENCE OR STATUTORY NOTICE.

ALL SHOWERS AND WASH HAND BASINS MUST HAVE TAPS PROVIDING AN ADEQUATE SUPPLY OF COLD AND CONSTANT HOT WATER.
 ALL SHOWER ROOMS MUST BE SUITABLY AND ADEQUATELY HEATED AND VENTILATED I.E. CENTRAL HEATING RADIATOR VENTILATION IN THE FORM OF OPERABLE WINDOW OF ADEQUATE SIZE AND/OR MECHANICAL VENTILATION, HAVING AN OVERFLW DEVICE.
 ALL TOILETS, WASH HAND BASINS AND SHOWERS MUST BE FIT FOR THE PURPOSE I.E. IN GOOD REPAIR AND SAFE TO USE AND CAPABLE OF BEING EASILY CLEANED.
 ALL SHOWERS, BATHS AND WASH HAND BASINS MUST HAVE SUITABLE SPLASHBACKS.



GROUND FLOOR PLAN AND SITE LAYOUT
ALL WALLS AND CEILING TO HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.





REAR ELEVATION
ALL WALLS AND CEILING TO HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.

HEATING
 EACH UNIT OF LIVING ACCOMMODATION WILL BE EQUIPPED WITH ADEQUATE MEANS OF SPACE HEATING I.E. A SYSTEM THAT CAN BE CONTROLLED BY THE OCCUPANTS THAT HAS BEEN SAFELY AND PROPERLY INSTALLED AND MAINTAINED AND CAN HEAT THE WHOLE DWELLING. THE OCCUPANTS MUST BE ABLE TO REGULATE THE TEMPERATURE. EXAMPLE: A GAS FIRED CENTRAL HEATING SYSTEM WITH INDIVIDUAL RADIATORS THROUGHOUT THE PROPERTY WITH A THERMOSTAT CENTRALLY LOCATED FOR ON INDIVIDUAL RADIATORS THAT THE OCCUPANTS CAN ADJUST THEMSELVES.
 ALL BATHROOM, SHOWER ROOMS AND HCs WILL BE SUITABLY AND ADEQUATELY HEATED AND VENTILATED.



NO.	REVISION	DATE	BY	CHKD.
1	ISSUE FOR PERMIT	10/01/2024	SS	SS
2	ISSUE FOR CONSTRUCTION	10/01/2024	SS	SS

PROJECT: SS PANTEG LLANELLI SA15 JTE
TEL: 01492 531100 (open line) 01492 531101 (check line)
PROPOSED PLANS: 4301 (---)02 A


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*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

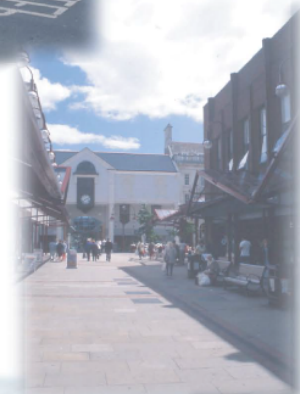
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 14 RHAGFYR 2017
ON 14 DECEMBER 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area West

<i>Application Number</i>	W/35041
<i>Proposal & Location</i>	AFFORDABLE DWELLING AT LAND ADJACENT, TALIARIS, MAESYCRUGIAU, PENCADER, SA39 9DH

DETAILS:

With regard to the concerns expressed by the Head of Public Protection in relation to potential noise impacts owing to the proximity of the proposed dwelling to the existing sawmills, Members are advised that the occupiers of Taliaris objected to a recent planning application (W/29701) which sought full planning permission for an extension to the sawmills. One of their grounds of objection was based on excessive noise levels emanating from the sawmills, with specific reference made to having “*over the recent five decades suffered increasing noise pollution from the sawmill*”. This reinforces the Authority’s concerns over the suitability of this site for a new residential dwelling in such close proximity to an existing industrial operation.



**Y PWYLLGOR
CYNLLUNIO**

**14 RHAGFYR
2017**

**RHANBARTH Y
GORLLEWIN**

**PLANNING
COMMITTEE**

**14 DECEMBER
2017**

**AREA
WEST**

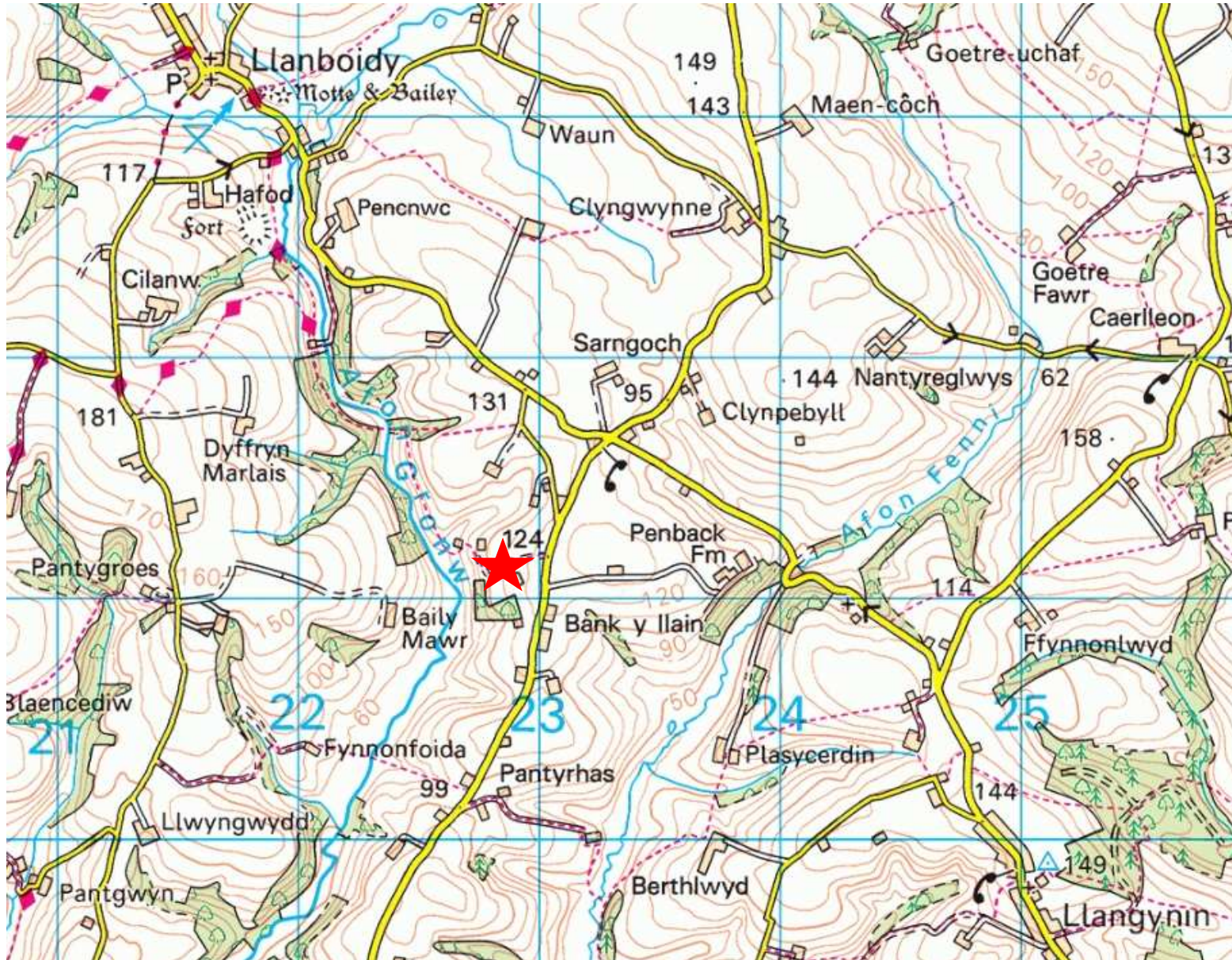
***CEISIADAU YR ARGYMHELLIR EU BOD
YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED FOR
APPROVAL**



W/33092

W/33092 Site Location

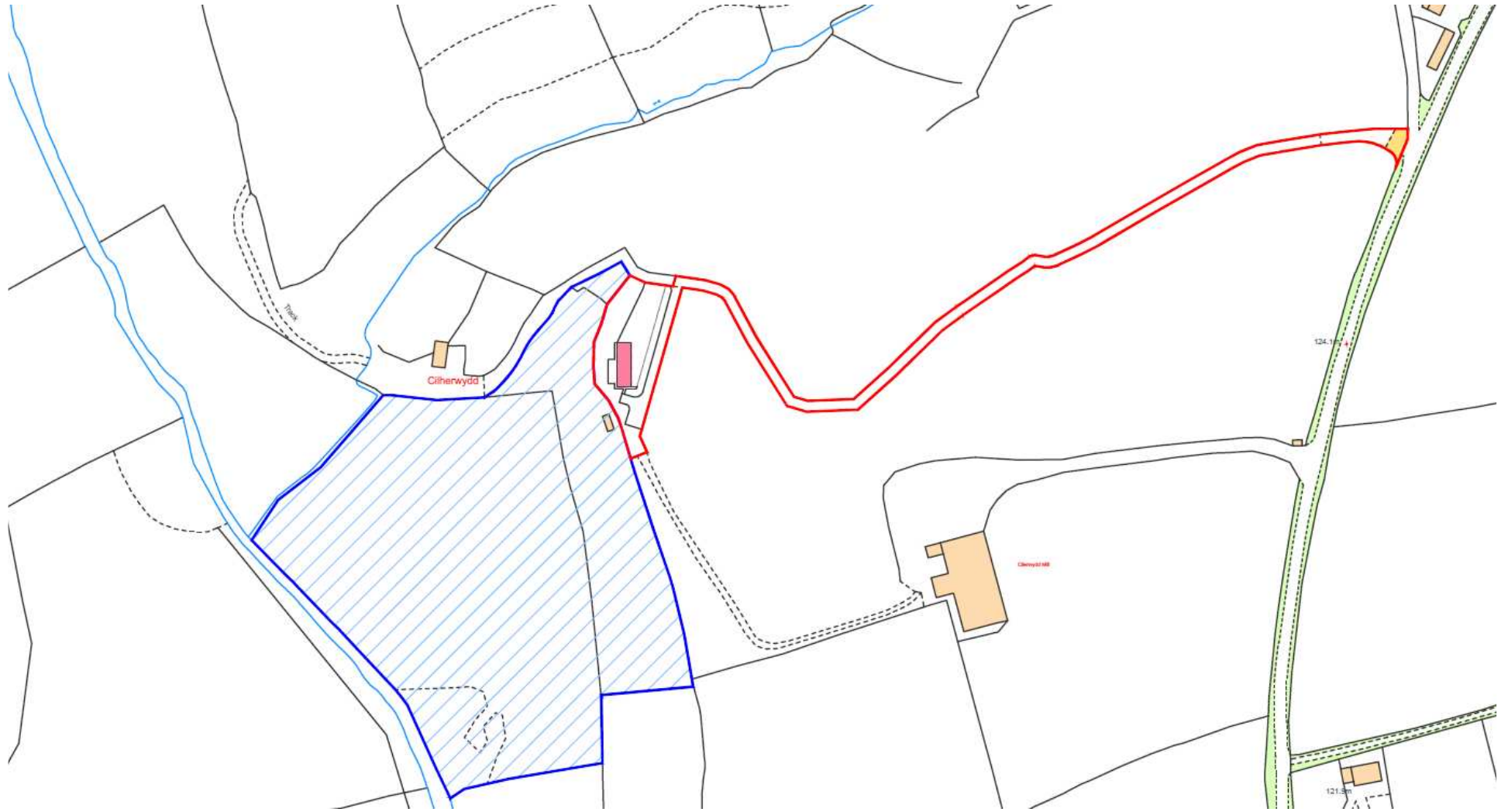


W/33092

Site Location



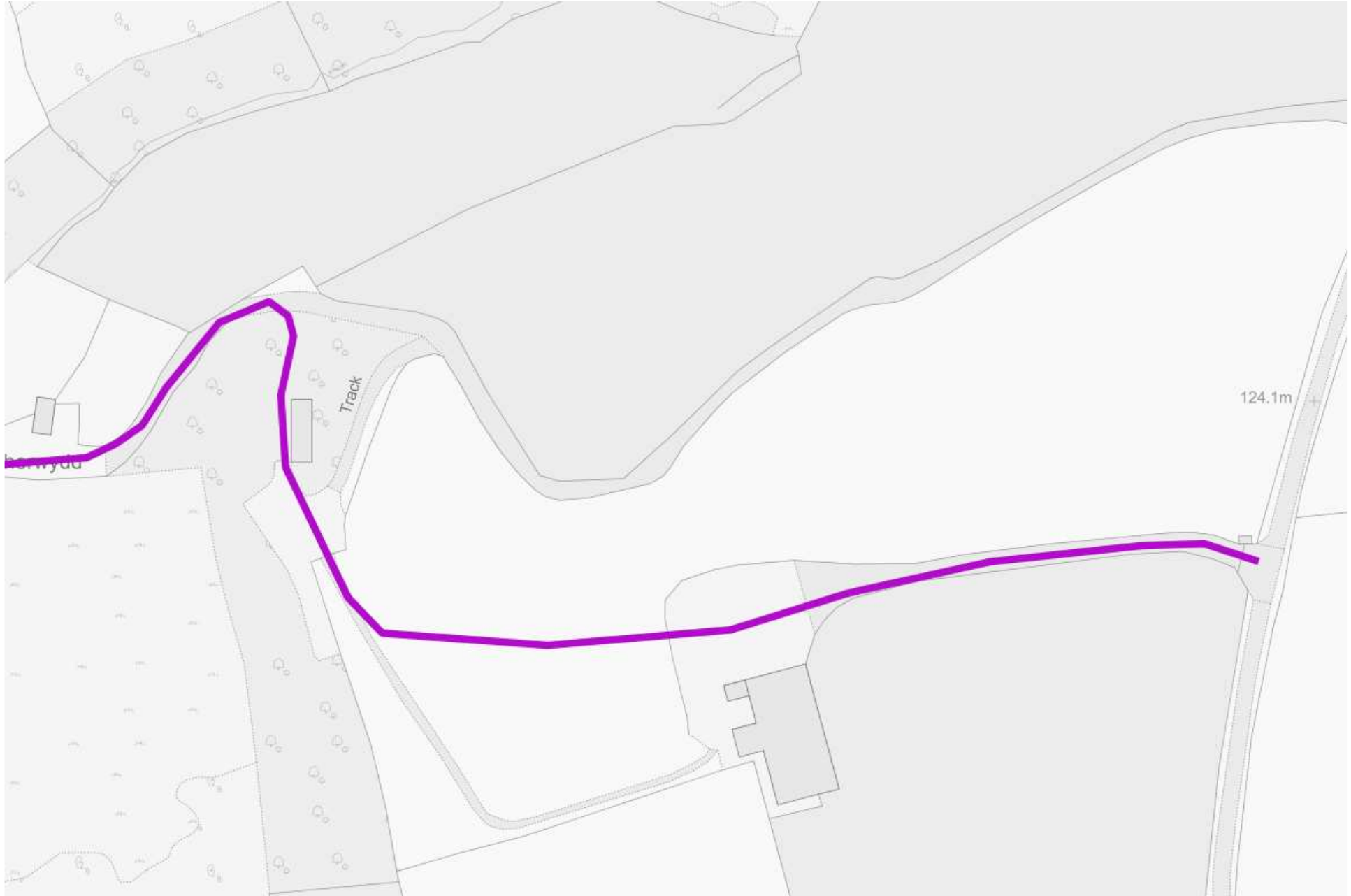
W/33092 Application site area



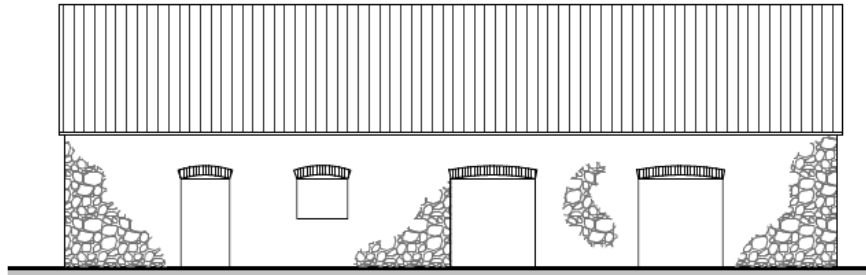
W/33092 Aerial Photo



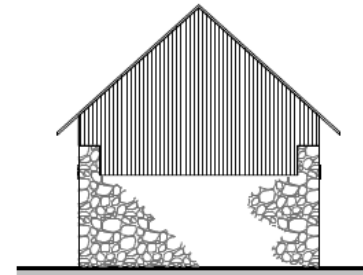
W/33092 Right of Way



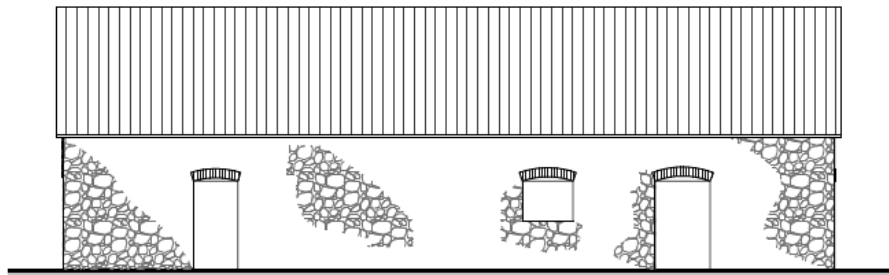
W/33092 Existing Elevations and Floorplans



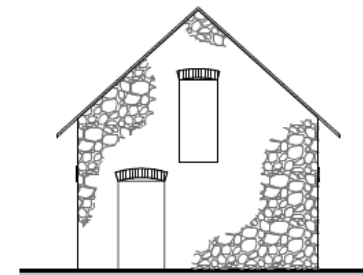
West Elevation



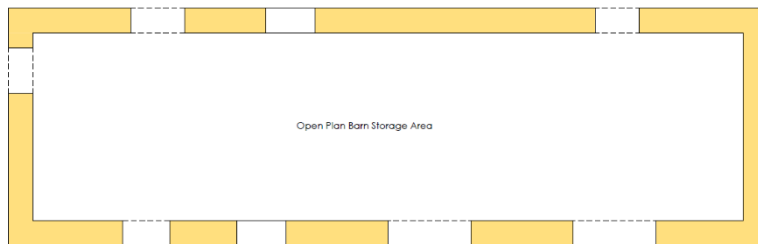
South Elevation



East Elevation



North Elevation



W/33092 Proposed Site Plan



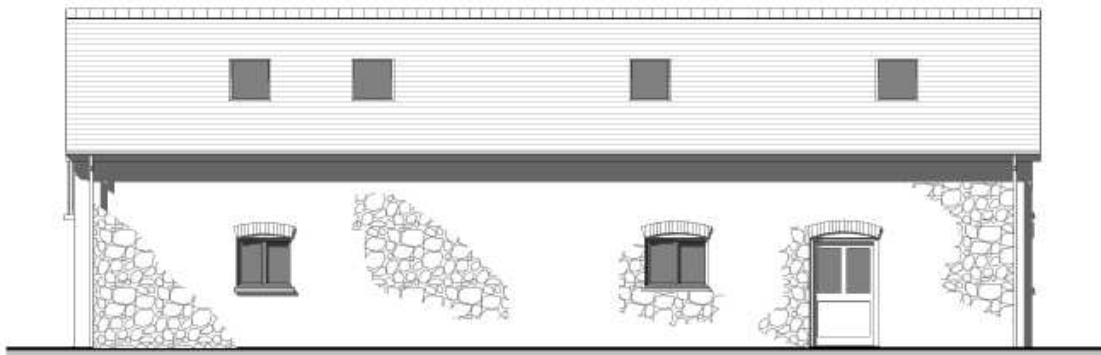
W/33092 Proposed Elevations



West Elevation



South Elevation

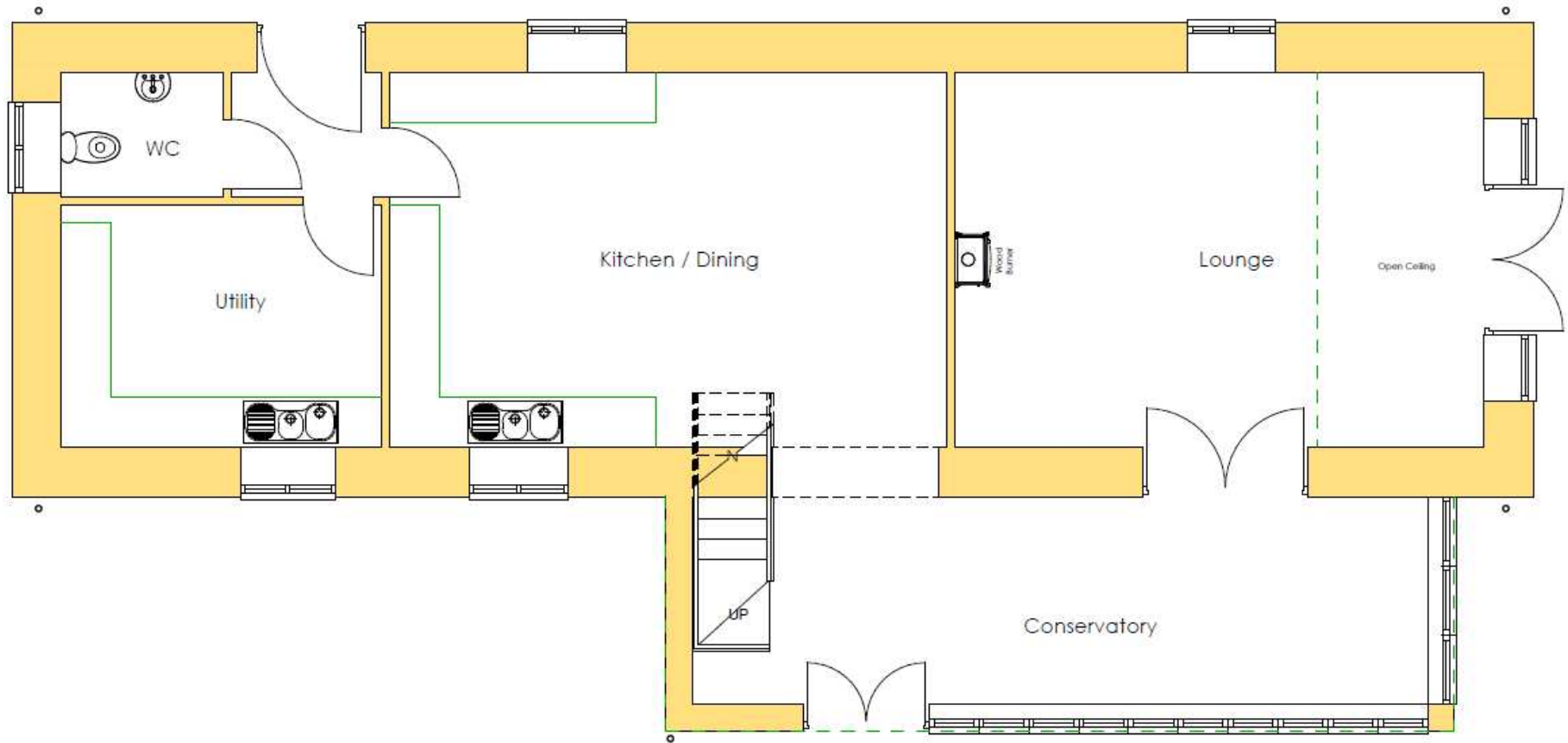


East Elevation

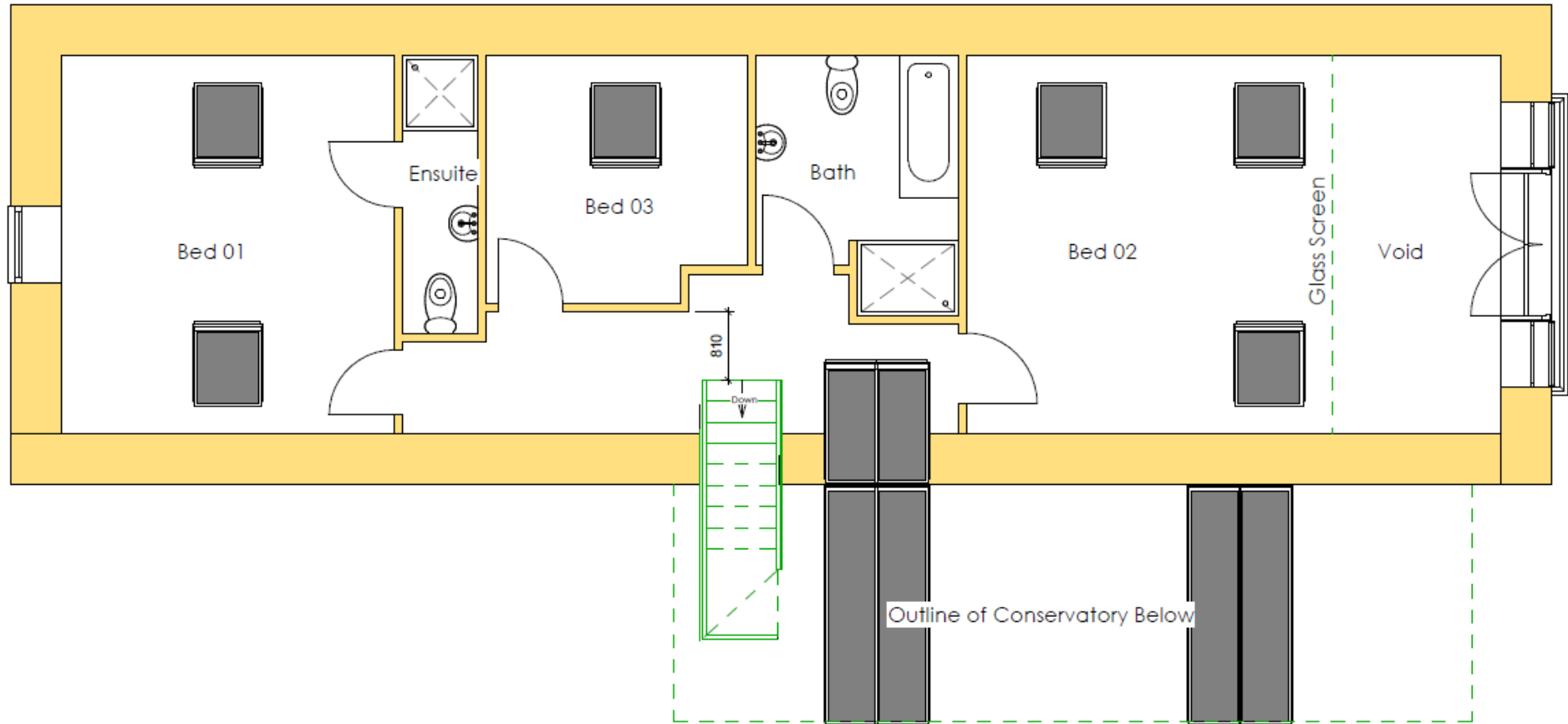


North Elevation

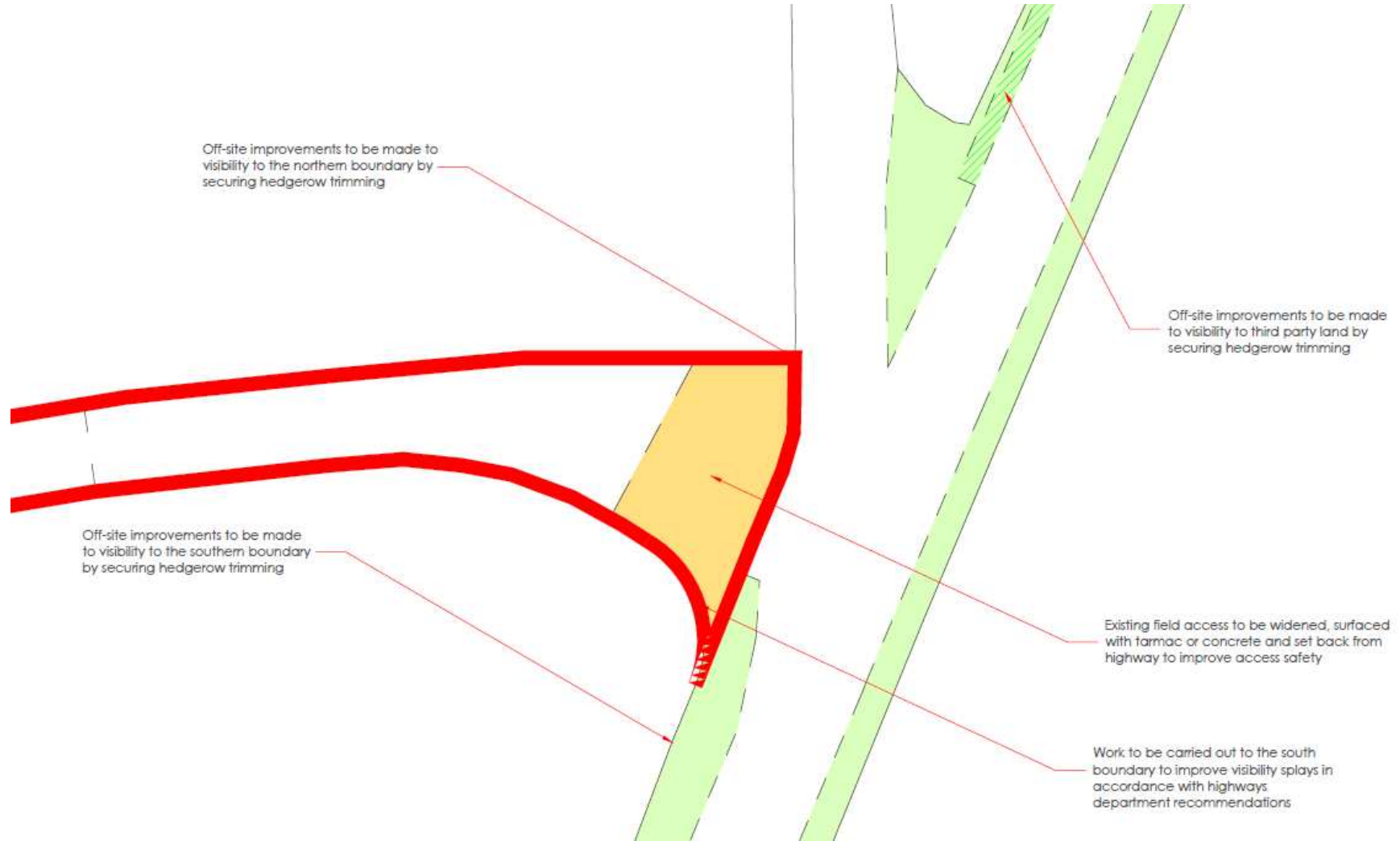
W/33092 Proposed Ground Floor Plans



W/33092 Proposed First Floor Plans



W/33092 Site Access Plan



W/33092 Side and Front Elevation



W/33092 Rear and Side Elevation



W/33092 Front Elevation & Extension



W/33092 Front Garden/Amenity Area



W/33092 Internal view



W/33092 Access drive



21.11.2017



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

**APPLICATIONS RECOMMENDED
FOR REFUSAL**

W/35041

W/35041

Site Location

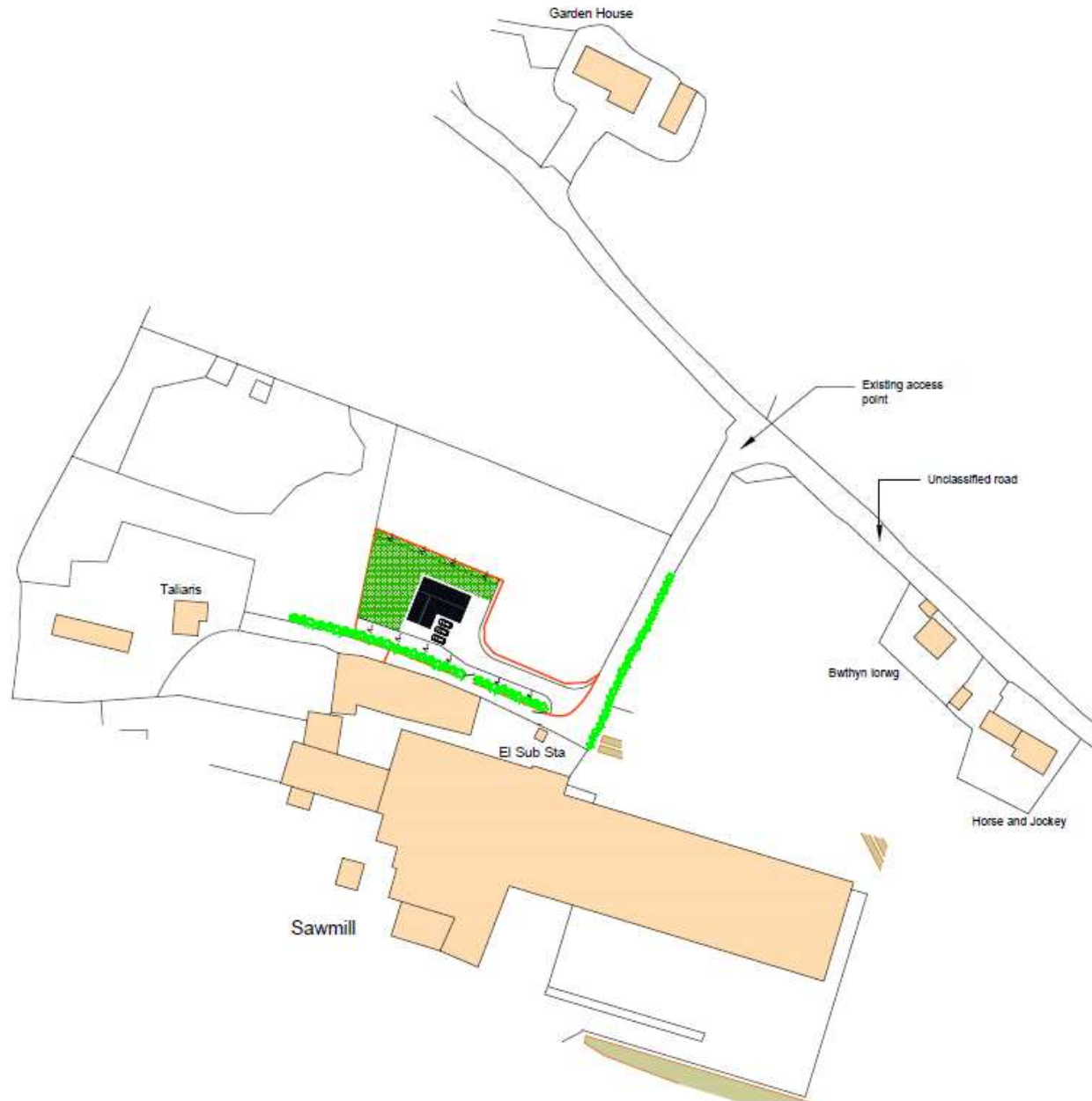


W/35041

Aerial Photo 2013/14



W/35041 Site Location Plan



W/35041 Indicative Layout Plan



BLOCK PLAN - 1/200

W/35041



W/35041



W/35041



W/35041

