

Dear Councillor

## PLANNING COMMITTEE - THURSDAY, 11TH JANUARY, 2018

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

Agenda No	Item
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- |    |  |
|----|--|
| 3. | <b><u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS</u></b> (Pages 3 - 98) |
|----|--|

Yours sincerely

*Mark James* CBE

Chief Executive

Encs



*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 11 IONAWR 2018  
ON 11 JANUARY 2018**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35215</b>
<i>Proposal &amp; Location</i>	RESIDENTIAL DEVELOPMENT FOR 51 DWELLINGS TOGETHER WITH ASSOCIATED WORKS AT LAND OFF CLOS Y BENALLT FAWR, FFOREST, SWANSEA, SA4 0TQ

### **DETAILS:**

#### **CONSULTATIONS**

**Llanedi Community Council** – Has re-submitted previous observations provided to the applicant as part of the pre-application consultation stage which took place prior to the submission of the application. The observations include the following concerns regarding the development:-

- The density is not in keeping with the adjacent development and exceeds that allocated in the LDP.
- The increased density will have an adverse impact on the community and Welsh language.
- The design of the houses does not compliment those of adjacent housing.
- The site and adjacent fields have environmental value which should be preserved.
- The need for a contribution towards the improvement of the play area at Bronallt Road.
- The proposal will exacerbate current traffic problems in the Hendy area.

**Neighbours/Public** - A number of further letters of objection have been received from neighbouring residents which reiterate previous concerns that have been summarised in the main report while also highlighting the following additional issues:

- Question the reliability of the ecological surveys submitted in support of the application and the need for the Authority's Planning Ecologist to scrutinise these.
- Lack of sufficient public consultation.
- Concerns that the occupiers of the dwellings backing onto the properties of Llanedi Road will not be able to maintain their rear gardens given the presence of retaining walls and lack of access.
- Potential pollution and flooding impacts upon the River Loughor.
- The introduction of a speed hump at the entrance to the development will cause noise and surface water problems.



- The plans submitted do not show sprinkler systems being fitted within the dwellings.

## **APPRAISAL**

The various concerns raised by Llanedi Community Council have been addressed in the main report presented to Members.

Turning to the additional concerns raised by neighbouring residents, suggestions that the ecological surveys submitted with the application are unreliable are unfounded in that they have been scrutinised by the Authority's Planning Ecologist and deemed to be acceptable for the purposes development. The Ecologist concurs with the conclusions of the surveys and has raised no objection to the development from an ecological perspective subject to the implementation of the tree protection and ecological enhancement measures detailed in the main report. These will be secured via the imposition of the conditions contained in the report.

Officers are satisfied that the proposal will have no unacceptable pollution or flooding impacts upon the River Loughor and the Authority's Ecologist and Natural Resources Wales have, again, raised no concerns in this regard. Members will have noted that condition no.8 of the main report requires the approval and implementation of a construction method statement as part of the development which will include measures to prevent any detriment to the surrounding environs including the River Loughor and its drainage catchment.

Suggestions that the development will include the introduction of a speed hump at the entrance to the site are mistaken in that it does not form part of the application nor shown on any of the drawings submitted.

Those dwellings proposed to the rear of the existing properties of Llanedi Road will have stepped accesses to the raised areas of the rear gardens that will provide safe access for maintenance purposes.

As to concerns regarding the publicity of the application, the original submission as well as subsequent amendments have all been publicised in accordance with the relevant statutory requirements.

Finally, the provision of sprinkler systems in new developments is a Building Regulations requirement and, as such, there is no requirement to provide details of these as part of the current planning application.

The recommendation to approve remains unchanged subject to the completion of a Section 106 Agreement and the imposition of the conditions contained in the main report.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/36429</b>
<i>Proposal &amp; Location</i>	TWO STOREY SIDE EXTENSION WITH A CAR PORT TO THE GROUND LEVEL AT 36 STRADEY PARK AVENUE, LLANELLI, SA15 3EF

### **DETAILS:**

### **CONSULTATIONS**

**Local Member** – County Councillor J Jenkins requested a site visit on the following grounds:

My grounds for requesting such is that there are two aspects of the application that are highly subjective and I believe that Planning Committee members need to see the site for themselves so that they can make decision on whether the application will result in an over-bearance and loss of light to the immediate neighbour at 38 Stradey Park Avenue and also that the application would result in a change of character to the street scene of Stradey Park Avenue given the infilling of the space to the side of the property would give the appearance of changing the character of the north side of Stradey Park Avenue from a lightly dense street of semi-detached properties into a more dense terraced-effect style of frontage.

**Neighbours/Public** – Further letters of objection have been received from a neighbouring resident who have already raised an objection to the proposal. They have raised the following concerns:-

- Such a small separation distance from this two storey extension, will mean overshadowing of the whole of the eastern side of our home and completely overwhelm it.
- We feel that the proposal is in breach of Carmarthenshire County Council's planning policy GP6.
- Adversely affected in that our amenity of natural light would be reduced to an unacceptable level.
- The deprivation of natural light would have an adverse effect on our health and well-being and enjoyment of our home.

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

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

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35028</b>
<i>Proposal &amp; Location</i>	TWO STOREY DWELLING AT 15A BRYNCAERAU, TRIMSARAN, KIDWELLY, SA17 4DW

### **DETAILS:**

#### **CONSULTATIONS**

**Head of Highways and Transport** - Has provided further information on the severity of the visibility shortfall as follows. Please note that the proposed central access has been assessed as well as alternative locations for the access point, all of which fall considerably short on the required access visibility.

The Head of Highways and Transport states:-

*“The site fronts the B4308 subject to a statutory speed limit of 30mph. A new vehicular access at this location requires a visibility splay of 2.4m x 43m either side of the proposed access in relation to the near edge of carriageway. Please see below the existing visibility:*

#### Access located centrally:

- *West side – 17m*
- *East side – 19m*

#### Access located adjacent to the east boundary:

- *West side – 30m*
- *East side 7m (18m if first pillar removed).*

#### Access located adjacent to the west boundary:

- *West side – 13m*
- *East side – 26m”*

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***Y PWYLLGOR  
CYNLLUNIO***

***11 IONAWR 2018***

***RHANBARTH Y DE***

**PLANNING  
COMMITTEE**

**11 JANUARY 2018**

**AREA SOUTH**

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

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

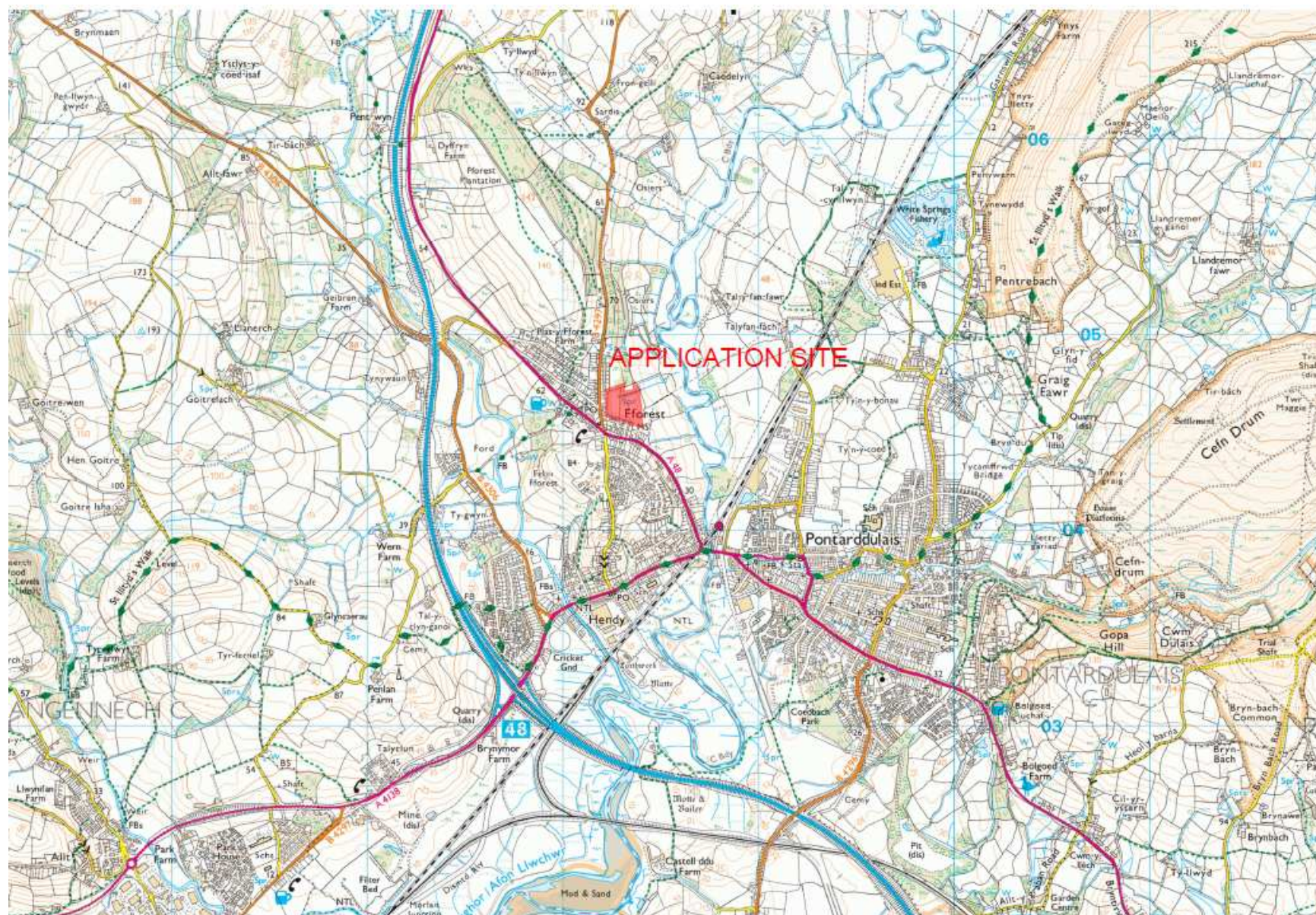


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# S/35215



# S/35215





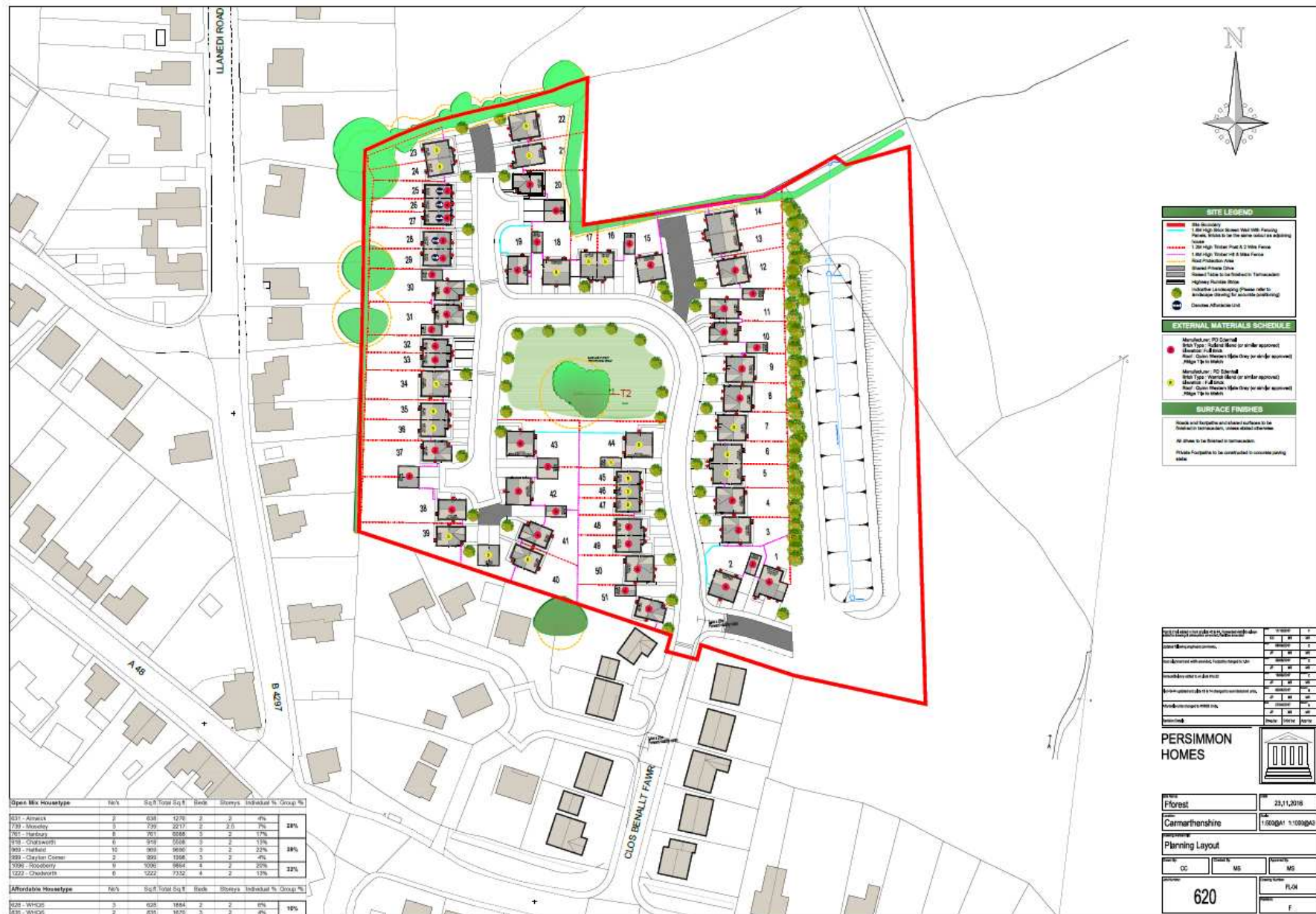
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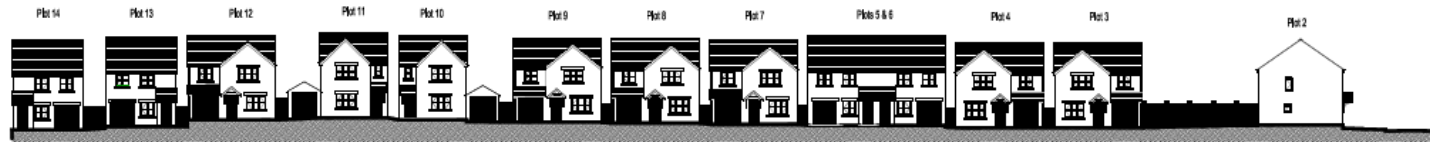




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# S/35215



SECTION 1-1



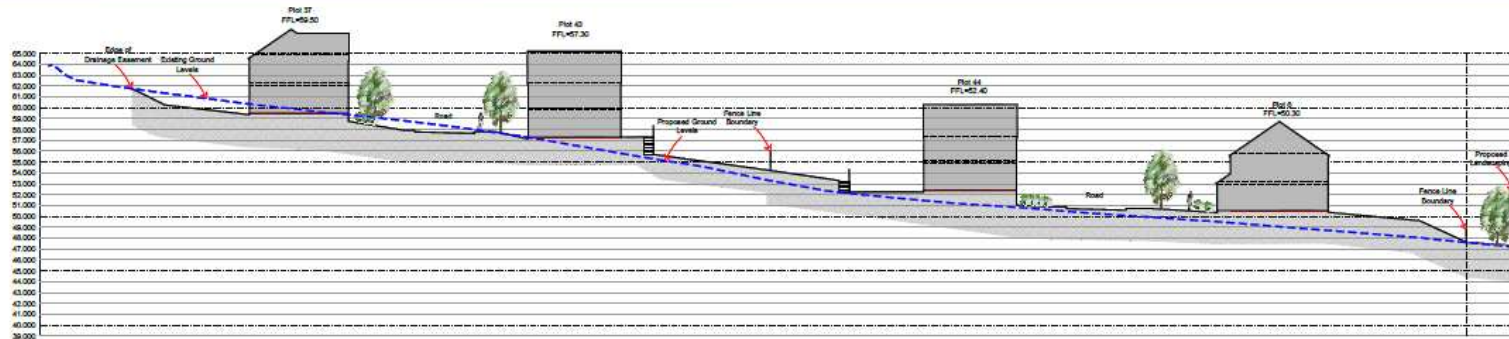
SECTION 2-2



SITE NAME: PFOREST  
DRAWING TITLE: STREET ELEVATIONS  
DRAWING NO: SE-01  
SCALE: 1:250@A1, 1:500@A3  
REV: 1  
DATE: 21.02.17

PFOREST

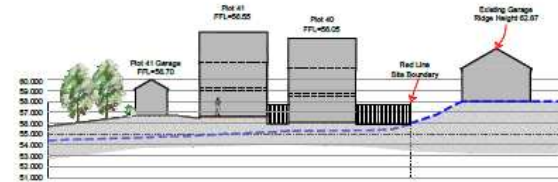
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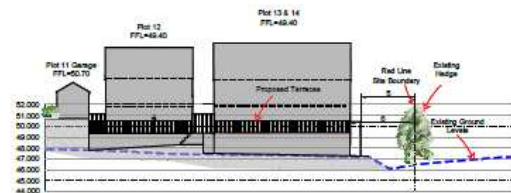
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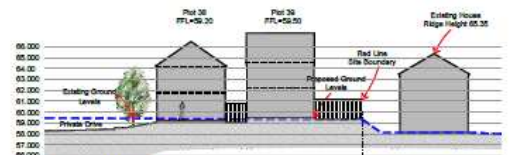
SECTION 5-5



SECTION 8-8



SECTION 6-6



SECTION 7-7



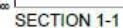
REV C - SECTIONS 7-7 & 8-8 AMENDED  
30/11/17 CC  
REV A - SECTIONS AMENDED IN ACCORDANCE WITH  
LATEST ENGINEERING LAYOUT 05/01/17 CC



SITE NAME: FFOREST  
DRAWING TITLE: SITE CROSS SECTION  
DRAWING NO: SCS42  
SCALE: 1:100@A1, 1:200@A3  
REV: B  
DATE: 17.08.2017

FFOREST



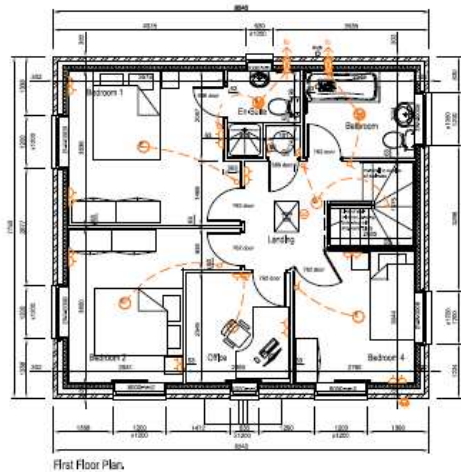
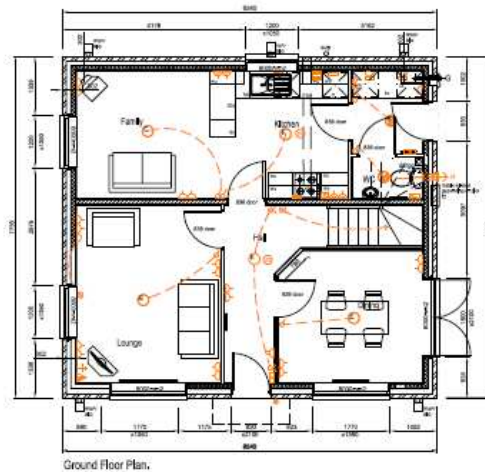


**PERSIMMON**  
Together, we make a home

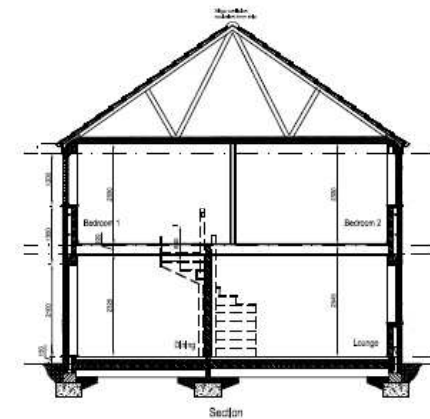
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DRAWING TITLE: SITE CROSS SECTION  
DRAWING NO: SC5-01  
SCALE: 1:100@A1, 1:200@A3  
REV: B  
DATE: 17.08.2017

## Page 19

113m2 4 bed house requires EQUIVALENT  
55'000mm2 trickle ventilation. All vent rates  
shown are EQUIVALENT rates - total  
76'000mm2



- [illegible]

[illegible]

Rev A - C/O detector added 2500129/III  
Rev B - Pass bathroom window certified 2204135/IV  
Rev C - elec. amend. as group review 250413 MRR  
Rev D - Gopher 1 is position amended

PERSIMMON  
HOMES

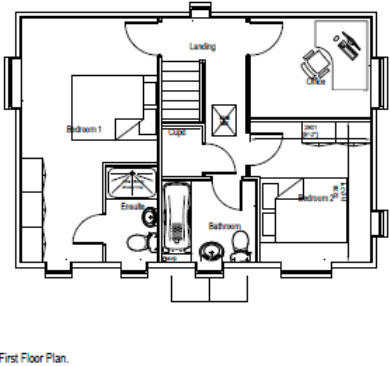
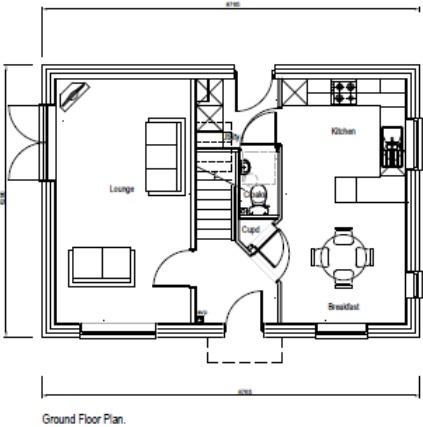
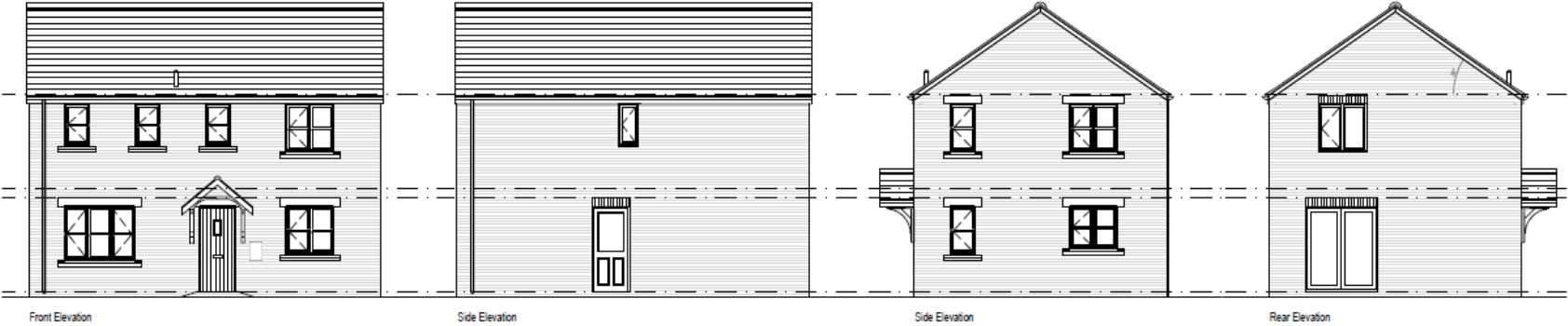
1222 sqft	
Chedworth Special	171273
CDC-WD06, SP	50@A1, 100@A3
Plans & Elevations ( Village )	
	Rev 0


# S/35215



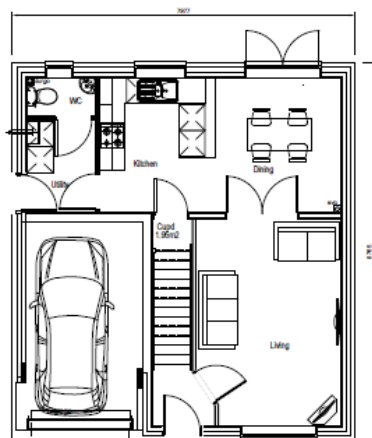


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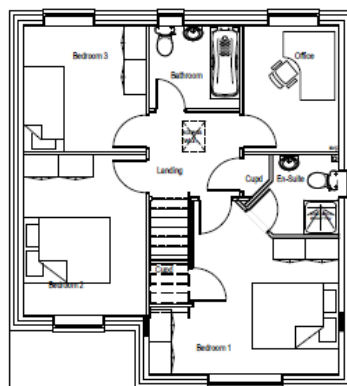


PERSIMMON HOMES	
	
999sqft	
Clayton Corner (Village)	170413
CCA-WD16	50@A1, 100@A3
Plans & Elevations (Planning)	
Rev C	

# S/35215



Ground Floor Plan



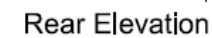
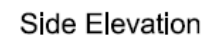
First Floor Plan

PERSIMMON  
HOMES



1000sqft	
Roseberry (Village)	100013
RS-WD16	50@A1, 100@A2
Plans & Elevations (Planning)	
	Rev 0

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PERSIMMON  
HOMES



628 sqft	
628-WHQ5	000012
628-WHQ5-WD01	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev / -

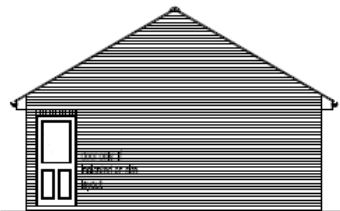
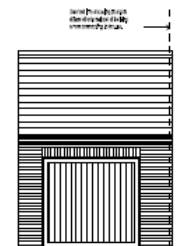
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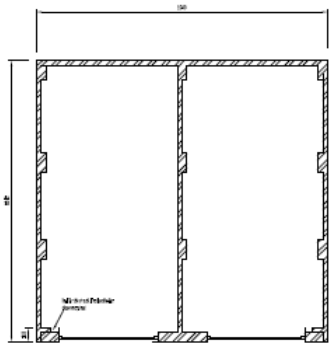
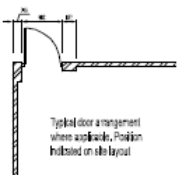
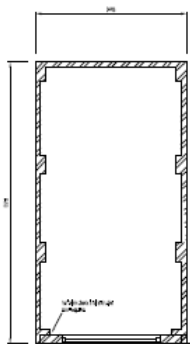
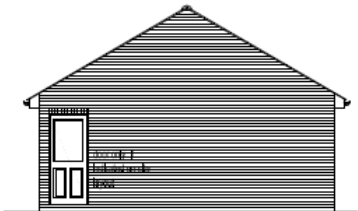
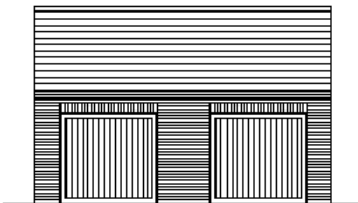
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## Garages

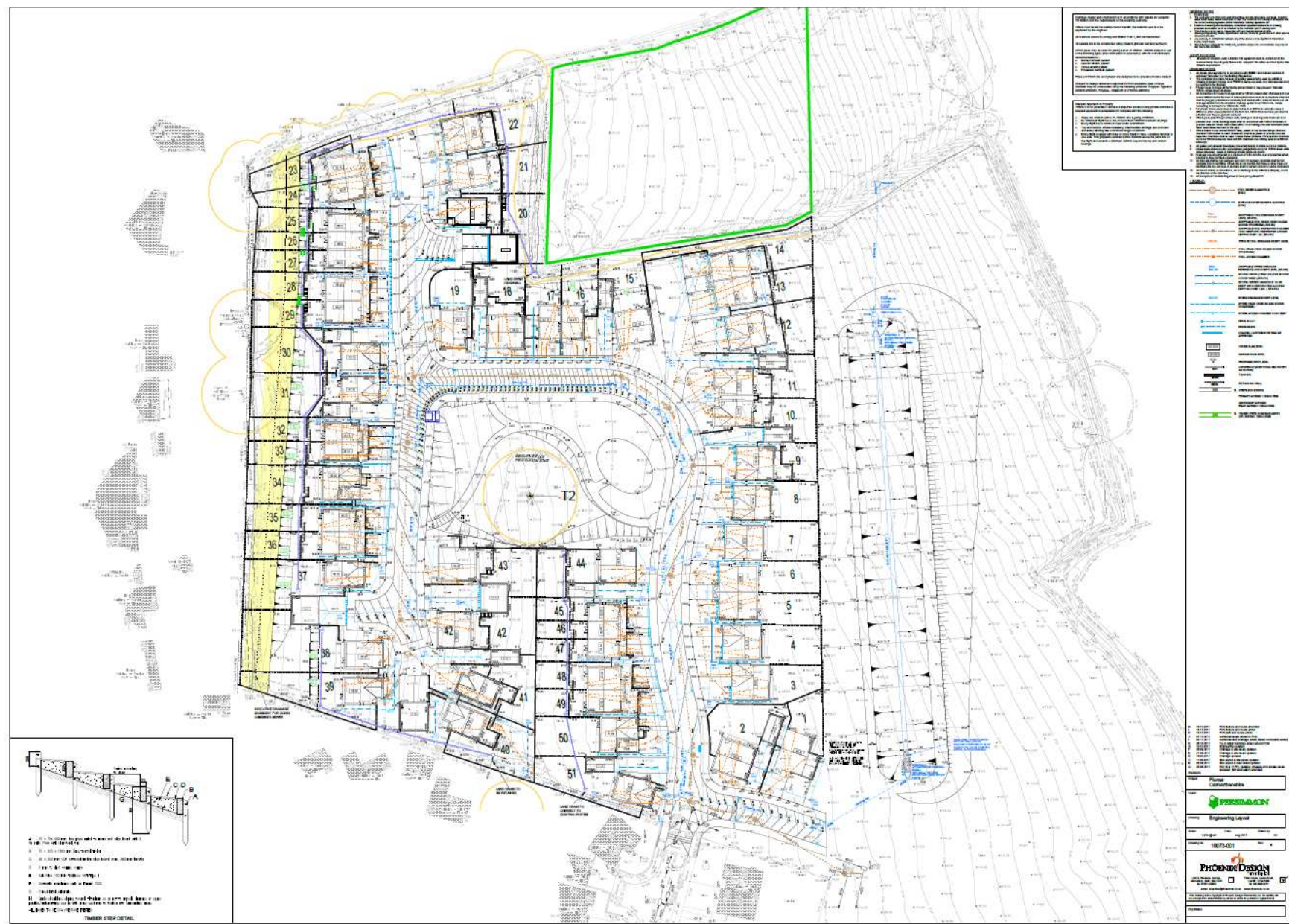
### Single



### Double / Single



PERSIMMON HOMES	
	
Sqft	
Single / Double Garage	Date 17/01/2014
SGD-01	SGD-A1, 100@A3
Plans and Elevations	

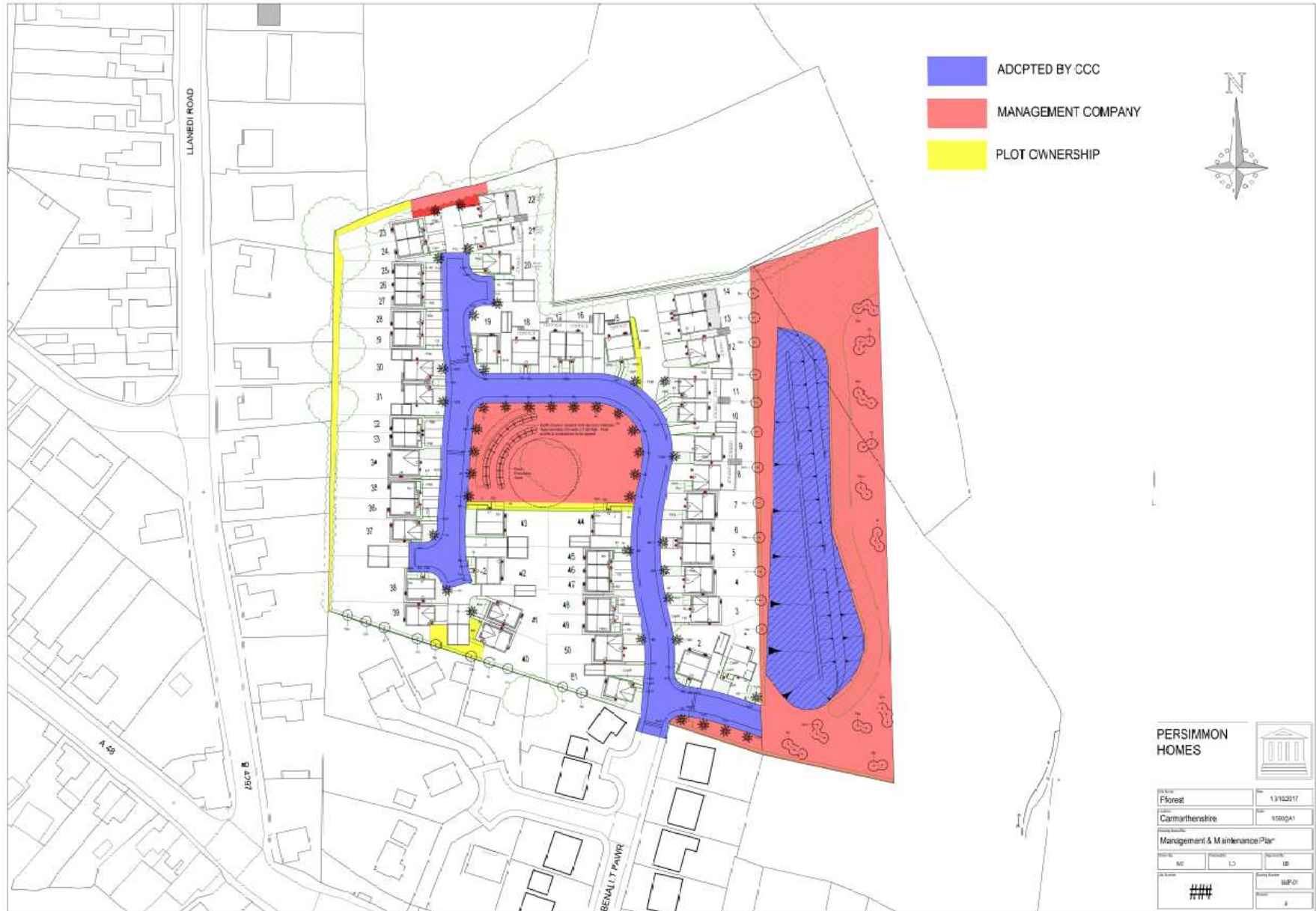




**S/35215**



# S/35215





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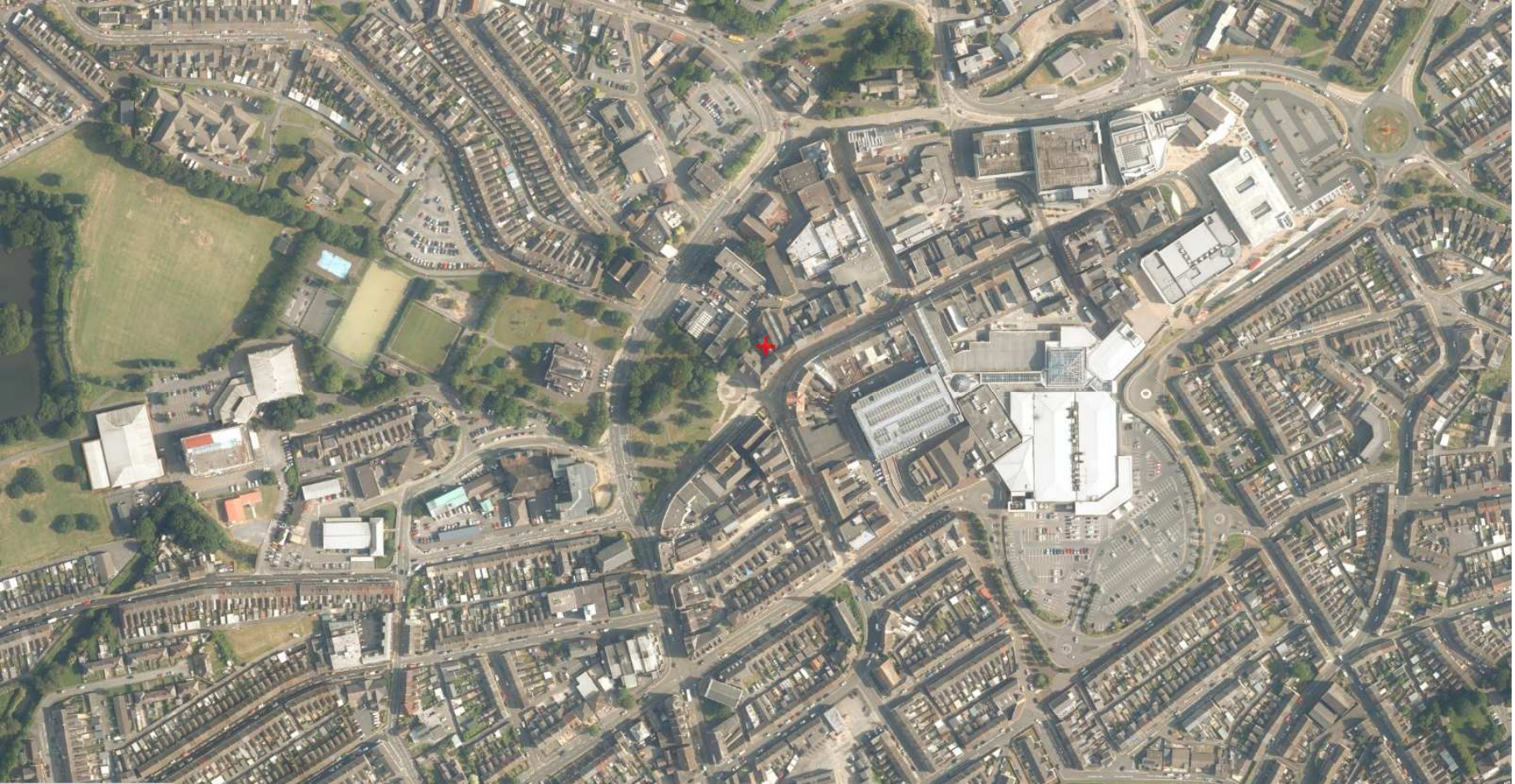
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# S/35962



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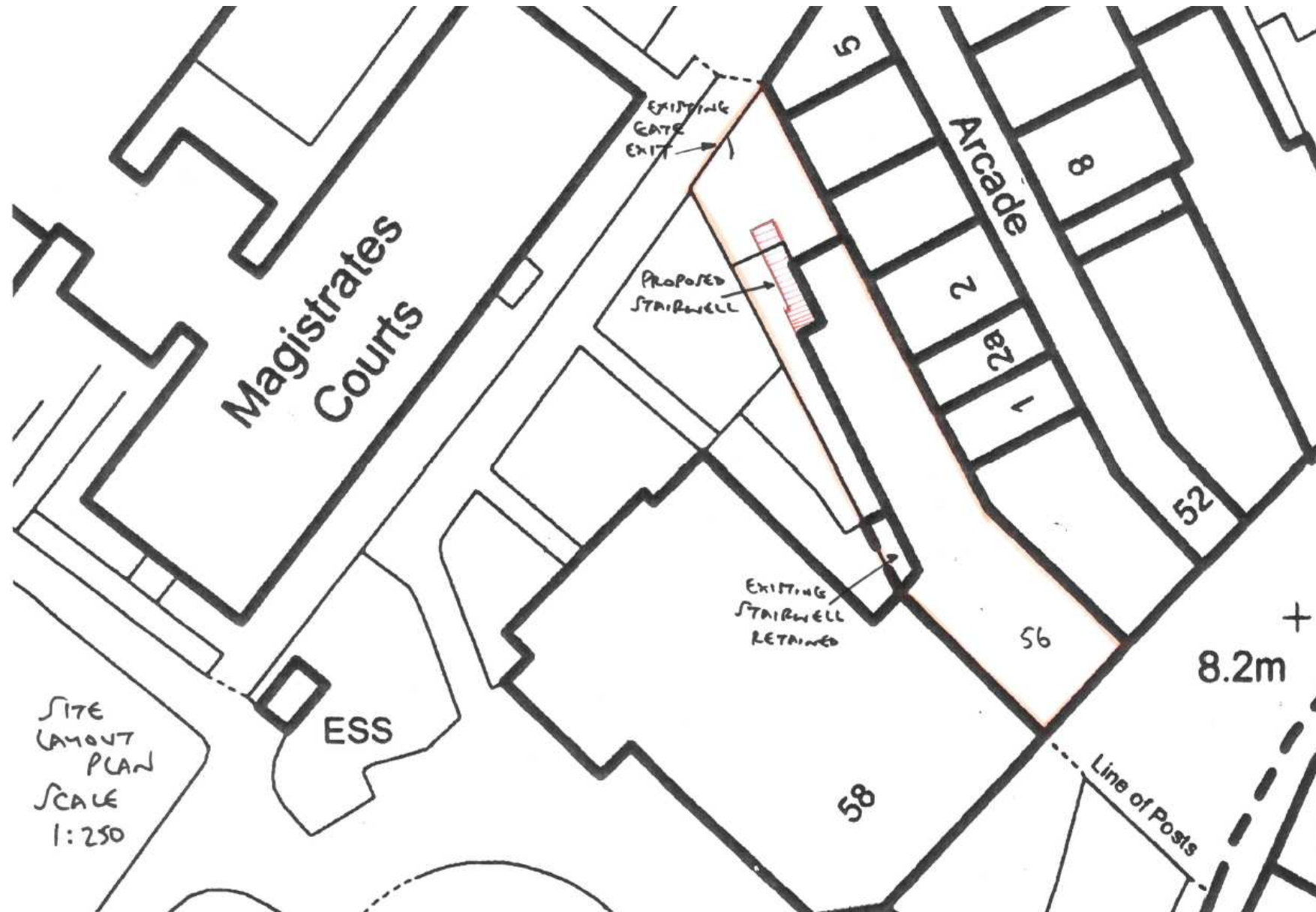




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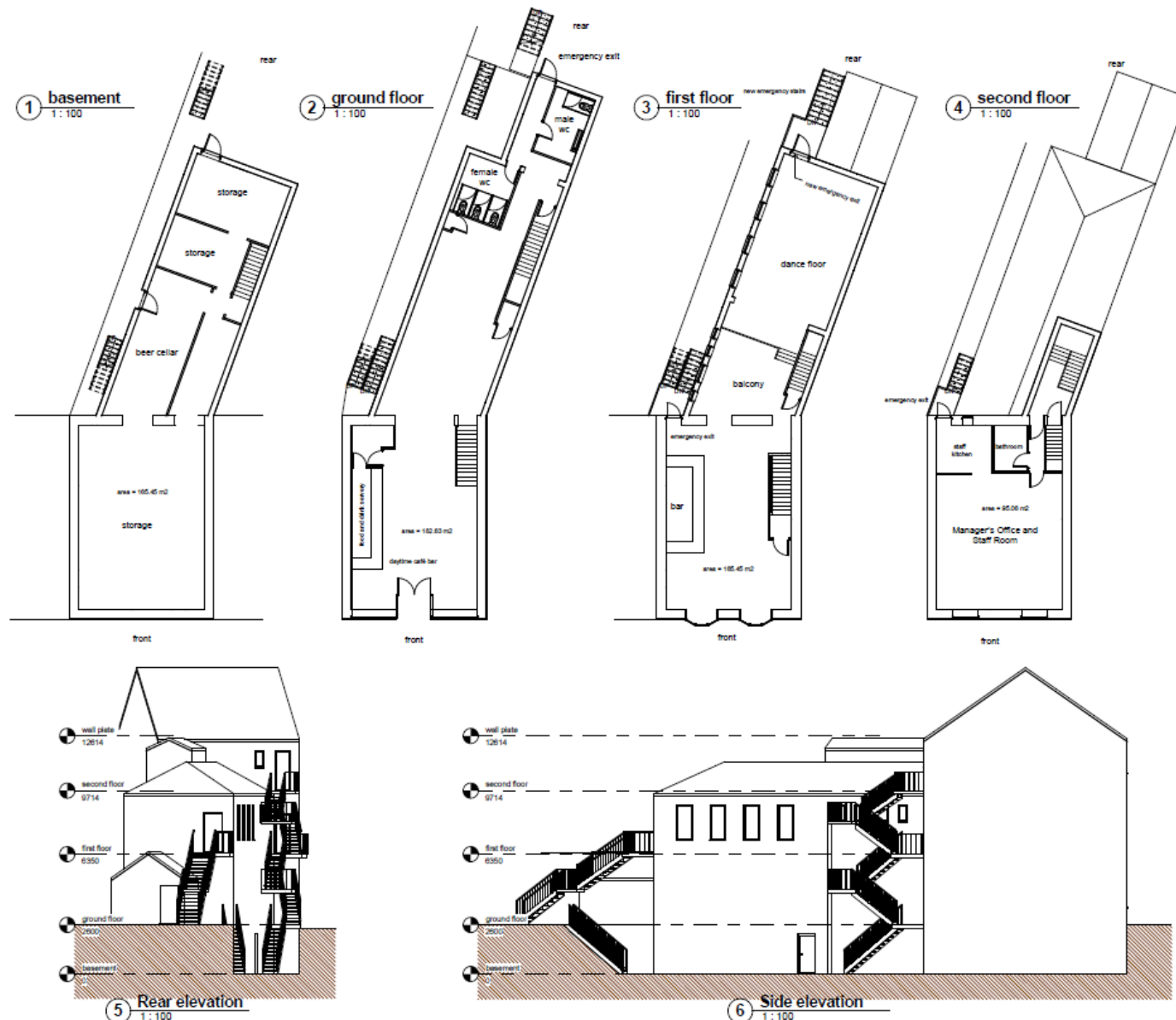
# S/35962





# S/35962

# Proposed



Rev	Description	Date

CODE SUSTAINABILITY DESCRIPTION

STATUS PURPOSE OF ISSUE

Proposed new emergency exit and stair case

PROJECT

Mayhem

Mayhem night club, Llanelli

DRAWN BY Author

CHECKED BY Checker

DATE 26/07/2017

SCALE (B A1) 1:100 PROJECT NUMBER Project Number

DRAWING NUMBER A101 REV



S/35962



S/35962





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## PLANNING



SAURO  
ARCHITECTURAL DESIGN

Rev. No.	Checked	Sheet Size
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**SAURO ARCHITECTURAL DESIGN**  
9 ELLISTON TERRACE, CARMARTHEN  
CARMARTHENSHIRE, SA31 1NA,  
Tel: 01267 233 686  
email: [info@sauroarchitectural.co.uk](mailto:info@sauroarchitectural.co.uk)  
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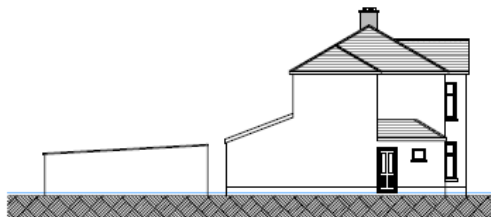


# S/36429

## EXISTING FLOOR PLANS & ELEVATIONS



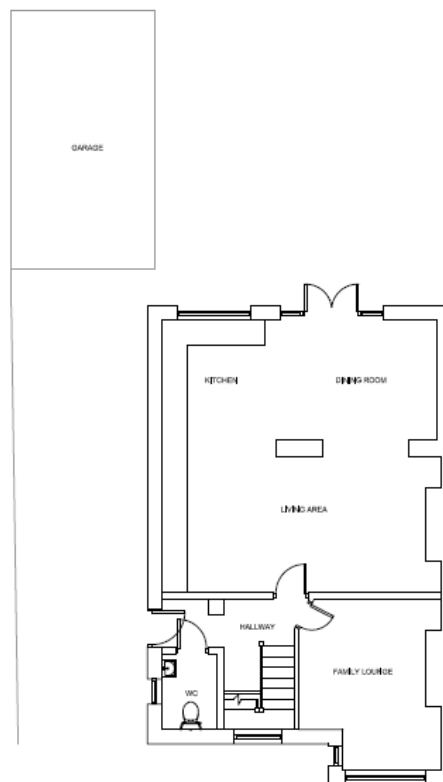
Existing Front Elevation 1:100



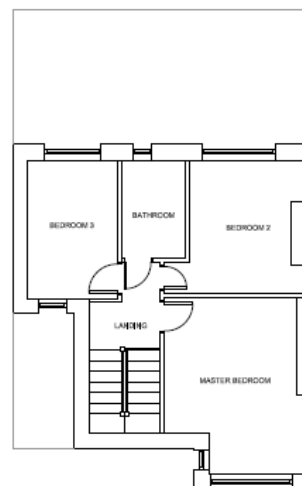
Existing Side Elevation 1:100



Existing Rear Elevation 1:100



Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

THIS DRAWING IS SUBJECT TO LOCAL PLANNING AND ALL OTHER APPLICABLE LEGISLATION, ALL BUILDINGS MUST COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS, AS APPLICABLE, AND BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT BY ANY OTHER PARTY.

### SURVEY

Project	Drawn by	Date



Mr. Carl Brown  
Project No.  
16 Stray Park Avenue, Llanelli, SA19 3PP

### Drawing Title

EXISTING FLOOR PLANS & ELEVATIONS

Date: 11/05/10 Drawn by: 1

Scale: 1/100/50

Date: 17/10/17 Job No: 736 Drawing No: 01

Revised: - Checked: Drawn by: AT

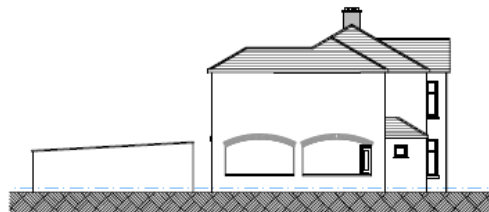
SAURO ARCHITECTURAL DESIGN  
8 SLEIGHTON TERRACE, CARMARTHEN  
CARMARTHENSHIRE, SA31 3HA,  
TEL: 01597 233 884  
email: design@sauroarchitectural.co.uk  
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# S/36429

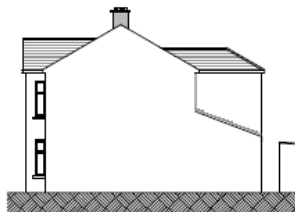
PROPOSED FLOOR PLANS & ELEVATIONS



Proposed Front Elevation 1:100



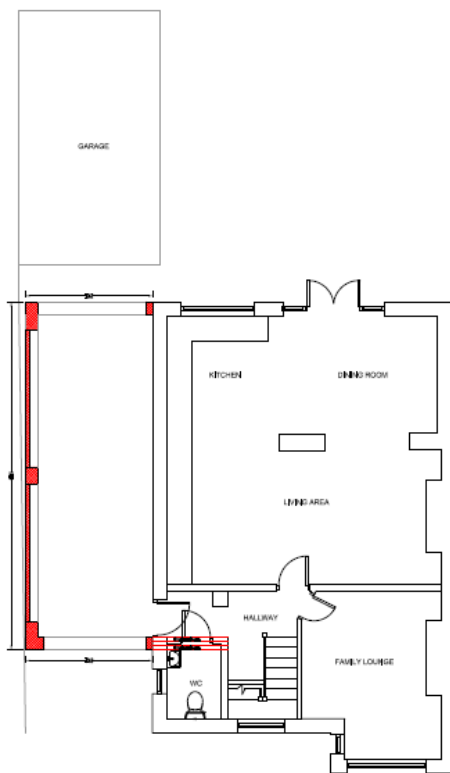
Proposed Side Elevation 1:100



Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

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## PLANNING

Number	Description	Date



SAURO ARCHITECTURAL DESIGN  
9 ELSTON TERRACE, CARMARTHEN  
SA31 1HA, UK  
Tel: 01267 233 004  
Email: info@sauroarchitectural.co.uk

Project No	38 Strady Park Avenue, Llandil, SA15 3DF
Drawn by	1
Scale	1:100/50
Date	17/10/2017
Rev'd	02
Drawn by	A1

SAURO ARCHITECTURAL DESIGN  
9 ELSTON TERRACE, CARMARTHEN  
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**S/36429**



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

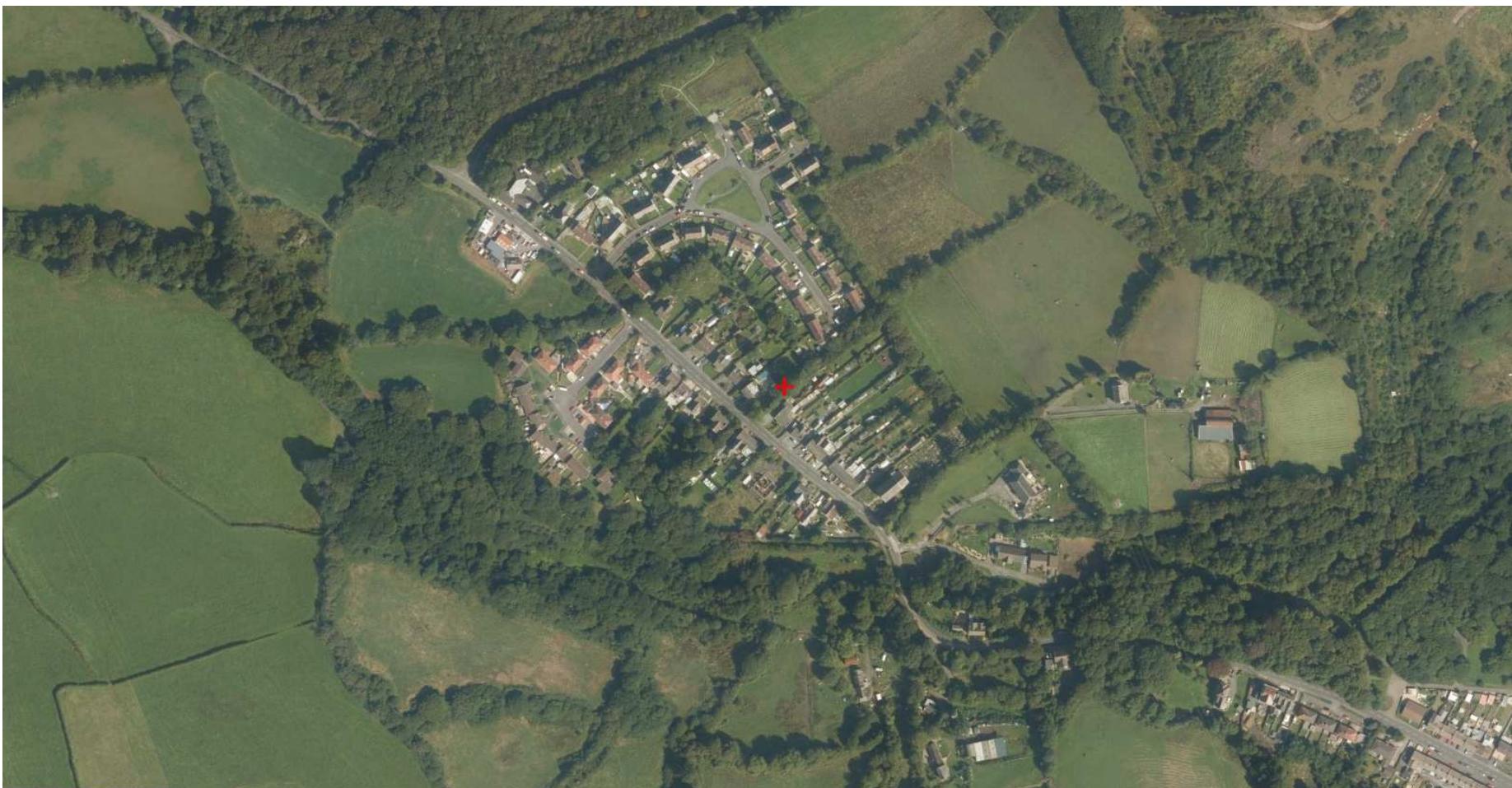
## **APPLICATIONS RECOMMENDED FOR REFUSAL**



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# S/35028

**S/35028**





**S/35028**



**S/35028**



# S/35028





**West Wales Biodiversity Information Centre**



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## SN 44420 05235

This is a data search for protected and priority species, other species of conservation concern and locally important species within 1 km of the site.

Please see the species list for more detail.

### Legend

Site  
1 km buffer

### Species Records

**Designation**

- 1 - Protected and priority species  
 2 - Other species of conservation concern  
 3 - Locally important species

2



**S/35028**





S/35028





**S/35028**





**S/35028**





**S/35028**





**S/35028**





**S/35028**





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