

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 8TH FEBRUARY, 2018

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

Agenda No	Item
-----------	------

- | | |
|-----|---|
| 3.1 | <u>E/35356 - IMPROVEMENT TO EXISTING FIELD ACCESS TO FACILITATE ACCESS TO A 5 CARAVAN CL SITE AT LAND AT BRYNHYFRYD, TALLEY ROAD, LLANDEILO, SA19 7HU (Pages 5 - 20)</u> |
| 4. | <u>AREA EAST - DETERMINATION OF PLANNING APPLICATIONS (Pages 21 - 40)</u> |
| 5. | <u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS (Pages 41 - 60)</u> |
| 6. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS (Pages 61 - 130)</u> |

Yours sincerely

Mark James CBE

Chief Executive

Encs.

This page is intentionally left blank



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

***08 CHWEFROR
2018***

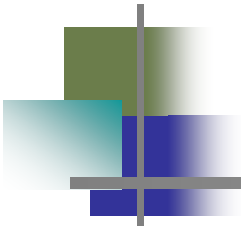
**08 FEBRUARY
2018**

***RHANBARTH Y
DWYRAIN***

**AREA
EAST**

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

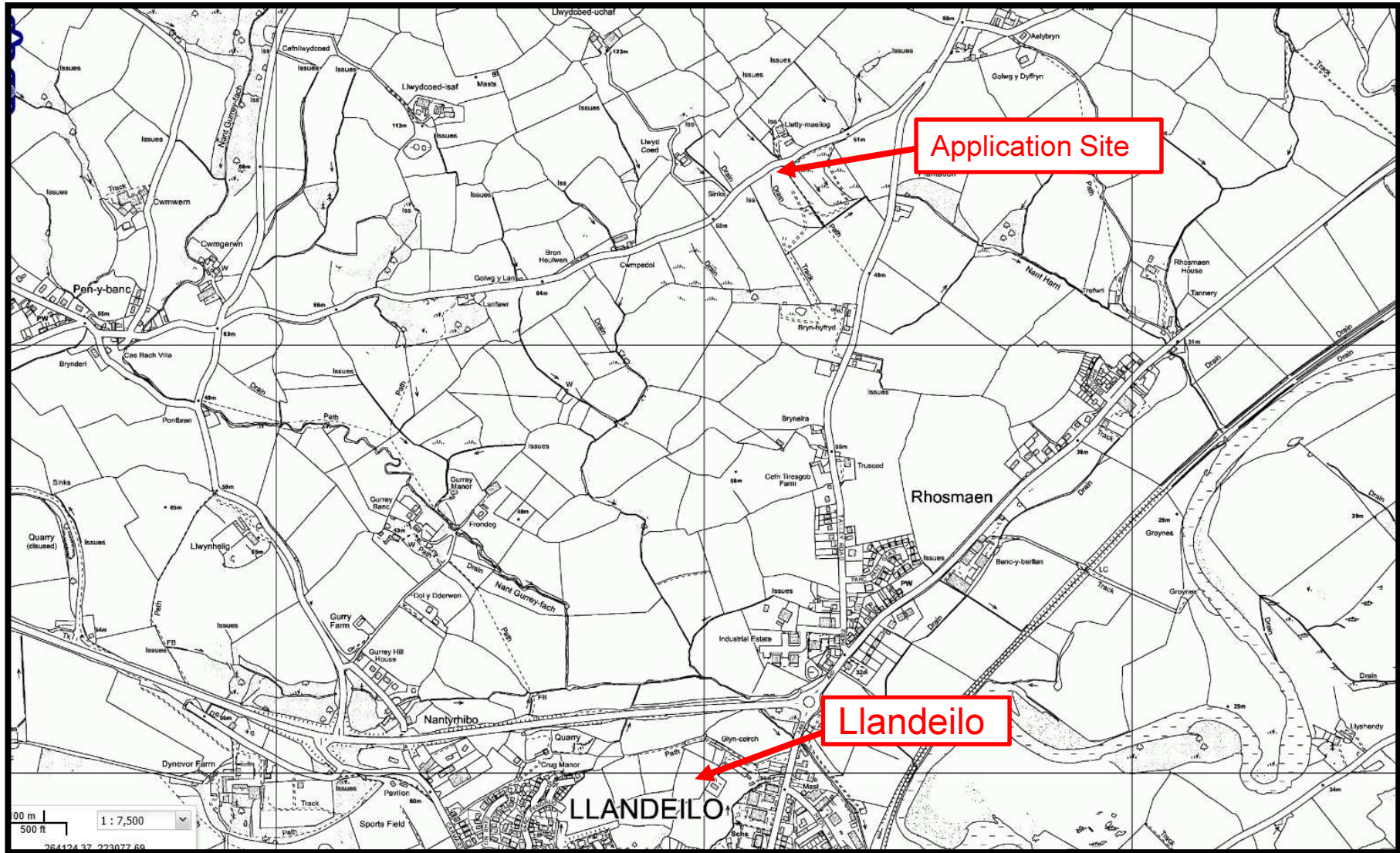
**APPLICATIONS RECOMMENDED
FOR APPROVAL**



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

Page 12



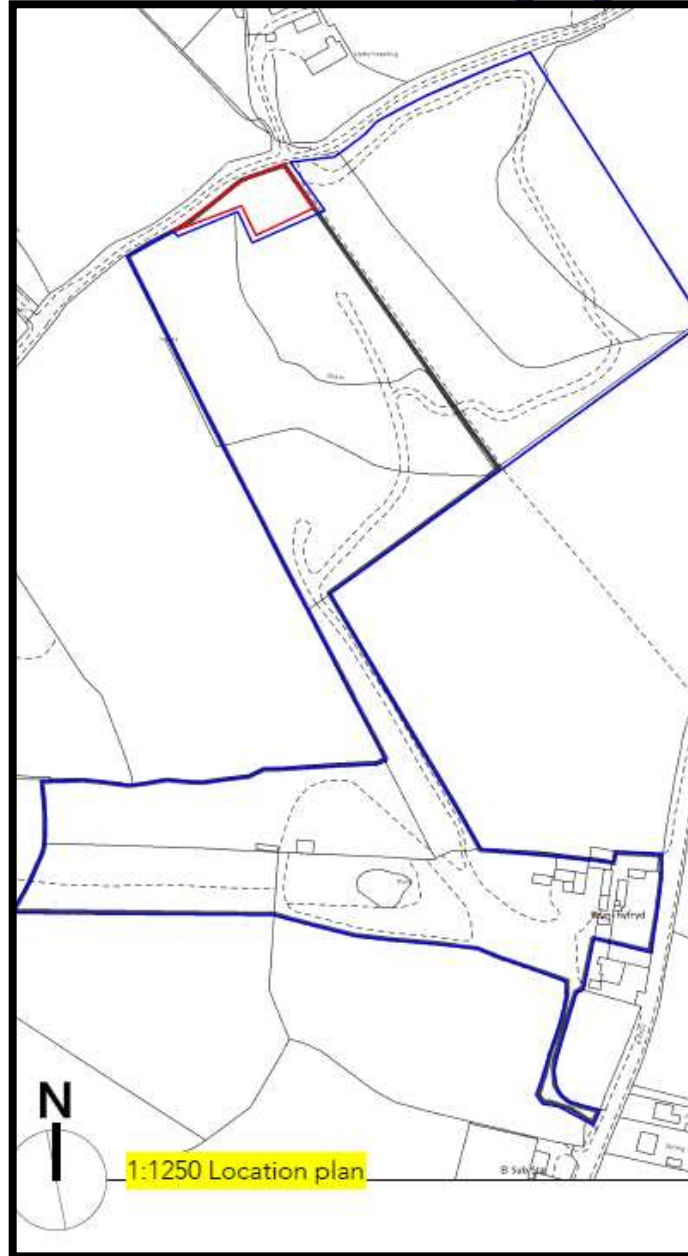
E/35356

Site Photo



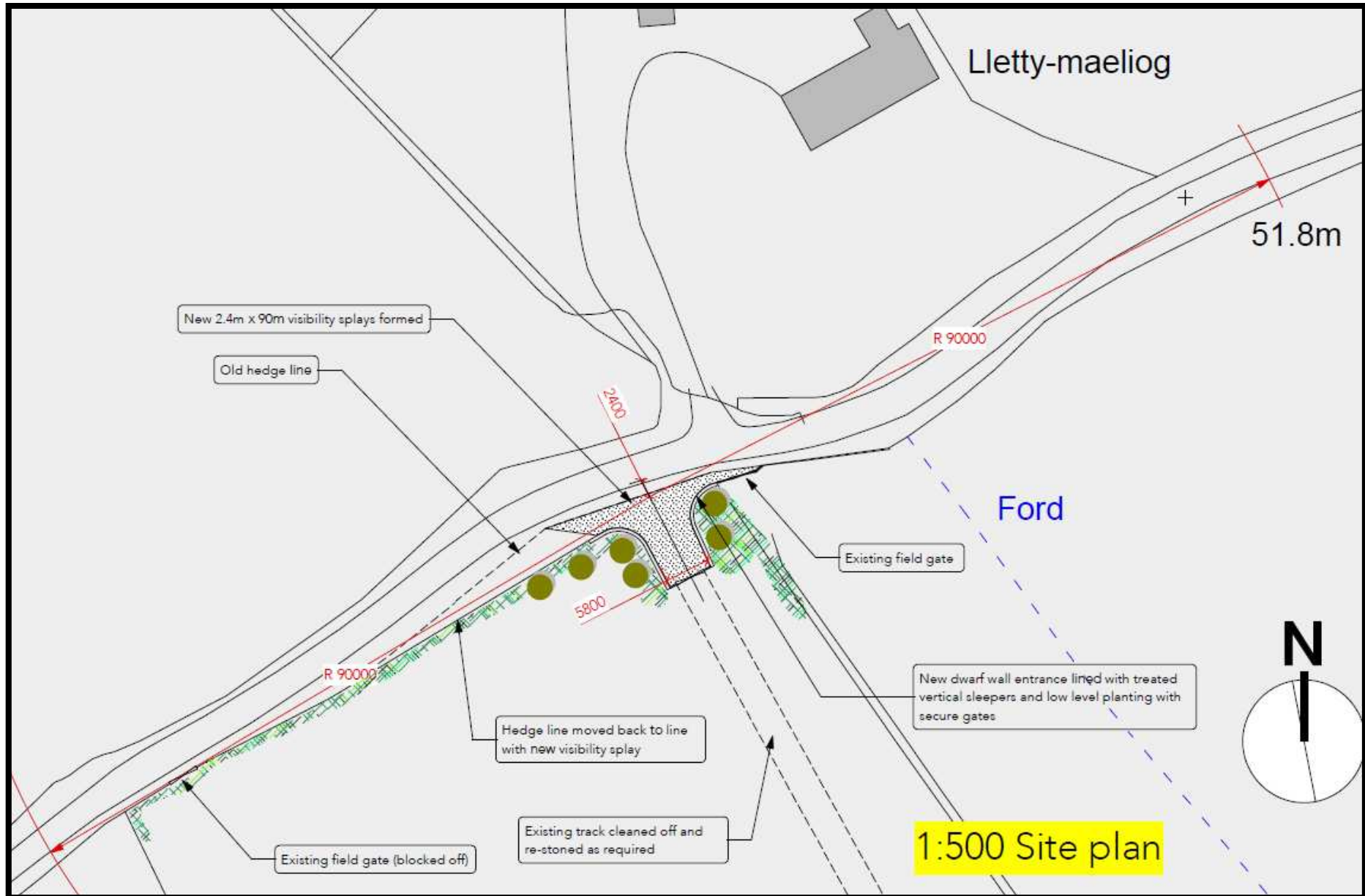
E/35356

Application Site



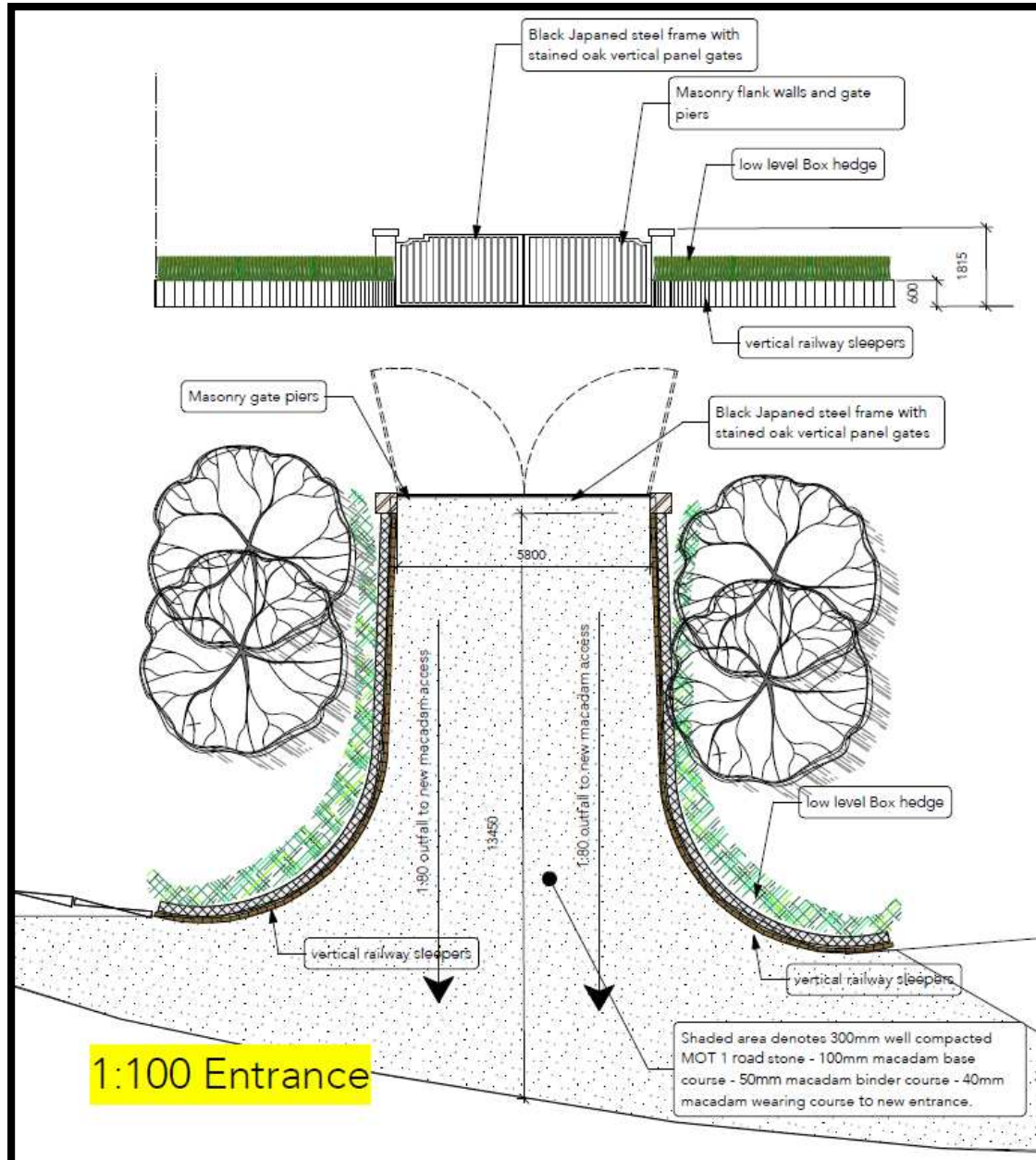
E/35356

Site Plan



E/35356

Layout and Elevation Plan



E/35356

Junction of B4302 and C2118



E/35356

Junction of B4302 and C2118





***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

***08 CHWEFROR
2018***

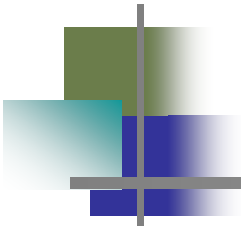
**08 FEBRUARY
2018**

***RHANBARTH Y
DWYRAIN***

**AREA
EAST**

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

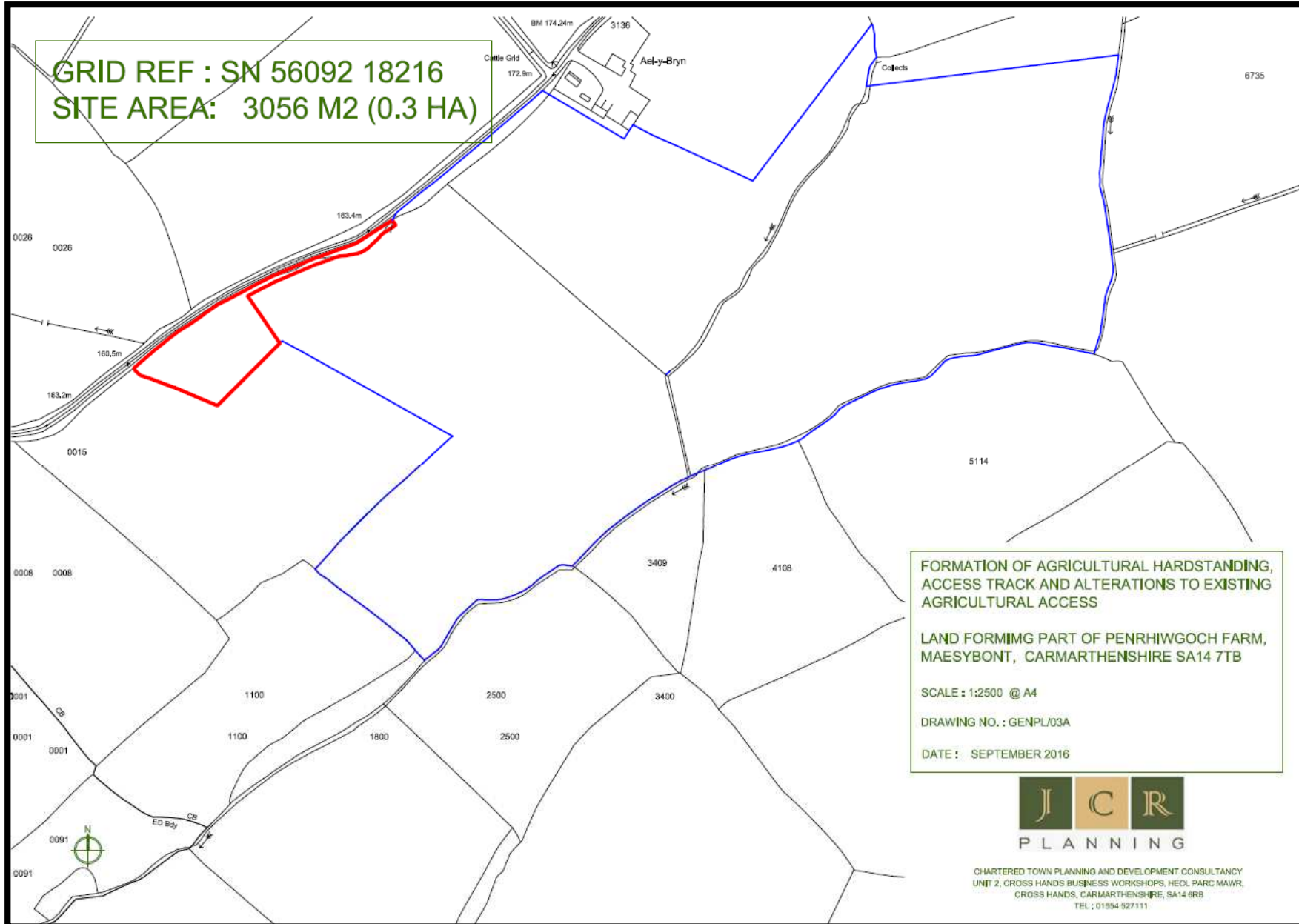
**APPLICATIONS RECOMMENDED
FOR APPROVAL**

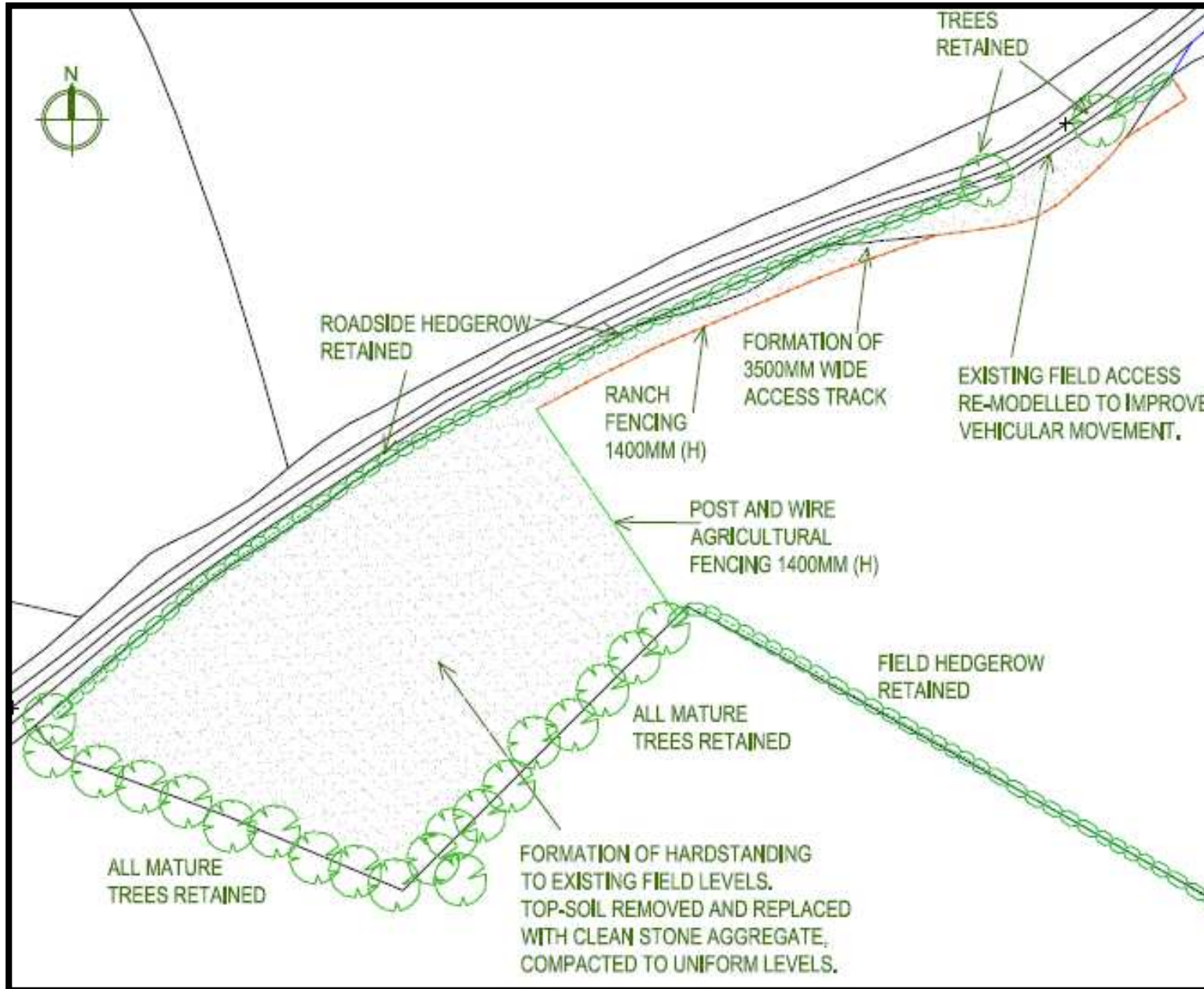


E/35139

E/35139

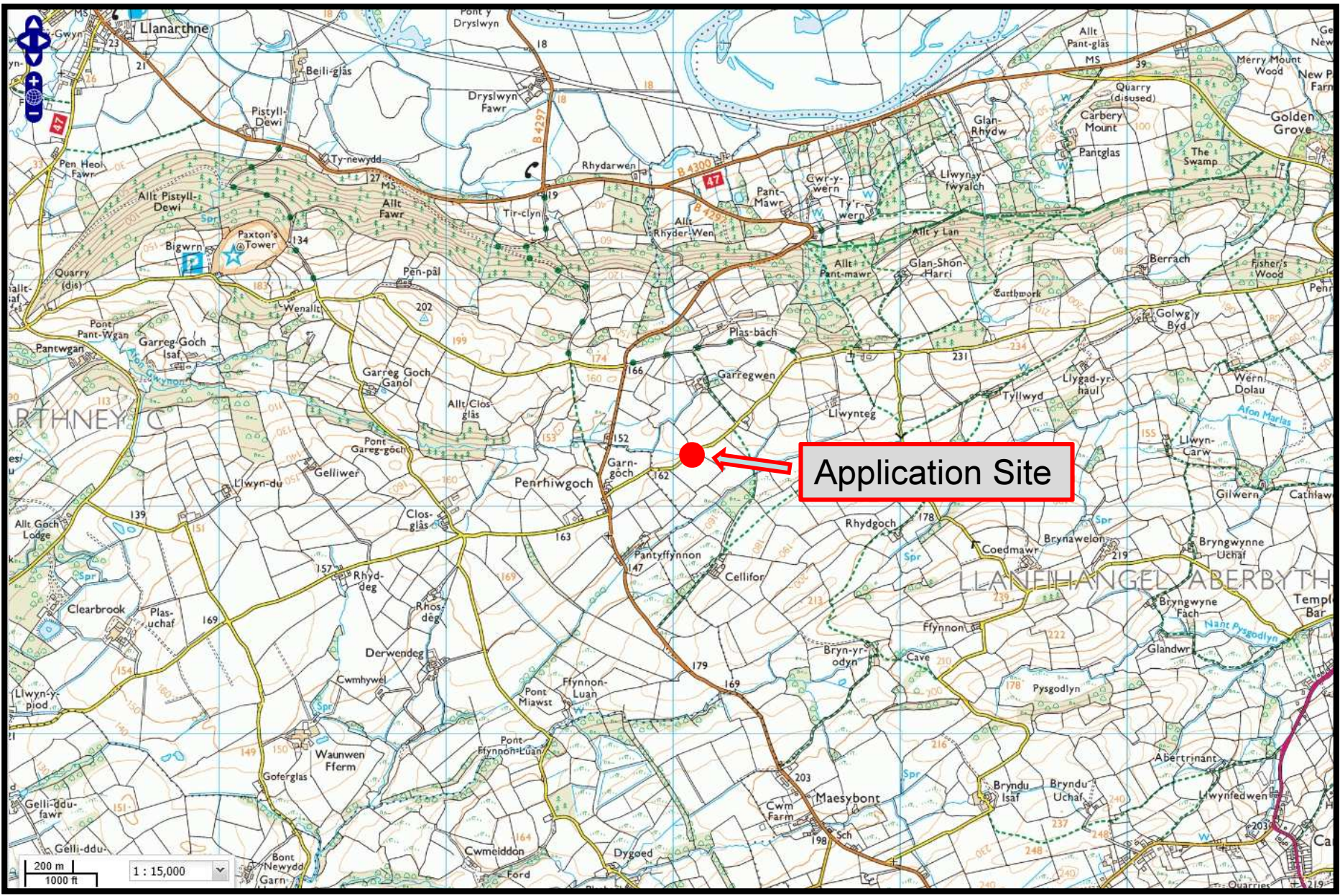
Location Plan





E/35139

Location of Site



E/35139

OS Map showing position of Pond



E/35139 Aerial Photo 2013-2014



E/35139 Aerial Photo 2009-2010



E/35139

Aerial Photo 2006



E/35139 Aerial Photo 1999-2001



E/35139 Ecology Compensation Scheme



E/35139

Site Entrance



E/35139 View of access track from the east (Spring)



E/35139 View of access track from the east (Summer)



E/35139

View of Hardstanding from the east



E/35139 view of hardstanding from south-east



E/35139

Silage/Implement storage



E/35139

View of Hardstanding from the west



E/35139 View of Hardstanding from the west





**Y PWYLLGOR
CYNLLUNIO**

**PLANNING
COMMITTEE**

08 CHWEFROR 2018

08 FEBRUARY 2018

RHANBARTH Y DE

AREA SOUTH

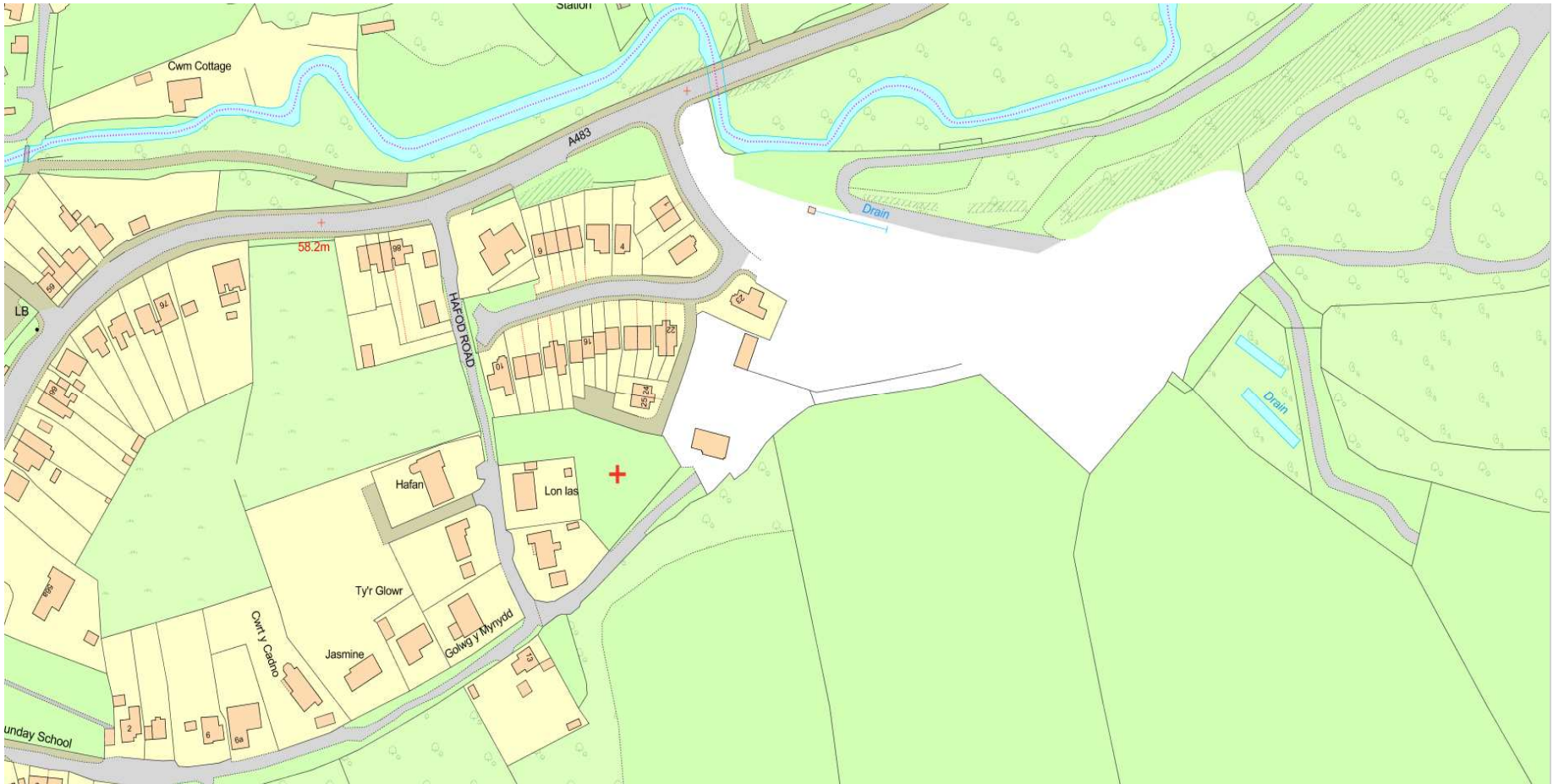
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/35645

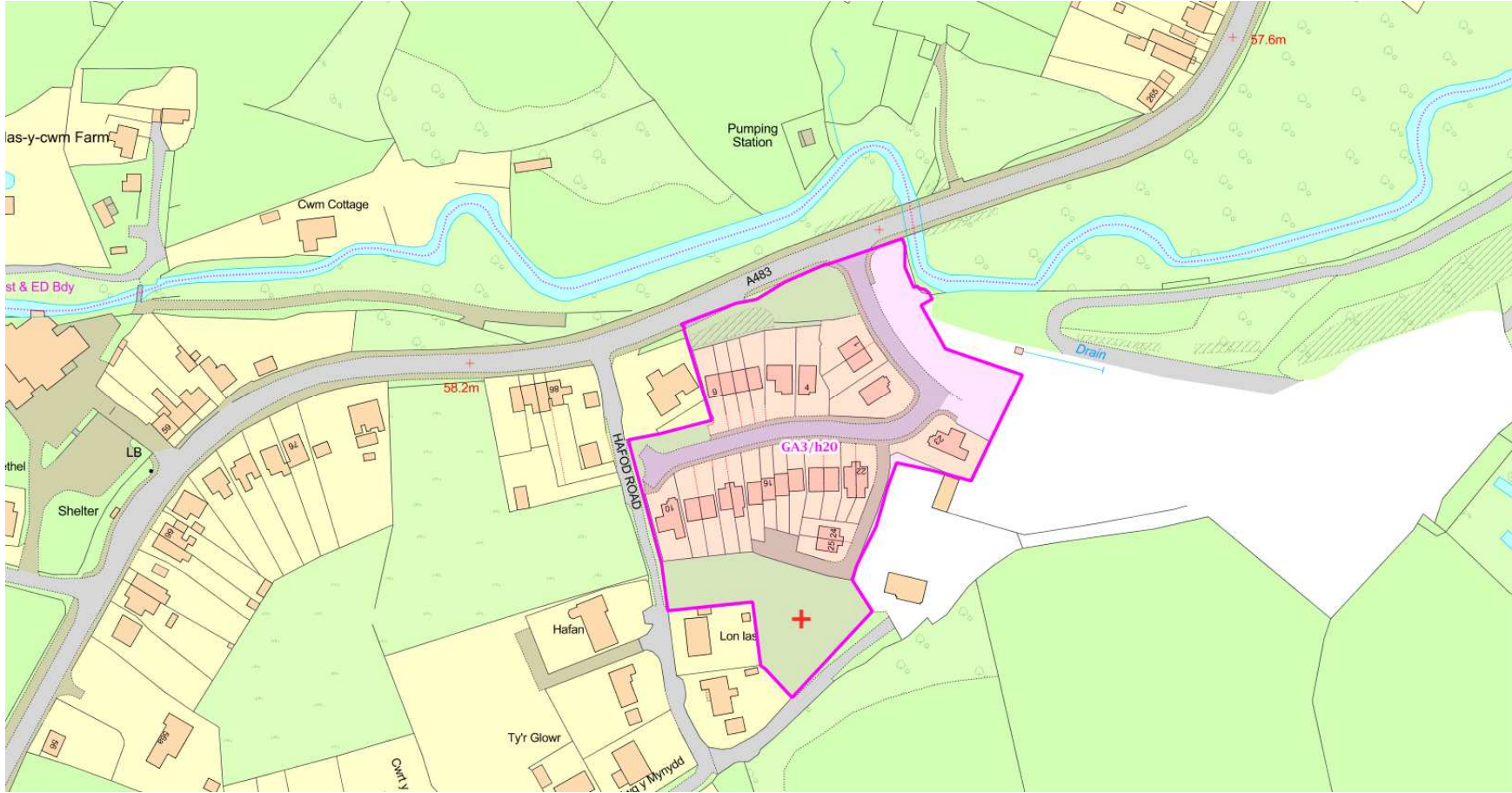
S/35645



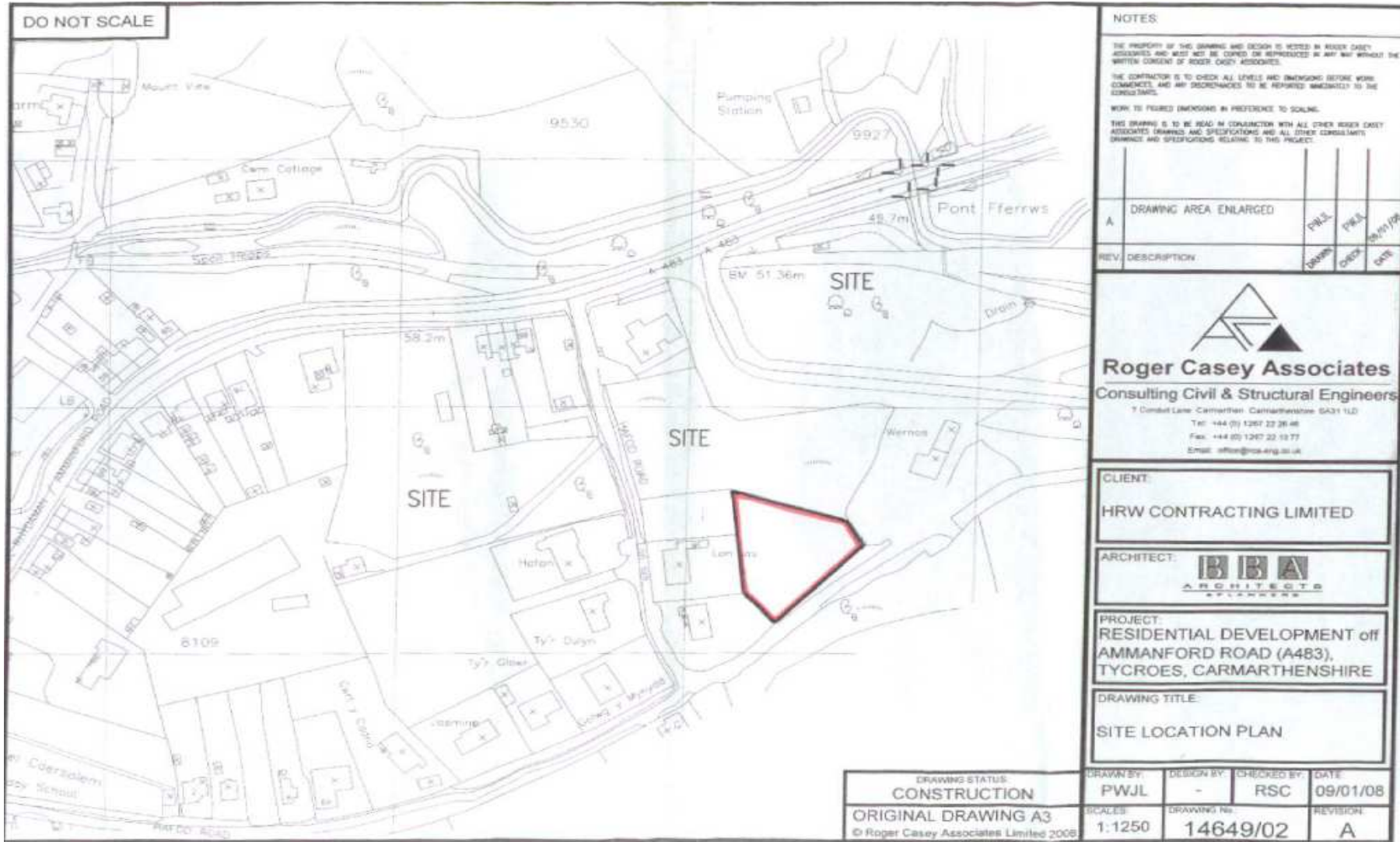
S/35645



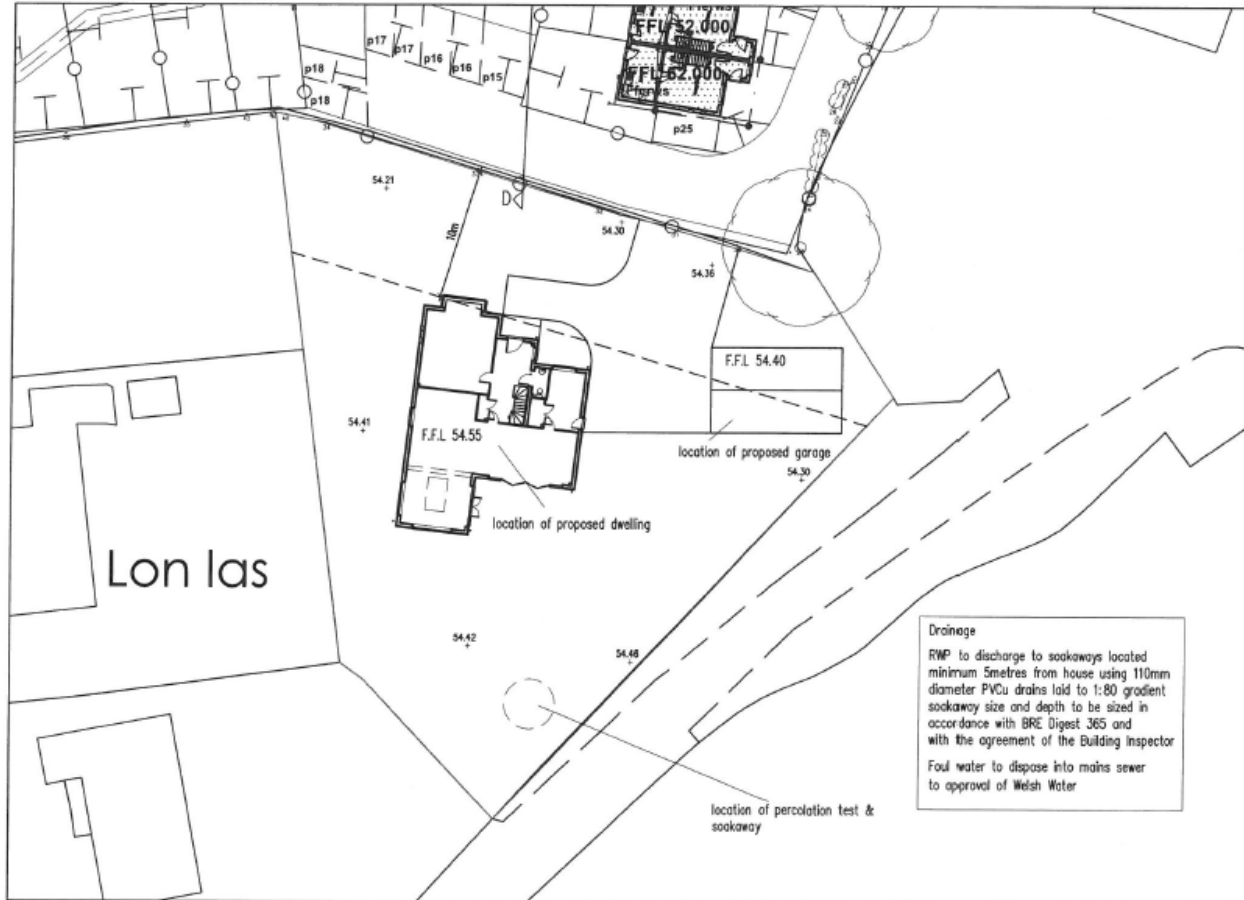
S/35645



S/35645



S/35645



BLOCK PLAN

Drainage
 RWP to discharge to soakaways located minimum 5metres from house using 110mm diameter PVCu drains laid to 1:80 gradient soakaway size and depth to be sized in accordance with BRE Digest 365 and with the agreement of the Building Inspector
 Foul water to dispose into mains sewer to approval of Welsh Water

- D: **addition and level altered, and soakaway location location added** 01-09-17
- C: **level text made bolder & enlarged** 08-08-17
- B: **levels altered as requested** 26-05-17
- A: **dwelling moved 2m, and drive enlarged** 23-05-17


CERITH THOMAS
 Cysgod Y Ddraig, 117 Cwmmaman Rd, Gernant,
 Ammanford, Carmarthenshire, SA18 1NB
 Tel. 01269 825622 mob. 07971540219
cerith@ceriththomas.plus.com

AMAN HOUSE TYPE, TYCROES DEVELOPMENT FOR HRW CONTRACTING LTD

BLOCK PLAN

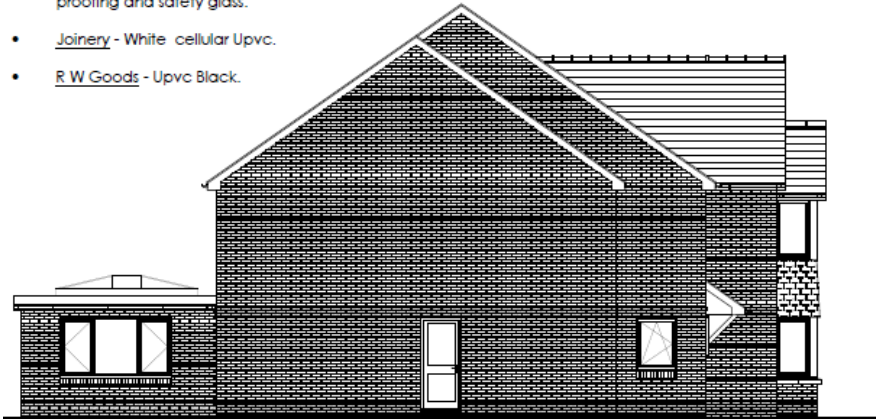
CTA339.106	D				
PROPOSAL		1:500			
CT		26-01-17			
Original Size A4					



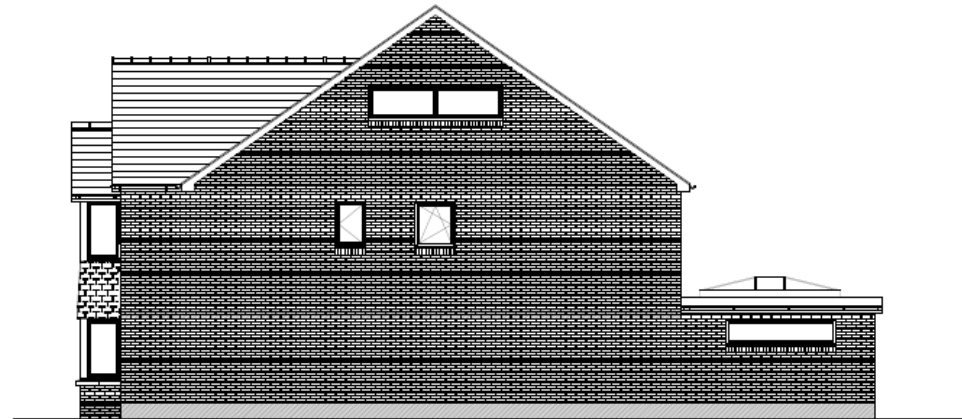
S/35645

External Finishes

- **Roof Covering** - Conc. Tile Laid and fixed in accordance with manufacturers recommendations.
- **Walls** - Facebrick as indicated
- **Windows** - White Upvc with brick on edge cills.
- **Doors** - White Upvc/Aluminium/Oak with draught proofing and safety glass.
- **Joinery** - White cellular Upvc.
- **R W Goods** - Upvc Black.



Side Elevation



Side Elevation



Front Elevation

Rear Elevation



A: 2nd floor windows removed/altered 08-08-17

The Contractor is to check all dimensions before commencing work on site.
Any discrepancies to be reported immediately.
IF IN DOUBT PLEASE ASK

CERITH THOMAS
Cysgod Y Dref, 117 Cwmaman Rd, Gamanf, Ammanford, Carmarthenshire, SA18 1NB
Tel. 01269 825422 mob. 07971540219
cerith@ceriththomas.plus.com

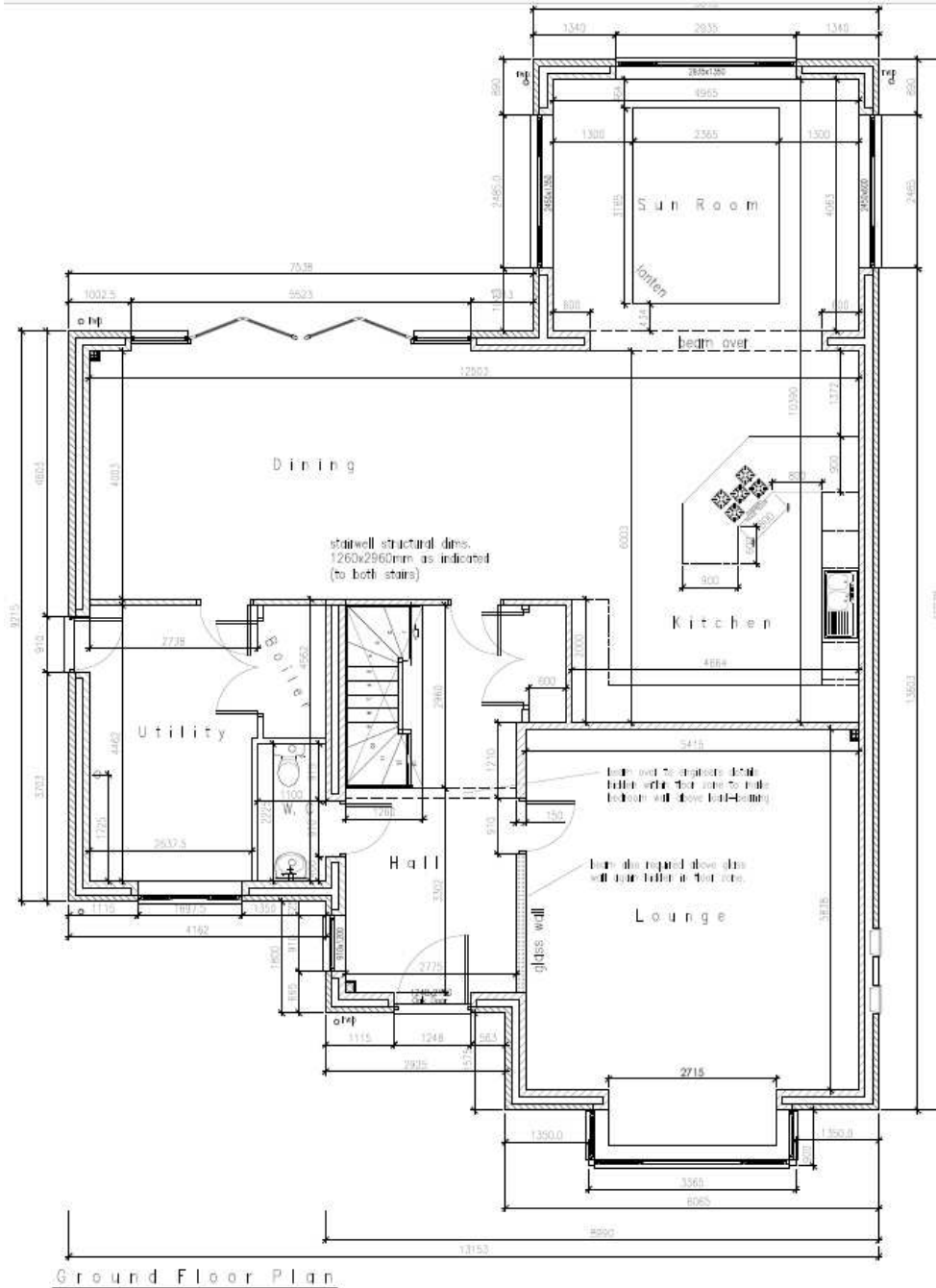
AMAN HOUSE TYPE, TYCROE'S DEVELOPMENT FOR HRW CONTRACTING LTD

ELEVATIONS

CTA339.103	A1				
PROPOSAL		1:100			
CT		26-01-17			

Original Size A3

S/35645

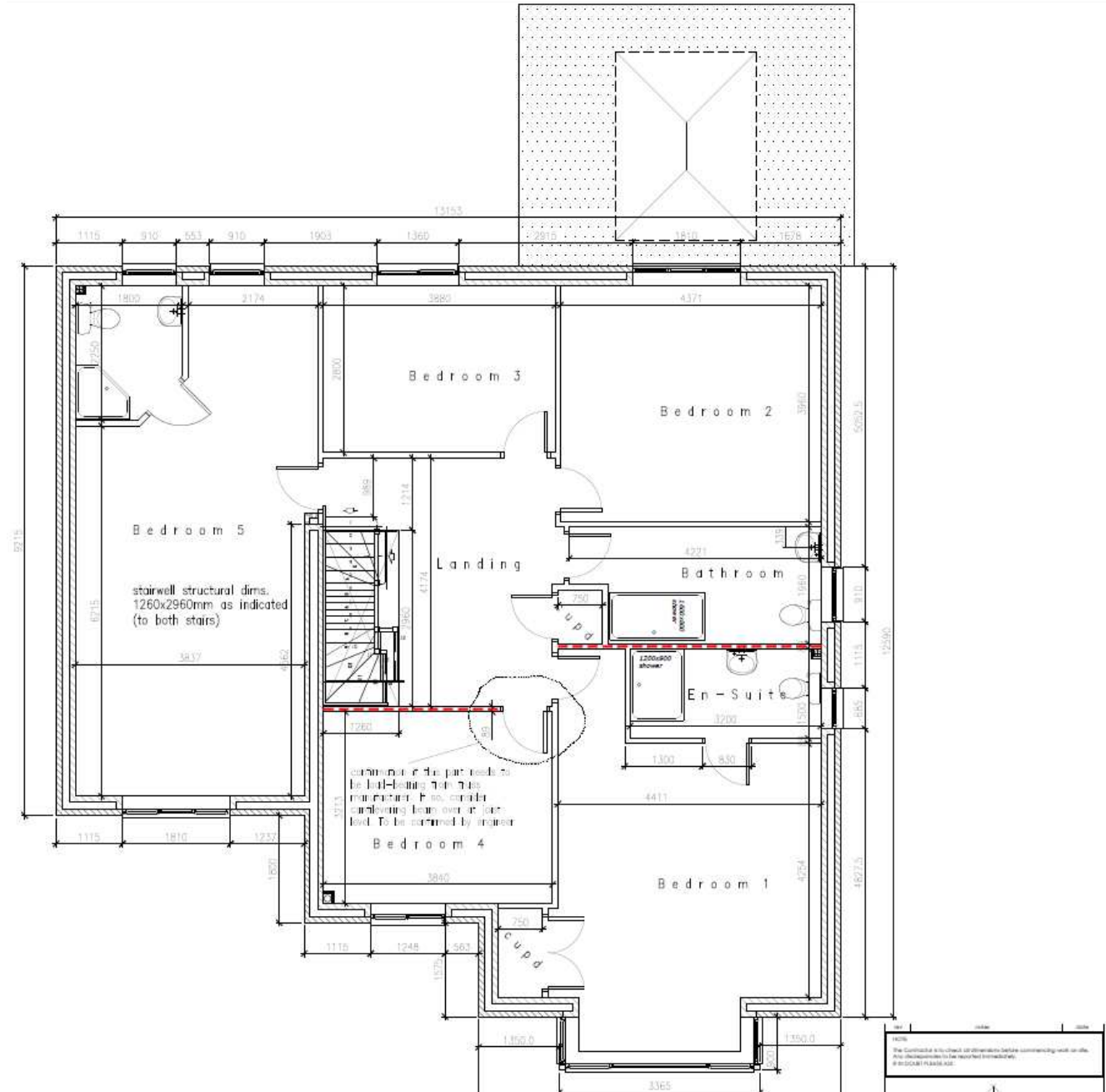


Ground Floor Plan

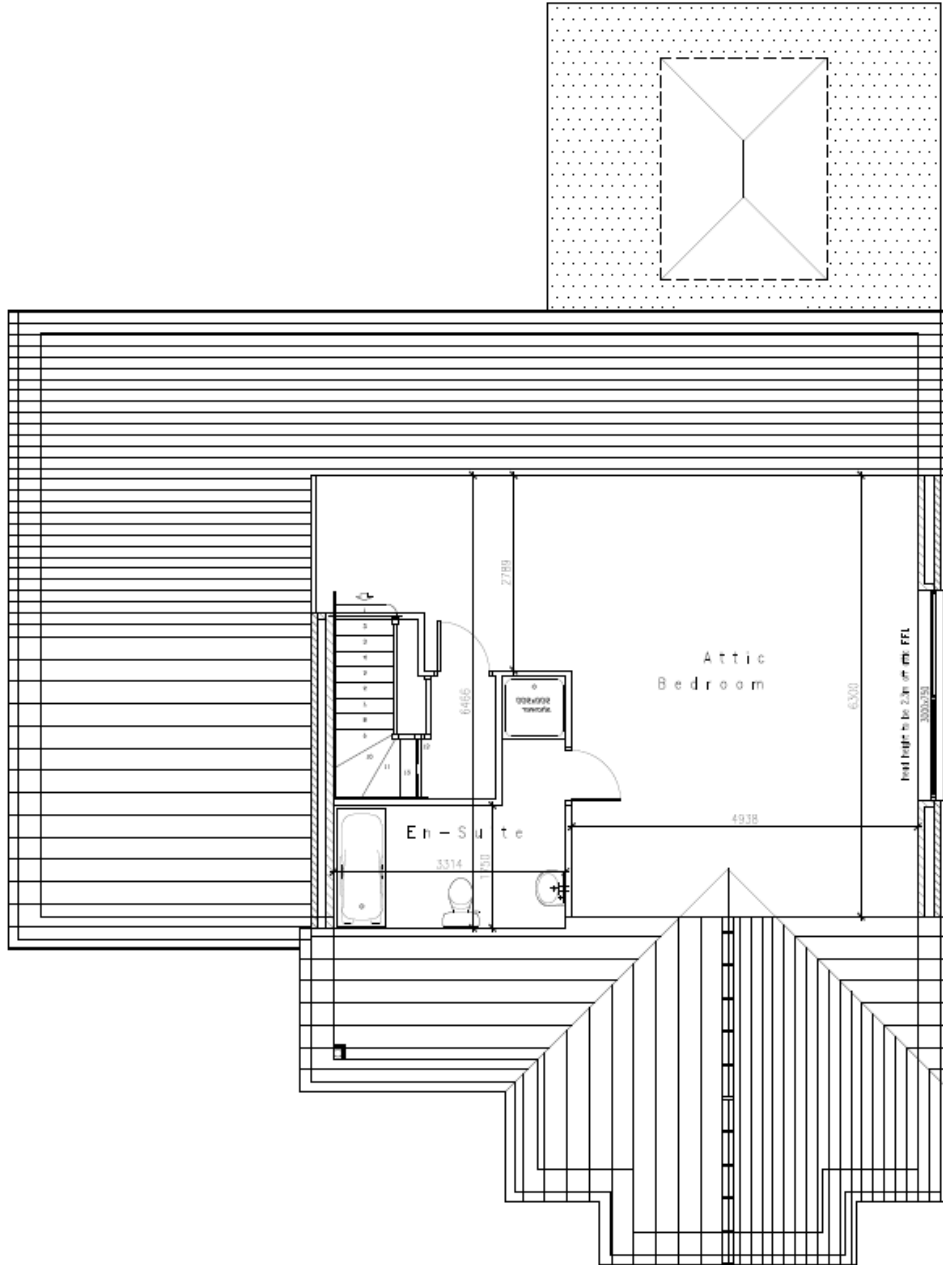
Notes:
The Contractor is to check all dimensions before commencing work on site.
Any discrepancies to be reported immediately.
© All Rights Reserved 2014

Cerith Thomas
Clygod Y Dref, 117 Cwmaman Rd., Garsant,
Ammanford, Carmarthenshire, SA18 1HB.
Tel. 01269 856422 mob. 07971540319

S/35645



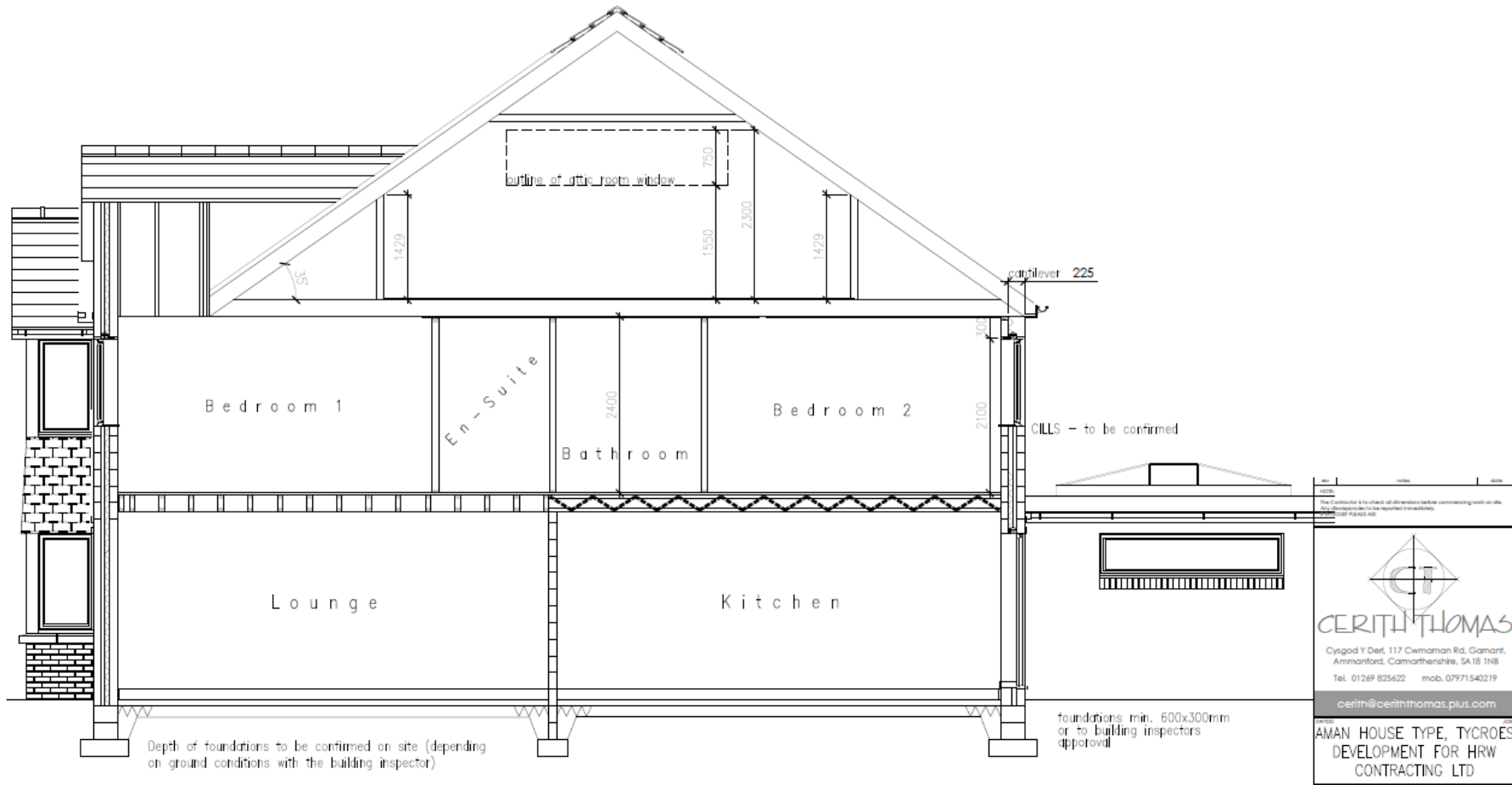
S/35645




A-2nd floor window cross/section
1:100
The Contractor is to check all dimensions before commencing any work and is to report any discrepancies to the Designer immediately.
IF IN DOUBT PLEASE ASK



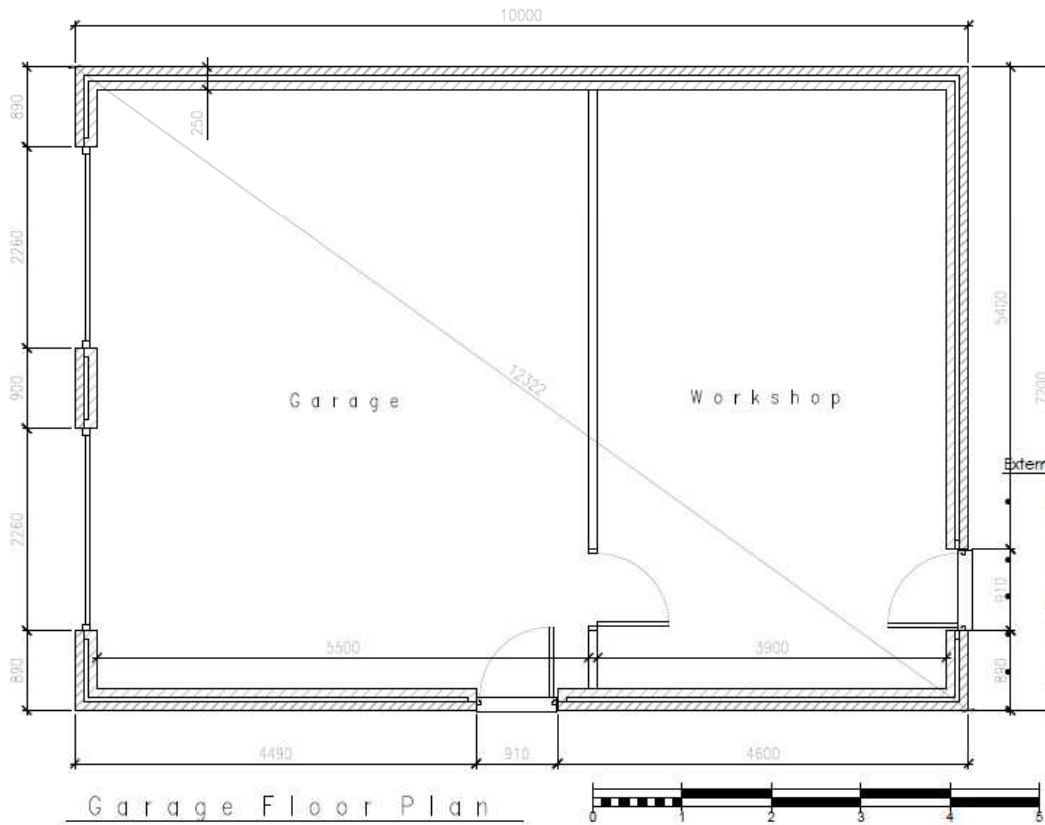
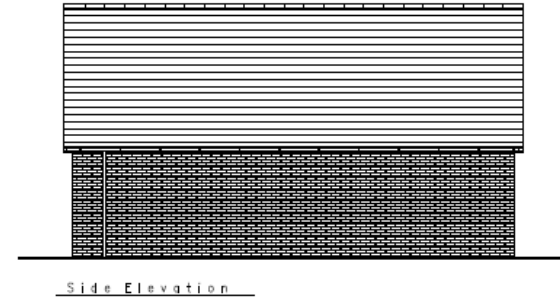
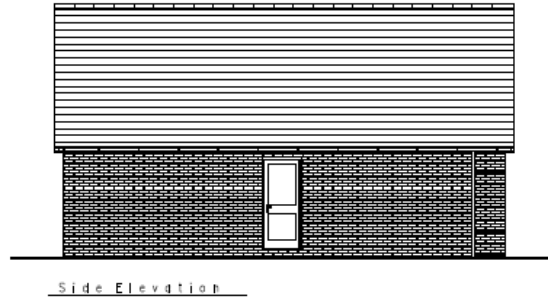
S/35645



Typical Section

REV	DATE	BY	CHKD
<p>Use Contractor to check all dimensions before commencing work on site. Do not commence work until all dimensions are confirmed to the reported instructions.</p>			
 <p>CERITH THOMAS</p> <p>Cygod Y Dref, 117 Cwmaman Rd, Gaman, Ammanford, Carmarthenshire, SA18 1NB Tel. 01269 825622 mob. 07971540219 cerith@ceriththomas.plus.com</p>			
<p>AMAN HOUSE TYPE, TYCROES DEVELOPMENT FOR HRW CONTRACTING LTD</p>			
<p>TYPICAL SECTION</p>			
NO	DESCRIPTION	DATE	BY
01	CTA339.108		
02	PROPOSAL	1:50	
03	CT	08-08-17	
<p>Original Size A3</p>			

S/35645



External Finishes

- Roof Covering - Conc. Tile Laid and fixed in accordance with manufacturers recommendations.
- Walls - Facebrick as indicated
- Windows - White Upvc with brick on edge cills.
- Doors - White GRP
- Joinery - White cellular Upvc.
- W Goods - Upvc Black.

CERITH THOMAS

Cygod Y Ddŵ, 117 Cwrtmanan Rd, Giamant, Ammanford, Carmarthenshire, SA18 1NB
Tel: 01269 825622 mob: 07971540219
cerith@ceriththomas.plus.com

AMAN HOUSE TYPE, TYCROES DEVELOPMENT FOR HRW CONTRACTING LTD

GARAGE DESIGN

REF: CTA339.107	DATE: 23-05-17	SCALE: 1:50, 1:100
PROPOSAL	DATE: 23-05-17	SCALE: 1:50, 1:100
CT	DATE: 23-05-17	SCALE: 1:50, 1:100

Original Size A3

S/35645



S/35645



S/35645



S/35645

Page 56



S/35645



S/35645



*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

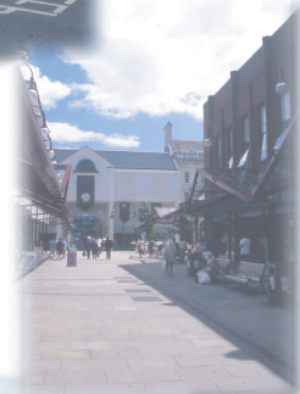
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 08 CHWEFROR 2018
ON 08 FEBRUARY 2018**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM



ADDENDUM – Area West

<i>Application Number</i>	W/36320
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT - 2 DETACHED UNITS AT LAND OFF HEOL YR YSGOL, CEFNEITHIN, SA14 7EA

DETAILS:

CONSULTATIONS

Head of Transport – Has responded raising no objection subject to the following conditions:-

CONDITIONS

- 1 The new vehicular access shall be laid out and constructed strictly in accordance with Typical Layout No. 5 (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 2 Any access gates shall be set back a minimum distance of 5.0 metres from the amended highway boundary, and shall open inwards into the site only.
- 3 The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.
- 4 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4m metres x 25m metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway.
- 5 Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 6 All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.
- 7 No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

REASONS

- 1-7 In the interests of highway safety.

Other Observation(s):

- 1 Condition no.4 above requires the removal/lowering/translocation of the front boundary hedgerow, as well as the removal/lowering of trees situated to the south-west of the proposed site access, included within the red splay line.
- 2 Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by him. This is required to have the type 5 access adopted.
- 3 It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway.

The Head of Transport has been made aware of the objections raised with regard to road width and highway safety, however, the above response and offer of no objection, confirms that there are insufficient grounds to object to the application.

This page is intentionally left blank



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

08 CHWEFROR 2018

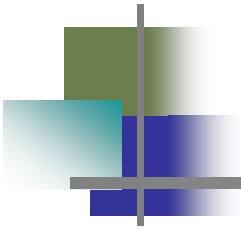
08 FEBRUARY 2018

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

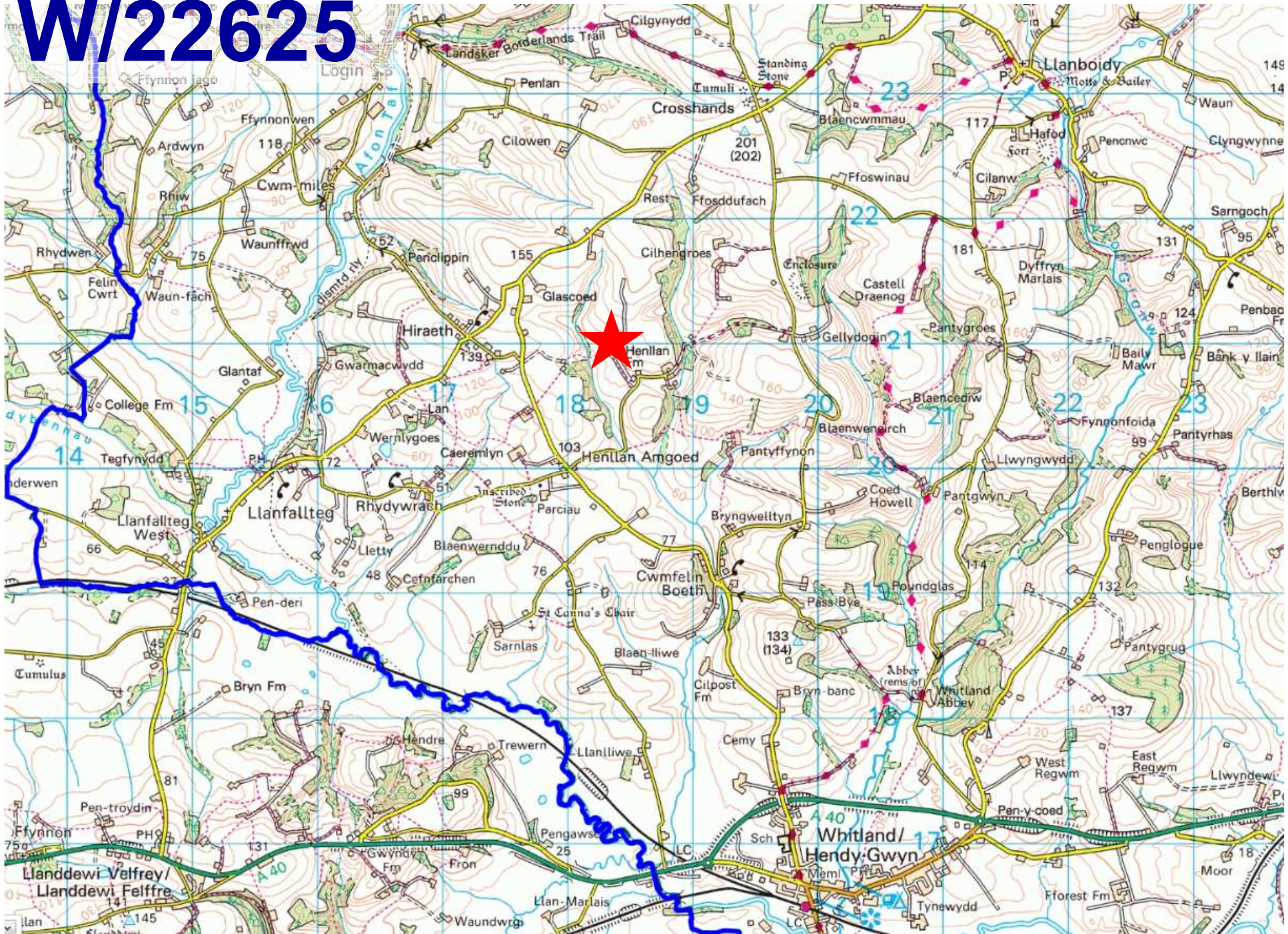
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

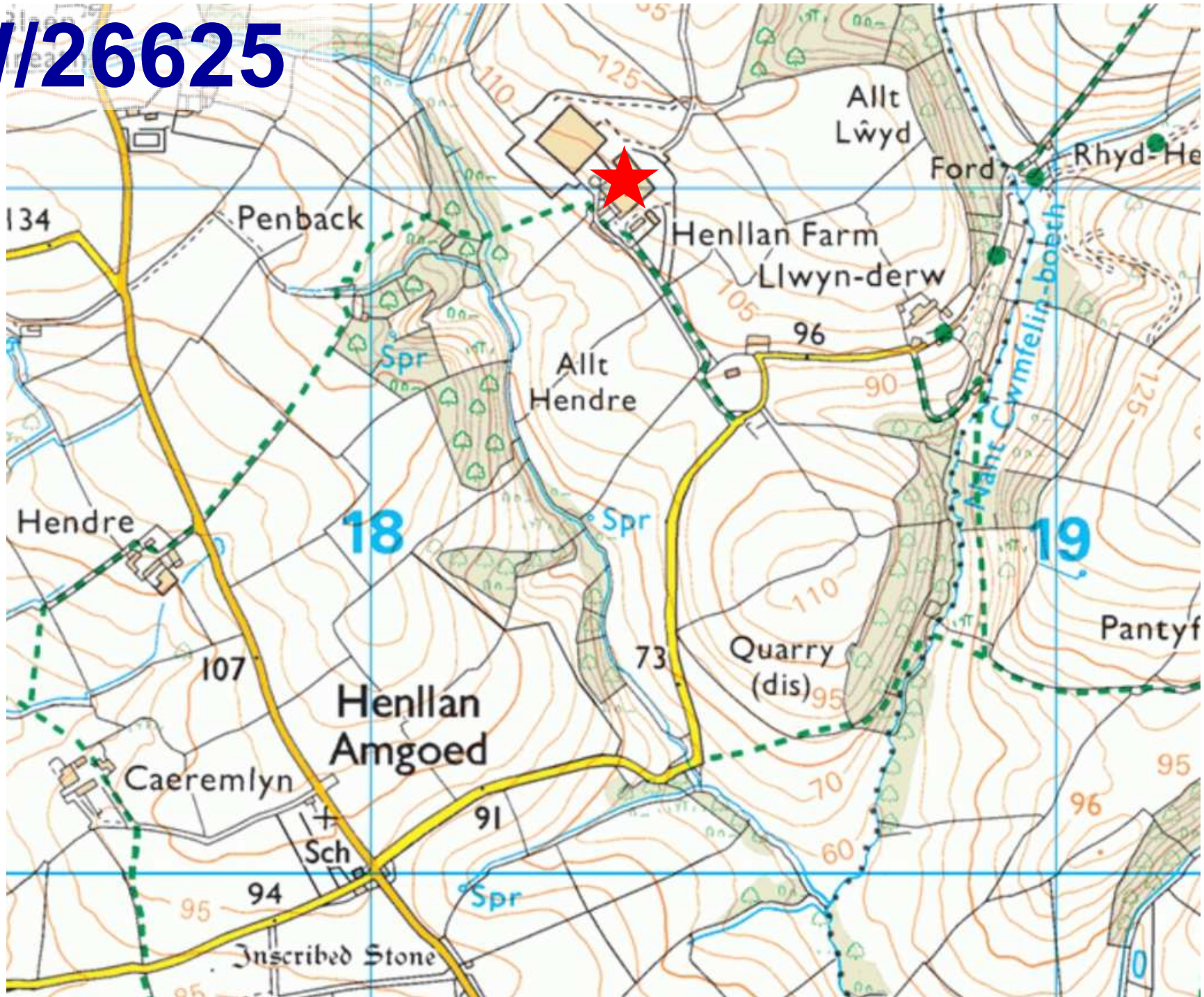


W/22625

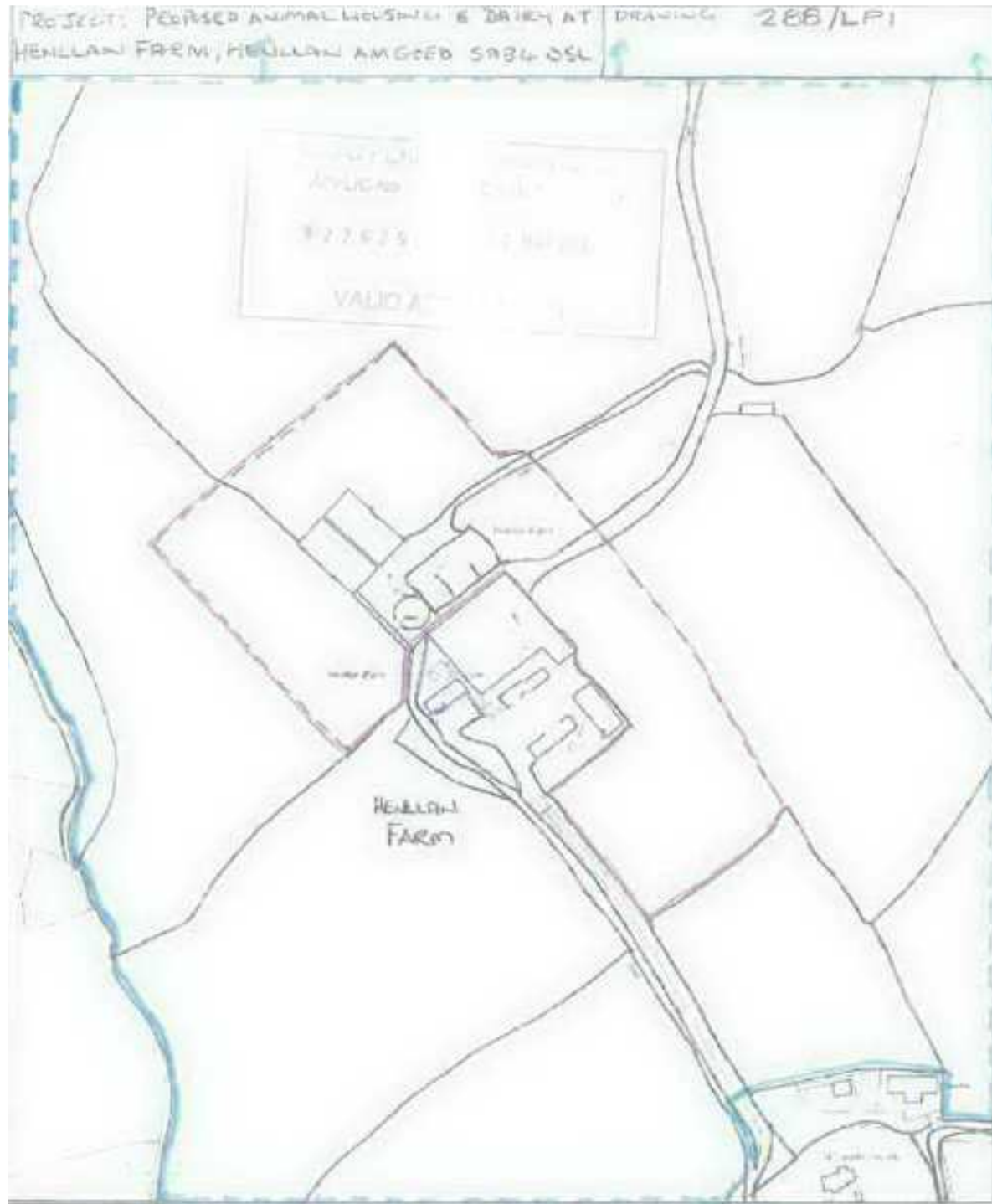
W/22625



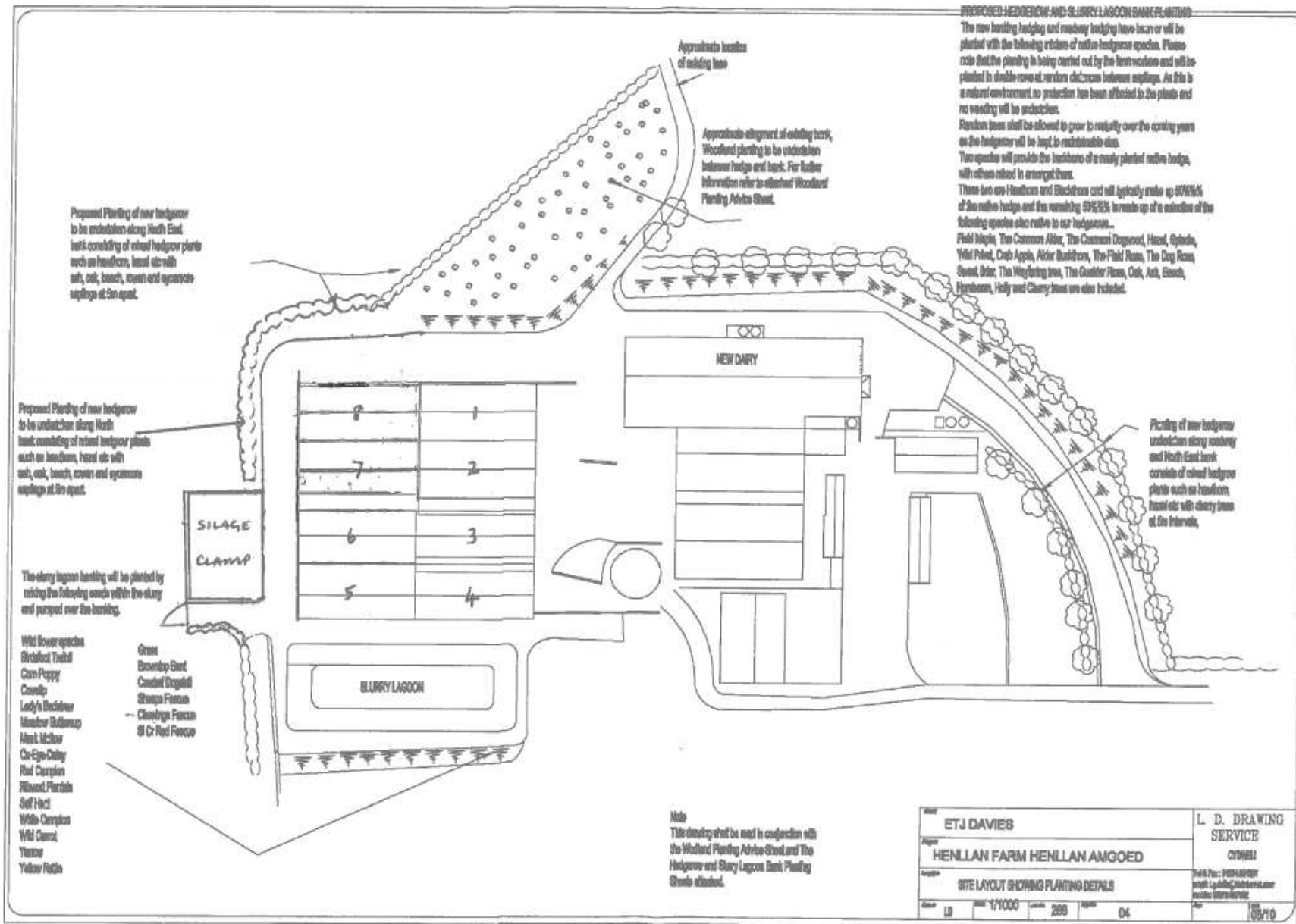
W/26625



W/22625



W/22625 Layout Plan



W/22625 2000 Aerial

Page 72



W/22625 2006



W/22625 2009 Aerial

Page 74



W/22625 2013 Aerial



W/22625 Farm entrance



2.2.2018

W/22625 Access road



W/22625 Access Road



W/22625 Dairy Parlour



W/22625 Dairy building hardstanding



W/22625 Dairy Parlour side



W/22625 Dairy Parlour

Page 82



W/22625 Dairy Parlour Rear



W/22625



2.2.2018

W/22625 Animal Housing 1,2,3,4



W/22625

Page 86



W/22625



W/22625 Animal Housing 5,6,7,8



W/22625

Dairy Parlour

Animal Housing

Building 4

Building 8

Building 7



2.2.2018

W/22625



2.2.2018

W/22625



2.2.2018

W/22625 Slurry Lagoon 2012



W/22625 Slurry Lagoon 2018



2.2.2018

W/22625 Silage Clamp



2.2.2018

W/22625 Henllan Amgoed Crossroads

The Old Smithy



W/22625 Henllan Amgoed Crossroads



W/22625 Henllan Amgoed Crossroads



W/22625

Page 98



W/22625



2.2.2018

W/22625

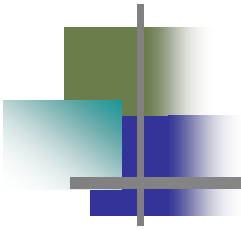


W/22625



W/22625 2013 Aerial





W/36320

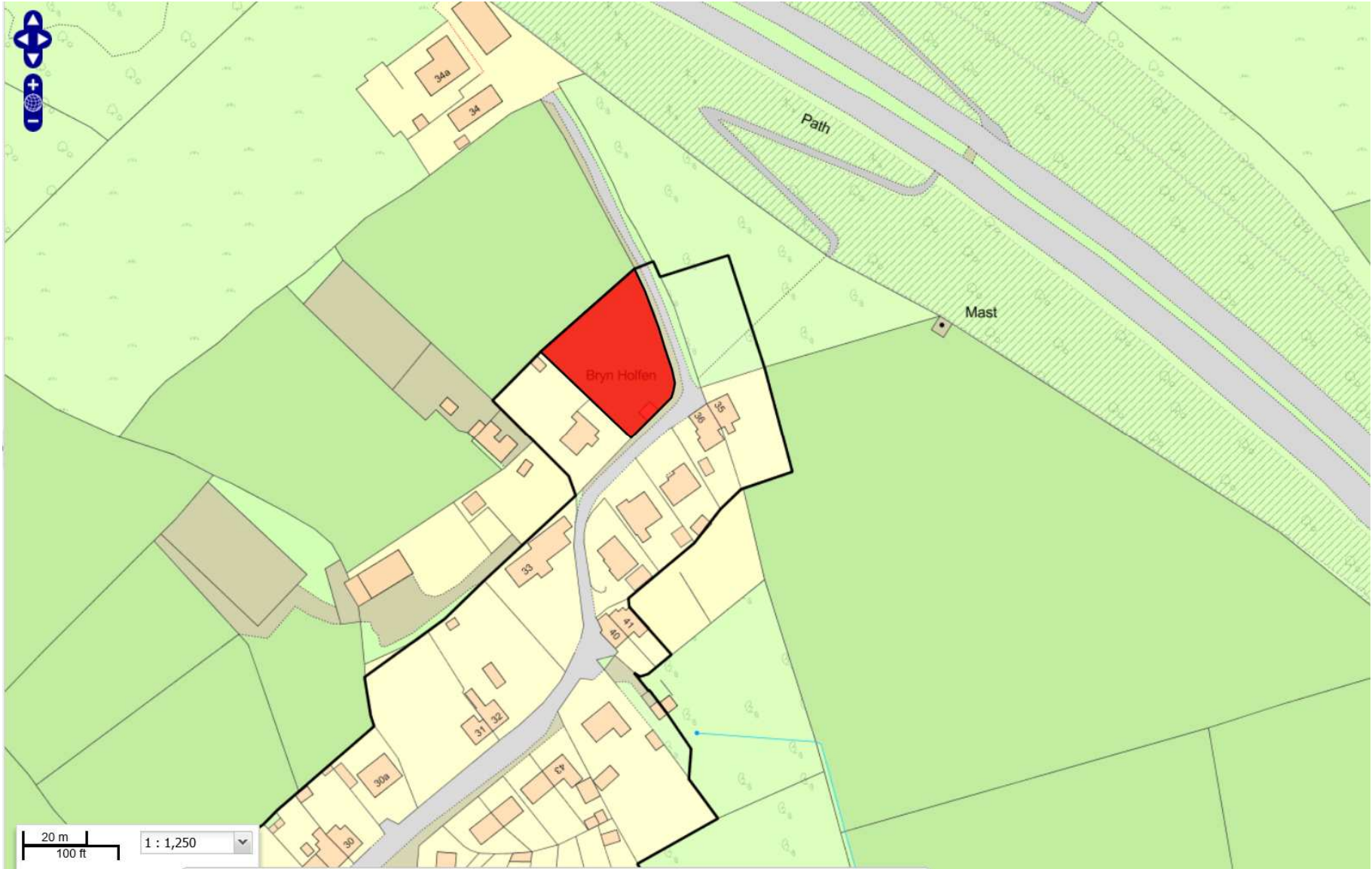
W/36320



W/36320



W/36320



W/36320



W/36320



W/36320



W/36320



W/36320



W/36320

PROPOSED SITE PLAN



Station Schedule			
Station	Easting	Northing	Level
1	2010.000	3010.000	50.000
2	1977.843	2975.947	48.370
3	1987.843	3016.373	50.212



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SETS LEVELS AND AREAS SHOWN THEREIN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY AND RE-SURVEY. OTHERWISE, ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THE DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIFICERS' DRAWINGS OR DOCUMENTS. SAURO ARCHITECTURAL DESIGN MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL DIMENSIONS RELATIVE TO DESIGN OF FOUNDATION, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL CALCULATIONS FOR ADEQUACY.

Revision	Description	Date



Project Client
Mr A.H. John

Project Title
Land off Heol yr Ysgol,
Cefnelithin.

Drawing Title
Site plan

Scale 1:250	Drawn by 01	Job No. 721	Drawing No. 03
Date 16.09.2017	Checked	Sheet Size A3	

SAURO ARCHITECTURAL DESIGN
52 LAMMAS STREET, CARMARTHEN,
CARMARTHENSHIRE, SA31 3AL.
Tel: 01267 233 684
email: design@sauroarchitectural.co.uk
© Drawing Copyrights Sauro Architectural Design

SITE PLAN 1:250

W/36320

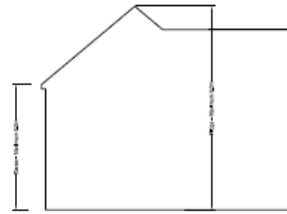
PROPOSED VISIBILITY SPLAY



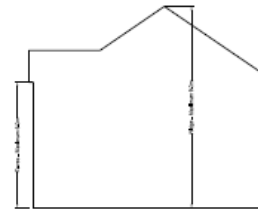
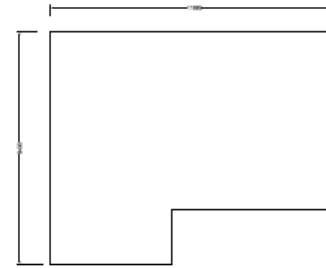
W/36320



Proposed Section A:A 1:100



Scale parameters 1:100



Scale parameters 1:100

THIS DRAWING IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, LEVELS AND NOTES WHERE SPECIALLY APPROVED ARE SUBJECT TO THE SURVEY AND SURVEY DOCUMENTS. ALL DIMENSIONS MUST BE CHECKED ON SITE. CHECK SCALE OF THE DRAWING. THIS DRAWING IS TO BE USED IN CONNECTION WITH ALL NECESSARY CONSENTS. ANY AND ALL RIGHTS RESERVED. NO DOCUMENTS, SPECIFICATIONS, OR OTHER INFORMATION IS TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SAURO ARCHITECTURAL DESIGN. ALL DIMENSIONS RELATIVE TO CENTER OF FOUNDATION, FLOOR SLABS AND ANY OTHER STRUCTURE. IT SHALL BE A PART TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.

PLANNING		
Revision	Description	Date



Client: Mr A.H. John

Project Title: Land off Ffwd yr Ysgol, Cefnffrîn,

Drawing Title: Proposed site plan, street scene & scale parameters

Scale: 1:100/50	Drawn by: 1
-----------------	-------------

Date: 18/09/2017	Job No.: 721	Drawing No.: 01
------------------	--------------	-----------------

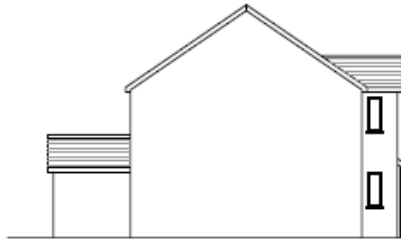
Rev. No.: *	Checked:	Sheet Size: A1
-------------	----------	----------------

SAURO ARCHITECTURAL DESIGN
 9 ELLISTON TERRACE, CARMARTHEN
 CARMARTHENSHIRE, SA31 1HA.
 TEL: 01267 233 684
 email: design@sauroarchitectural.co.uk
 © Drawing Copyright Sauro Architectural Design

W/36320

PROPOSED FLOOR PLANS & ELEVATIONS

PLOT 1



Proposed Rear Elevation 1:100



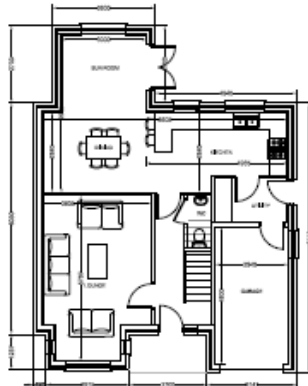
Proposed Side Elevation 1:100



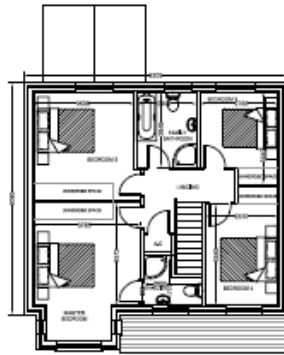
Proposed Side Elevation 1:100



Proposed Front Elevation 1:100



Proposed Ground Floor plan 1:100



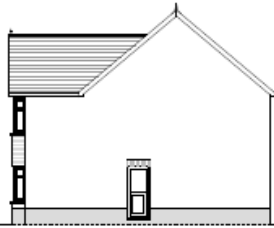
Proposed First Floor plan 1:100

W/36320

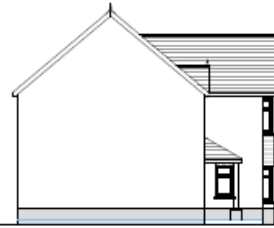
PLOT 2



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Side Elevation 1:100



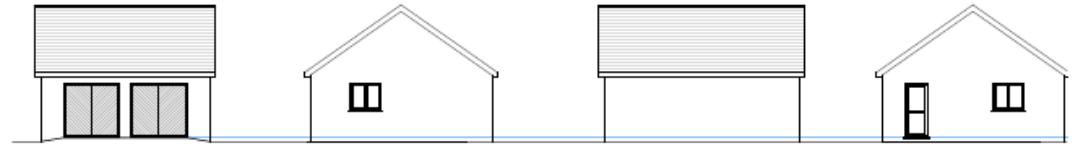
Proposed Front Elevation 1:100



Proposed Ground Floor plan 1:100



Proposed First Floor plan 1:100

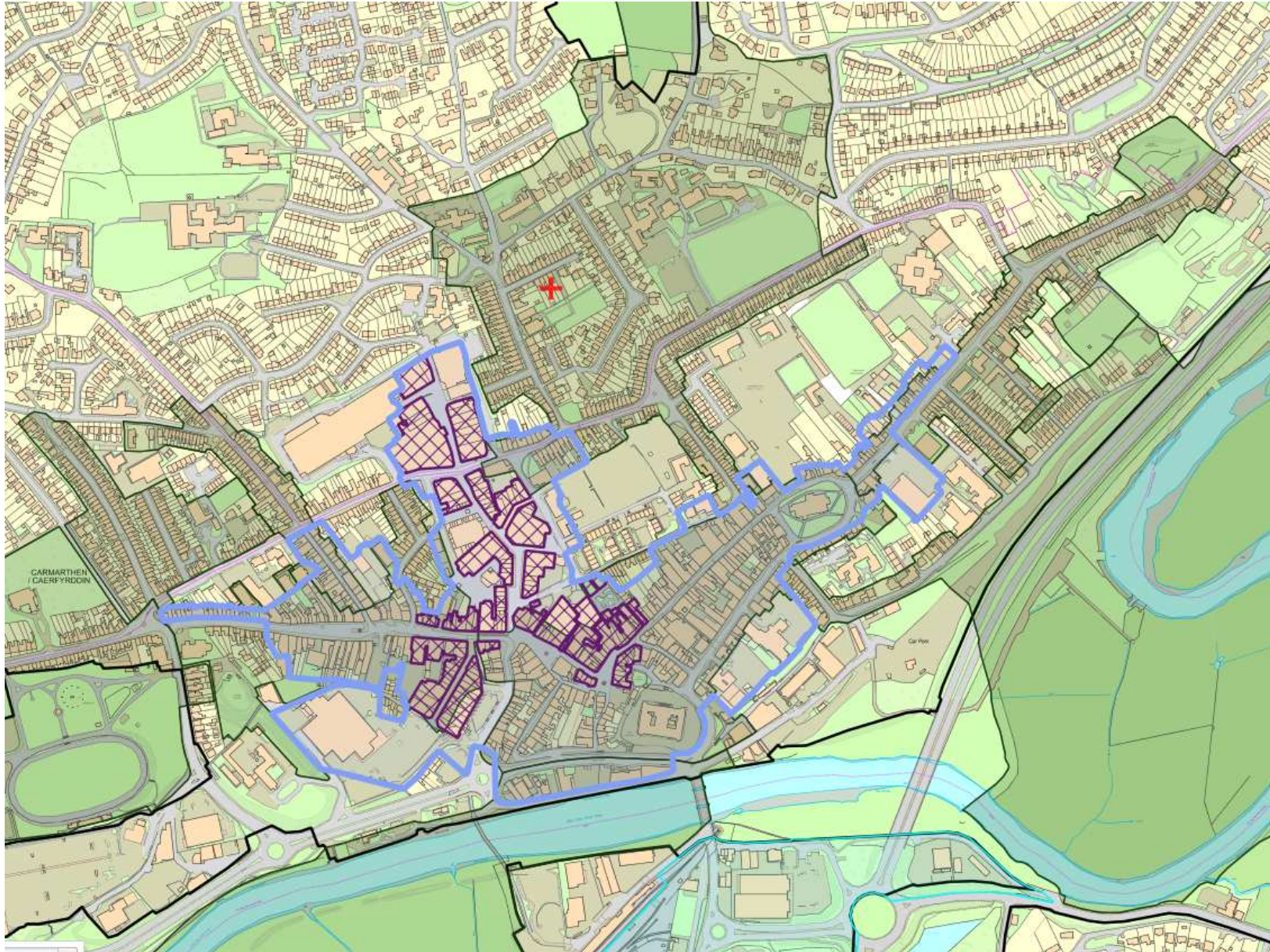


Proposed Garage elevations 1:100

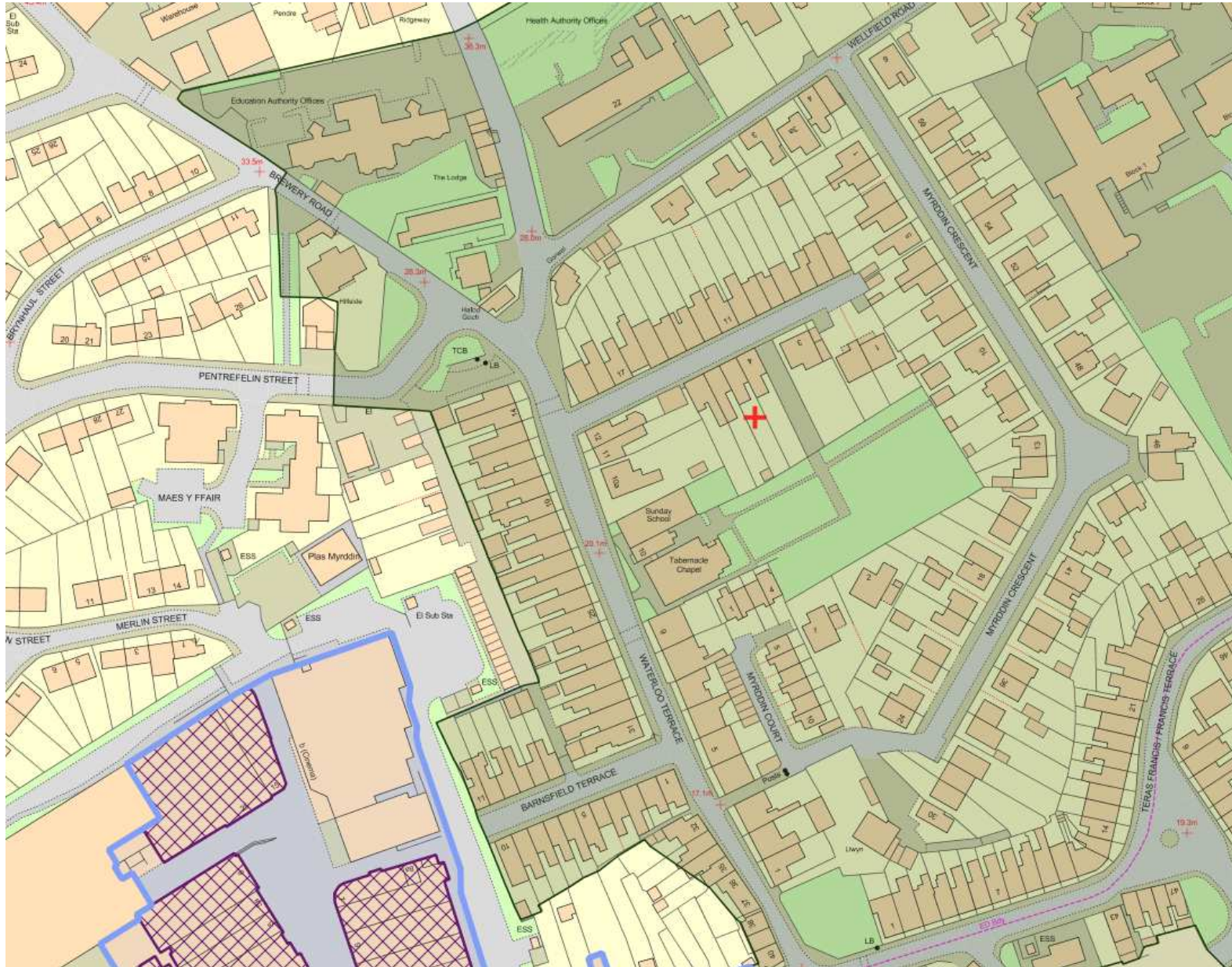


W/36467

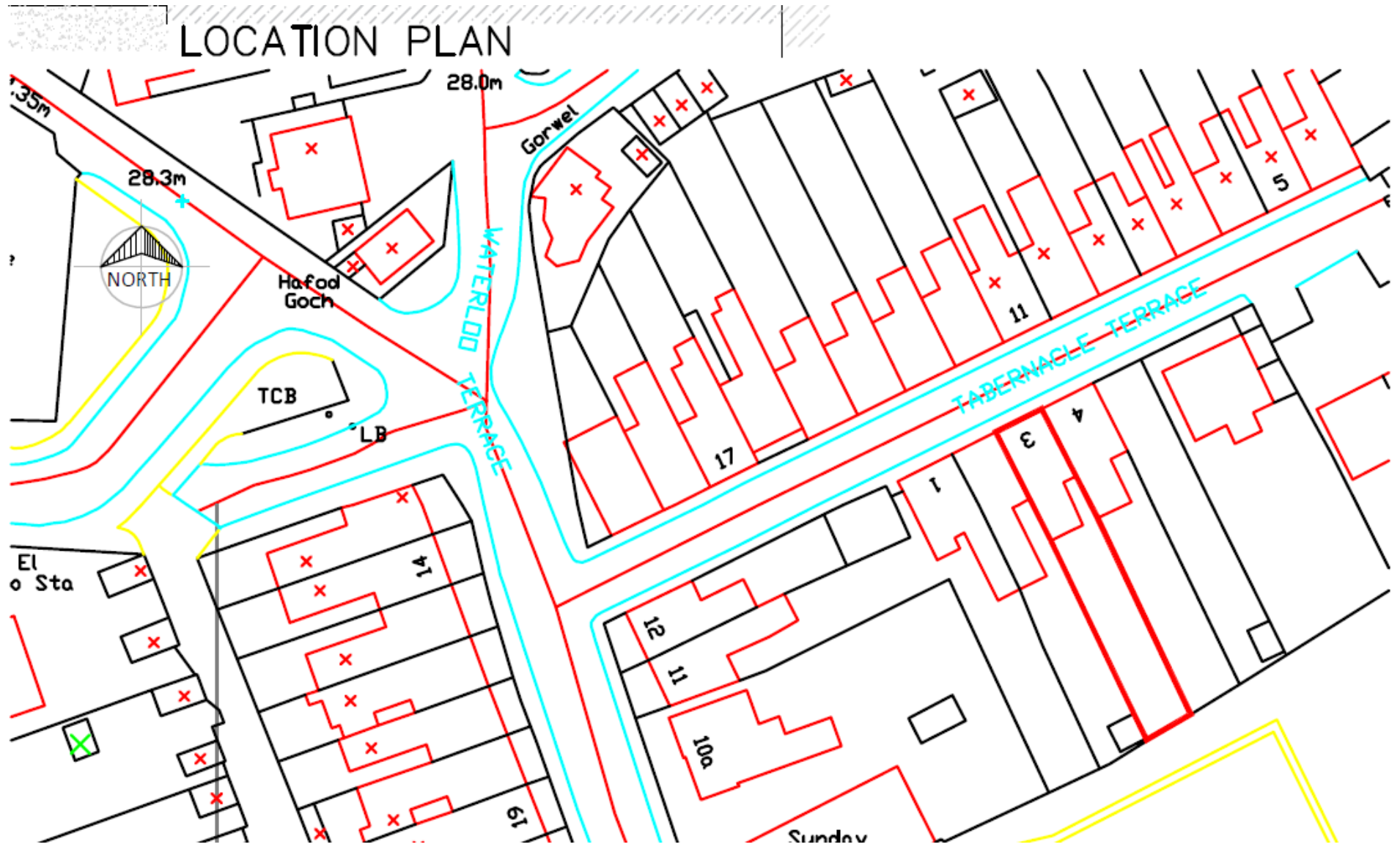
W/36467



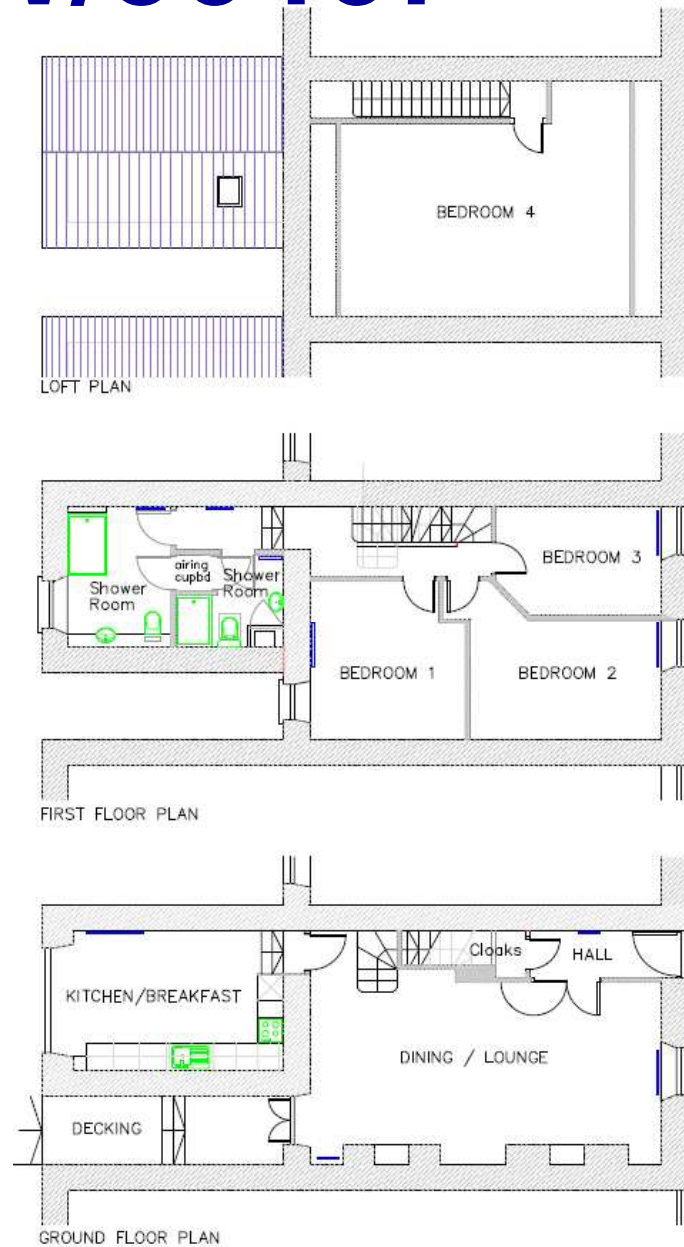
W/36467



W/36467



W/36467



Scale correct printed at A3

Title
3 TABERNACLE TERRACE, CARMARTHEN SA31 1DL

Drawing

LOCATION PLAN

EXISTING FLOOR PLANS

FRONT & REAR ELEVATIONS and SECTION

Scale 1:1250 1:100

Drwg Ref TAB.EX

Ordnance Survey Crown Copyright All rights reserved Licence No 100050901
LOCATION PLAN

W/36467

Previous and/or existing HMO's



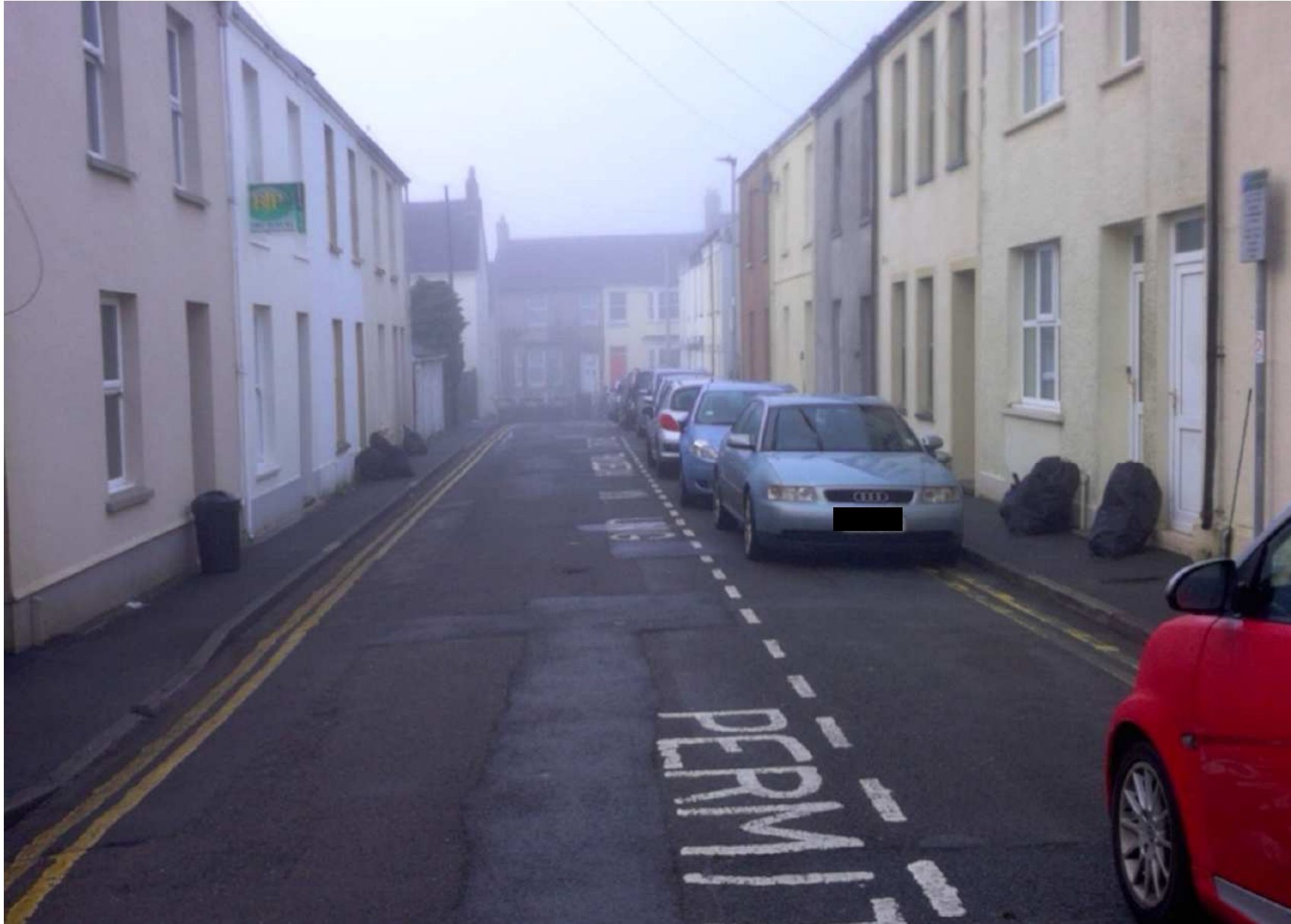
W/36467



W/36467



W/36467



W/36467



W/36467



This page is intentionally left blank