

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 5TH APRIL, 2018

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

Agenda No	Item
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- | | |
|----|-----------------------------------------------------------------------------------|
| 3. | <u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 56) |
| 4. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 57 - 138) |

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 05 EBRILL 2018
ON 05 APRIL 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/36380
<i>Proposal & Location</i>	THE PROPOSALS ARE TO CONSTRUCT 14NO NEW AFFORDABLE HOUSES ON A DERELICT SECTION OF LAND AT THE END OF THE EXISTING GARREGLWYD HOUSING ESTATE. MOST HOUSES WILL BE 2 BEDROOM 4 PERSON HOUSES BUT TWO HOUSES WILL BE 4 BEDROOM 7 PERSON HOUSES AT LAND AT GARREGLWYD, PEMBREY, BURRY PORT, SA16 0UH

DETAILS:

CONSULTATIONS

Education – The Authority’s Education Department has confirmed that a commuted sum contribution of £9,000 towards improving local schools within the catchment area is required as a result of this development. Members of the Planning Committee are asked to resolve to approve the application and grant the Authority’s Head of Planning delegated authority to discuss this contribution with the applicant.

Local Member – The main body of the Planning Committee report did not refer to THE other Local Member for the Pembrey ward, namely County Councillor S Matthews. County Councillor S Matthews has not commented to date.

ADDENDUM – Area South

<i>Application Number</i>	S/36834
<i>Proposal & Location</i>	CHANGE OF USE FROM A CLASS C3, 4 BEDROOM DWELLING TO A CLASS C4, 4 BEDROOM HMO. ASSOCIATED ALTERATIONS TO 2 FRONT WINDOWS TO PROVIDE EMERGENCY ACCESS AT 9 GREAT WESTERN TERRACE, LLANELLI, SA15 2ND

DETAILS:

CONSULTATIONS

Local Member – County Councillor Louvain Roberts has not responded to date.

Third Party Representation – A councillor in an adjoining ward has raised the following concerns:-

I am strongly against this application as this site is close to my constituency of Tyisha. The reason for this objection is that while I see HMO's as a tool to over-come shortness of housing, I do not think placing them in clumps is the best way forward. We need in Glanymor and Tyisha a mix of housing models and at the present time when Carmarthenshire County Council are looking to improve the area through investment, this seems to be going with the old model that has not worked for the residents of both wards or the people moving into these houses. I ask that you turn down the application.

Matters relating to the concerns surrounding the dwelling types are addressed in the main report. As mentioned, HMO's are a form of residential accommodation that seek to fill a shortfall of housing within the local area, and if there is market demand for this form of property the Council's adopted planning policies are supportive of such development in order to provide a short-term solution to the lack of affordable housing stock within the local area.

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>	S/36835
<i>Proposal & Location</i>	CHANGE OF USE FROM A CLASS C3, 4 BEDROOM DWELLING TO A CLASS C4, 4 BEDROOM HMO. ASSOCIATED ALTERATIONS TO 2 NO FIRST FLOOR BEDROOM WINDOWS TO PROVIDE EMERGENCY ACCESS AT 7 GREAT WESTERN TERRACE, LLANELLI, SA15 2ND

DETAILS:

CONSULTATIONS

Local Member – County Councillor Louvain Roberts has not responded to date.

Third Party Representation – A councillor in an adjoining ward has raised the following concerns:-

I am strongly against this application as this site is close to my constituency of Tyisha. The reason for this objection is that while I see HMO's as a tool to over-come shortness of housing, I do not think placing them in clumps is the best way forward. We need in Glanymor and Tyisha a mix of housing models and at the present time when Carmarthenshire County Council are looking to improve the area through investment, this seems to be going with the old model that has not worked for the residents of both wards or the people moving into these houses. I ask that you turn down the application.

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

***Y PWYLLGOR
CYNLLUNIO***

05 EBRILL 2018

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**PLANNING
COMMITTEE**

05 APRIL 2018

AREA SOUTH

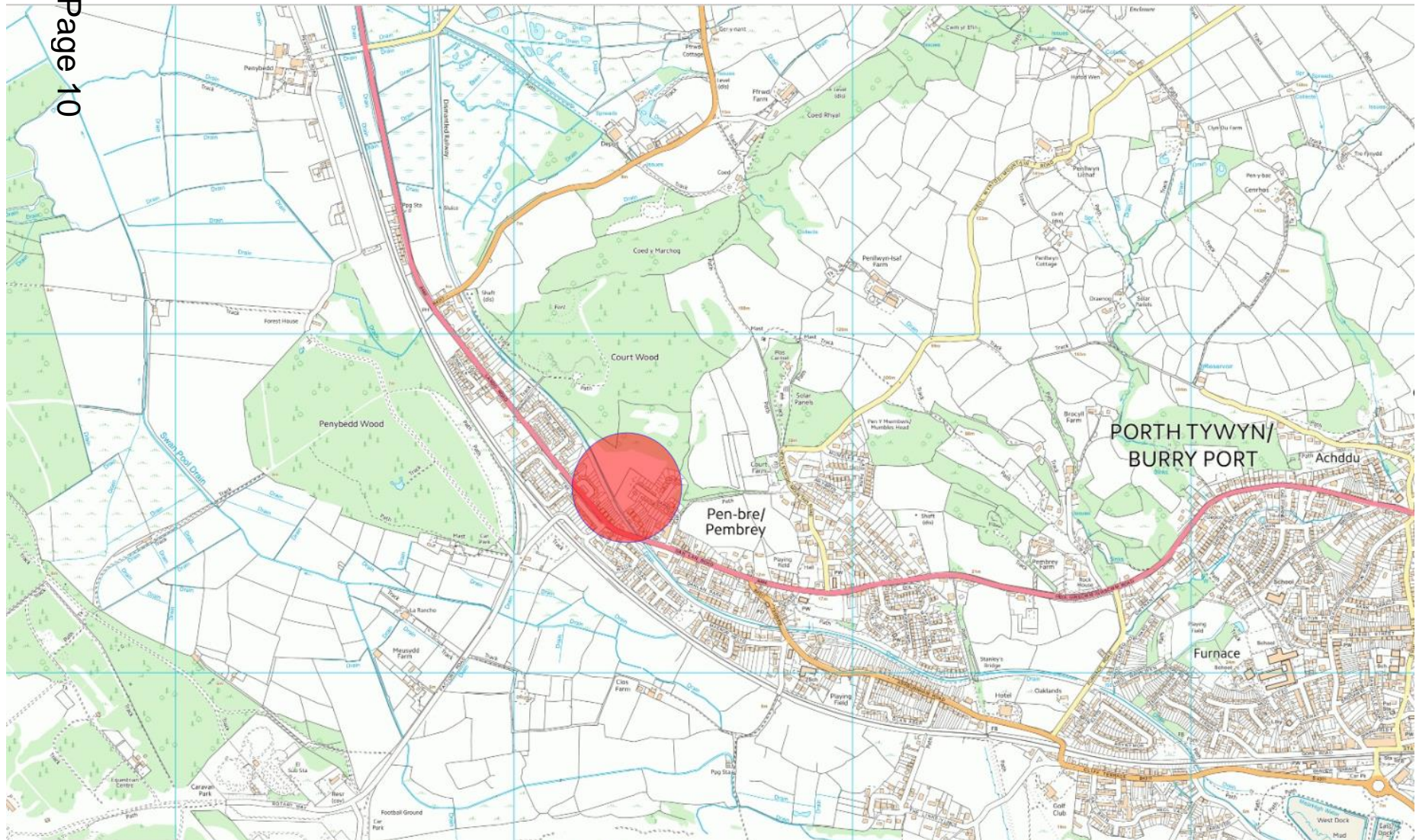
CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

S/36380

S/36380

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for Integration and Collaborative working
"Gweithio'n well gyda'n gilydd"
"Working better together"

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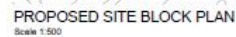
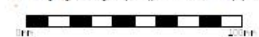
Any discrepancies between drawings and the mentioned site works are to be verified and explained with the Commissioning/Design Council before implementation.

READ ALL DRAWINGS AS ONE
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NOT FOR SITE PURPOSES
This drawing is a general arrangement plan only, and is not intended for site purposes.

Gwasanaethau Eiddo

Page 14

Grassed area within garden.

Tarmac parking areas.

NOTE:
Refer to drawings 8845-178-07 & 08 for existing and proposed site sections.



PROPOSED SITE PLAN

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Area for refuge and recycling bins on a handstanding with turning circle for a wheelchair

1. All boundaries to be enclosed with 1800mm high timber closed board fence.
2. Fenceline between dwellings to be 1200mm high closed board fence - every other dwelling.
3. All dwellings to have a rotary line, bin store, external store & 9msq patio area.
4. All driveways to be tarmac
5. All paths to be concrete -900mm wide around dwellings.
6. Sheds to be timber construction and sized to suit Code for sustainable homes requirement.
7. Rear garden areas to be finished in turf, min 40msq for houses.
8. Every dwelling to have water butt connected to the surface water disposal system.
9. Every dwelling to have a designated composting area.

<p>          </p> <p>          </p> <p>          </p>	<p>Existing 36inch Water Main</p> <p>Existing Private Surface Water</p> <p>Existing Foul Water</p>
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Proposed top of slab level

Proposed level

Proposed retaining wall

———— Proposed 1800mm high wall



Proposed view from North end of site



Proposed view from South end of site

All locations of existing drainage runs to be confirmed and further investigated prior to site work.

Drainage layouts to be designed in accordance with Hydraulic report produced by Atkins.

Emillydd Gwobr 2011 2011 Award Winner

**ADEILADU
ARBENIGRWYDD**
YNG NICHYRRELI

 **CONSTRUCTING
EXCELLENCE**
IN WELLS

for Integration and Collaborative working
"Gweithio'n well gyda'n gilydd"
"Working better together"

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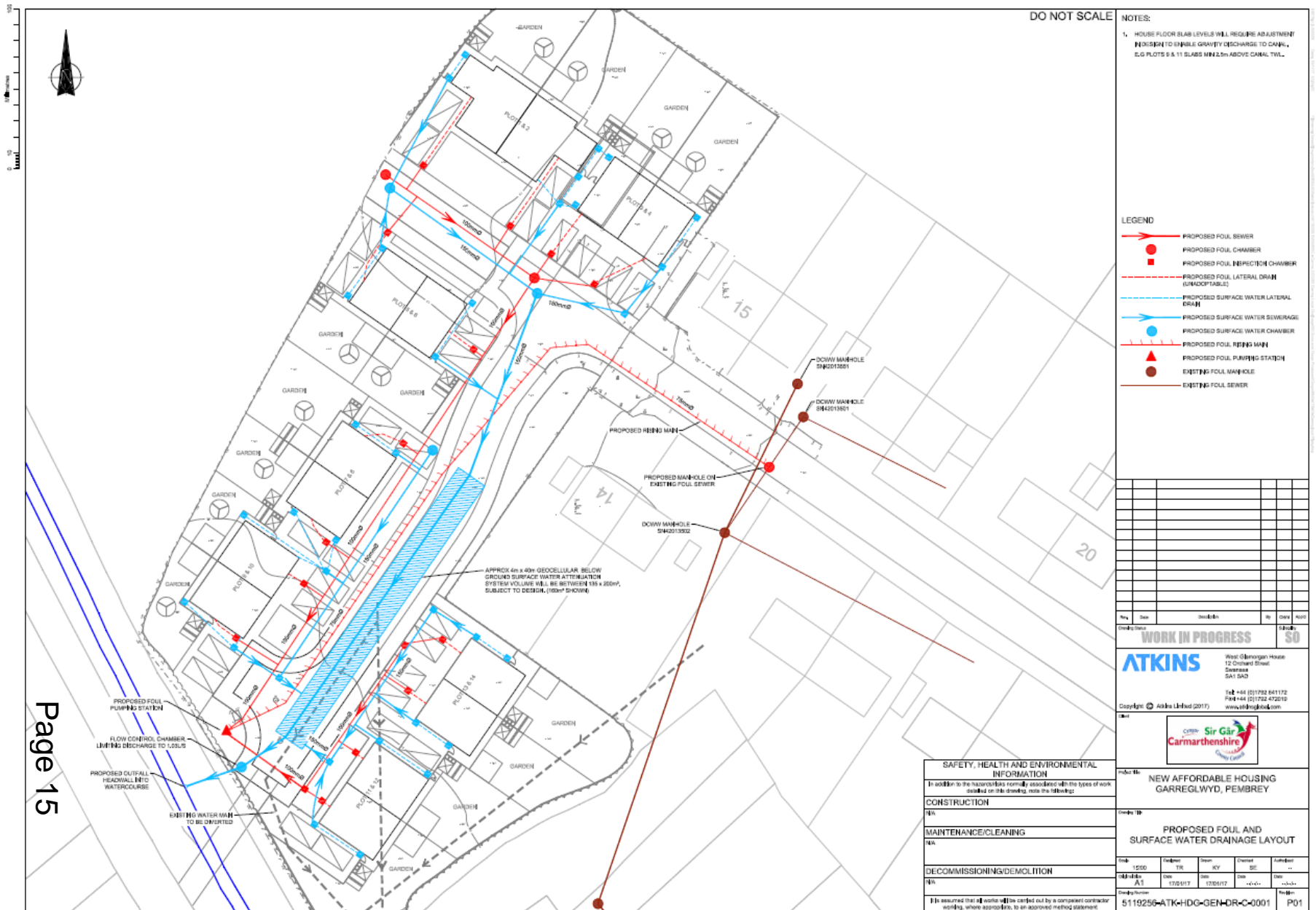


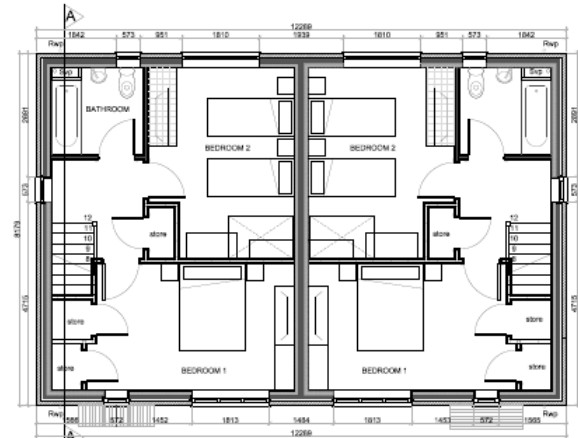
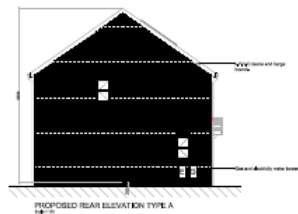
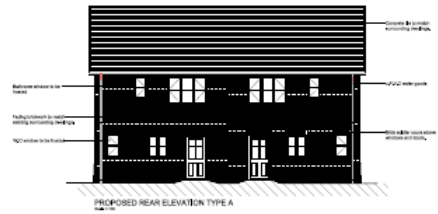
Proposed Site Plan & Drainage layout.

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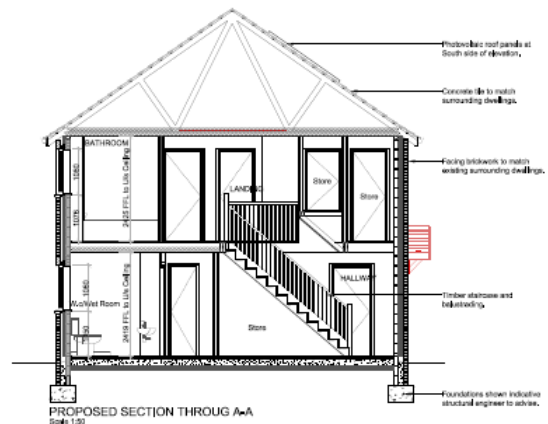
Gwasanaethau Eiddo

Cyngor Sir Gâr
Carmarthenshire
Property Services
County Council





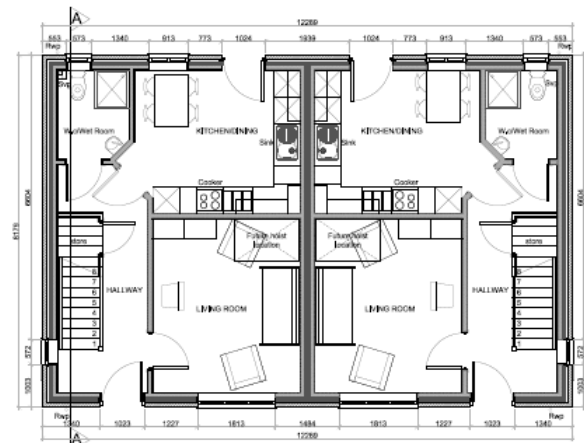
PROPOSED FIRST FLOOR PLAN TYPE A
Scale 1/80



PROPOSED SECTION THROUGH A-A
Scale 1:20

Note:
All door and windows to be secure by design.

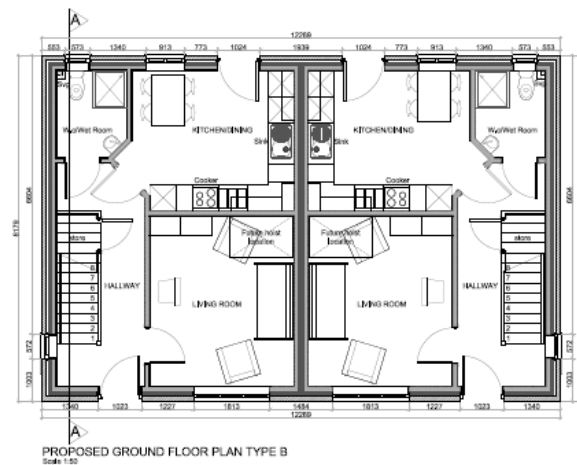
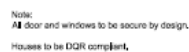
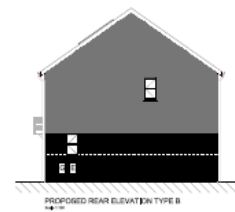
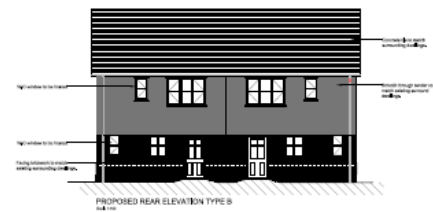
Houses to be DQR compliant,



PROPOSED GROUND FLOOR PLAN TYPE A
Scale 1:50

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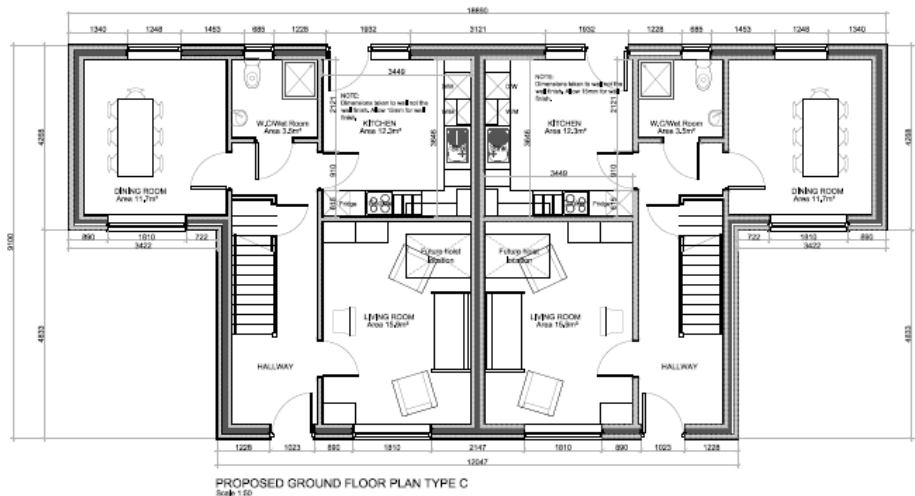
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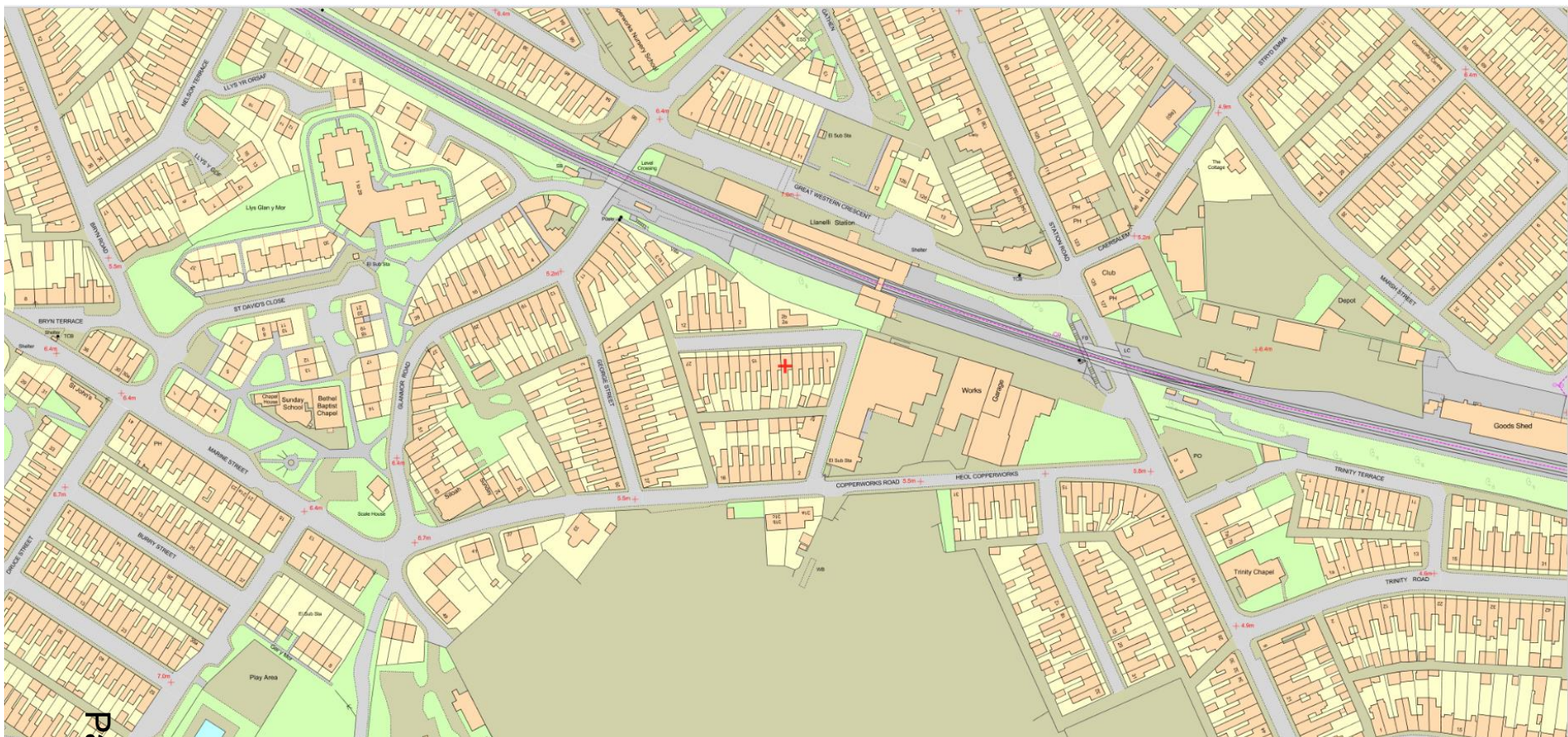


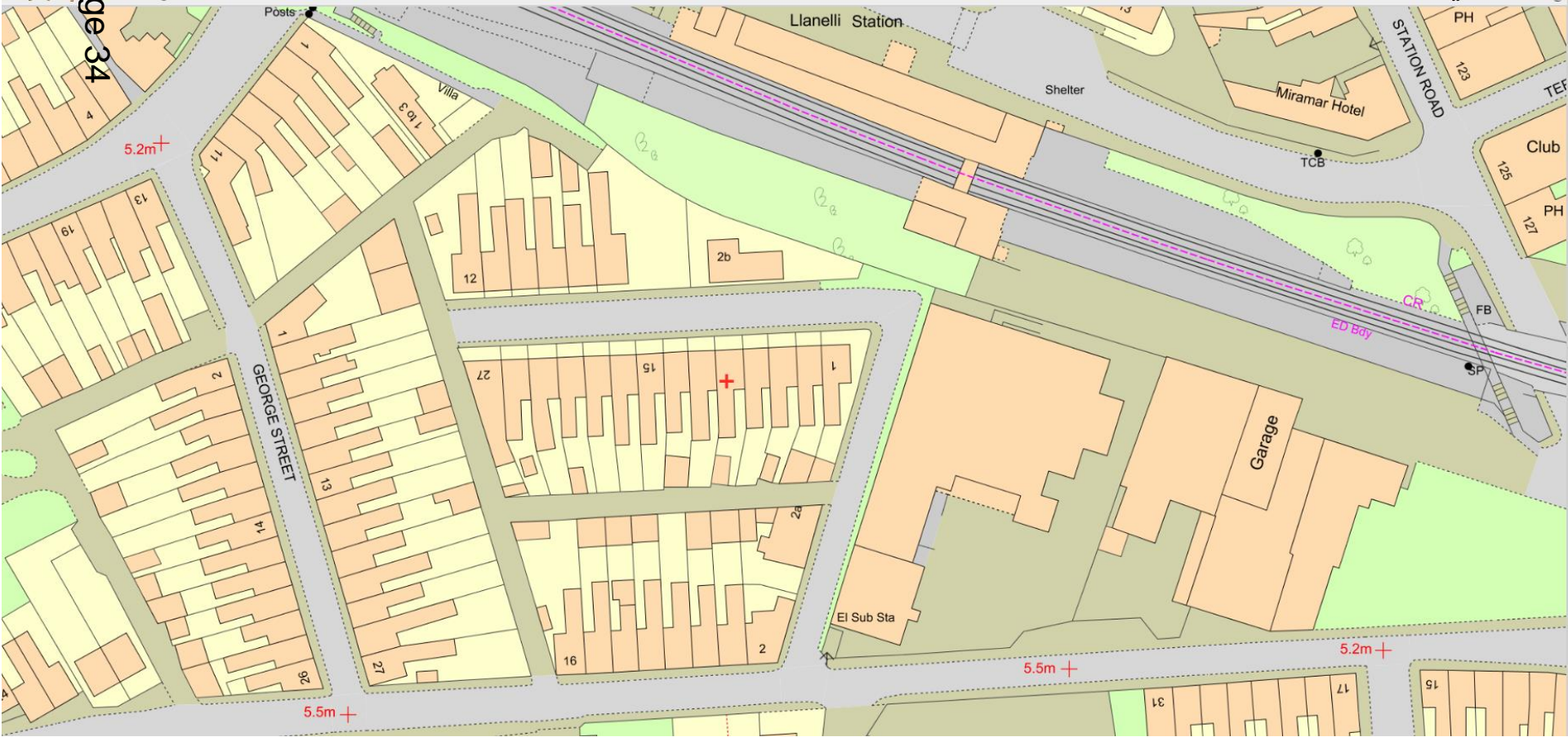
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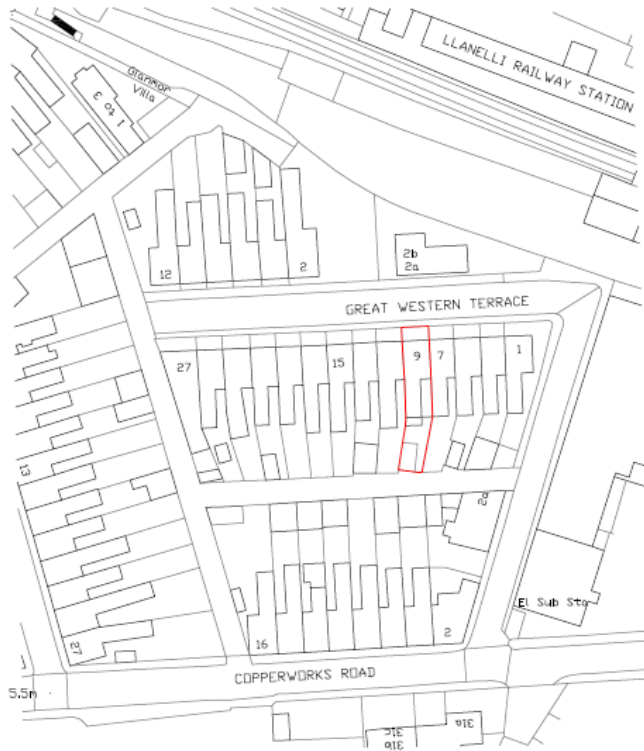
Page 32





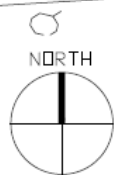


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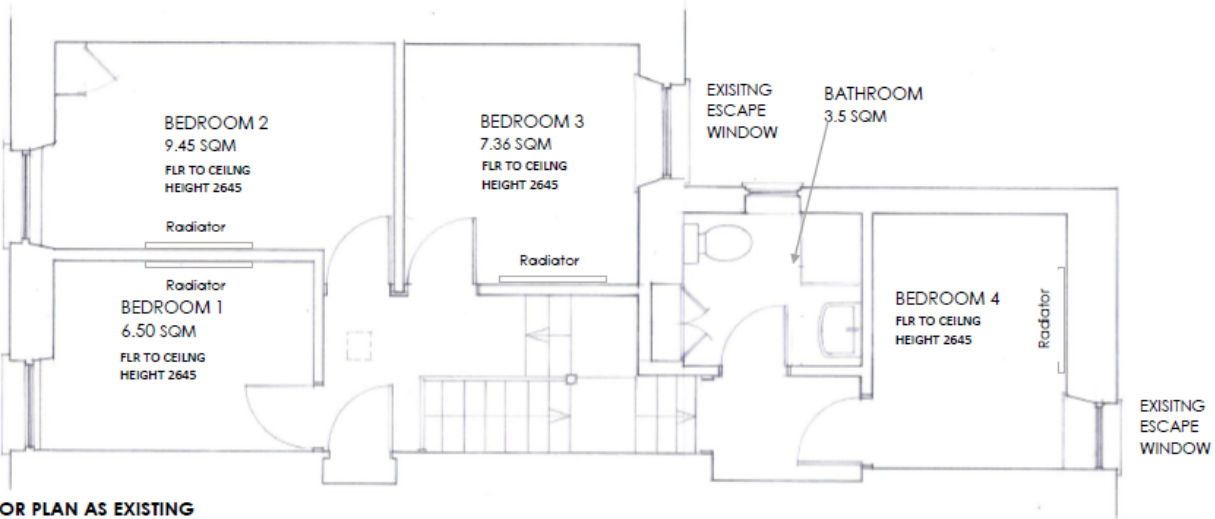
PROJECT: 9 GT. WESTERN TER. LLANELLI
DRAWING: LOCATION PLAN & SITE PLAN
PLANNING FEBRUARY 2018 SCALE: 1:1250 & 1:500

114
P03

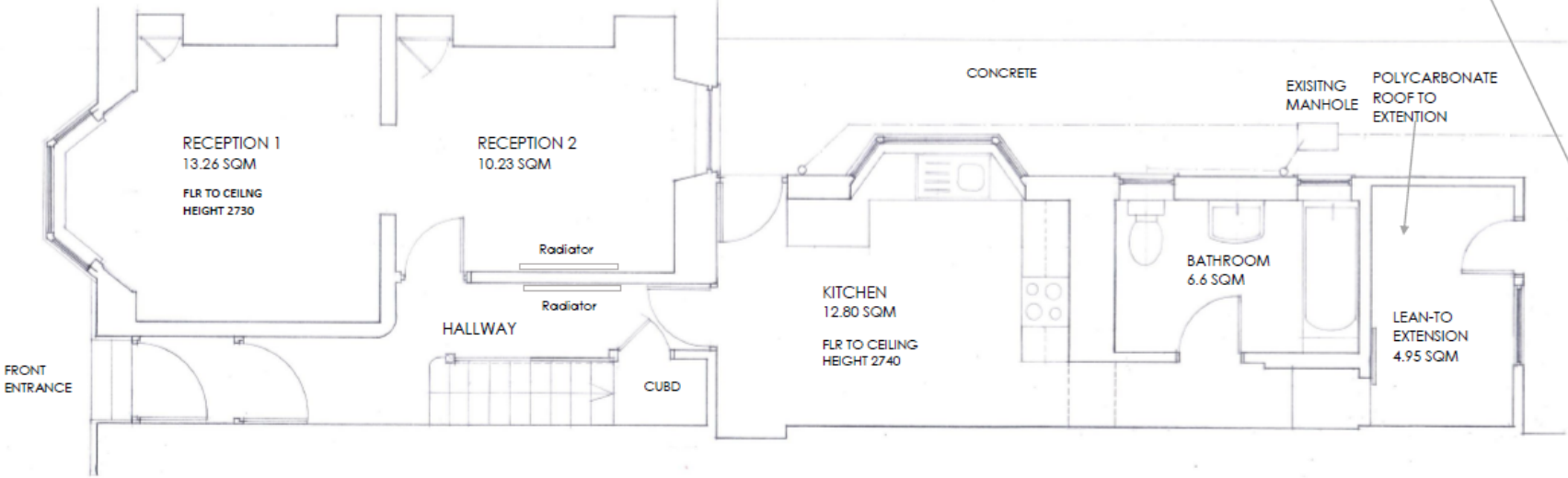


EXISTING BOTTOM
FIXED &
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OPENING
PVCu
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EXISTING
BOTTOM
FIXED &
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WINDOW



EXISTING TERRACED
COURTYARD IN
HARDSURFACED CONCRETE
AND CONCRETE PAVING
LEADING TO THE REAR LANE.



GROUND FLOOR PLAN AS EXISTING

NOTE:
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IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO OBTAIN BUILDING REGULATIONS BY FOR ALL NOTIFIABLE & RELEVANT WORK.

STUDIO FONTANELLE ARCHITECTURE - DESIGN ENQUIRIES: T: 01554 228656 E: office@studiofontanelle.com	CLIENT: LAYALI INVESTMENTS LTD.		114
	PROJECT: 9 GT. WESTERN TERRACE LLANELLI SA15 2ND		
	DRAWING: GROUND & FIRST FLOOR PLANS - EXISTING		
	PLANNING FEB 18 SCALE: 1:50@A3		
P01 ~			

ATTIC: THE ATTIC SPACE HAS NOT BEEN INSPECTED OR SURVEYED FOR INSULATION. IF ABSENT, THE ATTIC SPACE MUST BE INSULATED TO MEET CURRENT BUILDING REGULATIONS STANDARD.

GENERAL NOTES - HEATING, FIRE SAFETY AND COMFORT

- EVERY HABITABLE ROOM MUST BE EQUIPPED WITH A LOCALLY CONTROLLABLE SPACE HEATING SYSTEM. THE HEATING SYSTEM MAY BE A CENTRALLY CONTROLLED GAS BOILER SYSTEM WITH THERMOSTAT CONTROLS INSTALLED IN EACH ROOM PROPERLY BY A COMPETANT AND QUALIFIED PERSON ACCORDING TO CURRENT BRITISH STANDARDS. ALL EXISTING HEATING SYSTEMS AND EQUIPMENT MUST BE TESTED, UPDATED AND CERTIFIED FOR EFFICIENCY AND SAFETY.

- THE BATHROOM, SHOWER ROOM & WC MUST HAVE CLEAN AND CONTINUOUS FLOW OF HOT AND COLD WATER AND MUST BE ADEQUATELY HEATED & VENTILATED. INSTALL VENTILATOR EXTRACT WHEREVER NECESSARY.
- PROVIDE AFFF 6 LITRE FOAM EXTINGUISHER TO EACH FLOOR PROPERLY INSTALLED AT A CONVENIENT AND SAFE LOCATION.
- PROVIDE A FIRE BLANKET IN THE KITCHEN AS SHOWN.
- IT IS ADVISABLE THAT THE PROPERTY IS RISK ASSESSED BY A FIRE OFFICER PRIOR TO OCCUPATION.
- PROVIDE APPROVED SMOKE DETECTORS TO ALL COMMUNAL AREAS



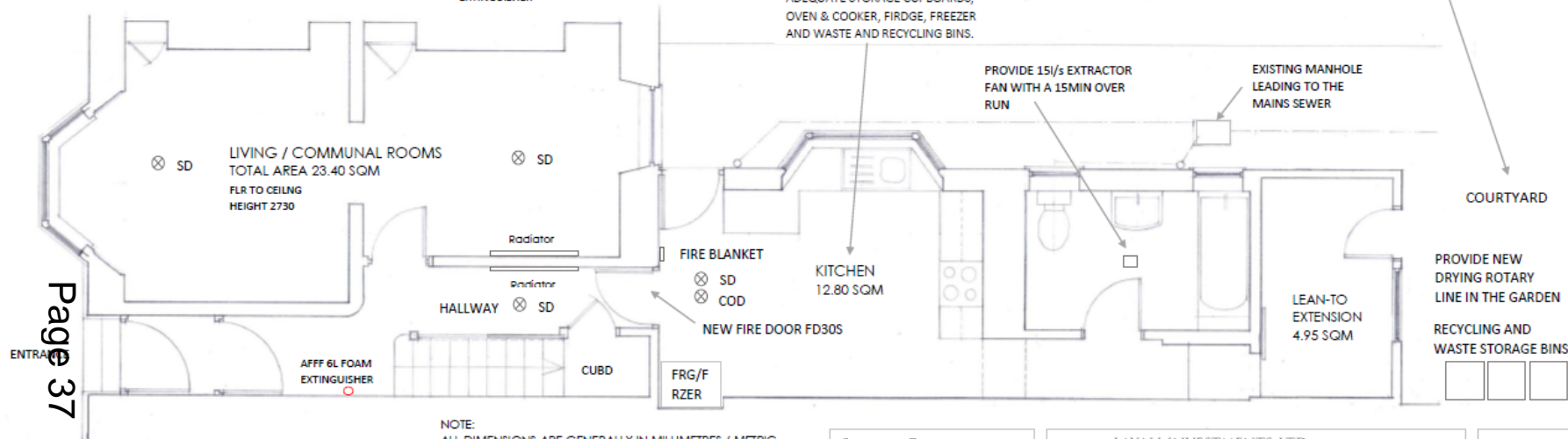
PROVISIONS FOR THE COURTYARD:

WASTE AND RECYCLING BINS ARE TO BE PROVIDED IN THE REAR COURTYARD WITHIN EASY ACCESS TO THE BACK LANE.

A ROTARY CLOTHES DRYING LINE IS TO BE PROVIDED IN THE REAR COURTYARD. SEE SITE PLAN FOR REFERENCE.

THE REAR COURTYARD IS TO BE MADE FIT, CLEANED AS NECESSARY TO PROVIDE A USABLE MULTIPURPOSE AMENITY SPACE FOR THE RESIDENTS

PROVIDE SECURE LOCKABLE SPACE FOR 4 NO. BIKE RACKS WITHIN THE EXISTING SHED AT THE BOTTOM OF THE COURTYARD.



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ARCHITECTURE - DESIGN

ENQUIRIES:
T: 01354 228656
E: office@studiofontanelle.com

CLIENT: LAYALI INVESTMENTS LTD

PROJECT: 9 GT. WESTERN TERRACE LLANELLI SA15 2ND

DRAWING: GROUND AND FIRST FLOOR PLANS - AS PROPOSED

PLANNING

FEB 2018

SCALE: 1:50@A3

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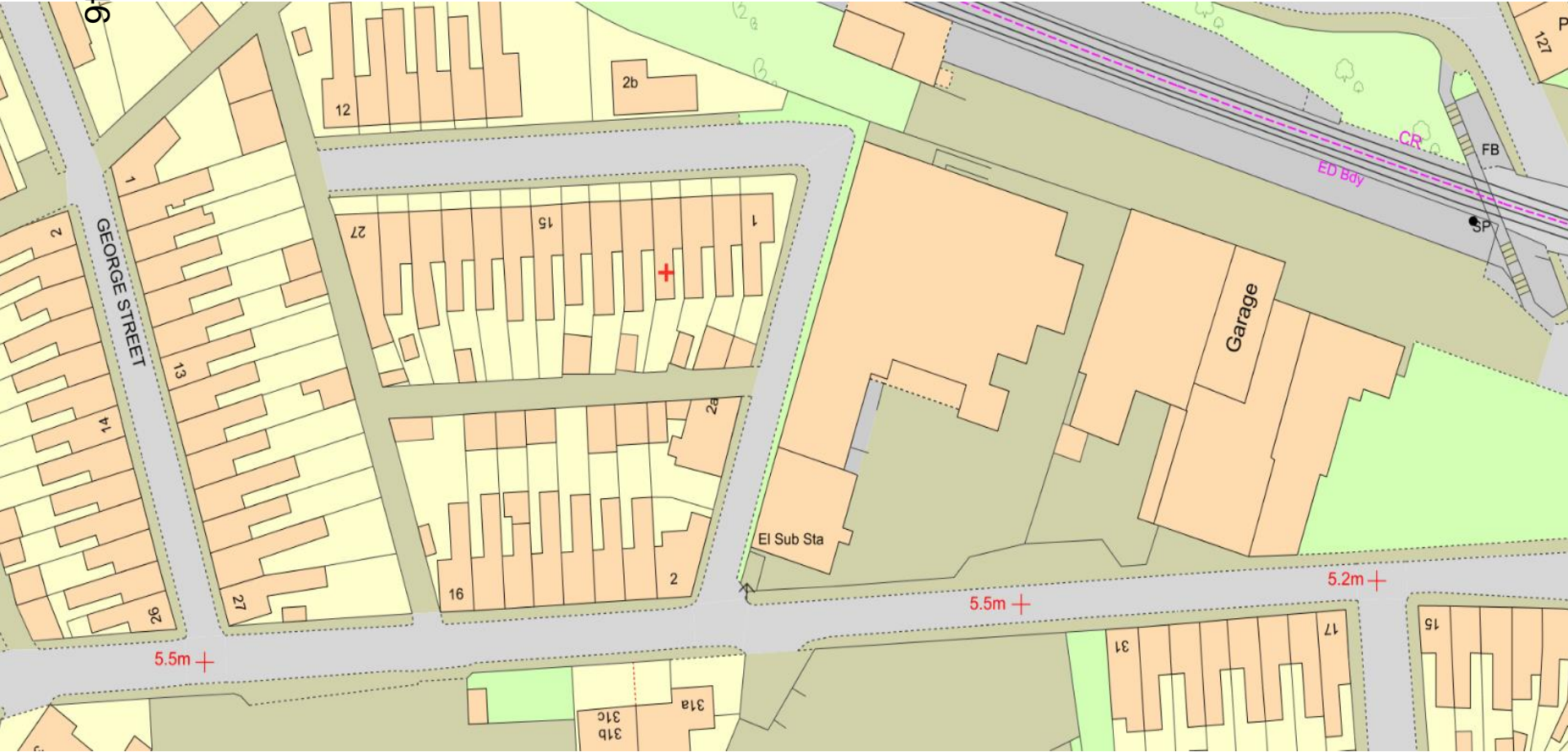


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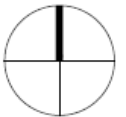
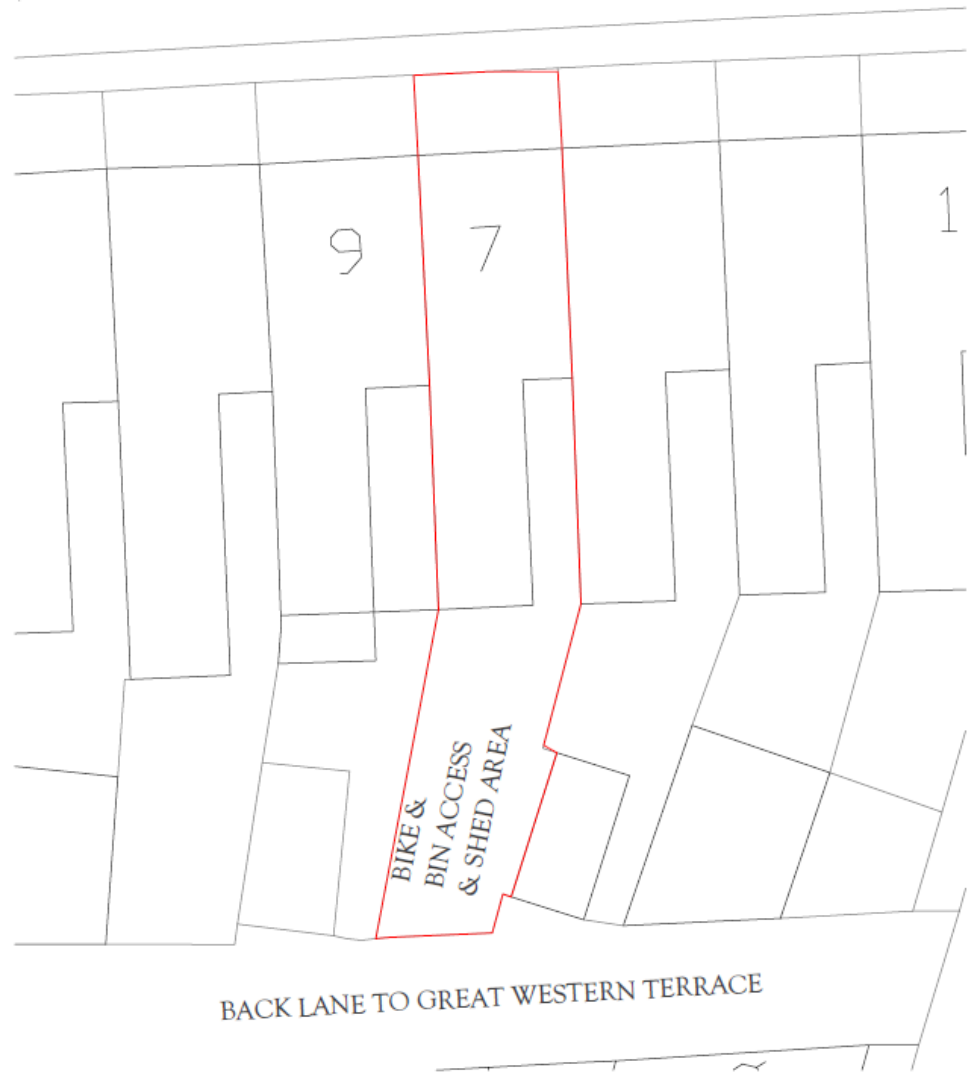


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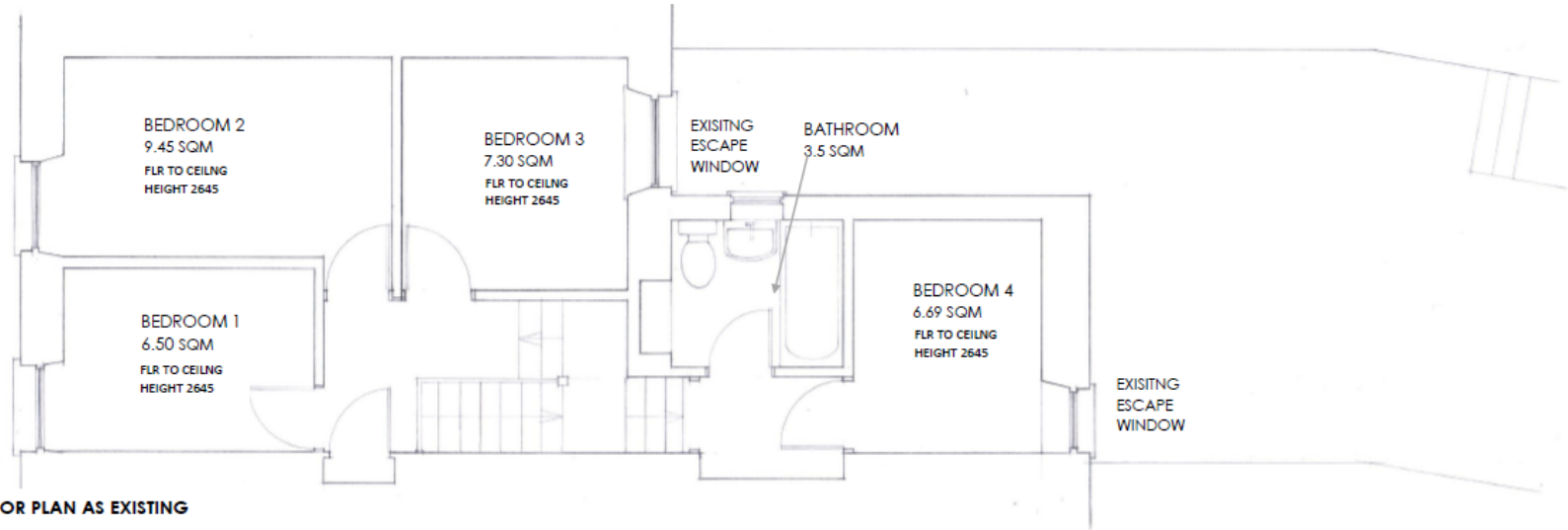


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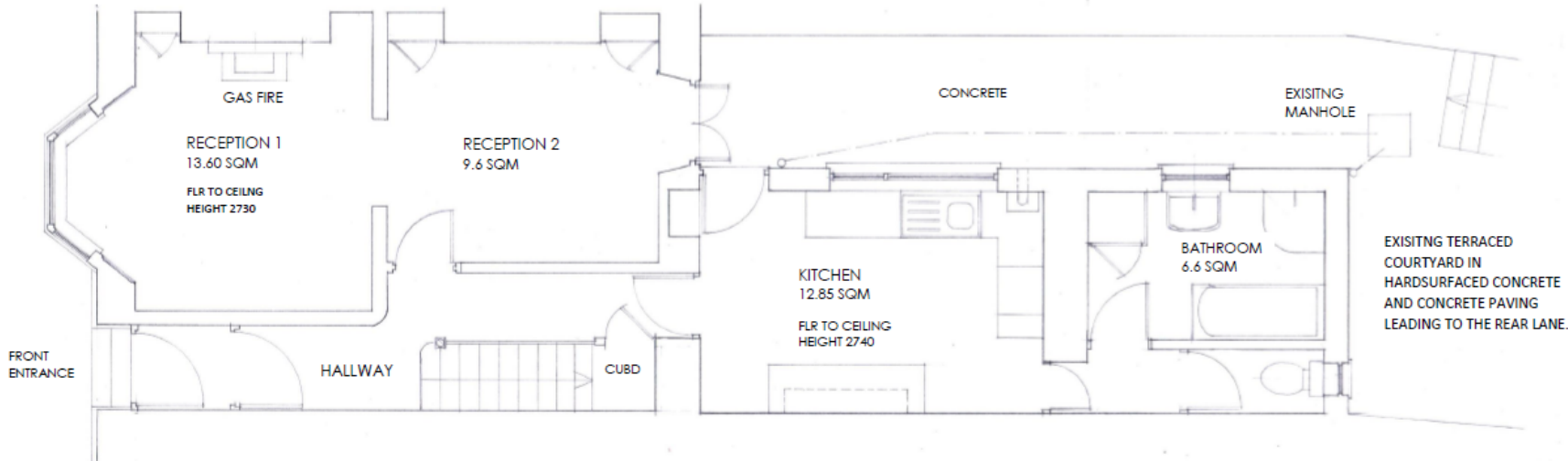


EXISTING
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EXISTING
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WINDOW



FIRST FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS EXISTING

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ARCHITECTURE - DESIGN

ENQUIRIES:
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E: office@studiofontanelle.com

CLIENT: CANAIMA PROPERTIES LTD.
PROJECT: 7 GT. WESTERN TERRACE LLANELLI SA15 2ND
DRAWING: GROUND & FIRST FLOOR PLANS - EXISTING
PLANNING FEB 18 SCALE: 1:50@A3

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*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

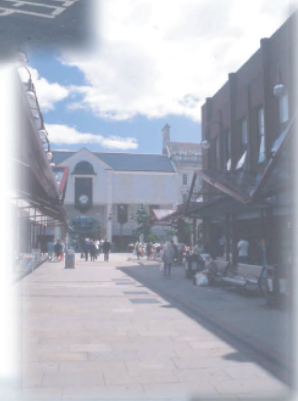
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 05 EBRILL 2018
ON 05 APRIL 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area West

<i>Application Number</i>	W/35730
<i>Proposal & Location</i>	CONSTRUCTION OF TWO A1 UNITS AND ONE A3 UNIT WITH ASSOCIATED CAR PARKING AT FORMER CARTREF TAWELAN, ASH GROVE, CARMARTHEN, SA31 3PY

DETAILS:

CONSULTATIONS

Local Members – Cllr Schiavone has commented that he is away and not available to address the Planning Committee. He has made the following comments:

- The nearby residents directly affected by the proposed development are concerned about the increased volume of traffic in what is already a congested area.
- There are existing issues with limited parking in this area which will be exacerbated by additional vehicles utilising the proposed development.
- The increased traffic flow will impact negatively on pedestrian safety including schoolchildren walking to and from school.
- The proposed development will eradicate an attractive green space.
- There is a lack of clarity in terms of the future use of the existing Tawelan building and how this might impact negatively on the local residents.

Cllr Speake has also made further comments. These related primarily to the Transport Assessment. He feels that the details provided are not accurate. He feels that the volumes of traffic have been under estimated. There is also concern over the ability for a 10m vehicle to reverse within the site and the dangers of this within a car park open to the public. Reference is also made to the petition and that this shows the strength of feeling from local people. He feels that the proposal would radically alter the local topography and that the locating a commercial development in a residential area is not appropriate.

Neighbours/Public – A further objection has been received. This referred to the proposal as an "eyesore". Disturbance from deliveries and vehicles has been referred to being detrimental to sleep. Comments have also been received regarding the timing of any site visits being during busy periods of traffic. Impacts on human rights were raised in terms of people's enjoyment of their property. It was also queried why photographs submitted by objectors could not be included in the presentation. The timing of the application being presented to the planning committee during the Easter holiday period when interested parties may be away has also been queried.

THIRD PARTY REPRESENTATIONS

The issues that have been raised have already been referred to in the original report. Reference is made to the petition and number of objections received. In relation to highways matters additional details were provided and these have satisfied both the Head of Transport and the Trunk Roads Agency. Conditions are also recommended in relation to opening hours and hours of deliveries. The diversion of trips from commercial locations further afield

to this site is part of the reason that traffic generation is reduced. Matters relating to the design and appearance of the site are already addressed. The location within a primarily residential area is acknowledged. Impacts on amenity have been considered in the main report. Again conditions are imposed which it is felt sufficiently address this issue. Having regard to the timing of the application being presented to the planning committee it is merely being presented to the first available planning committee.

ADDENDUM – Area West

<i>Application Number</i>	W/36812
<i>Proposal & Location</i>	CONSTRUCTION OF NEW WELSH MEDIUM PRIMARY SCHOOL WITH NEW PLAYING FIELD AND MULTI-USE GAMES AREA, TO CATER FOR 210 PUPILS AND 30 NURSERY PLACES, WITH ASSOCIATED LANDSCAPING, ACCESS AND INFRASTRUCTURE WORKS AT GORSLAS RECREATION PARK, CEFNEITHIN ROAD, GORSLAS, LLANELLI, CARMS, SA14 7HY

DETAILS:

CONSULTATIONS

Local Member – Reference was made in the committee report to Cllr D Thomas. This was an error and should read Cllr D. Price.

Following the request for more information and clarity from the applicant's Agent more information has been submitted and this is outlined below.

Surface Water Drainage

As indicated in the officer's report the Council's land drainage section have sought more clarity on the surface water drainage system. The agent has indicated that the final design will be provided at the planning condition stage for assessment but has provided assurances that the proposed development will have a dedicated surface water drainage scheme which will be designed to accommodate and deal with all flows without any third party detriment.

Recreation and Play Facilities

The committee report refers to the community council's request that the proposed play facilities are available at all times for use by the community, however, this would be difficult to control by planning condition and will need to be discussed in greater detail between the school, council and community council. Notwithstanding this further clarity has been provided from the Council regarding their proposed terms of the community use of the facilities at the site. However these will need to be agreed with the school and community council.

School MUGA - Community use of the MUGA will be upon agreement with the Local Authority and Ysgol Gorslas. Free community use is supported during weekends, school holidays and summer evenings on the strict provision that the Community Council return the facility in the same condition as it was found on each entry. The MUGA will be locked by the Community Council from 21:00 onwards in conjunction with the management plan for operation of the community car park. This is supported by an updated noise assessment, submitted in support of this application. The above arrangements will be governed by a management plan and/or lease agreement upheld by Carmarthenshire County Council.

School Playing Field - Community use of the playing field will be upon agreement with the Local Authority and Ysgol Gorslas. Free community use is supported during weekends, school holidays and summer evenings on the proviso that the Community Council return the facility in the same condition as it was found on entry. The playing field will be locked by the Community Council from 21:00 onwards in conjunction with the management plan for operation of the community car park. The above arrangements will be governed by a management plan and/or lease agreement upheld by Carmarthenshire County Council.

Parking for Church Road Residents

With regards to the parking for Church Road residents within the school grounds, the agent confirms that the intended management arrangement for the site access is founded on principles of Secured by Design. This permits that outside of all operational hours for the school, the gates adjoining Church Road must be locked to prevent unauthorised vehicular access. This also rules out any use by residents. The car park is exclusively conceived to aid with drop off and collection of school children, whilst offering a segregated and vehicle-free MUGA for the community outside of school hours.

Other Matters

Responses from the CCC Public Protection section regarding noise have yet to be provided whilst clarity is sought from the applicant regarding contaminated land. Furthermore the CCC Highways consultation response has yet to be submitted. On this basis approval is recommended subject to a favourable response on these matters.

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***Y PWYLLGOR
CYNLLUNIO***

05 EBRILL 2018

***RHANBARTH Y
GORLLEWIN***

**PLANNING
COMMITTEE**

05 APRIL 2018

**AREA
WEST**

CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

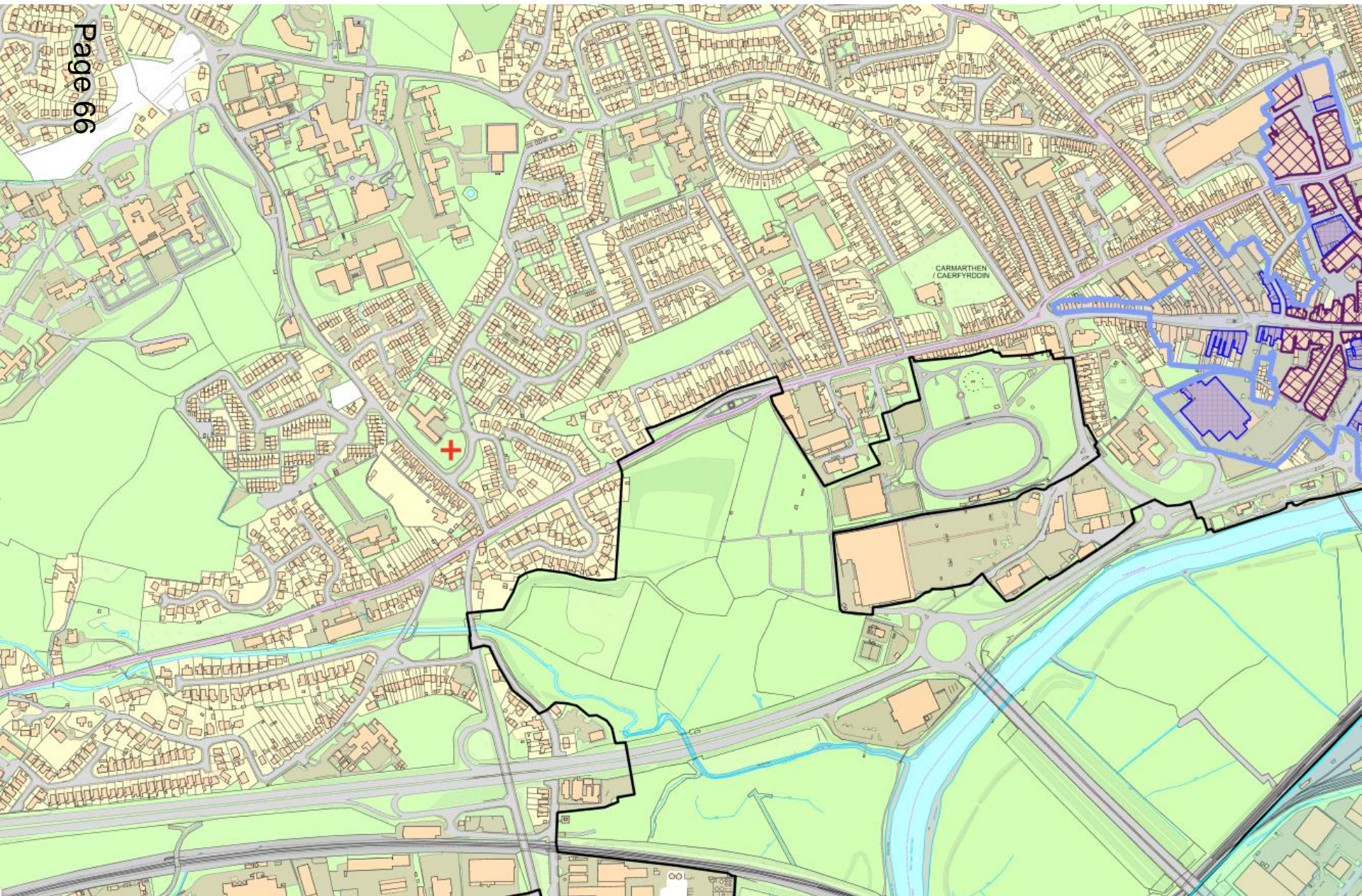
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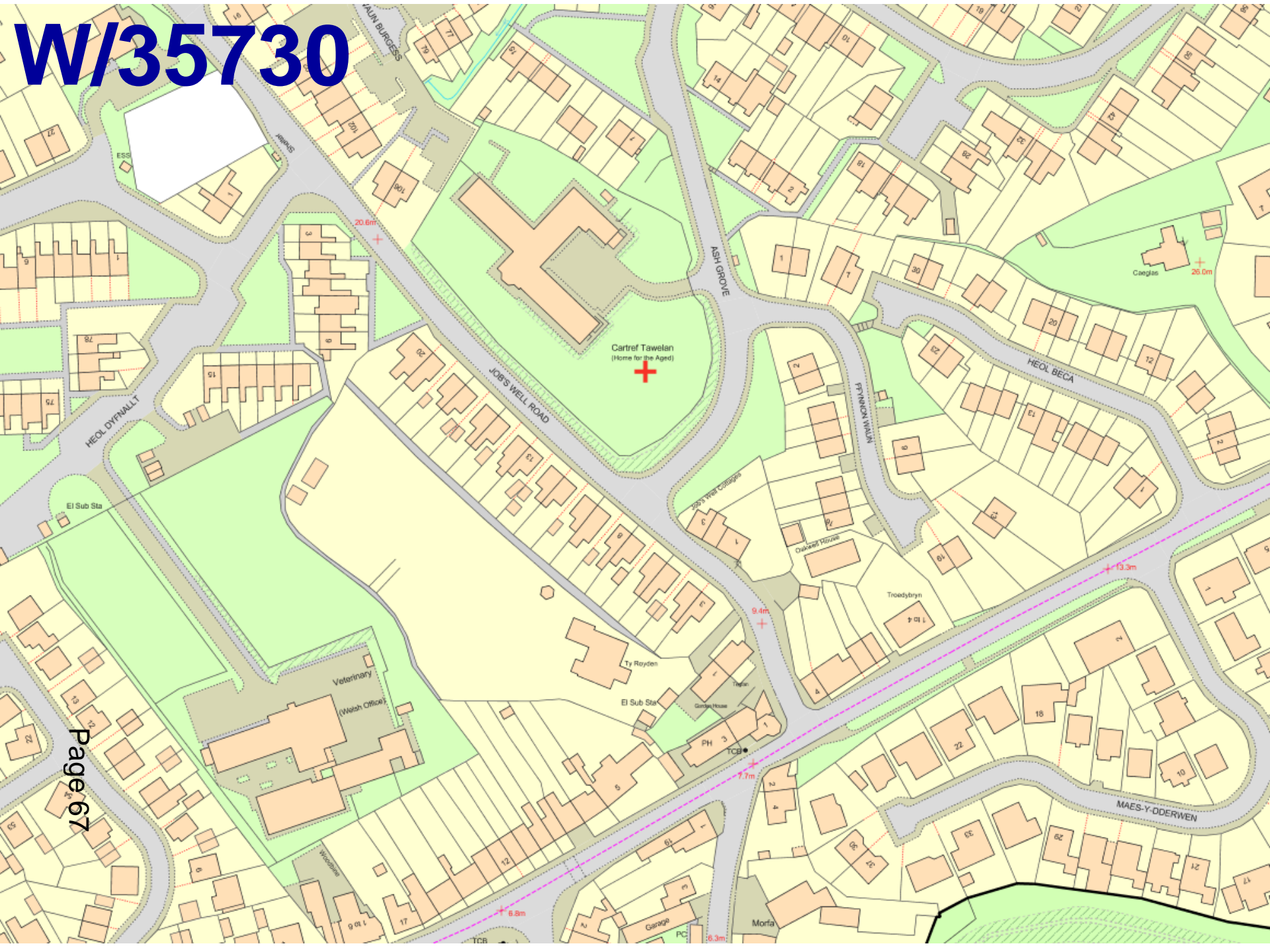


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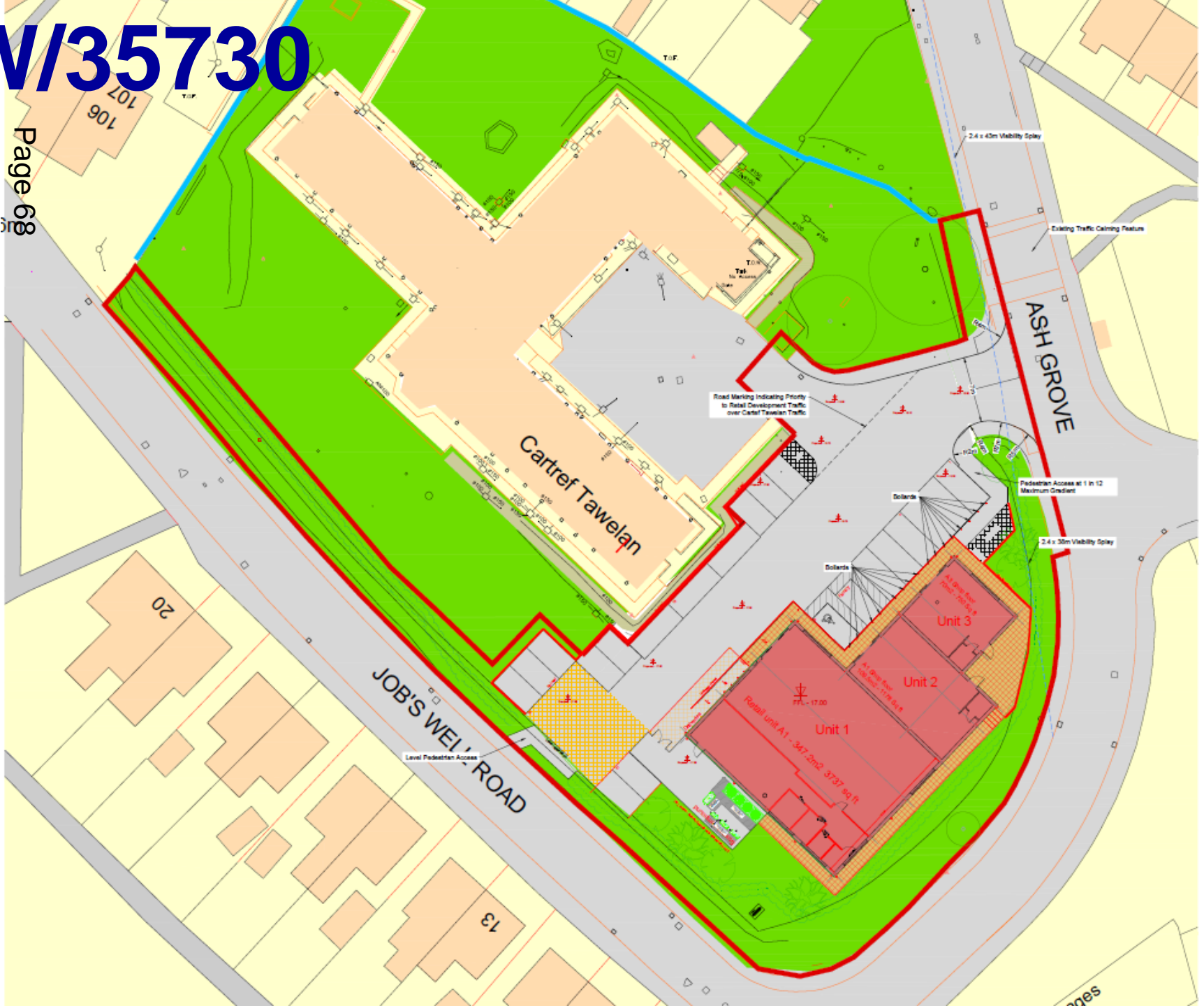




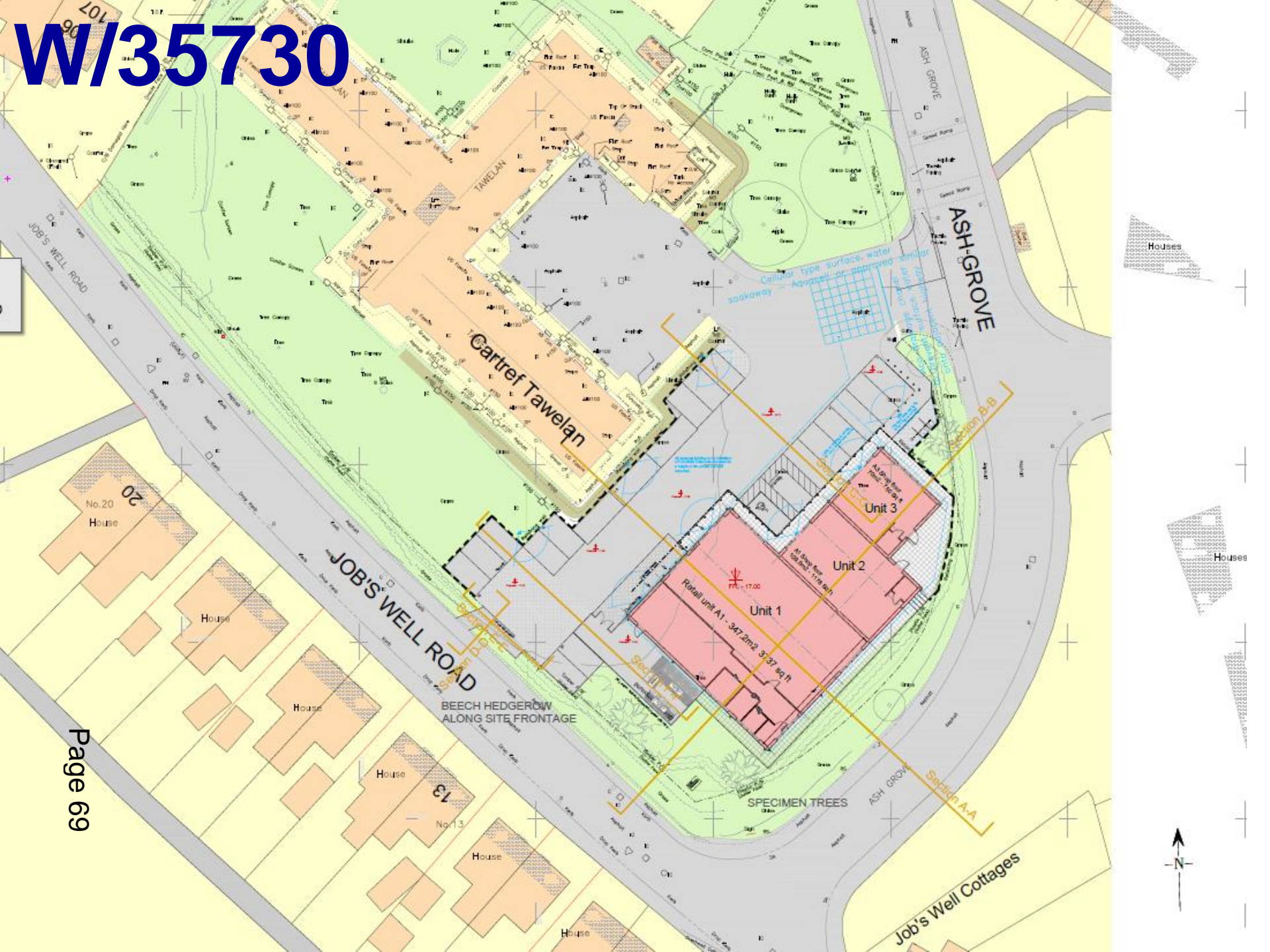
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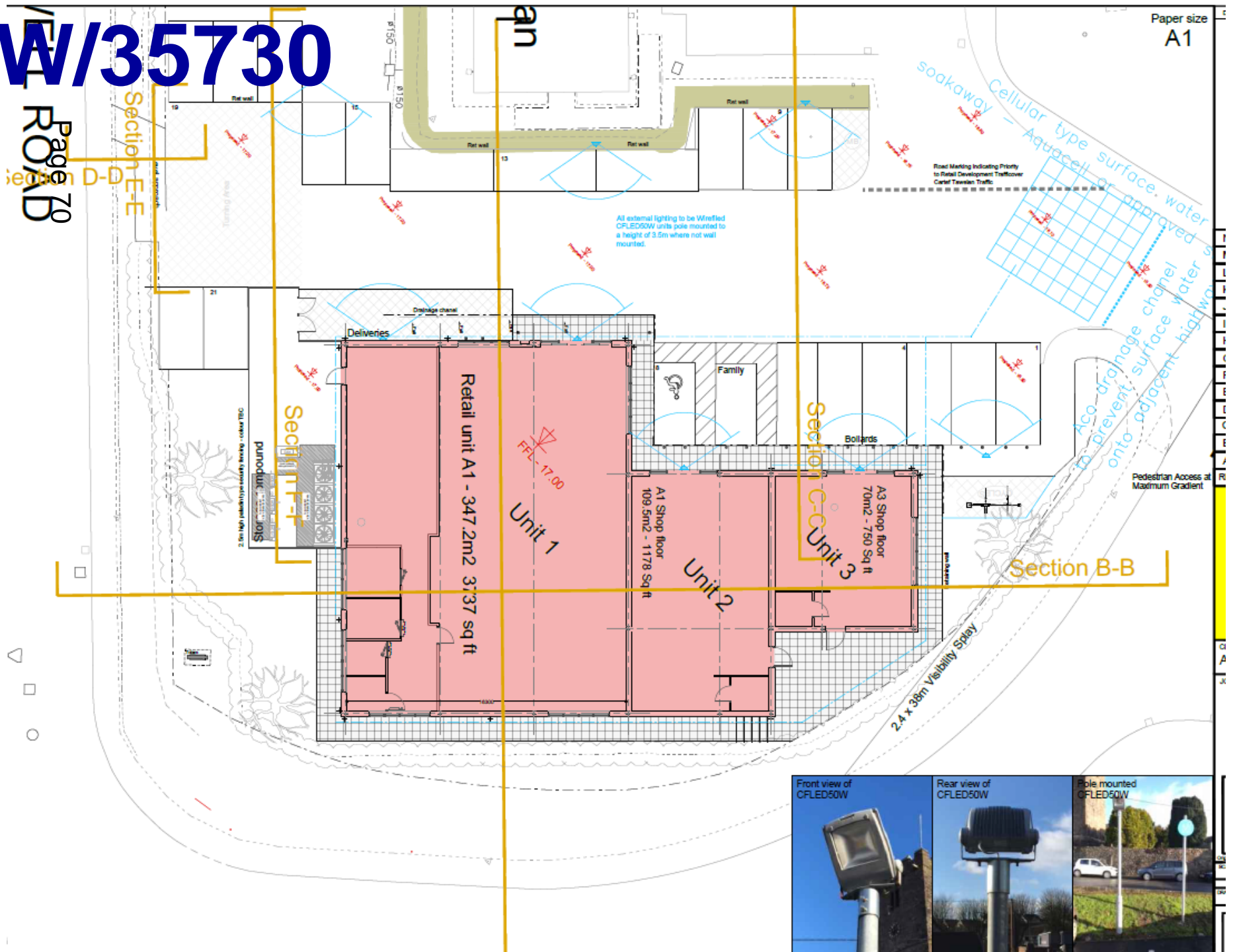
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Road

Section E-E

Section F-F

Section C-C

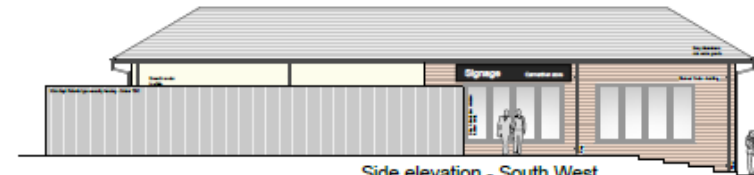
Section B-B



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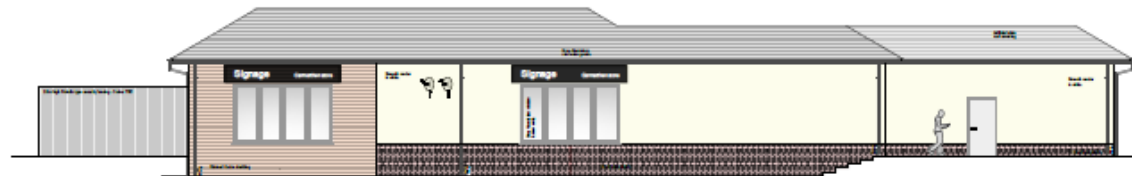
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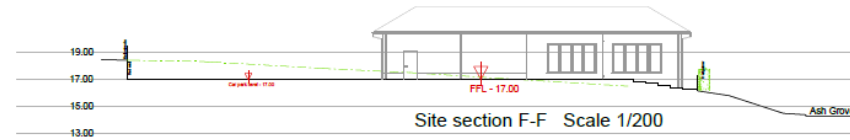
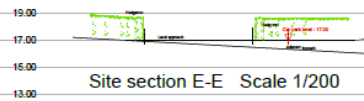
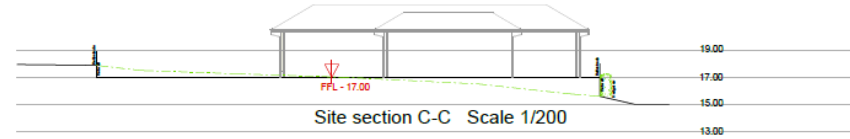
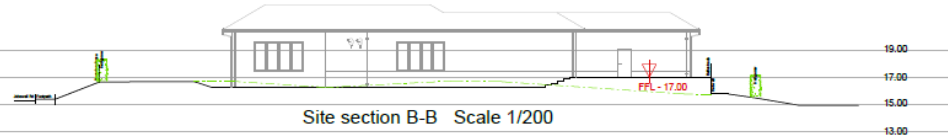
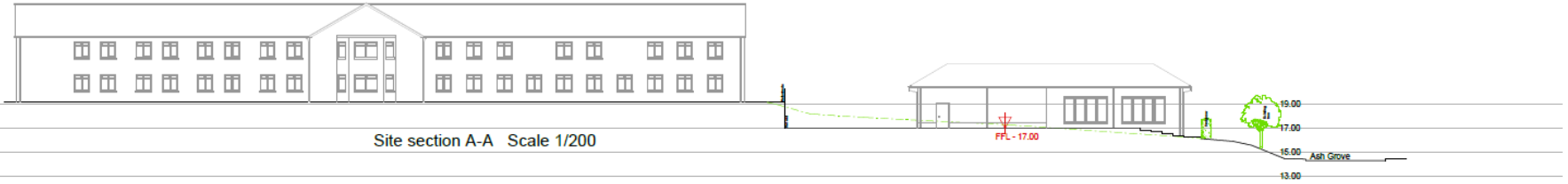
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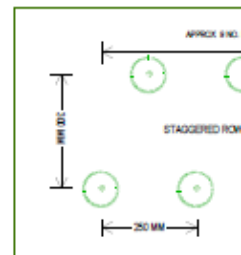
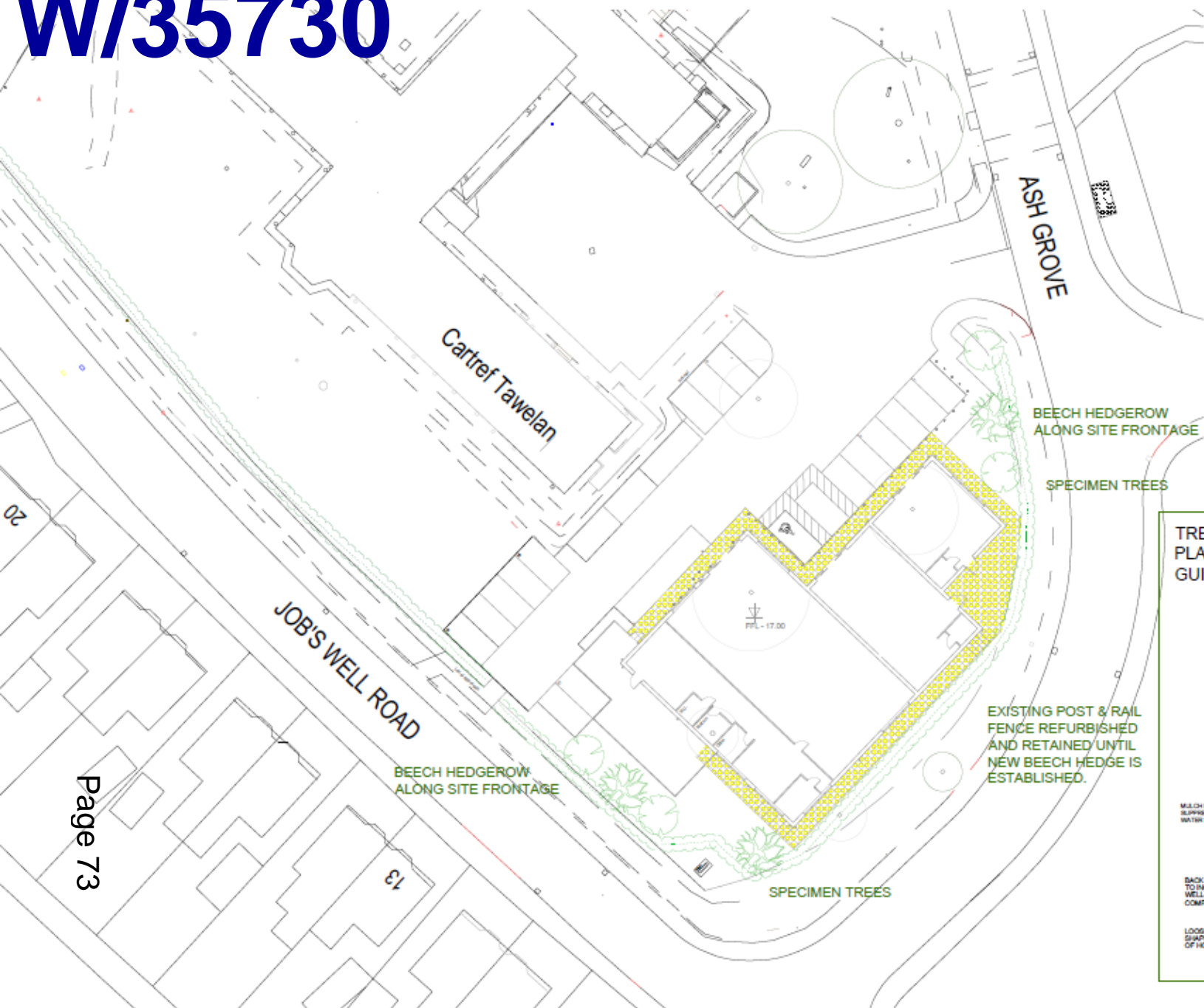
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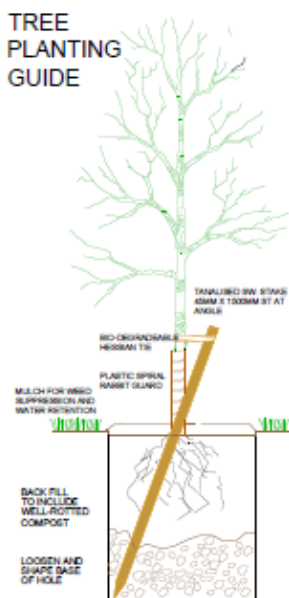
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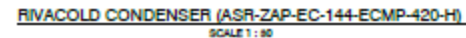


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TREE PLANTING GUIDE







































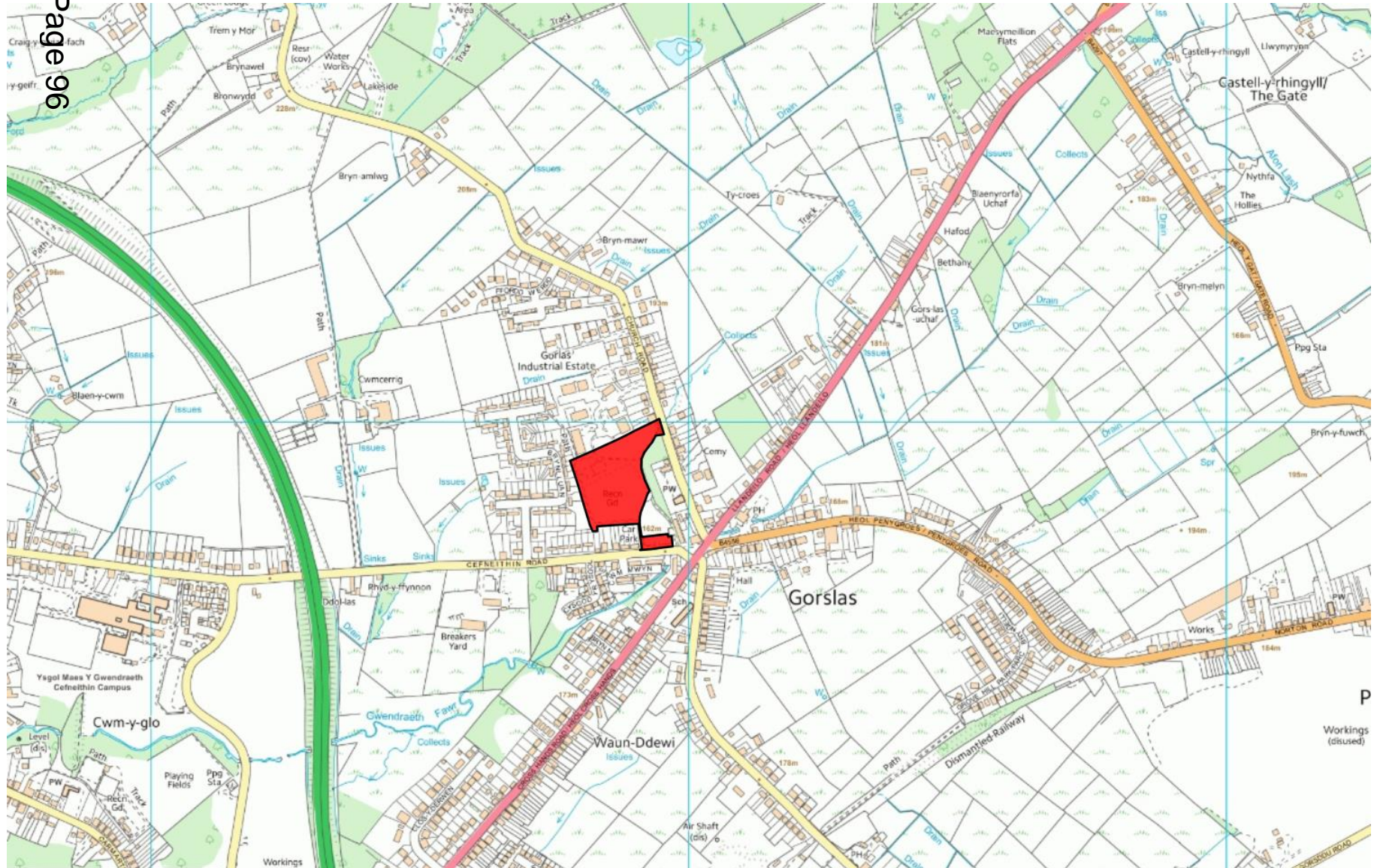




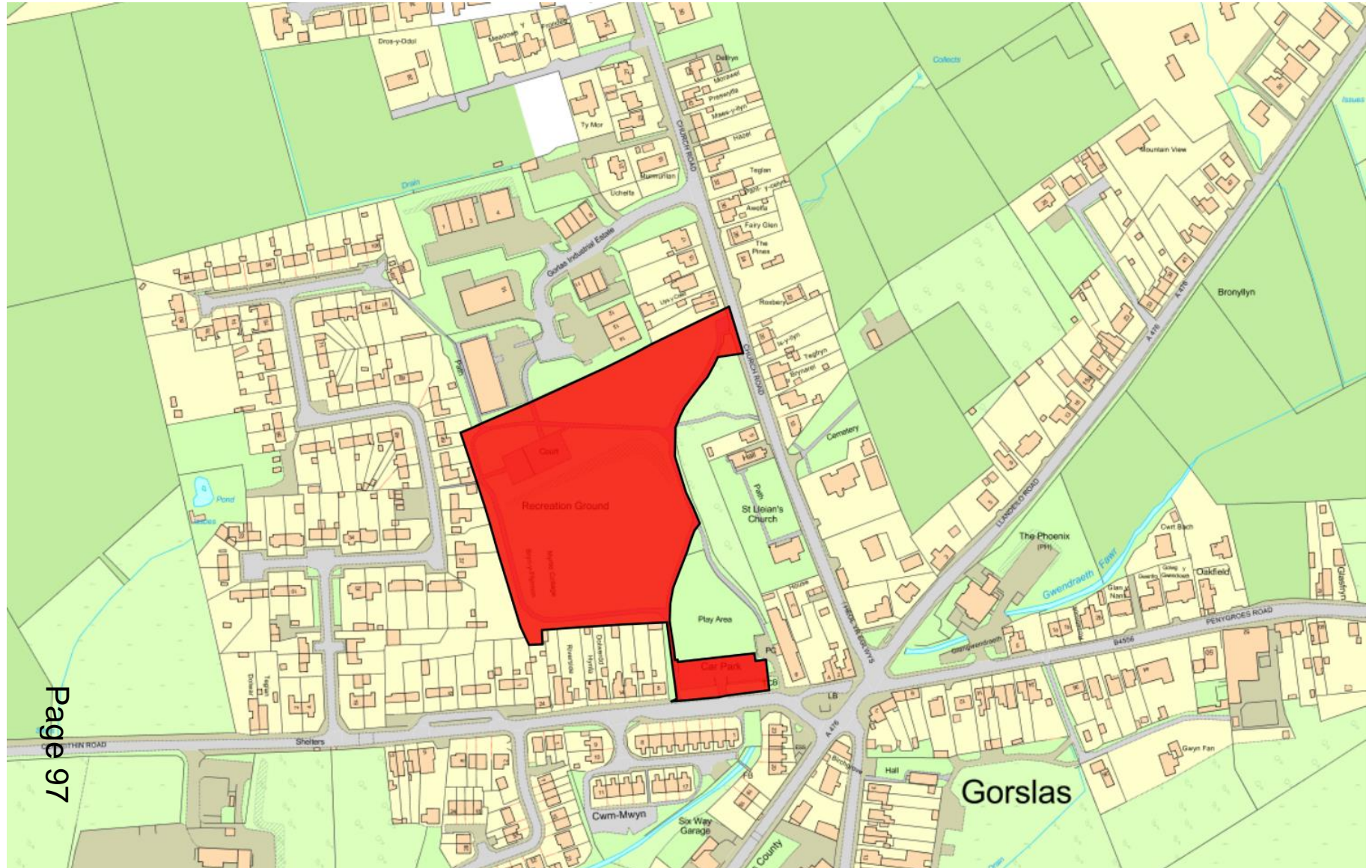


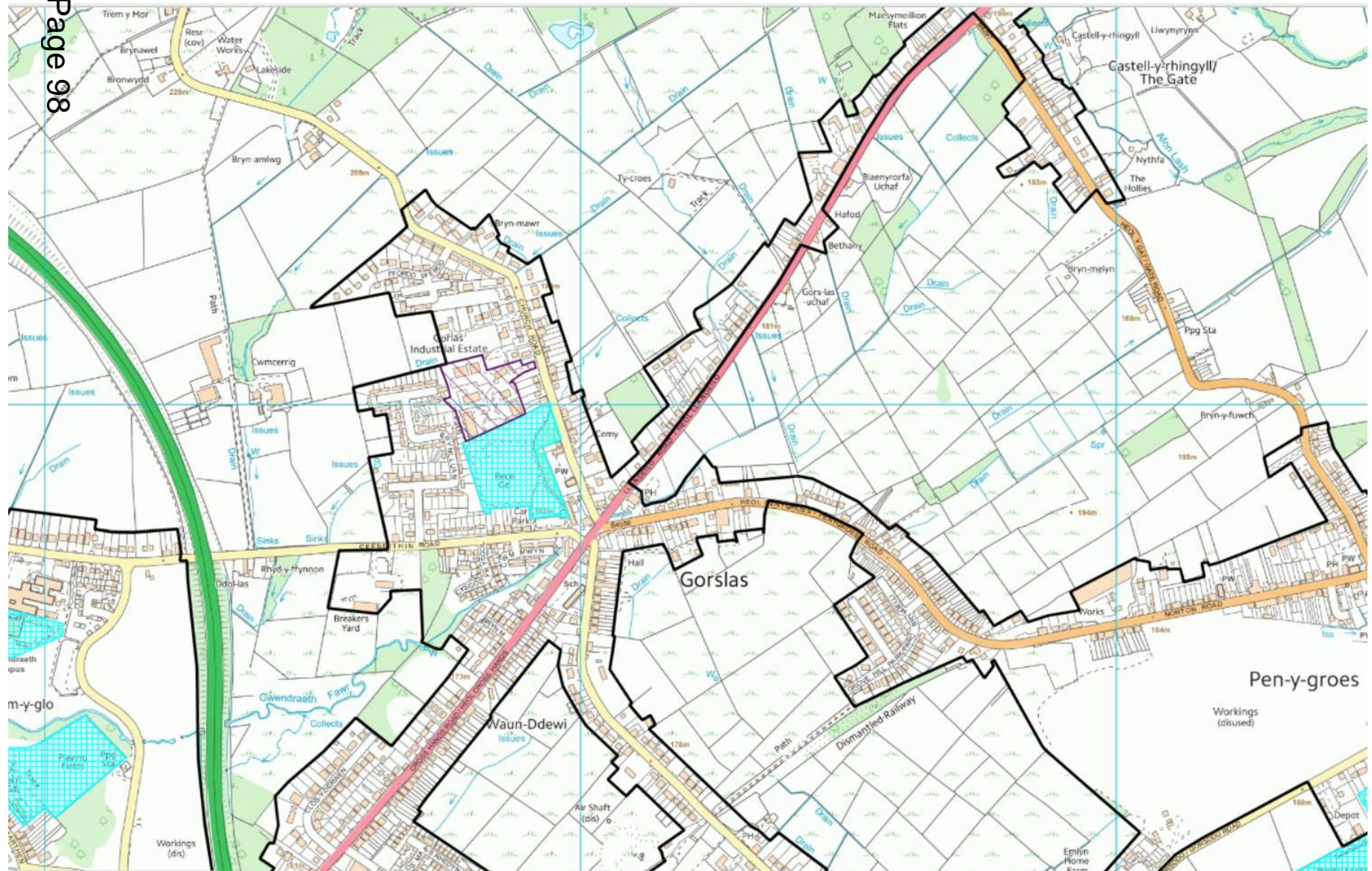
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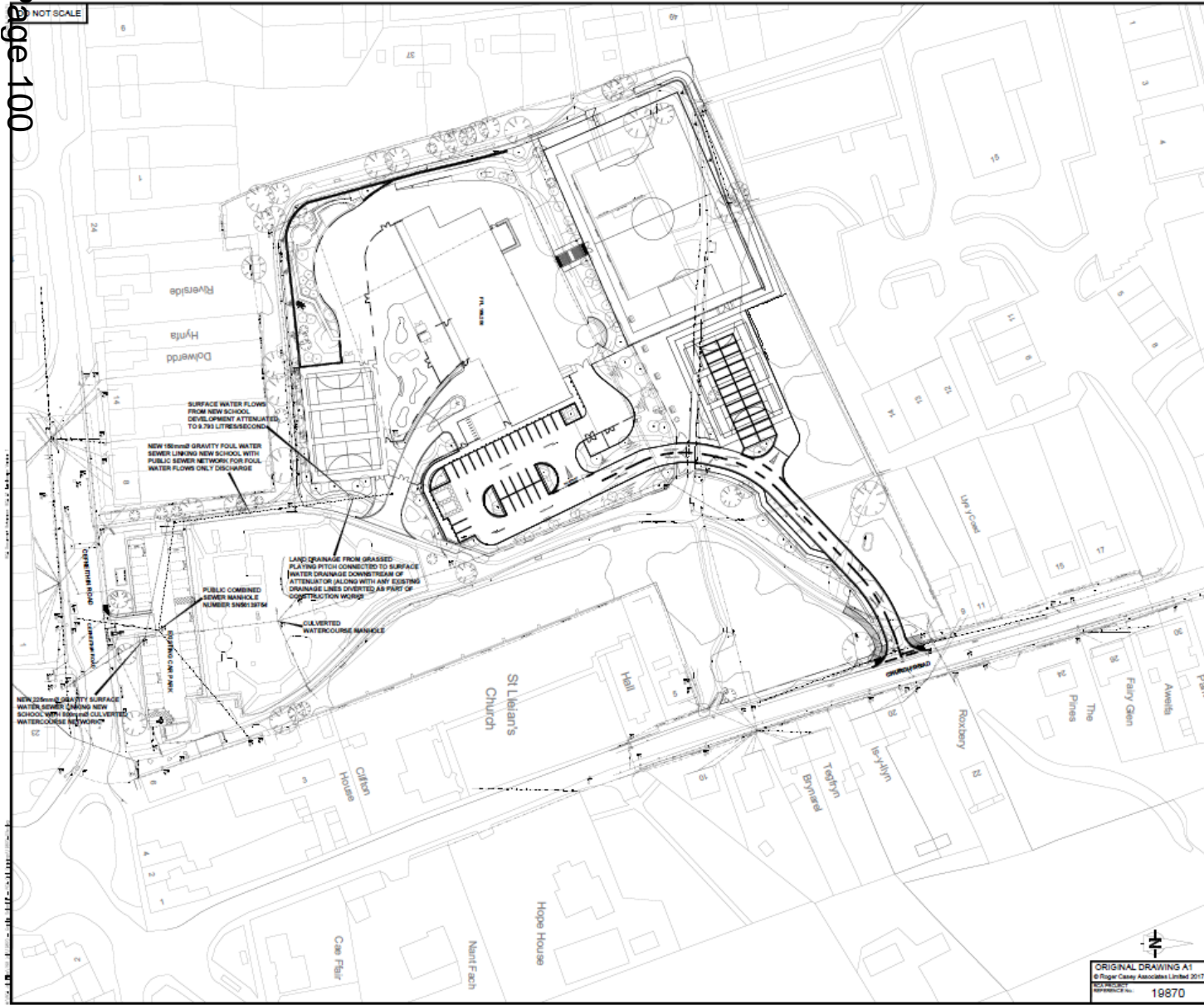
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PROPOSED SITE PLAN
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NO.	DESCRIPTION	DATE	BY
1	PLANNING APPLICATION		

PLANNING APPLICATION

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CLIENT
Lloyd & Gravel Ltd
WORKING FOR:

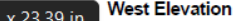
ARCHITECT
ACANTHUS HOLDEN
PEMBROKE

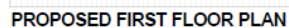
PROJECT
Proposed New Ysgol Gorslas School,
Cefnethin Road, Gorslas, Llanelli,
Carmarthenshire, SA14 7HT

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ENGINEERING SITE PLAN

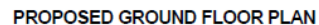
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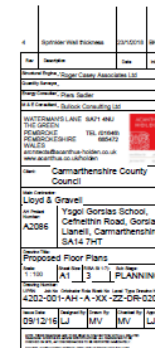




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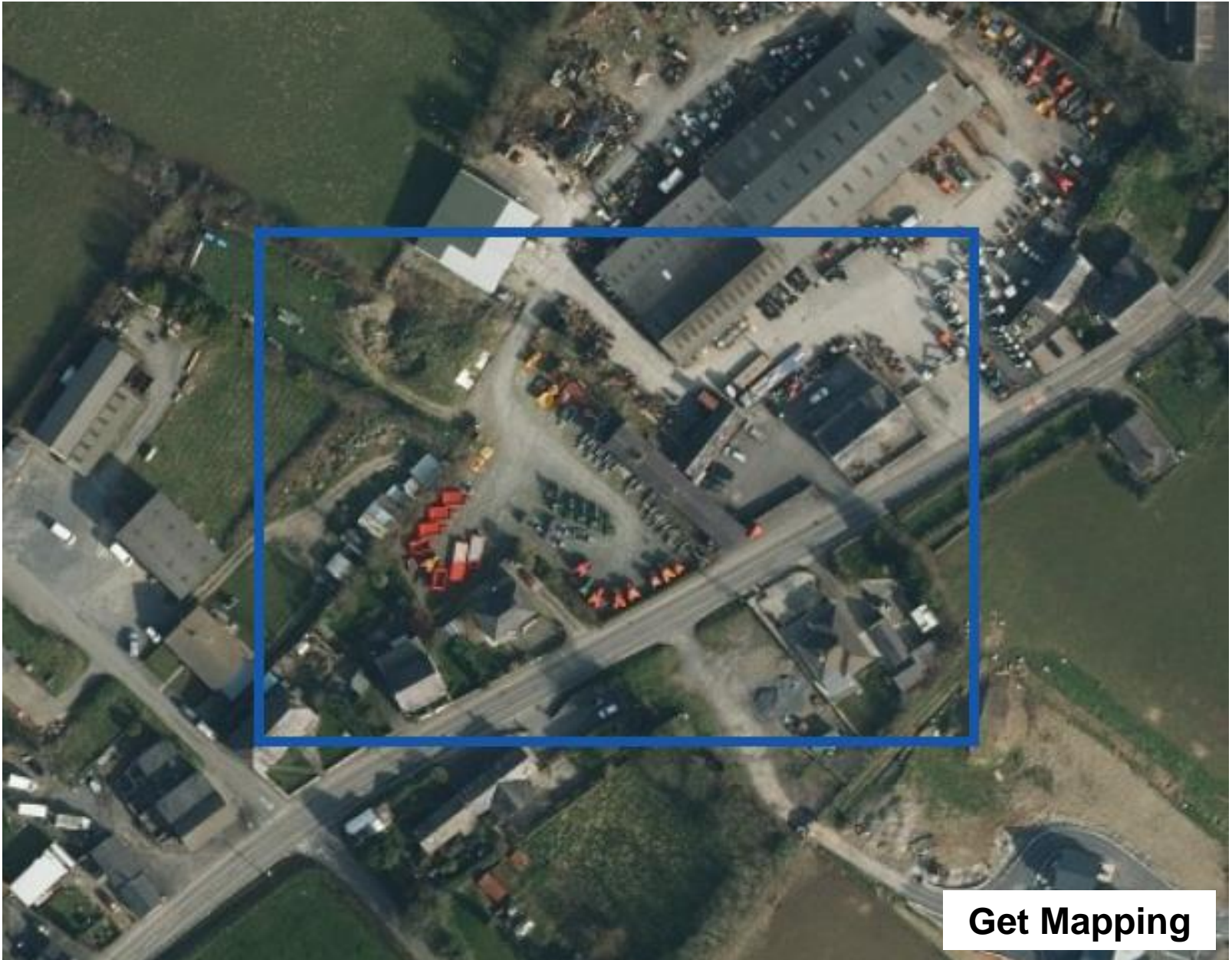
2013/2014 Aerial

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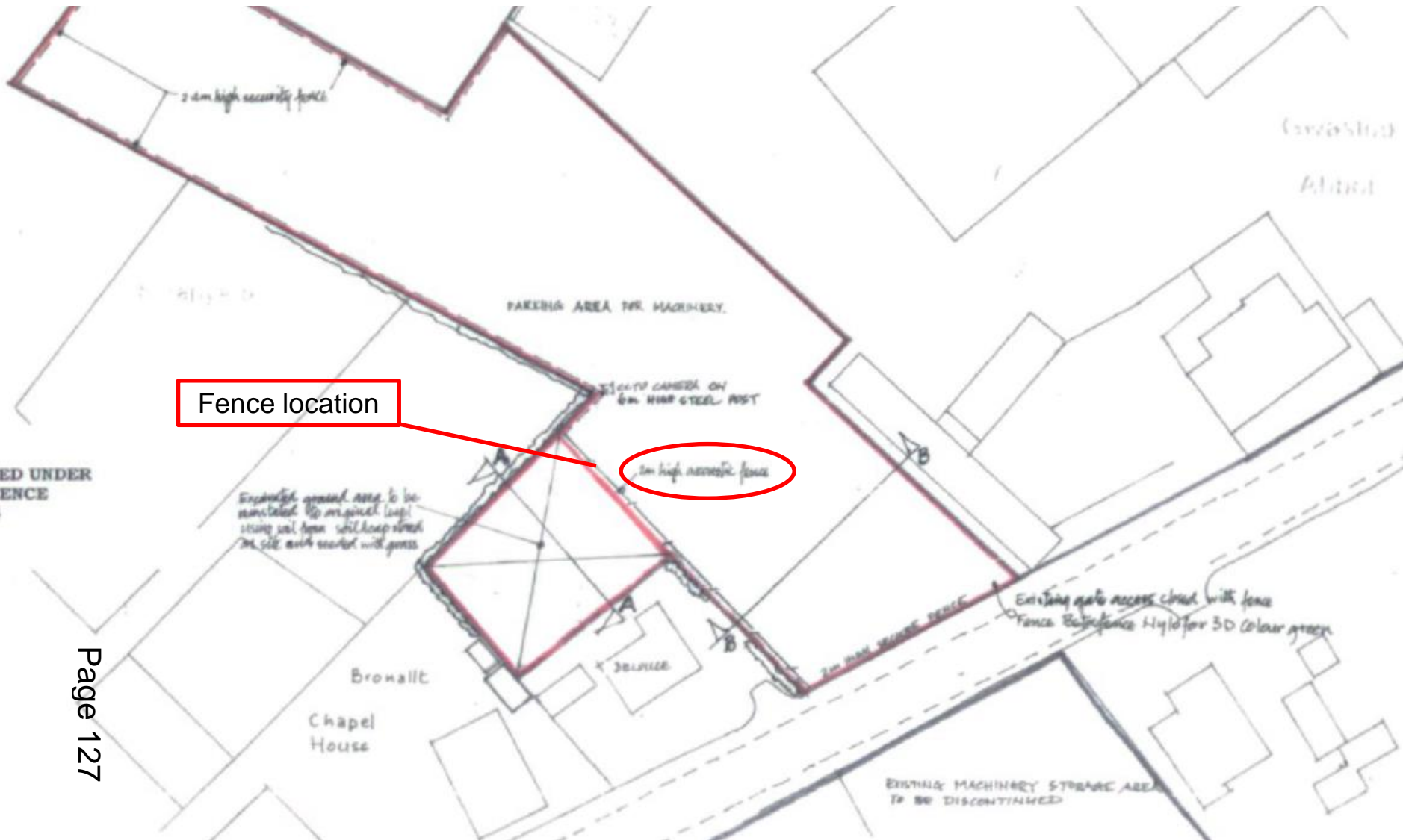


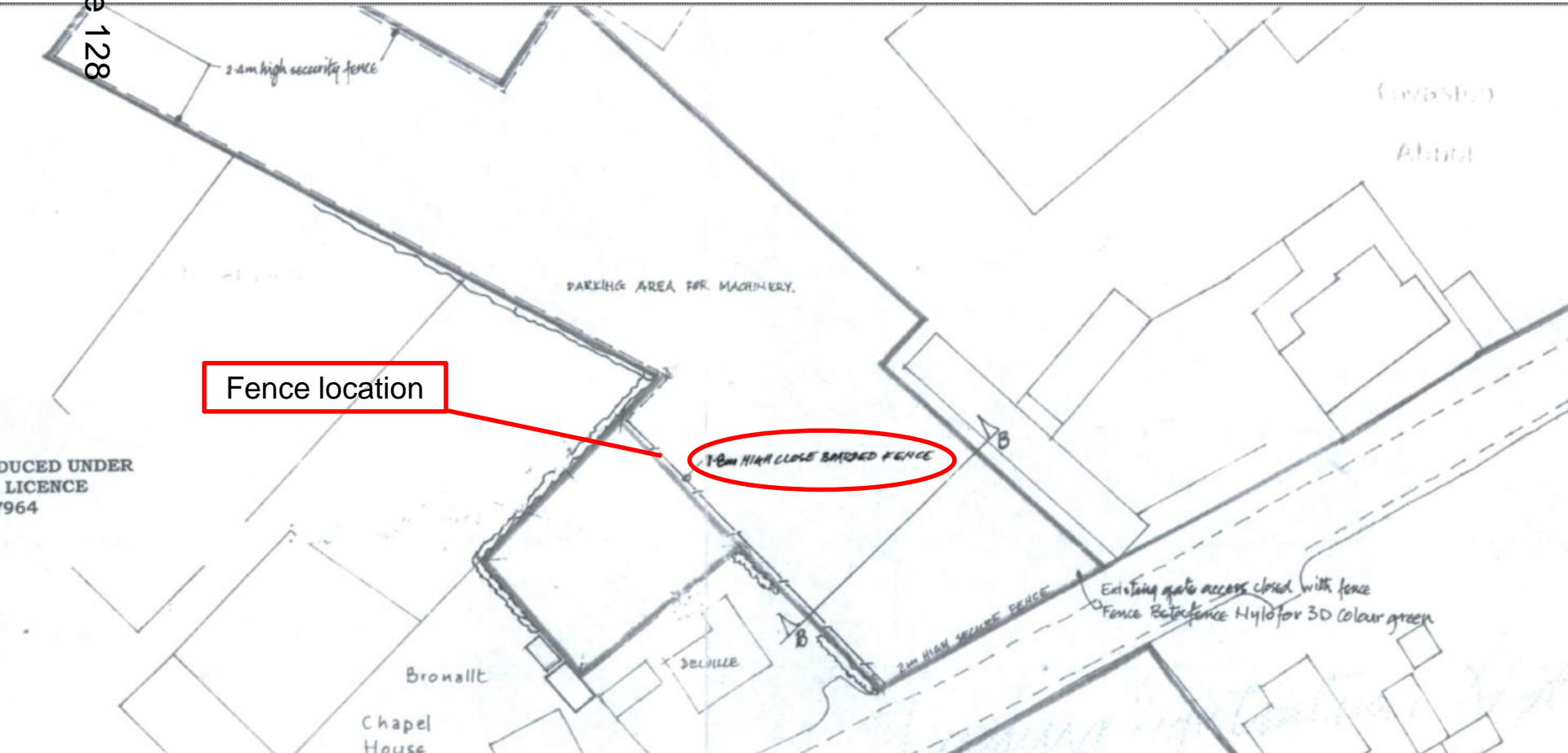
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2017 Aerial



W/36584 - Approved Block Plan (W/34406)





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View of site from A485



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Boundary between Delville and site from A485

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Delville



Feb 2016

W/36584 View from Rear garden Delville



W/36584 Restored site

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