

Dear Councillor

PLANNING COMMITTEE - TUESDAY, 17TH APRIL, 2018

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

Agenda No	Item
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- | | |
|----|---|
| a) | <u>W/35730 - CONSTRUCTION OF TWO A1 UNITS AND ONE A3 UNIT WITH ASSOCIATED CAR PARKING AT FORMER CARTREF TAWELAN, ASH GROVE, CARMARTHEN, SA31 3PY; (Pages 3 - 34)</u> |
| b) | <u>W/36625 - PROPOSED CHANGE OF USE AND CONVERSION WORKS OF GROUND FLOOR AND PART CONVERSION OF FIRST FLOOR TO FACILITATE RESTAURANT (CLASS A3) USE AT THE GUILDHALL, GUILDHALL SQUARE, CARMARTHEN, SA31 3LE; (Pages 35 - 36)</u> |
| 4. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS. (Pages 37 - 154)</u> |

Yours sincerely

Mark James CBE

Chief Executive

Encs



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

17 EBRILL 2018

17 APRIL 2018

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

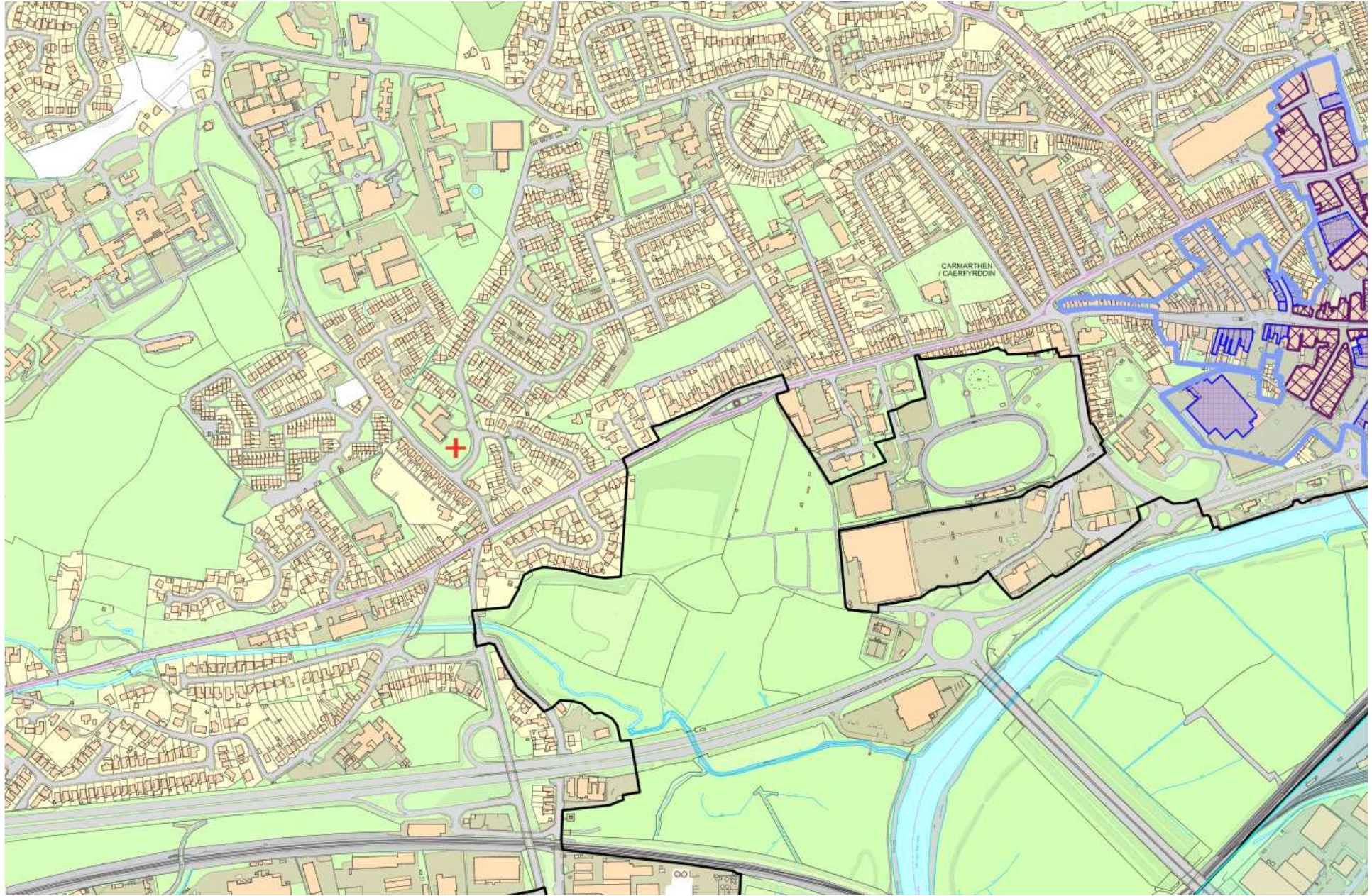
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**APPLICATIONS RECOMMENDED
FOR APPROVAL**

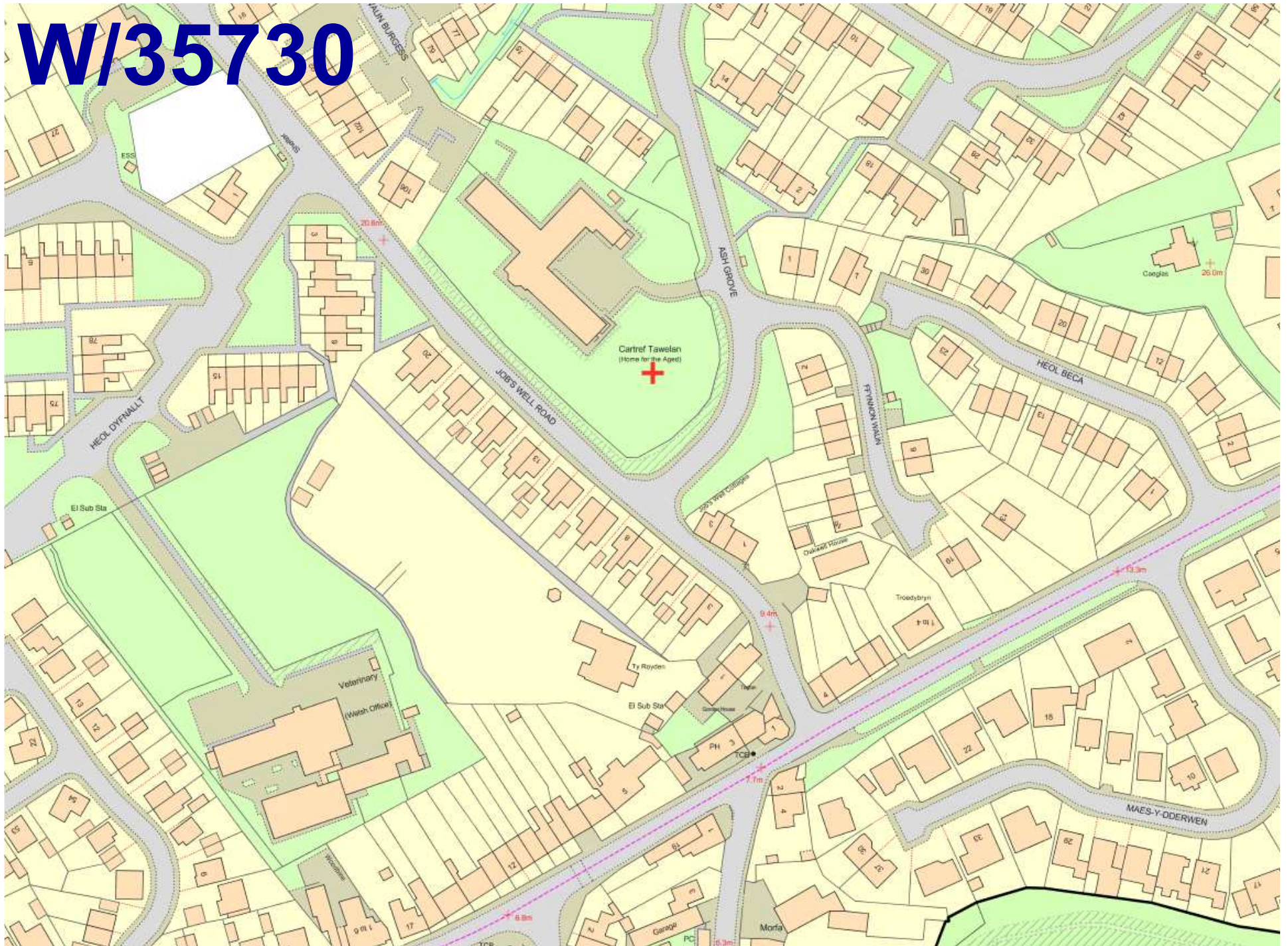


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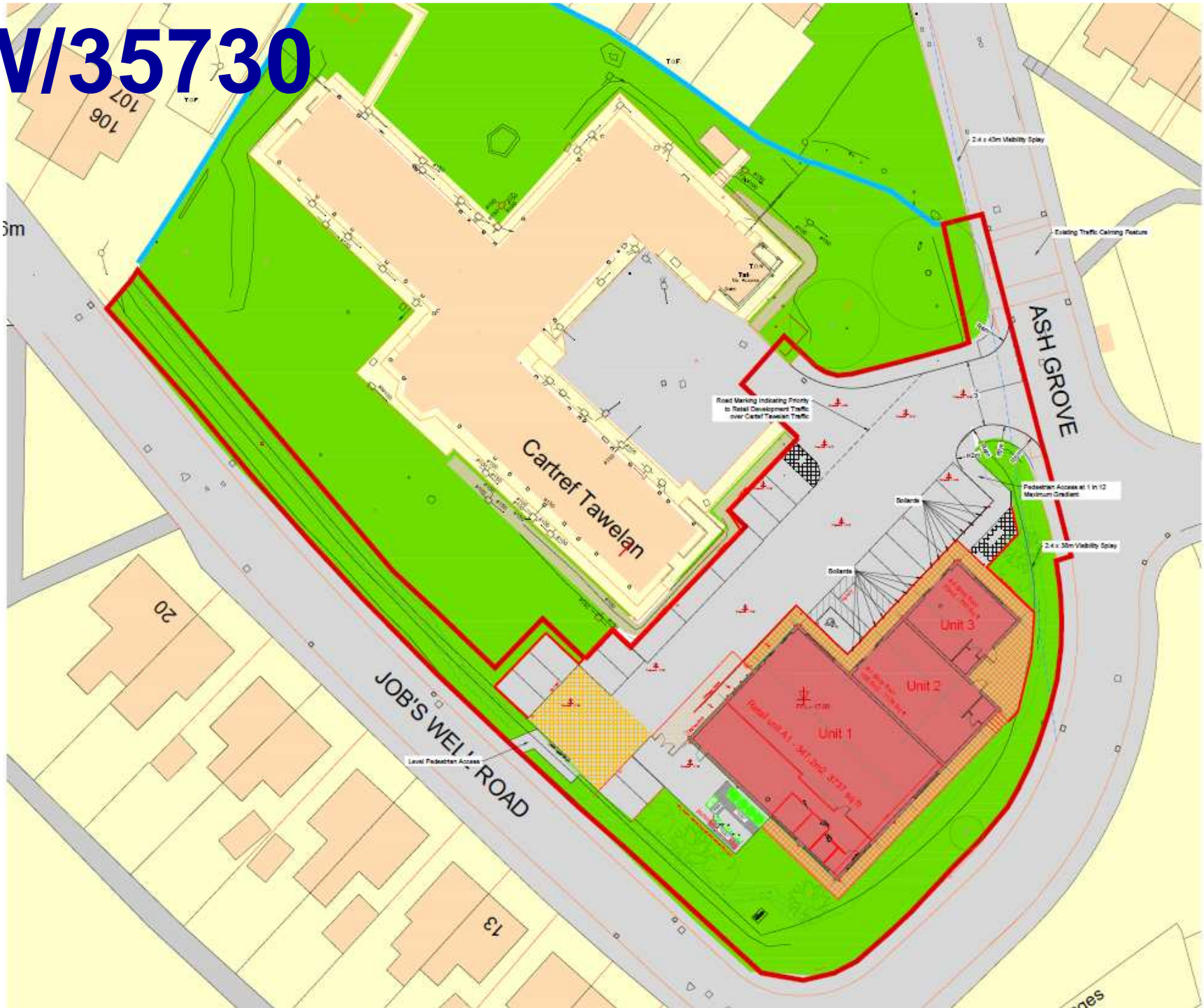
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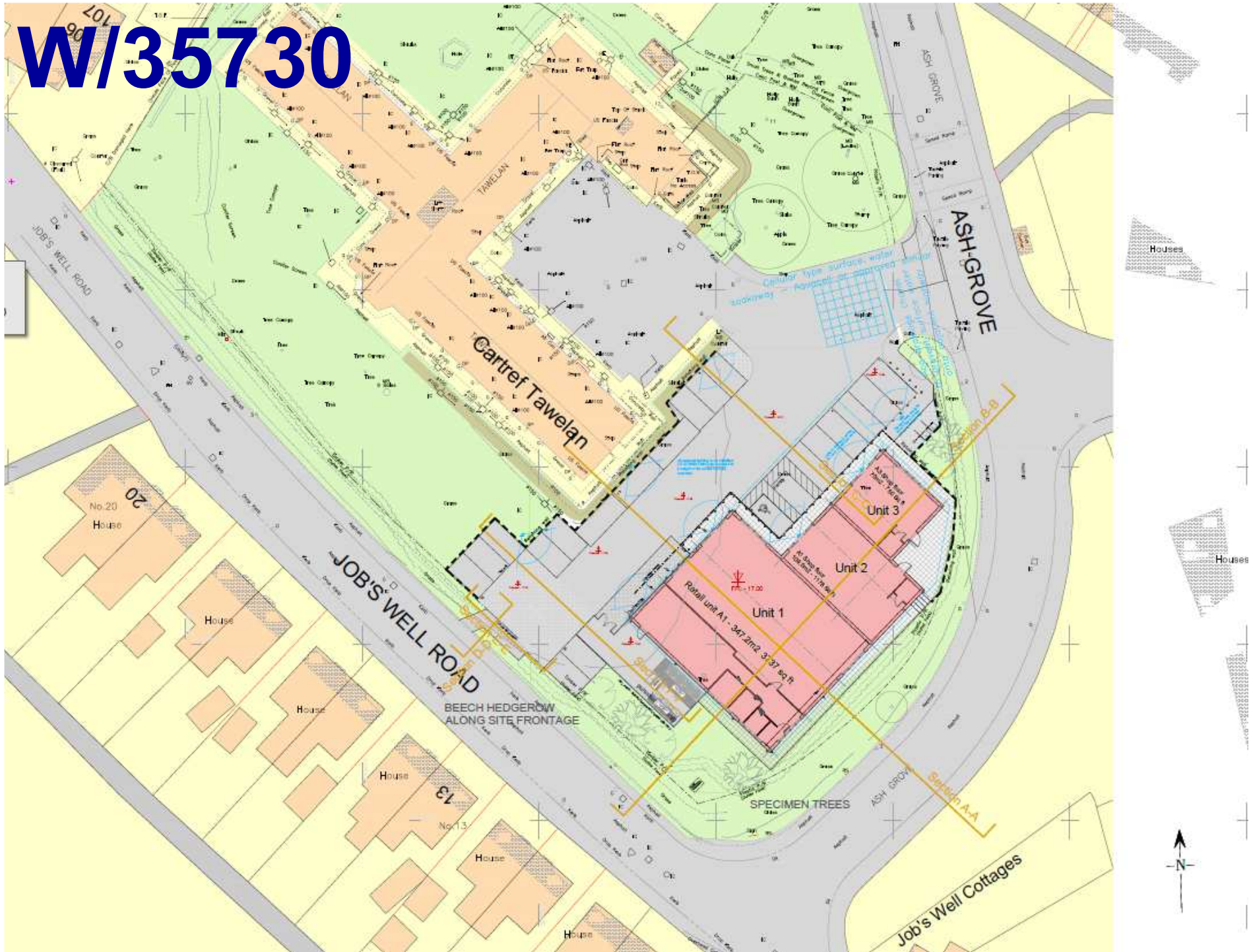
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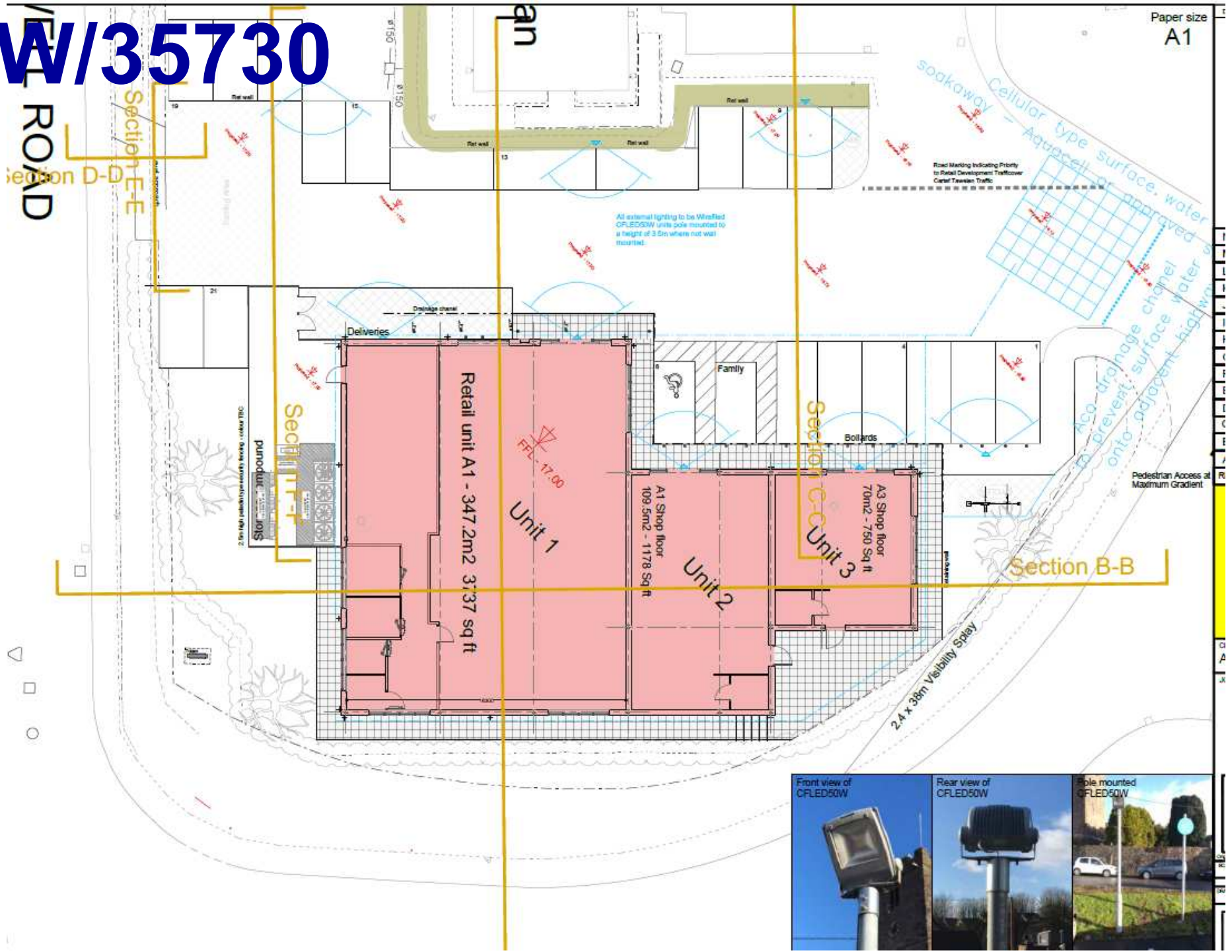
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W/35730



W/35730



W/35730



Front elevation - North West.



Side elevation - South West.

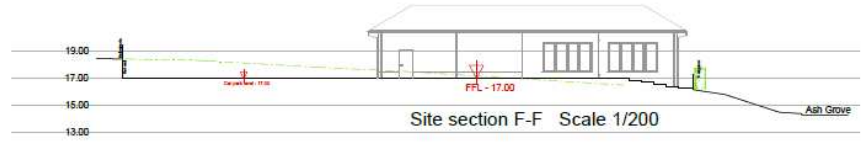
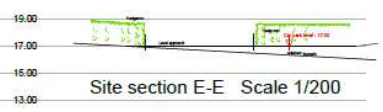
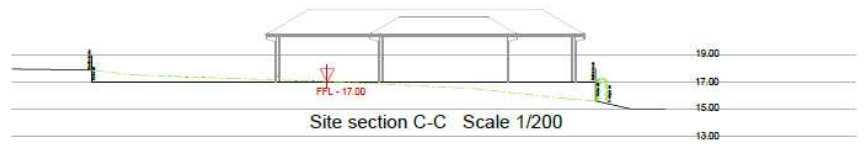
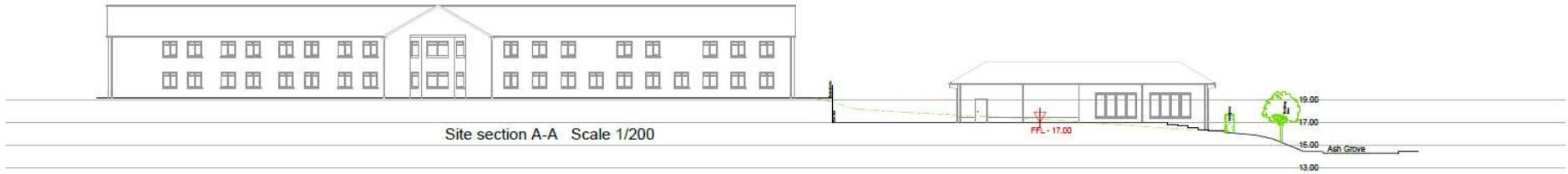


Side elevation - North East.

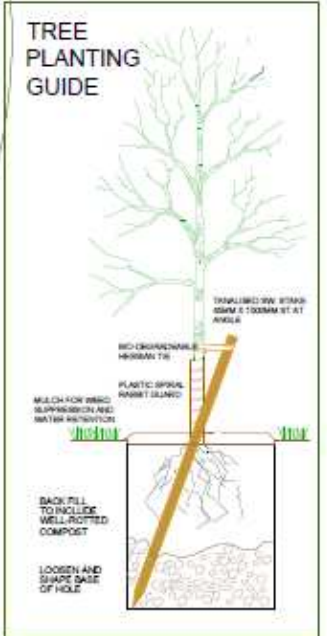
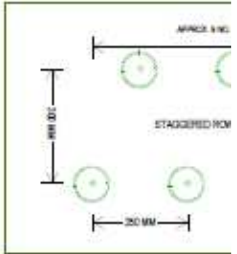
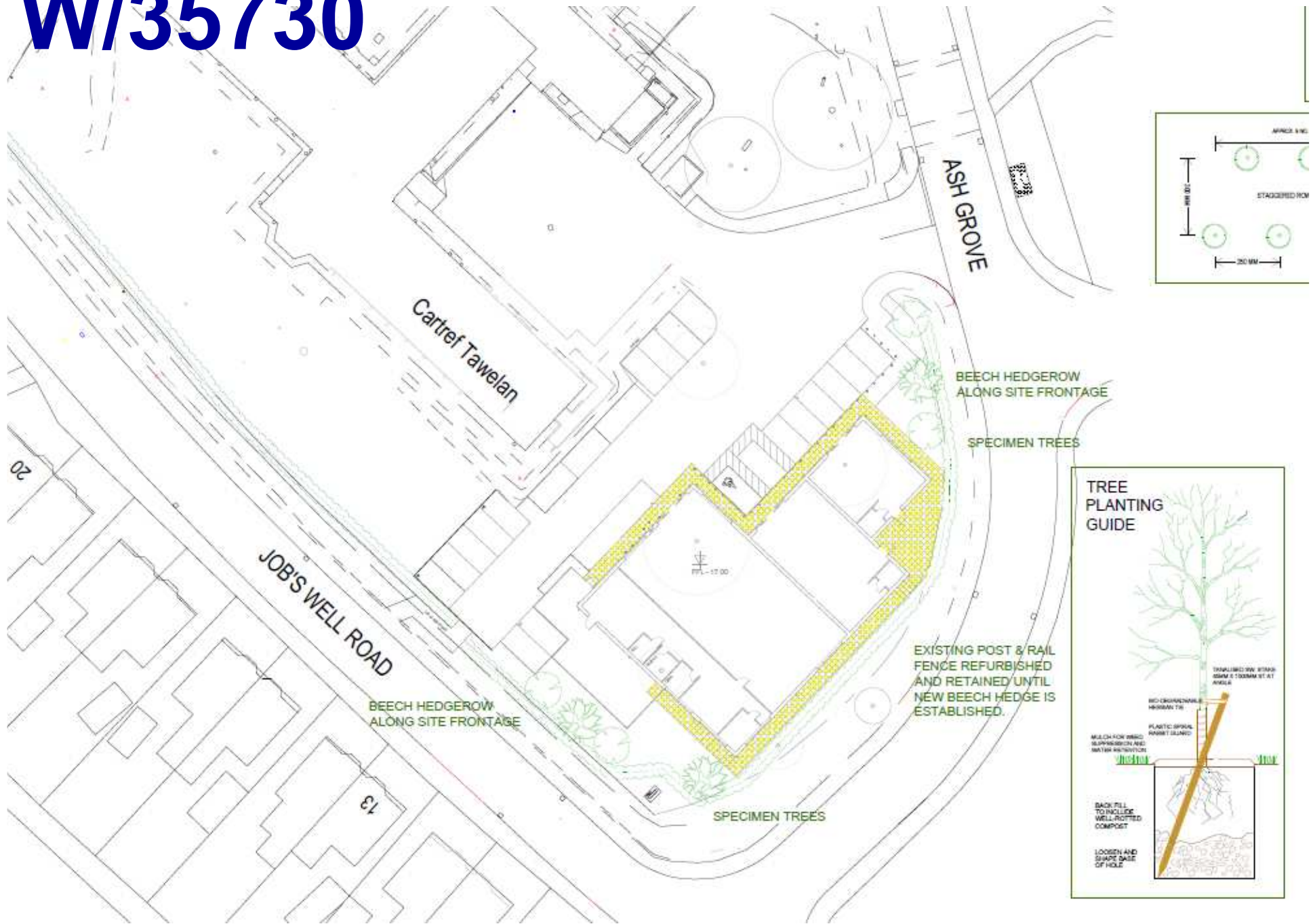


Rear elevation - South East.

W/35730



W/35730











































ADDENDUM – Area West

<i>Application Number</i>	W/36625
<i>Proposal & Location</i>	PROPOSED CHANGE OF USE AND CONVERSION WORKS OF GROUND FLOOR AND PART CONVERSION OF FIRST FLOOR TO FACILITATE RESTAURANT (CLASS A3) USE AT THE GUILDHALL, GUILDHALL SQUARE, CARMARTHEN, SA31 3LE

DETAILS:

CONSULTATIONS

Head of Transport – Has responded with no concerns, commenting that the proposed development may be seen as a less intensive use of the site/building. It is also conveyed that the site is sustainably located with good access to services, public transport and active travel links and that furthermore, the development site is located within the Carmarthen commercial zone, with good access to a number of short and long stay public car parks. It is advised that the applicant develops a travel plan outlining the available public transport and active travel opportunities for the benefit of the staff of the proposed development.

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*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

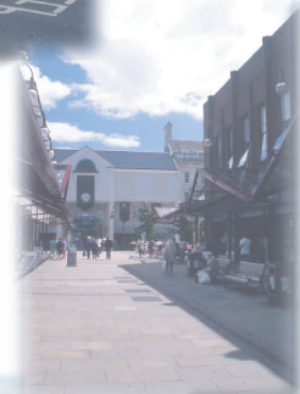
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 17 EBRILL 2018
ON 17 APRIL 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area West

<i>Application Number</i>	W/34933
<i>Proposal & Location</i>	CONSTRUCTION OF 20 DETACHED PRIVATE MARKET DWELLING HOUSES WITH INTEGRAL GARAGES AND 2 SEMI-DETACHED AFFORDABLE HOUSES, ALL WITH ON-PLOT PARKING AND PRIVATE AMENITY SPACE, IMPROVEMENT AND WIDENING OF EXISTING ADOPTED HIGHWAY AND CONSTRUCTION OF NEW ADOPTED HIGHWAYS ON LAND ALLOCATED IN THE LOCAL DEVELOPMENT PLAN FOR RESIDENTIAL DEVELOPMENT AT BRON YR YNN, DREFACH, LLANELLI, SA14 7AH

DETAILS:

CONSULTATIONS

Coal Authority – Have no objection to the application subject to the imposition of a suitable condition securing the submission and approval of intrusive site investigations to determine the potential risks posed to the development by past coal mining activity.

The application is put forward with a favourable recommendation subject to the imposition of the following additional condition (condition 25) in light of the Coal Authority's response and further favourable responses being received from NRW and CCC's Land Drainage team. Approval is also subject to the signing of a S.106 legal agreement committing to education and affordable housing provision.

CONDITIONS

- 25 No development shall take place until an intrusive site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the local planning authority. The results of the intrusive site investigation shall be submitted to the local planning authority before any development begins. If any land instability issues are found during the intrusive site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the local planning authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained for the lifetime of the development.

REASONS

- 25 To ensure any ground instability issues are dealt with in an acceptable manner.

ADDENDUM – Area West

<i>Application Number</i>	W/35450
<i>Proposal & Location</i>	PROPOSED RESIDENTIAL DEVELOPMENT INCLUDING 42 NO. DWELLINGS AT LAND ADJACENT TO LAUGHARNE PRIMARY SCHOOL, LAUGHARNE, SA33 4SQ

DETAILS:

ADDITIONAL CONSULTEE RESPONSES RECEIVED

Local Member: Cllr J Tremlett has advised that she wishes to speak at committee.

Land Drainage: No further comments.

ADDITIONAL THIRD PARTY REPRESENTATION RECEIVED

Laugharne Athletic Club (LAC): Mr David Pearce on behalf of LAC has provided a further response to the application following the submission of the amended layout plan and statement from the applicants in relation to the community benefits.

In summary, the response conveys LAC's disappointment that the applicants will not include the original community benefits following the previous Planning Committee's decision to defer the matter. It clarifies that numerous attempts have been made by LAC to arrange a meeting between them and the applicants to discuss the matter further without success. This raises concerns over the long-term future of the playing fields, with LAC in the past (pre-2002) receiving eviction notices which resulted in Court Action between the two parties.

LAC state that, in their opinion, insufficient time has been given to the Planning Committee to consider the full legal representation previously submitted by LAC, and that legal advice obtained by the planning department on the matter has not been made available. They also feel that they had to obtain their own legal opinion in that they felt that during the early stages of the application that the Planning Officer was unaware of the previous community benefits and had in any event "made up their mind".

LAC requests that Officers re-consider the advice being given to the Planning Committee based on their legal opinion and recommend granting the Planning Permission and including the original community benefits as legally entitled to by laws.

LAC suggests that as the applicants are refusing to provide the community benefits that the application should now be refused.

A full copy of LACs statement can be viewed on the Council's website.

Officer's Response: The previous reports to the planning committee refer to the fact that representations submitted by LAC were supported by a Legal Opinion, the original of which was available to view on the website and endorsed the views of LAC's

representative Mr Owen Luder. A subsequent legal opinion was submitted on the grounds of the committee report that had been prepared which re-iterated the original legal opinion. These legal opinions are now available in full on the Council's website.

Officers confirm that the legal opinions were reviewed by the Authority's Legal Department, including obtaining its own legal advice and the advice obtained confirms the views of Officers regarding the community benefits.

Officers can also confirm that they were aware of the previous planning history relating to the site including the S106 agreement when the application was submitted but would not have been fully aware of the detailed history of the historic relationship between LAC and the applicants. Nevertheless so far as this is relevant, LAC provided the detailed history which is referred to in the detailed committee report.

REPORT CORRECTION

Condition no. 17 is to be amended to refer to Plots 2 – 15 to reflect the amended layout.

The submitted additional information has been the subject of further consultation with the community including the erection of a site notice and press notice. The expiry of the site notice was 10 April 2018, however, unfortunately the consultation period of the press notice does not expire until 18 April 2018. With the exception of LAC, no further representations raising material planning considerations have been received as a result of the re-consultation process, to date.

Therefore, the recommendation to Members is one of approval subject to a S106 agreement with delegated authority being given to the Head of Planning to issue the planning permission subject to no further material planning considerations being raised on the amended plans and statement submitted by the applicant upon expiry of the press notice consultation date ie 18 April 2018.

ADDENDUM – Area West

<i>Application Number</i>	W/36892
<i>Proposal & Location</i>	PROPOSED EXTENSION AND ALTERATIONS TO DWELLING AT 6 LON CLYCHAUR GOG, ABERGWILI, CARMARTHEN, SA31 2JX

DETAILS:

Local Member – Cllr Dorian Williams shall address the Committee and has commented that:

- He has decided not to oppose the planning application, and has done so on the basis of the long term care issue which is of central importance to the family making this application.
- Personal family circumstances abound here, and form an important backdrop for this house extension application. With the permission of the family, I am prepared to share my views on this central point if the Chair grants permission.
- He has agreed with the objector, Mr D Neil Evans, who shall also address the Committee, that he (Mr Evans) makes the request for a Committee site visit

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***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

17 EBRILL 2018

17 APRIL 2018

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

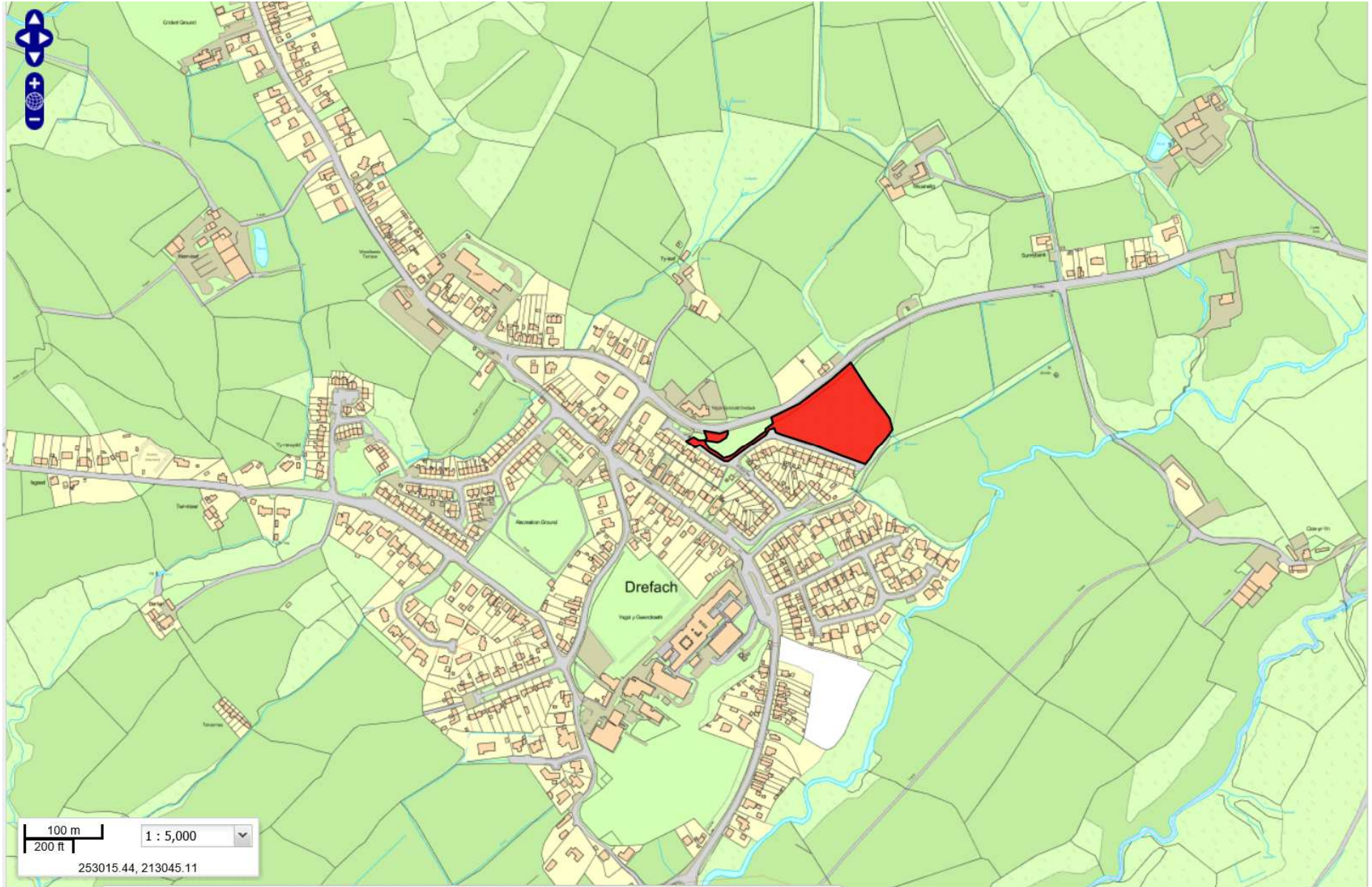
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**APPLICATIONS RECOMMENDED
FOR APPROVAL**

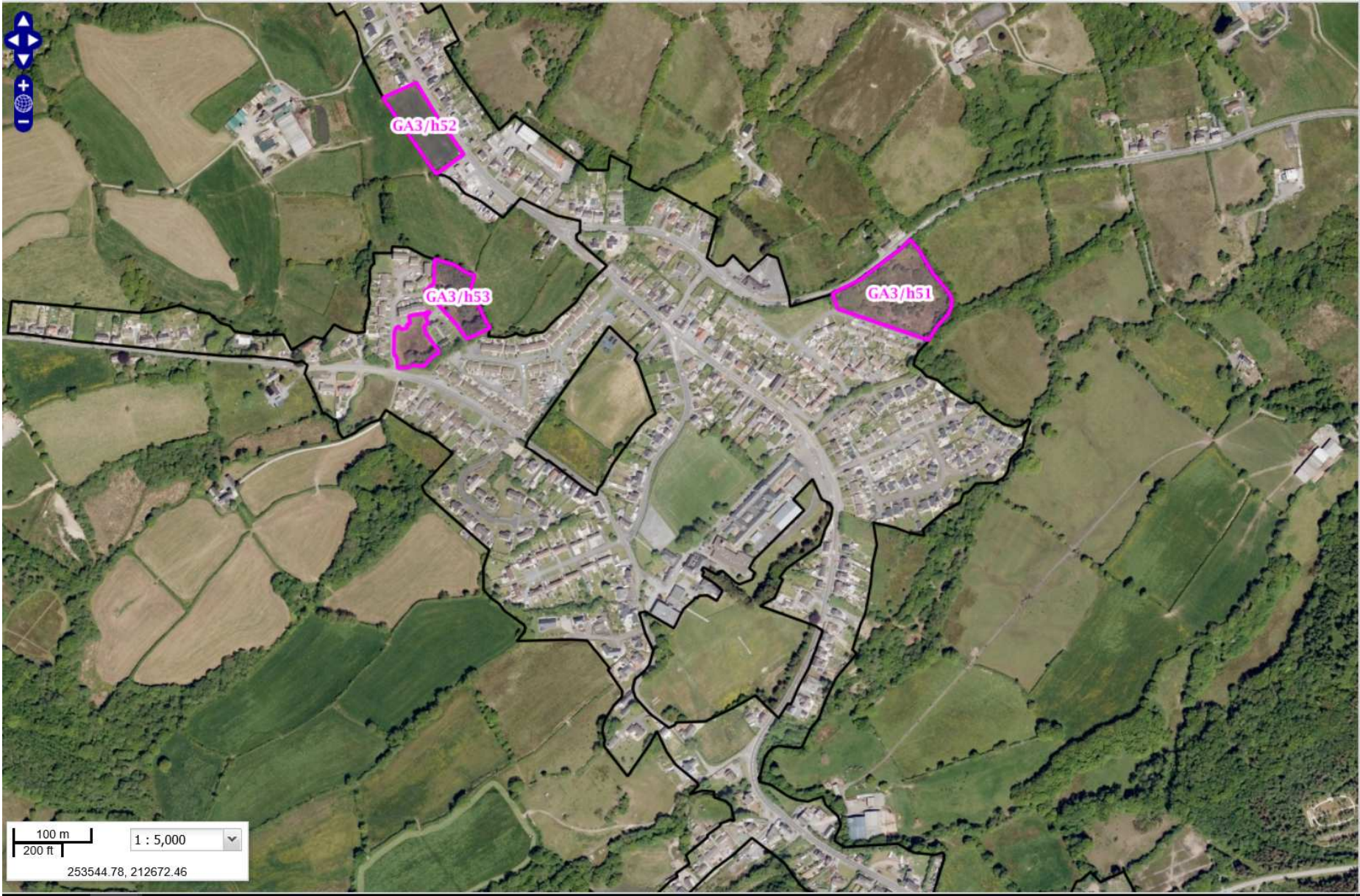


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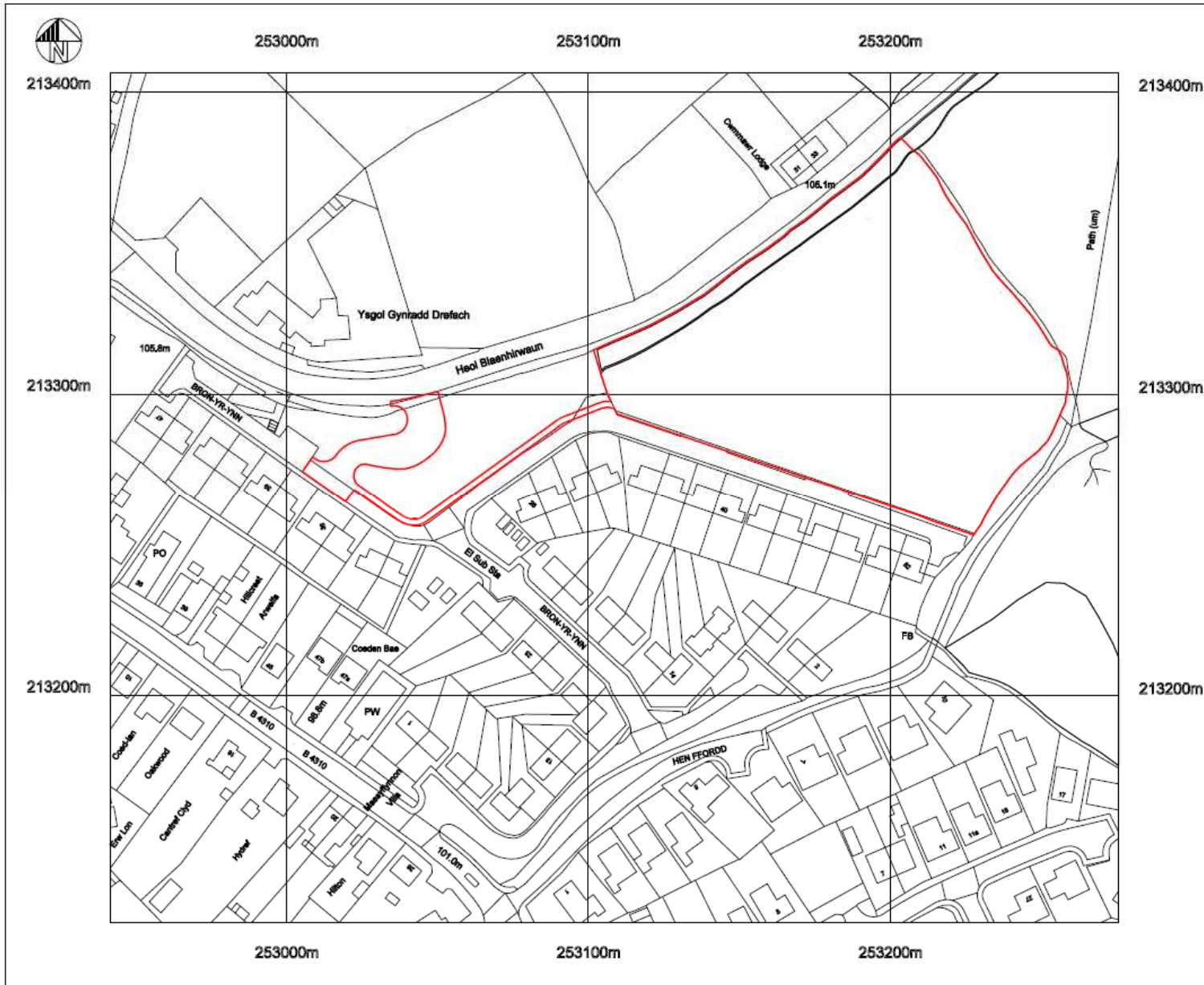
W/34933



W/34933



W/34933



N O T E S

A	Boundary line amended	RDP	28.11.18
B	Boundary line	RDP	28.11.18

ROBERTSON FRANCIS
PARTNERSHIP
 Chartered Architects Tel : (0209) 2039 9200
 13 Cathedral Road Fax : (0209) 2037 2320
 Cardiff CF11 9BA E-mail : rfr@robertsonfrancis.com



MESSRS LEWIS AND OAKLEY

**BRON-YR-YNN, DREFACH,
 LLANELLI, SA14 7AH**

SITE LOCATION PLAN

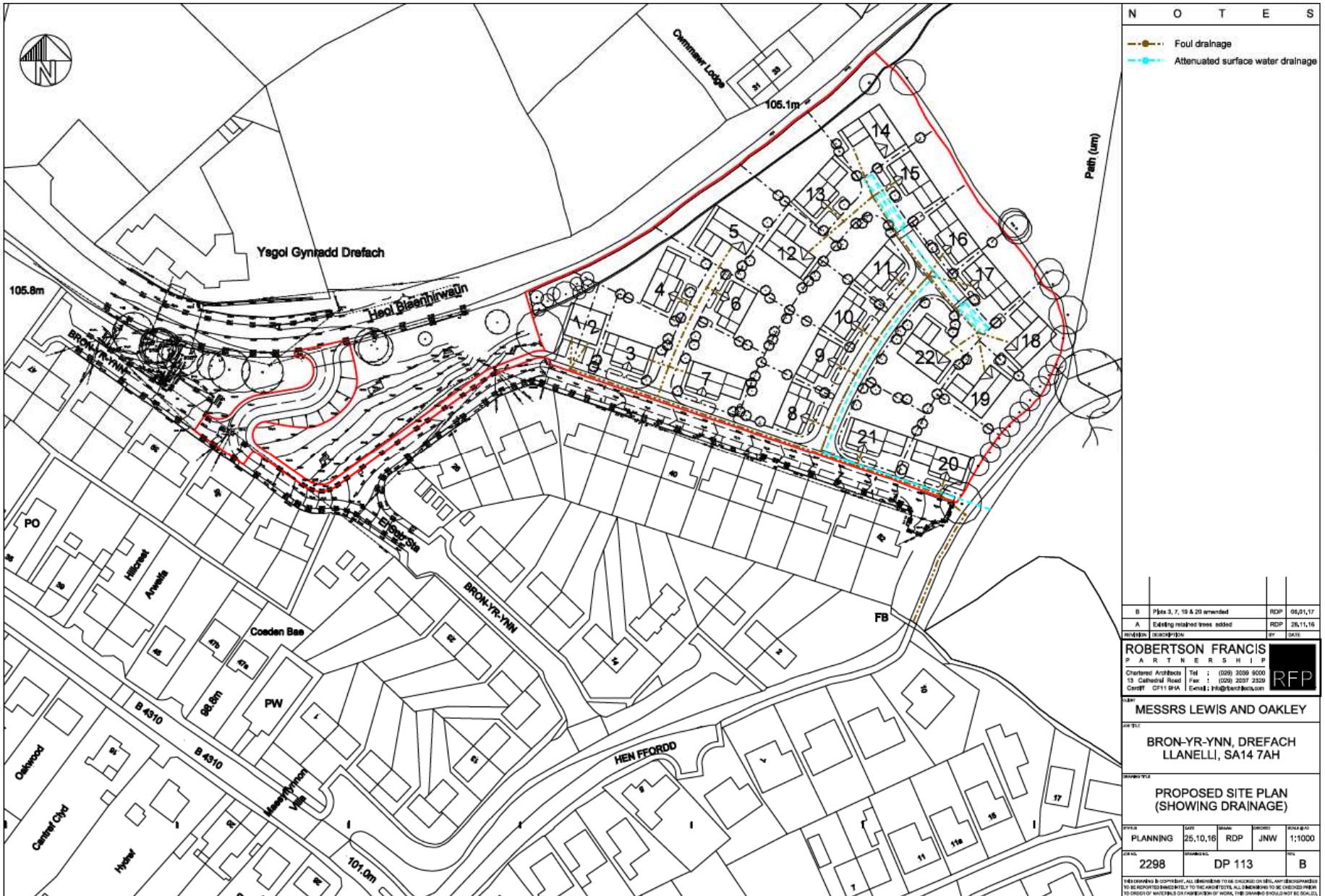
DATE	JOB	DRAWN	CHECKED	SCALE
PLANNING	17,10,18	RDP	JNW	1:1250
DRAWN	2298	DP 100		A

This drawing is complete. All dimensions to be checked on site. Any discrepancies to be reported immediately to the architect. All dimensions to be checked prior to commencement of work. The drawing shall be used as a guide only.

W/34933



W/34933



N O T E S

- Foul drainage
- Attenuated surface water drainage

NO	DESCRIPTION	BY	DATE
B	Plans 3, 7, 19 & 20 amended	RDP	06/01/17
A	Existing retained trees added	RDP	26/11/16

ROBERTSON FRANCIS
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 Chartered Architects Tel : (0209) 2030 8000
 13 Cathedral Road Fax : (0209) 2037 2320
 Cardiff CF11 8YA Email : info@rfr.co.uk



MESSRS LEWIS AND OAKLEY

BRON-YR-YNN, DREFACH LLANELLI, SA14 7AH

PROPOSED SITE PLAN (SHOWING DRAINAGE)

PLANNING	DATE	STATUS	BY	SCALE
PLANNING	25,10,16	RDP	JNW	1:1000

2298 DP 113 B

W/34933



W/34933

Page 52



W/34933



W/34933

Page 54



W/34933



W/34933



W/34933



W/34933



W/34933



W/34933



W/34933



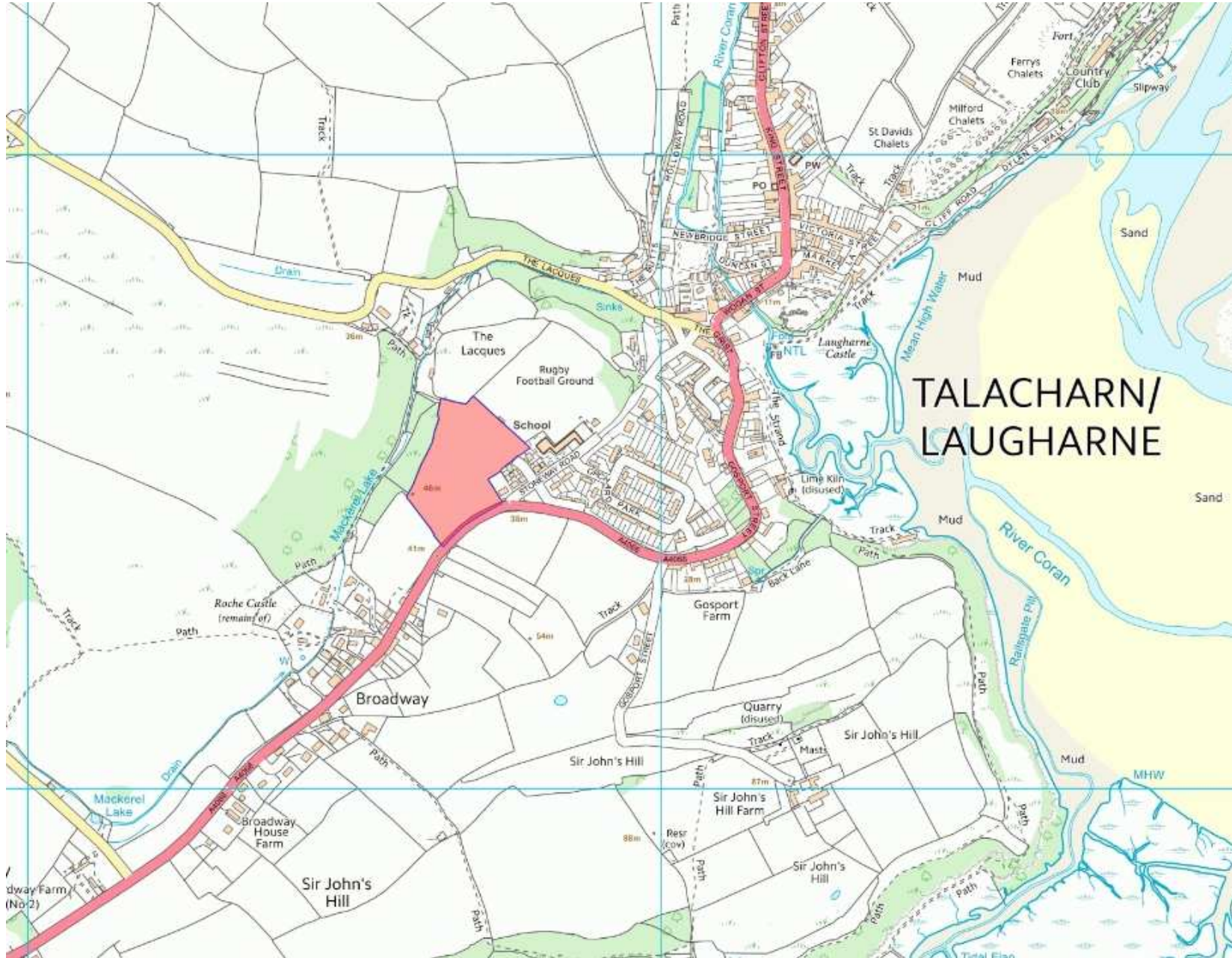
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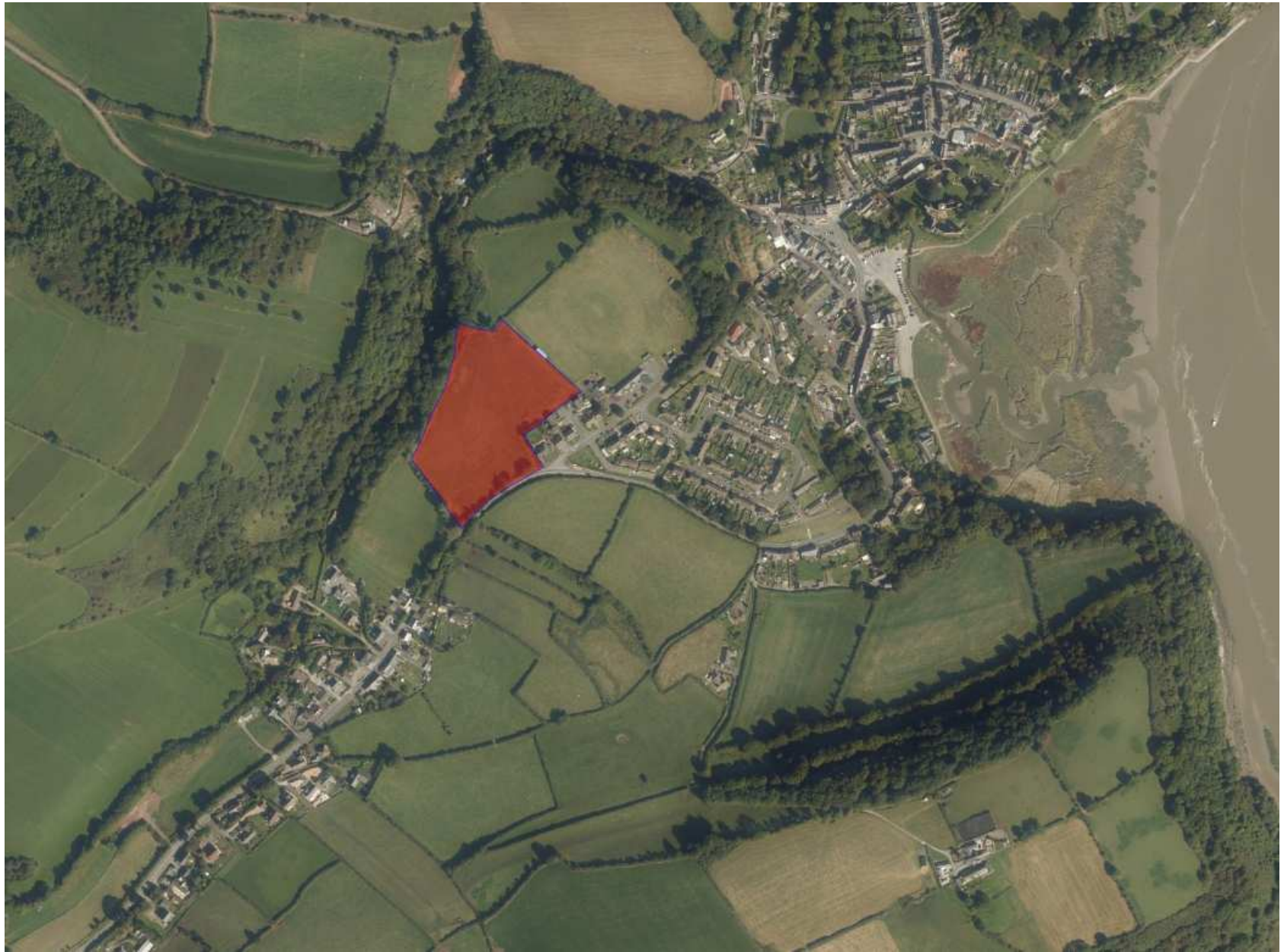
W/35450

W/35450 Site Location



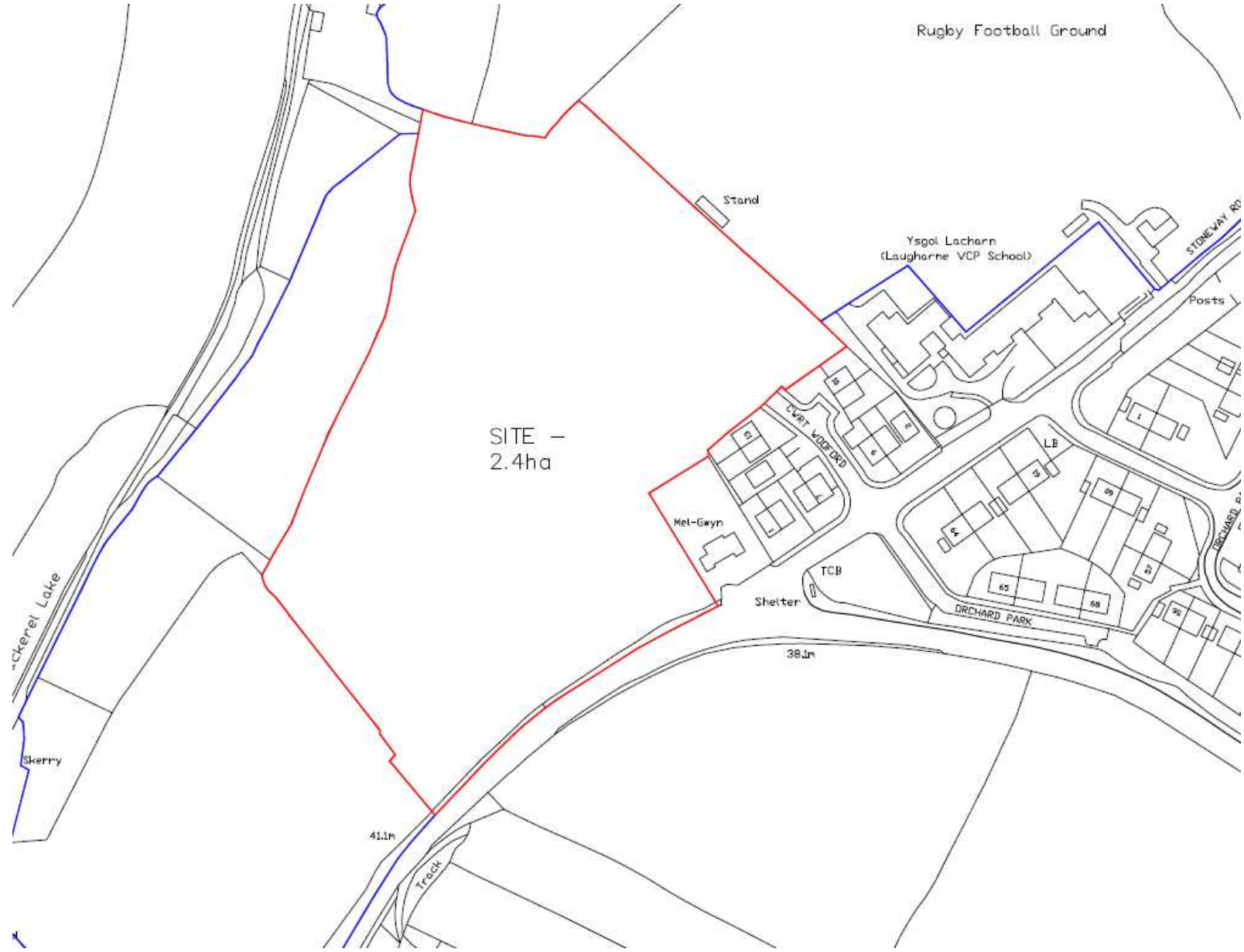
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Aerial Photo 2013/14

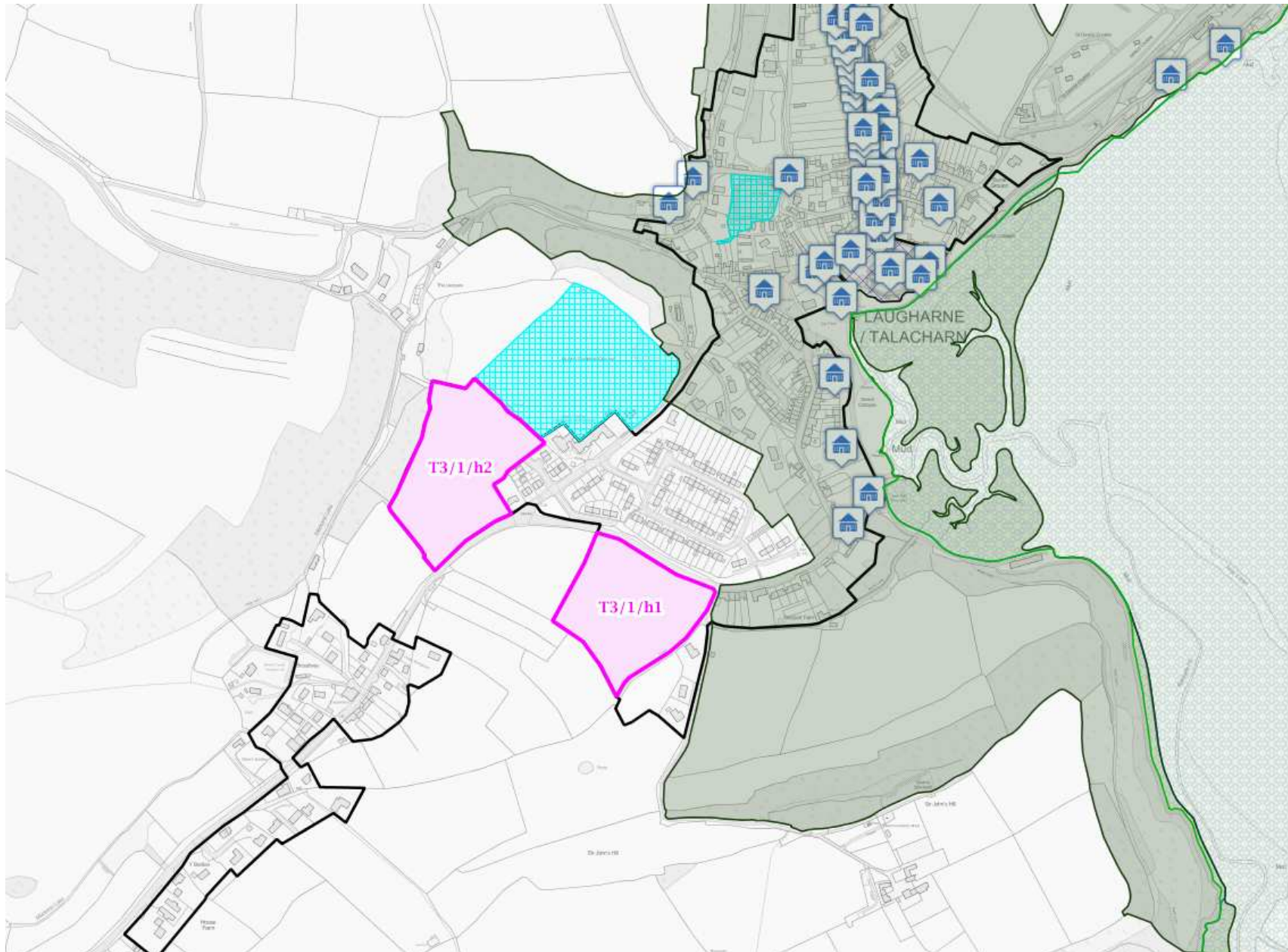


W/35450

Site Location



W/35450 LDP policies and constraint



W/35450

Application Site



10.5.2017

W/35450



10.5.2017

W/35450

Page 70



10.5.2017

W/35450



W/35450



10.5.2017

W/35450

Orchard Park

10.5.2017



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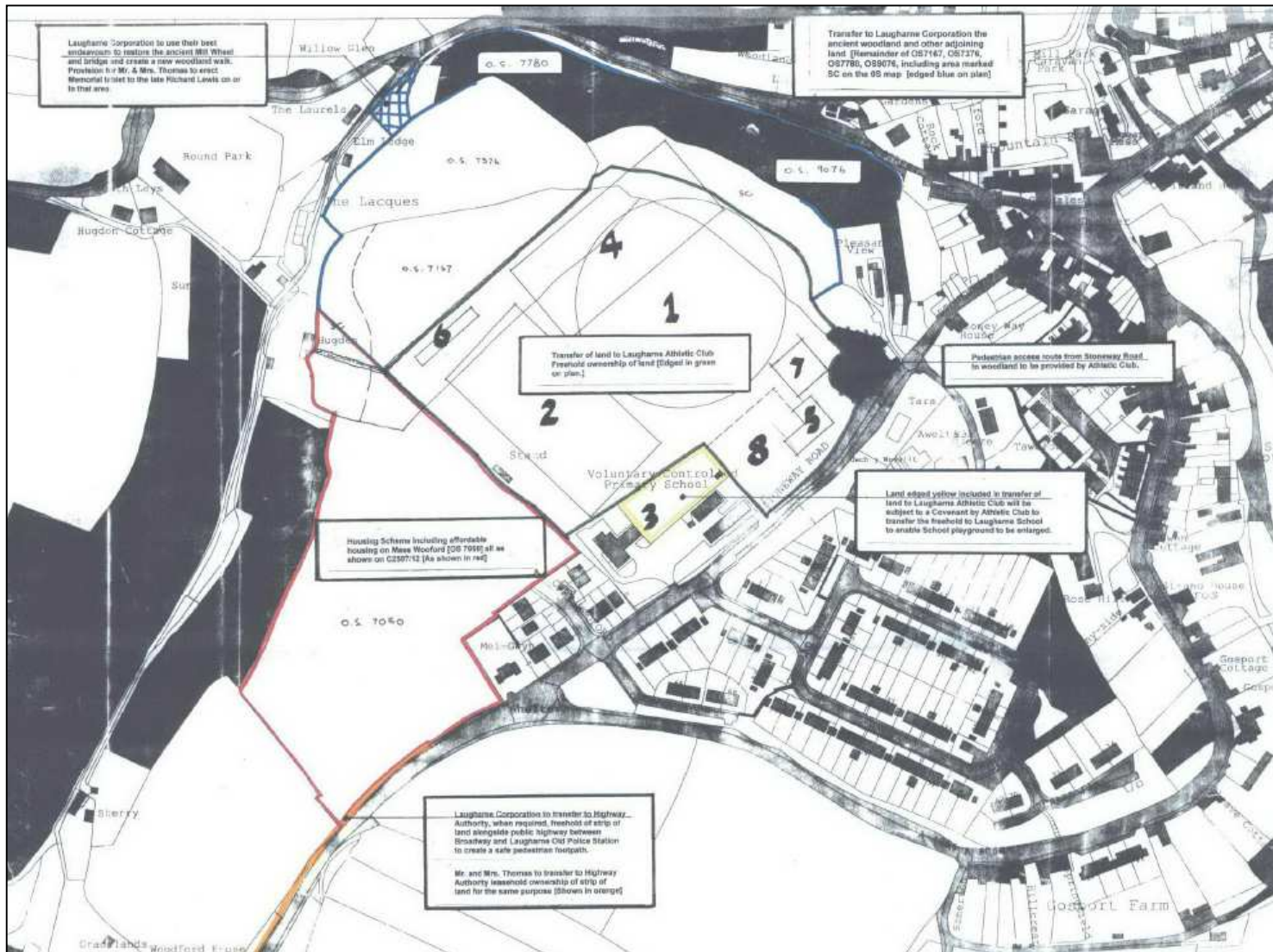
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W/35450



10.5.2017

W/35450 – Previous Planning Permission W/09082



LAUGARNE ATHLETIC CLUB GROUND

- | | | | |
|---|---|---|--------------------------|
| 1 | NEW CRICKET PITCH | 5 | NEW CHANGING ROOMS |
| 2 | PRESENT 1 ST XV PITCH (WITH NEW FLOODLIGHTS) | 6 | NEW CRICKET NETS |
| 3 | LAND DONATION TO SCHOOL | 7 | OUTDOOR BOWLING AREA |
| 4 | NEW 2 ND XV PITCH | 8 | PARKING & ENTRANCE AREA. |

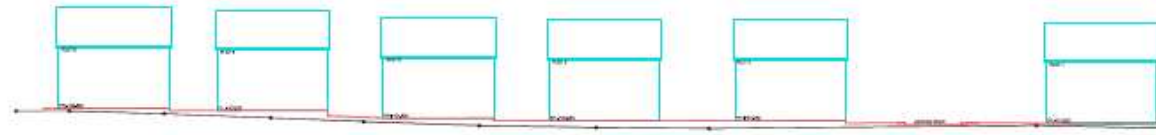
W/35450 – Previous Planning Permission W/09082



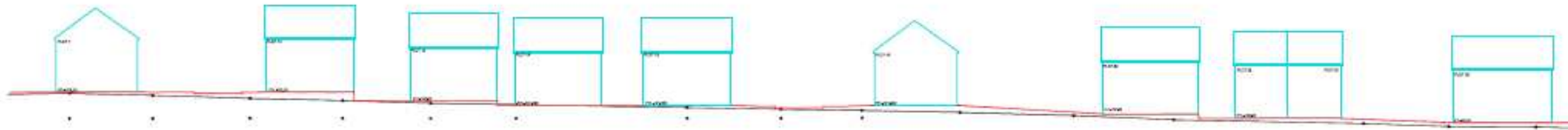
W/35450 Revised Proposed Layout Plan



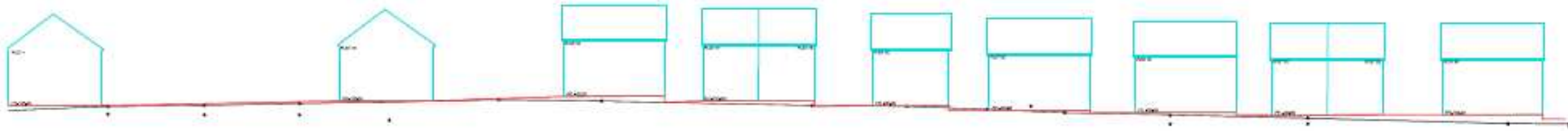
W/35450 Revised Proposed Site Sections



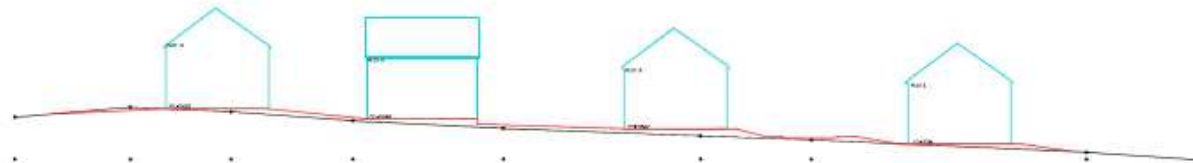
SECTION A:A



SECTION B:B



SECTION C:C



SECTION D:D

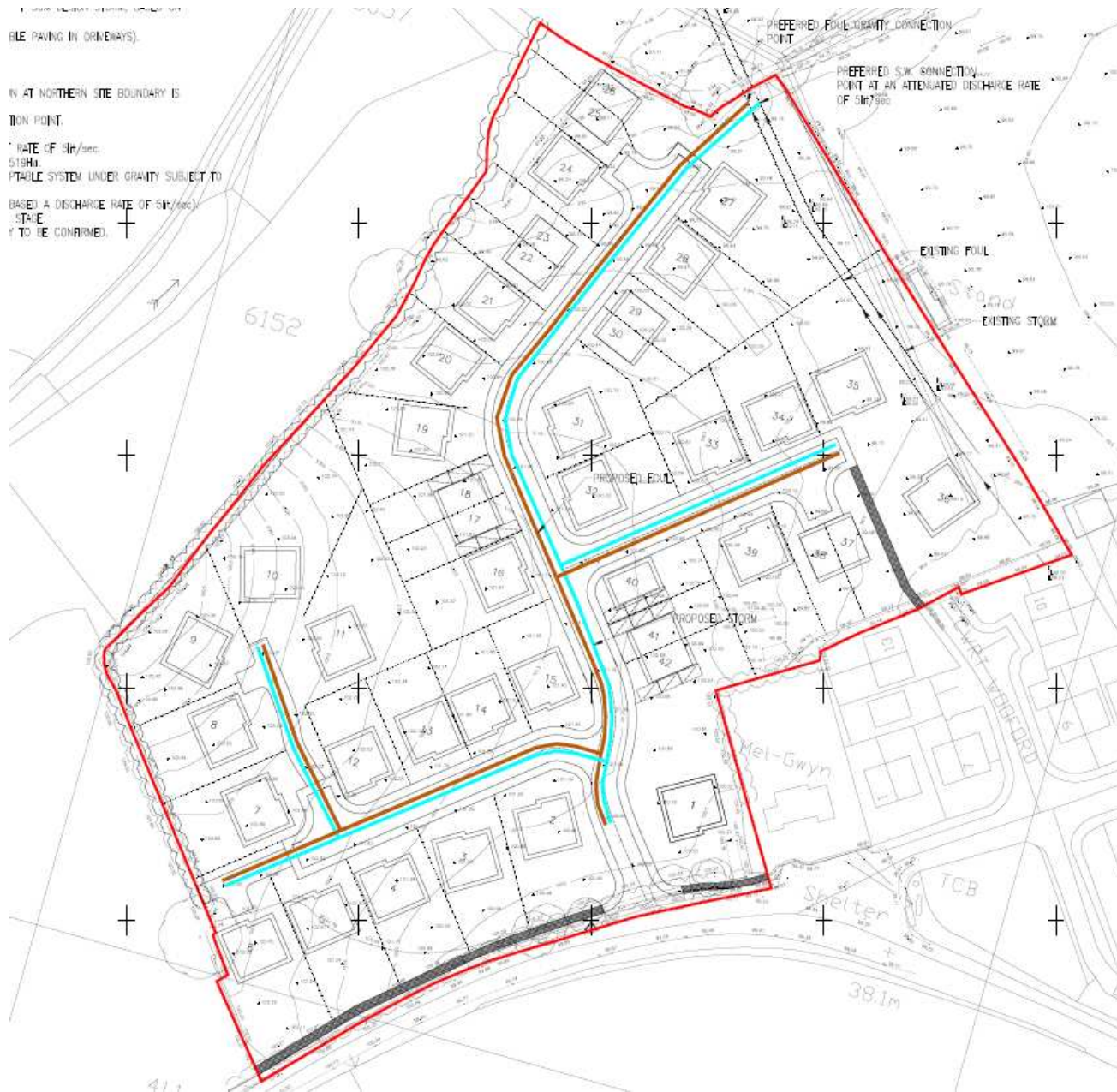


SECTION E:E

W/35450 Revised Landscape Masterplan



W/35450 Revised Drainage Strategy



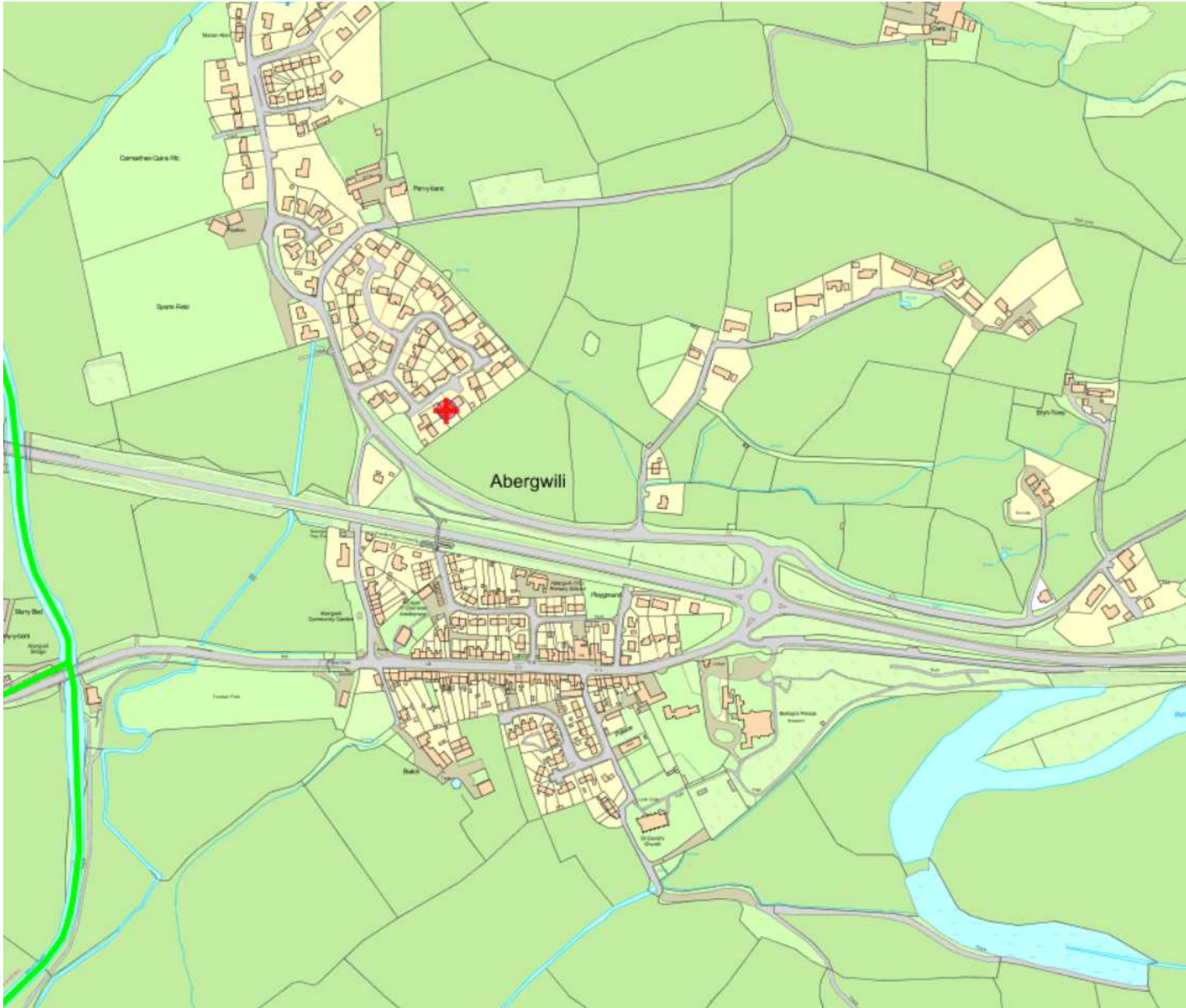


Site Layout Plan 1:500

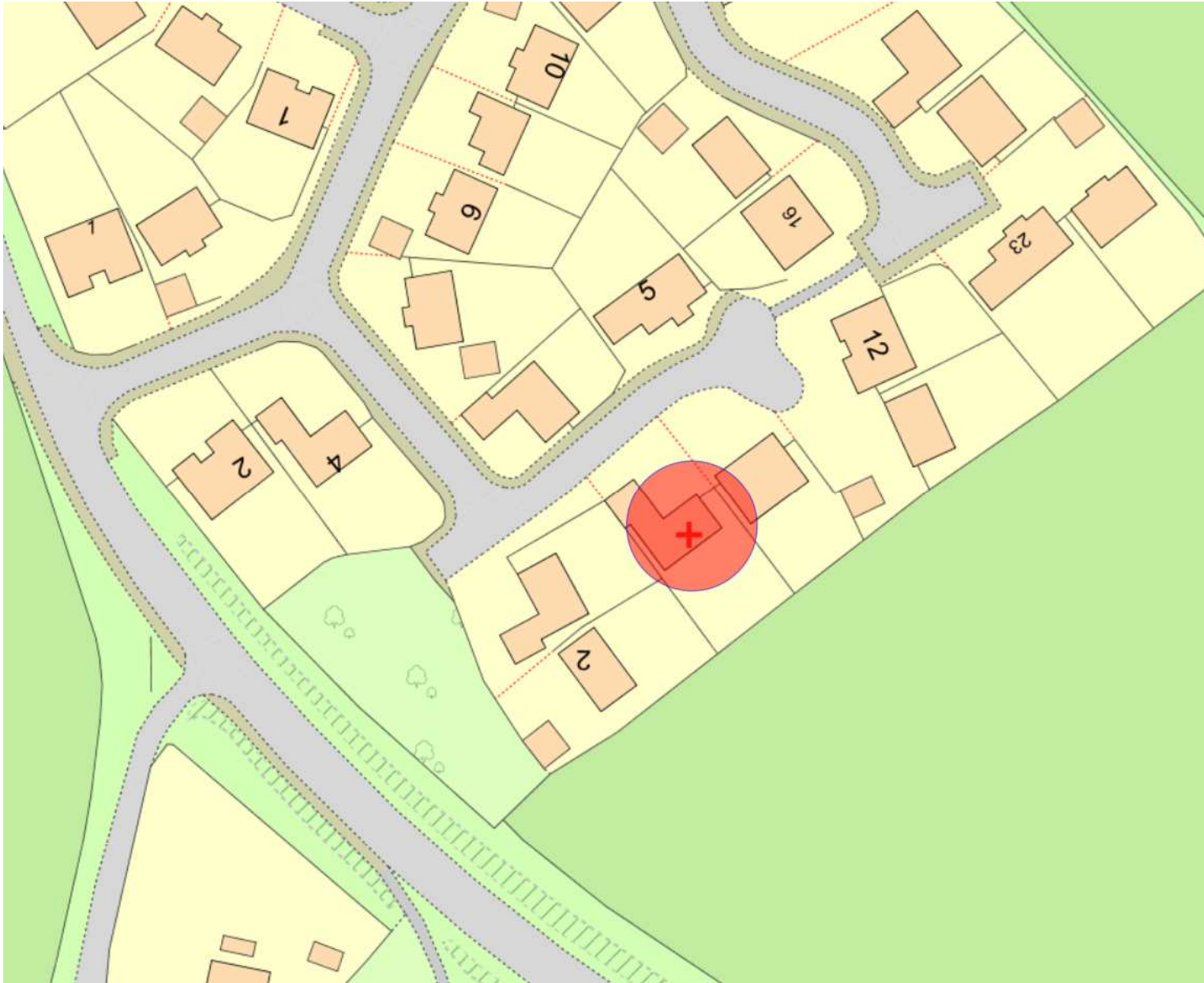


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W/36892

Page 92



W/36892

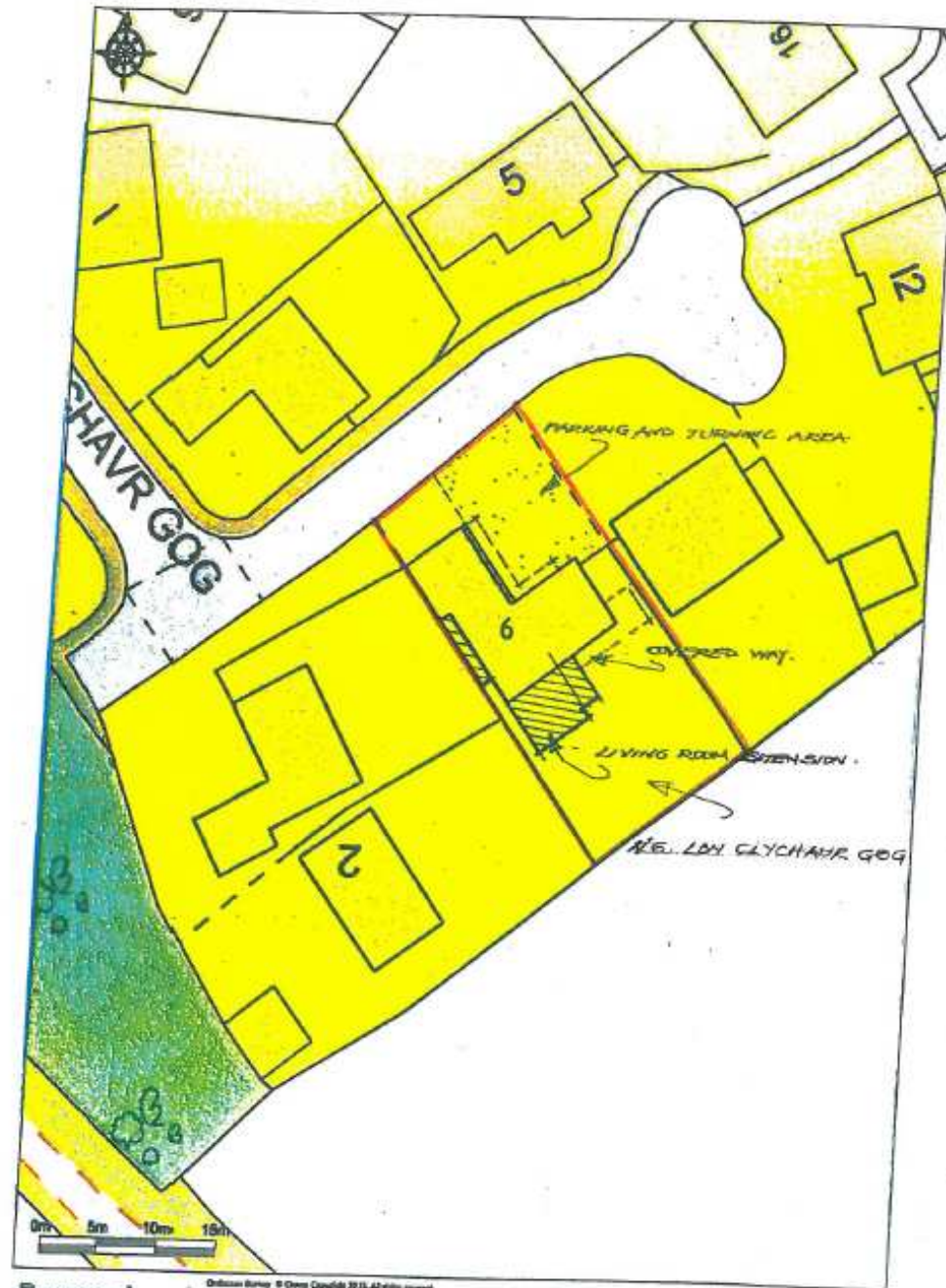


W/36892

Page 94



W/36892



Promap
LANDMARK APPLICATION GROUP
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PROPOSED

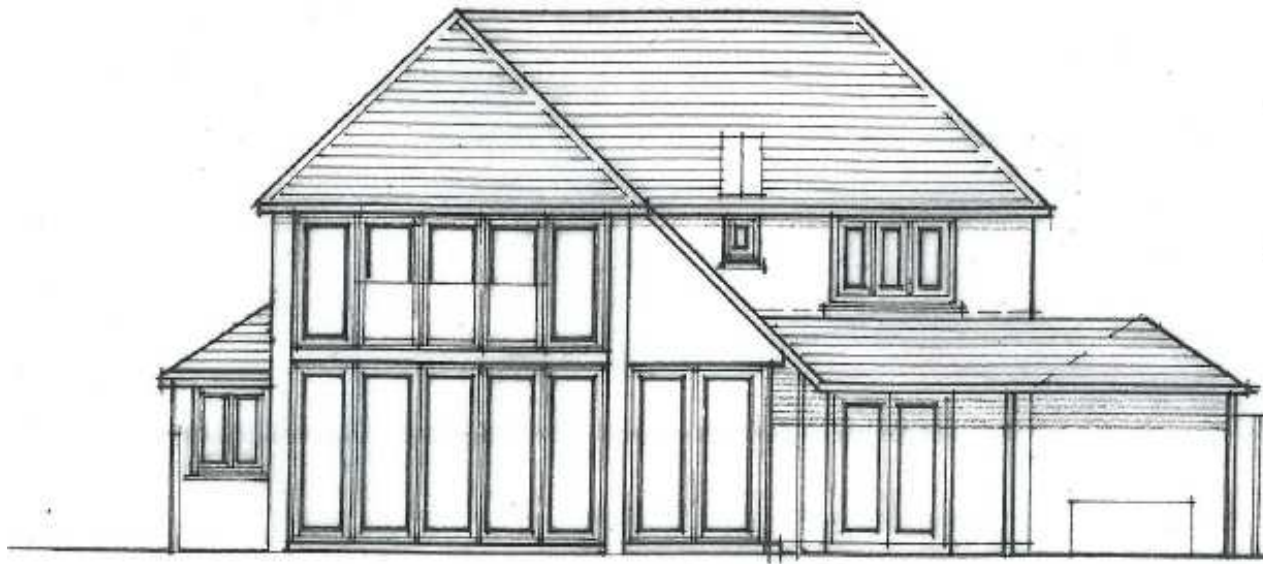
Scale A4 @ 1:500
Griff Davies Architectural Design

W/36892



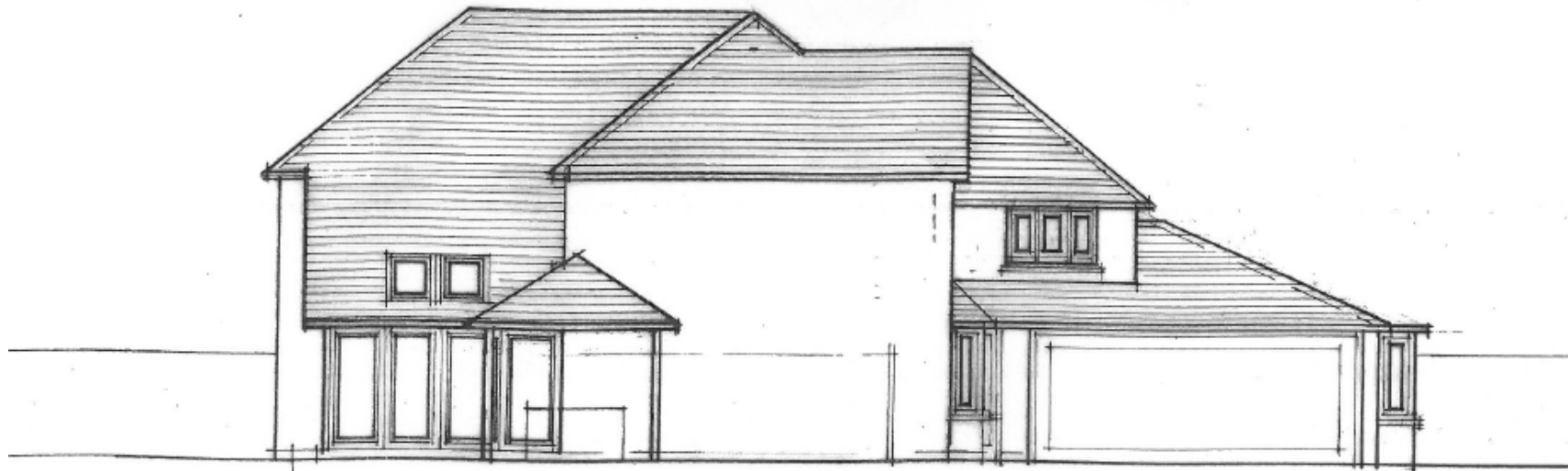
proposed entrance elevation

W/36892



proposed garden elevation s.e.
(REAR ELEVATION)

W/36892

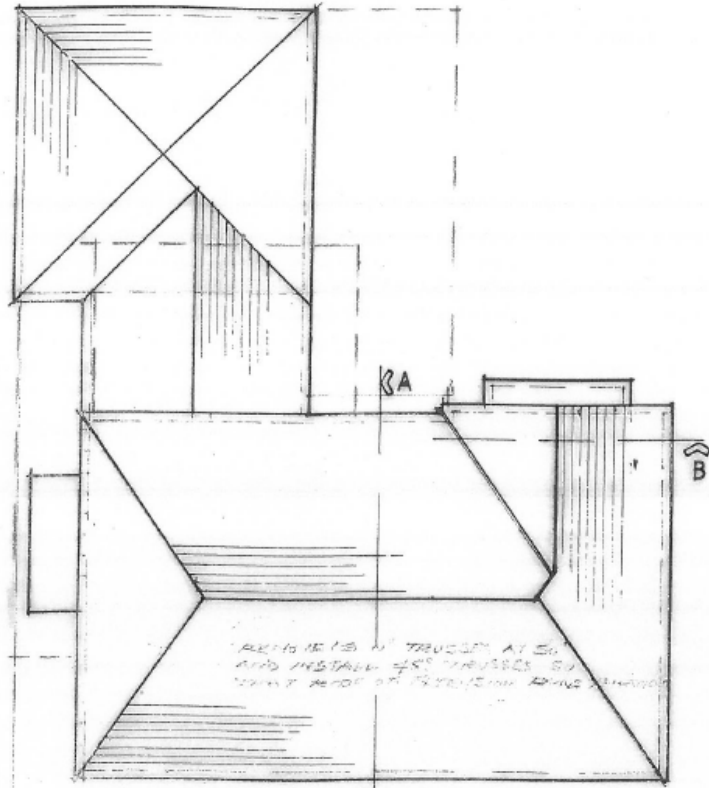


side elevation

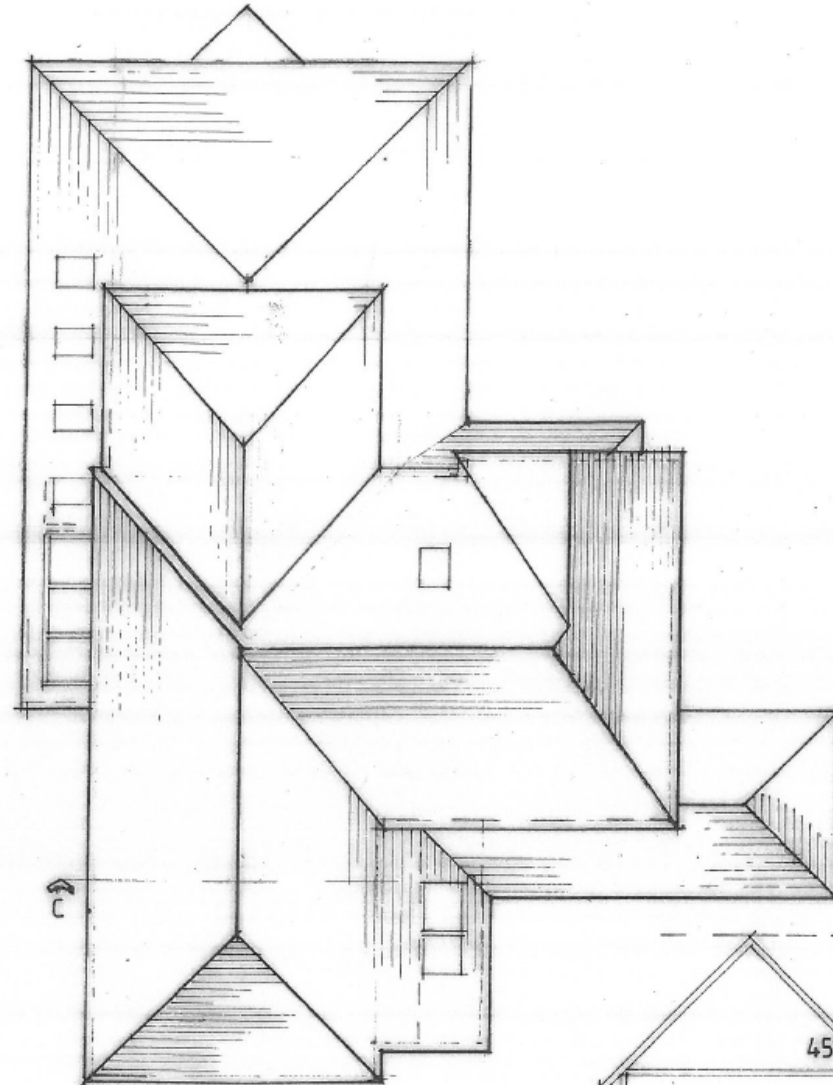


side elevations proposed

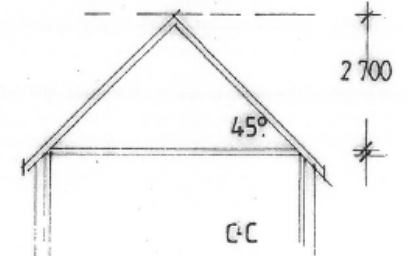
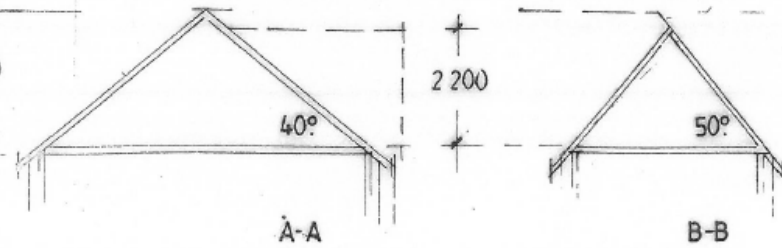
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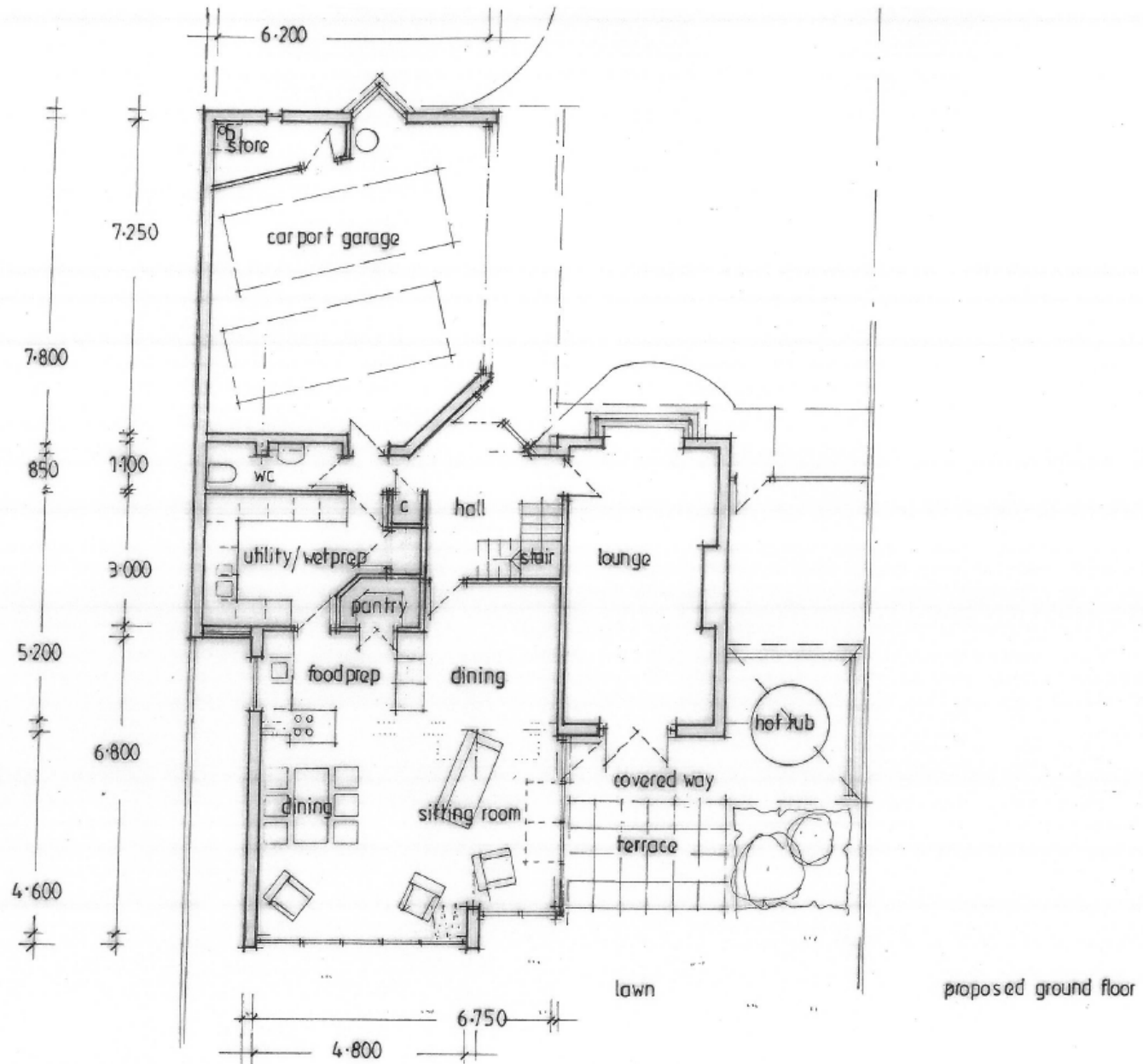
existing roof plan and roof pitches



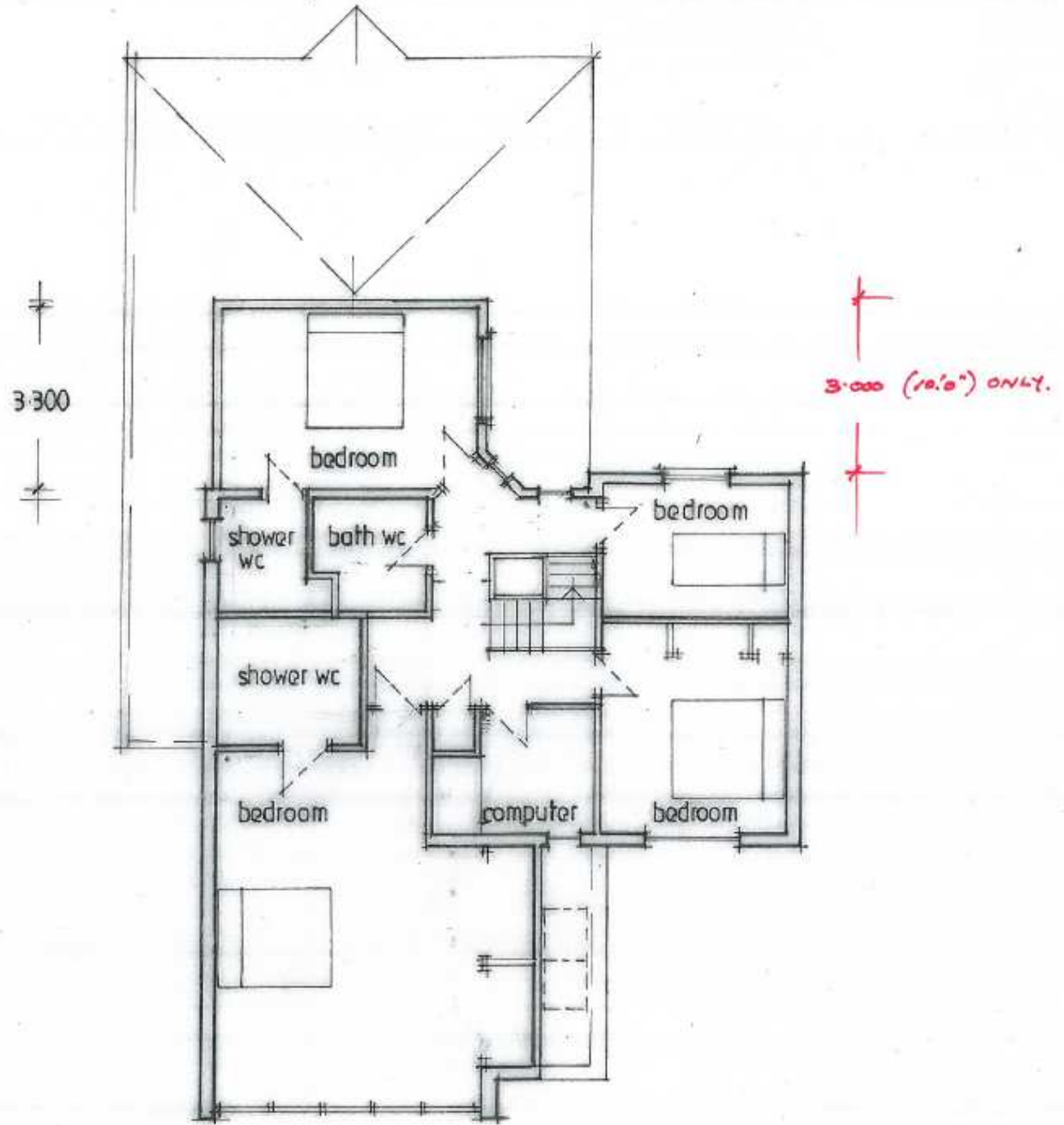
proposed roof plan



W/36892



W/36892



proposed first floor

W/36892



W/36892



W/36892 — views from garden to south west



W/36892



W/36892



W/36892



W/36892



W/36892 — view towards proposed hot tub area



W/36892



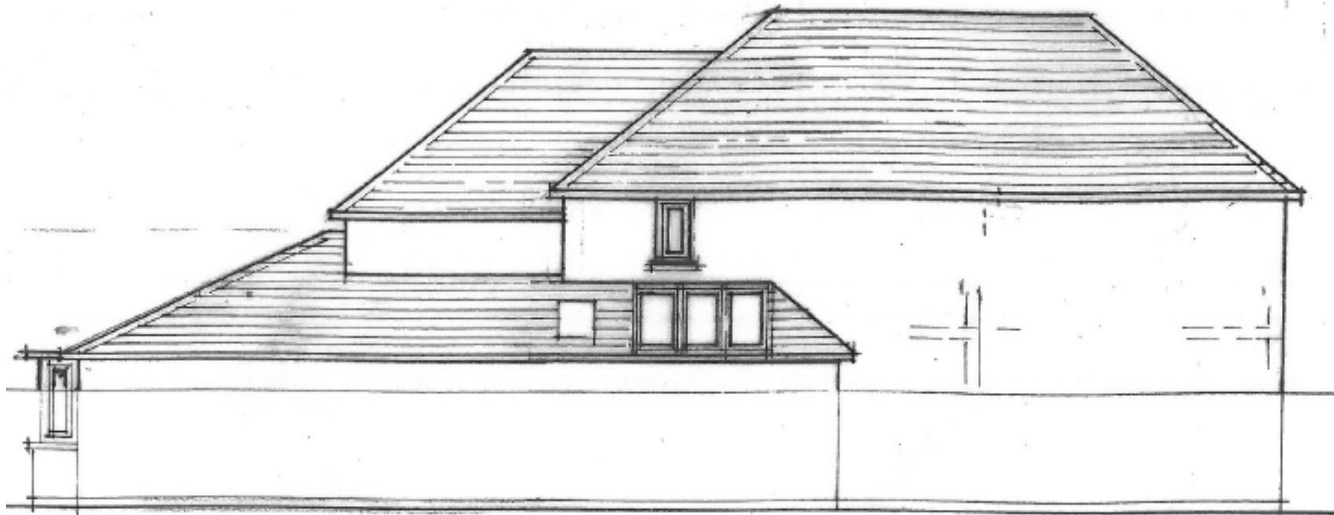
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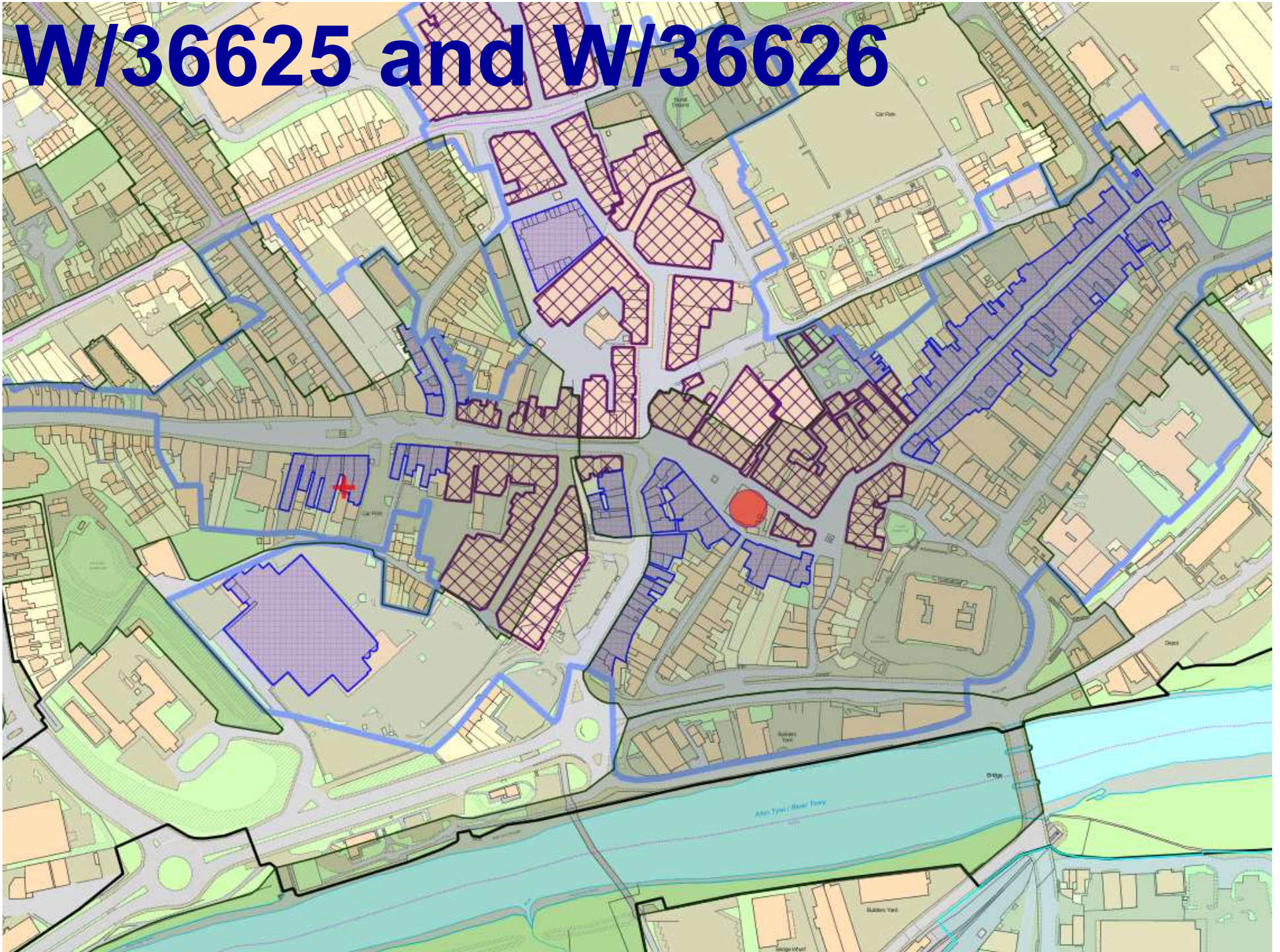


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W/36625 and W/36626

W/36625 and W/36626



W/36625 and W/36626



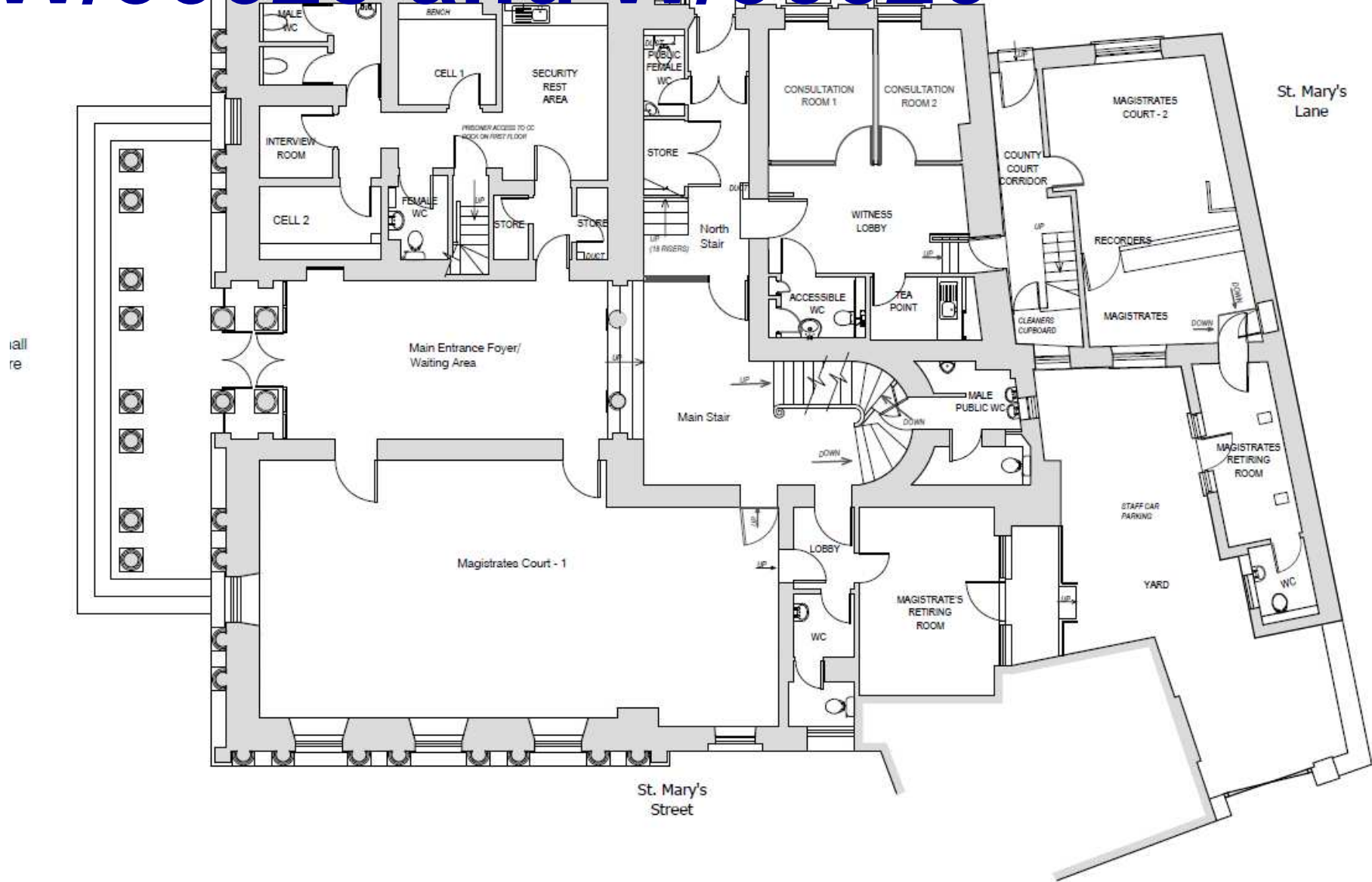
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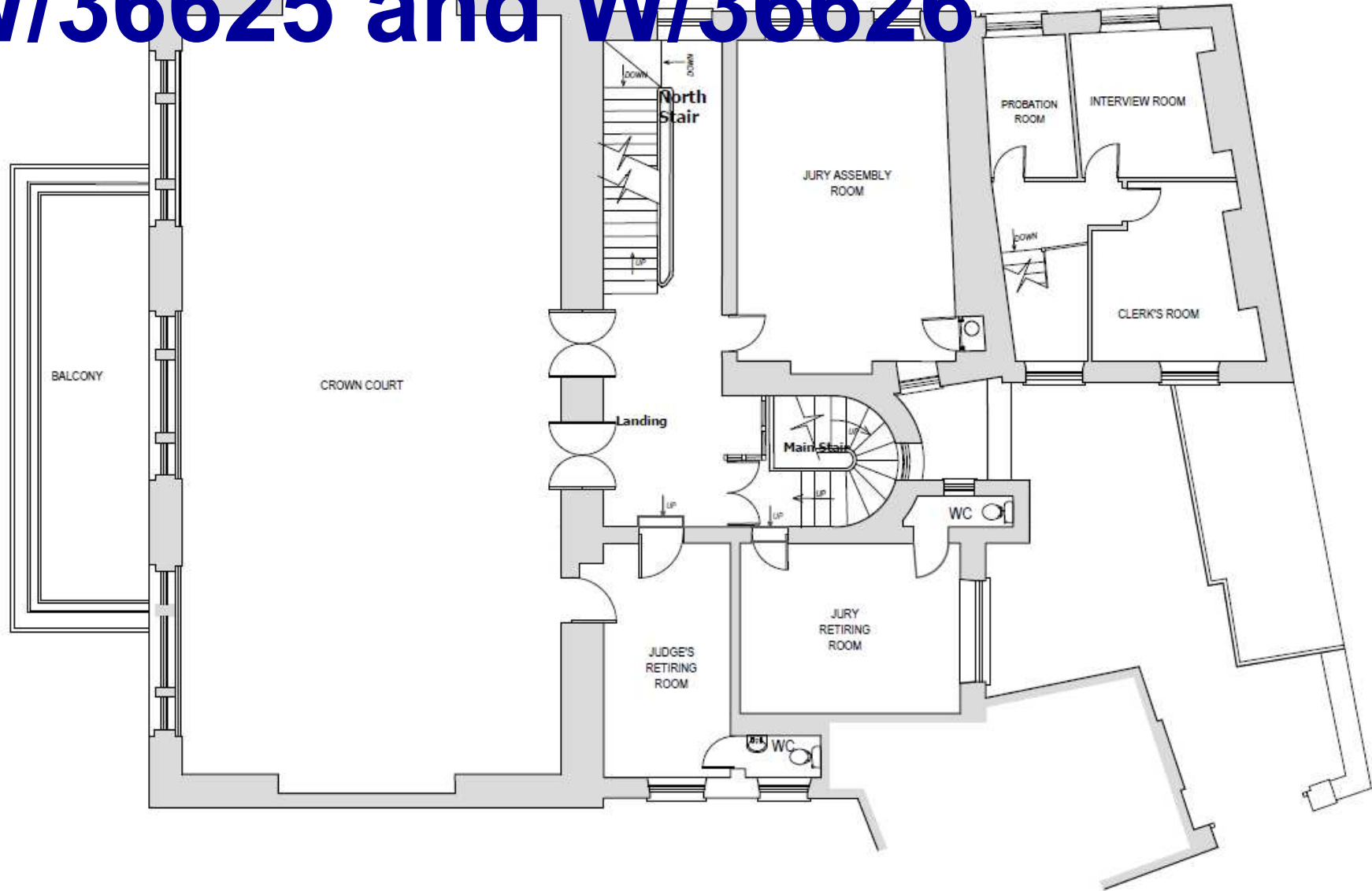
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W/36625 and W/36626



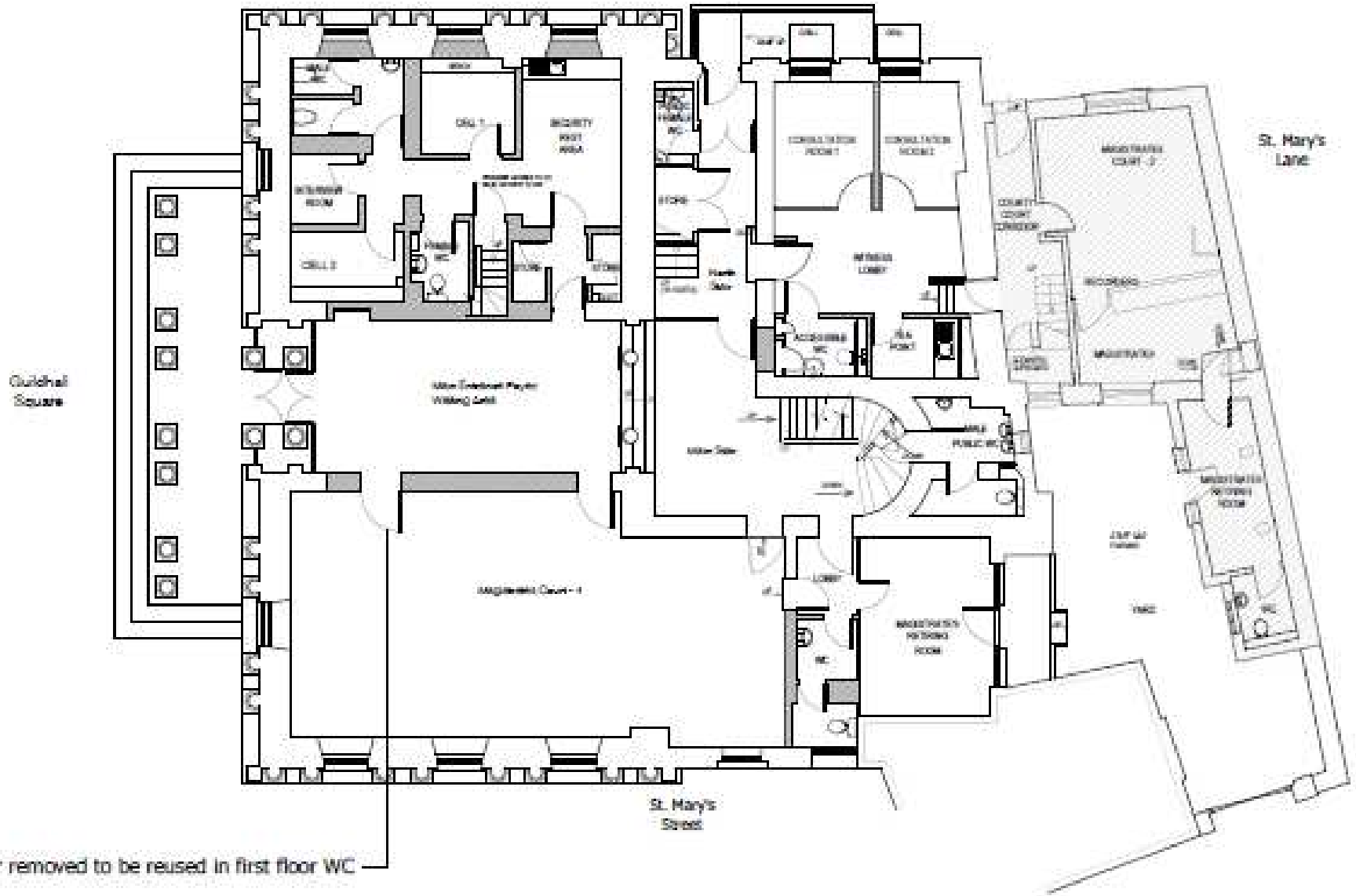
First Floor

W/36625 and W/36626



Basement





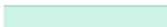


W/36625 & W/36626



W/36625 & W/36626

Hall Street

LEGEND

-  area of building - not part of contract
-  Areas of the building covered under this contract remaining as existing - unaffected by the proposed works
-  Restaurant - Public area
-  Public circulation area
-  Public - Customer WC facility
-  Kitchen
-  Back of house utility - staff only access.



all Square

St. Mary's Street

W/36625 & W/36626

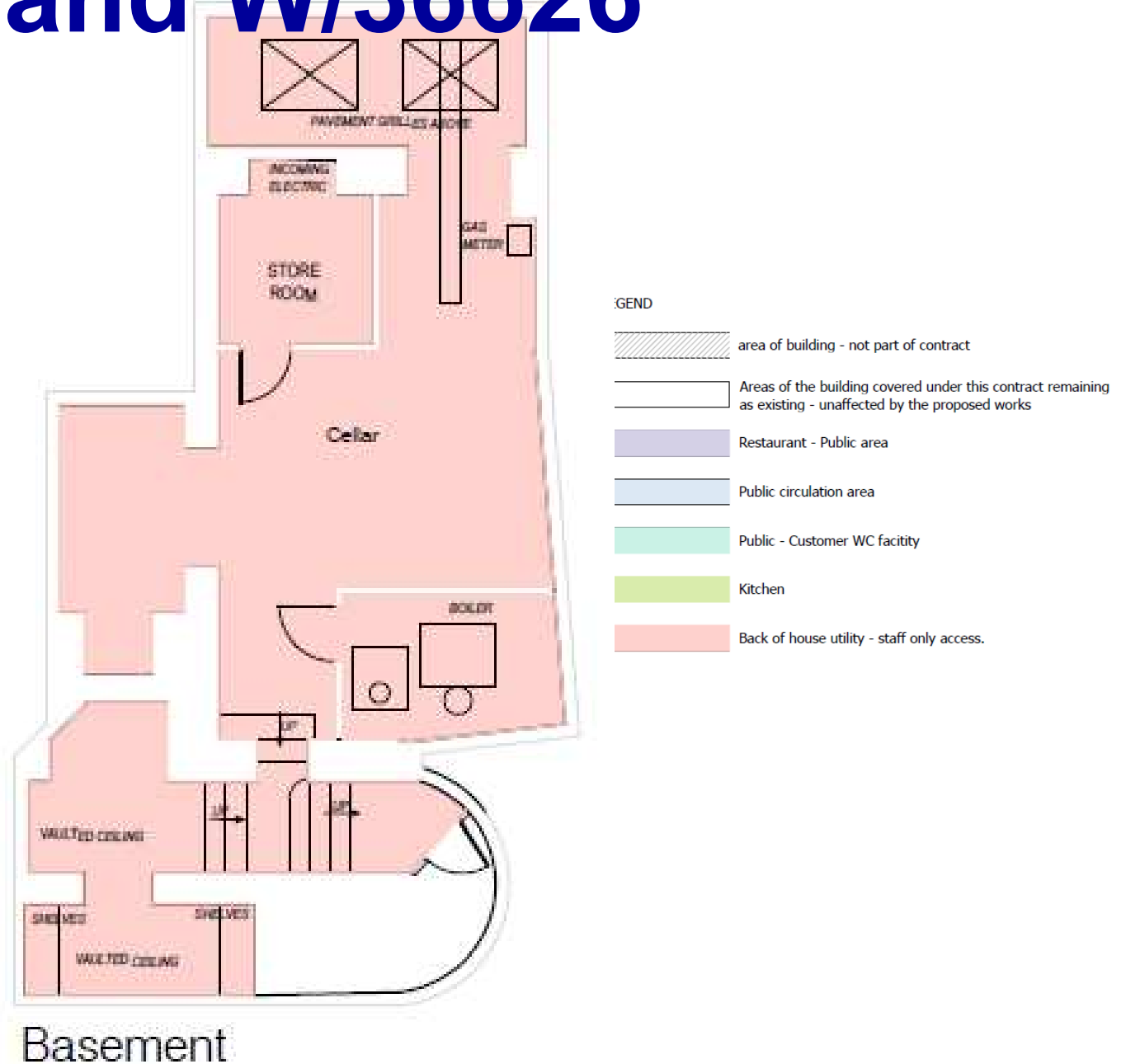


LEGEND

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First Floor

W/36625 and W/36626



W/36625 and W/36626



W/36625 and W/36626

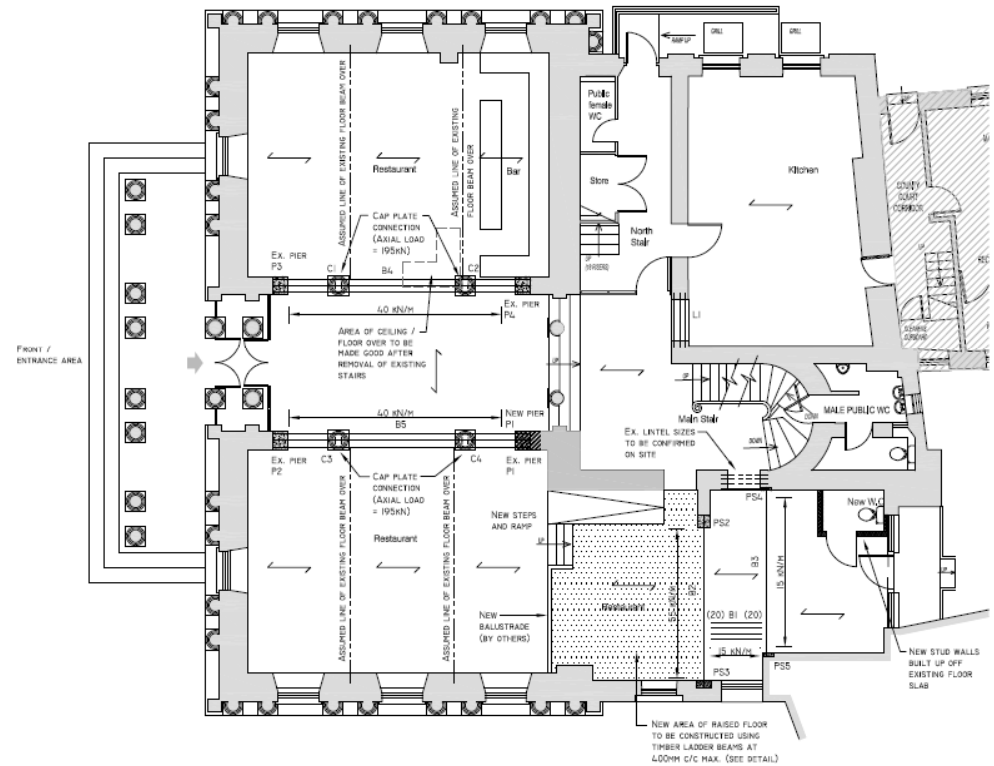
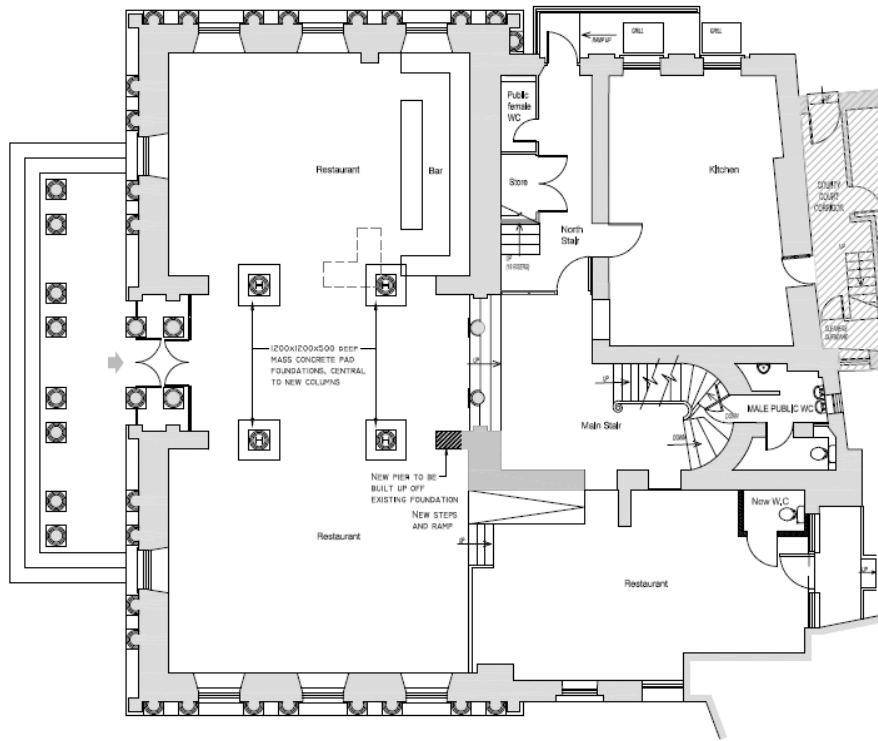


W/36625 and W/36626

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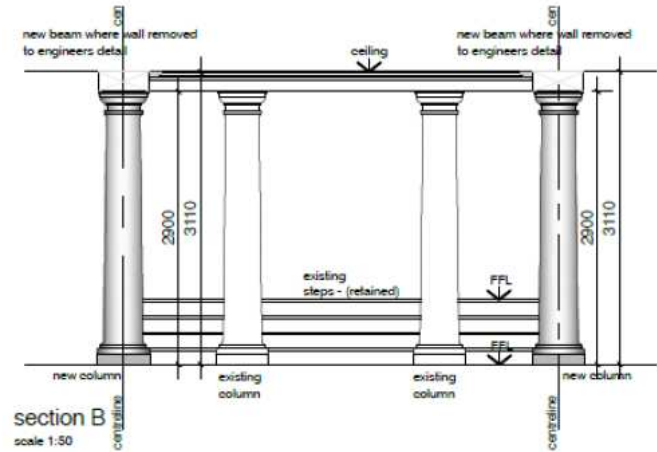
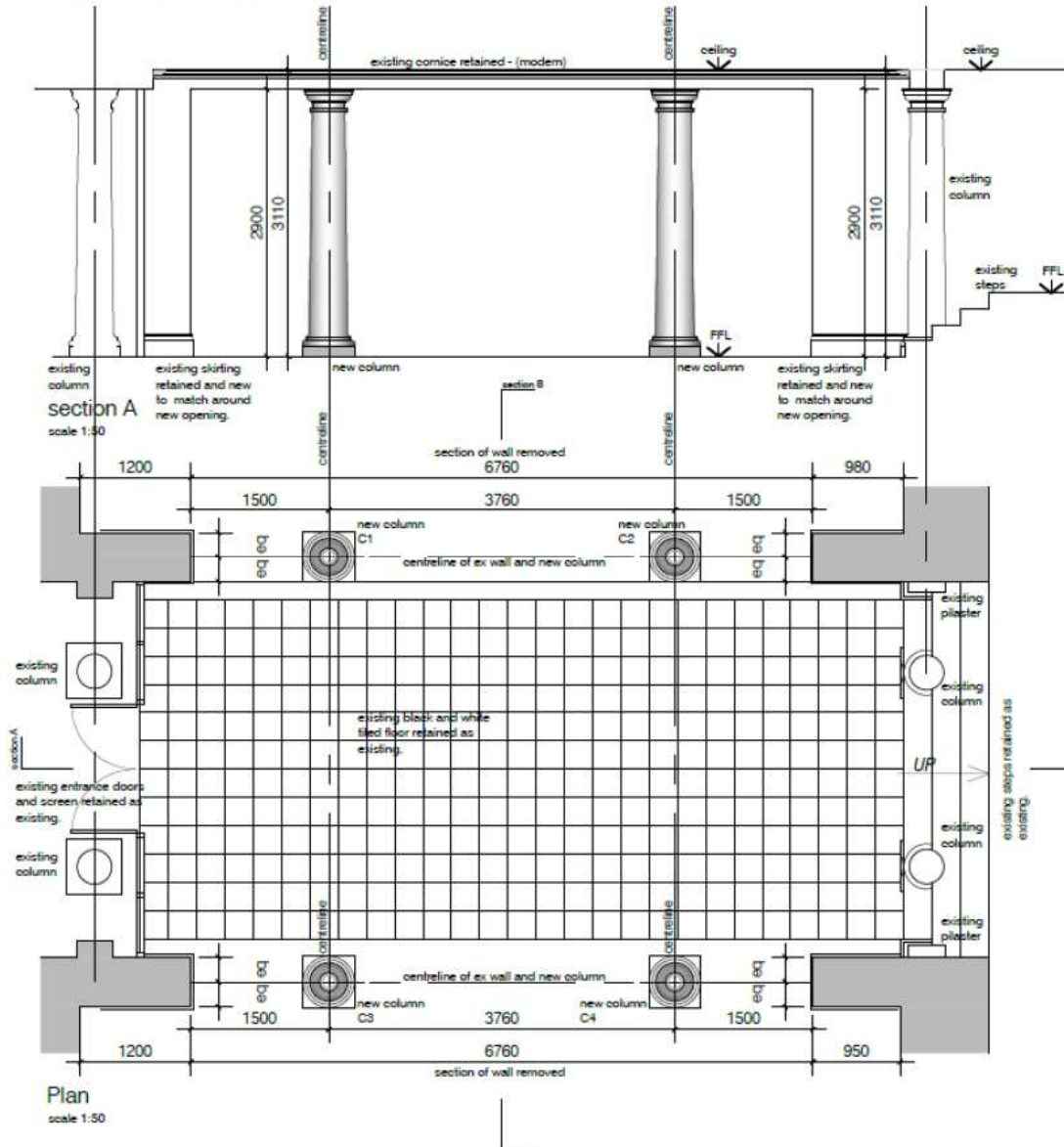


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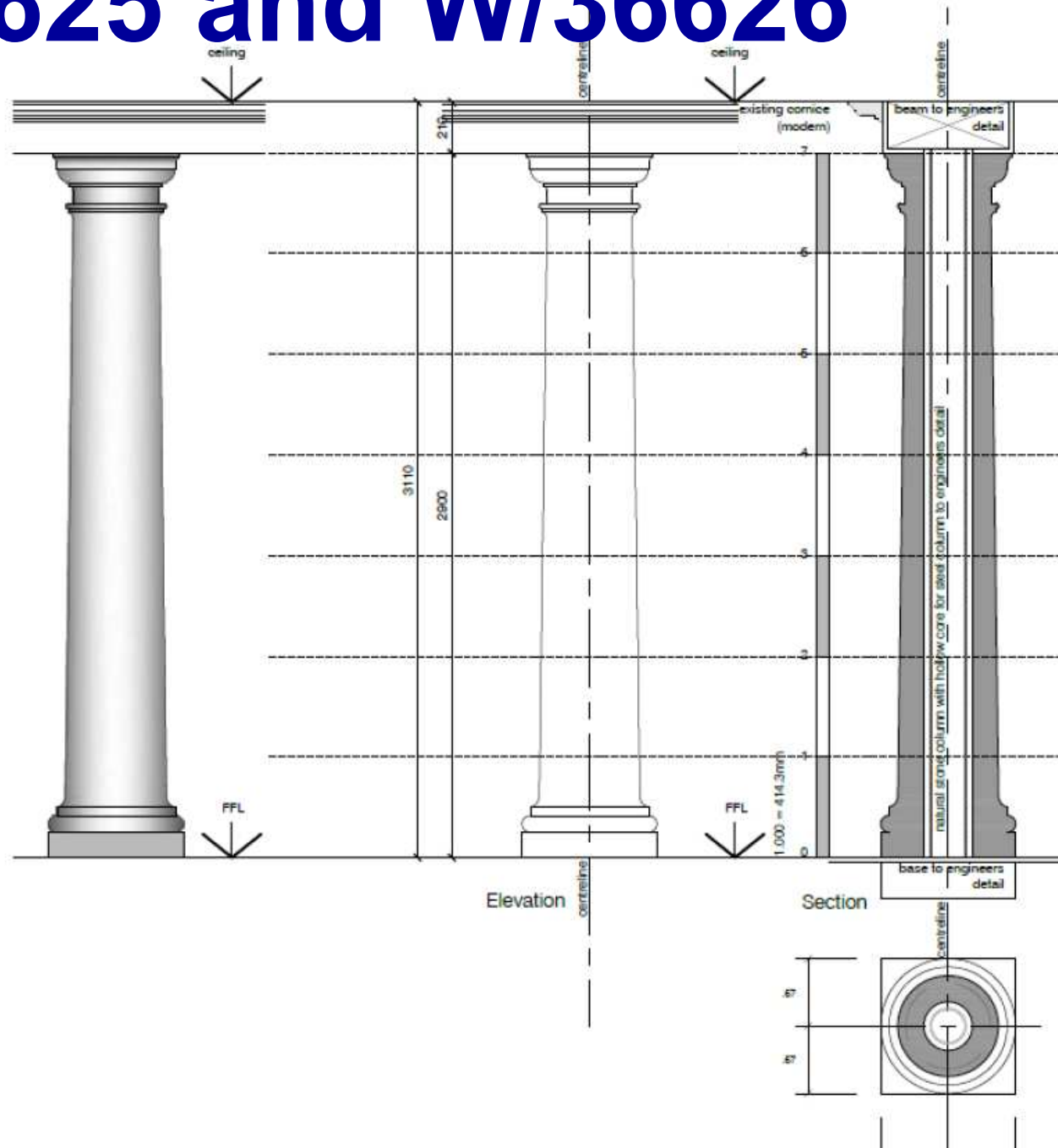
W/36625 and W/36626

The Guildhall: Setting out of Columns



Notes
Refer to drawing SK01 for general arrangement layout.
Refer to drawing D01 for details of walls removed.
Refer to drawing DET 01 for details of new columns.

W/36625 and W/36626



W/36625 and W/36626



W/36625 and W/36626

2



W/36625 and W/36626

3



W/36625 and W/36626

7



W/36625 and W/36626

8



W/36625 and W/36626

19a



W/36625 and W/36626



W/36625 and W/36626



W/36625 and W/36626

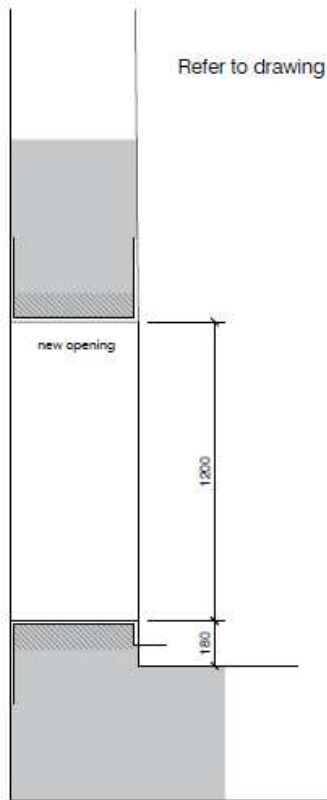
13



W/36625 and W/36626

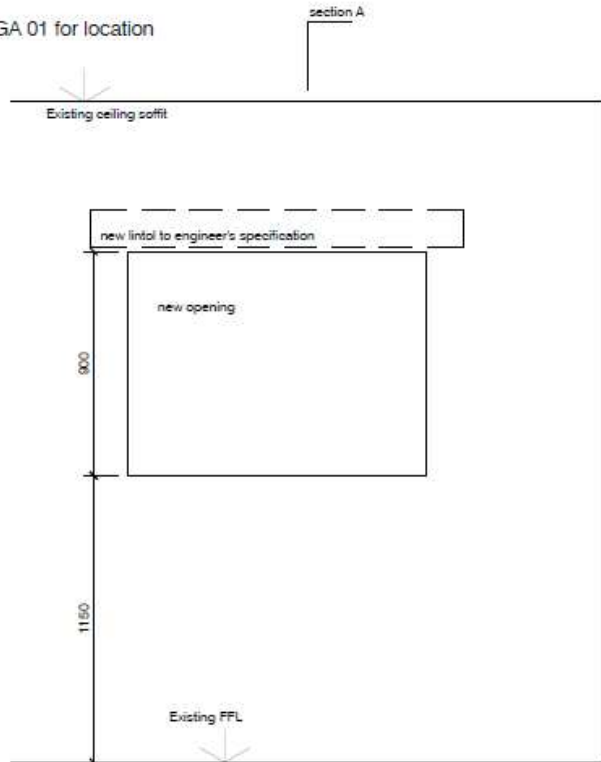
14





Plan

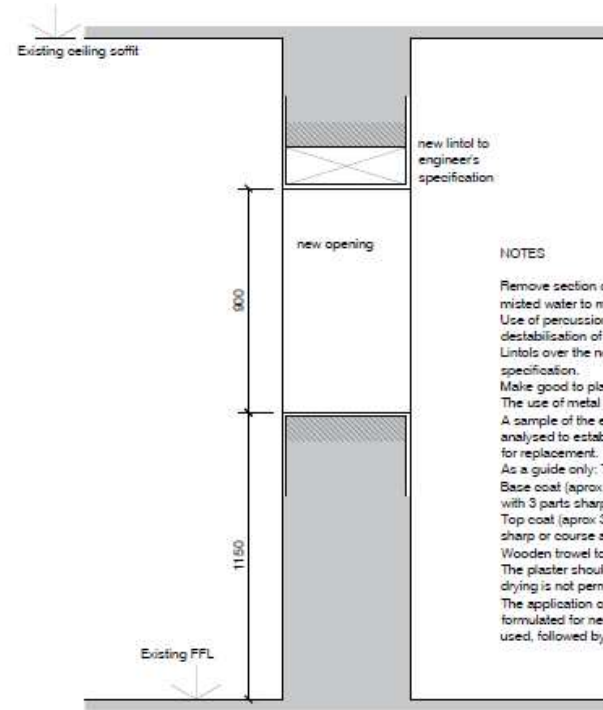
Refer to drawing no GA 01 for location



Elevation

section A

section A



Section A - A

NOTES

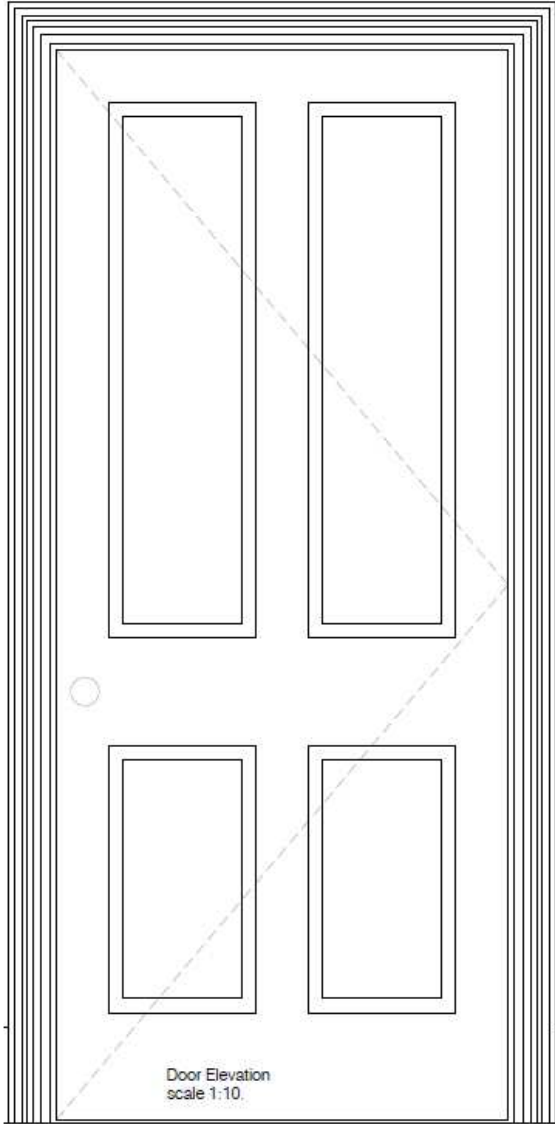
- Remove section of masonry wall with disc cutter with spray misted water to minimise the spread of dust and debris. Use of percussion tools is not permitted to avoid destabilisation of the surrounding fabric.
- Lintols over the new opening to structural engineers specification.
- Make good to plaster work around opening. The use of metal corner beads is not permitted.
- A sample of the existing plaster should be removed and analyzed to establish the make up to allow a compatible mix for replacement.
- As a guide only: TBC
- Base coat (approx 9mm thick): 1 part lime putty (suitably aged) with 3 parts sharp or course aggregate sand.
- Top coat (approx 3 mm thick): 3 part lime putty with 2 parts sharp or course aggregate sand.
- Wooden trowel to be used for application (no metal trowels)
- The plaster should be allowed to fully dry naturally - force drying is not permitted.
- The application of an alkali-resistant primer, specifically formulated for new plaster may be necessary, should then be used, followed by a compatible vapour permeable final coat.

<small>© All rights reserved. All Rights Reserved. No design or copyright is intended for reproduction or any other use. All dimensions should be confirmed on site.</small>	Guildhall - Carmarthen	Detail	Kitchen Serving Hatch.	1:20	A3	January 2018	 <small>4 Myrtle Grove, Llanelli, Swansea, SA2 0JH, Tel: 01792 204 207</small>
		drawing category	drawing title	scale	sheet	date	
				NXC 04	DET	07	P/1
				project ref	series	drawing number	status / revision

W/36625 and W/36626

NOTES

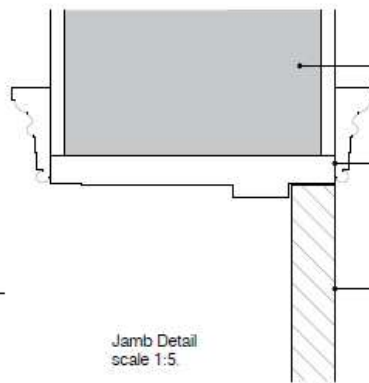
Remove section of masonry wall with disc cutter with spray misted water to minimise the spread of dust and debris. Use of percussion tools is not permitted to avoid destabilisation of the surrounding fabric.
 Lintols over the new opening to structural engineers specification.
 Make good to plaster work around opening.
 A sample of the existing plaster should be removed and analysed to establish the make up to allow a compatible mix for replacement.
 As a guide only: TBC.
 Base coat (approx 9mm thick): 1 part lime putty (suitably aged) with 3 parts sharp or coarse aggregate sand.
 Top coat (approx 3 mm thick): 3 part lime putty with 2 parts sharp or coarse aggregate sand.
 Wooden trowel to be used for application (no metal trowels)
 The plaster should be allowed to fully dry naturally - force drying is not permitted.
 The application of an alkali-resistant primer, specifically formulated for new plaster may be necessary, should then be used, followed by a compatible vapour permeable final coat.



Existing door to be reused from Ground Floor



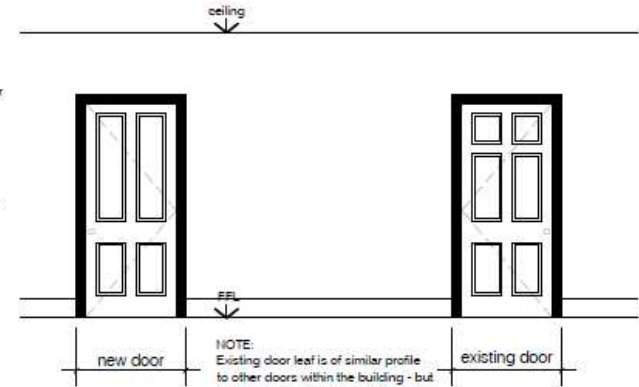
Existing door adjacent to new opening



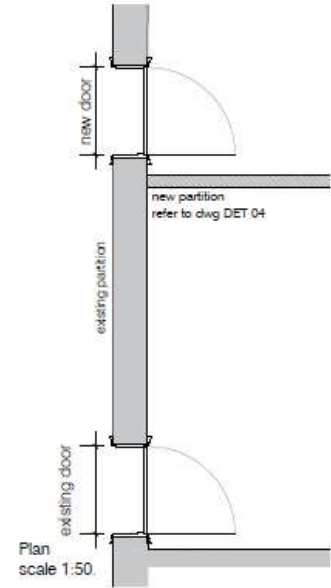
new opening formed in existing wall see notes for specification

new lining and architrave - profile to match existing

existing door leaf reused from ground floor location



NOTE:
 Existing door leaf is of similar profile to other doors within the building - but is the only door leaf of 6 panel design - all others are of a 4 panel design.
 In the interests of conservation the new door will reuse a leaf removed from the ground floor area of the former magistrates court. The new leaf will be fitted into a new lining and architrave to match the profile of the existing adjacent door.



W/36625 and W/36626



W/36625 and W/36626

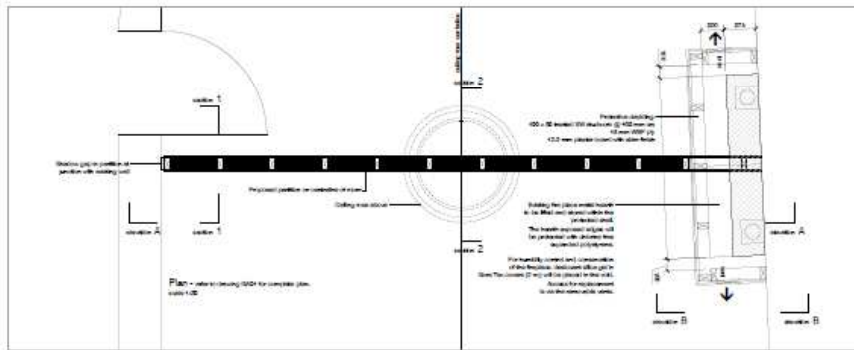
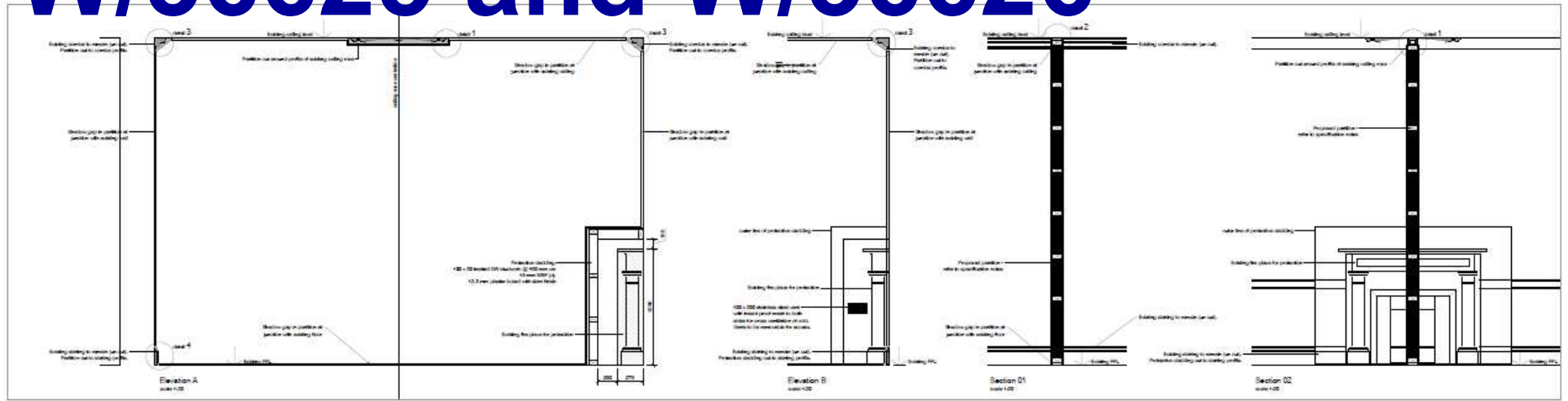
25



W/36625 and W/36626



W/36625 and W/36626



Existing plaster ceiling rose



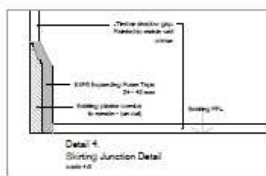
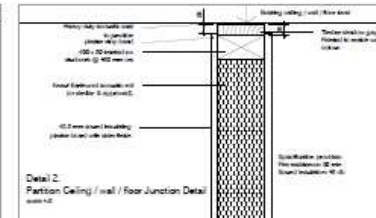
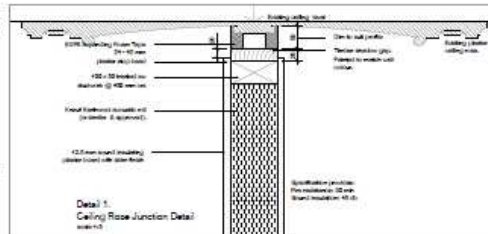
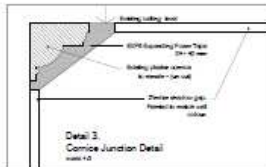
Existing plaster cornice



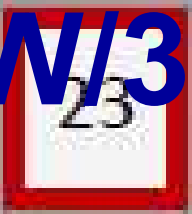
Existing timber skirting



Existing fireplace - to be protected



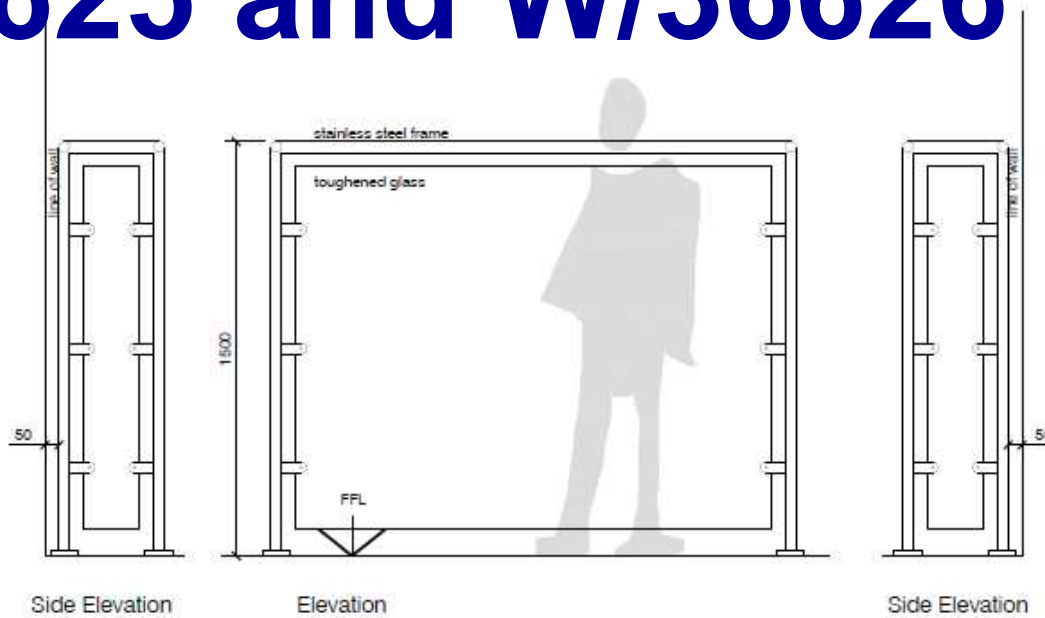
W/36625 and W/36626



W/36625 and W/36626



W/36625 and W/36626



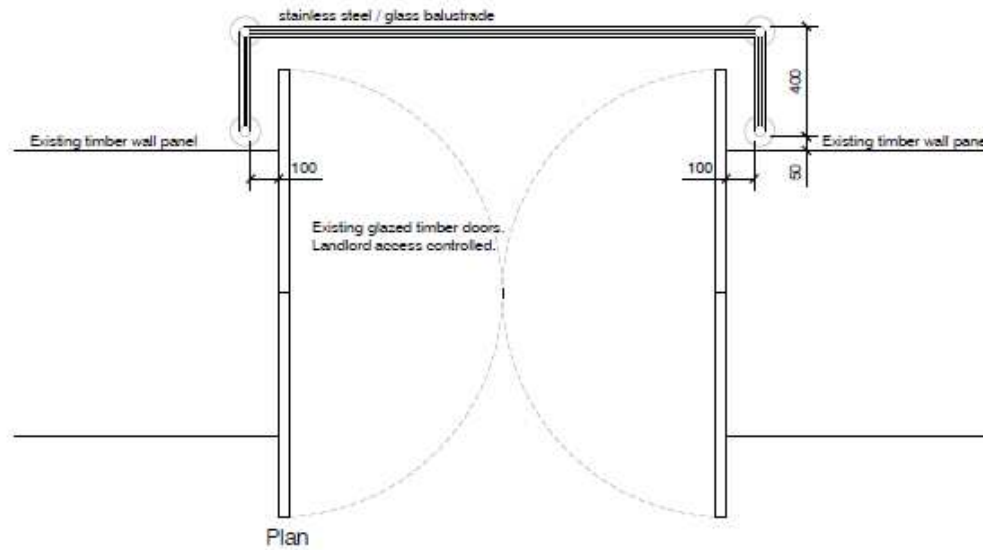
NOTES

Stainless steel tubular balustrade system with clear toughened glass.

Floor fixed only - no fixings into walls.

To be fully removal on a temporary basis for maintenance and access.

Intentionally designed to provide distinct visual difference from historic building fabric to ensure not viewed as part of original building.



W/36625 and W/36626



W/36625 and W/36626



W/36625 and W/36626

