

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 31ST MAY, 2018

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

Agenda No	Item
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- | | |
|----|---|
| a) | <u>E/33695 - FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA</u> (Pages 5 - 36) |
| b) | <u>W/37038 - CONVERSION OF EXISTING DISUSED AGRICULTURAL BUILDING INTO 2 NO. HOLIDAY LET UNITS AT TYCERRIG, NANTYCAWS, CARMARTHEN, SA32 8EW</u> (Pages 37 - 58) |
| c) | <u>W/35903 - RESIDENTIAL DEVELOPMENT - ALL MATTERS RESERVED AT LAND OFF LLUEST Y BRYN, CARMARTHEN</u> (Pages 59 - 110) |
| 4. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 111 - 136) |

Yours sincerely

Mark James CBE

Chief Executive

Encs

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*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

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

**AR 31 MAY 2018
ON 31 MAY 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area East

<i>Application Number</i>	E/33695
<i>Proposal & Location</i>	FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA

DETAILS:

Neighbours/Public – Two further letters of objection have been received which convey:

- As farmers ourselves we are not against chicken farms but anyone agreeing to this planning request seriously needs their head looking at due to it being so close to residential area/tourism area/national park/massive increase in traffic/pollution of a river the authority spent thousands on last year for salmon.
- There is already one a few miles away between Llangadog/Llandovery, in the middle of nowhere - why can't this farmer also use some of his existing land in the middle of nowhere?
- The community in the surrounding area are mainly elderly and aren't all aware of this second application because they don't use the Internet thus you may not get the numbers of objections you did the first time around but I can assure you they are still there.
- There is also talk of people being threatened so too scared to speak out/ handouts to councillors to support this application.
- If this application is approved we will have to employ our London lawyers to investigate the legality of this application.
- Other businesses will suffer if not cease to operate due to proximity of thousands of chickens.
- Increased traffic (i.e. lorries) across the village common, where children play is a worry.
- The village will suffer and visitors will stop coming if the odour caused is carried on the prevailing winds towards the village.
- In January this year Carmarthenshire County Council turned down a planning application for a similar application in Llandeilo - In its refusal, the Council cited an objection by Natural Resources Wales (NRW) regarding airborne pollution from the unit which identified its effect on the Dinefwr Estate more than 1,500m away. Surely the villagers of Llangadog warrant the same consideration.

***Y PWYLLGOR
CYNLLUNIO***

31 MAI 2018

***RHANBARTH Y
DWYRAIN***

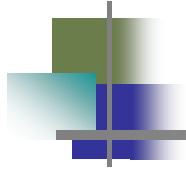
**PLANNING
COMMITTEE**

31 MAY 2018

AREA EAST

CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

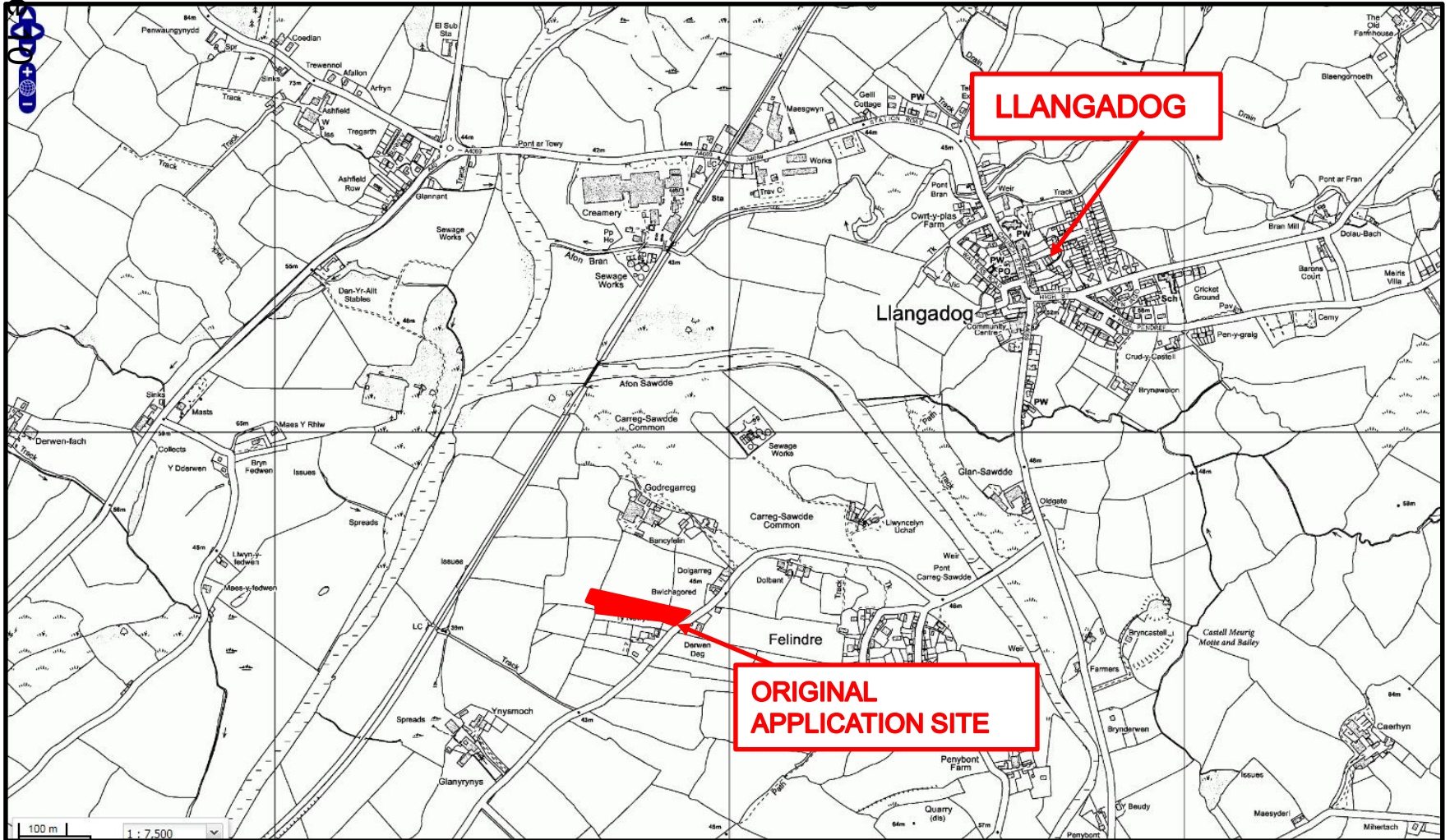
APPLICATIONS RECOMMENDED FOR APPROVAL



E/33695

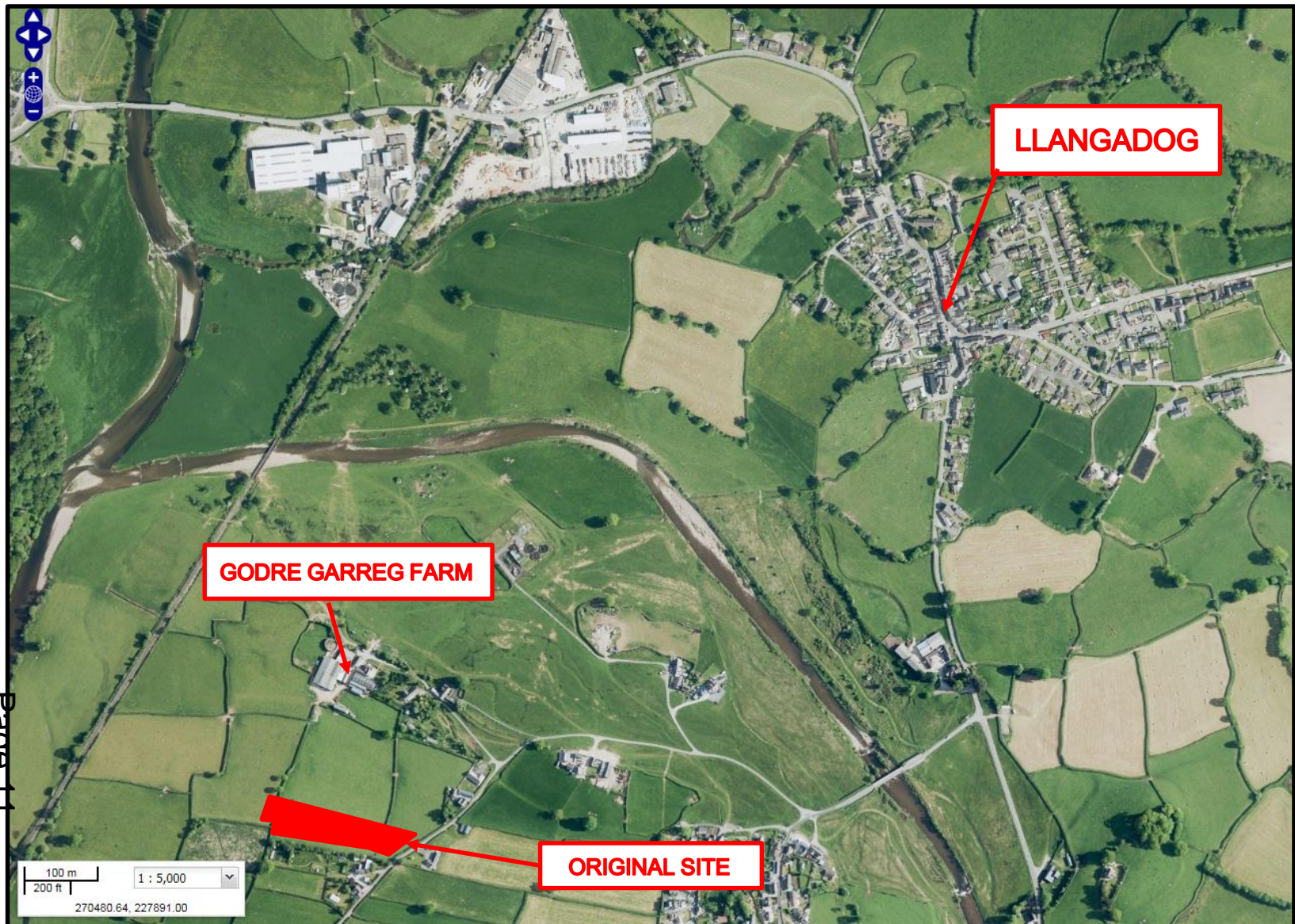
E/33695

LOCATION PLAN-ORIGINAL SITING



E/33695

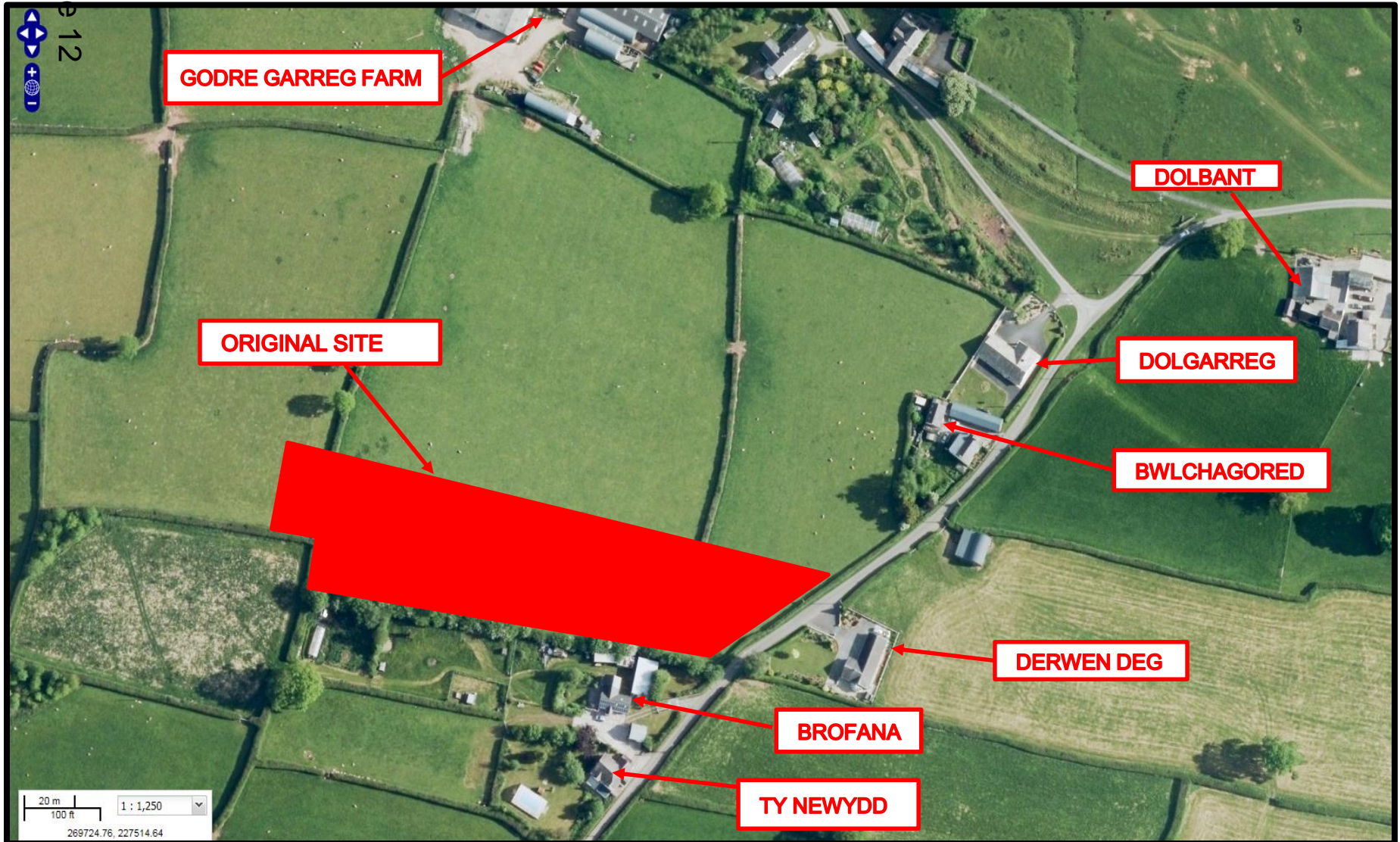
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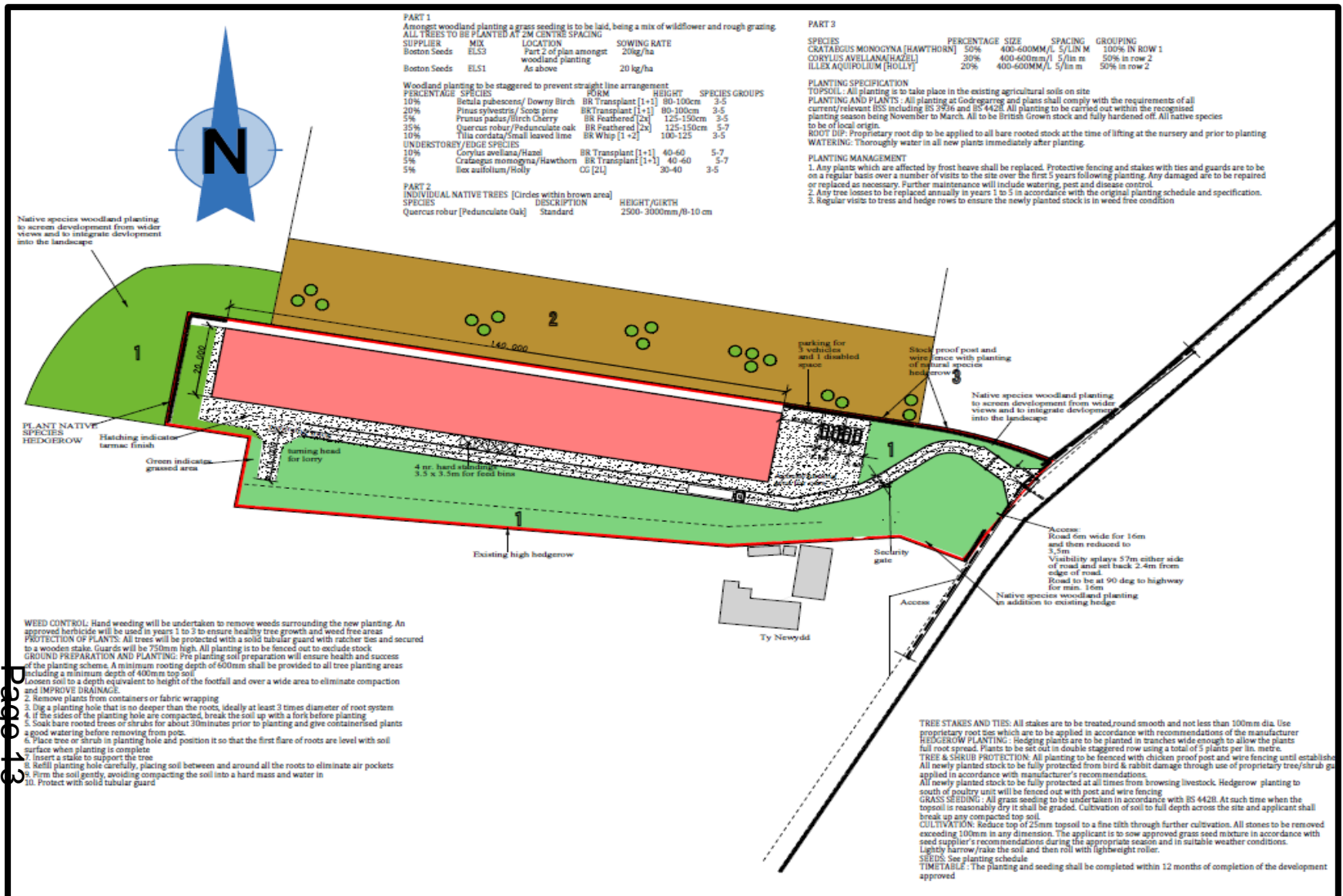


E/33695

AERIAL SITE PLAN-ORIGINAL SITING

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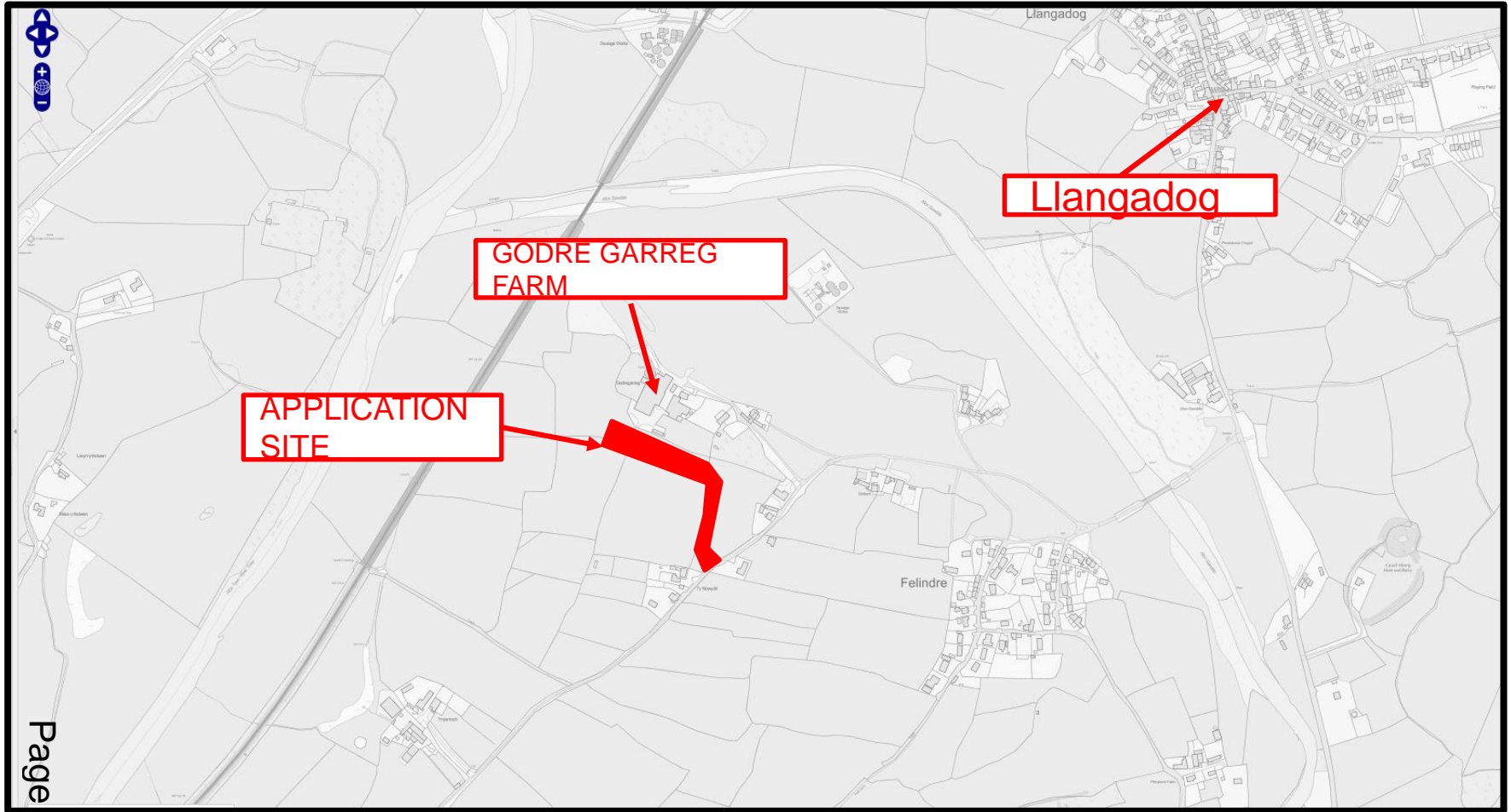


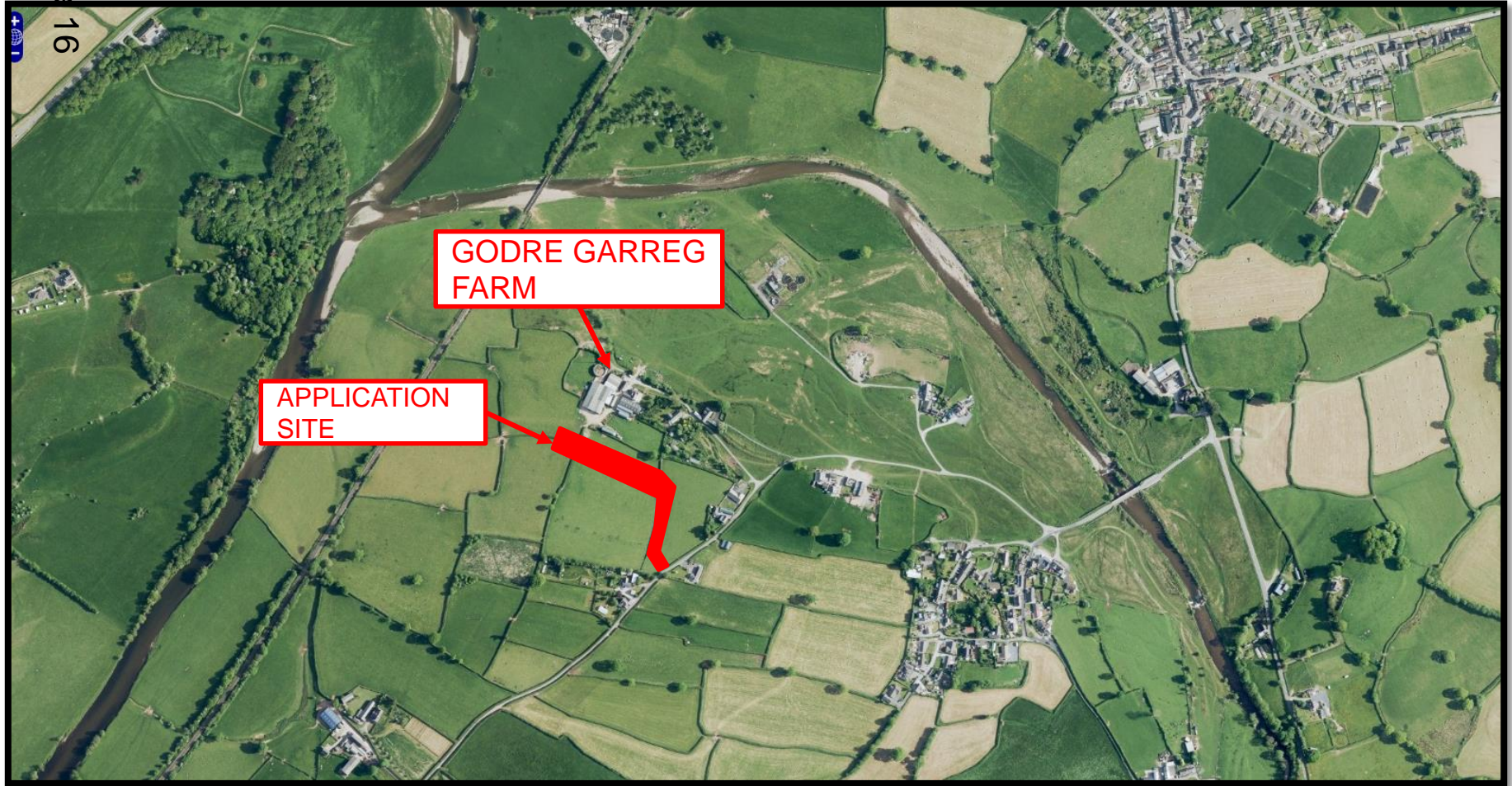
E/33695

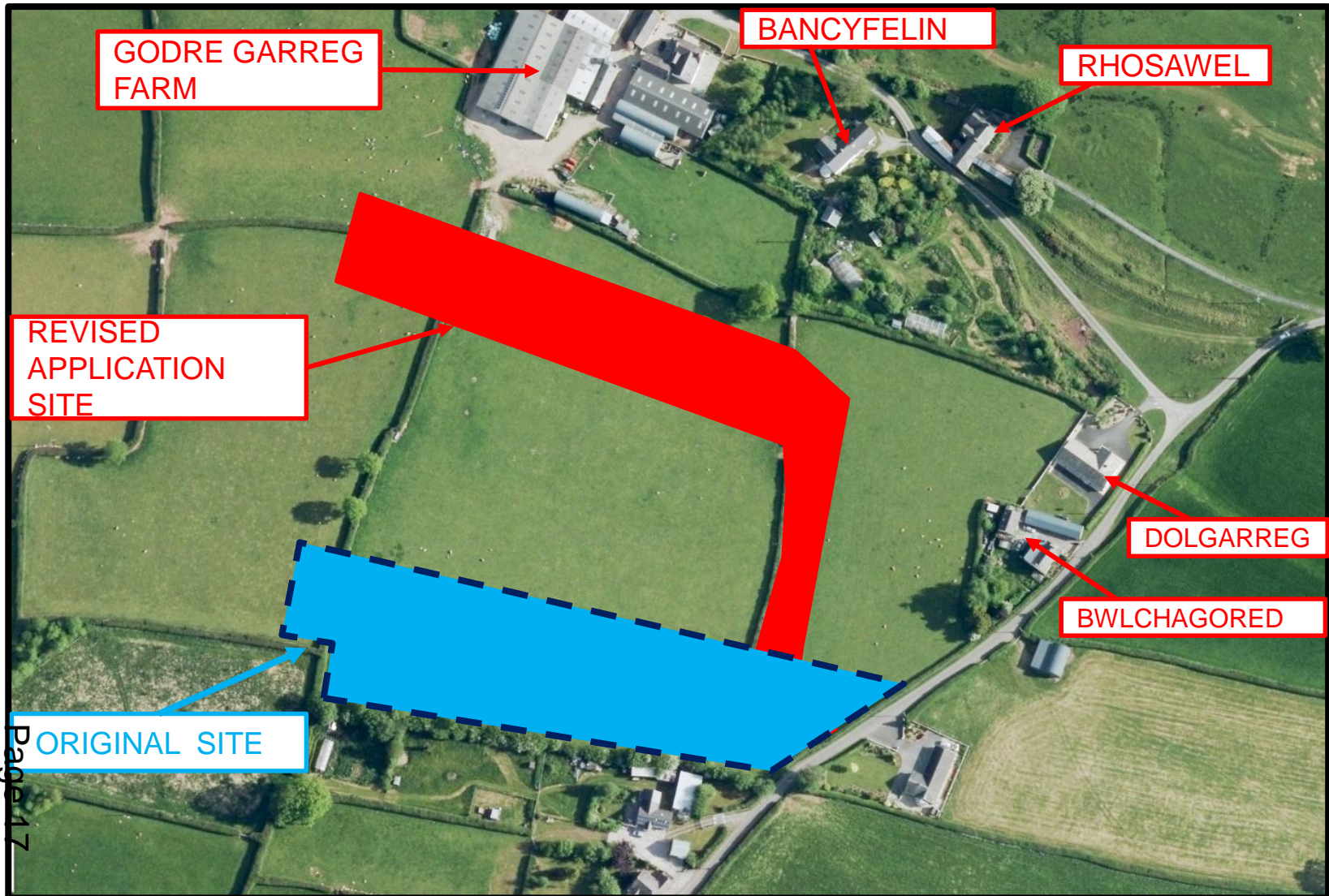
Page 14

PHOTO OF GODRE GARREG FARM FROM SOUTH

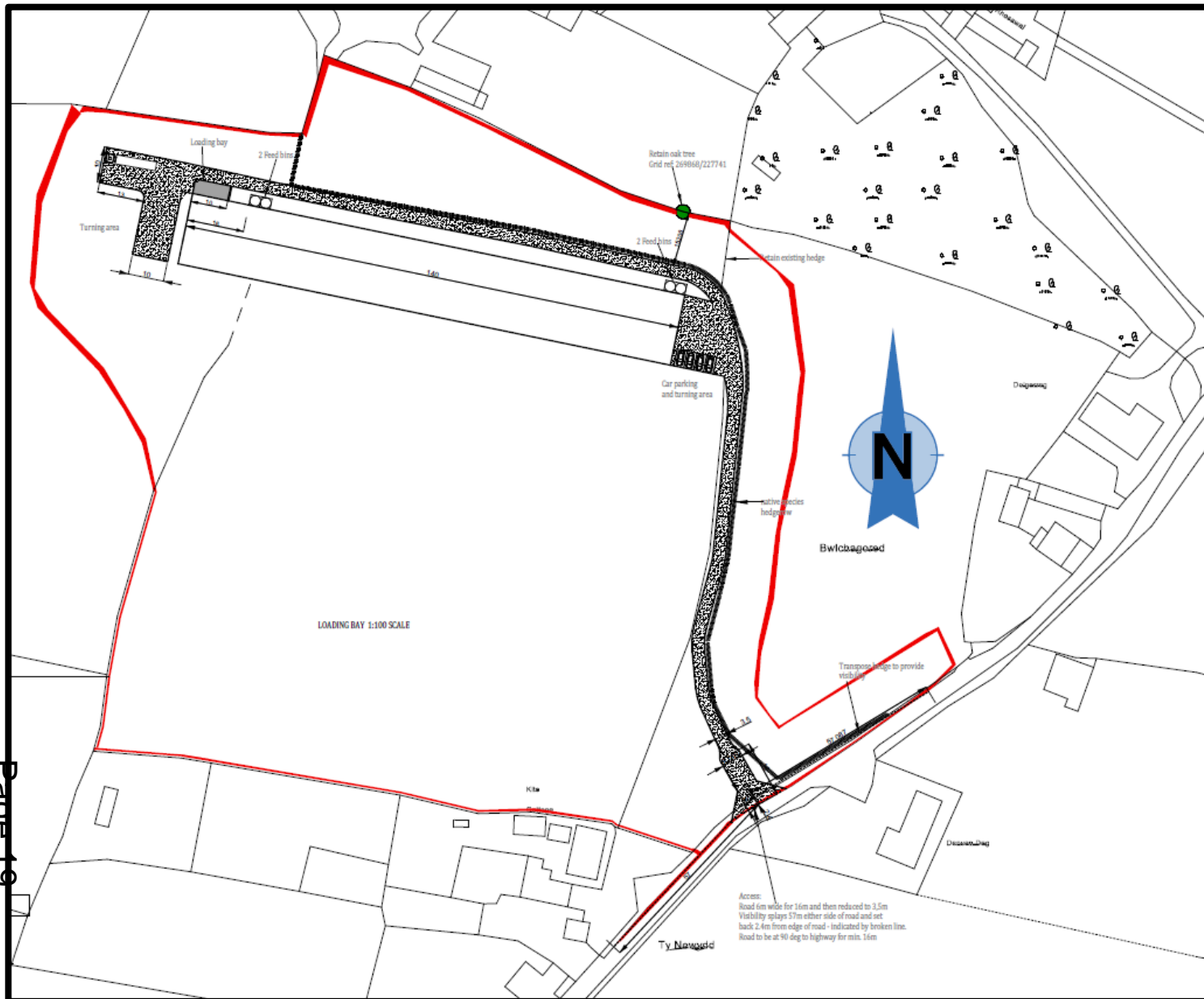




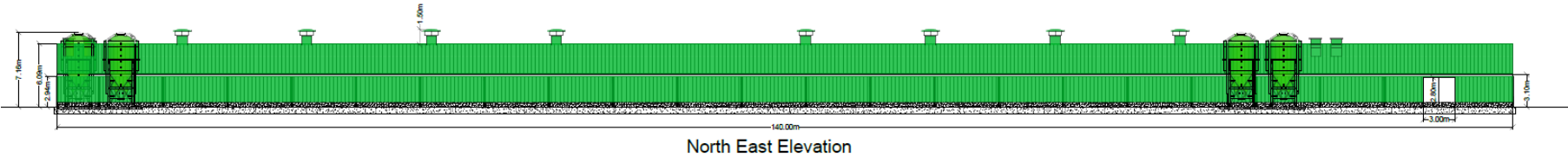


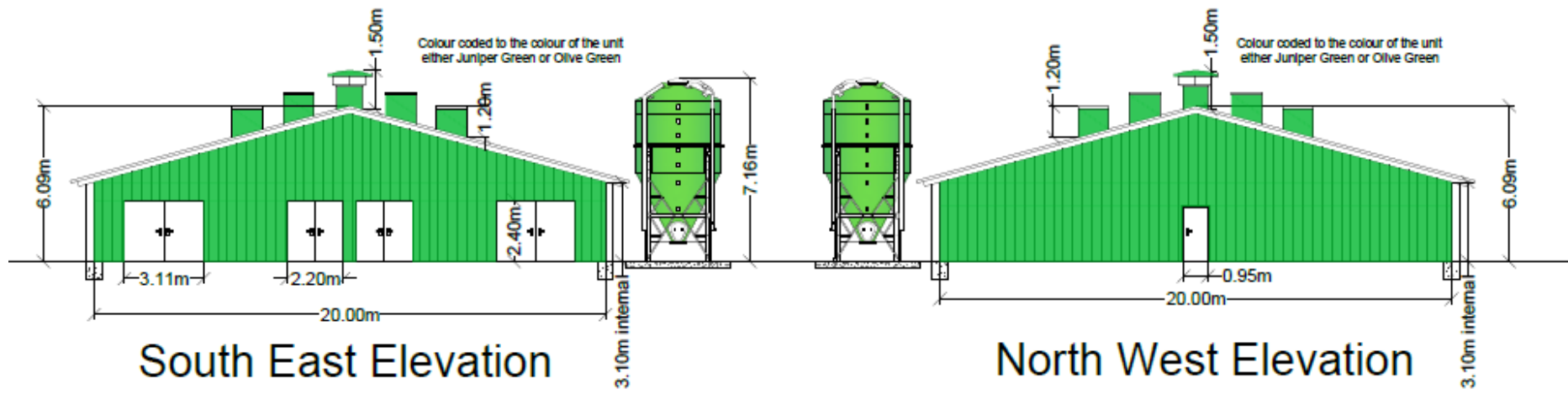


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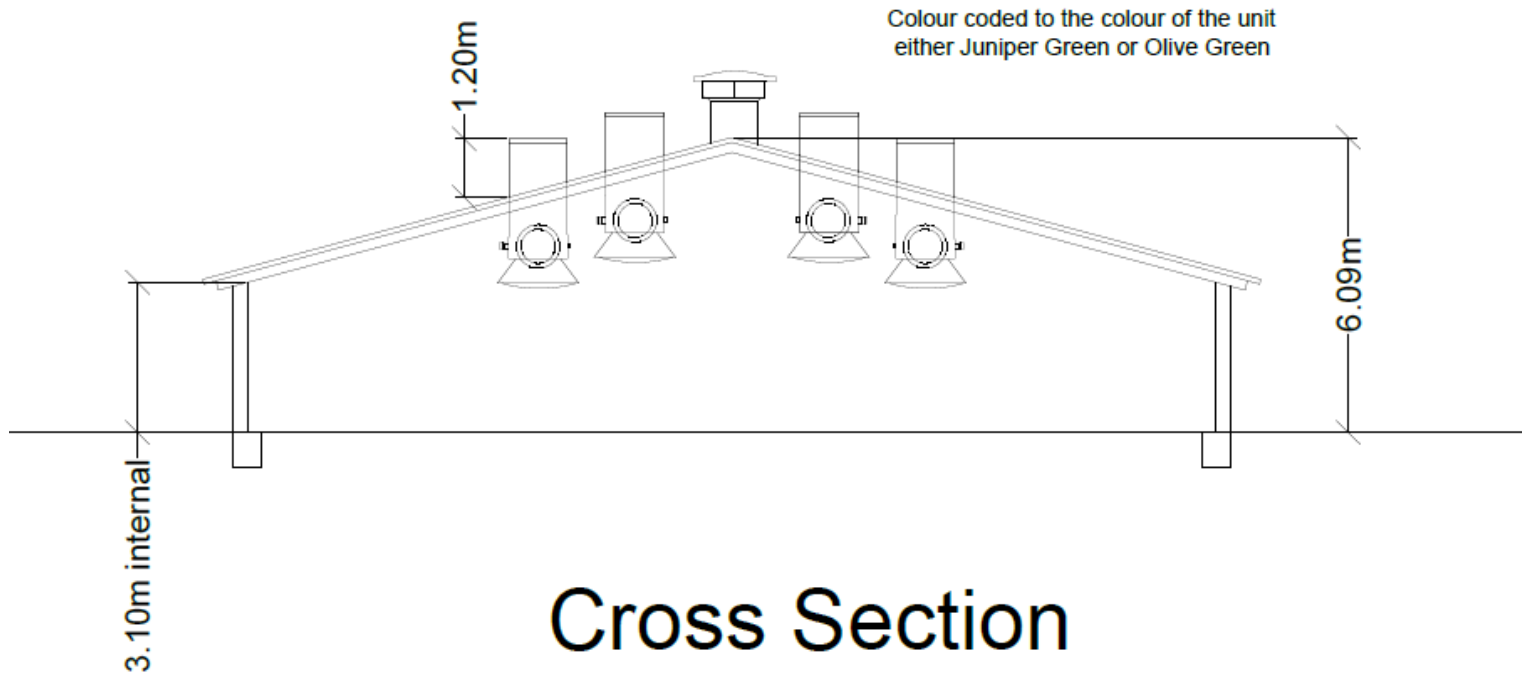


ELEVATION PLANS OF REVISED BUILDING



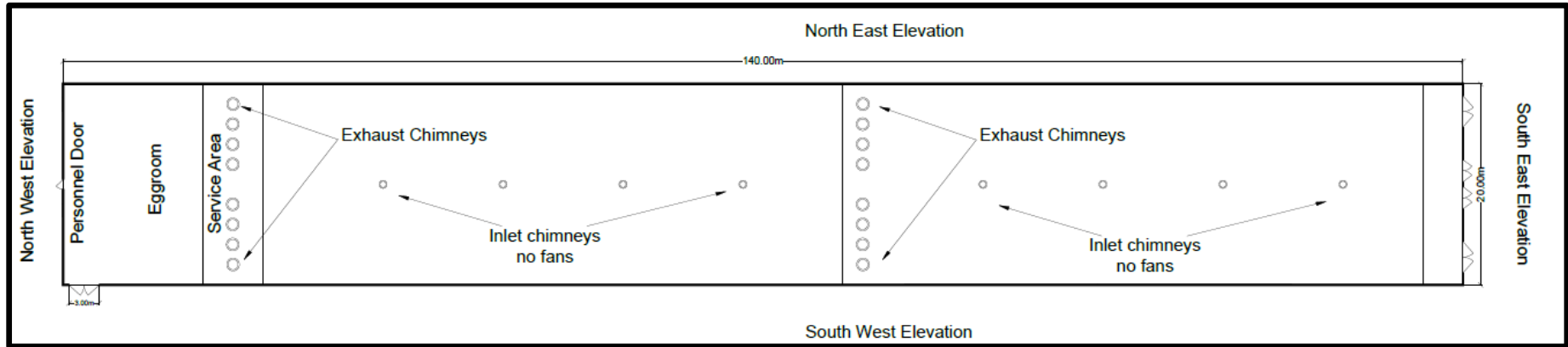


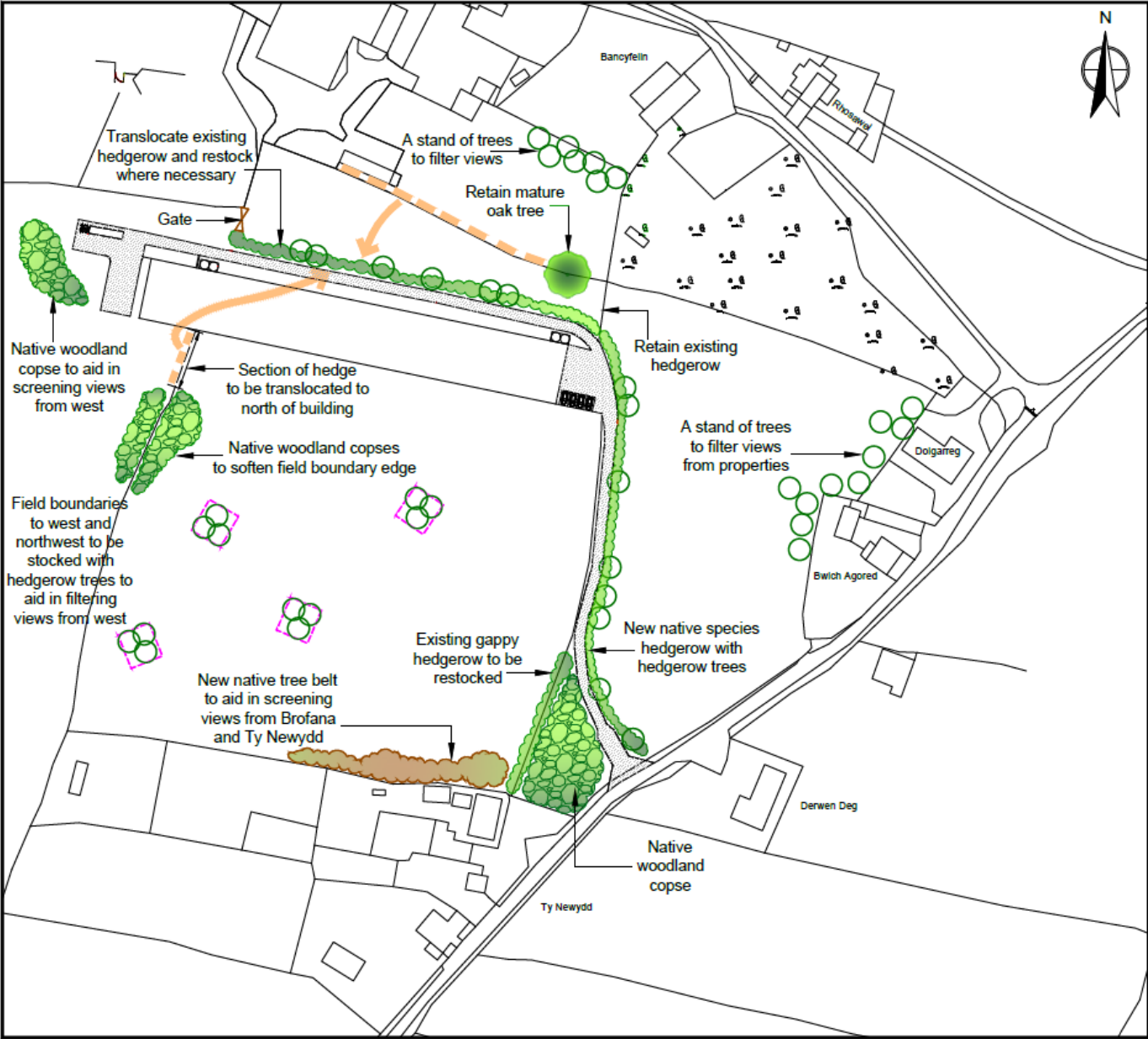
CROSS SECTION OF REVISED BUILDING



E/33695

LAYOUT PLAN OF REVISED BUILDING







E/33695

SITE PHOTO

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SITE PHOTO



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SITE PHOTO



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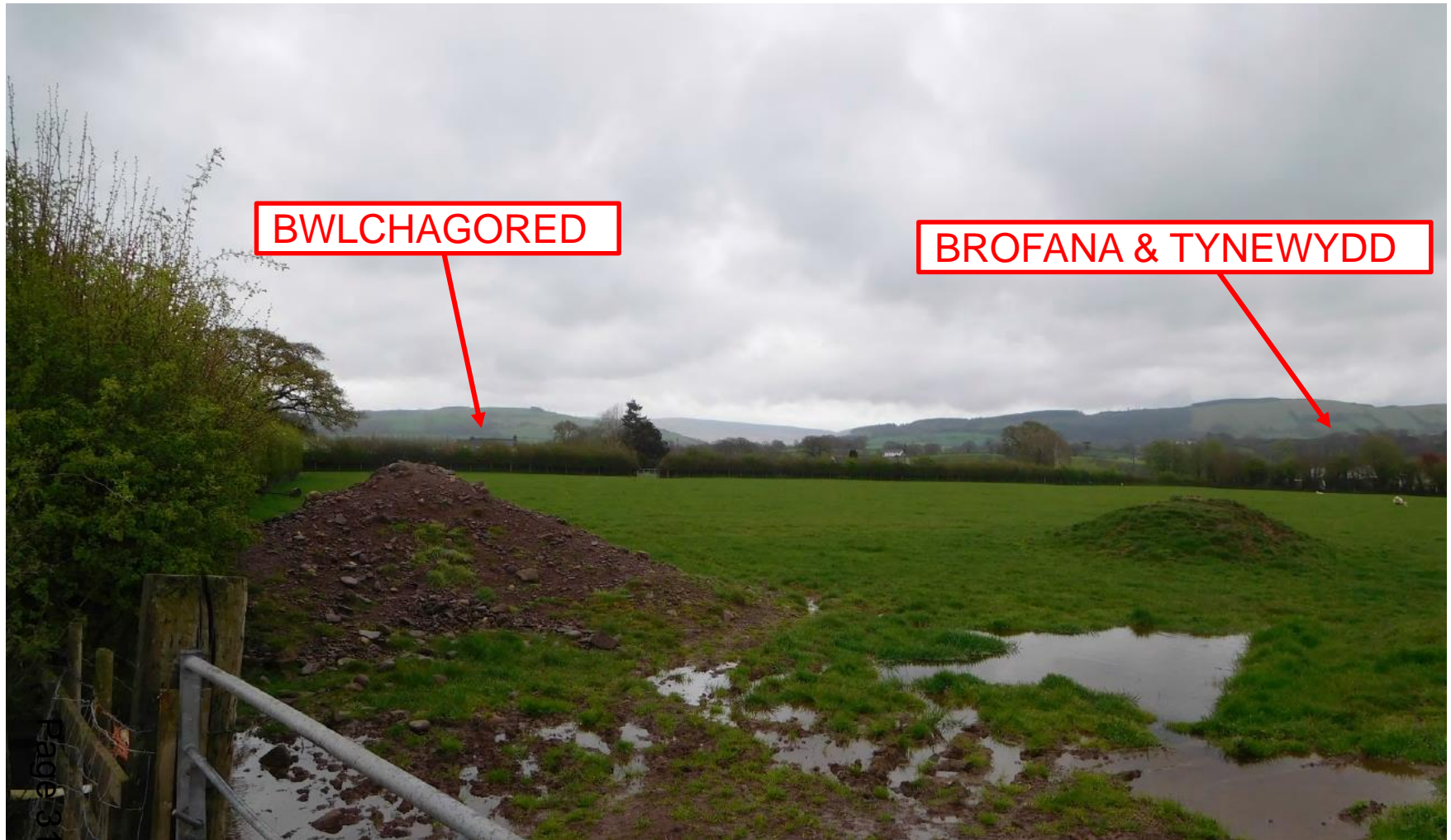
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SITE PHOTO



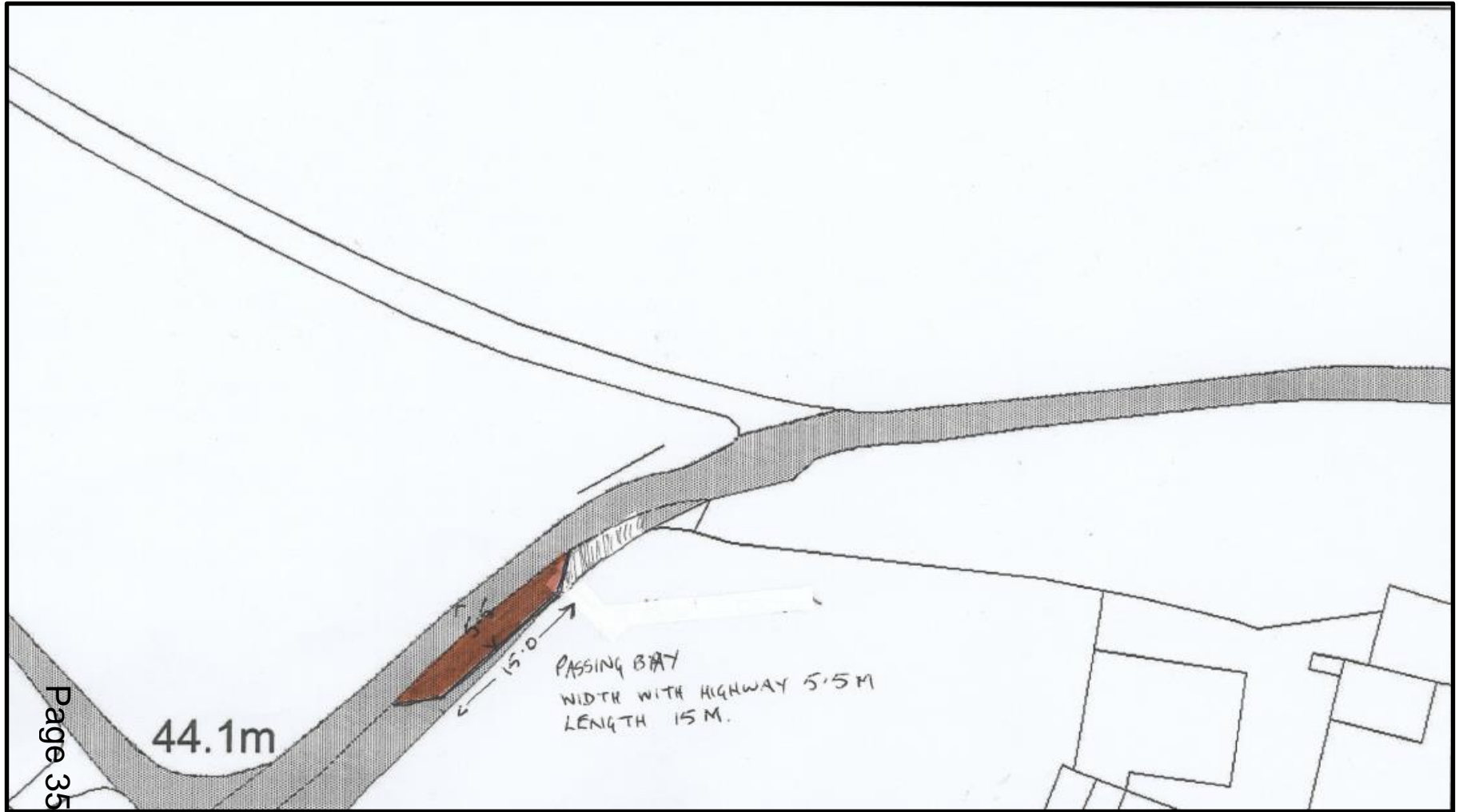
E/33695

SITE PHOTO

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E/33695 LOCATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT



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ADDENDUM – Area West

<i>Application Number</i>	W/37038
<i>Proposal & Location</i>	CONVERSION OF EXISTING DISUSED AGRICULTURAL BUILDING INTO 2NO HOLIDAY LET UNITS AT TYCERRIG, NANTYCAWS, CARMARTHEN, SA32 8EW

DETAILS:

Head of Transport – Offers no objection subject to the imposition of one condition.

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***Y PWYLLGOR
CYNLLUNIO***

31 MAI 2018

***RHANBARTH Y
GORLLEWIN***

**PLANNING
COMMITTEE**

31 MAY 2018

**AREA
WEST**

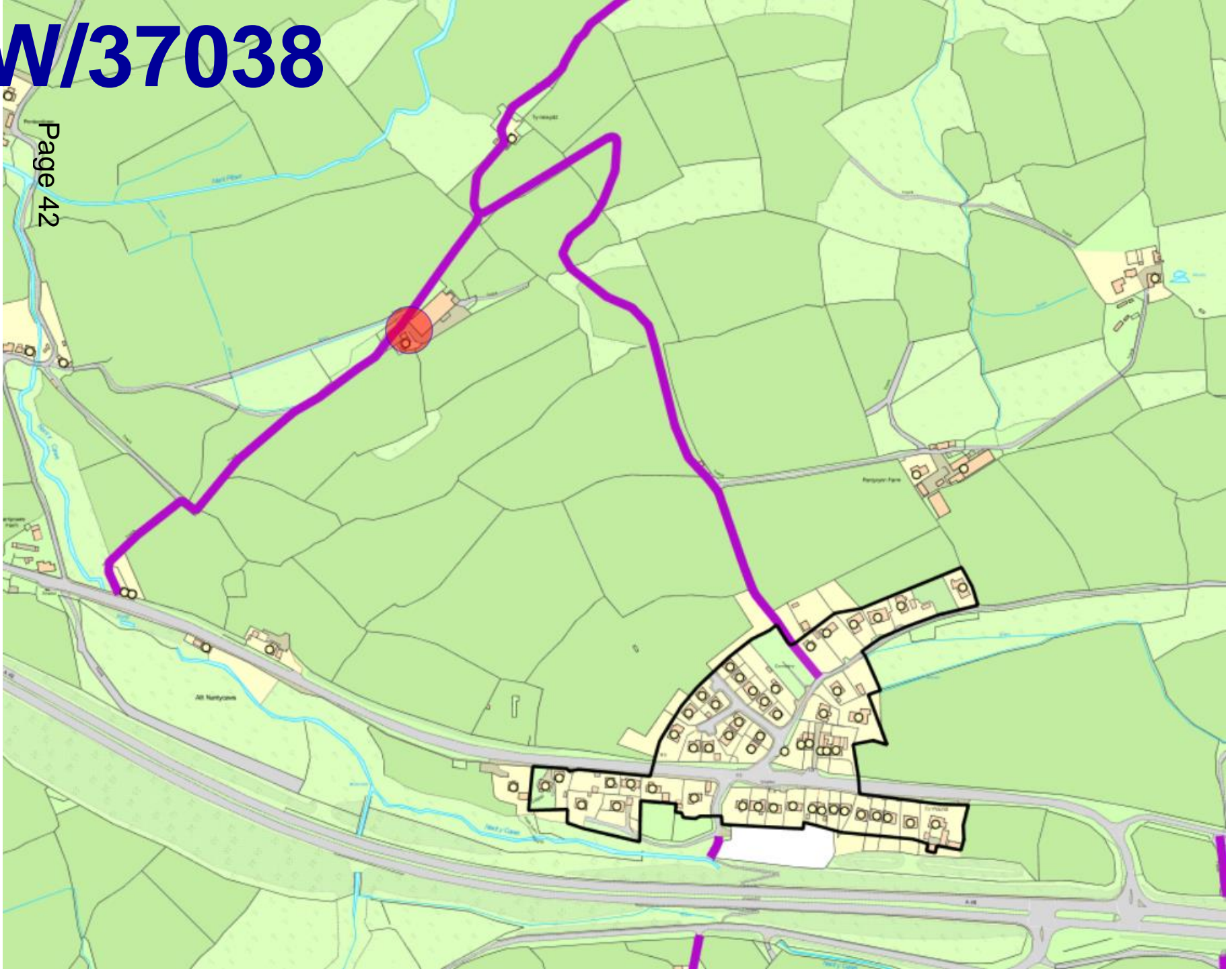
CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU GWRTHOD

APPLICATIONS RECOMMENDED FOR REFUSAL

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W/37038

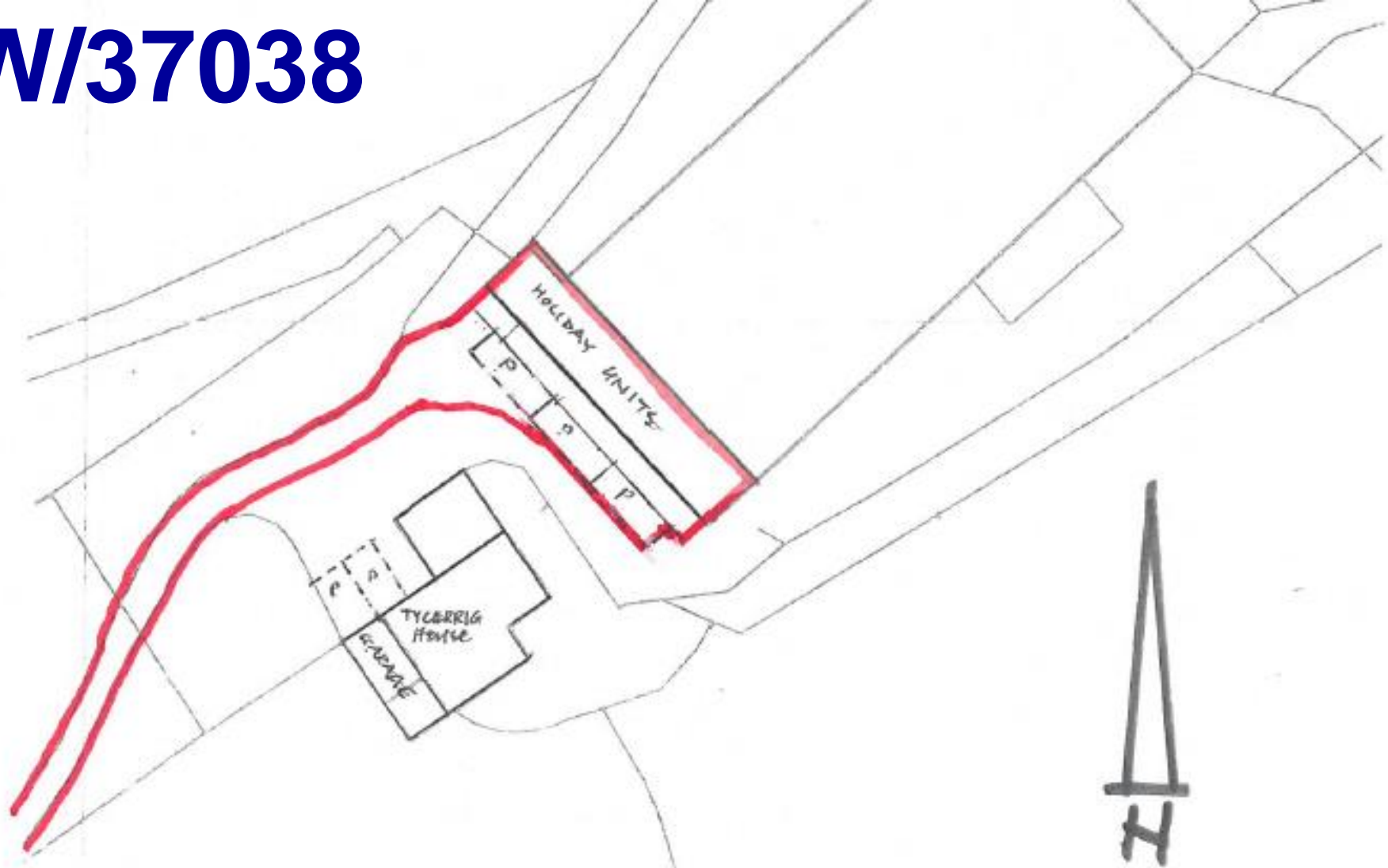


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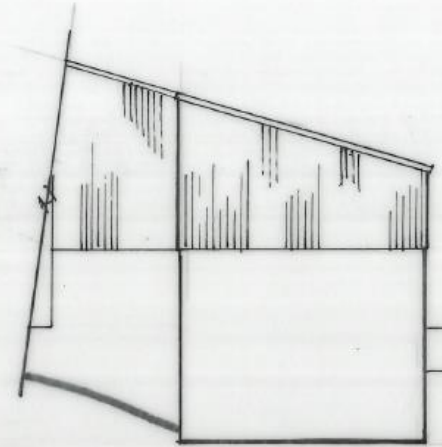
BLOCK PLAN 1:500

W/37038

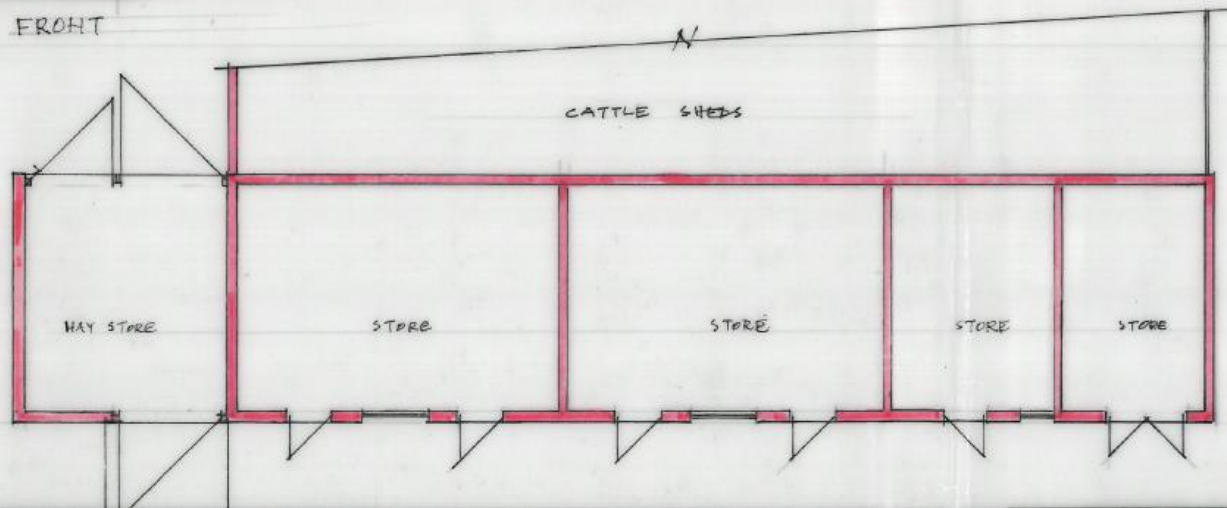
Page 46



FRONT



SIDE



CATTLE SHEDS

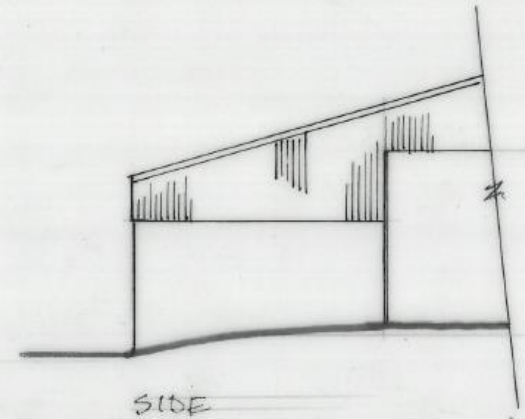
HAY STORE

STORE

STORE

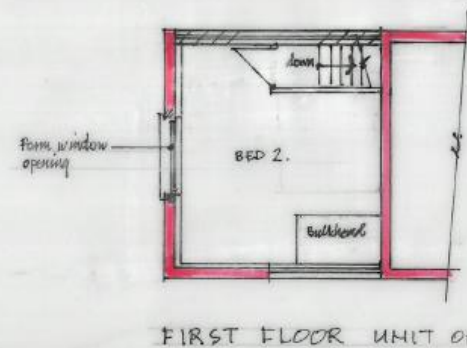
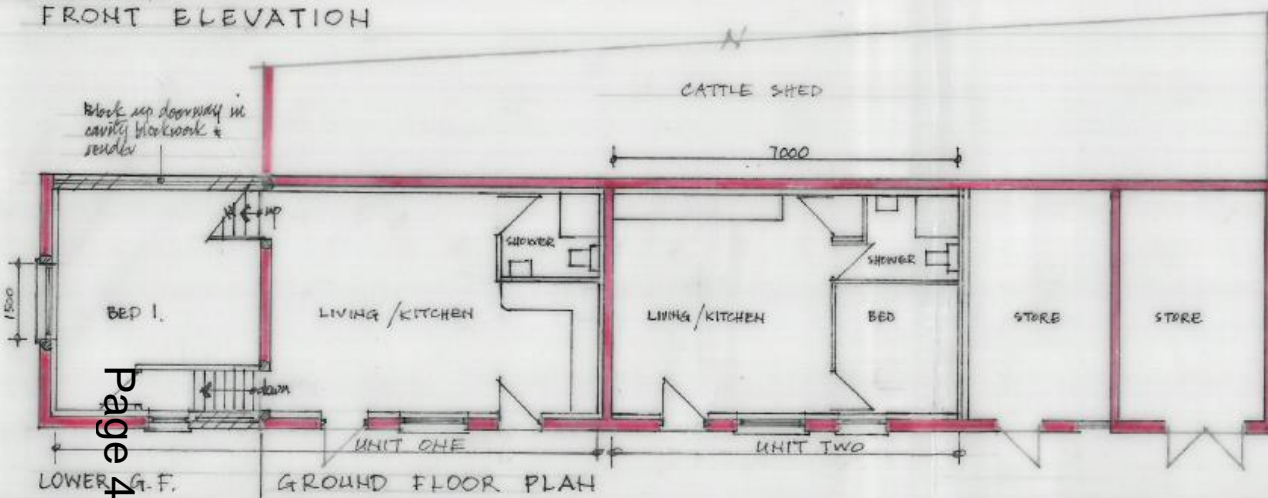
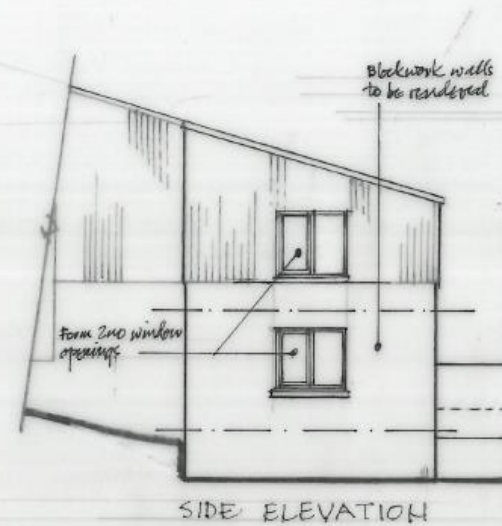
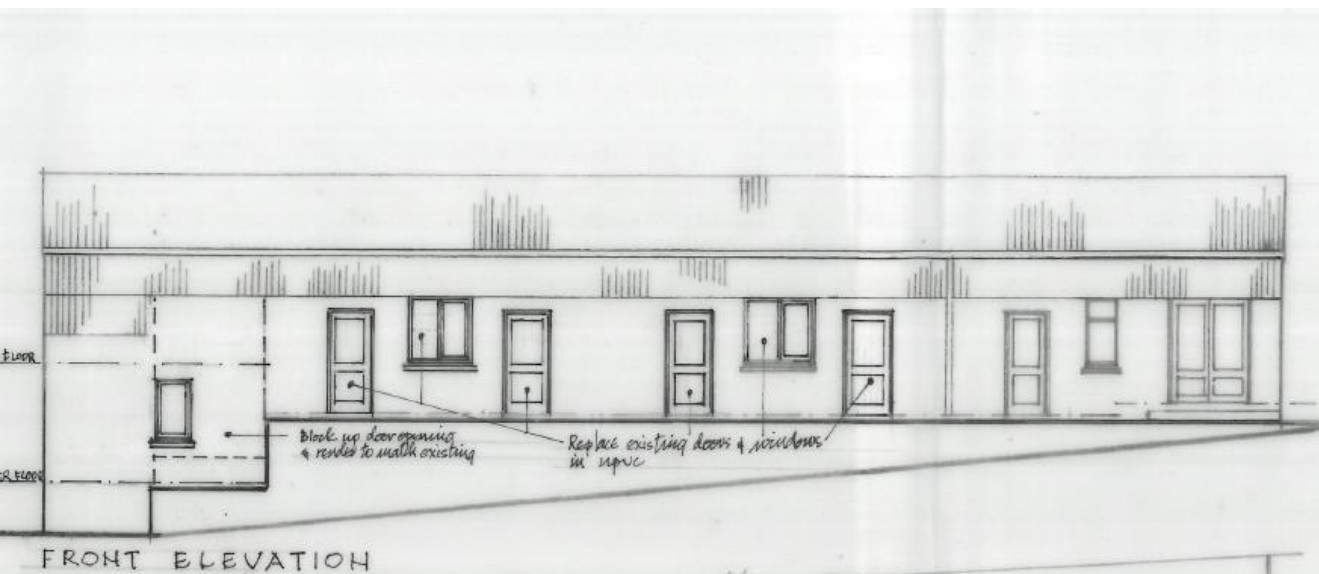
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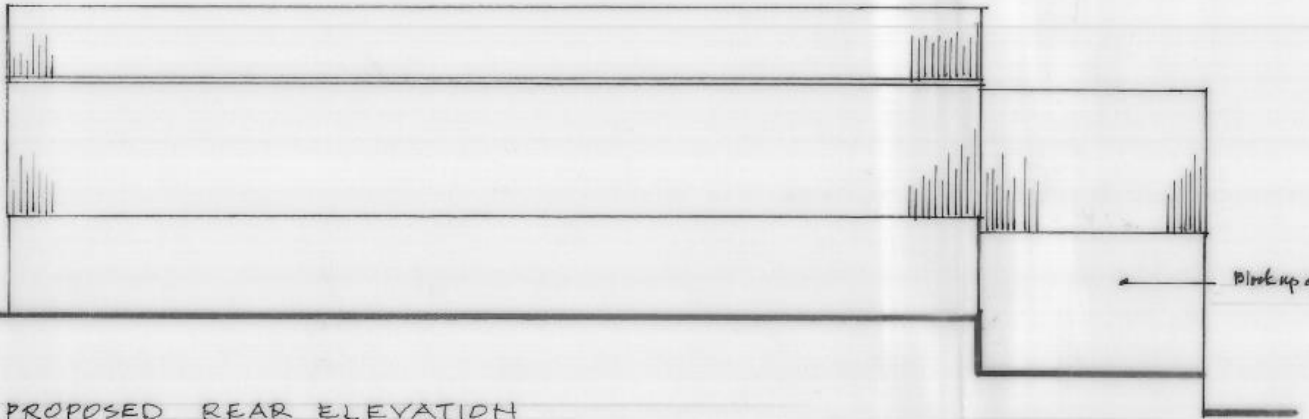


SIDE

W/37038



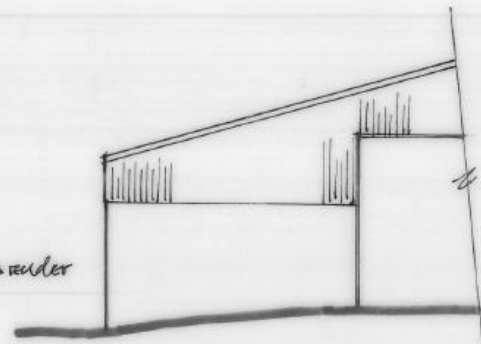
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

Block up opening & render

SIDE ELEVATION



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ADDENDUM – Area West

<i>Application Number</i>	W/35903
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT – ALL MATTERS RESERVED AT LAND OFF LLUEST Y BRYN, CARMARTHEN

DETAILS:

Local Member – Councillor Ken Lloyd considers its important that during the site visit *‘members are taken to the site from the Springfield Road end as well as the Lleust y Bryn end so they get a big overall picture of the proposals including the impact on the area at the top of Springfield Road leading to the village of Cwmoernant.’*

Neighbours/Public – Two of the objectors have now requested to speak at the meeting

Correction – In the second paragraph of the ‘The Site’ on page 38 reference is incorrectly made to Picton Terrace. This sentence should correctly read ‘This leads to the south to Capel Evan Road on to **Richmond** Terrace’

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***Y PWYLLGOR
CYNLLUNIO***

31 MAI 2018

***RHANBARTH Y
GORLLEWIN***

**PLANNING
COMMITTEE**

31 MAY 2018

**AREA
WEST**

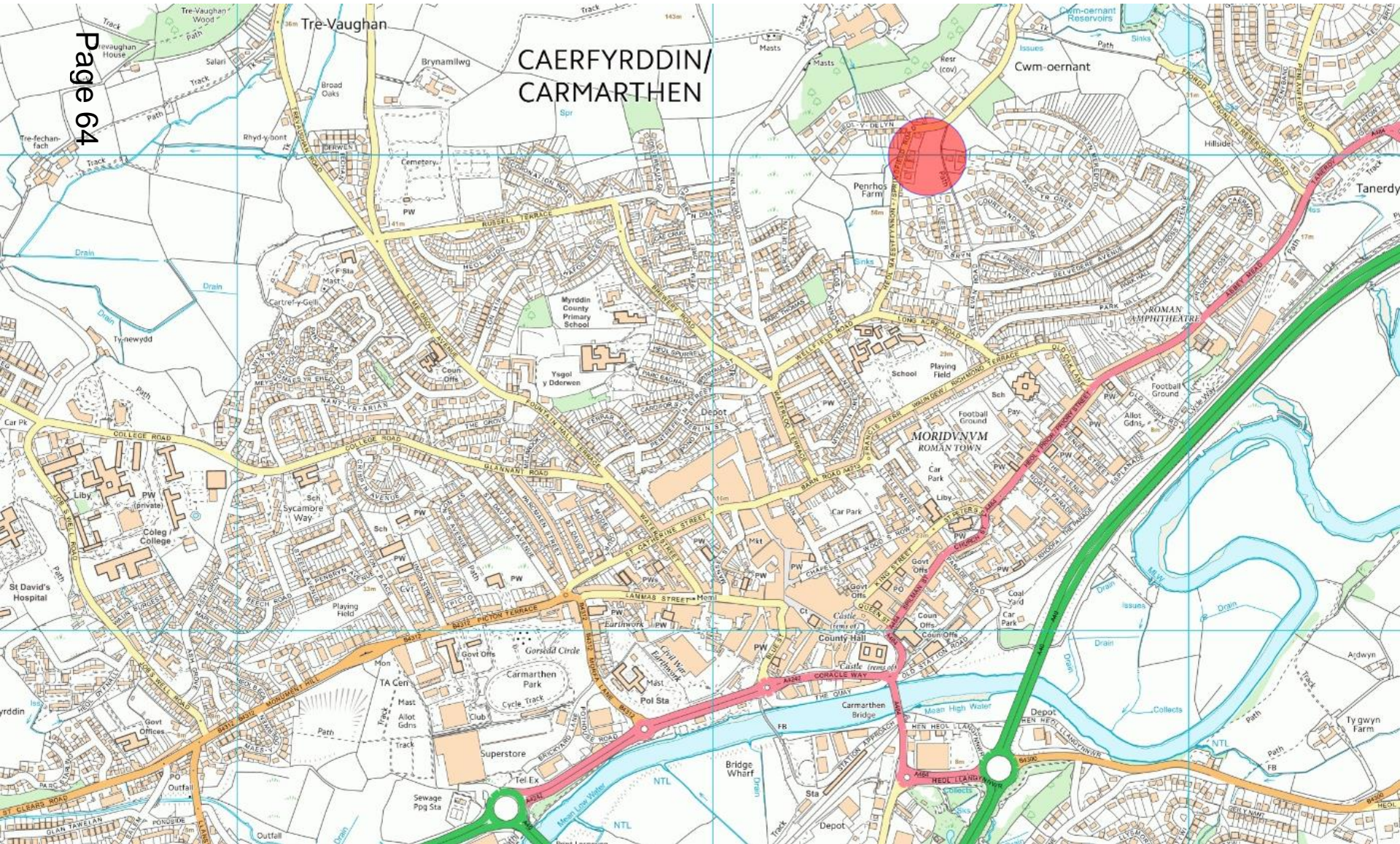
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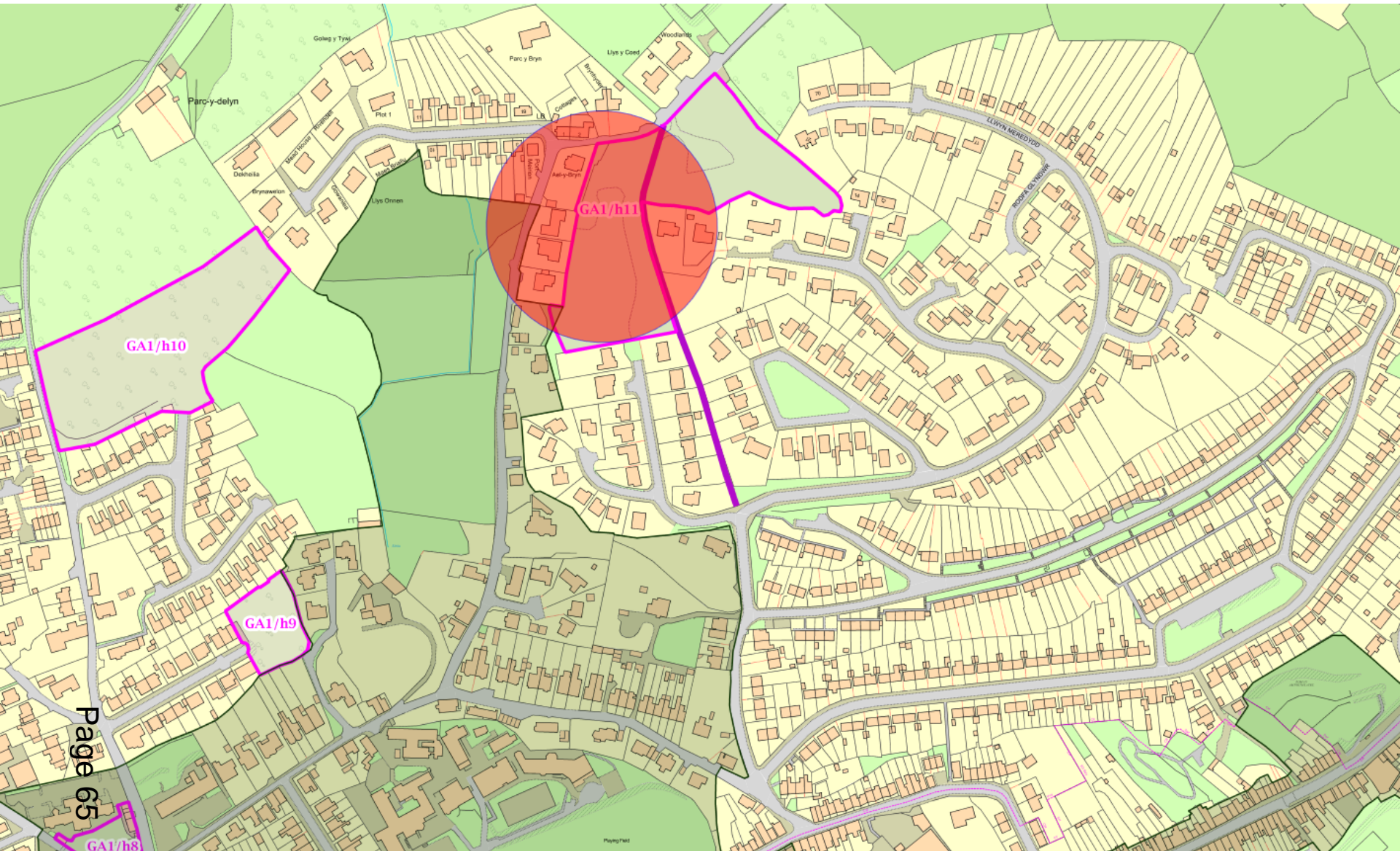
APPLICATIONS RECOMMENDED FOR APPROVAL

W/35903

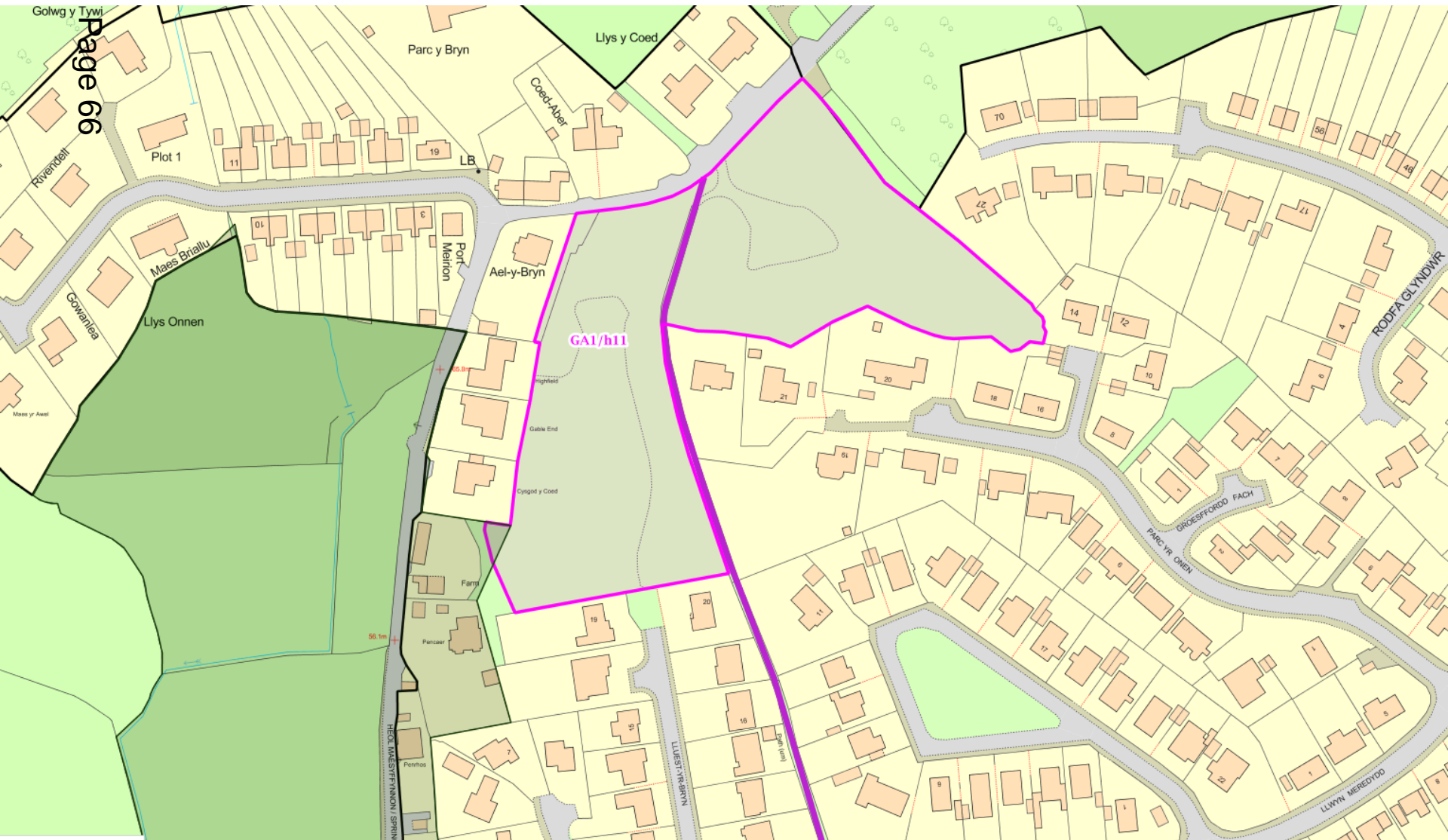
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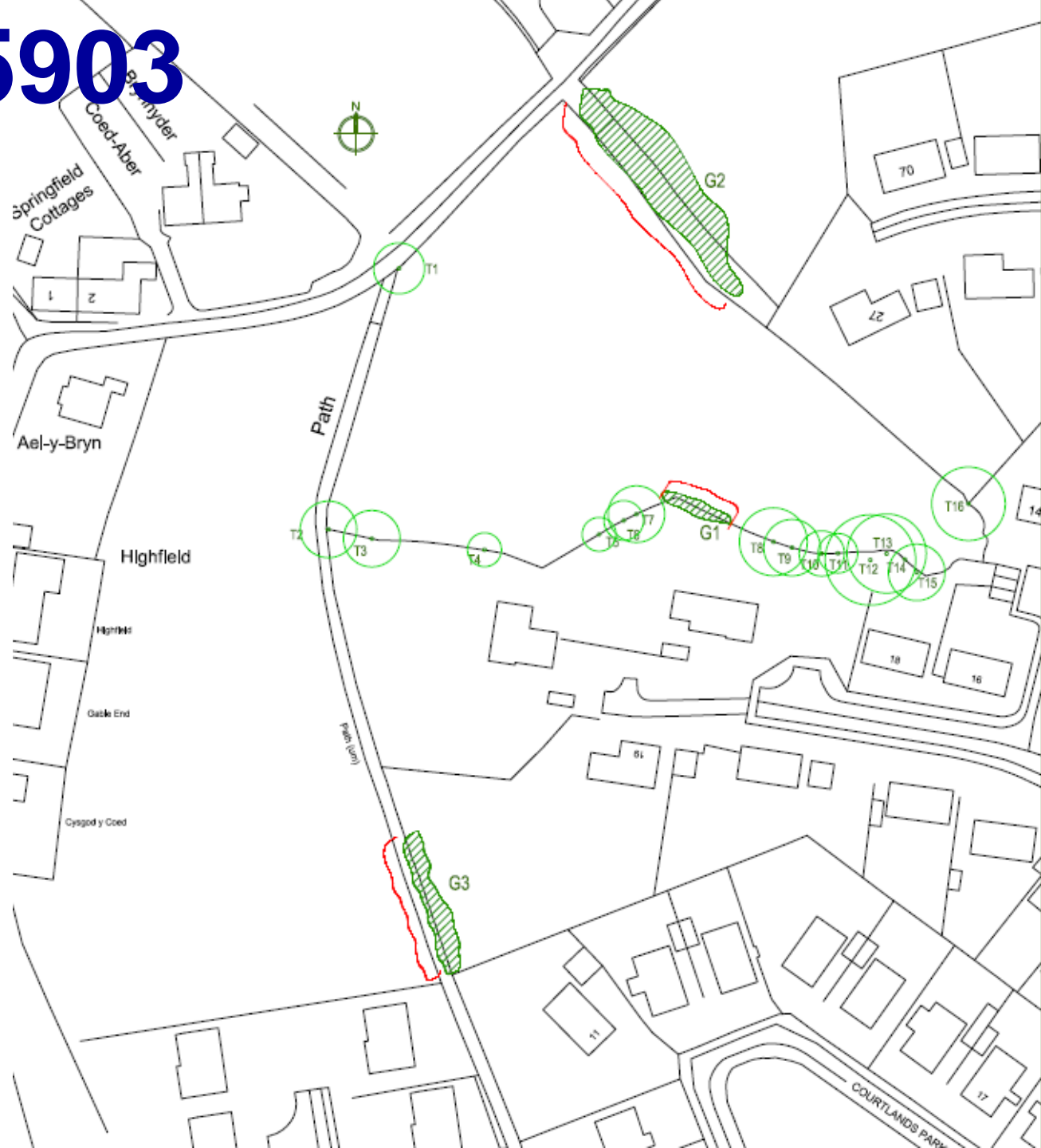
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THIS PLAN IS REPRODUCED UNDER
PAPER MAP COPYING LICENCE
CONTRACT NO. 40007964
A/C NO. 1000006388



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W/35903 — view from Lluest Y Bryn

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W/35903 — view towards PROW adj to Llest Y Bryn



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W/35903 — view west towards Springfield Road



W/35903 — view north towards 22 Parc yr Onnen

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W/35903 — view from Springfield Road



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W/35903 — view towards Cysgod y Coed, Springfield Road



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Google

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W/35903 — view towards Springfield Road

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W/35903 - view towards 22 Parc yr Onnen



W/35903 — view towards 22 Parc yr Onnen

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W/35903 - view north east toward Llwynmeredydd



W/35903 — view north east toward Llwynmeredydd

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W/35903 – footpath entrance



W/35903 — view from Courtlands Park

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W/35903 — view from Parc yr Onnen



W/35903 — view from Llwynmeredydd

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**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 31 MAI 2018
ON 31 MAY 2018**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

<i>Application Number</i>	W/36321
<i>Proposal & Location</i>	RESERVED MATTERS - VEHICLE & PEDESTRIAN ACCESS, VISUAL APPEARANCE, LANDSCAPING, LAYOUT & SCALE (OUTLINE PLANNING PERMISSION W/30638) AT LAND TO REAR OF NO 9 BRYNDERI, PONTYATES, LLANELLI, SA15 5SU

DETAILS:

CONSULTATIONS

Natural Resources Wales (NRW) – A Protected Species Method Statement has been submitted which details procedures in advance of clearing the site for the commencement of development. This will take three months and must take place outside of the hibernation period for dormouse. NRW have raised no adverse comments in respect of the Method Statement subject to the timetable of work being complied with.

The Council's Planning Ecologist has also commented on the Method Statement and considers that the location of the dormouse mitigation should be modified. While further mitigation details are sought to address the Council's Ecologist comments, a resolution to approve the development is requested from the Planning Committee.

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***Y PWYLLGOR
CYNLLUNIO***

31 MAI 2018

***RHANBARTH Y
GORLLEWIN***

**PLANNING
COMMITTEE**

31 MAY 2018

**AREA
WEST**

CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

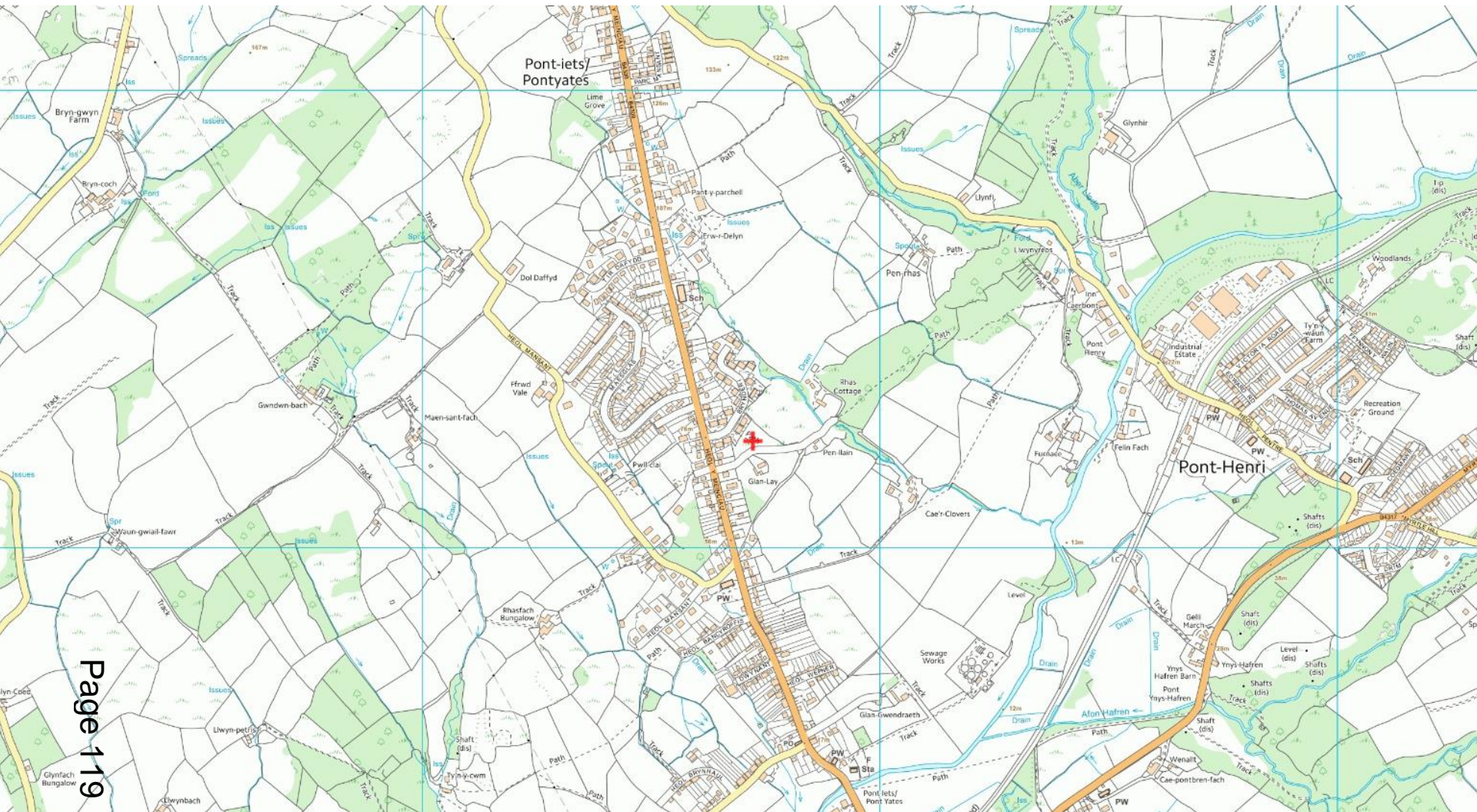
W/36321

W/36321

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ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONSTRUCTION CLIENTS HAVE LEGAL DUTIES UNDER THE CDM REGULATIONS 2015. PLEASE CHECK YOUR DUTIES ON THE HSE WEBSITE OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES POSE AN ADDITIONAL FIRE RISK UNTIL THE PANELS ARE COMPLETE & PROTECTED BY INTERNAL FIRE RESISTANT PLASTERBOARD & EXTERNAL CLADDING. CONTRACTORS / PRINCIPAL CONTRACTORS SHOULD ENSURE THEIR CONSTRUCTION PHASE PLAN INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO THEIR WORKERS & TO OTHERS, INCLUDING NEIGHBOURING PROPERTIES, DURING THE CONSTRUCTION PHASE.

EXACT BOUNDARY POSITIONS & DETAILS TO BE DETERMINED ON SITE FROM DEED PLANS/LAND REGISTRY DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A CONVEYANCING DRAWING.

Regulation 14, Section 42 of the Flood & Water Management Act 2010 - Transfer of private sewer and lateral drainage to Welsh Water
- Scheme proposals may be subject to Welsh Water agreements / legislation. It is the responsibility of the client/contractor to ensure Welsh Water are consulted prior to commencement of works.
Further information is available at www.dwrcomru.com or mbsfaq@dwrcymru.com

Paper size
A3

**DR
Design**

Architectural Services

Davies Richards Design Ltd.

Llandeilo - 01558 823351

Mumbles - 01792 347692

E-MAIL - info@daviesrichardsdesign.com

WEB - www.daviesrichardsdesign.com

JOB TITLE :

**Carmarthenshire
County Council.**

**Land to rear of
No 9 Brynderi
Pontyates
Llanelli
SA15 5SU**

Do Not Scale From This Drawing

DRAWING TITLE :

Location plan

Original paper size - A3

SCALE :

1/1250

DWG STATUS:

Planning

DRAWN BY :

CJW

DATE :

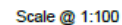
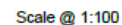
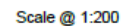
Aug 2017

PLAN No

CW527/06

REVISION

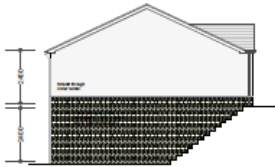
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ALL DIMENSIONS TO BE CHECKED ON SITE.



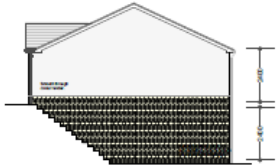
Front elevation - North West



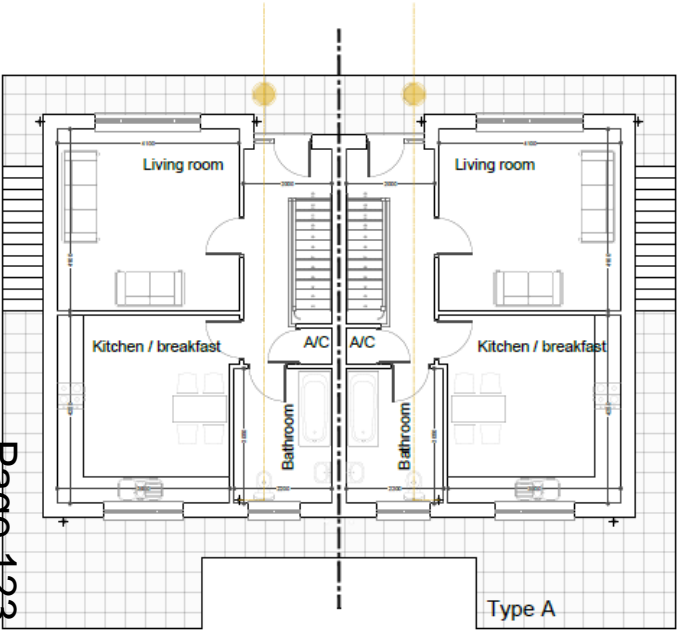
Side elevation - North East



Rear elevation - South East

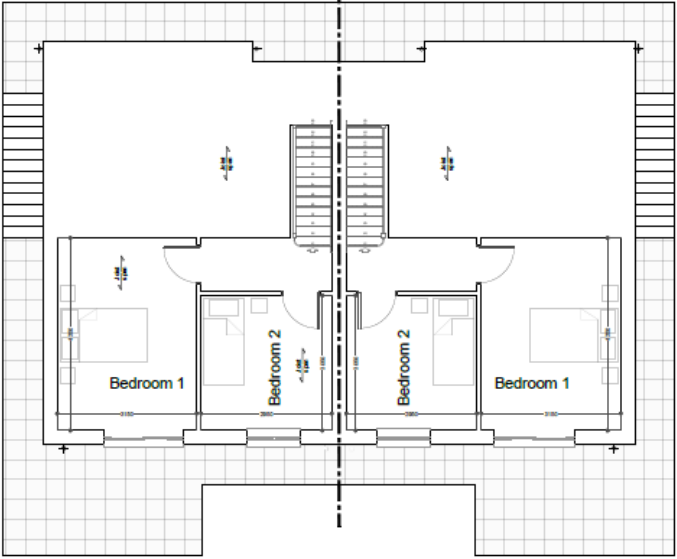


Side elevation - South West



Type A

Ground floor layout - 51.5m2
Total dwelling footprint - 78.5m2



Lower floor layout - 27m2

DO NOT SCALE FROM THIS DRAWING

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A1

ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.
IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.
IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO OBTAIN THE NECESSARY PARTY WALL ACT PROCEDURES PRIOR TO ANY WORK BEING CARRIED OUT.
CONSTRUCTION CLIENTS MUST BE AWARE THAT UNDER THE CONSTRUCTION (GENERAL) ACT, CLIENTS UNDER THE CONSTRUCTION ACT MUST CHECK THE LOCATION OF THE EXISTING SERVICES OF THE CLIENT/CONTRACTOR PRIOR TO ANY WORK BEING CARRIED OUT.
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SEWER PROBES HAVE AN ADDITIONAL FINE HOLE UNTIL THE FINAL 1/2 AND COMPLETELY PROTECTED BY A SEWER PROBES. CONTRACTORS MUST BE AWARE THAT SEWER PROBES ARE NOT TO BE USED FOR ANY OTHER PURPOSES. SEWER PROBES ARE NOT TO BE USED FOR ANY OTHER PURPOSES. SEWER PROBES ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

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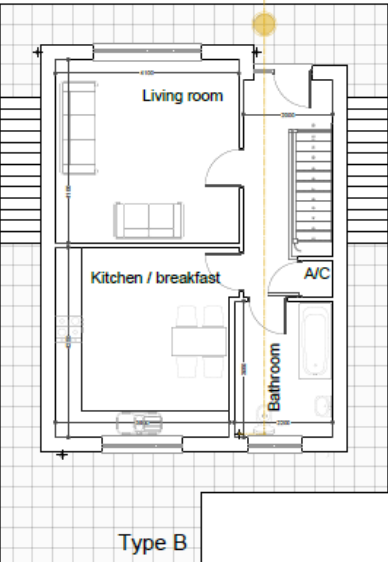
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REV	DESCRIPTION	DATE

DR Design
Architectural Services
Davies Richards Design Ltd
Llandelli - 01558 823351
Mumbles - 01792 347692
E-MAIL - info@drdesign.co.uk
WWW - www.drdesign.co.uk

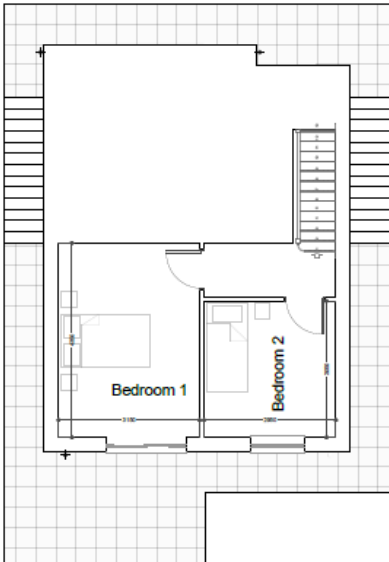
CLIENT: Carmarthenshire County Council.
JOB TITLE: Land to rear of No 9 Brynderi Pontyates Llandelli SA15 5SU

DRAWING TITLE: Semi detached 2 bed. Type A

SCALE	1/50 1/100	DWG STATUS	Planning
DRAWN BY	CJW	DATE	Aug 2017
PLAN No	CW527/01	REVISION	



Ground floor layout - 51.5m2
Total dwelling footprint - 78.5m2



Lower floor layout - 27m2

DO NOT SCALE FROM THIS DRAWING.

Paper size
A1

ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSITY PARTY SHALL, AT ALL TIMES, REMAIN ADHERENT TO ALL RELEVANT REGULATIONS.

CONTRACTOR CLIENT/CONTRACTOR SHALL, PRIOR TO THE COMMENCEMENT OF WORKS, OBTAIN ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND ALL OTHER RELEVANT BODIES.

THESE PLANS ARE AN ADDITIONAL, FREE OF CHARGE, SET OF PLANS TO BE USED BY THE CLIENT/CONTRACTOR FOR THE PURPOSES OF OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND ALL OTHER RELEVANT BODIES.

THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF DAVIES RICHARDS DESIGN LTD.

REGULATION 14, SECTION 10 OF THE PLANNING AND COMPULSORY PURCHASE ACT 2010: Transfer of private land and other changes to land use. Where proposed, they may be subject to a local authority's regulation. It is the responsibility of the client/contractor to ensure that these are completed prior to commencement of work. Further information is available at www.daviesrichards.com or info@drdesign.co.uk

REV	DESCRIPTION	DATE
D		
C		
B		
A		

DR Design
Architectural Services
Davies Richards Design Ltd
Llandello - 01558 823351
Mumbles - 07792 347692
E-MAIL - info@drdesign.co.uk
WEB - www.drdesign.co.uk

CLIENT:
Carmarthenshire County Council.

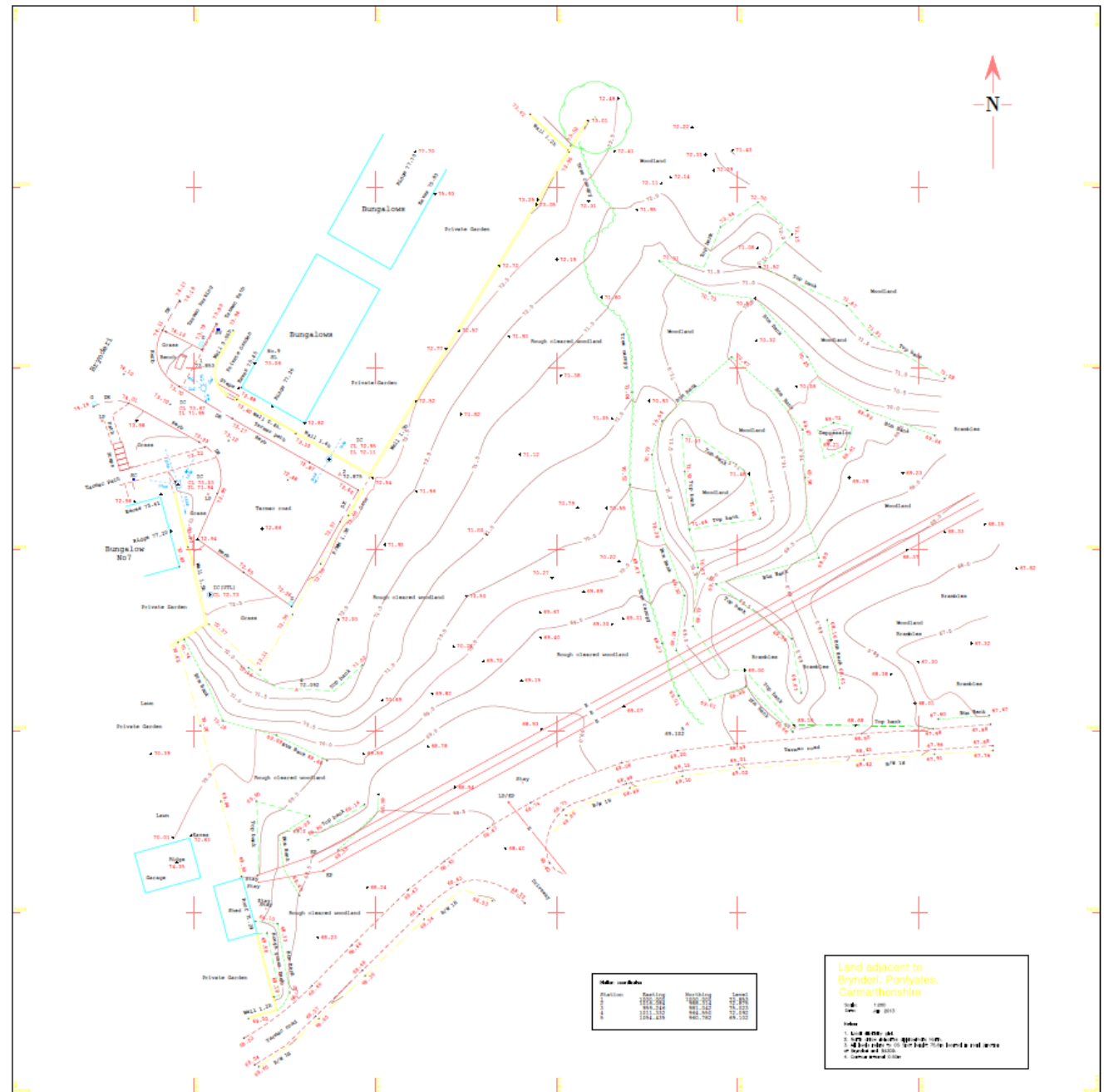
JOB TITLE:
Land to rear of No 9
Brynderi
Pontyates
Llandello
SA15 5SU

DRAWING TITLE:
Detached 2 bed
Type B

SCALE: 1/50 1/100 DRAWN BY: Planning

DRAWN BY: CJW DATE: Aug 2017

PLAN No: CW527/02



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