

Dear Councillor

## PLANNING COMMITTEE - TUESDAY, 4TH SEPTEMBER, 2018

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

### Agenda No    Item

3.    **W/34933 - 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 (Pages 3 - 24)**
  
4.    **AREA WEST - DETERMINATION OF PLANNING APPLICATIONS (Pages 25 - 44)**

Yours sincerely

*Mark James* CBE

Chief Executive

Encs



*Ardal  
Gorllewin/  
Area West*

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR AMGYLCHEDD**

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

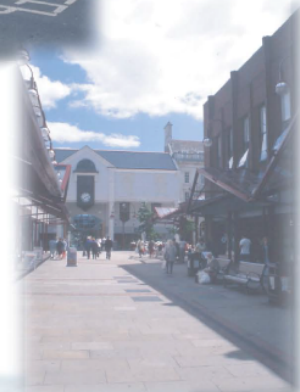
**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

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

**AR 04 MEDI 2018  
ON 04 SEPTEMBER 2018**

**I'W BENDERFYNU/  
FOR DECISION**

**ADDENDUM  
SITE VISIT**



## ADDENDUM – Area West

<i>Application Number</i>	<b>W/34933</b>
<i>Proposal &amp; 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**

**Head of Leisure** – Has indicated that a contribution is required to improve and refurbish local play facilities.

In light of the above advice from the Head of Leisure approval is subject to an open space financial contribution, the terms of which shall be subject to a S.106 legal agreement.

**Natural Resources Wales (NRW)** – An amended dormouse mitigation statement and ecological enhancement plan has been submitted by the developer. NRW are satisfied with the proposals put forward and raise no objection.

**Coal Authority** – Has 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 condition 25 in the main officer's report.

***Y PWYLLGOR  
CYNLLUNIO***

***04 MEDI 2018***

***RHANBARTH Y  
GORLLEWIN***

**PLANNING  
COMMITTEE**

**04 SEPTEMBER 2018**

**AREA  
WEST**

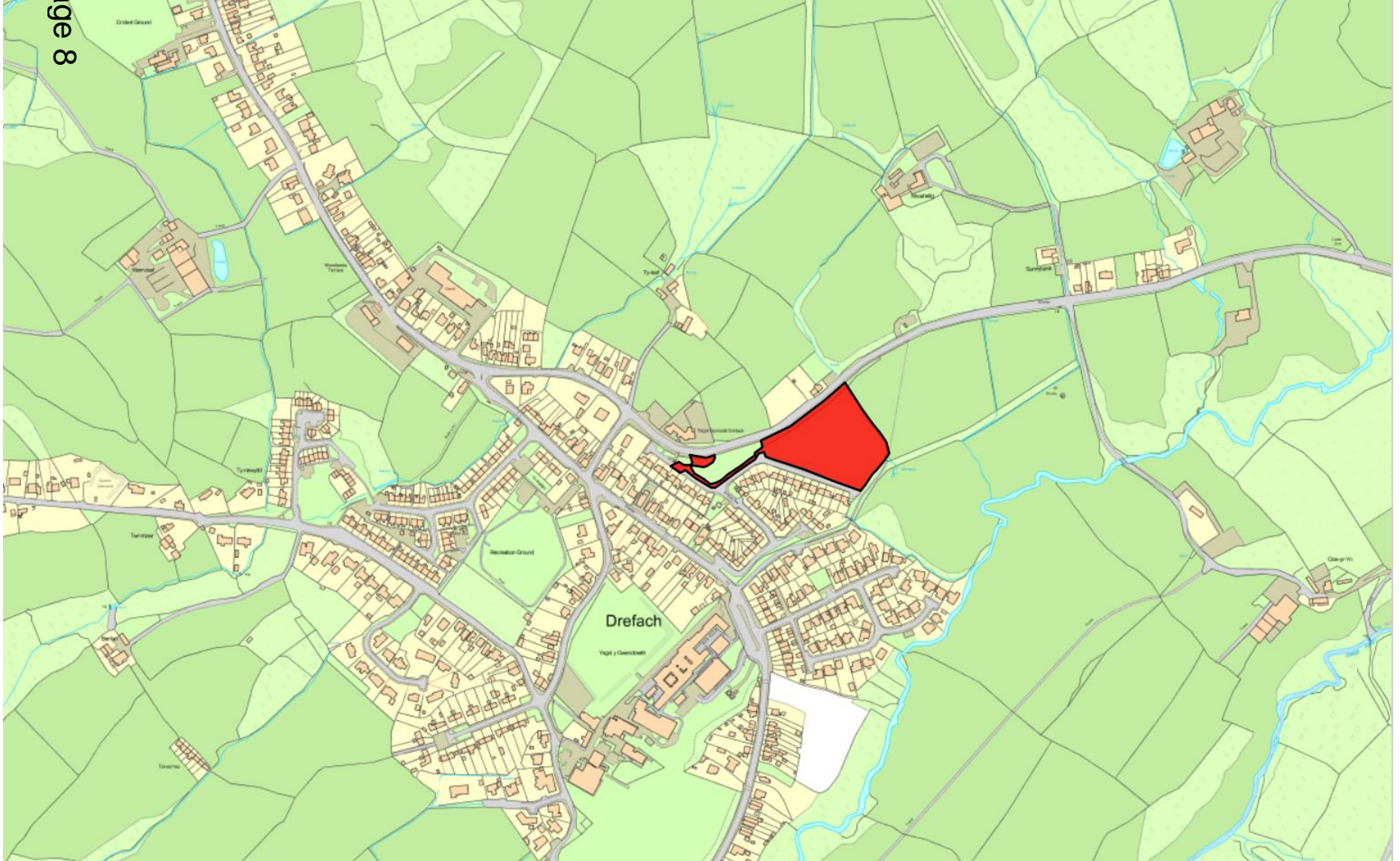
# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

**W/34933**

# W/34933

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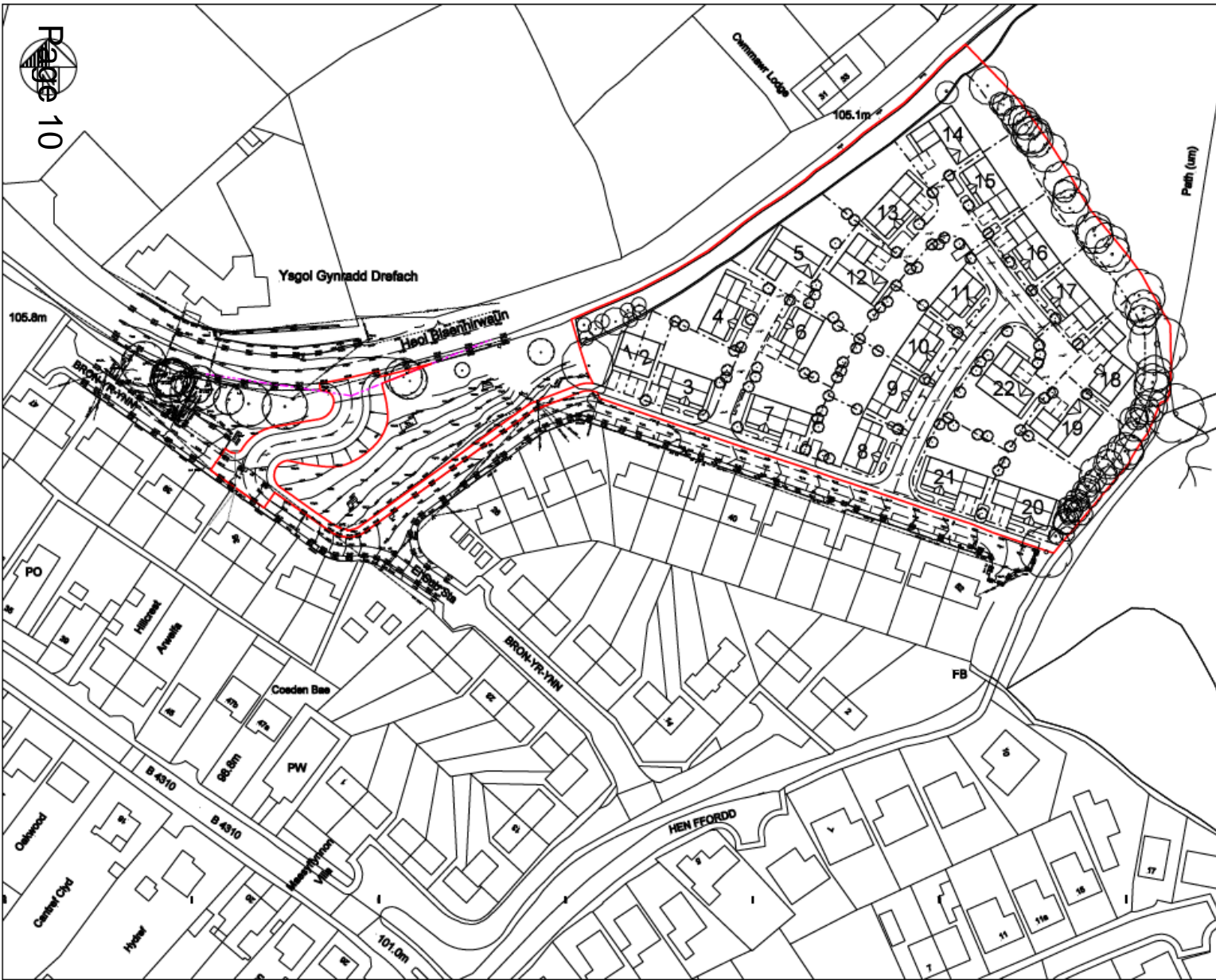


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




N O T E S

**Plot Sizes:**

1. 0.034 ha / 0.084 acre
2. 0.014 ha / 0.034 acre
3. 0.040 ha / 0.100 acre
4. 0.057 ha / 0.141 acre
5. 0.064 ha / 0.158 acre
6. 0.040 ha / 0.100 acre
7. 0.040 ha / 0.100 acre
8. 0.034 ha / 0.084 acre
9. 0.035 ha / 0.086 acre
10. 0.035 ha / 0.086 acre
11. 0.038 ha / 0.094 acre
12. 0.046 ha / 0.114 acre
13. 0.065 ha / 0.161 acre
14. 0.072 ha / 0.178 acre
15. 0.039 ha / 0.096 acre
16. 0.036 ha / 0.089 acre
17. 0.037 ha / 0.091 acre
18. 0.045 ha / 0.111 acre
19. 0.048 ha / 0.119 acre
20. 0.043 ha / 0.106 acre
21. 0.042 ha / 0.104 acre
22. 0.054 ha / 0.133 acre

**Approx. House Sizes (NIA):**

-  2B / 4P semi-detached  
10-12m W x 8-12m D  
5-6m eaves / 10-13m ridge
-  4B / 6P detached  
12-14m W x 8-10m D  
5-6m eaves / 8-10m ridge
-  4B / 7P detached  
16-18m W x 8-10m D  
5-6m eaves / 8-10m ridge
-  5B / 8P detached  
14-16m W x 13-15m D  
5-6m eaves / 8-10m ridge

J	General amendments	RDP	22/06/19
H	Highways comments incorporated	RDP	28/11/17
G	Proposed datum levels added	RDP	13/01/17
F	Notes and plots 5, 7, 18 & 23 amended	RDP	06/01/17
E	Existing retained trees added	RDP	26/11/16
D	General amendments	RDP	11/11/16
C	Notes amended	RDP	21/10/16
B	Permissions added to Notes	RDP	21/10/16
A	Planning Consultant's comments added	RDP	20/10/16

**ROBERTSON FRANCIS**  
 10 Colindale Avenue, Colindale, London NW9 1EQ  
 Tel: (020) 2339 8900 Fax: (020) 2337 2329  
 Email: info@robertsonfrancis.com

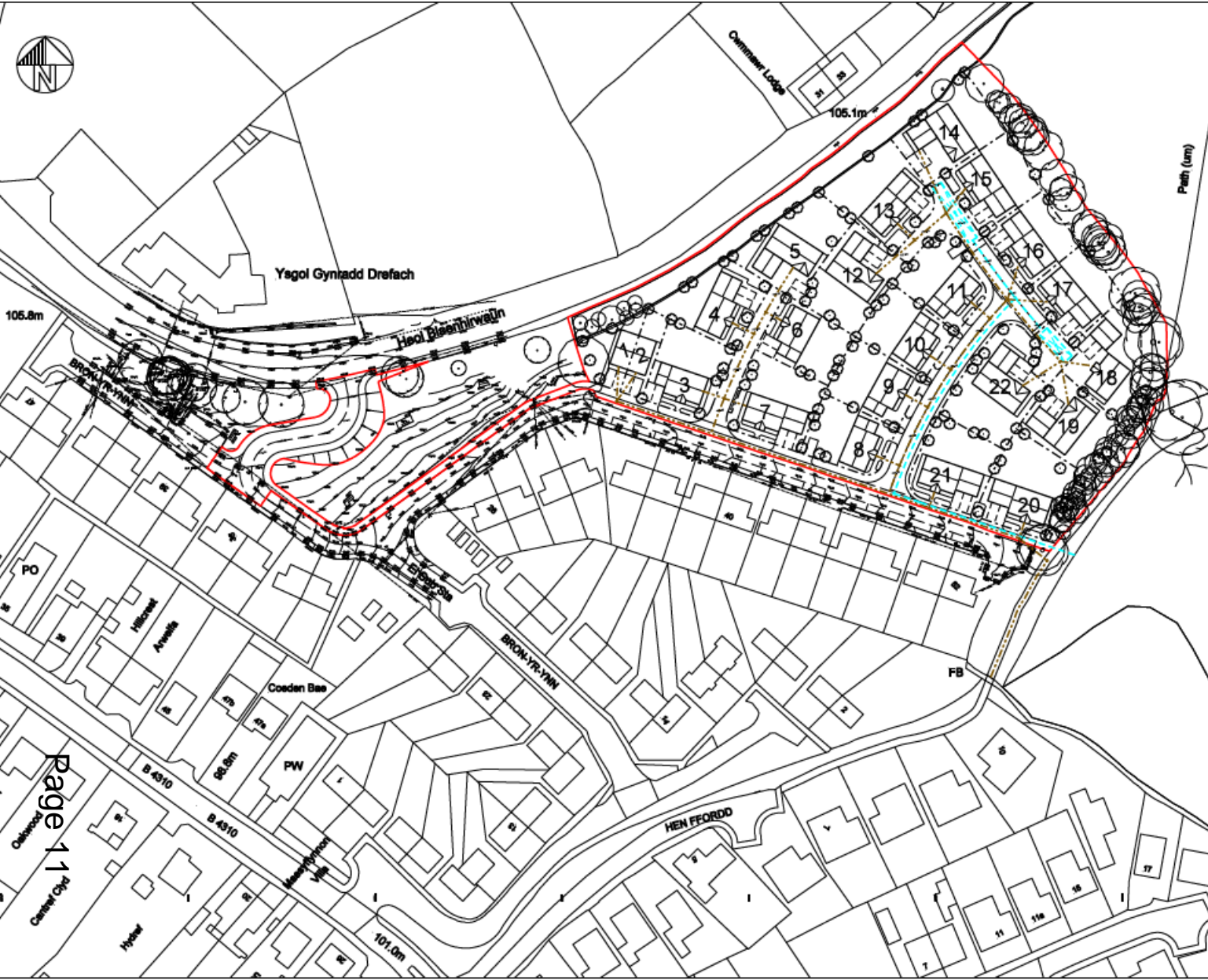
**MESSRS LEWIS AND OAKLEY**  
 BRON-YR-YNN, DREFACH LLANELLI, SA14 7AH

**PROPOSED SITE PLAN**

PLANNING	17, 10, 16	RDP	JNW	1:1000
2298	DP 110		J	

THE INFORMATION CONTAINED HEREIN IS FOR GUIDANCE ONLY. IT IS NOT A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ROBERTSON FRANCIS.

# W/34933



## N O T E S

- Foul drainage
- Attenuated surface water drainage

C	General amendments	RDP	28.05.18
B	Plans 5, 7, 19 & 20 amended	RDP	06.01.17
A	Existing retained trees added	RDP	28.11.16
REVISION	DESCRIPTION	BY	DATE

**ROBERTSON FRANCIS PARTNERSHIP**  
 Chartered Architects TEL : (029) 2099 8000  
 12 Cathedral Road Fax : (029) 2037 2229  
 Cardiff CF11 9HA Email: info@robertson.com

**MESSRS LEWIS AND OAKLEY**

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

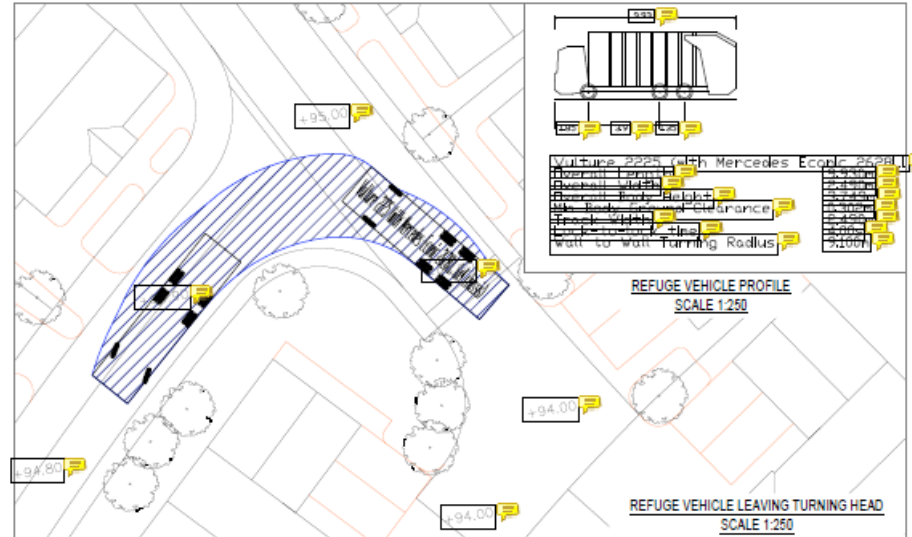
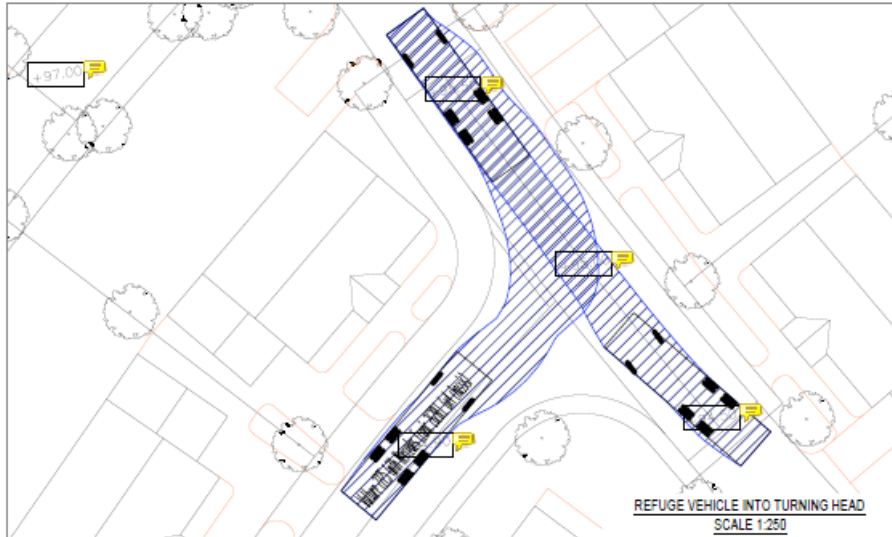
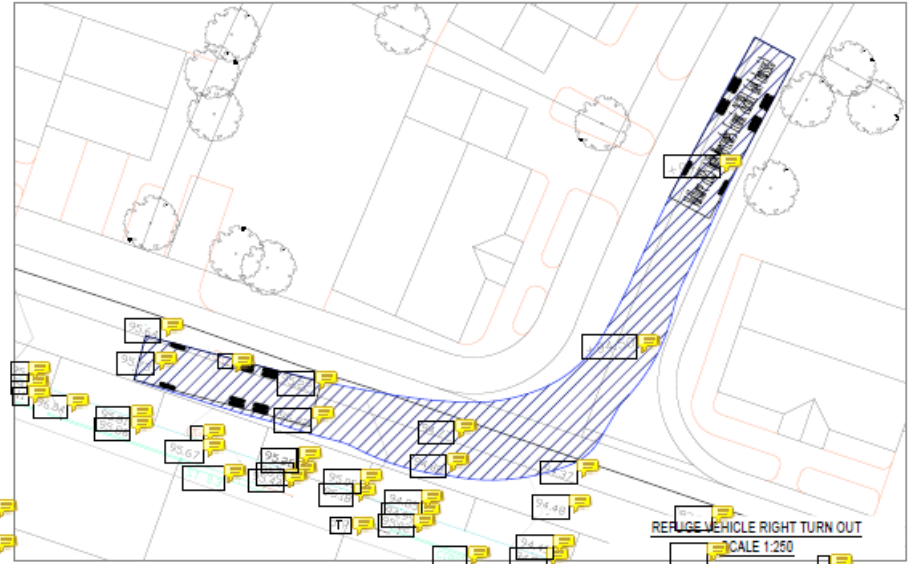
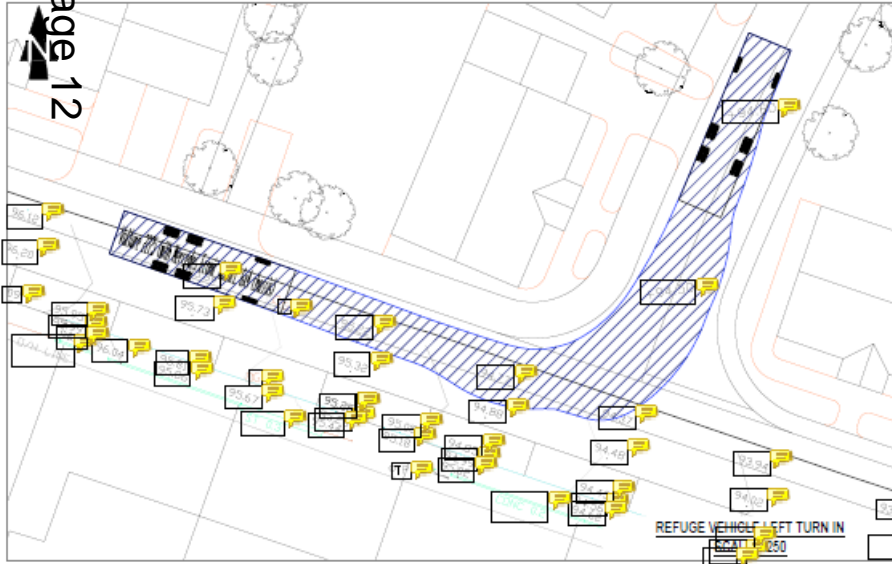
**PROPOSED SITE PLAN (SHOWING DRAINAGE)**

DATE	BY	CHKD	DESIGNED	CONTRD
PLANNING	25.10.16	RDP	JNW	1:1000
NO.	2298	NO.	DP 113	NO.
				C

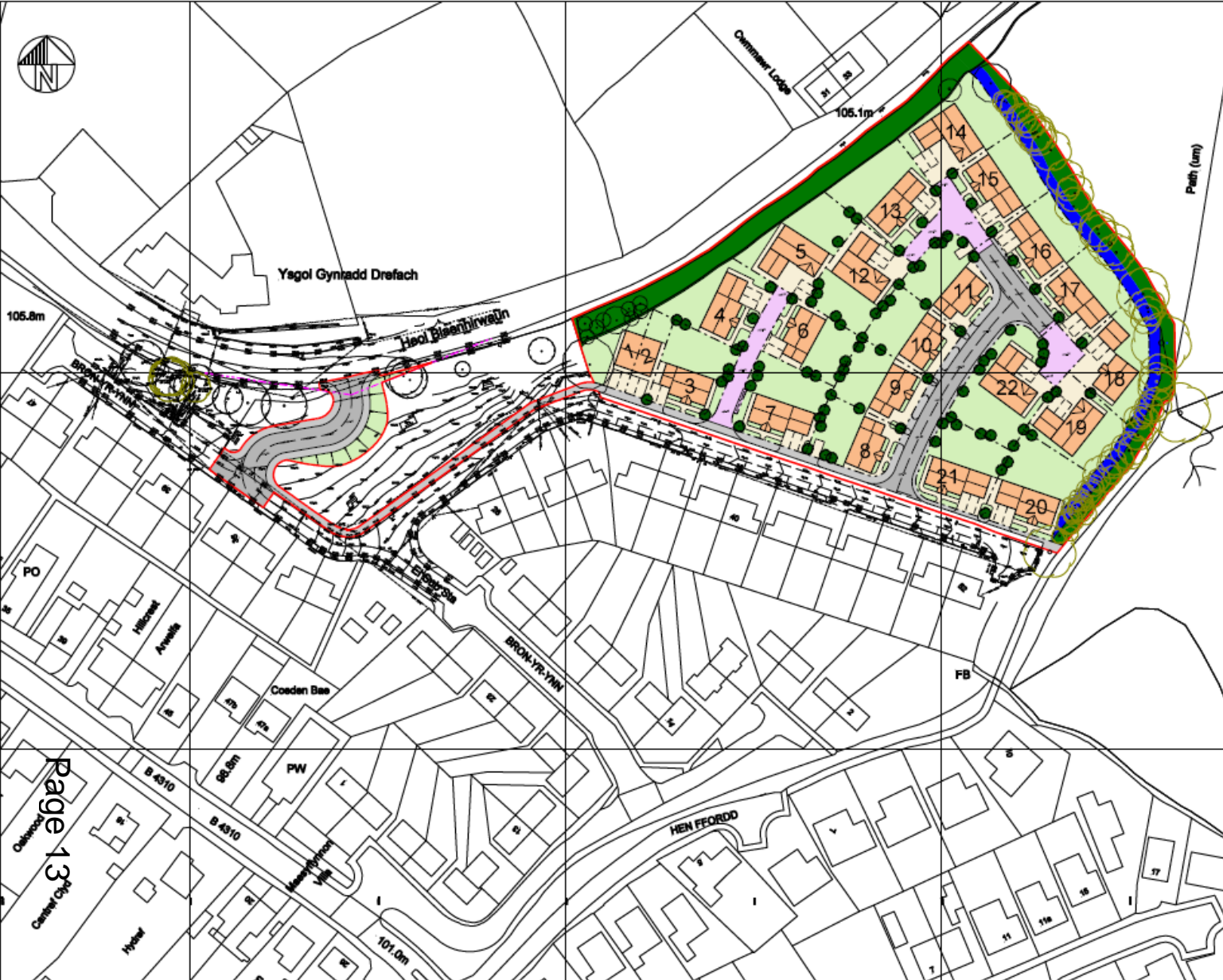
This package comprises all drawings to be contract documents. Any responsibility for an amended description of the work, drawings to be contract documents or any other amendments or variations to the work, shall remain with the client.

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**N O T E S**

- Houses
- Soft landscaping
- Private driveways and pathways
- New tree planting
- Shared private driveways
- New adopted roads
- New adopted pavements
- New plot boundaries

- Approx. House Sizes (NIA):**
- 2B / 4P semi-detached  
10-12m W x 8-12m D  
5-6m eaves / 10-13m ridge
  - 4B / 6P detached  
12-14m W x 8-10m D  
5-6m eaves / 8-10m ridge
  - 4B / 7P detached  
16-18m W x 8-10m D  
5-6m eaves / 8-10m ridge
  - 5B / 8P detached  
14-16m W x 13-15m D  
5-6m eaves / 8-10m ridge

- Domouse 'mitigation zone'
- Domouse 'buffer zone'

G	Domouse 'mitigation zone' added	RDP	22/04/18
F	Domouse 'buffer zone' added	RDP	26/04/18
E	Highways comments incorporated	RDP	26/11/17
D	Noise and plots 1, 7, 19 & 20 amended	RDP	26/27/17
C	244kg retained trees added	RDP	26/11/18
B	Noise amended	RDP	25/10/18
A	Planning Consultant's comments added	RDP	25/10/18

**ROBERTSON FRANCIS**  
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 Chancel Archway Tel : (020) 2090 9500  
 10 Chancel Road Fax : (020) 2071 2324  
 Cardiff CF11 9SA Email: info@robertson.co.uk

**MESSRS LEWIS AND OAKLEY**  
 BRON-YR-YNN, DREFACH  
 LLANELLI, SA14 7AH

**PROPOSED SITE PLAN**

DATE	17,10,18	BY	RDP	FOR	JNW	SCALE	1:1000
NO.	2298	PROJECT NO.	DP 150	REV.	G		

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**Y PWYLLGOR  
CYNLLUNIO**

**04 MEDI 2018**

**RHANBARTH Y  
GORLLEWIN**

**PLANNING  
COMMITTEE**

**04 SEPTEMBER 2018**

**AREA  
WEST**

Agenda Item 4

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

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

**W/37471**

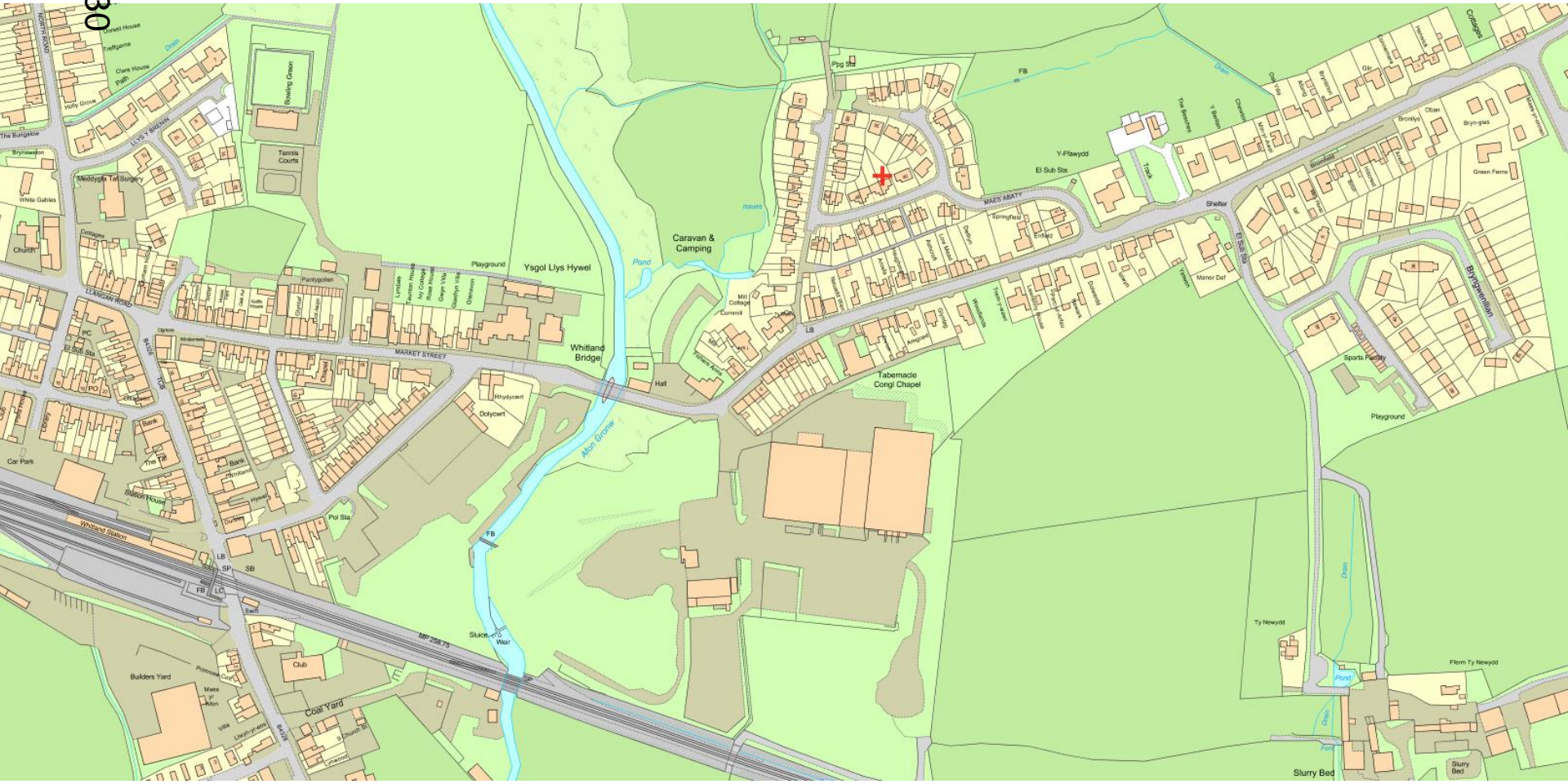
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## 42 Maes Abaty, Whitland, SA34 0HQ

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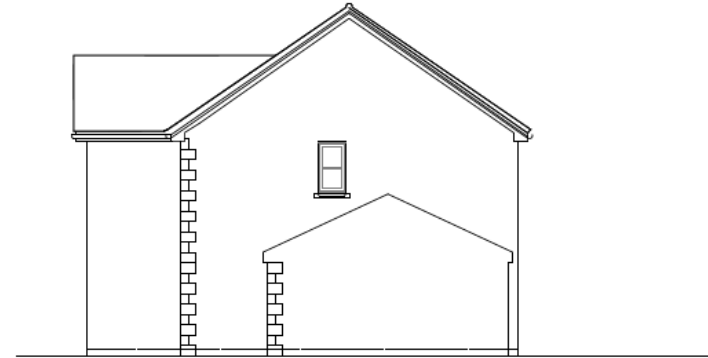




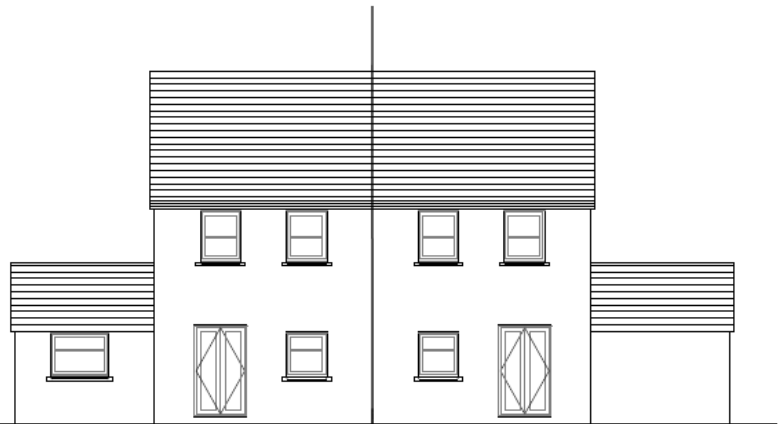




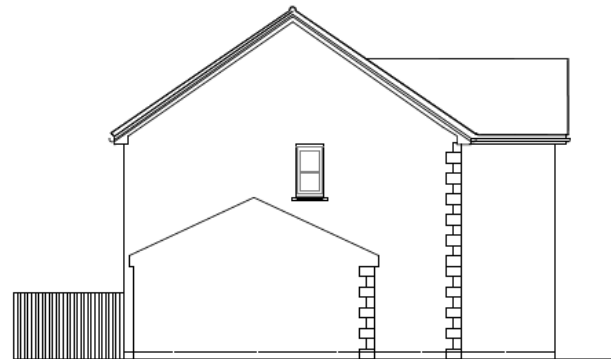
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



WEST SIDE ELEVATION

A WEST ELEV ADDED 20.06.18



EXTENSION TO  
42 MAES ABATY, SA34 0HQ  
EXTG PLANS & SECTIONS

Dwg No: 01 Rev: A

Scale: 1:100 @ A3 Date: 22.03.18

Drawn By: HN Checked By:

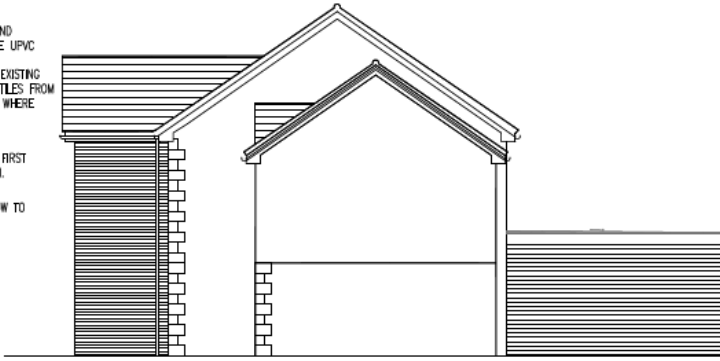
Arkgate Consulting Ltd  
Blangwenh Noth Farm,  
Prisoew Galle, Harburth,  
Pembrokeshire, SA87 8TQ  
Tel: 01834 831 868  
helen@arkgate.co.uk  
www.arkgate.co.uk

# W/37471



FRONT ELEVATION

ALL GUTTERING AND DOWNPIPES TO BE UPVC  
 TILES TO MATCH EXISTING ROOF. RE-USE TILES FROM EXISTING GARAGE WHERE POSSIBLE.  
 RENDER TO NEW FIRST FLOOR EXTENSION.  
 NEW UPVC WINDOW TO BEDROOM 3.



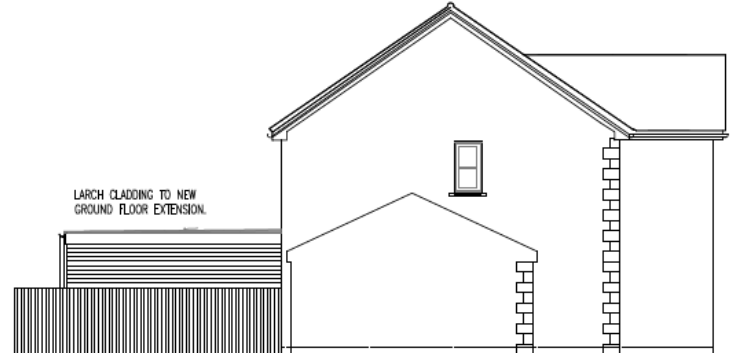
SIDE ELEVATION

PVCU FASCIAS, SOFFITS AND BARGE BOARDS  
 ALL GUTTERING AND DOWNPIPES TO BE UPVC  
 RENDER TO FIRST FLOOR EXTENSION.  
 FIBREGLASS FLAT ROOF TO NEW GROUND FLOOR EXTENSION INCORPORATING 2 NR GLAZED ROOF LIGHTS 1M X 1M.  
 LARCH CLADDING TO NEW GROUND FLOOR EXTENSION.



UPVC FRENCH DOORS TO BE FITTED WITH PATIO DOOR TO COMPLY WITH APPROVED DOCUMENT

REAR ELEVATION



LARCH CLADDING TO NEW GROUND FLOOR EXTENSION.  
 EXISTING TIMBER FENCE BETWEEN NO. 42 & 44.

WEST SIDE ELEVATION

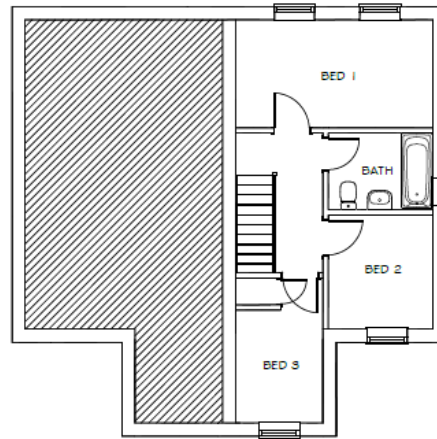
A WEST ELEV ADDED 20.06.18  
 RENDER TO SIDE EXTENSION.



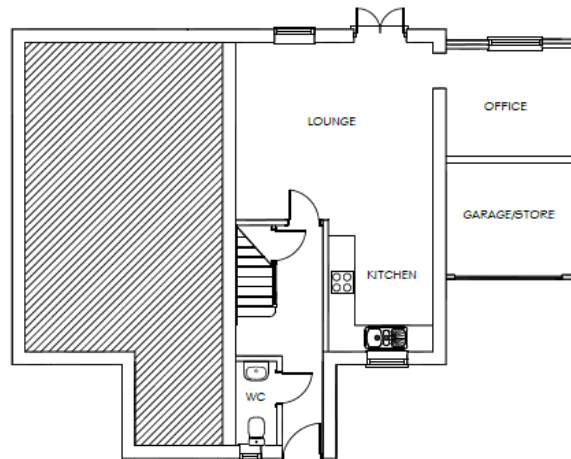
Title:  
**EXTENSION TO**  
**42 MAES ABATY, SA34 0HQ**  
**PROPOSED ELEVATIONS**

Scale: 1:100 @ A3 Date: 22.03.18  
 Drawn By: HN Checked By:

Arkgate Consulting Ltd  
 Silangweith Neath Farm,  
 Pembrokeshire, SA87 8TQ  
 Tel: 01534 831 958  
 haining@arkgate.co.uk  
 www.arkgate.co.uk



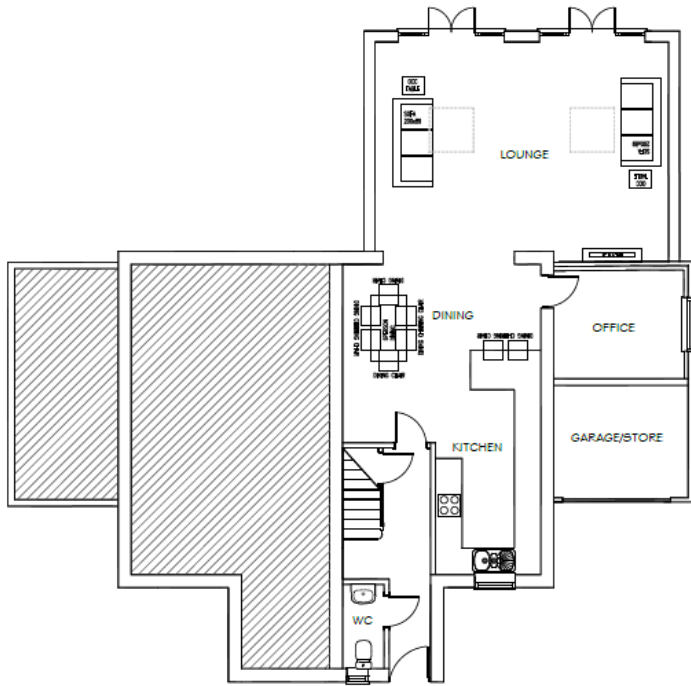
EXISTING FIRST FLOOR



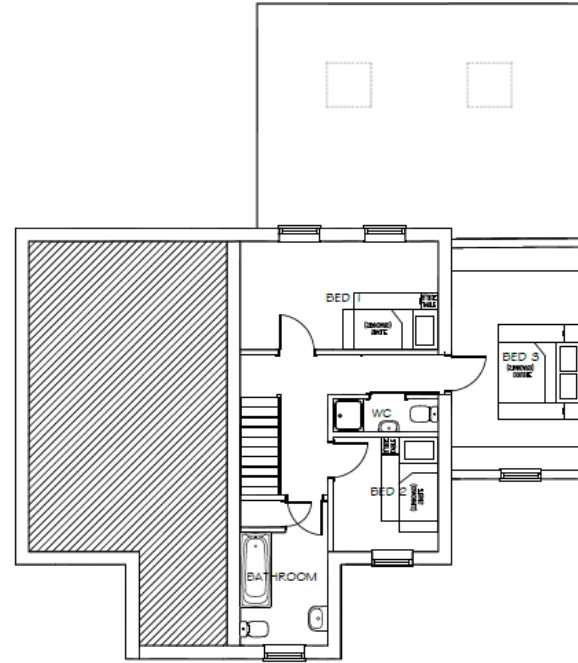
EXISTING GROUND FLOOR

 ARKGATE Consulting Ltd	
Title: <b>EXTENSION TO</b> 42 MAES ABATY, SA34 0HQ EXISTING PLANS	
Day No: 02	Rev: -
Scale: 1:100 @ A3 Date: 22.03.18	
Drawn By: HN Checked By:	
Arkgate Consulting Ltd Stanswell's Hoath Farm, Prisnoes Gate, Narberth, Pembrokeshire, SA87 8TG	
Tel 01304 851 968 helen@arkgate.co.uk www.arkgate.co.uk	

# W/37471



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

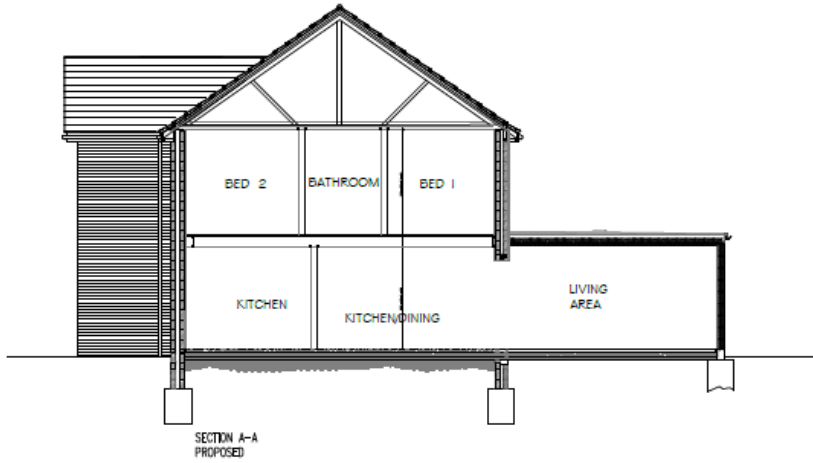


Title:  
**EXTENSION TO**  
**42 MAES ABATY, SA34 0HQ**  
**PROPOSED PLANS**

Draw No: 05 Rev: -

Scale: 1:100 @ A3 Date: 22.03.18  
Drawn By: HN Checked By:

Arkgate Consulting Ltd  
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Title:  
**EXTENSION TO  
42 MAES ABATY, SA34 0HQ  
PROPOSED SECTIONS**

Drawn: 04 Rev: -

Scale: 1:100 @ A3 Date: 22.03.18

Drawn By: HN Checked By:

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