

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 5TH NOVEMBER, 2020

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

Agenda No Item

3. **AREA EAST - DETERMINATION OF PLANNING APPLICATIONS** (Pages 3 - 22)
5. **AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS** (Pages 23 - 62)

Yours sincerely

Wendy Walters

Chief Executive

Encs

Wendy Walters

Prif Weithredwr, Neuadd y Sir,
Caerfyrddin, Sir Gaerfyrddin SA31 1JP
Chief Executive, County Hall,
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWYR | INVESTORS
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English

Y Pwyllgor
Cynllunio

Planning
Committee

05.11.2020

**RHANBARTH
Y DWYRAIN**

**AREA
EAST**

Agenda Item 3

Y Pwyllgor Cynllunio

Planning Committee

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**

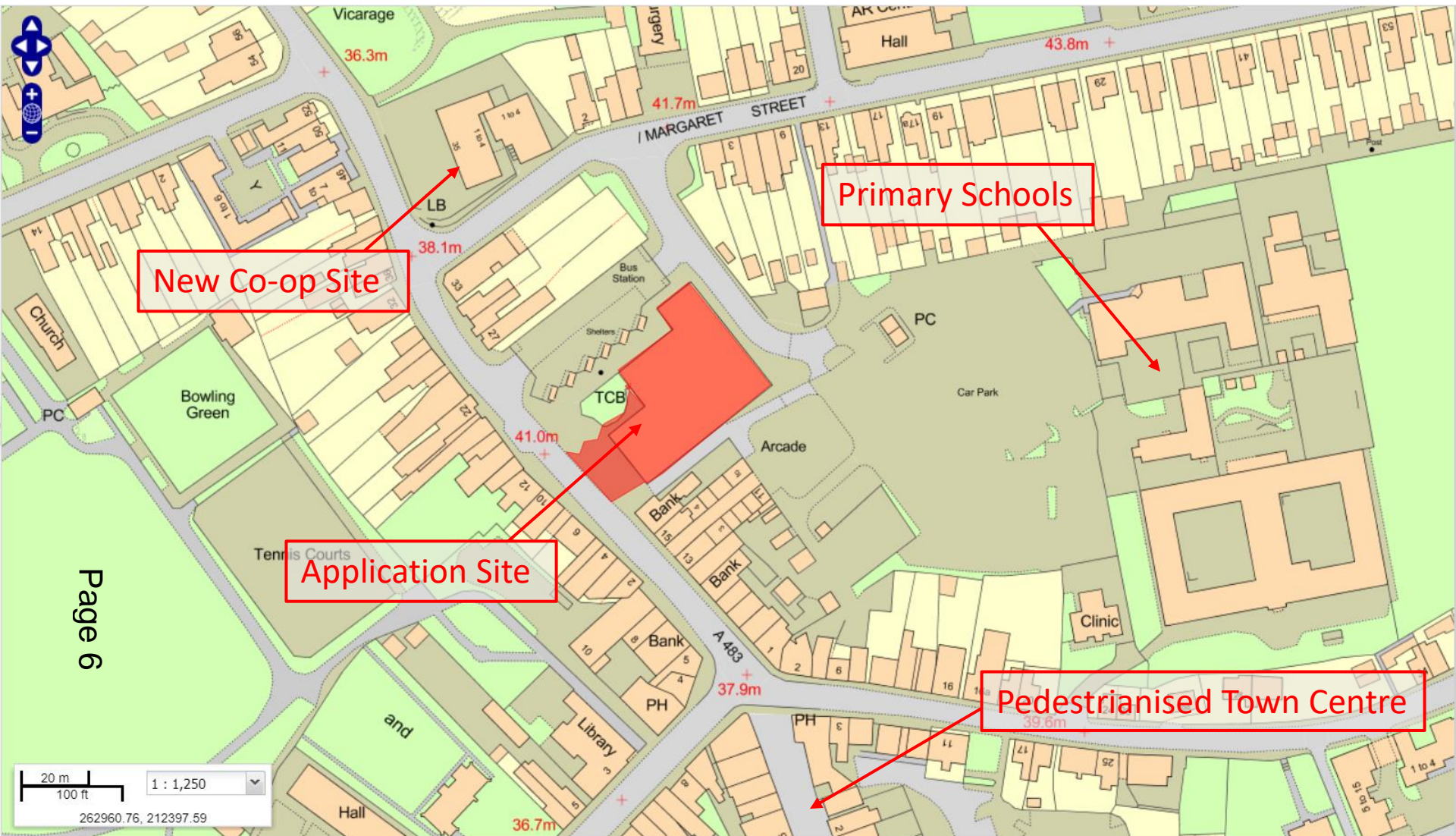
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Planning
Committee

PL/00112

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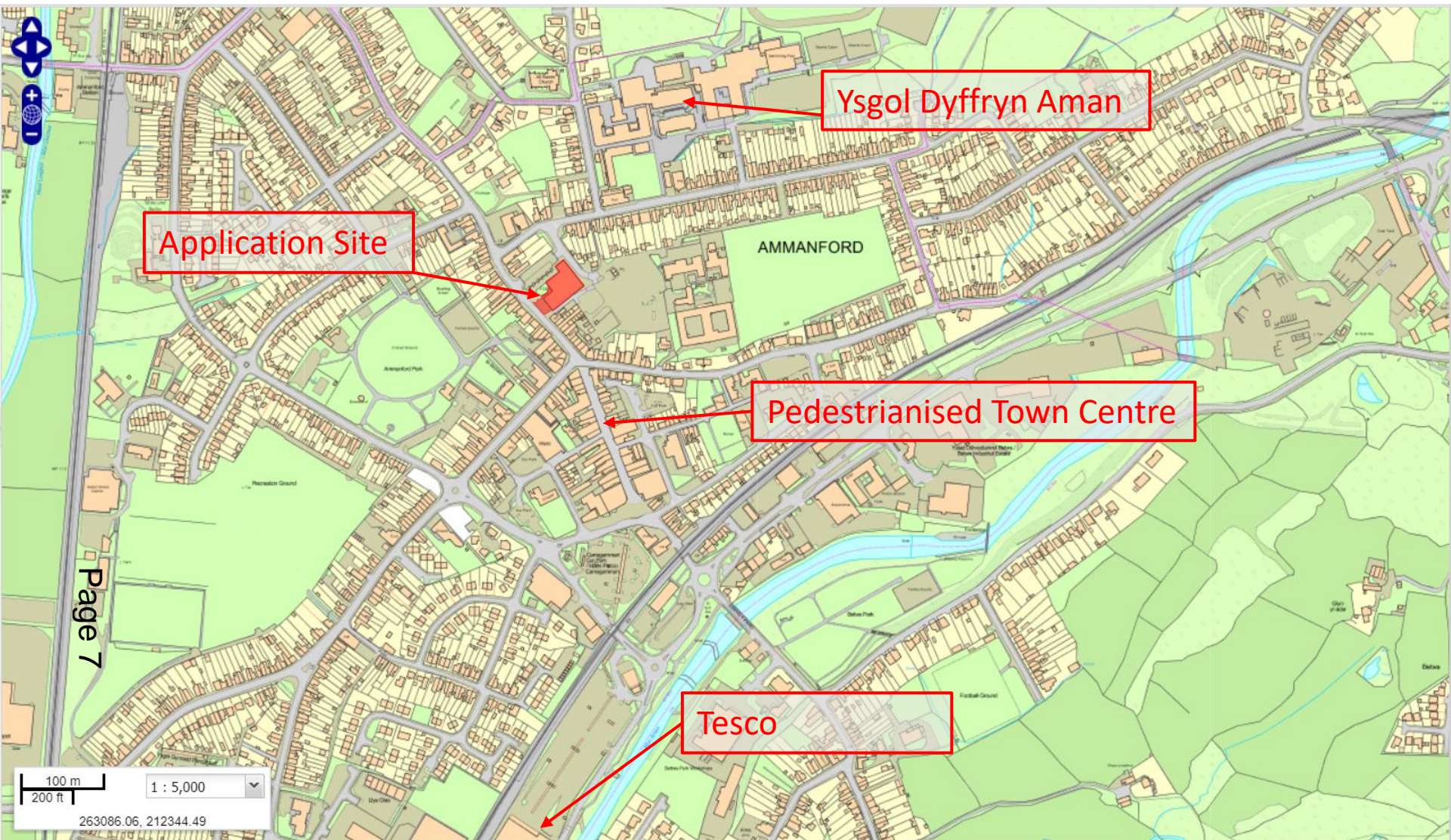


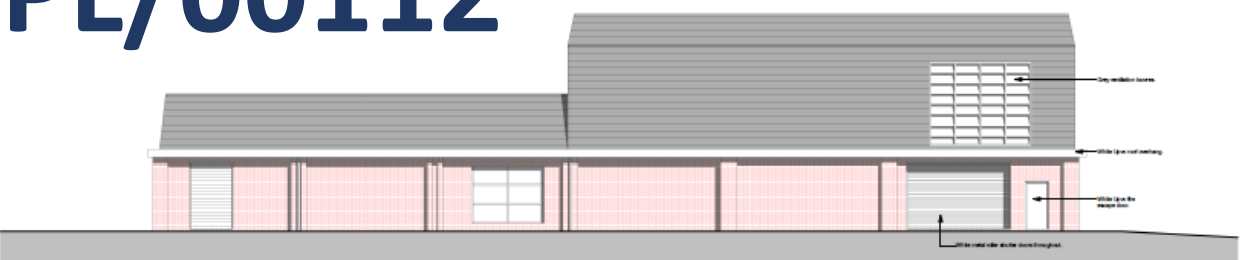
New Co-op Site

Primary Schools

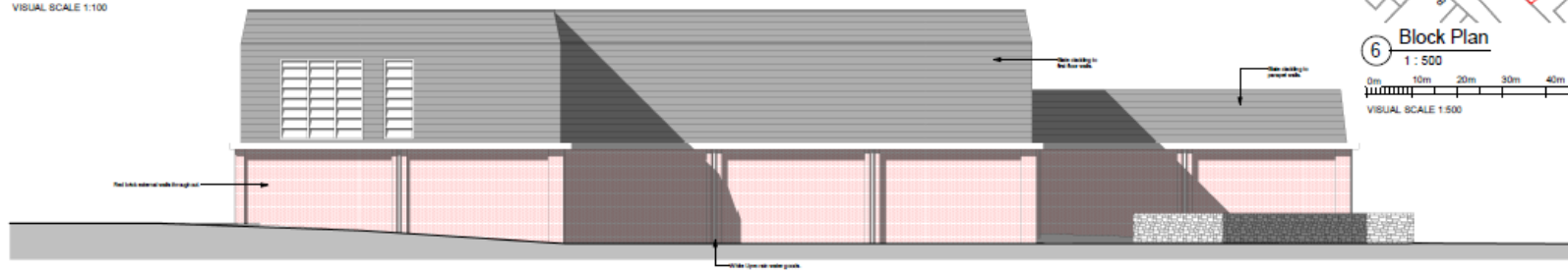
Application Site

Pedestrianised Town Centre

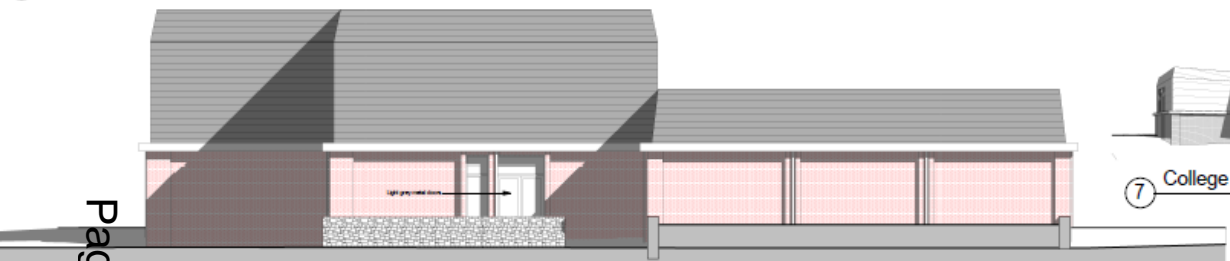




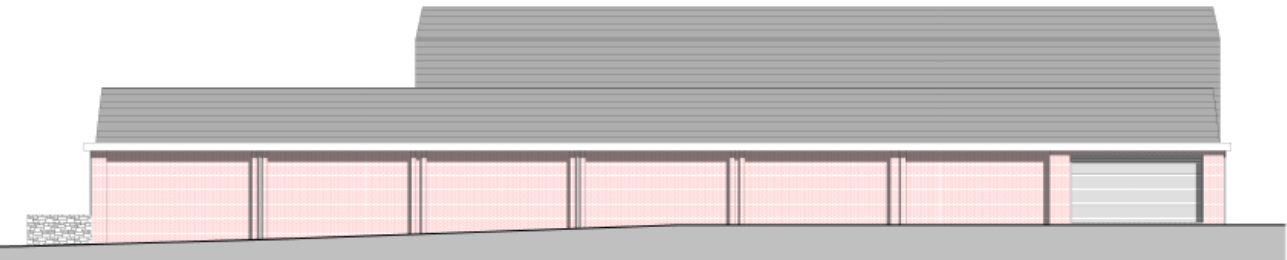
1 North East Elevation
1 : 100
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100



2 North West Elevation
1 : 100



3 South West Elevation
1 : 100



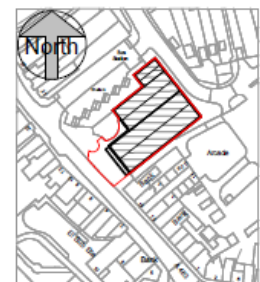
4 South East Elevation
1 : 100



6 Block Plan
1 : 500
0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500



7 College Street View



5 Site Location Plan
1 : 1250
0m 25m 50m 75m 100m 125m
VISUAL SCALE 1:1250

Rev	Description	Date
A	Survey Drawings	13/06/20
B	Elevation Revisions	17/06/20
C	Planning Application Drawings	22/06/20

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ken@kenmorganarchitects.co.uk



KEN MORGAN
Design and Building Management Ltd

PROJECT
Former Co-operative Store,
College Street, Ammanford,
Carmarthenshire, SA18 3AB.

TITLE
Existing Location Plan, Block Plan,
Elevations & 3D View.

CLIENT
Tretan Developments.

DRAWN BY L.L.B. **CHECKED BY** A.D. **DATE** 12/06/2020
SCALE (SHEET) As indicated **PROJECT NUMBER** 20020 H

REVISIONS
01

RIBA  



1 North East Elevation
1 : 100
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100



2 North West Elevation
1 : 100



3 South West Elevation
1 : 100



4 South East Elevation
1 : 100



5 College Street View

Rev	Description	Date
A	Survey Drawings	13/06/20
B	Elevational Revisions	17/06/20
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KENN MORGAN
Design and Building Management Ltd

PROJECT
Former Co-operative Store,
College Street, Ammanford,
Carmarthenshire, SA18 3AB.

TITLE
Proposed Elevations & 3D View.

CLIENT
Tretan Developments.

DRAWN BY
L.L.B.

CHECKED BY
A.D.

DATE
15/06/20

SCALE (SHEET)
1 : 100

PROJECT NUMBER
20020 H

DRAWING NUMBER
02

REV
C

RIBA #
Royal Institute of
British Architects



PL/00112



PL/00112



PL/00112



PL/00112

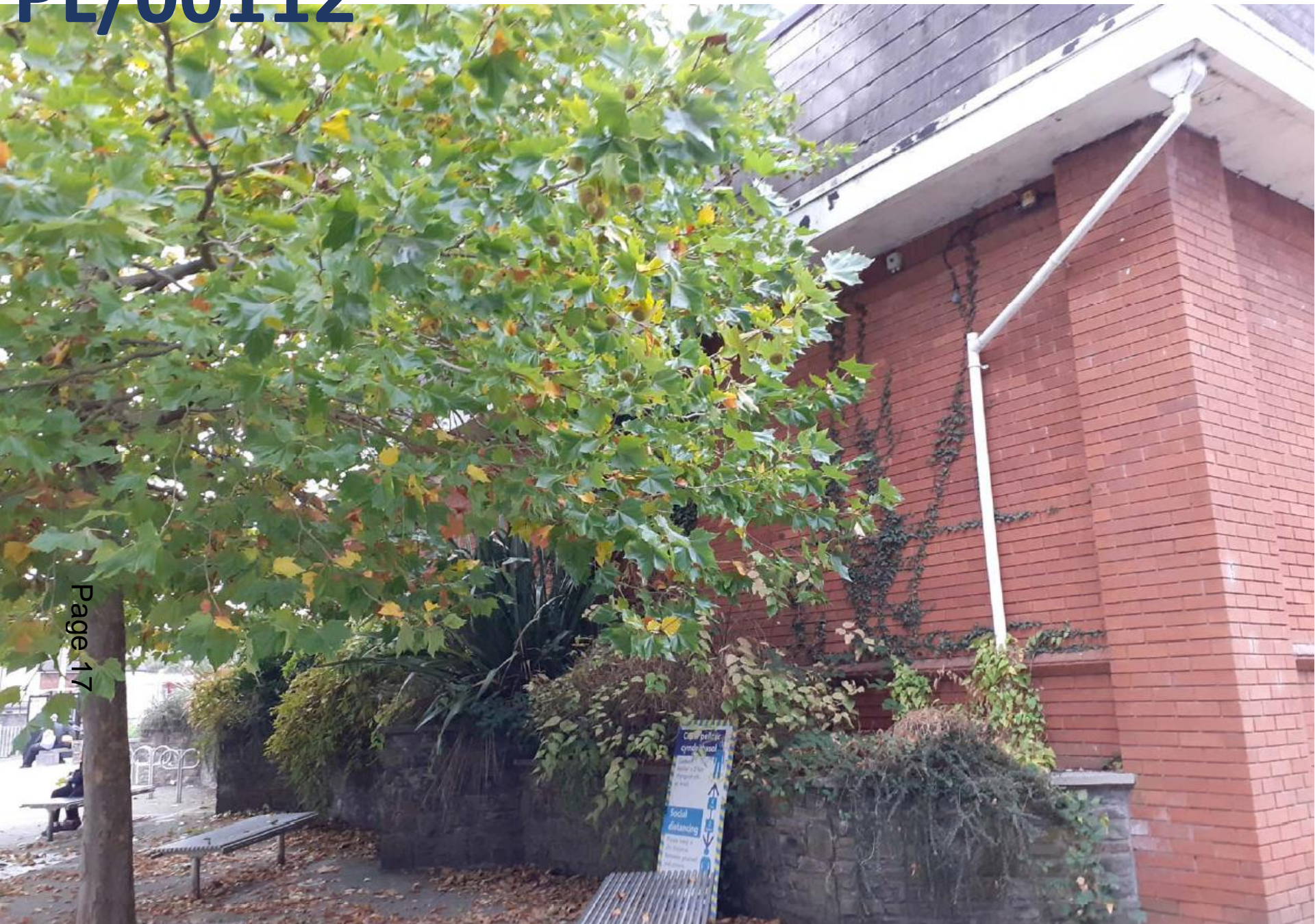


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*Ardal De/
Area South*

**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 NOVEMBER 2020
ON 05 TACHWEDD 2020**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



S/40262 Japanese Knotweed Condition

Members will have noted from the main body of the Planning Committee Report that it was recommended that any planning permission granted was subject to a condition requiring a scheme for the eradication of Japanese Knotweed. This condition was however omitted from the conditions section of the report. Therefore it is recommended that the following condition is imposed:-

Condition:

No development shall take place until a detailed method statement for the removal or long-term management / eradication of Japanese knotweed on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement as well as measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. The development shall be carried out in accordance with the approved details.

Reason:

To control invasive species

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Committee

05.11.2020

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**RHANBARTH
Y DE**

**AREA
SOUTH**

Y Pwyllgor Cynllunio

Planning Committee

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**

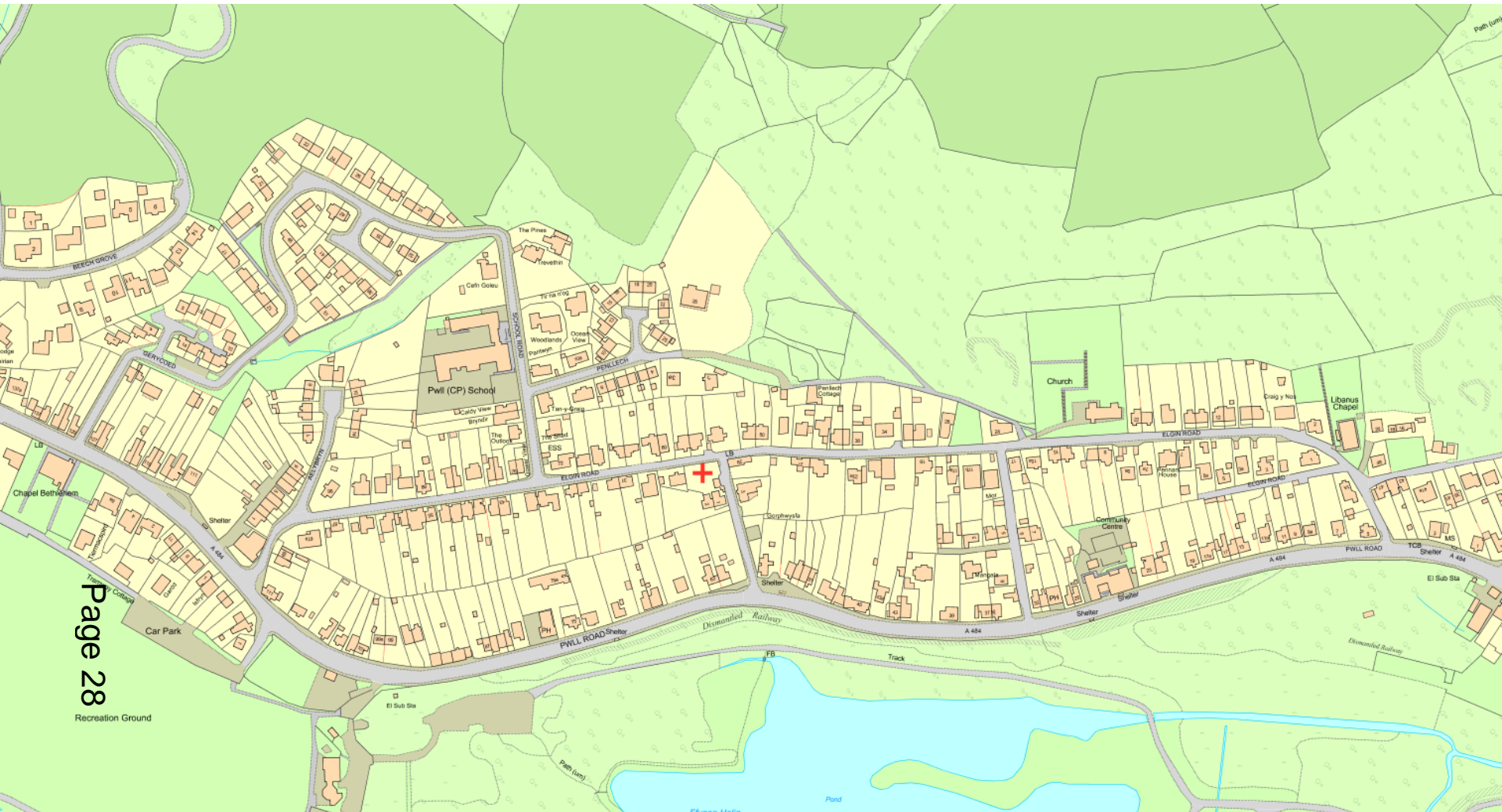
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Committee

PL/000020

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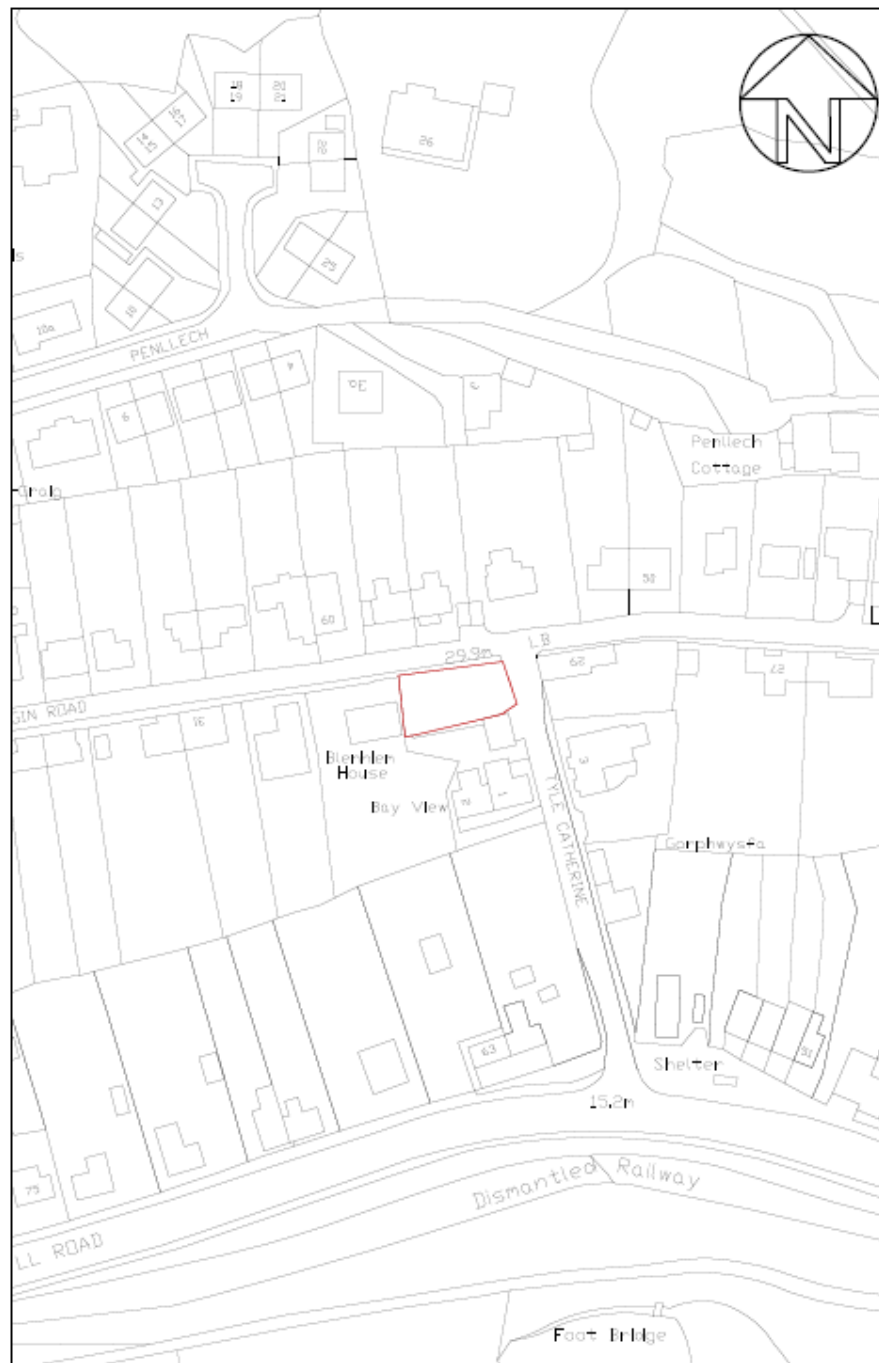


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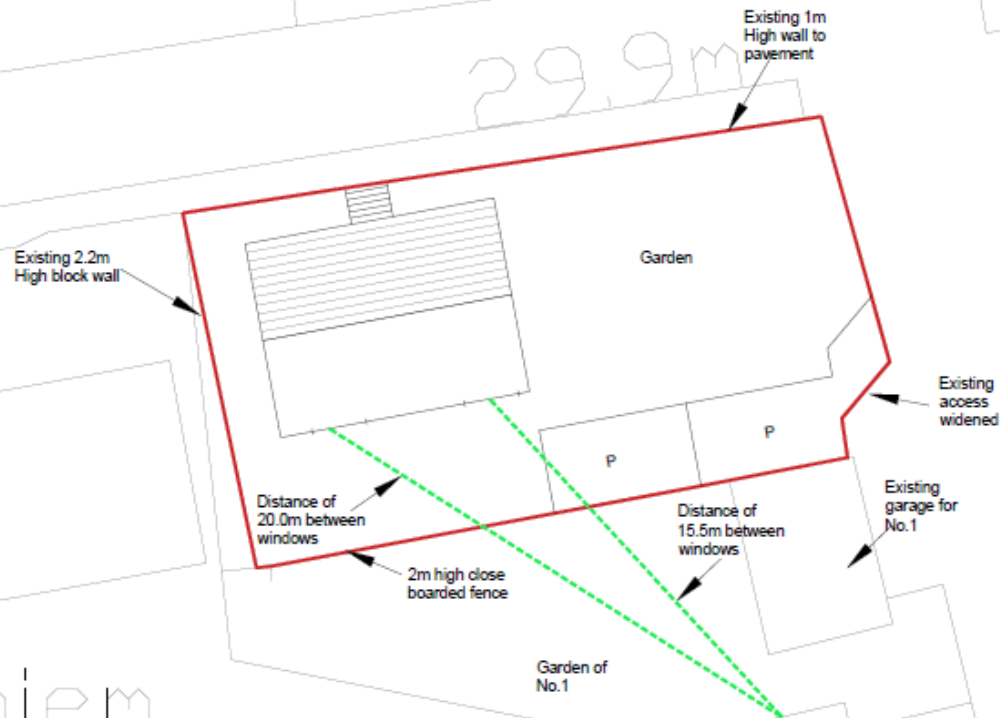
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Site Location Plan 1:1250

PL/00020



Indicative scale parameters

Width 8.8 - 9.2m
Depth 6.5 - 7.2m
Height to ridge 7.0 - 7.3m

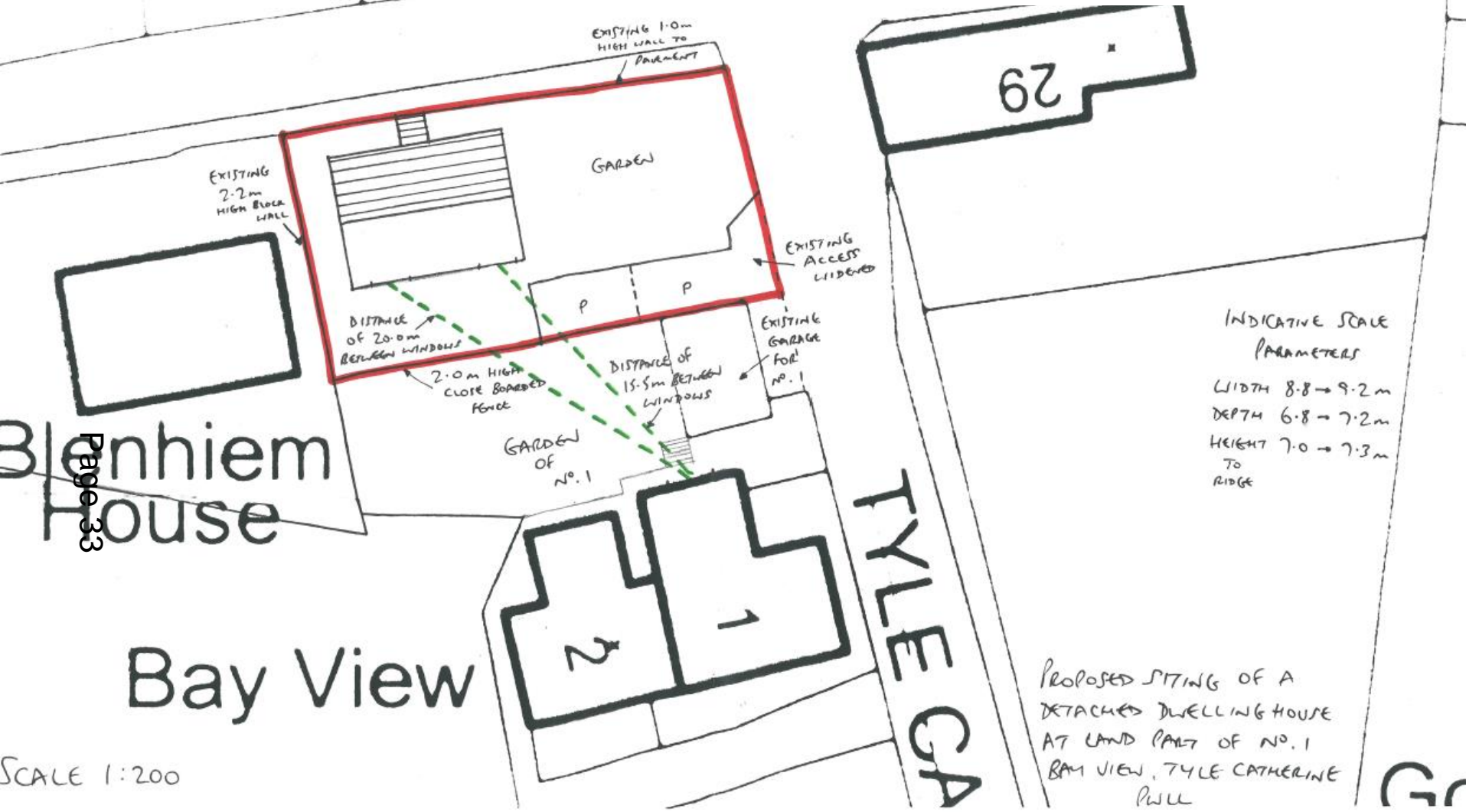
Blenhiem
House

Bay View

TYLE C

PL/00020

Previously approved
indicative Site Layout
Plan ref. S/32316



PL/00020



PL/00020



PL/00020



PL/00020



PL/00020



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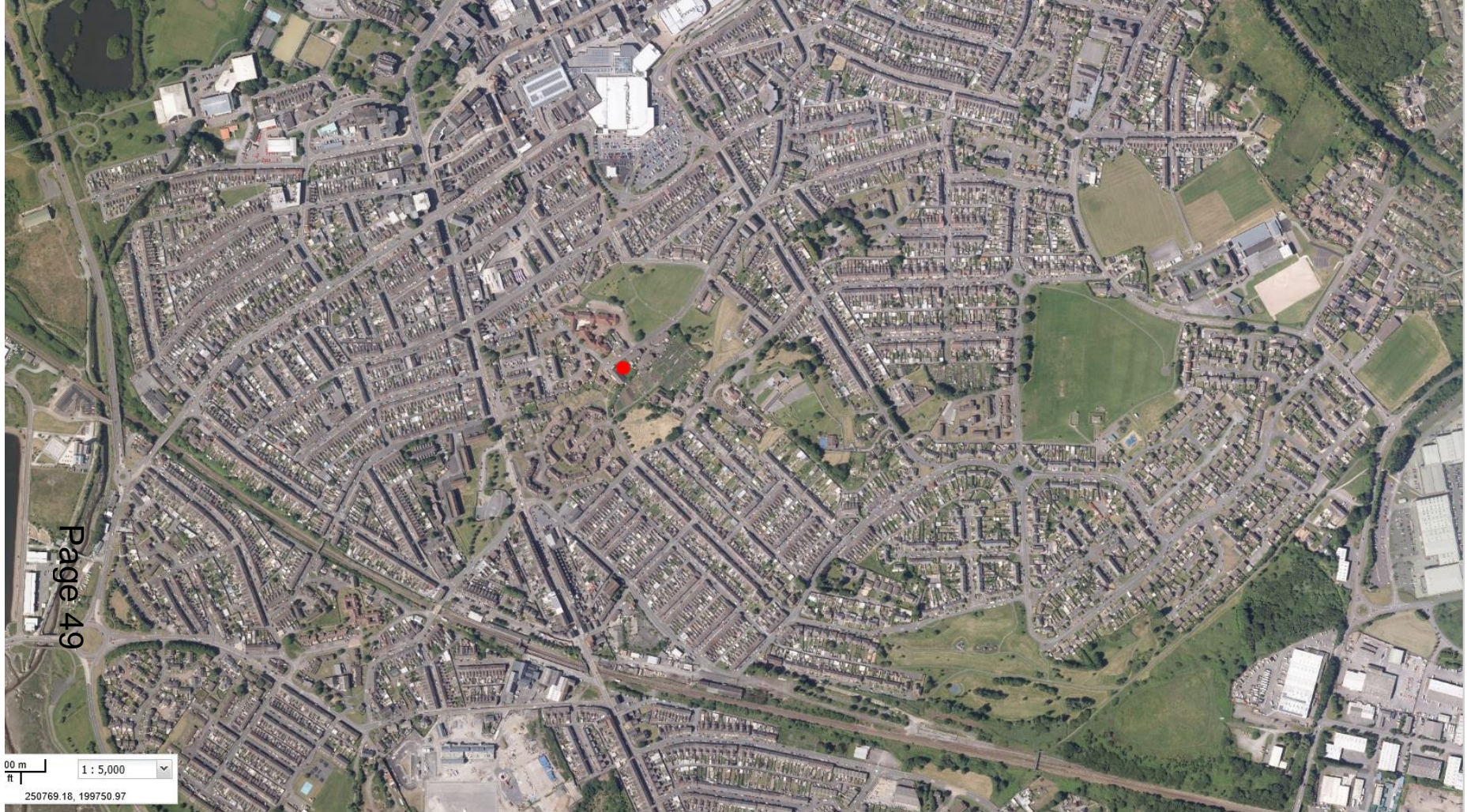
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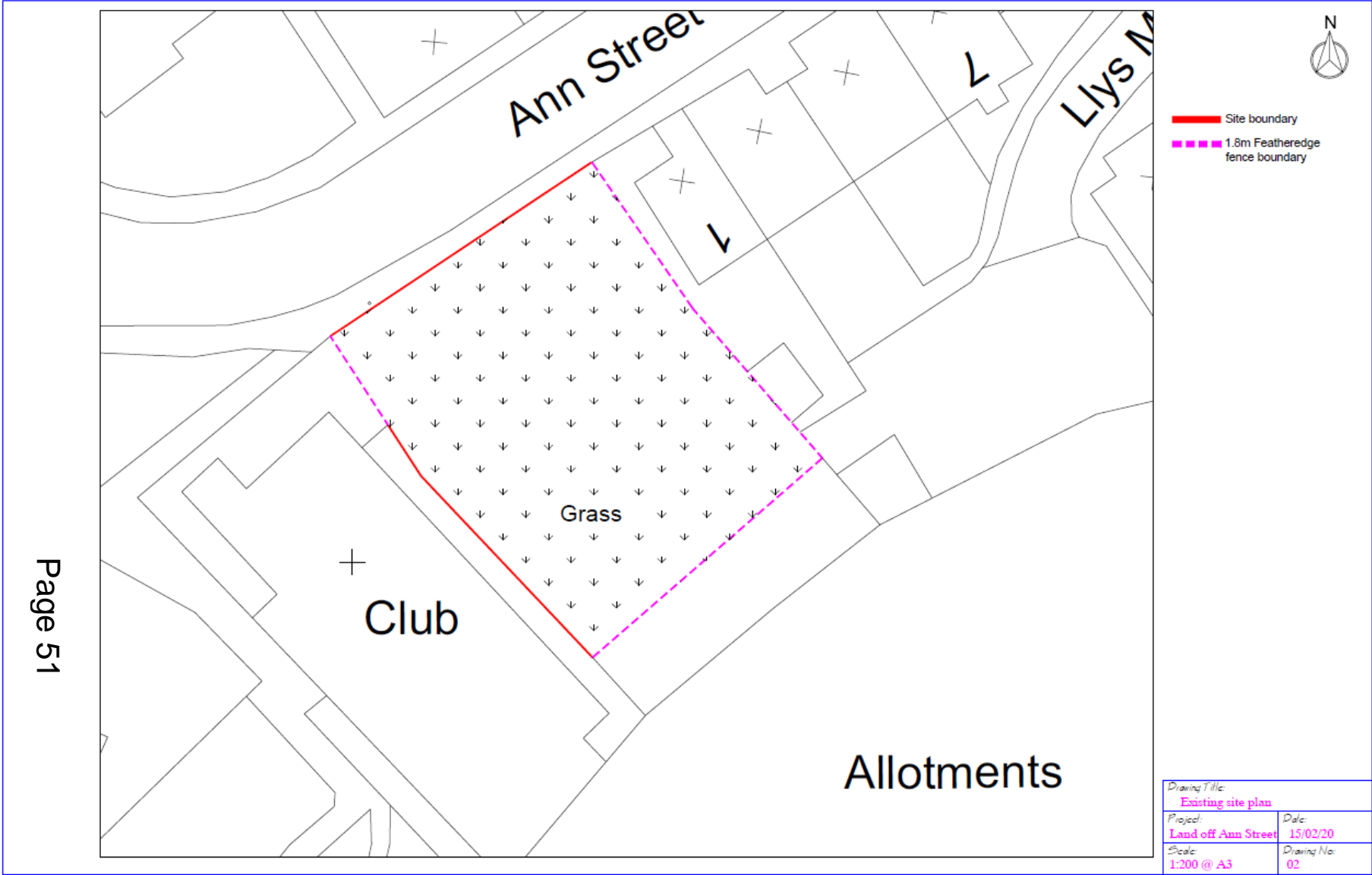
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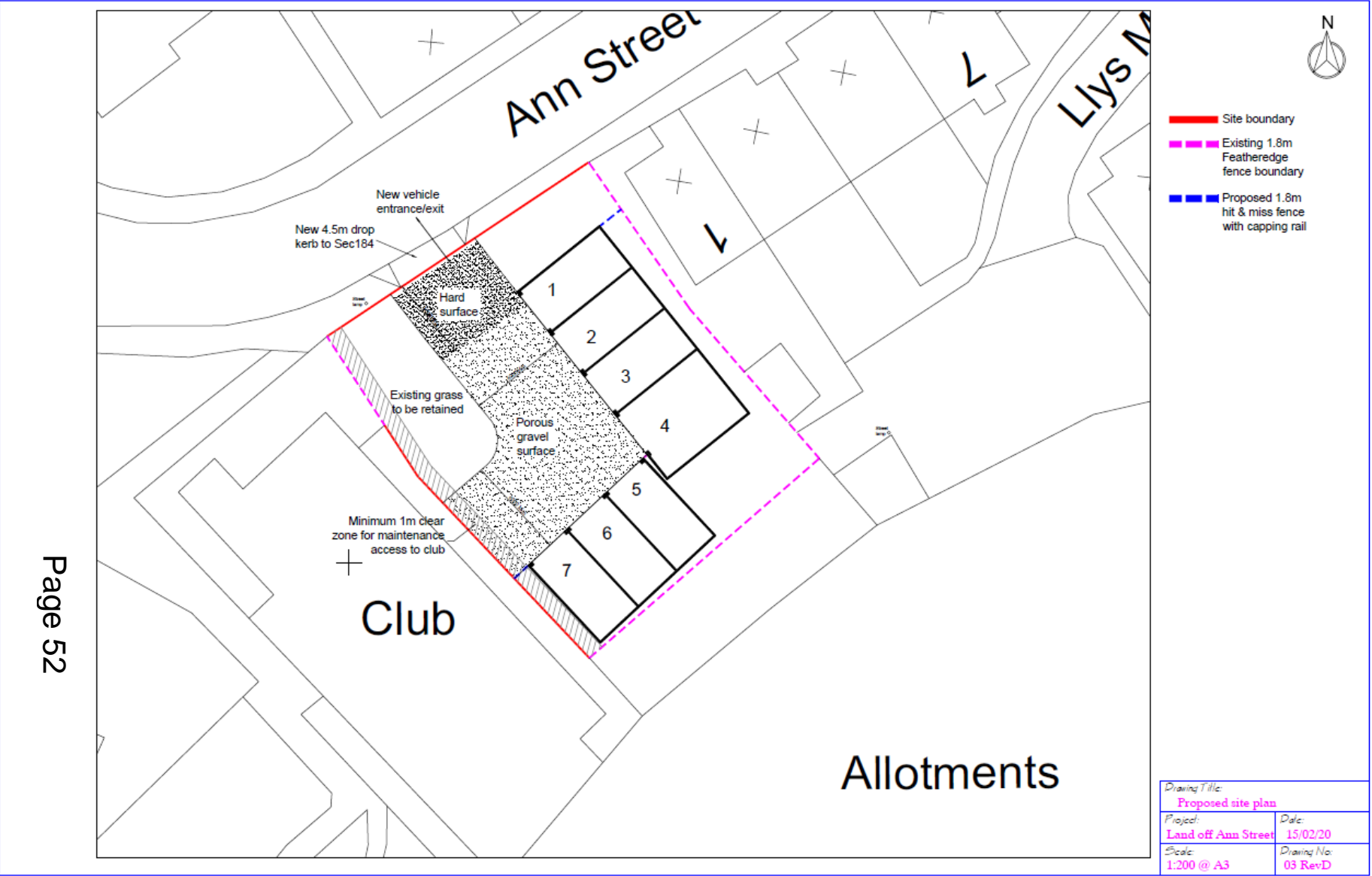


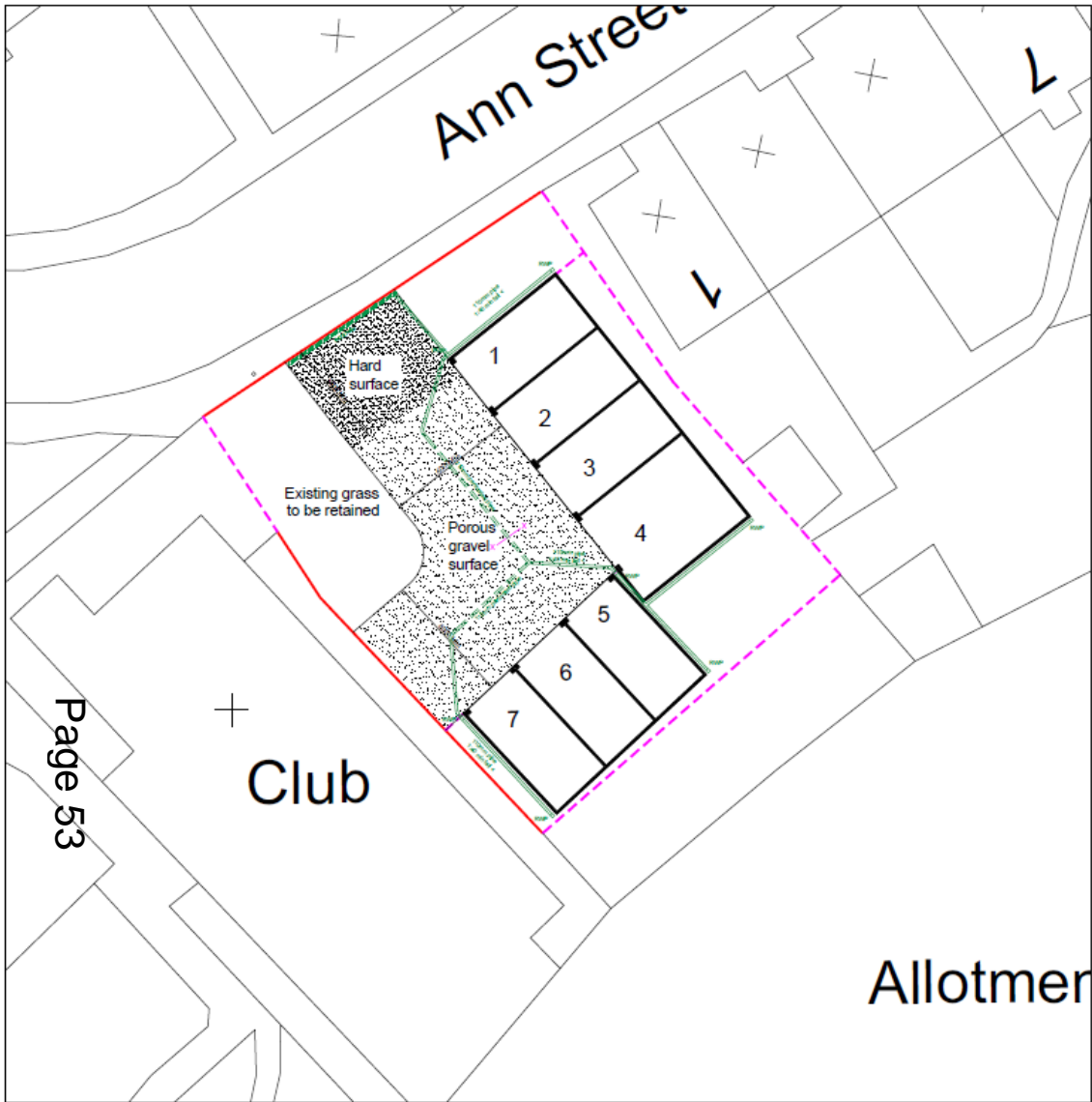
S/40262



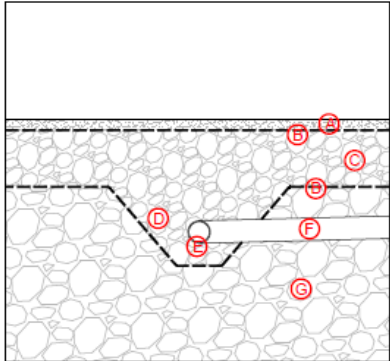








Detail X-X
1:20



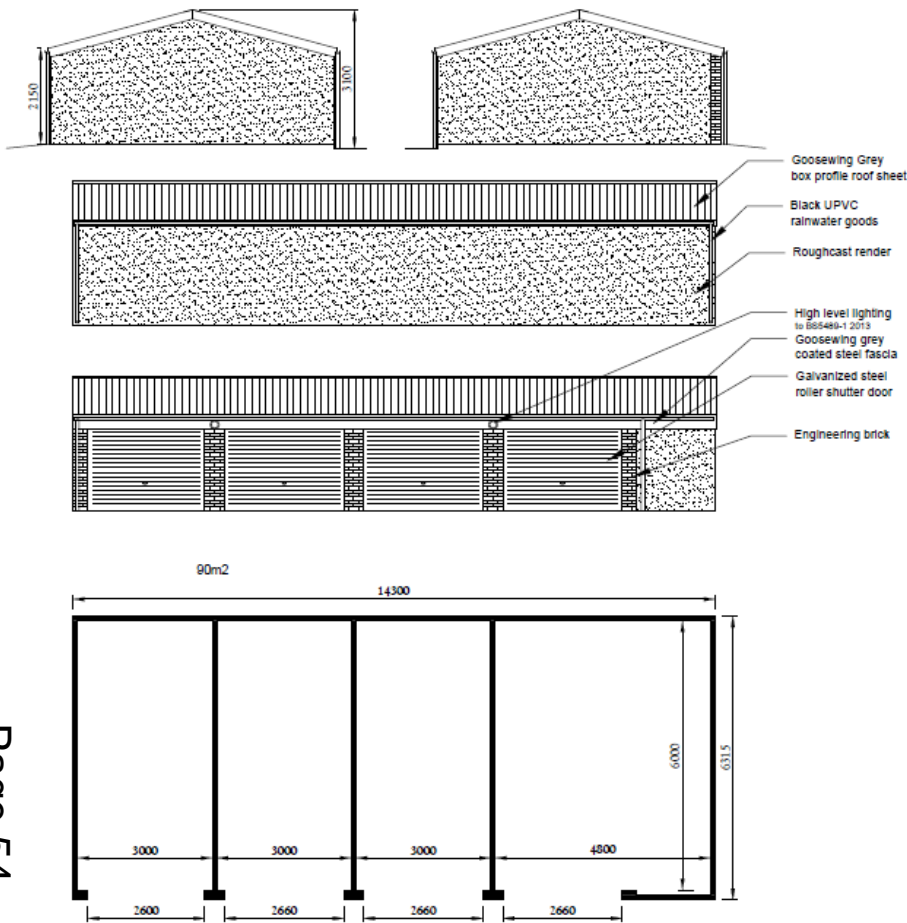
- A - 50mm depth of free draining granular surface (20mm to dust)
- B - Geo-textile membrane (Terram 1000 or similar)
- C - Min 250mm depth of porous granular reservoir material. Propriety Grading MOT Type 3 or similar, Min 30% voids. In accordance with BS-7533-13 Table A1
- D- Locally increase depth of porous reservoir material
- E - 110mm PVC perforated drainage pipe (Osma or similar)
- F - 110mm PVC drainage pipe (Osma or similar) connected to rainwater down-pipes via rod-able bottle gully.
- G - Existing gravel sub grade

Existing non porous site area - 0M²
Existing porous site area - 435M²

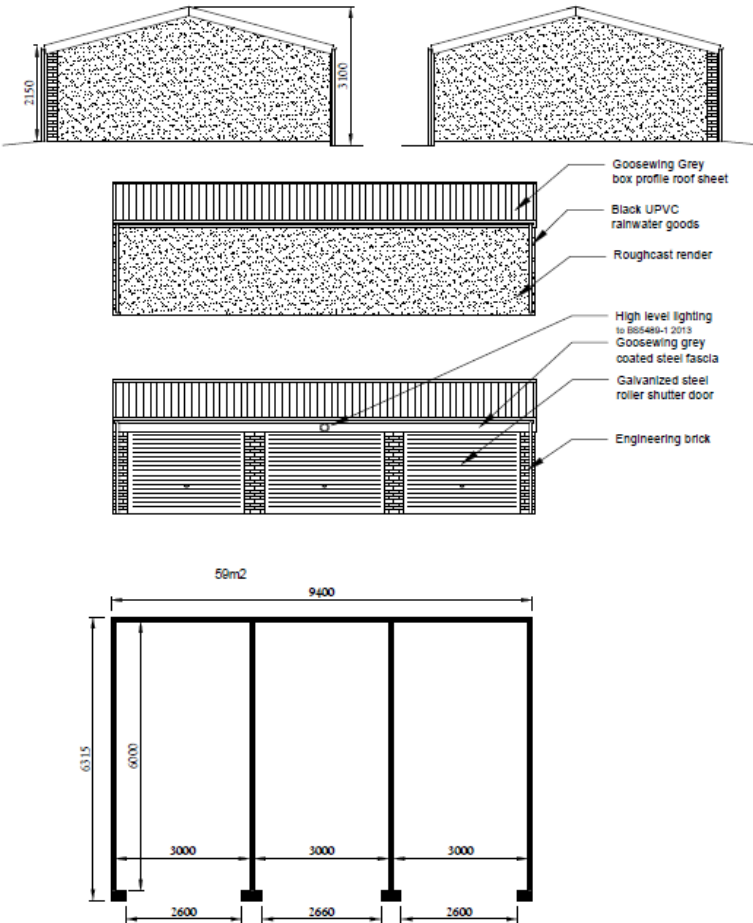
Proposed non porous site area - 179M²
Proposed porous site area - 256M²

SUDS drainage scheme to be approved by county council SAB via separate application, refer to this application for drainage technical detail.

Drawing Title:	
Proposed drainage plan	
Project:	Date:
Land off Ann Street	15/02/20
Scale:	Drawing No:
1:200 @ A3	08 RevD

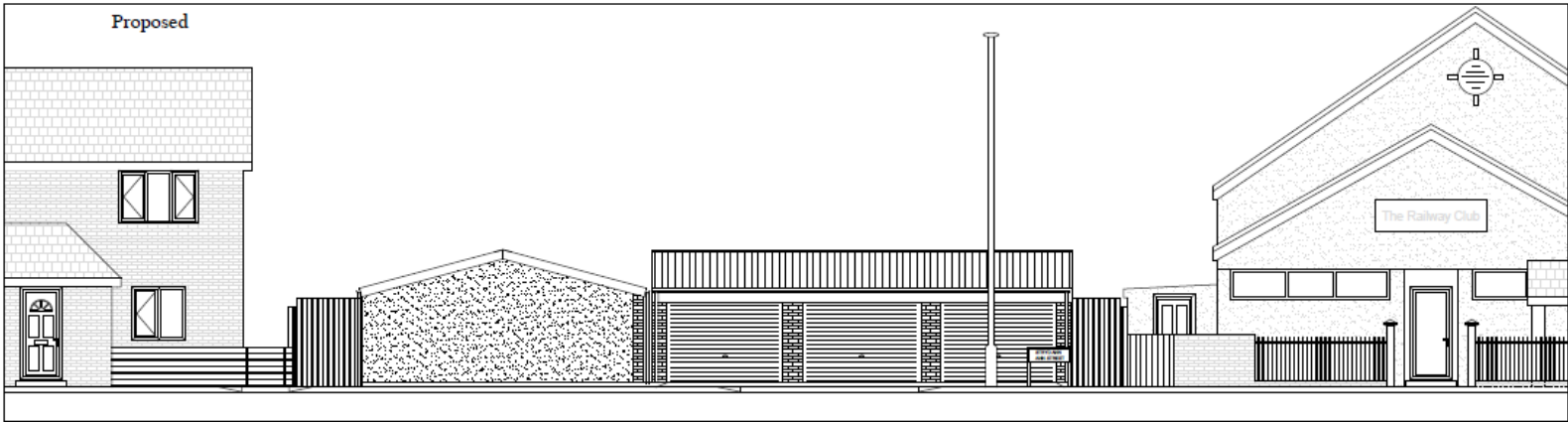
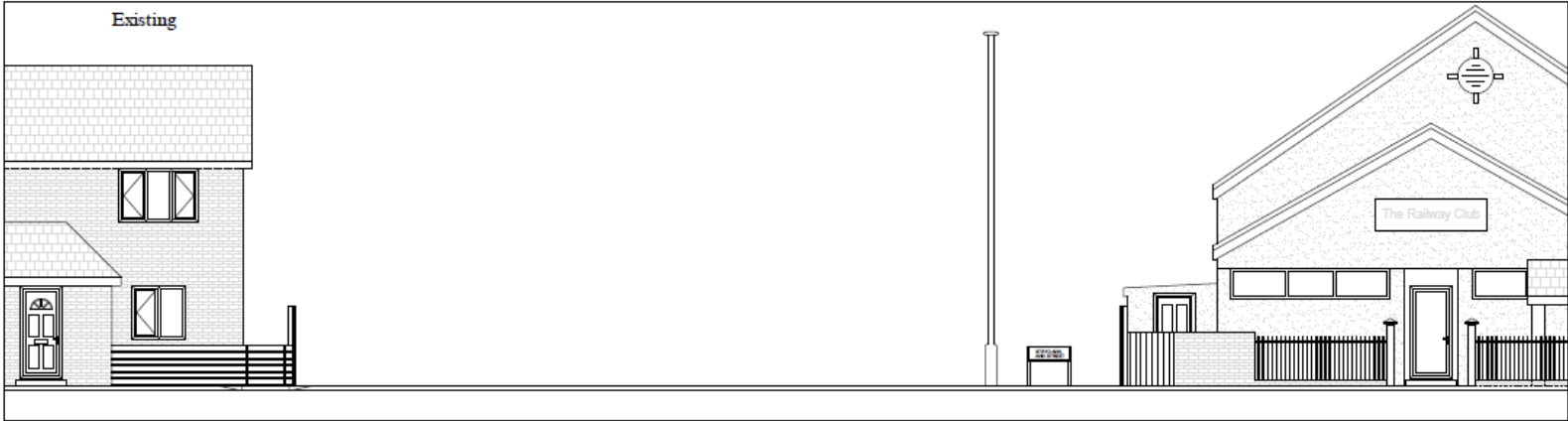


Block of 4

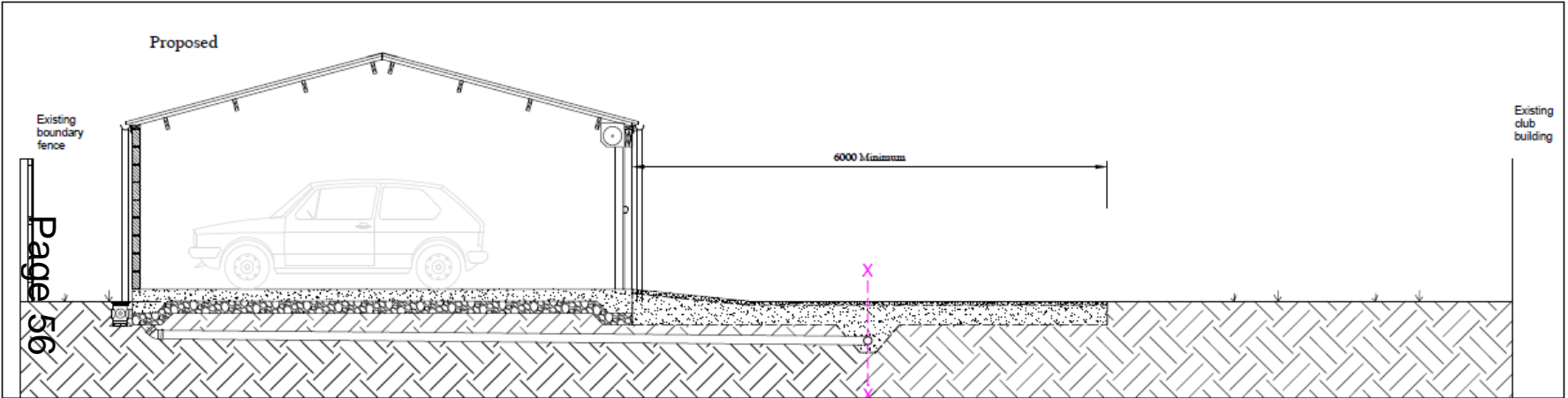
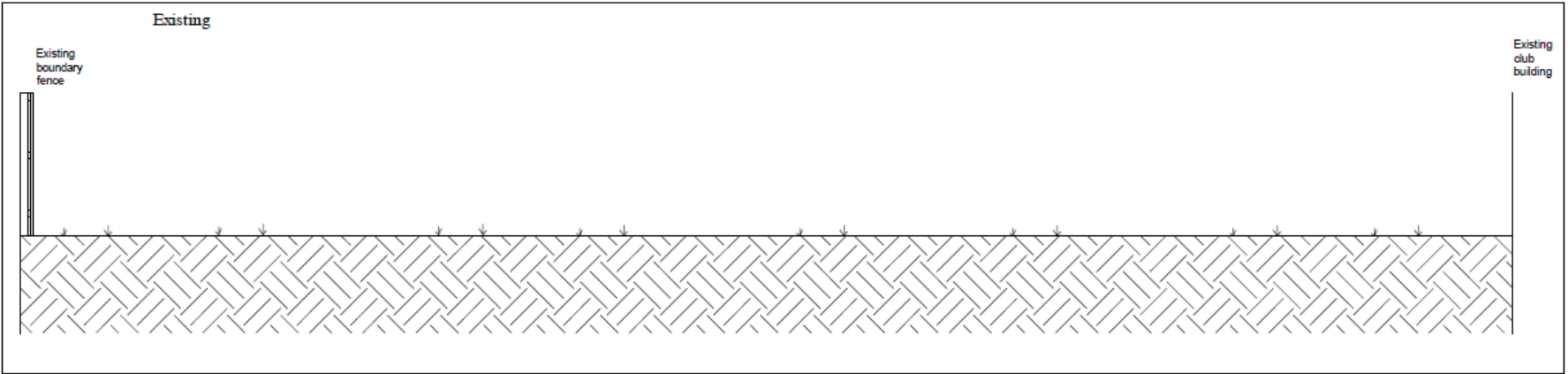


Block of 3

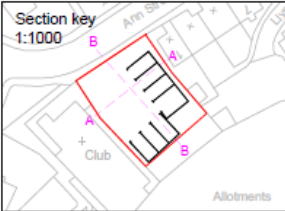
Drawing Title: Proposed floor plan & elevations	
Project: Land off Ann Street	Date: 15/02/20
Scale: 1:100 @ A3	Drawing No: 04 RevE



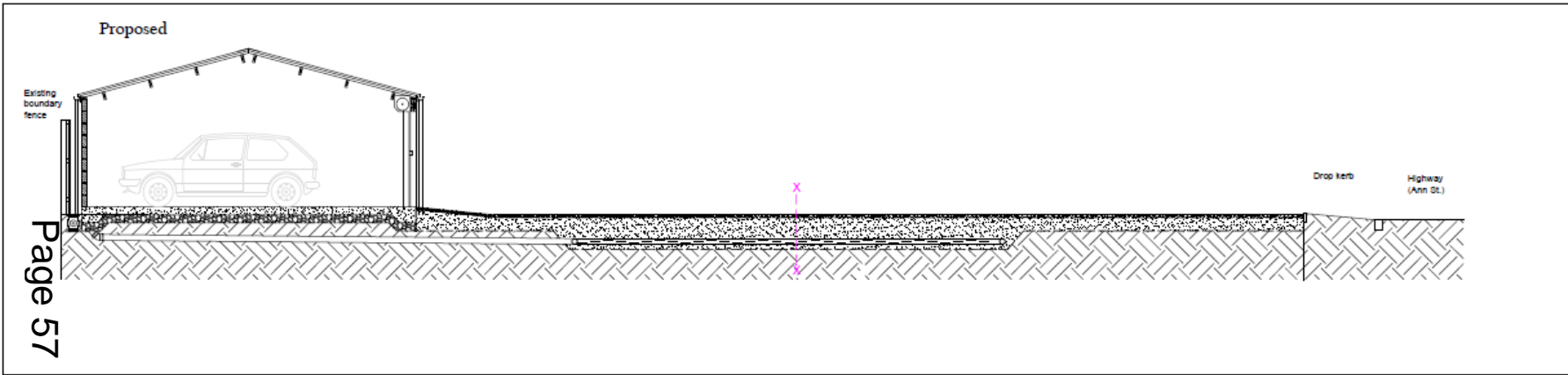
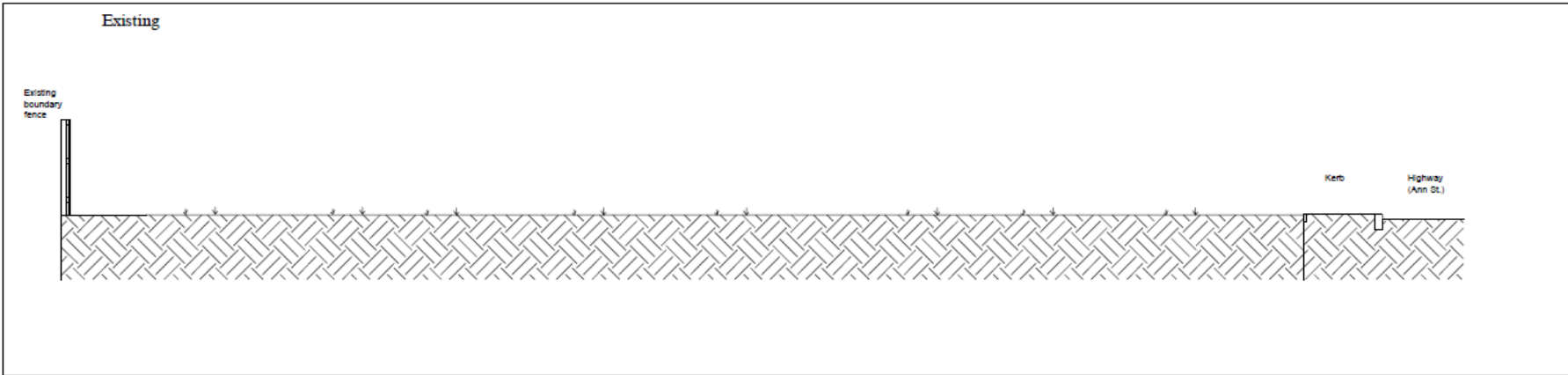
Drawing Title: Street scene from Ann Street	
Project: Land off Ann Street	Date: 15/02/20
Scale: 1:100 @ A3	Drawing No: 07 RevC



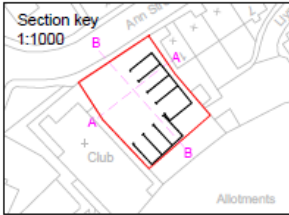
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Drawing Title: Site section A-A	
Project: Land off Ann Street	Date: 15/02/20
Scale: 1:50 @ A3	Drawing No: 05 RevD



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Drawing Title: Site section B-B	
Project: Land off Ann Street	Date: 15/02/20
Scale: 1:75 @ A3	Drawing No: 06 RevD

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S/40262



S/40262

