

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 4TH MARCH, 2021

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 - 68) |
| 4. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 69 - 84) |
| 5. | <u>AREA EAST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 85 - 100) |

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



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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

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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 04 MAWRTH 2021
ON 04 MARCH 2021**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal Del/
Area South*



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

ADDENDUM - AREA SOUTH

Application No	S/40505
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Application Type	Full Planning Permission
Proposal & Location	RETENTION OF CHANGE OF USE OF DWELLING HOUSE TO A RESIDENTIAL CARE FACILITY AT 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG

Summary of Consultation Responses

Local Member – Cllr Susan Phillips advises that her fellow ward member, Cllr Penny Edwards, had been dealing with this application and had agreed to address the committee on behalf of local residents. However, as Cllr Edwards is currently unable to attend the committee meeting due to ill health, Cllr Phillips requests that the application is deferred as she is also unable to attend the meeting to speak on behalf of the local residents.

Adjoining Lliedi Ward Member – Cllr Rob James requests that the application be deferred from planning committee as he considers that members should view the site in person, at a time when site visits can be arranged. Considers that the applicant would not be delayed, given that the application is retrospective.

Summary of Public Representations

9No additional public representations have been submitted to the authority following the publication of the agenda item, including 2No requests to speak at the planning committee. The matters raised in these additional representations are summarised as follows:

Parking and the On-street Parking Survey Assessment

- The assessment does not mention the 2No pool cars based at the property.
- Concern of the bias of the parking survey, commissioned by the applicant, as the parking on the survey dates could be influenced to reflect favourably on the scheme.
- Vehicles are being moved further away on occasions and speculate that this is to alter the results of a parking survey, which may still be being undertaken.
- The survey indicates that there were parking spaces available on several occasions, but this is not usually the case and parking continues to be a problem. (Photographs are provided to show a lack of availability, and instances of illegal parking).
- Cars often park on double yellow lines and up to the junction with Elgin Road.
- There are frequent near misses, with the parking of vehicles on double yellow lines reducing visibility at the Elgin Road junction of vehicles travelling from the west, causing a highway safety issue.
- Provide details of the vehicles regularly parked on the A484.
- There are several staff and visitors associated with the property, often amounting to as many as 12 vehicles, leaving very few spaces for other residents to use and causing difficulties using any available parking spaces.

Separate Office Use

- A separate office is being run from the property, which causes parking problems in this residential area and generates even further parking demand.
- A director of the company works from the office.

Request to Defer

- Request that the consideration of this application be deferred given that the local member is suffering from ill health and is unable to represent the residents at the meeting.

Response

The matters raised in the additional public representations regarding the parking concerns, the on-street parking assessment and the office use echo those already addressed in the main agenda report for this application. As such, no additional response is considered necessary as part of the addendum.

The Highways Planning Liaison Officer has confirmed that there have been no complaints received by the Road Safety/Traffic Management section of safety issues or illegal/indiscriminate parking at this location and confirms that illegal parking is an enforcement matter.

With regards the request to defer the consideration of the application received from members and third parties, these requests are noted and are presented to members for consideration.

Y Pwyllgor
Cynllunio

Planning
Committee

04.03.2021

**RHANBARTH
Y DE**

**AREA
SOUTH**

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CYMERADWYO**

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**

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S/40505

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S/40505



S/40505



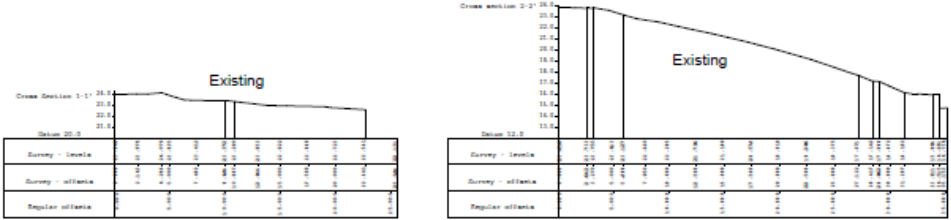
S/40505



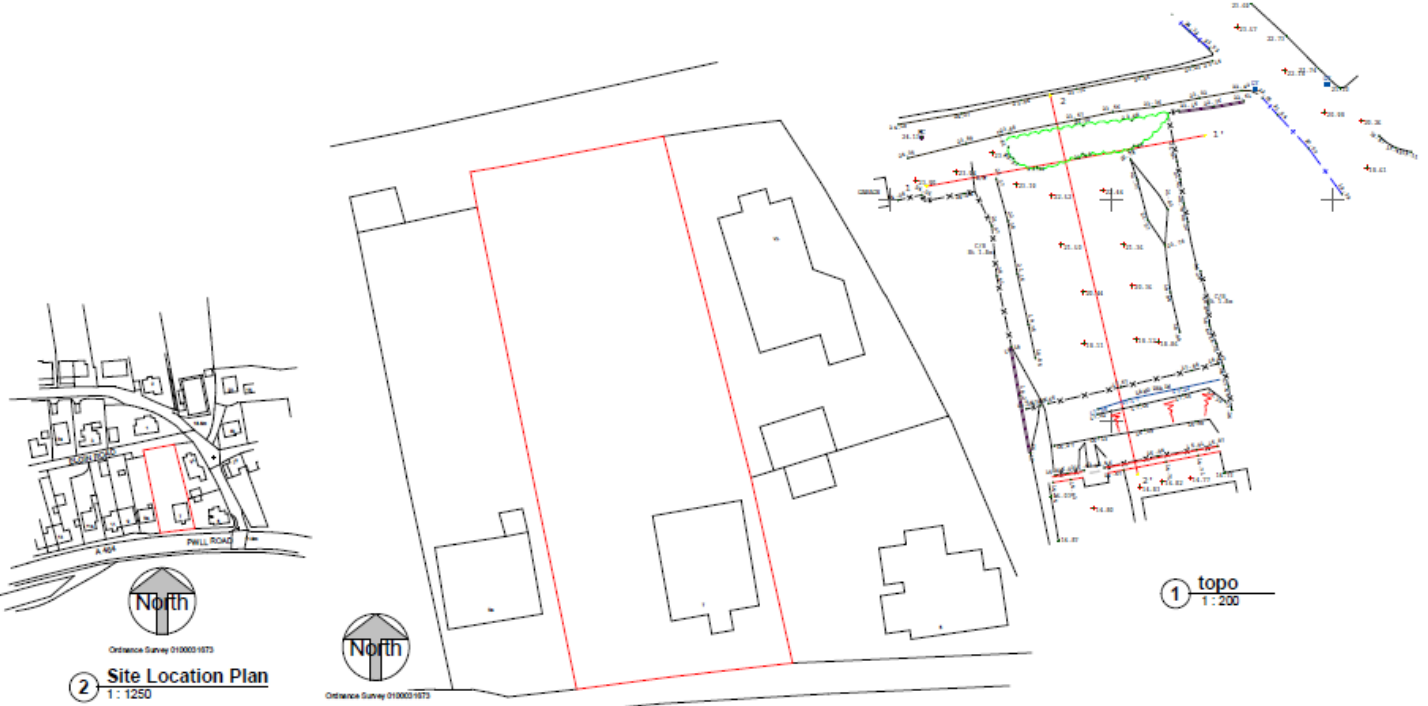
S/40505



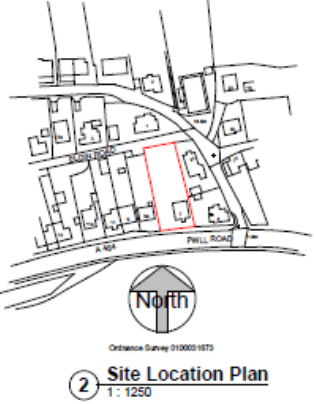
S/40505



4 Ground sections
1:200



1 topo
1:200



2 Site Location Plan
1:1250

3 Block Plan
1:200

Rev	Description	Date

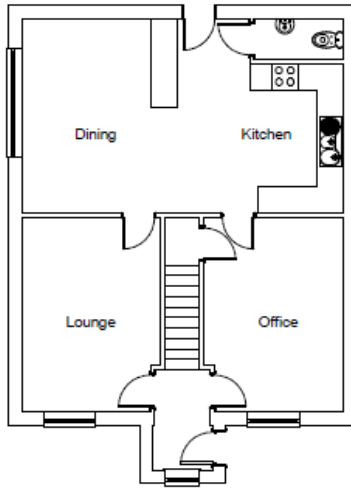
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
7 Pwll Road

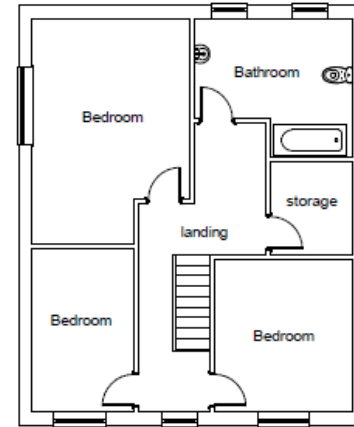
Proposed Change of Use
from Dwelling House to
Residential Care Facility at 7
Pwll Road Llanelli

DRAWN BY Author	CHECKED BY Checker	DATE 11/11/2020
SCALE (if A1) As indicated		PROJECT NUMBER Project Number
DRAWING NUMBER A103	REV	

S/40505



1 Ground floor
1 : 100



2 First floor
1 : 100



No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE Planning

PROJECT	7 Pwll Road, Pwll, Llanelli
Floor plans	

CLIENT		Scale (@ A3)	
Date	01/04/2020	1 : 100	
Author		DRAWING NUMBER	REV
Checked by		RB001	

S/40505



S/40505



S/40505



S/40505



S/40505



S/40505



S/40505



S/40505



S/40505



S/40505



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PL/01002

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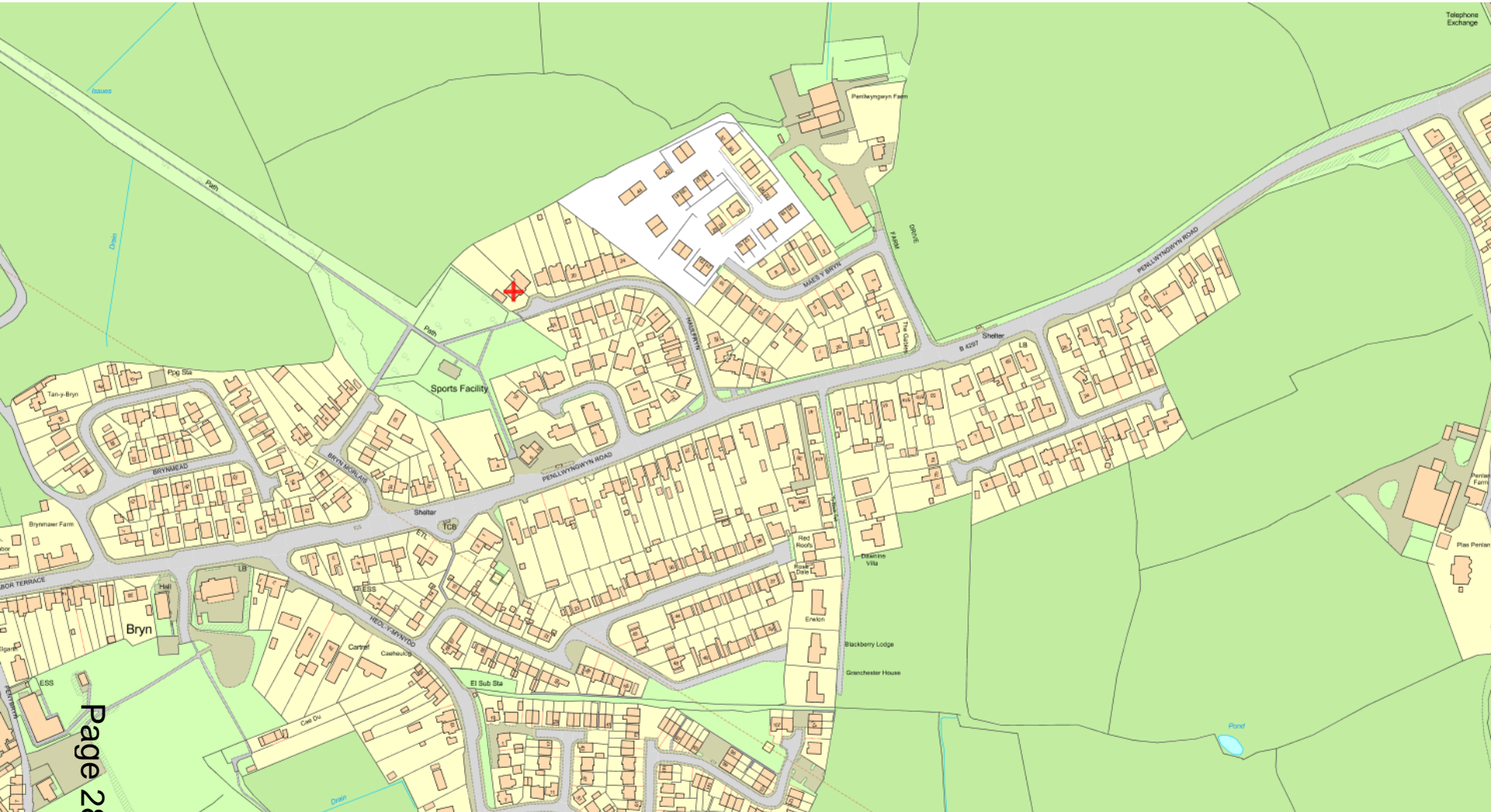


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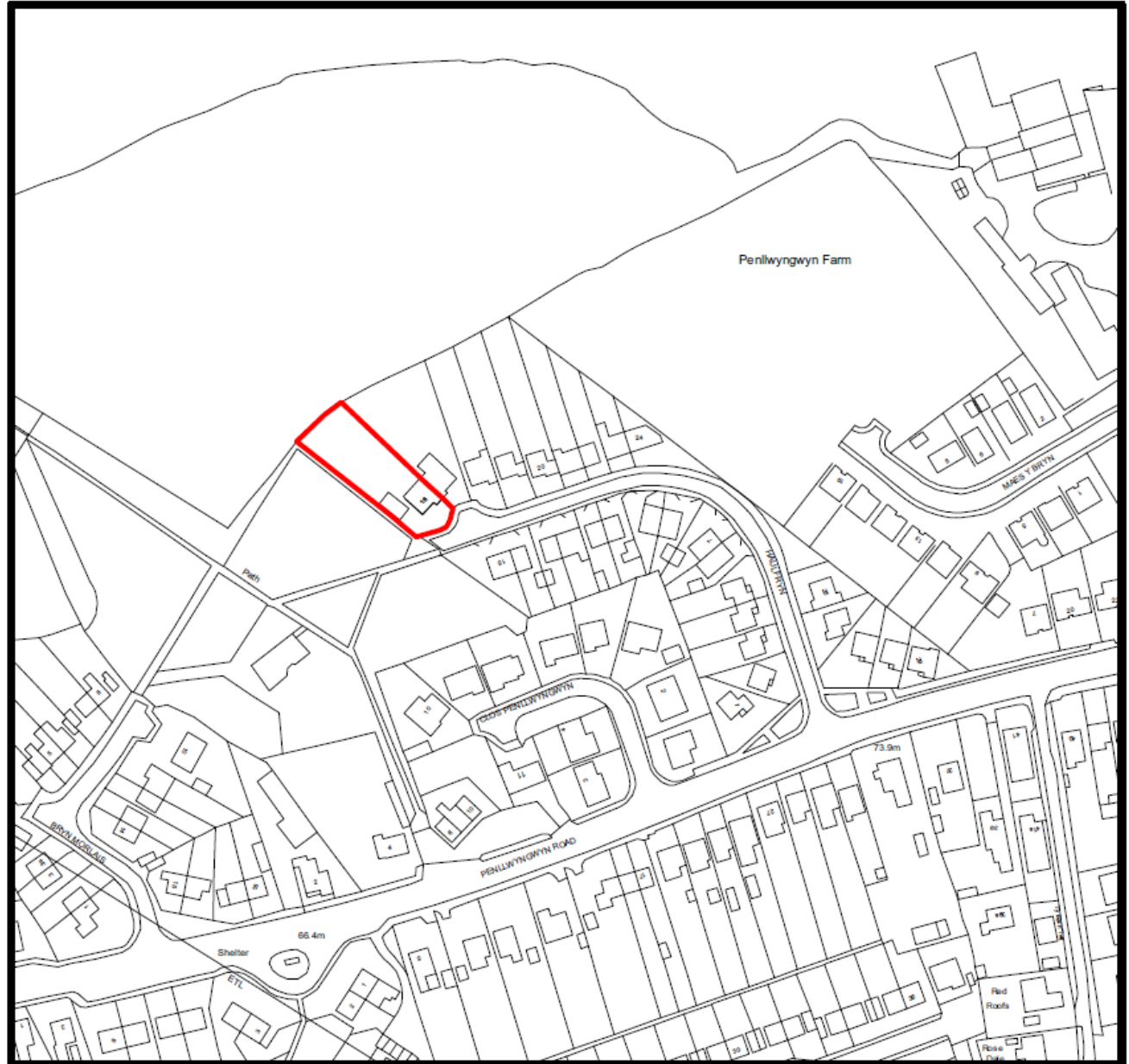
PL/01002





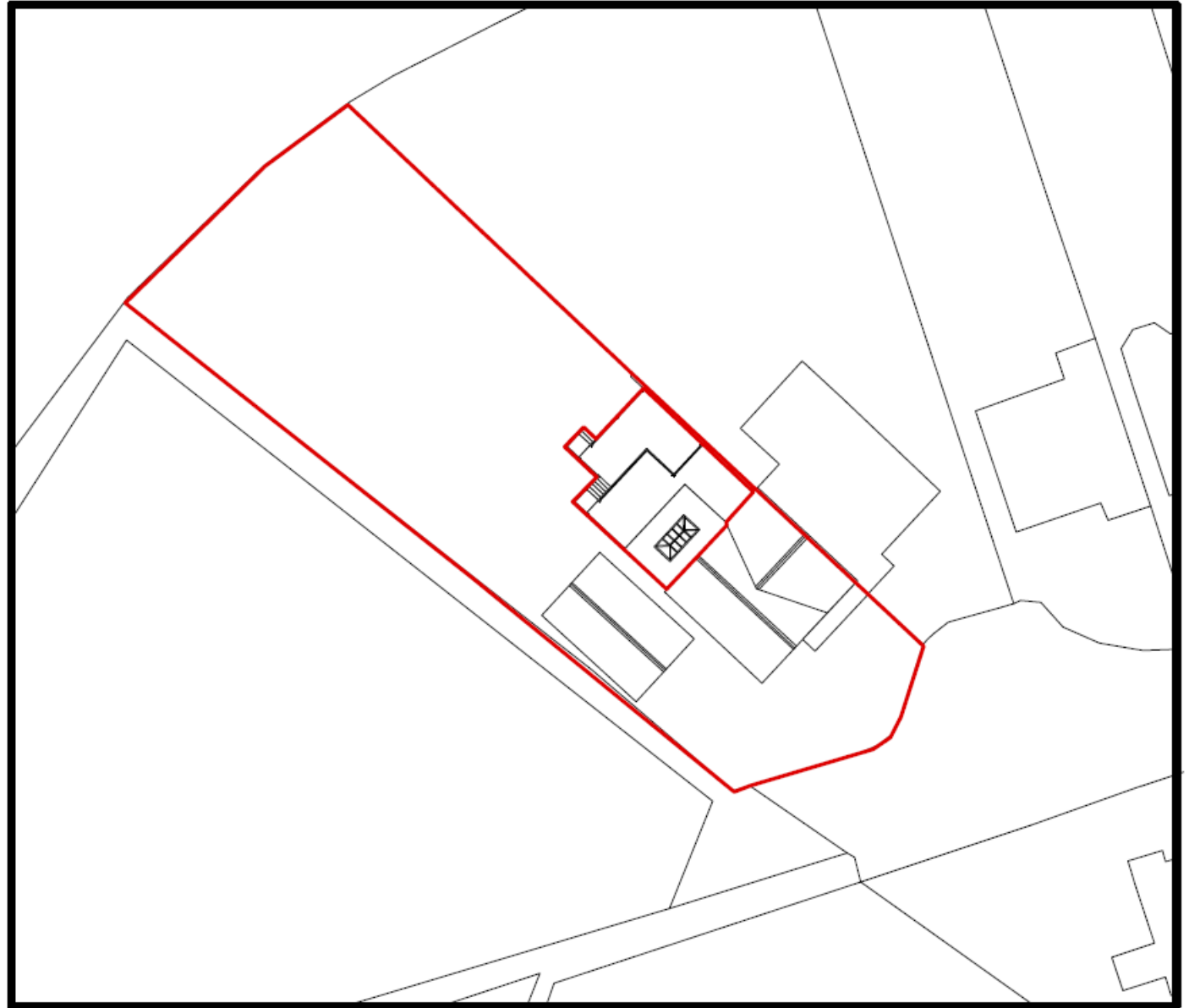
PL/01002

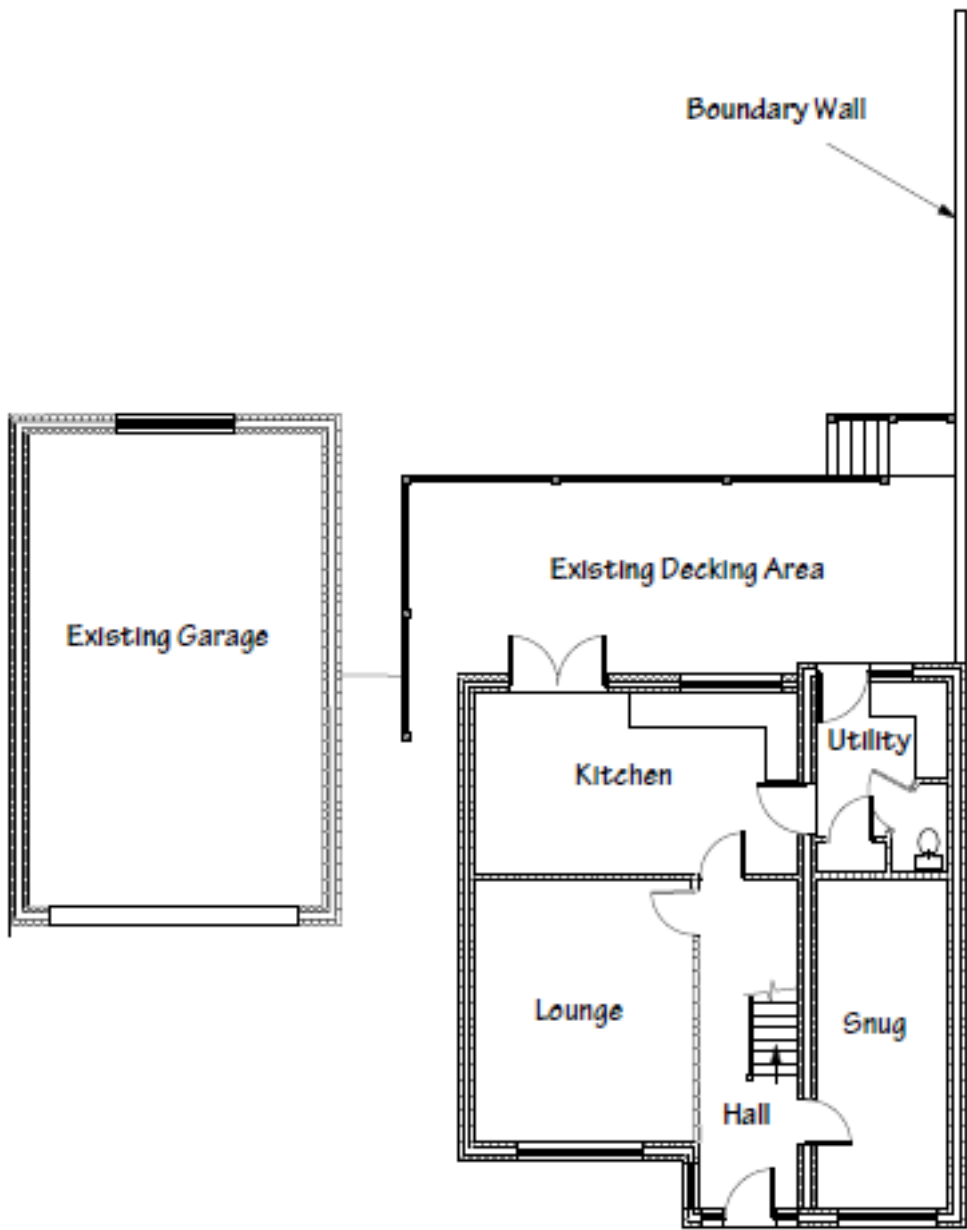




Location Plan

Scale 1:2500





Existing Plan Layout
Scale 1:100

PL/01002

Scale 1:100

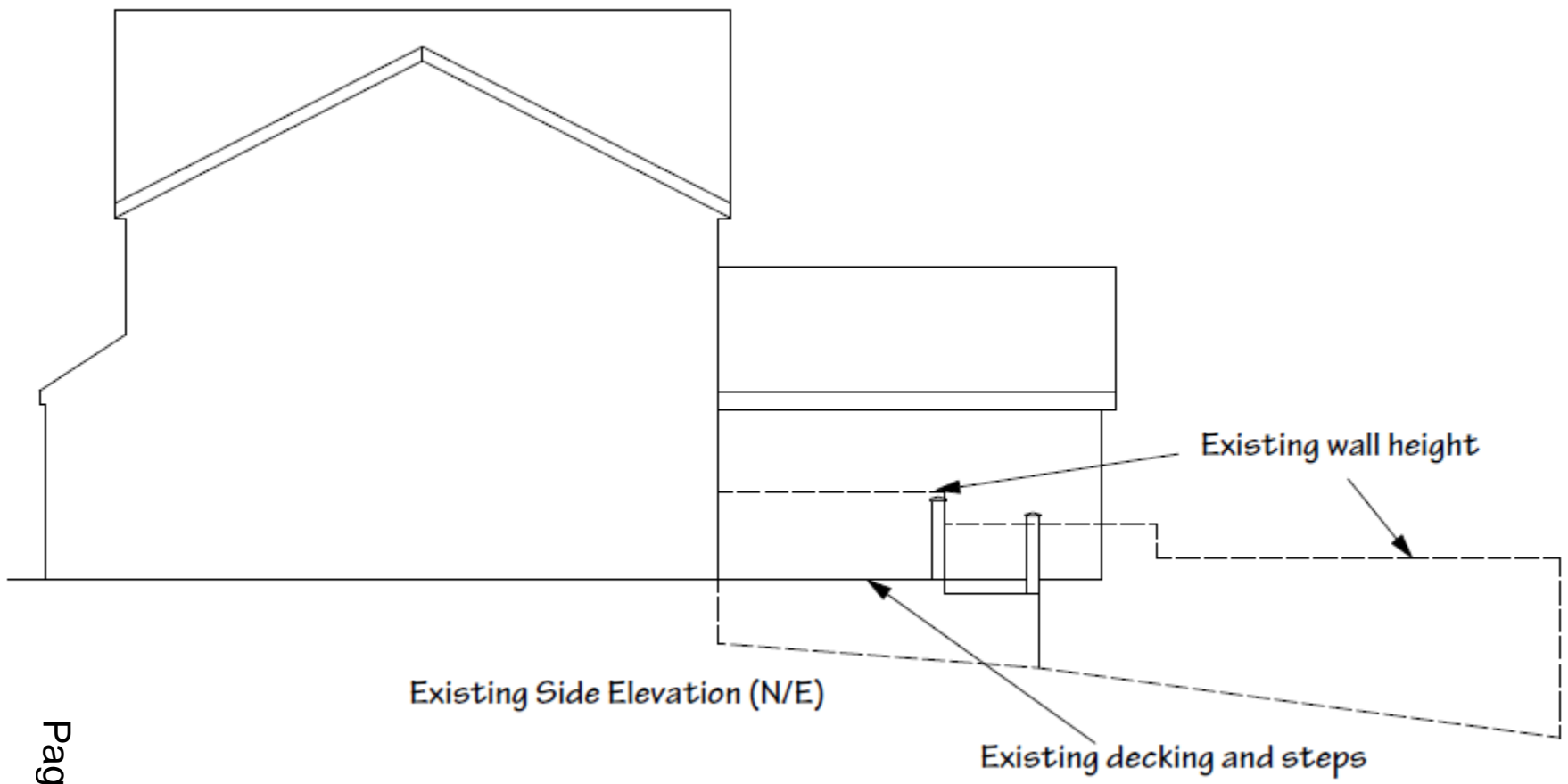


Existing/Proposed Front Elevation



Existing Rear Elevation

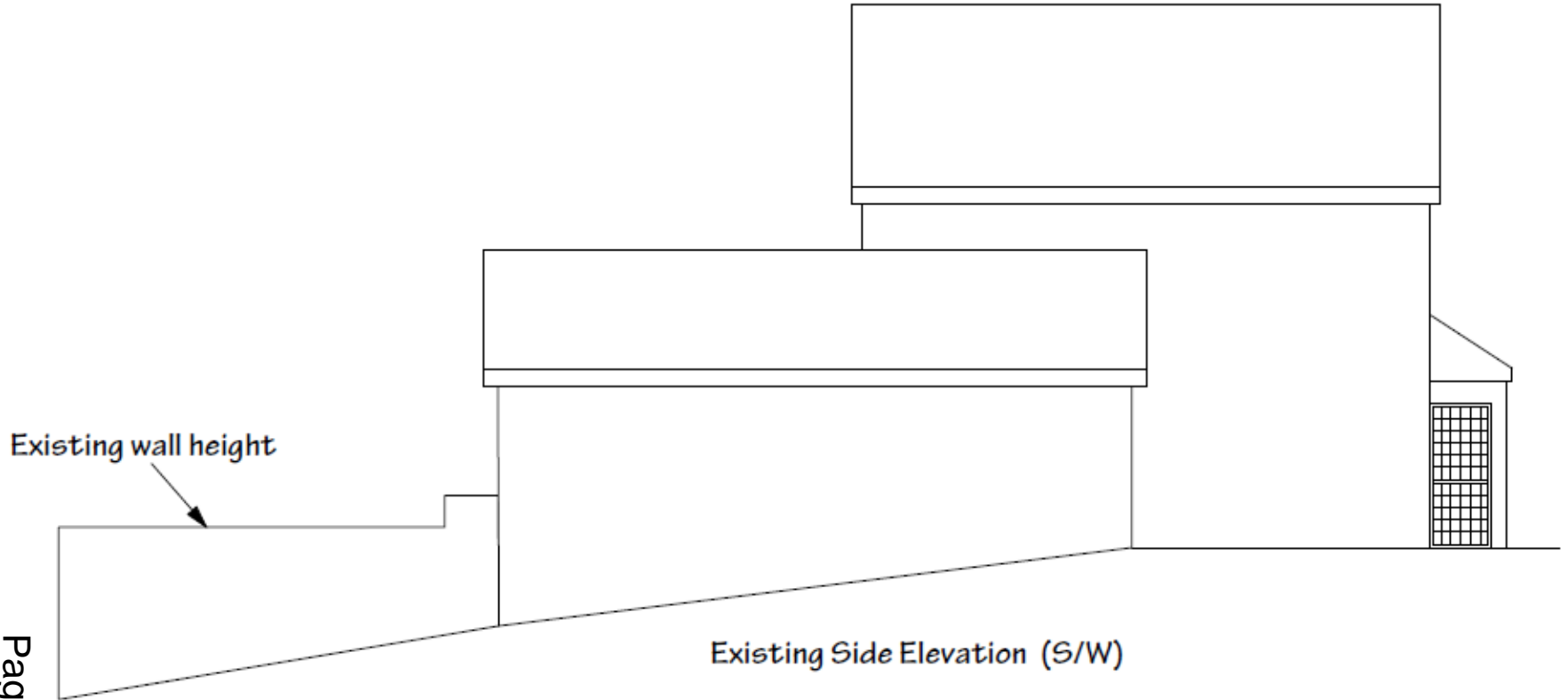
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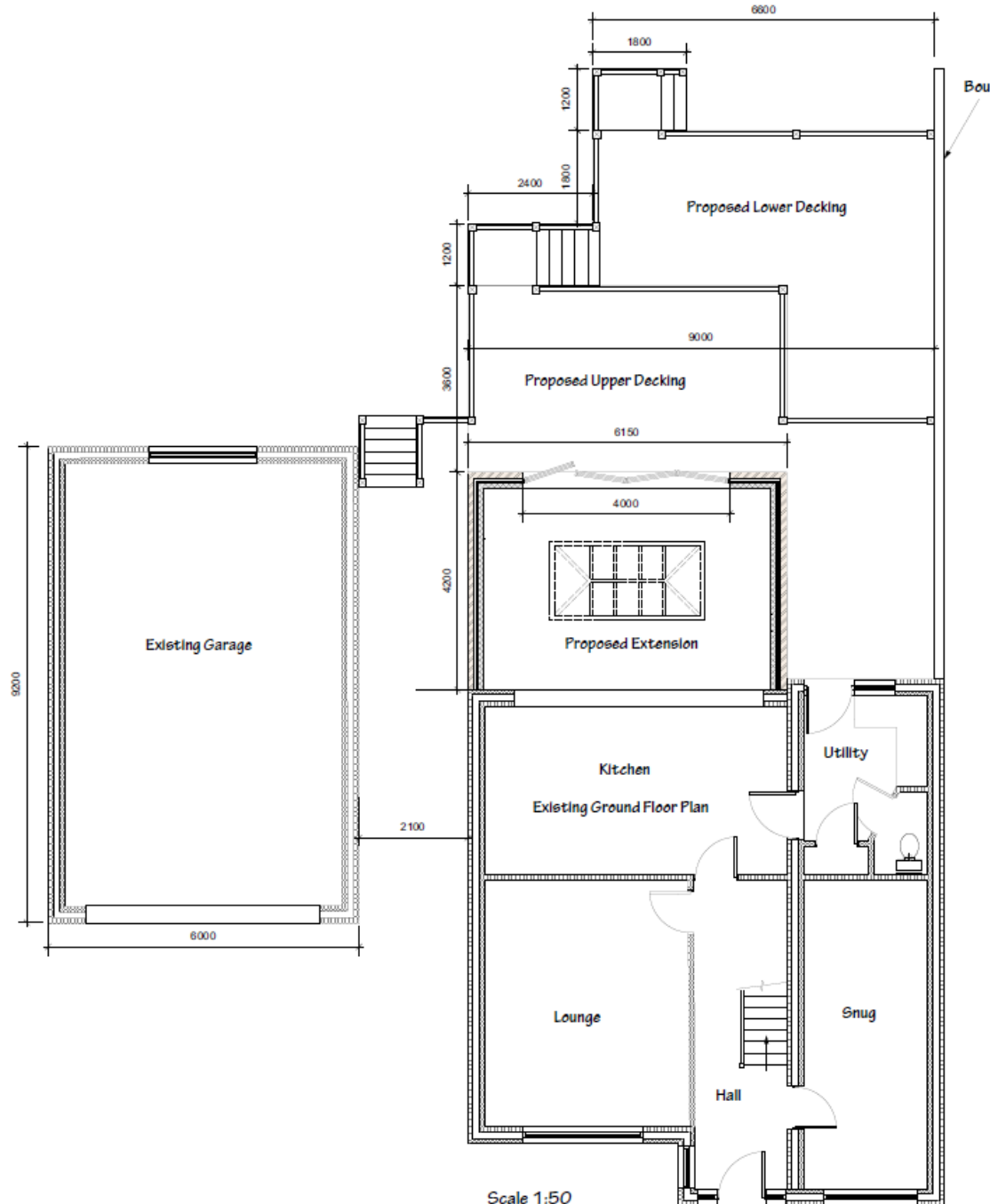
Existing Side Elevation (N/E)

Existing wall height

Existing decking and steps



PL/01002



Scale 1:50

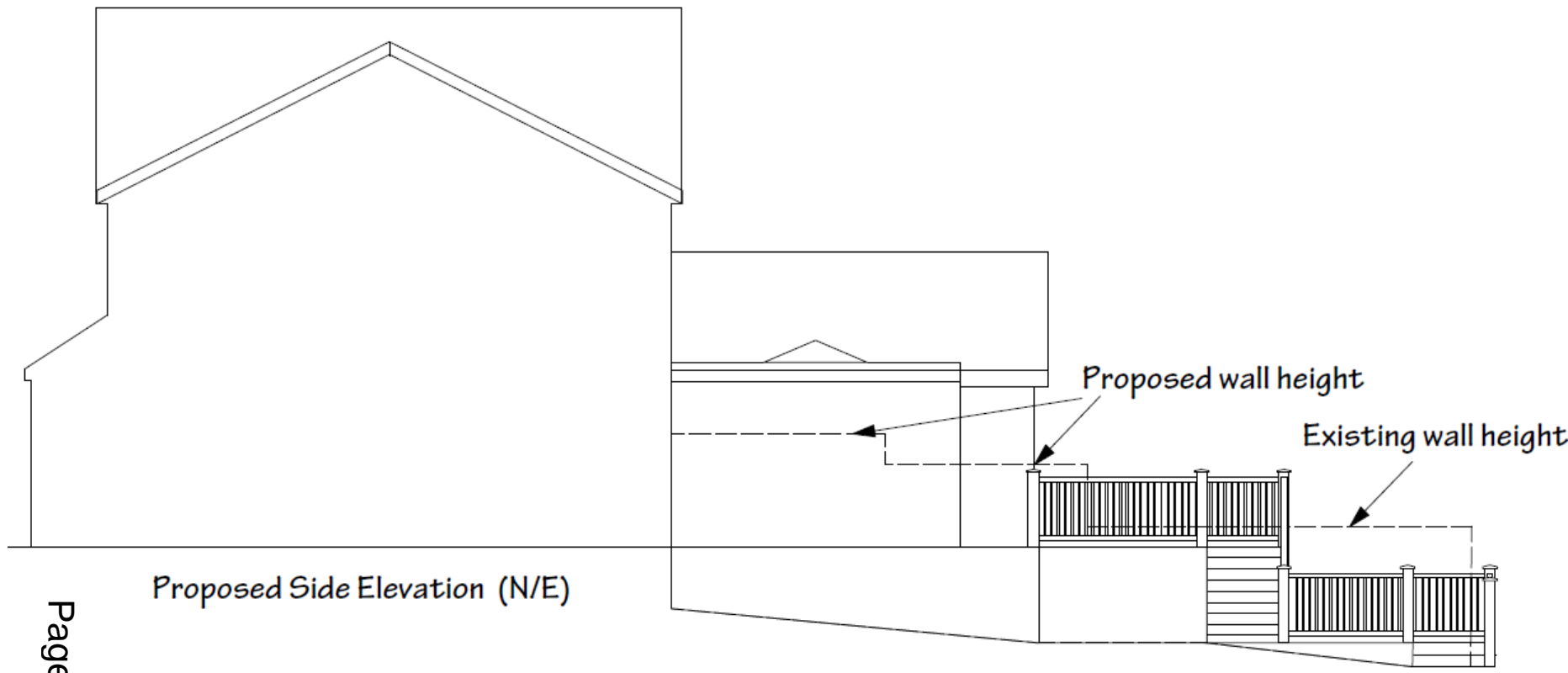
PL/01002



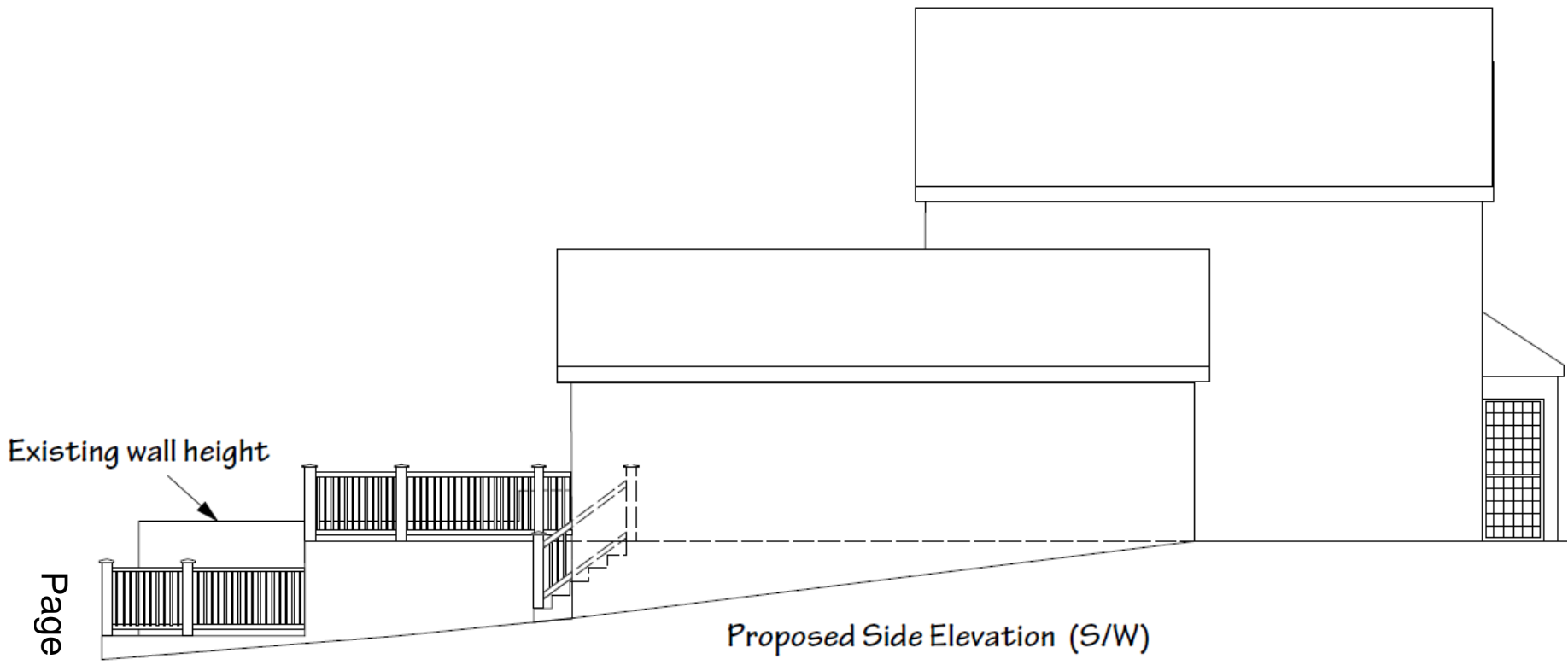
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Proposed Rear Elevation

PL/01002



PL/01002



Proposed Side Elevation (S/W)

PL/01002

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PL/01002



PL/01002



PL/01002



PL/01002



PL/01002



PL/01002



PL/01002



PL/01002



PL/01002



PL/01002



PL/01002



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PL/01056

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Layers

- Hide Base Layer
- SNN_Apps_polygon
- SNN_Apps_point
- SNN_Apps_line
- BC_Pre_Apps_polygon
- BC_Pre_Apps_point
- BC_Pre_Apps_line
- BC_CPN_polygon
- BC_CPN_point

Maps & Aerial Photos

- Aerial Photos 2018 (north-east of county)
- Aerial Photos 2017 (missing north-east)
- Aerial Photos 2013-2014
- Aerial Photos 2009-2010
- Aerial Photos 2006
- Aerial Photos 1999-2001
- OS PSMA Composite Mapping
- OS PSMA Composite Mapping b/w
- Mastermap topo layer
- Mastermap topo layer b/w
- OS MiniScale
- 1:250,000 OS mapping
- 1:50,000 OS mapping
- 1:25,000 OS mapping

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Layers

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- BC_CPN_point

Maps & Aerial Photos

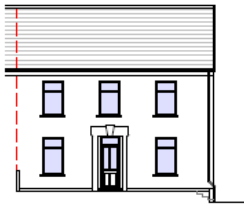
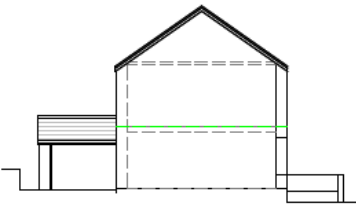
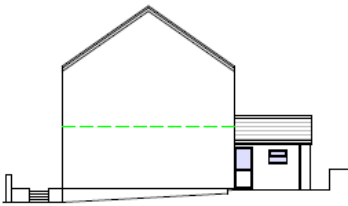
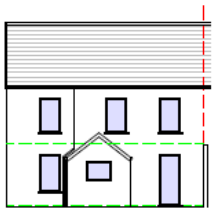
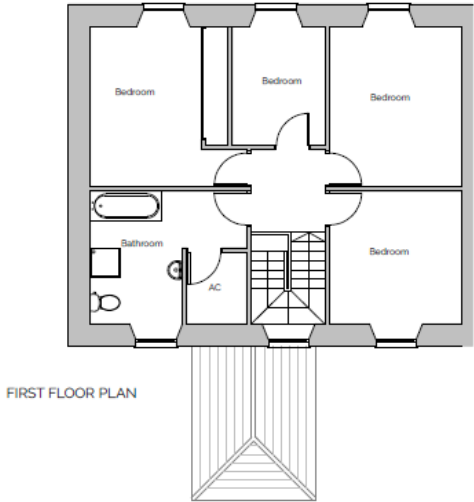
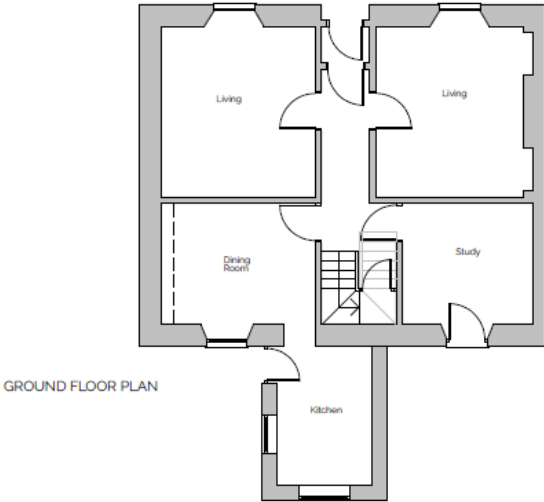
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- 1:25,000 OS mapping

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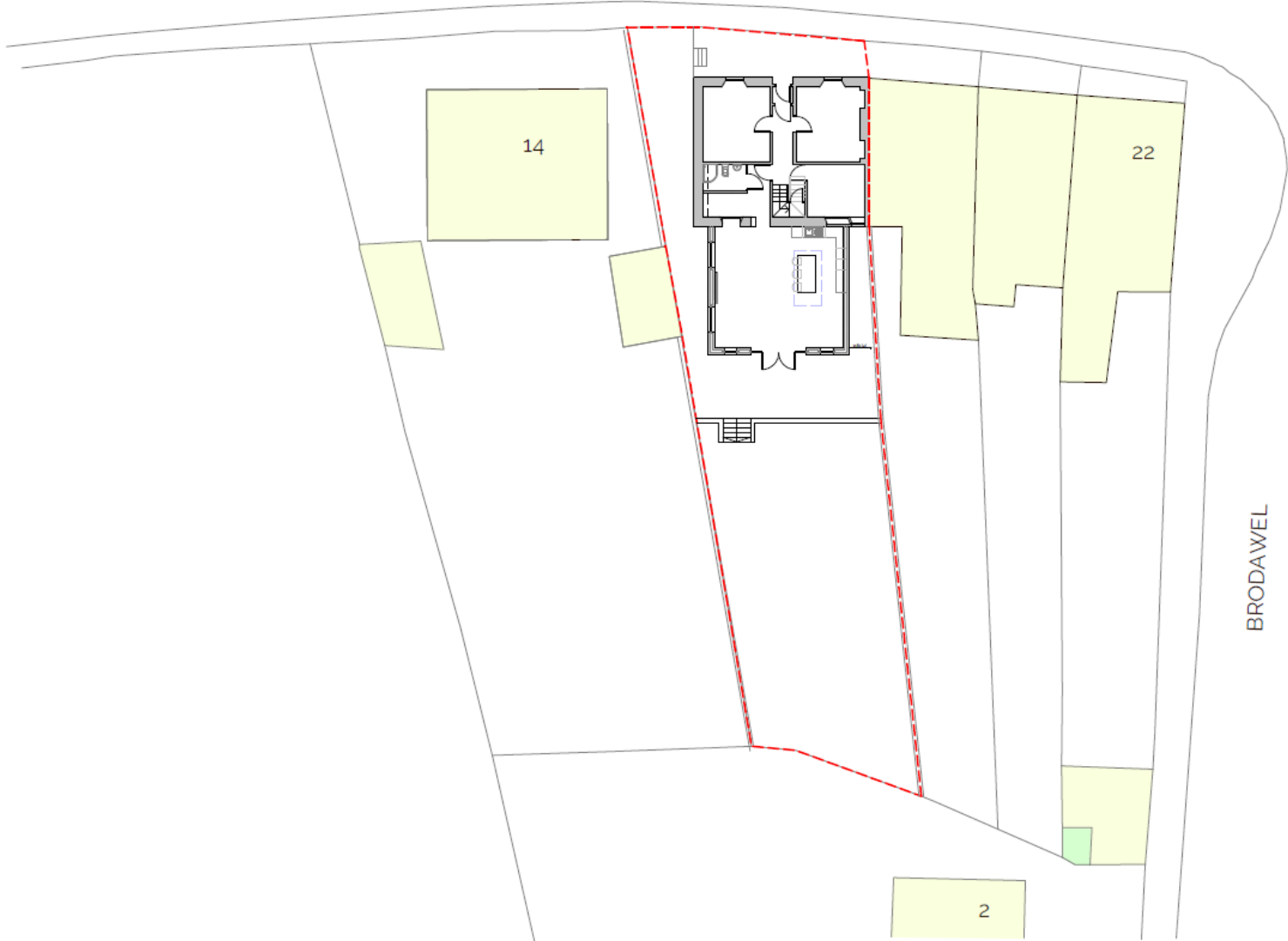


PL/01056



PL/01056

ELKINGTON ROAD



BRODAWEL

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SCALE/S 1200
DRAWING **A105-004**

SIZE A3
DATE Dec 20

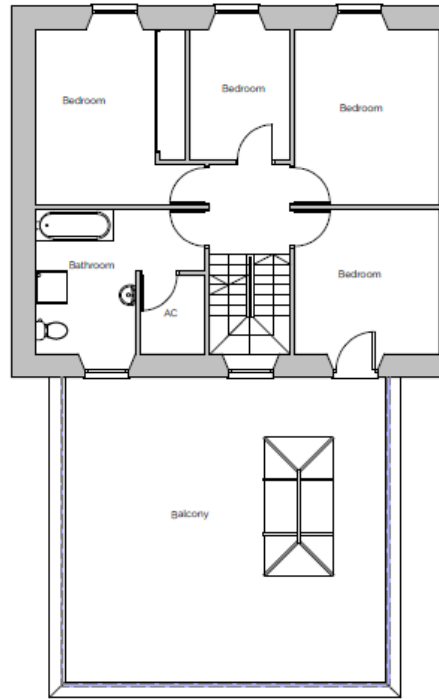
PROJECT Proposed Extension at 16 Elkington Road
Burry Port, SA16 oAA

TITLE Proposed Block Plan

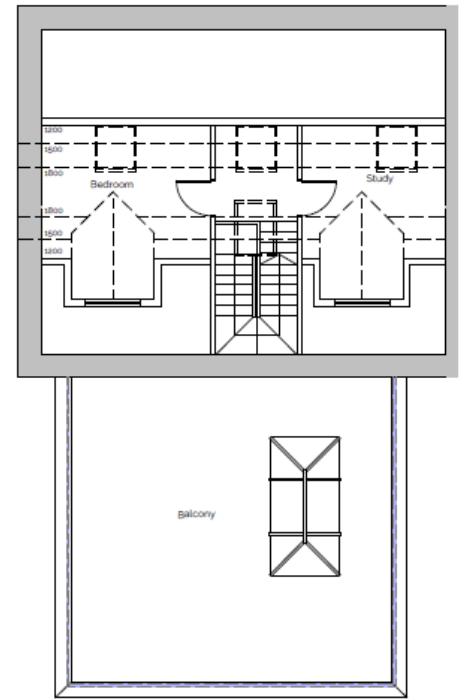
NOTES



GROUND FLOOR PLAN



FIRST FLOOR PLAN

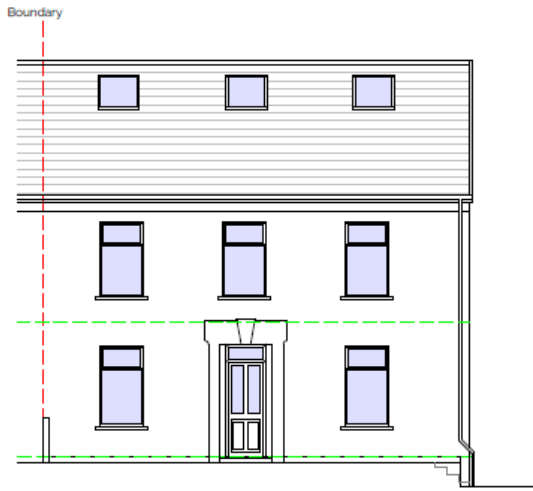


ATTIC PLAN

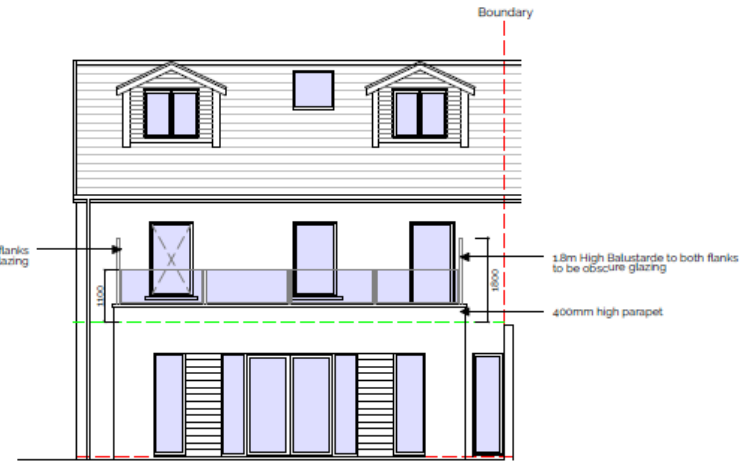
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A Balcony noted
Front dormer removed

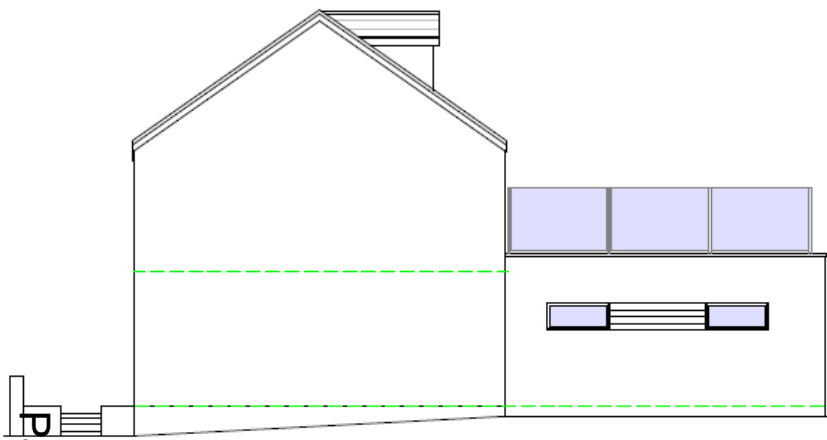
25/01/21



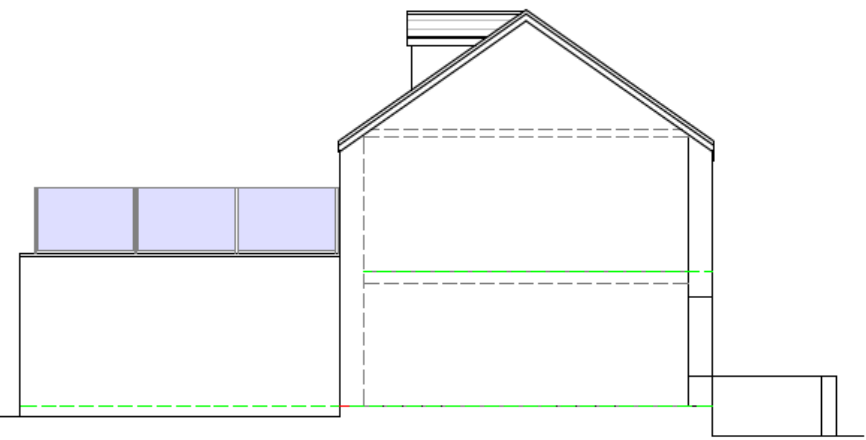
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

FINISHES:
Smooth White Render.
Windows and doors to be Ral 7016. UPVC/Aluminium.
Rainwater goods to be Black UPVC.
Composite cladding boards to Dormers to be Anthracite
and to infill panels on GF Redwood.

To be Obscure Glazing

Page 60

A Balcony noted
Front dormer removed 25/01/21

PL/01056



PL/01056



PL/01056



PL/01056



PL/01056



PL/01056



PL/01056



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**APPLICATIONS
RECOMMENDED
FOR REFUSAL**

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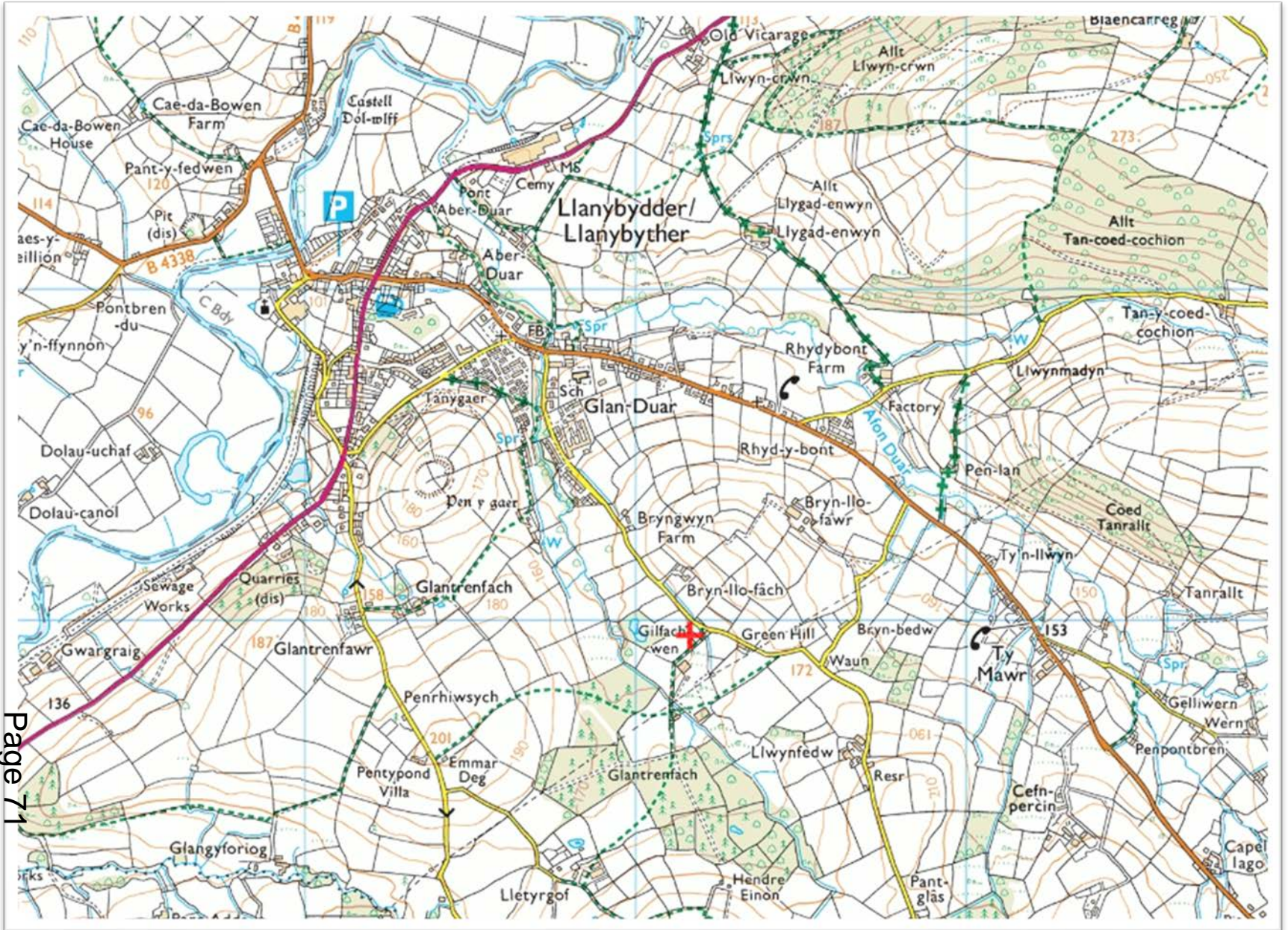
Agenda Item 4

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W/39628

W/39628 Location Plan



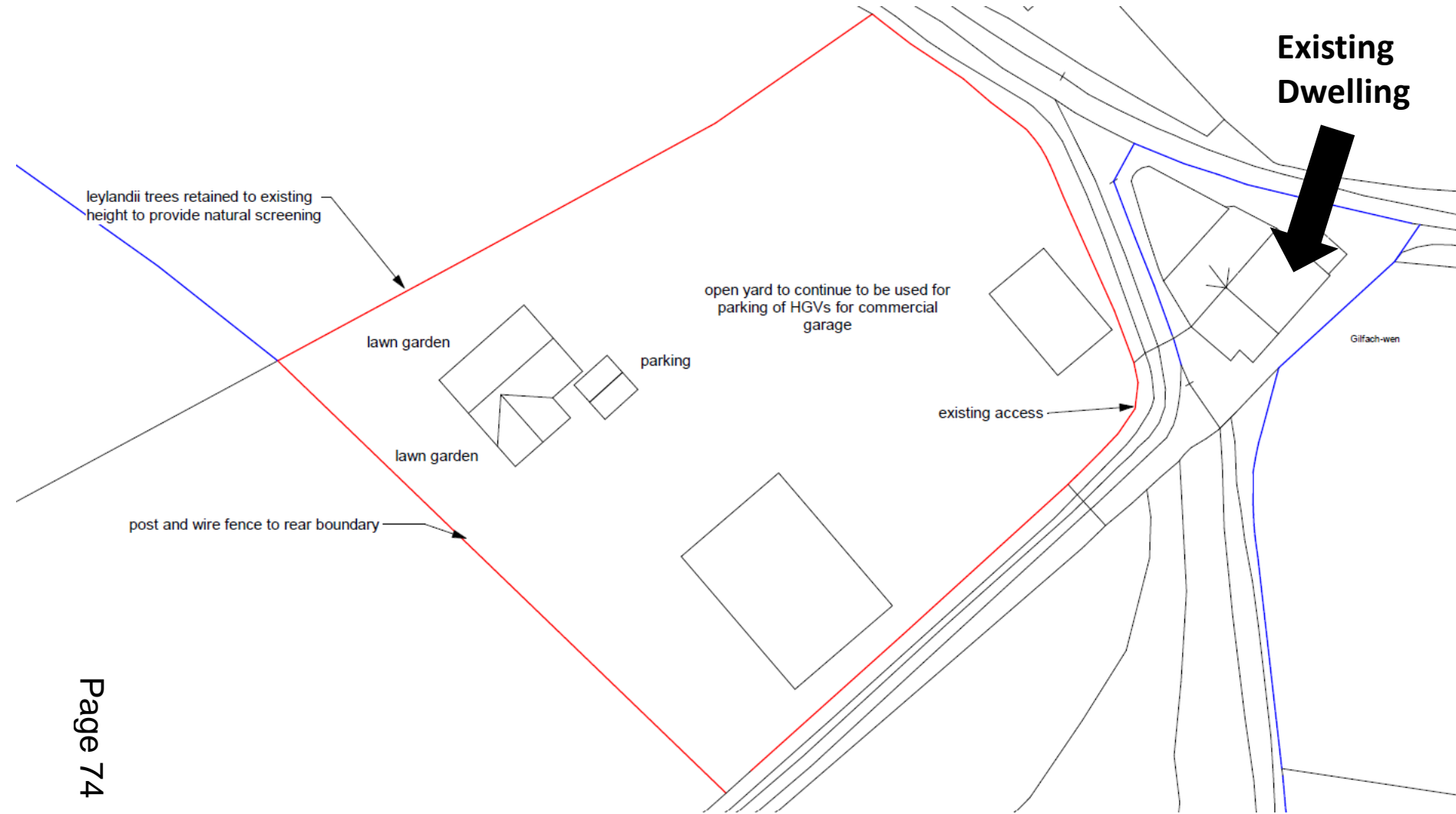
W/39628 Aerial Photo 2017



W/39628 Application Site Plan



W/39628 Application Block Plan



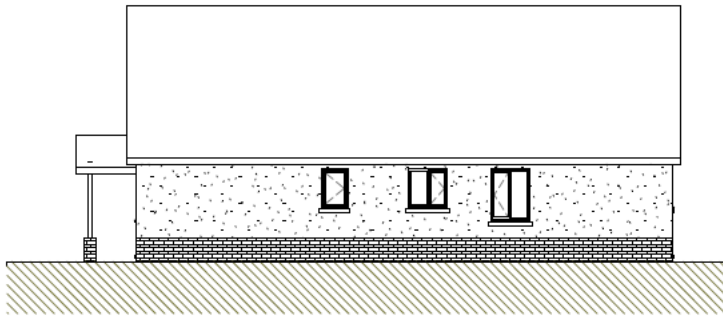
W/39628



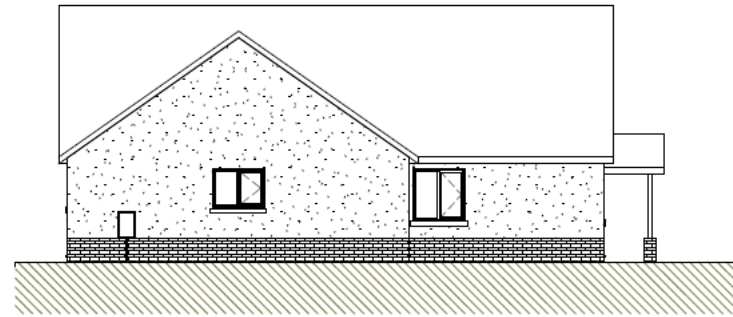
2 Front elevation
1 : 100



3 Rear elevation
1 : 100

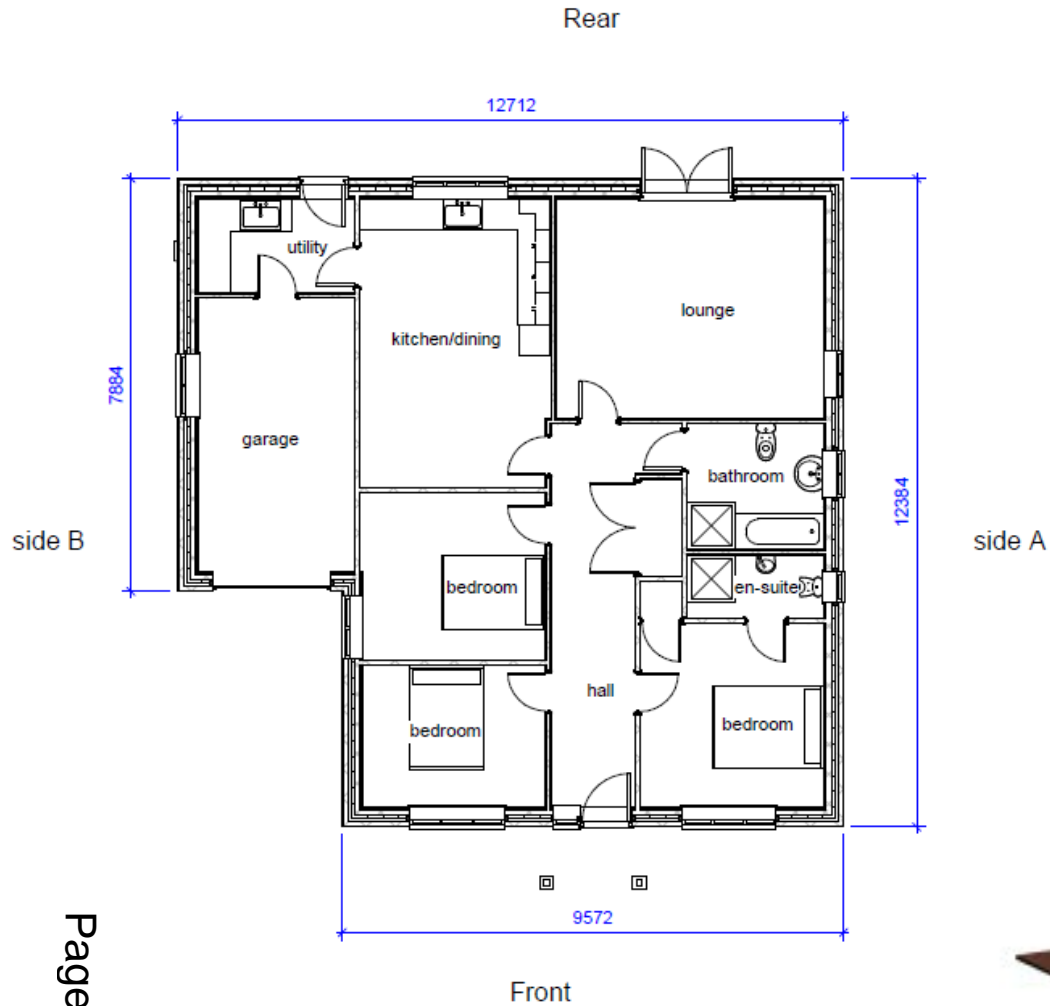


5 elevation on B
1 : 100



4 elevation on A
1 : 100

W/39628 Proposed Floor Plan



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6 Front pictorial

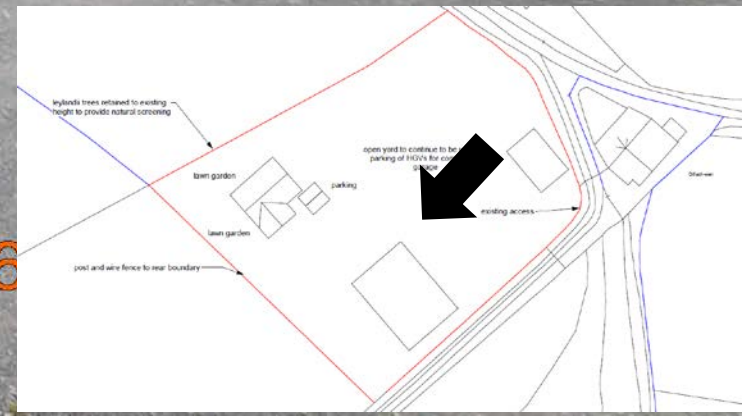
W/39628 Aerial History



W/39628 Existing Property

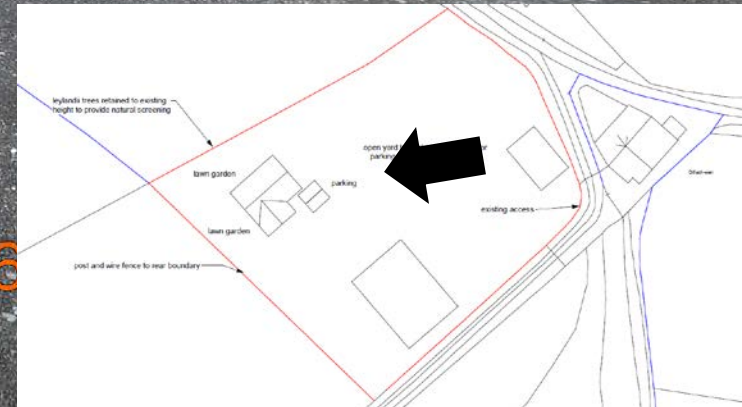
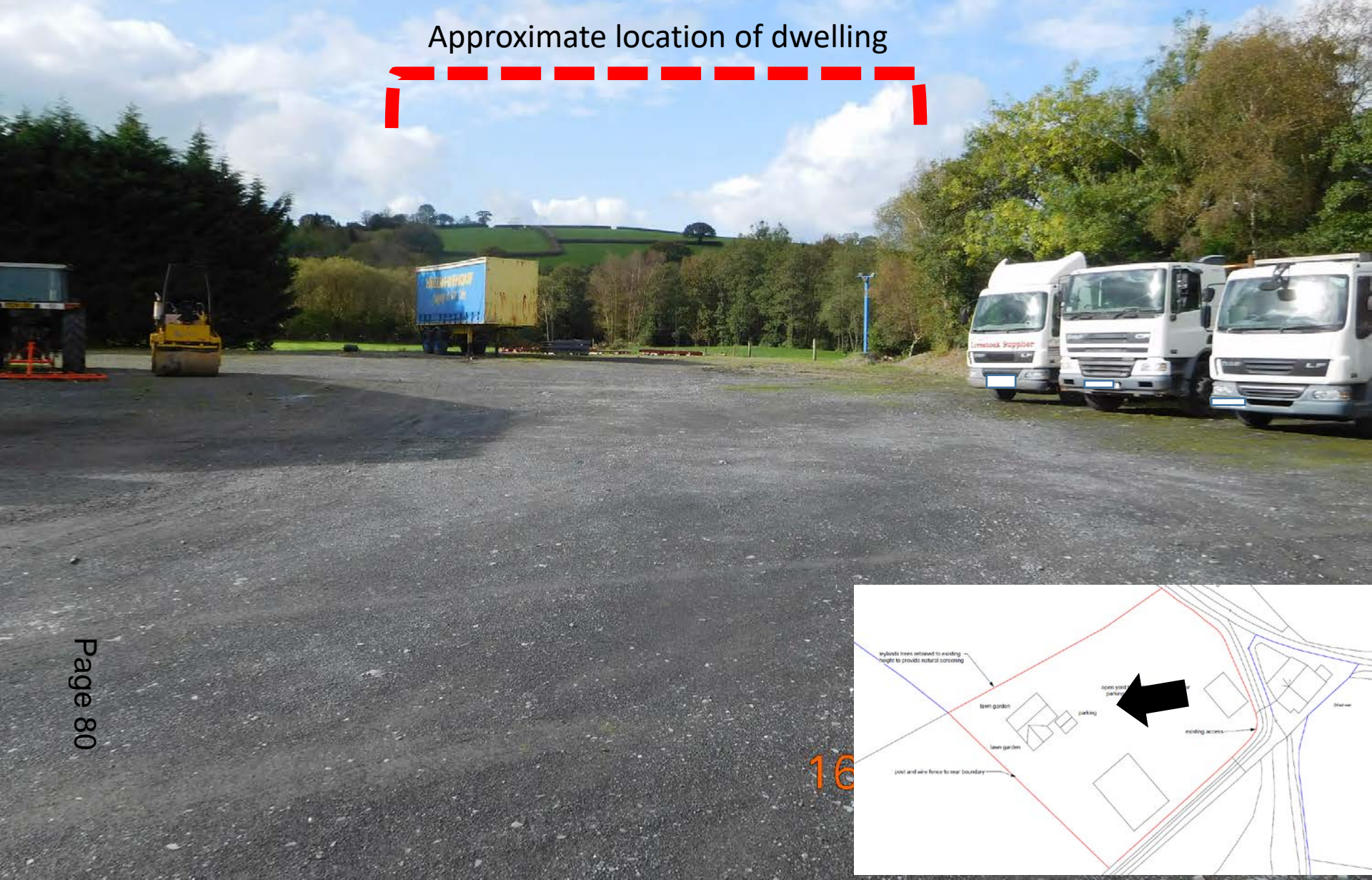
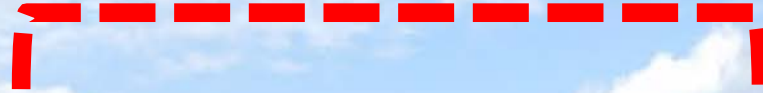


W/39628 Vehicle Repairs Building

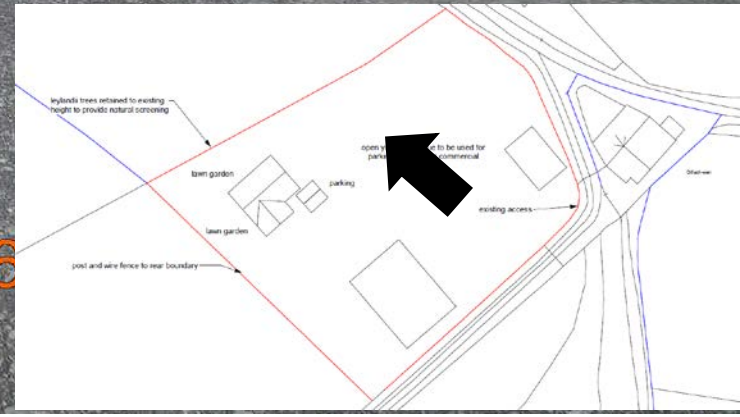


W/39628 Application site

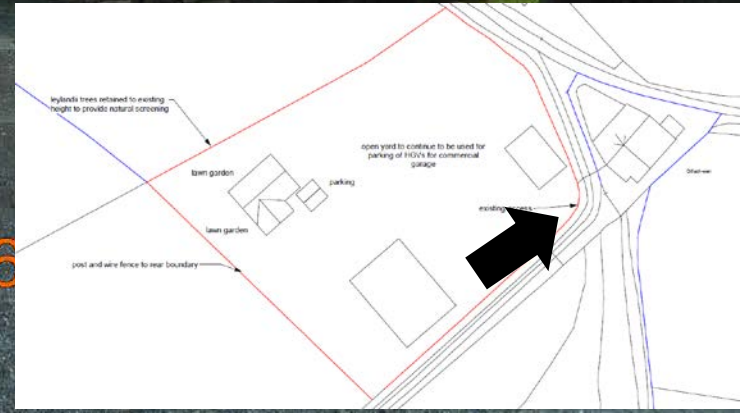
Approximate location of dwelling



Approximate location of dwelling



W/39628 Side/rear existing dwelling

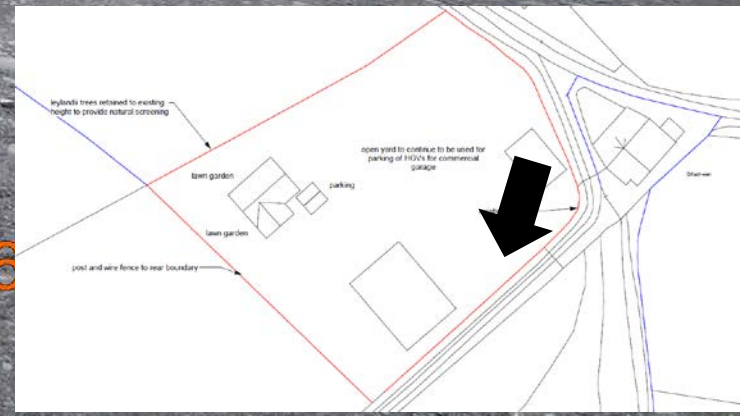


W/39628 Adjacent storage area



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04.03.2021

RHANBARTH
Y DWYRAIN

AREA
EAST

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Agenda Item 5

Y Pwyllgor Cynllunio

Planning Committee

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CYMERADWYO**

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**

Y Pwyllgor
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Committee

PL/00778

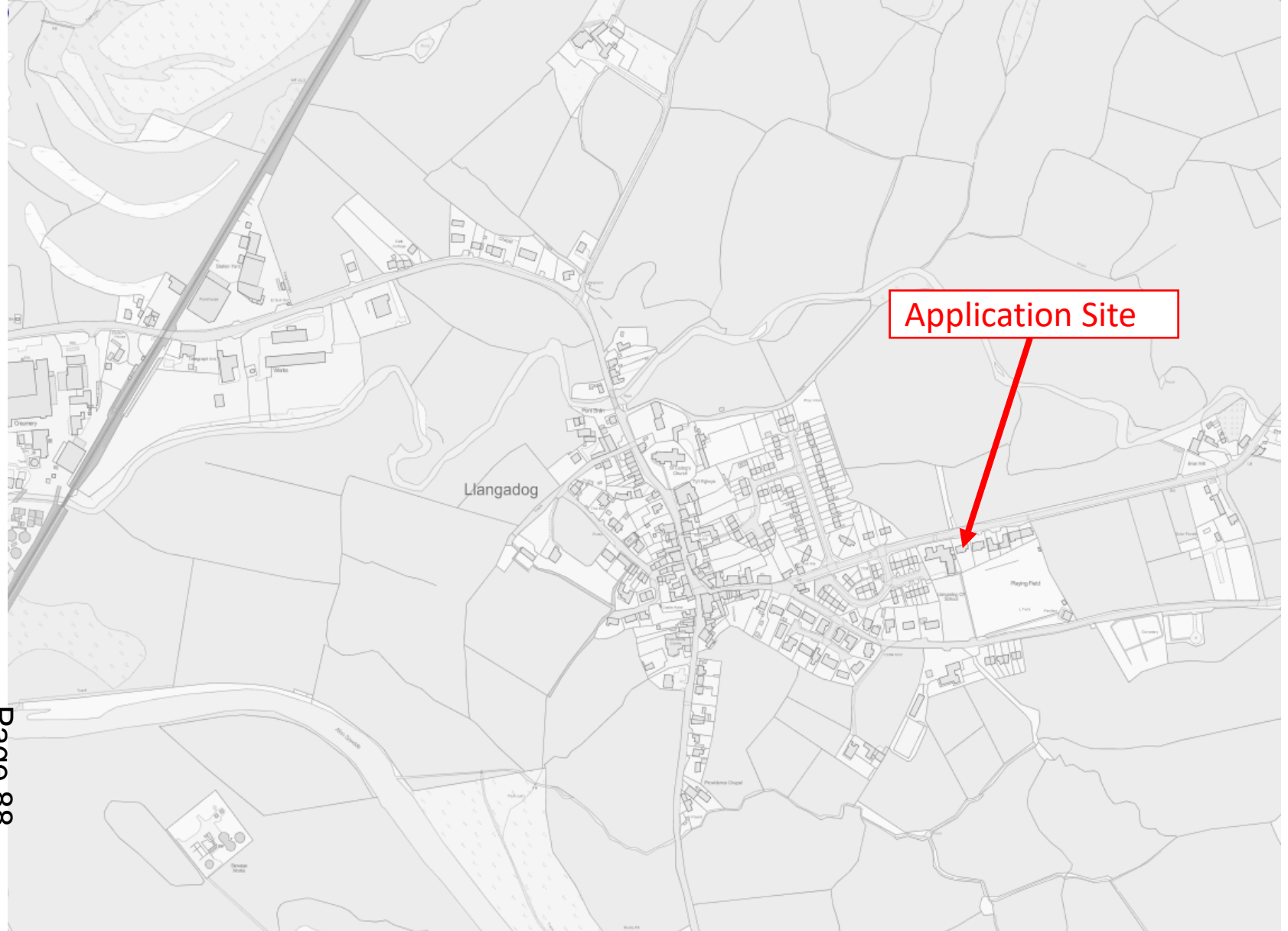
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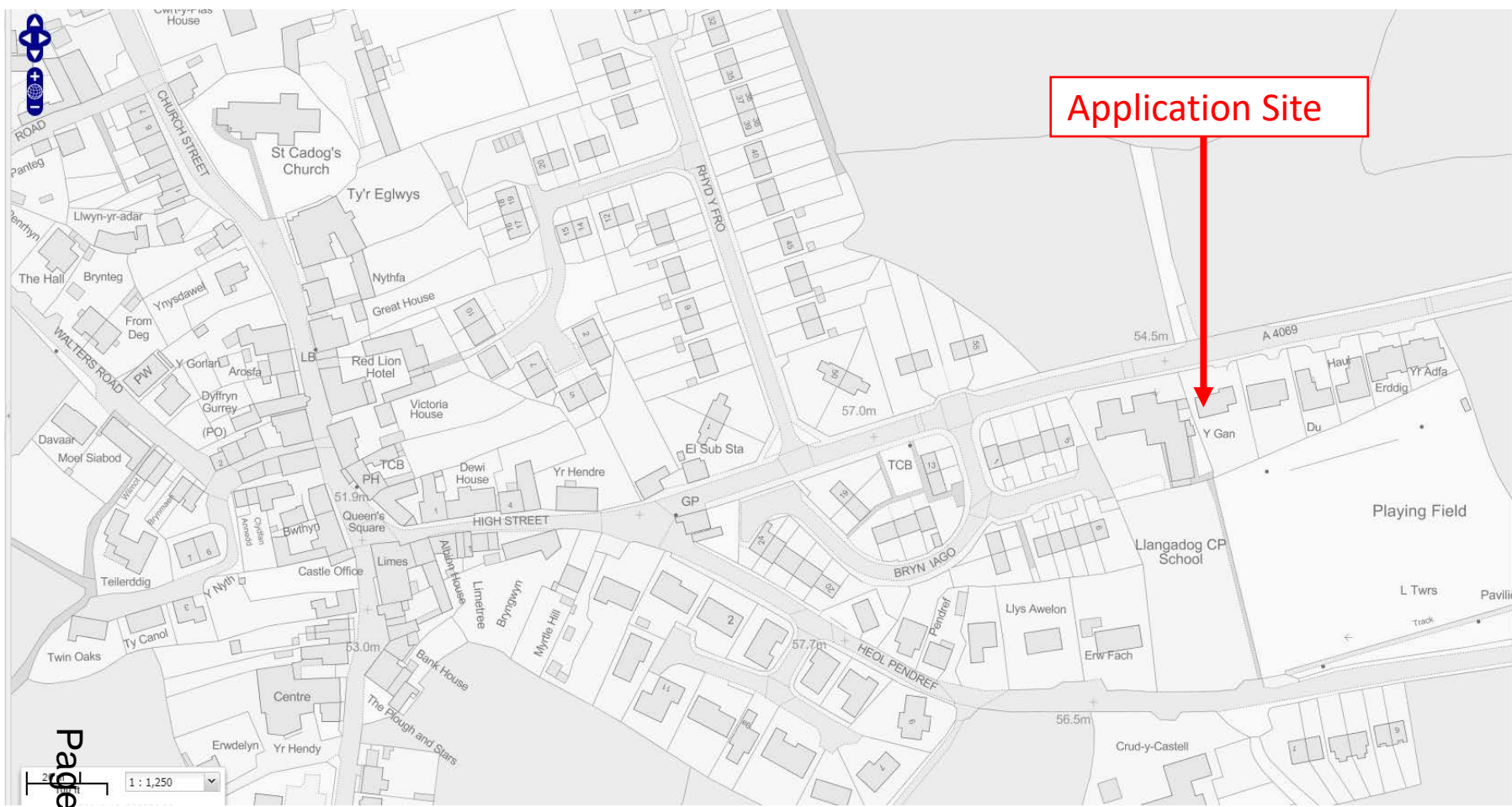


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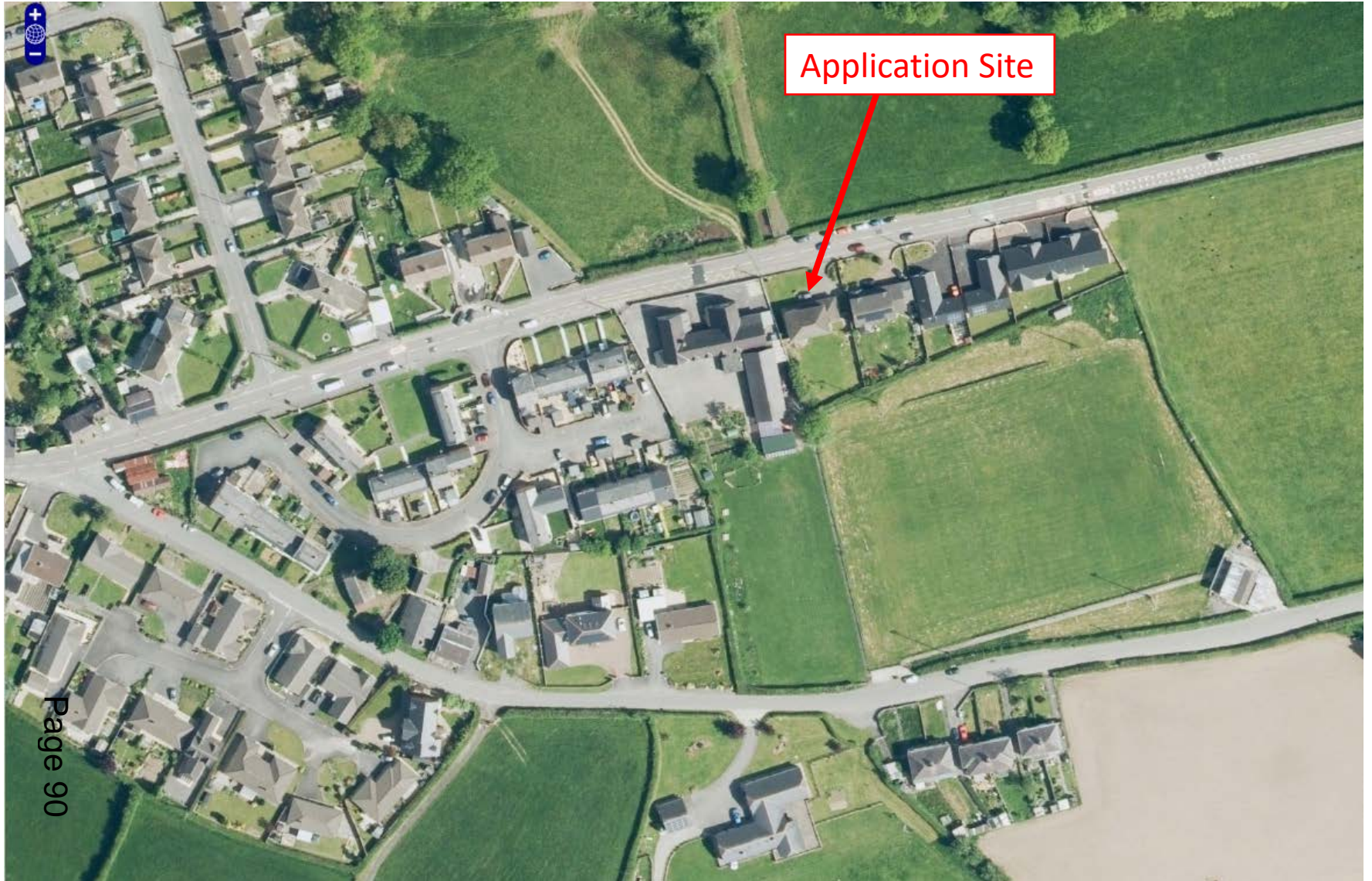
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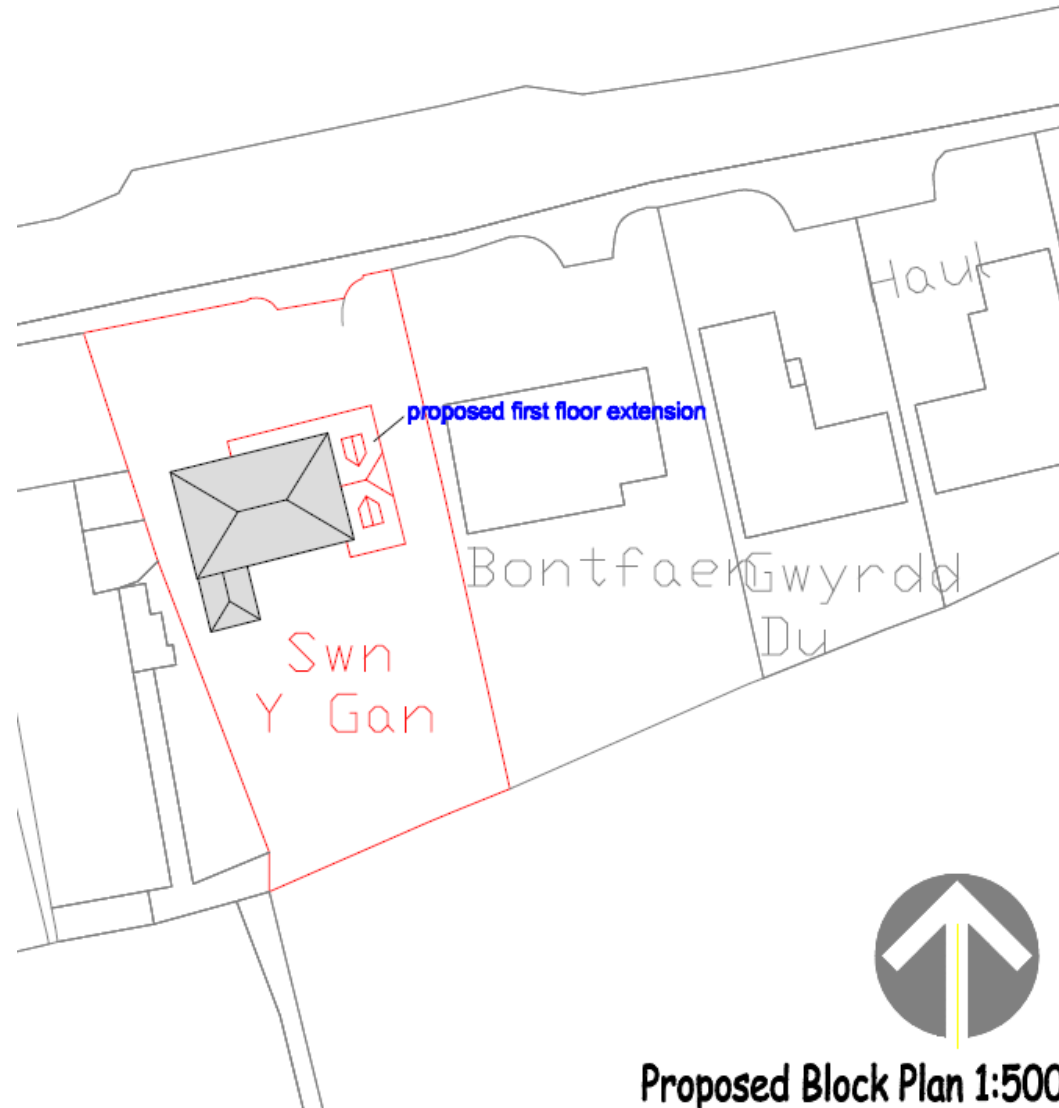
PL/00778 Location Plan-Llangadog

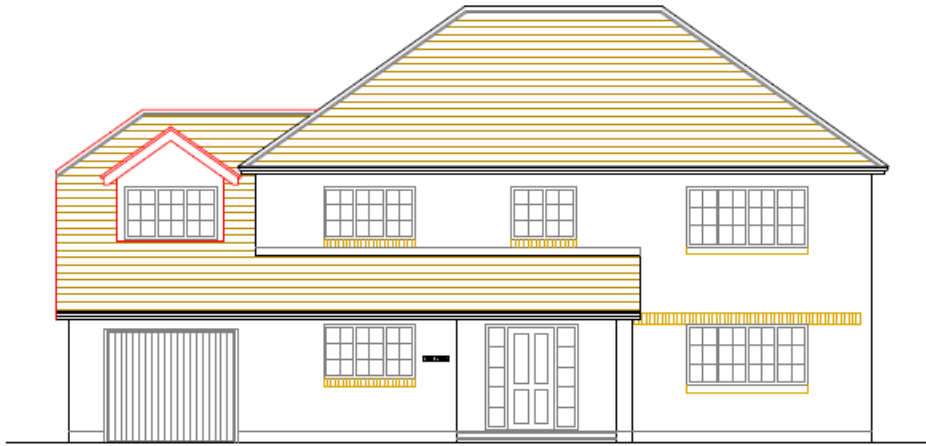




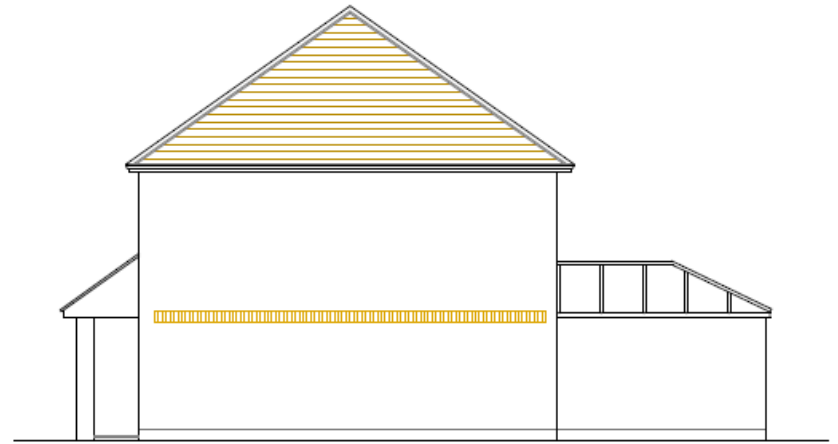
Application Site



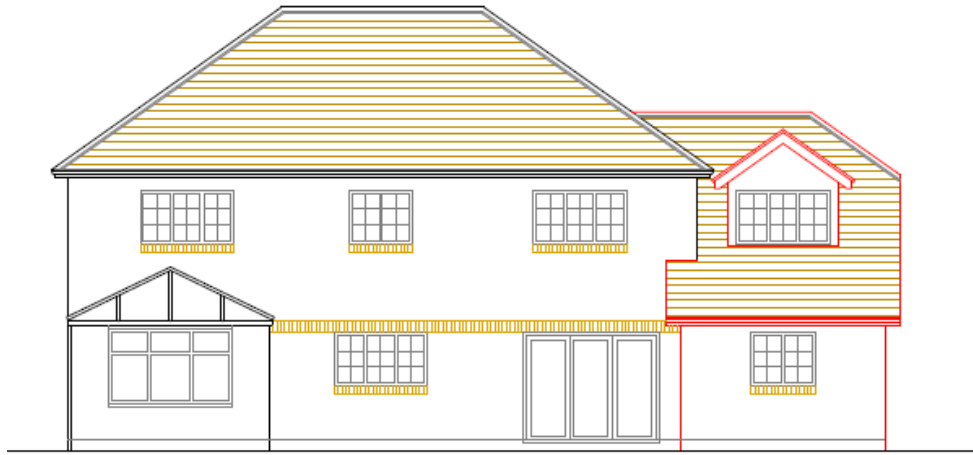




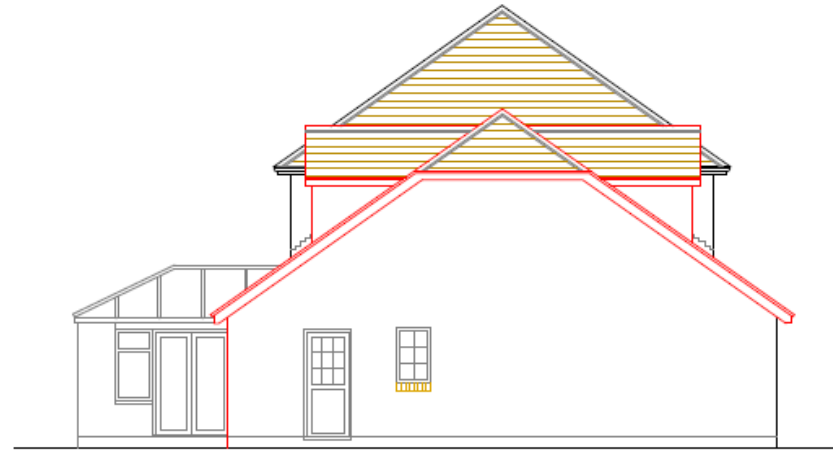
North elevation



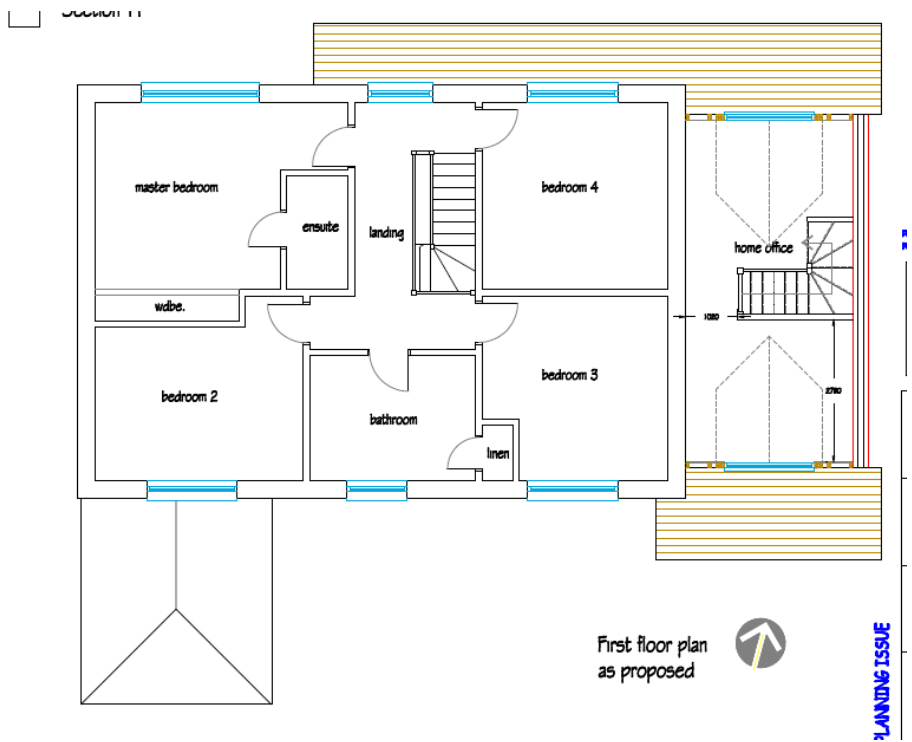
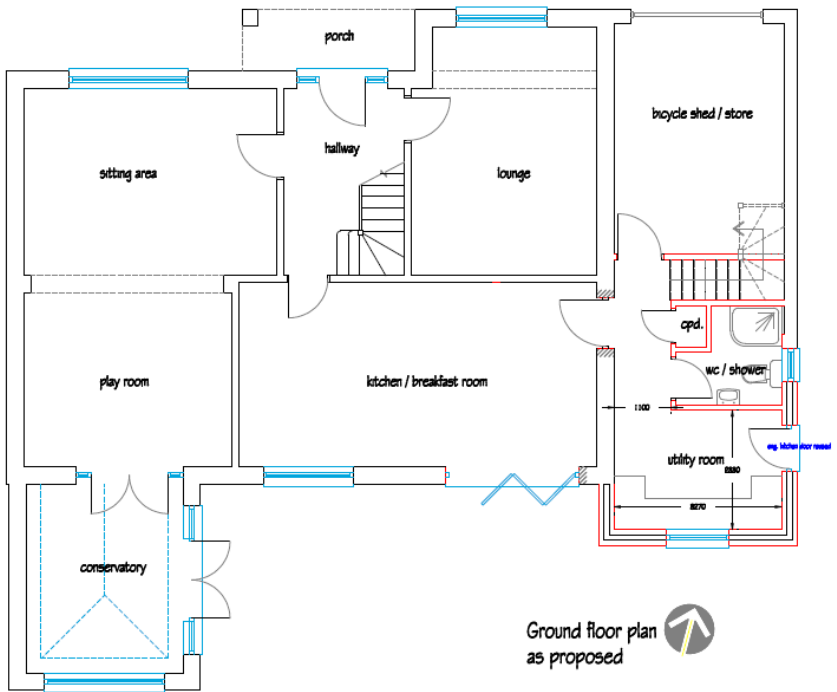
West elevation



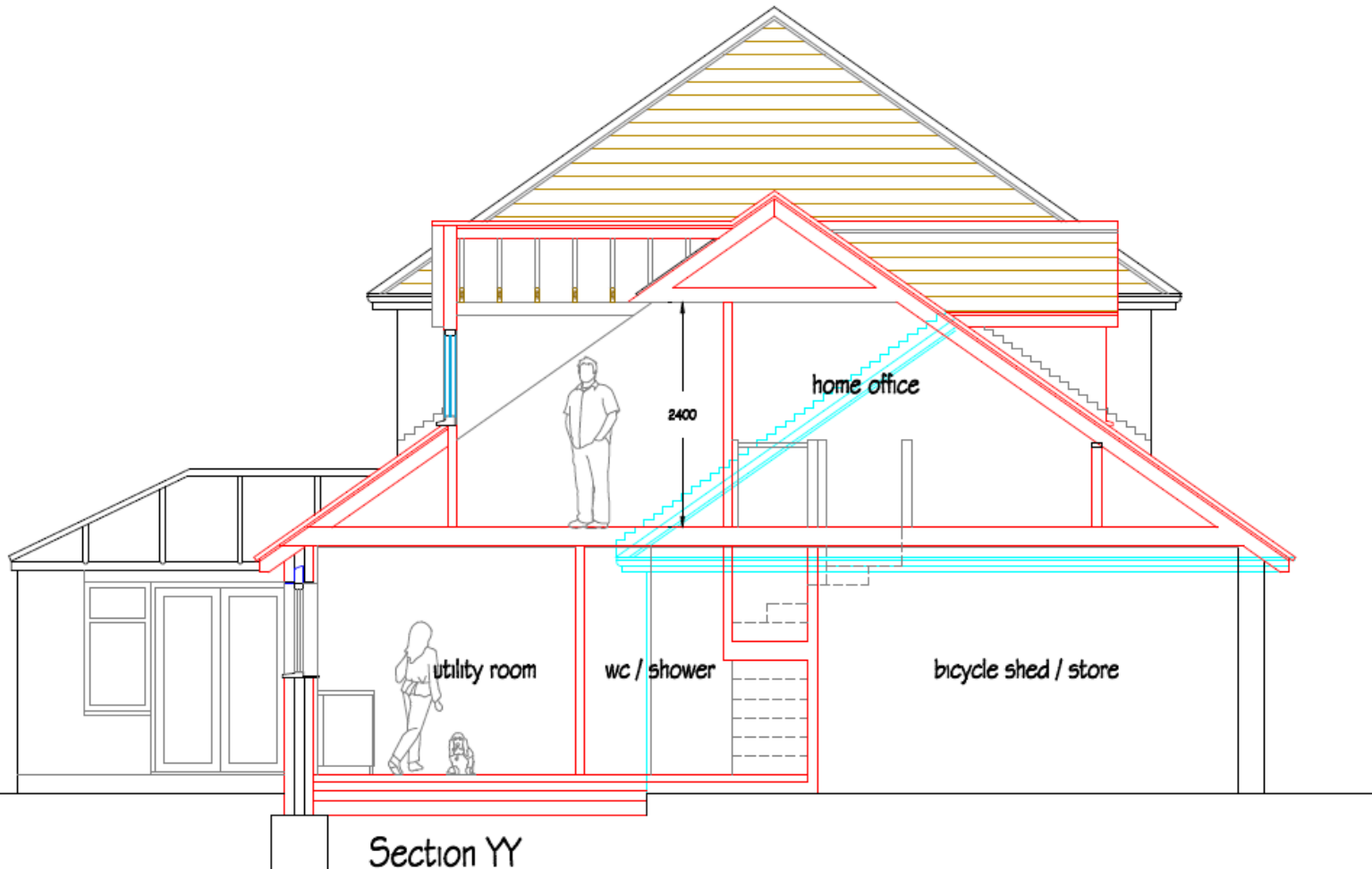
South elevation



East elevation



North elevation



PL/00778

Site Photo



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Site Photo



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Site Photo



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Site Photo



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Site Photo

