

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 1ST APRIL, 2021

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

Agenda No	Item
-----------	------

- | | |
|----|---|
| 3. | <u>AREA EAST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 24) |
| 4. | <u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 25 - 74) |

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

*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO, CYFARWYDDIAETH
YR AMGYLCHEDD**

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

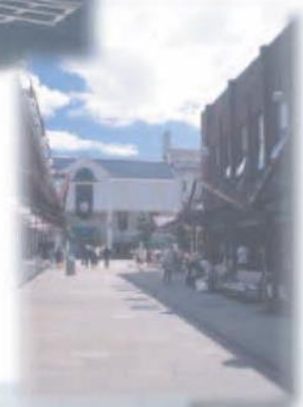
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 01 EBRILL 2021
ON 01 APRIL 2021**

I'W BENDERFYNU / FOR DECISION

**ATODIAD
ADDENDUM**



ADDENDUM – Area East

<i>Application Number</i>	PL/00739
<i>Proposal & Location</i>	CONSTRUCTION OF DETACHED TIMBER-FRAMED BUILDING FOR OUTDOOR DINING WITH STORAGE AREA AT OLD FOREST ARMS, BRECHFA, CARMARTHEN, SA32 7RA

DETAILS:

Public Representations

Three further letters of representation have been received which reiterate previous issues of concern relating to the lack of parking provision, potential increased noise and the likely impact of the surface water drainage on the neighbouring hall.

Appraisal

The matters raised by the respondents have been addressed in the main report and the recommendation to approve the application remains unchanged.

Y Pwyllgor Cynllunio / Planning Committee

01/04/2021

Rhanbarth Y Dwyrain / Area East

Y Gwasanaethau Cynllyunio - Planning Services

Adran Yr Amgylchedd - Environment Department

Page 5

Cyngor **Sir Gâr**
Carmarthenshire
County Council



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/00739

Paul Roberts

Y Gwasanaethau Cynllyunio - Planning Services
Adran Yr Amgylchedd - Environment Department

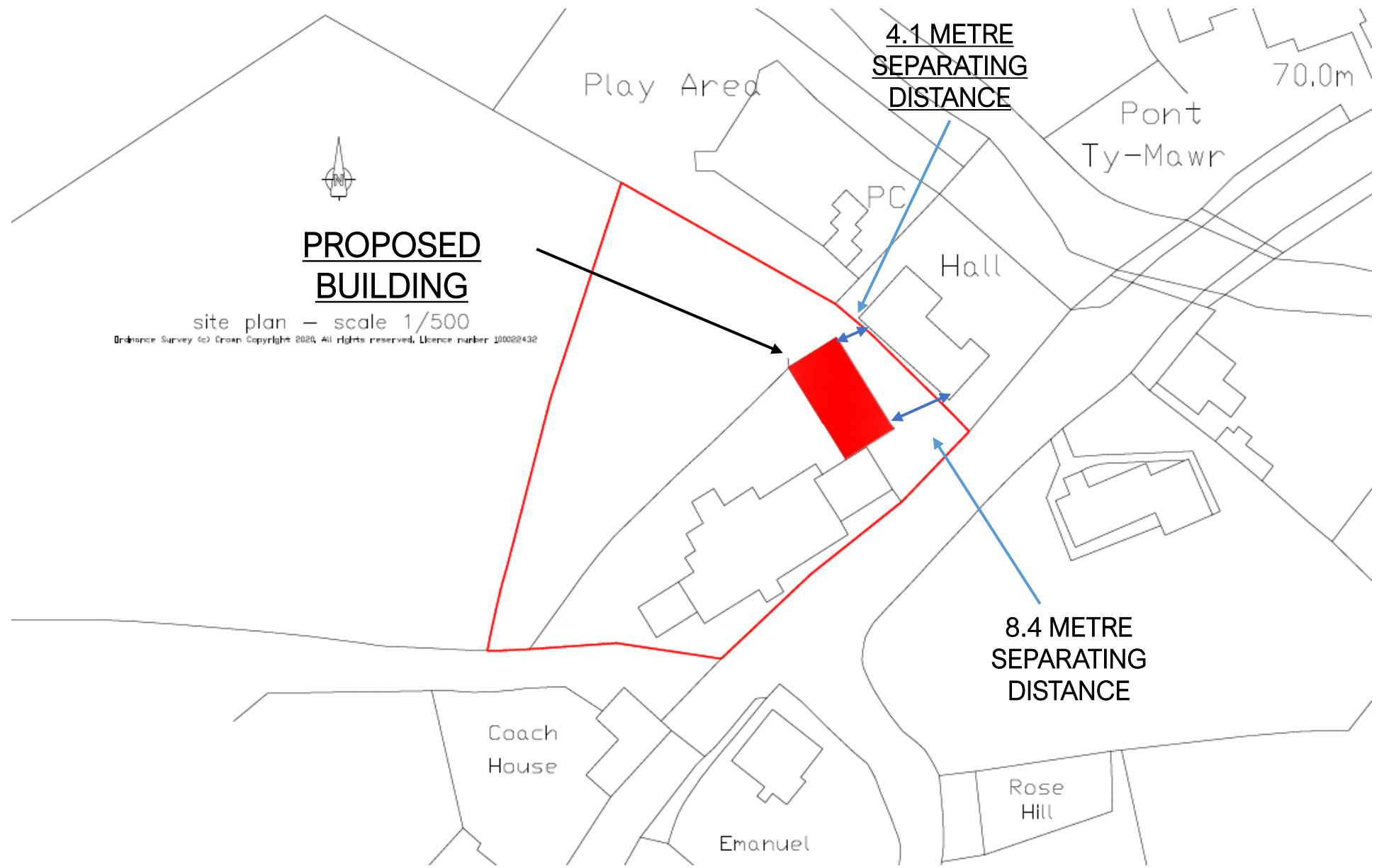
Page 7

Cyngor **Sir Gâr**
Carmarthenshire
County Council

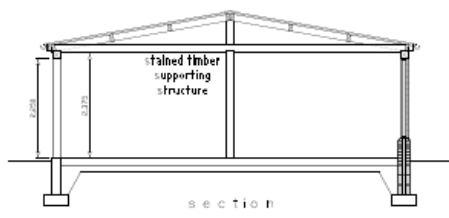
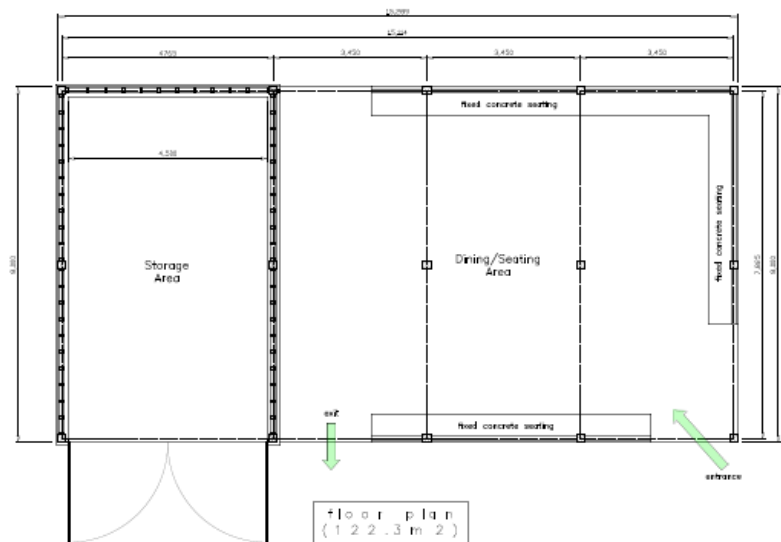
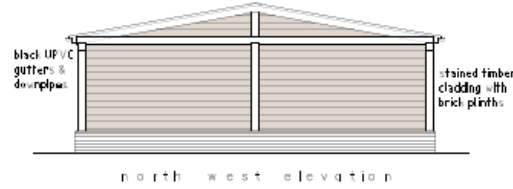
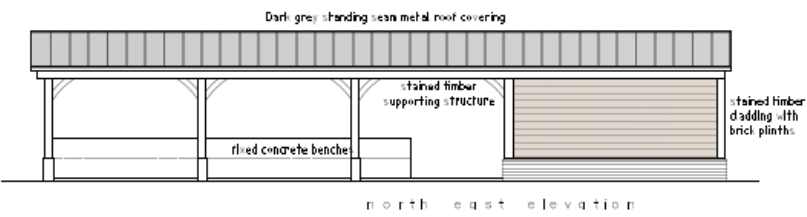
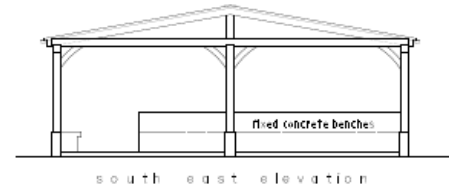
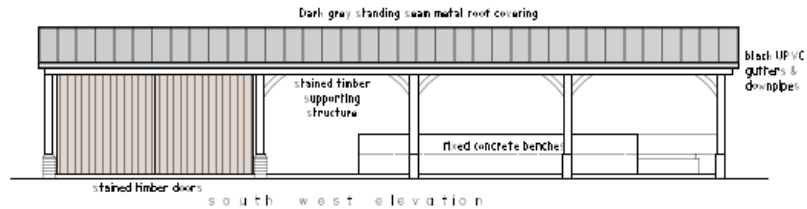








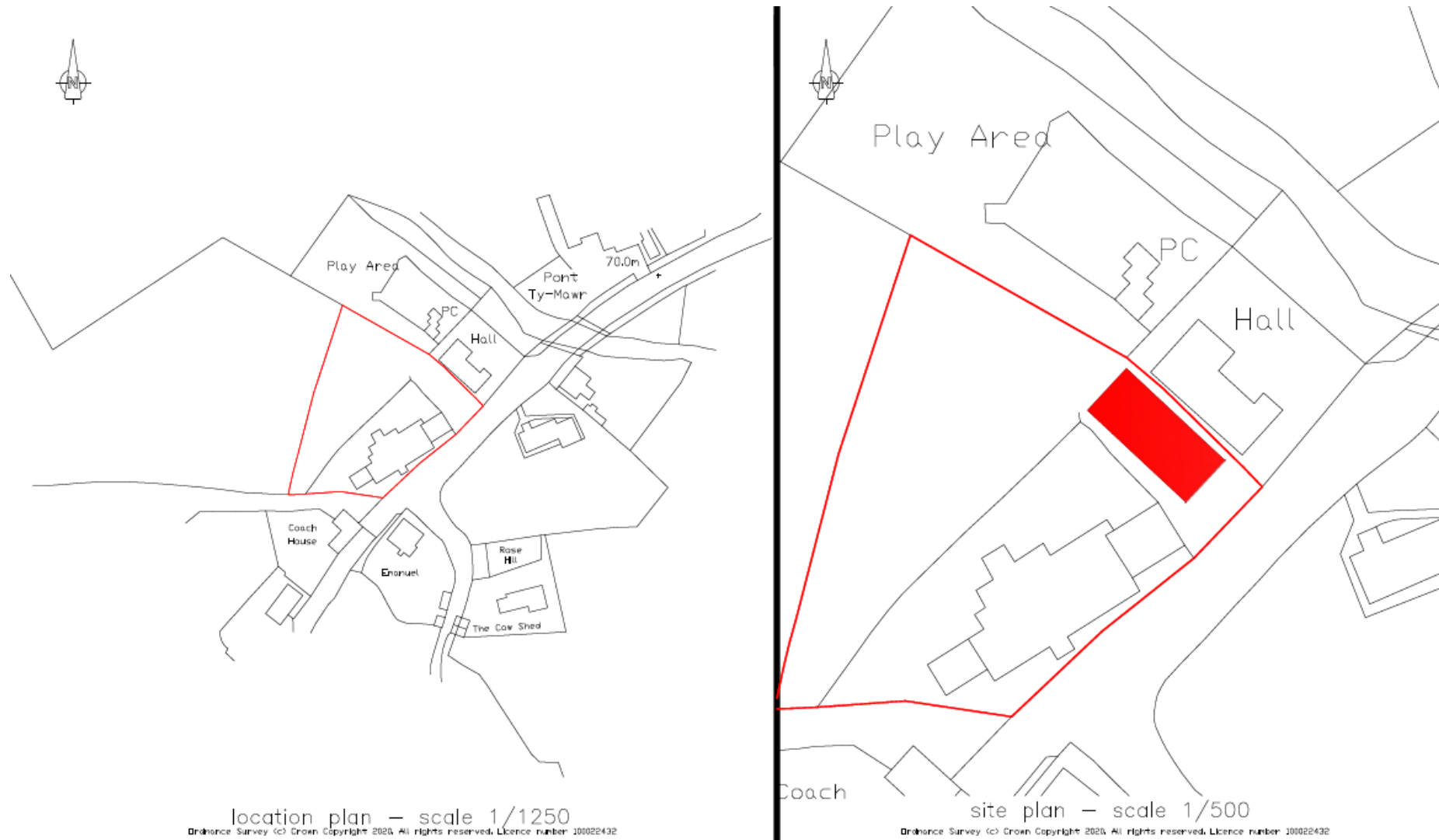
Do not scale drawing, work off figure dimensions



Rev C: 15.12: Building reduced in size & moved away from wall
Rev B: 15.11.20: Building reduced in size to better suit the site
Rev A: 27.11.20: Building reduced in size slightly from 12.00m to 12.20m

Brown Partnership
Architectural & Planning Services
Three Horse Shoe, Clayton,
Central Victoria, 3168 VIC
03450 74000/03776 128268
www.brownpartnership.com.au

Proposed Arrangements - Scale: 1/50 (A1)
Construction of Outdoor Dining Facilities for Pines at
Pines Arms, Bawbwa, Central Victoria 3603 VIC
Rev 10: 8/10/21: 1.1

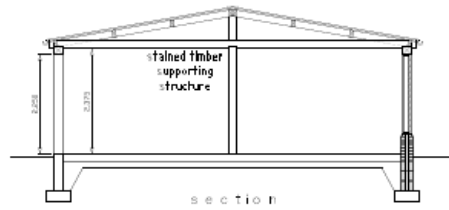
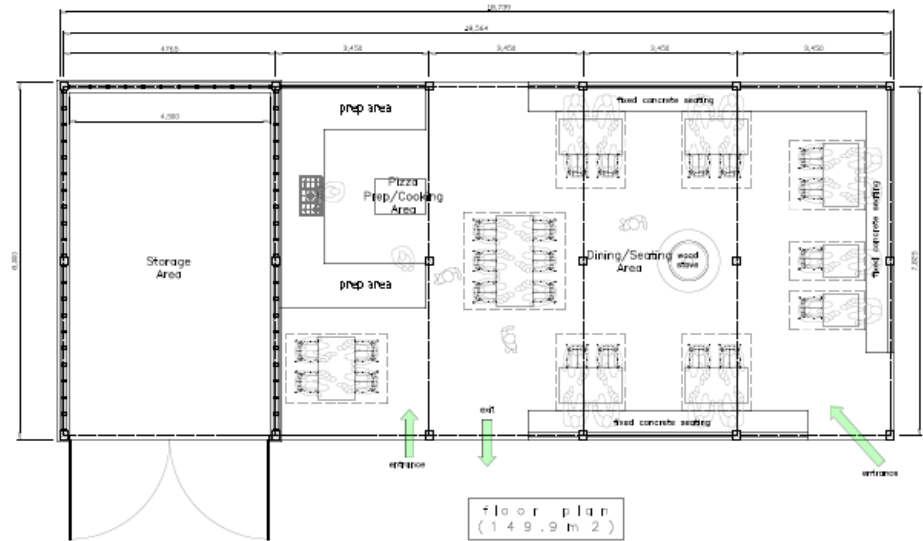
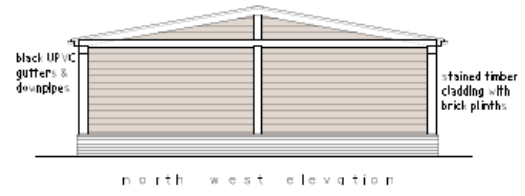
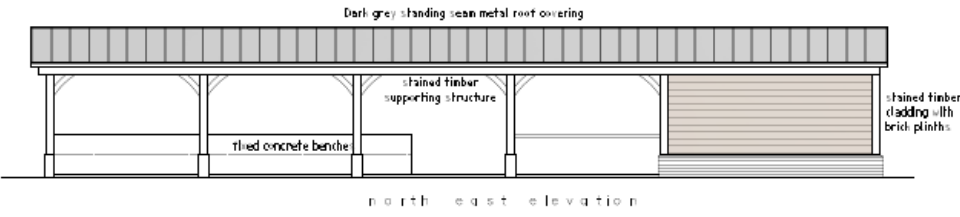
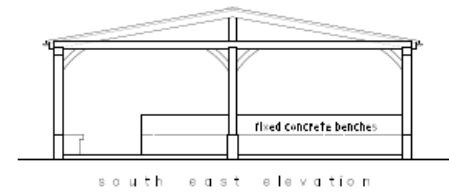
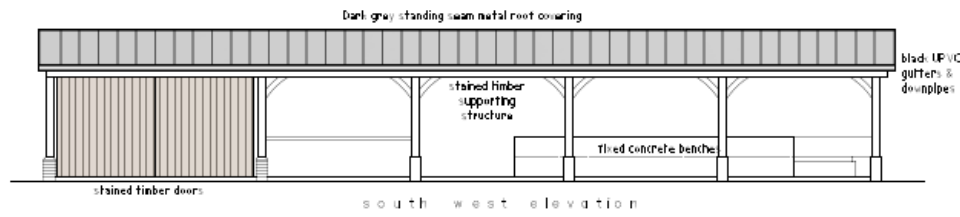


location plan – scale 1/1250
Ordnance Survey © Crown Copyright 2020. All rights reserved. Licence number 100022432

site plan – scale 1/500
Ordnance Survey © Crown Copyright 2020. All rights reserved. Licence number 100022432

Brown Partnership Architectural & Surveying Services Three Horse Shoes, Gwynfe, Carmarthenshire, SA19 9PT. 01550 740287/07779 163626 web: www.brownpartnership.com		Rev A - 12.1.21 - Size reduced
Site Location Plan- Scales as indicated (A3)		Drg No. BP557.1.2a
Construction of Outdoor Dining facilities for Pizzas at, Forest Arms, Brechfa, Carmarthenshire SA32 7RA For Mr & Mrs G. Rashbrook		

Do not scale drawing, work off figure dimensions or





















Diolch | Thank you

Page 24

sirgar.llyw.cymru

carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council



Y Pwyllgor Cynllunio / Planning Committee

01/04/2021

Rhanbarth Y De / Area South

Y Gwasanaethau Cynllyunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Page 25

Cyngor **Sir Gâr**
Carmarthenshire
County Council



Agenda Item 4

**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/01105

Zoe M James

Y Gwasanaethau Cynllyunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Page 27

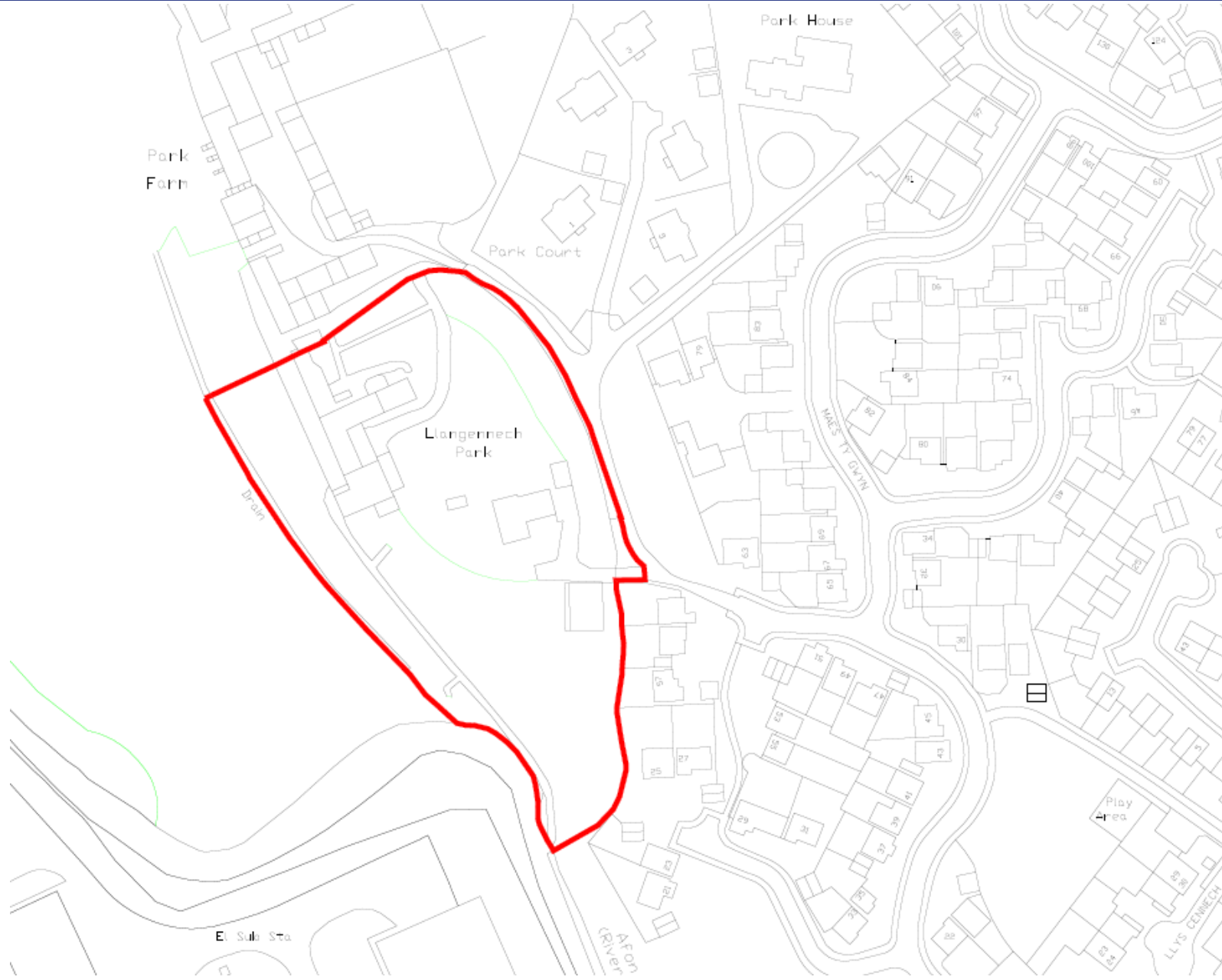
Cyngor **Sir Gâr**
Carmarthenshire
County Council







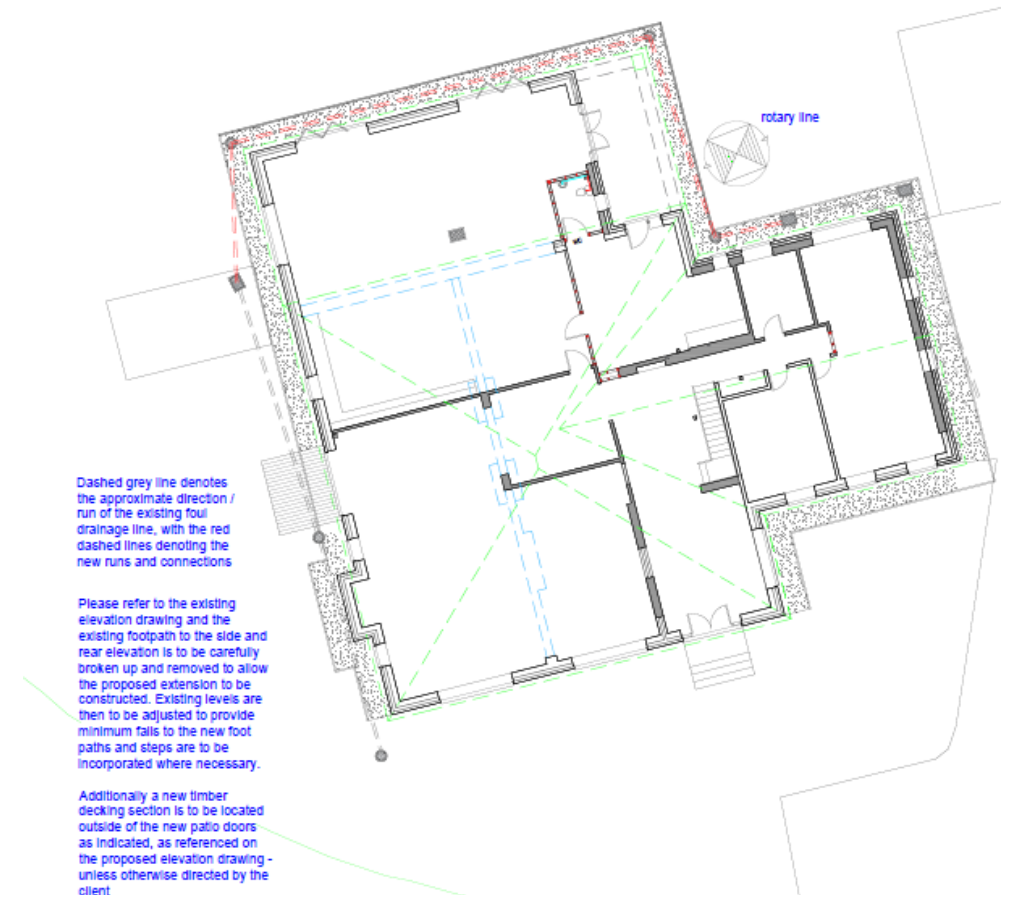




Existing Site Plan



Proposed Site Plan





existing ground floor plan



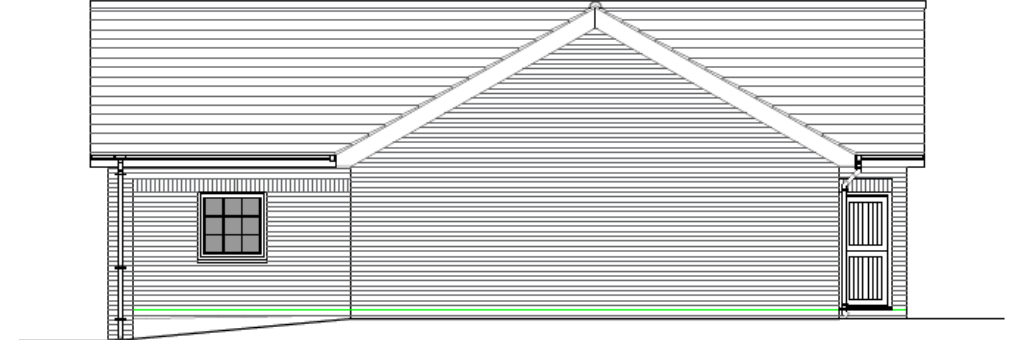
existing front elevation



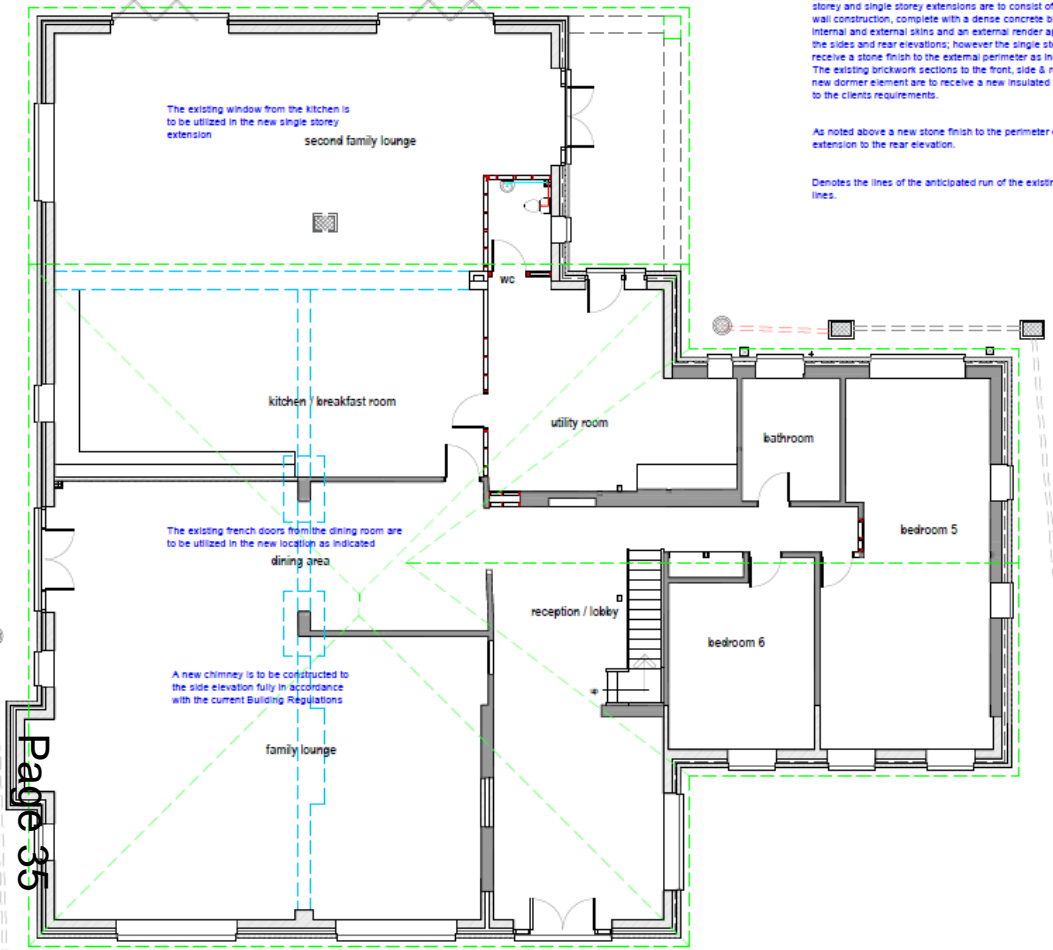
e



existing side elevation



existing side elevation



Walls: - The proposed construction of the new extensions, both the two storey and single storey extensions are to consist of a traditional cavity wall construction, complete with a dense concrete block to both the internal and external skins and an external render application finish to the sides and rear elevations; however the single storey extension is to receive a stone finish to the external perimeter as indicated. The existing brickwork sections to the front, side & rear elevations of the new dormer element are to receive a new insulated render application all to the clients requirements.

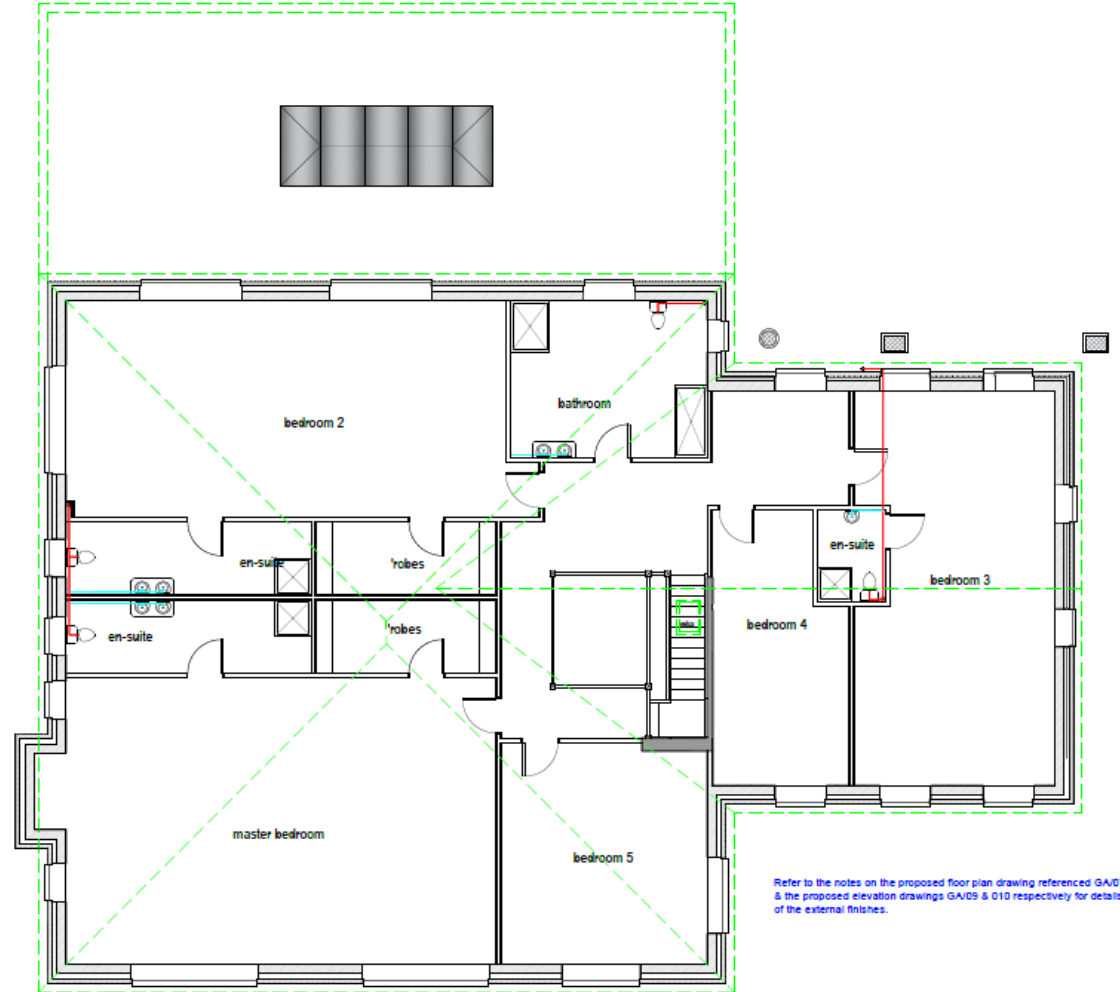
As noted above a new stone finish to the perimeter of the single storey extension to the rear elevation.

Denotes the lines of the anticipated run of the existing foul drainage lines.

Dashed blue lines denotes structural elements to be designed & calculated by others, also denotes the lines of the existing external cavity wall to be carefully demolished

proposed ground floor plan

Page 35



Refer to the notes on the proposed floor plan drawing referenced GA/07 & the proposed elevation drawings GA/05 & G10 respectively for details of the external finishes.

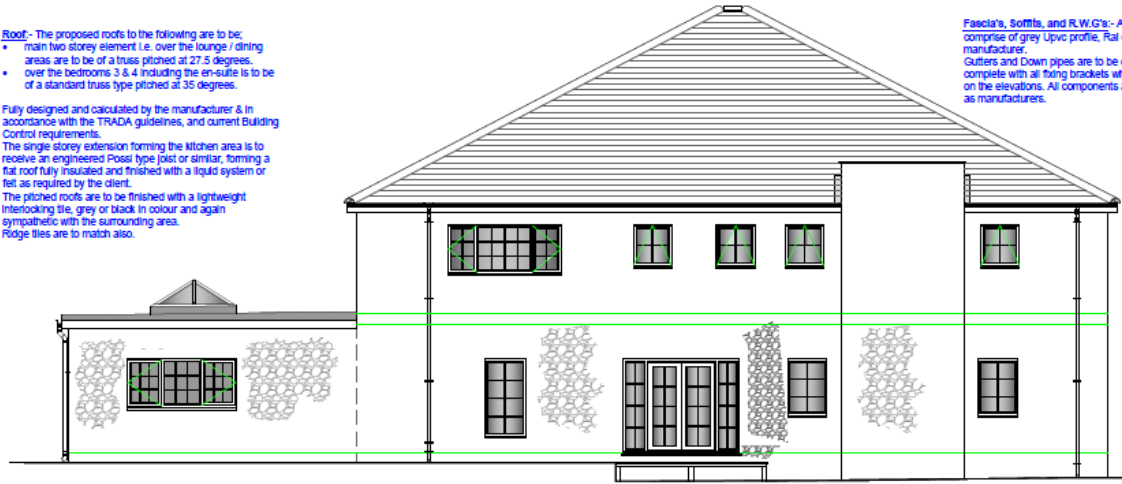
proposed first floor plan

Roof - The proposed roofs to the following are to be:

- main two storey element i.e. over the lounge / dining areas are to be of a truss pitched at 27.5 degrees,
- over the bedrooms 3 & 4 including the en-suite is to be of a standard truss type pitched at 35 degrees.

Fully designed and calculated by the manufacturer & in accordance with the TRADA guidelines, and current Building Control requirements.
The single storey extension forming the kitchen area is to receive an engineered Posi type joist or similar, forming a flat roof fully insulated and finished with a liquid system or felt as required by the client.
The pitched roofs are to be finished with a lightweight interlocking tile, grey or black in colour and again sympathetic with the surrounding area.
Ridge tiles are to match also.

Fascia's, Soffits, and R.W.G's - All comprise of grey Upvc profile, Ral colour manufacturer.
Gutters and Down pipes are to be of complete with all fixing brackets which on the elevations. All components are as manufacturers.



proposed side elevation

Walls - The proposed Construction of the new extensions, both two storey and single storey are to consist of a cavity wall construction, complete with a dense concrete block internal skin and an external skin consisting of a Blue Pennant dressed stone finish to the perimeter as indicated.
Where the existing facing brick elements are to be retained, they are also to receive a Blue Pennant stone finish.

A new chimney is to be constructed to the side elevation fully in accordance with the current Building Regulations, complete with all lead soakers and flashing details.



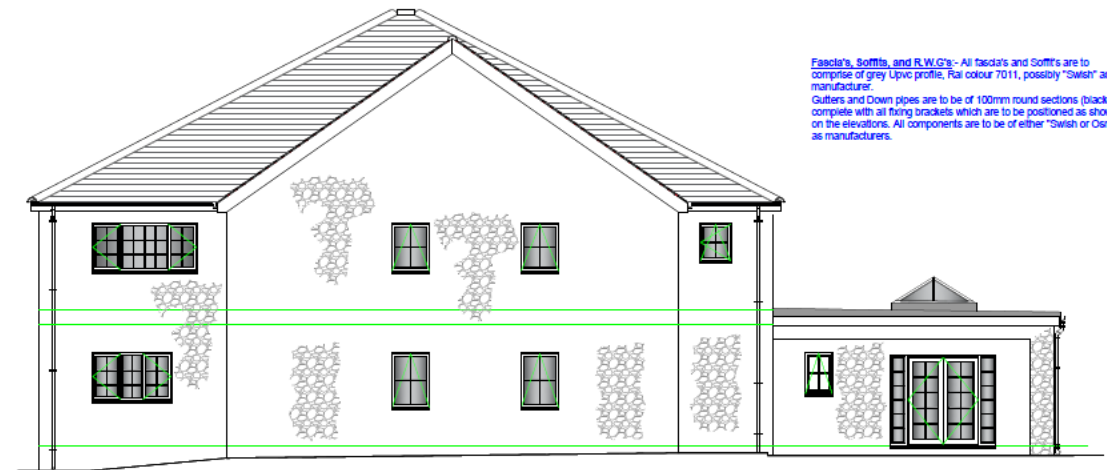
proposed rear elevation



proposed front elevation

Roof -
• T
• i
• (

Fully accor
Cont
The s
roo
flat ro
felt as
The p
interi
symp
Ridge



proposed side elevation

Fascia's, Soffits, and R.W.G's - All fascia's and soffits are to comprise of grey Upvc profile, Ral colour 7011, possibly "Swish" as a manufacturer.
Gutters and Down pipes are to be of 100mm round sections (black), complete with all fixing brackets which are to be positioned as shown on the elevations. All components are to be of either "Swish or Osma" as manufacturers.

Walls - The proposed Construction of the new extensions, both two storey and single storey are to consist of a cavity wall construction, complete with a dense concrete block internal skin and an external skin consisting of a Blue Pennant dressed stone finish to the perimeter as indicated.
Where the existing facing brick elements are to be retained, they are also to receive a Blue Pennant stone finish.















































PL/01243

Robert Davies

Y Gwasanaethau Cynllyunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Page 60

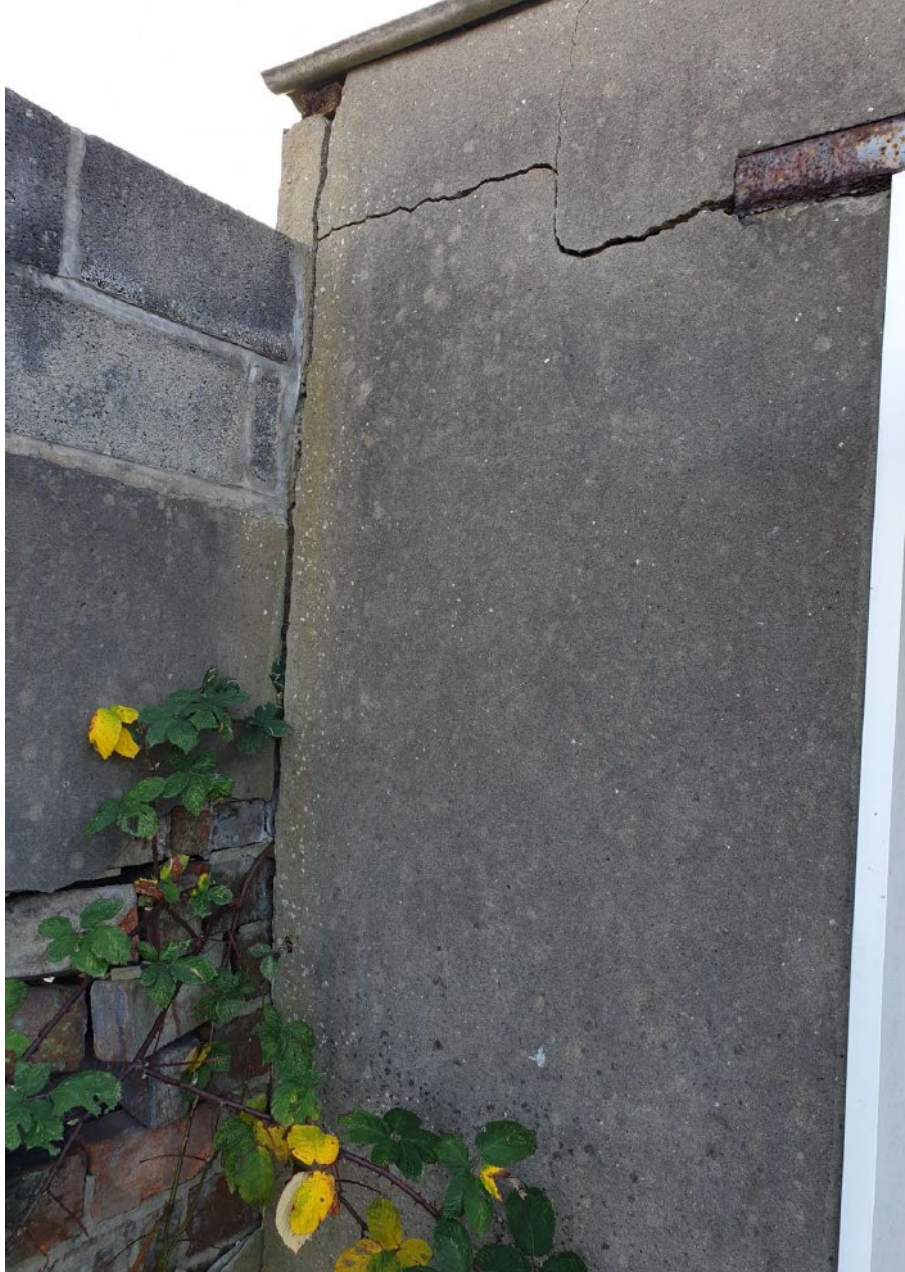
Cyngor **Sir Gâr**
Carmarthenshire
County Council















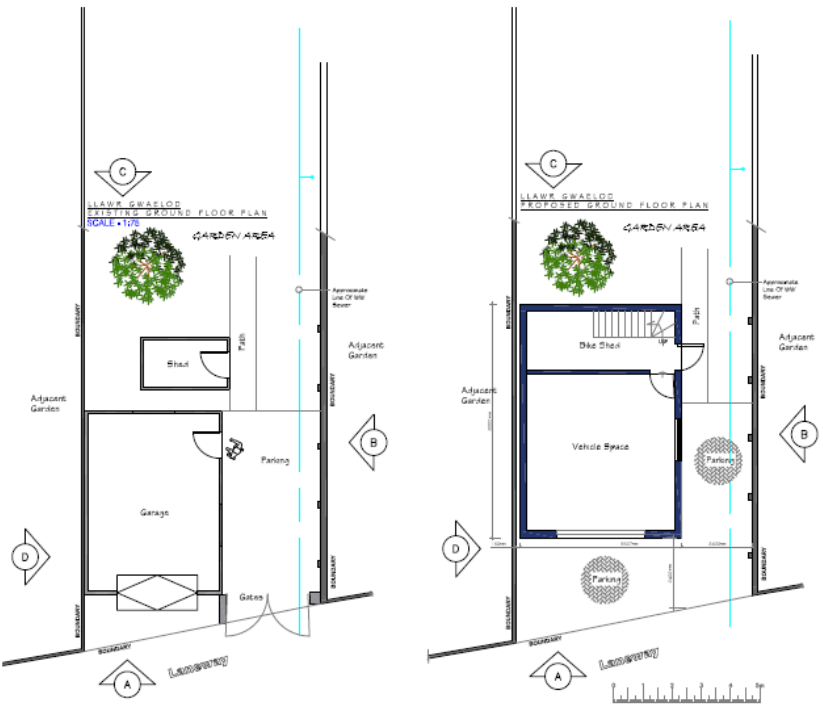
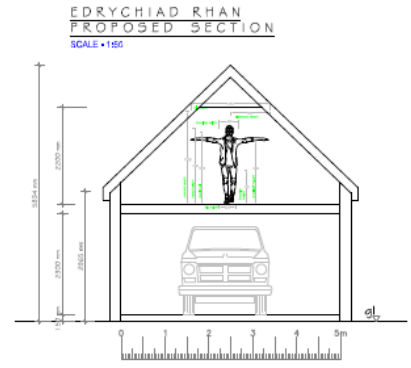








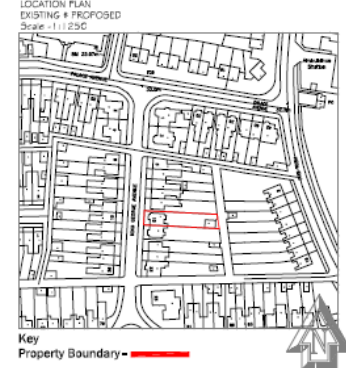




- Palet of Materials**
- Walls - Ex & Proposed - Smooth Render
 - Roof - Existing - Metal Profile Shedding
 - Proposed - Massiv Eternit - Concrete - Grey/black Colour
 - Windows - Ex & Proposed - uPVC - White Colour
 - Doors - Ex & Proposed - uPVC - White Colour
 - Rainwater Goods - Ex & Proposed - White Round Profile upvc
 - Facades - uPVC - White Colour
 - Boundary Treatments - Ex & Proposed - As Noted on site plan
 - Vehicle Access - Ex & Proposed - As Noted on site plan



Key
Property Boundary -



Key
Property Boundary -

Dimension Drawing Services
www.dimensionaldrawing.com
 Dimension Drawing Services
 15 Stokenchurch Terrace
 Llanelli
 Carmarthenshire
 SA15 1NE
 Tel 0777265733
 0800 612 6921

Do not copy from this drawing without the permission of the drawing office.
 Where alterations are made to this drawing, the responsibility of any such alterations shall remain with the client and not the drawing office.
 The drawing office is not responsible for any errors or omissions in this drawing.

Site
15 King George Avenue, Llanelli
Carmarthenshire.

Project
Replacement Rear Garage.

Client
Mr. & Mrs. Glemster

Drawing Title
FLOOR, ELEVATIONS, SITE & LOCATION

Date
10.2020
Drawn
IJ

Sheet No
KG-01

Diolch | Thank you

Page 73

sirgar.llyw.cymru

carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council



This page is intentionally left blank