

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 29TH JULY, 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 - 132) |
|----|---|

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 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 29 Gorffennaf 2021
ON 29 July 2021**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



<i>Application Number</i>	S/40692
<i>Proposal & Location</i>	PROPOSED CONSTRUCTION OF UP TO 202 UNITS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS - CWM Y NANT (LAND NORTH OF GORS FACH), DAFEN, LLANELLI, SA14 8NB

CONSULTATIONS:

Local Member(s) - Councillor Sharen Davies (Llwynhendy) has submitted further objection on the application in relation to lack of infrastructure, impact to highway safety and traffic generation, flooding in the area as per previous photographs forwarded and impact on habitats.

<i>Application Number</i>	PL/01773
<i>Proposal & Location</i>	CONVERSION OF TWO AGRICULTURAL BARNs TO TOURIST ACCOMMODATION AND A RESIDENTIAL ANNEXE AT PENCOED FARM, PENCOED ISAF ROAD, BYNEA, LLANELLI, SA14 9TW

CONSULTATIONS:

Highway Officer – formal response now received confirming no objection subject to conditions. The response notes that Pen Coed Isaf Road is constrained; however, concludes that the development proposals are not considered to represent an intensification of the site. In addition, should the use of the site change in future and result in any further intensification then improvements to Pen Coed Isaf Road would need to be considered e.g., additional passing places and parking restrictions at the Station Road / Pen Coed Isaf Road junction.

The response recommends inclusion of the following condition:

- The residential annexe hereby permitted shall only be used as ancillary accommodation to the existing dwelling-house known as Pencoed Farm. It shall at no time be sold, let or sub-let as a separate unit of residential accommodation.

A similarly worded condition restriction the use of the residential annexe is already proposed within the full report to Committee and draft condition list.

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Y Pwyllgor Cynllunio / Planning Committee

29/07/2021

Rhanbarth Y De / Area South

Y Gwasanaethau Cynllyunio - Planning Services

Adran Yr Amgylchedd - Environment Department

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Carmarthenshire
County Council



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

**Applications
recommended for
approval**

S/40692

Zoe James

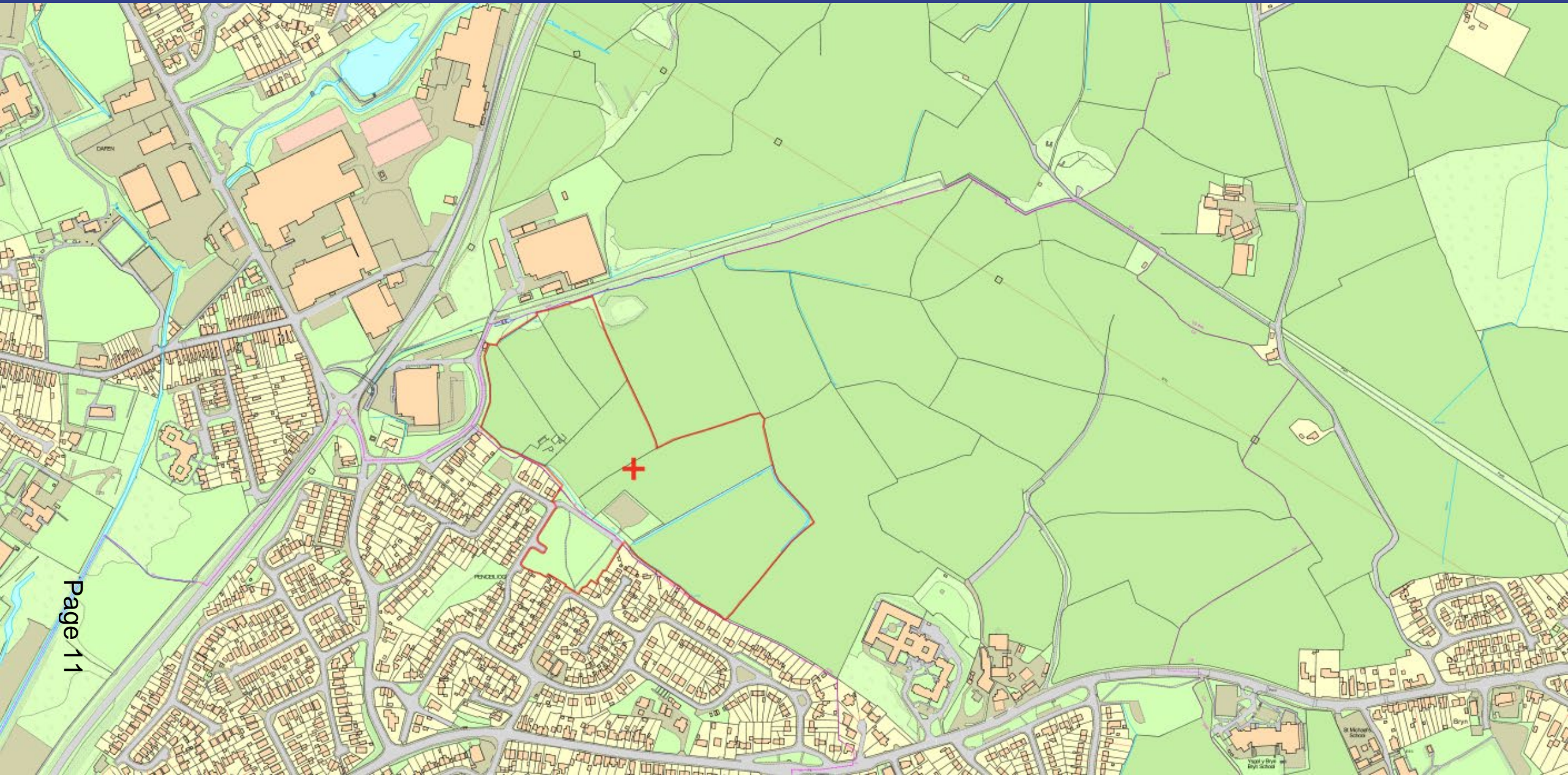
Y Gwasanaethau Cynllyunio - Planning Services
Adran Yr Amgylchedd - Environment Department

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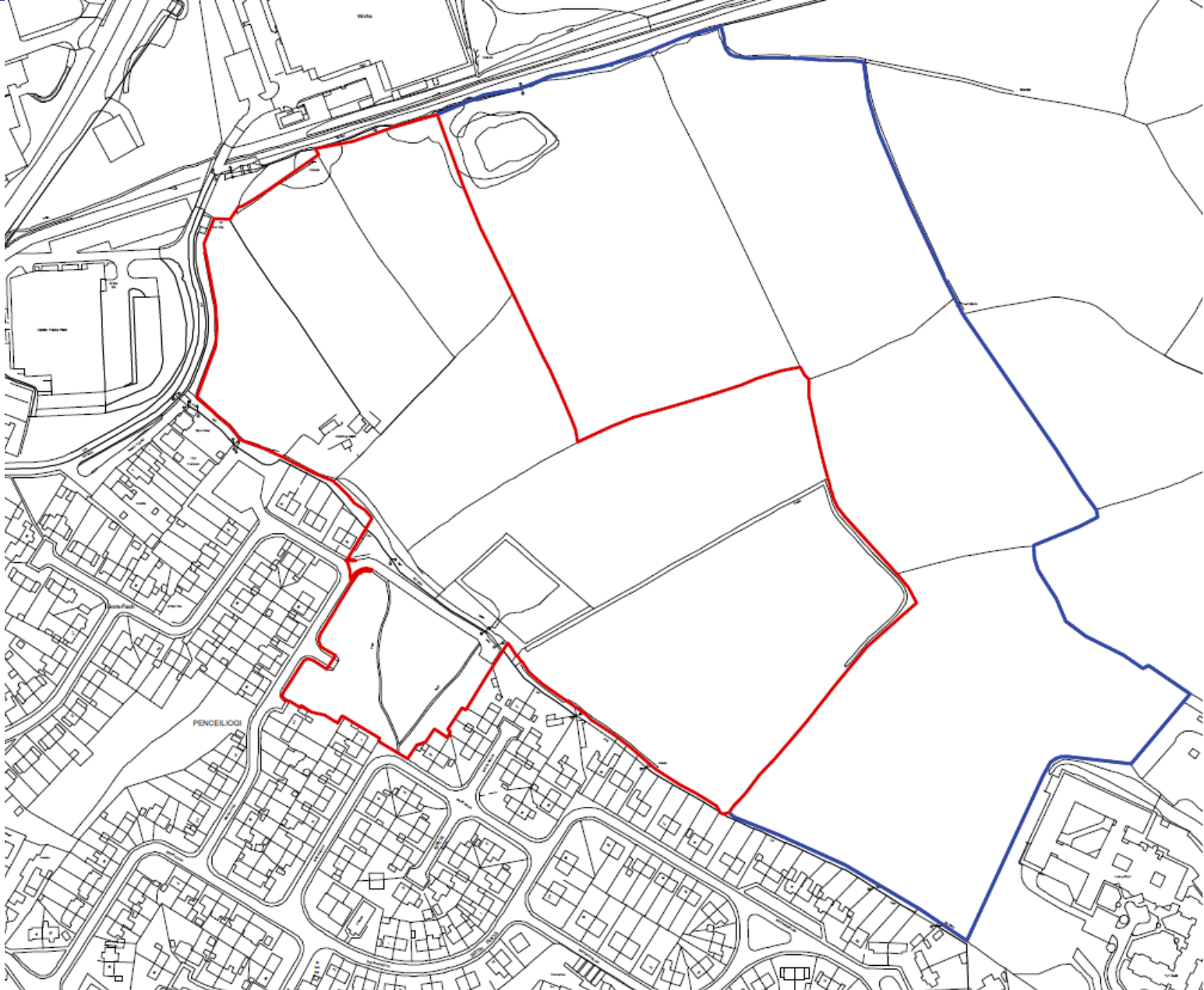
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Carmarthenshire
County Council

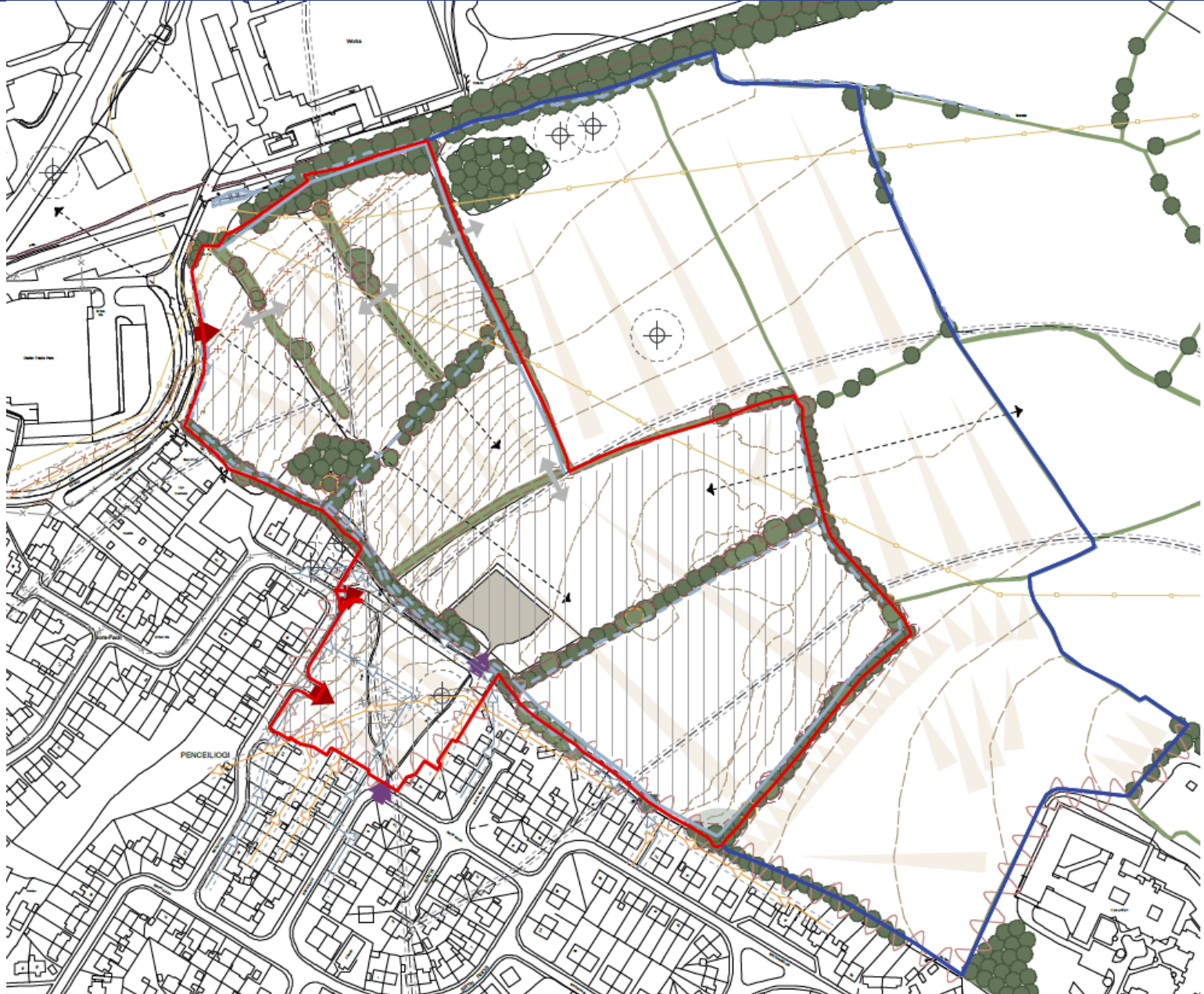




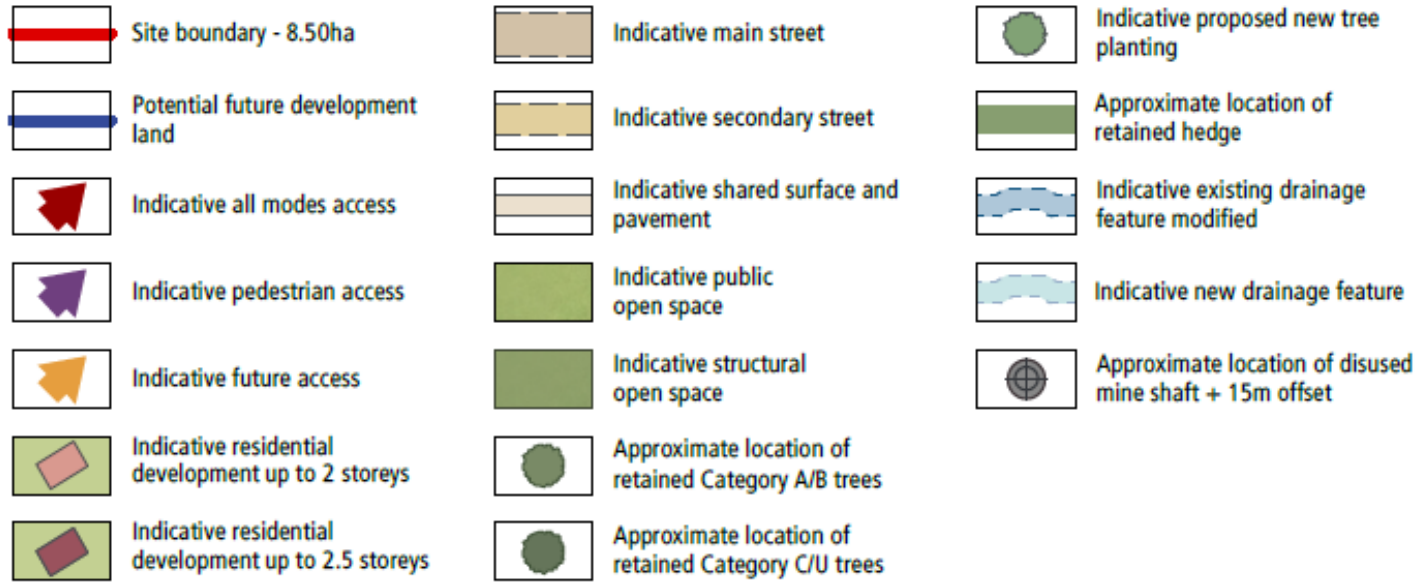




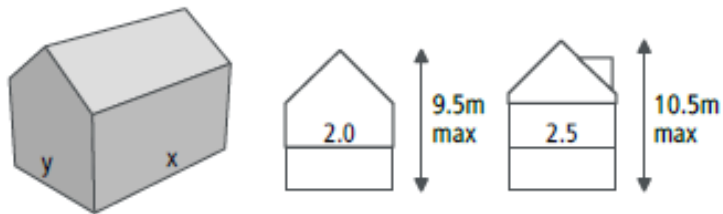




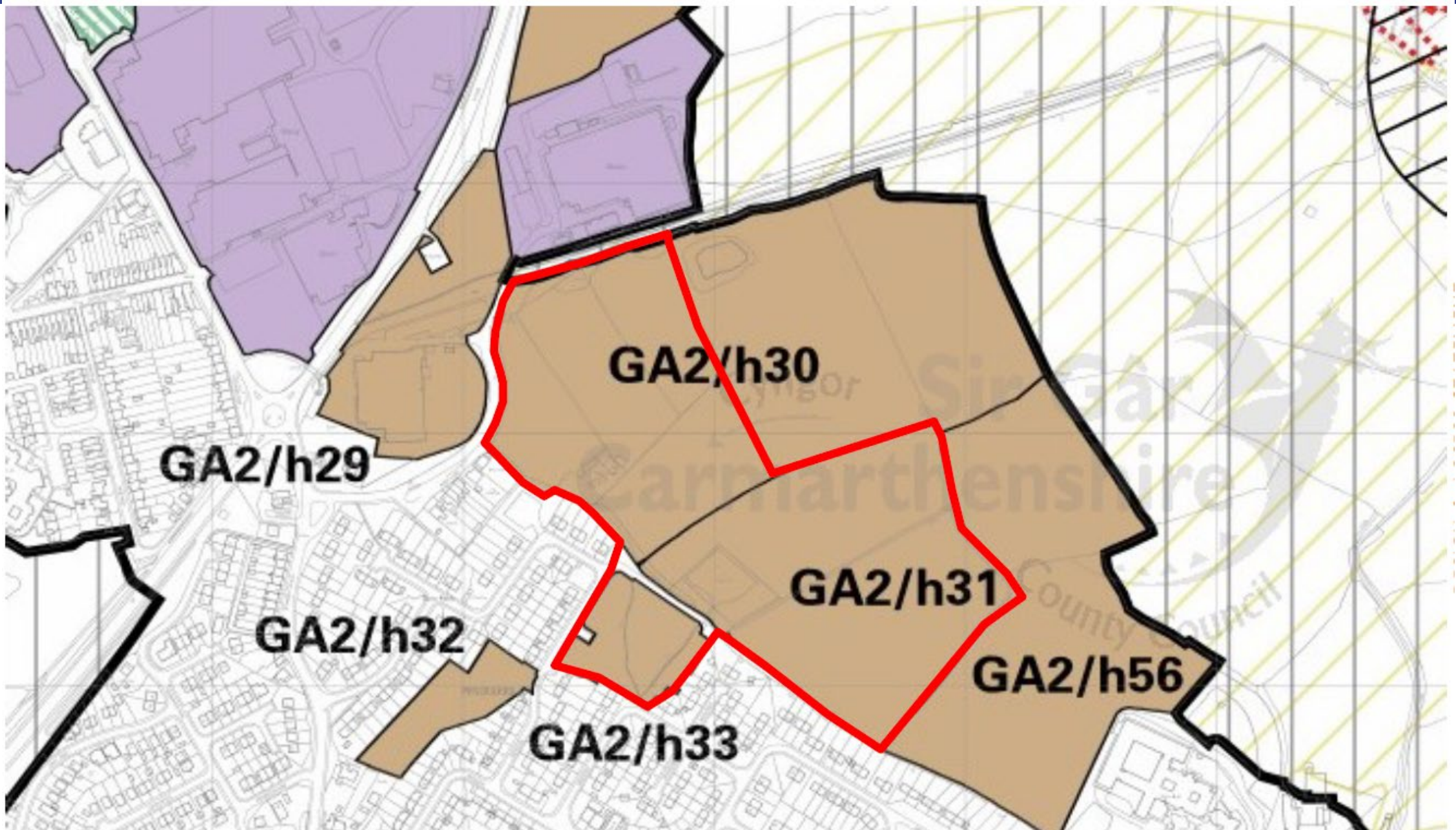


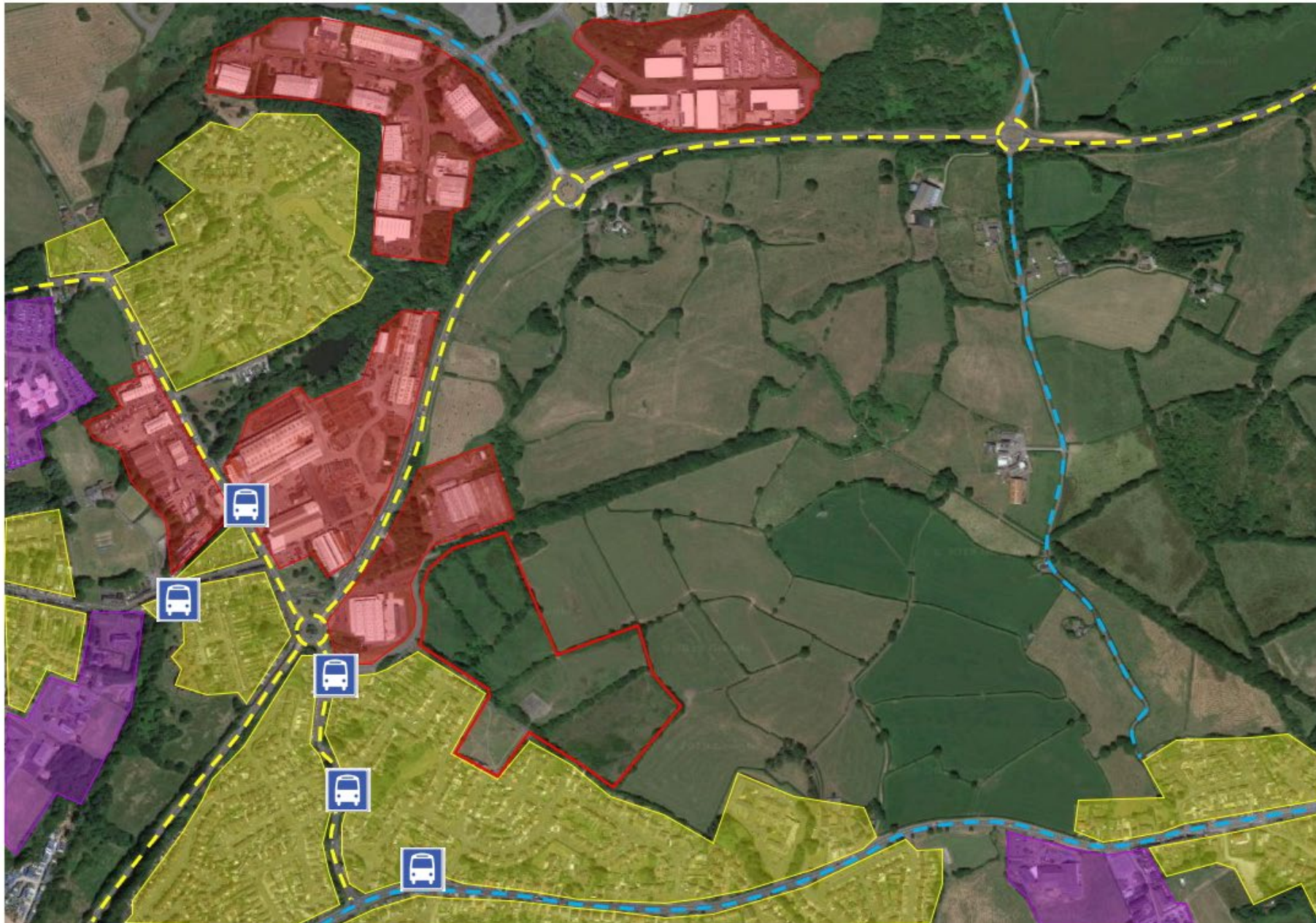



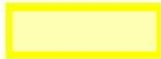





Scale Parameters



house type	width (x)		depth (y)	
	min	max	min	max
detached	5m	18m	5m	15m
semi - detached	10m	18m	5m	10m
terrace	15m	25m	5m	10m





Key	
Site Boundary	
Residential Land Use	
Commercial/Industrial Land Use	
Community Land Use	
Primary Routes	
Secondary Routes	
Bus Stops	



































































































PL/01773

Zoe James

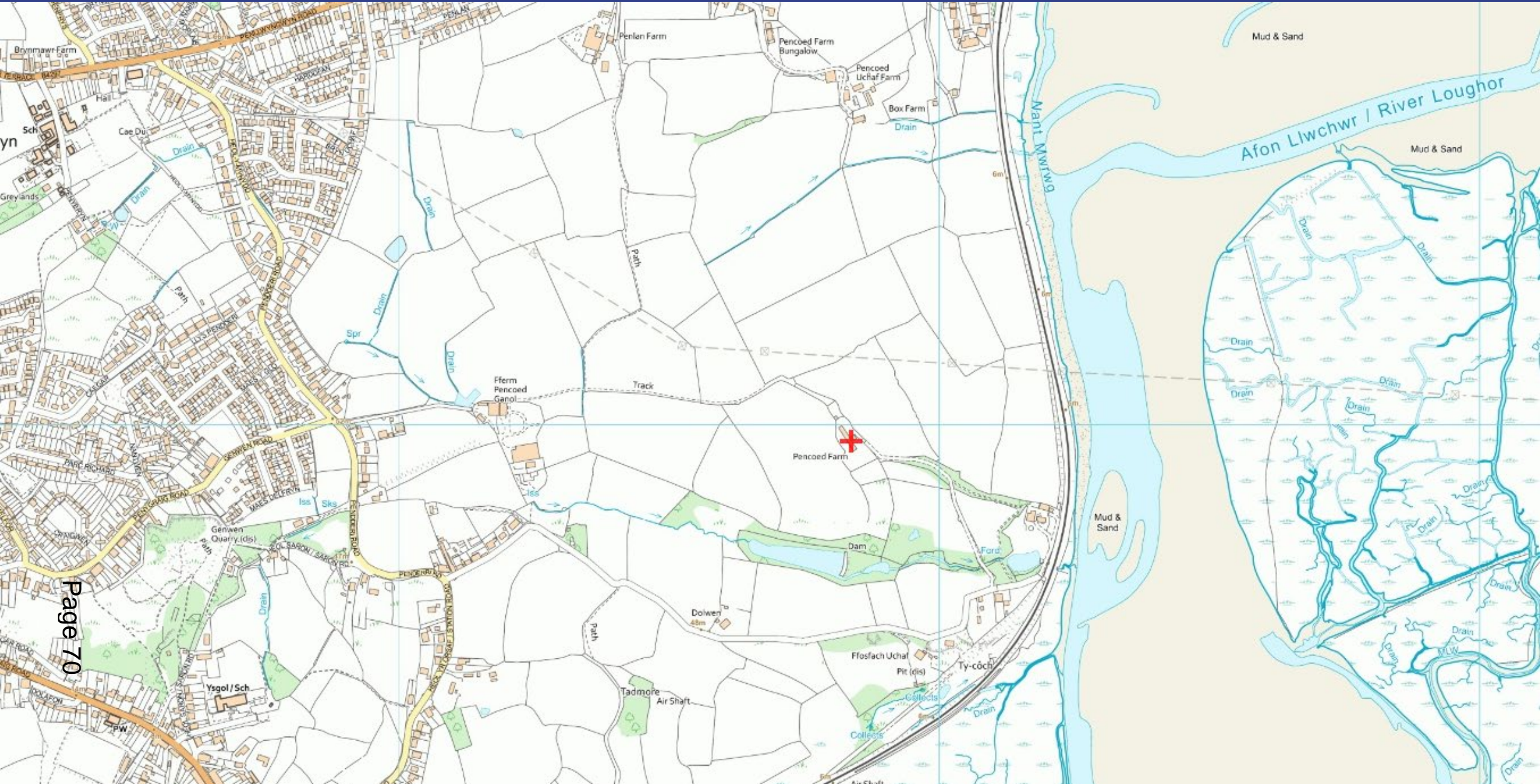
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Adran Yr Amgylchedd - Environment Department

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Carmarthenshire
County Council







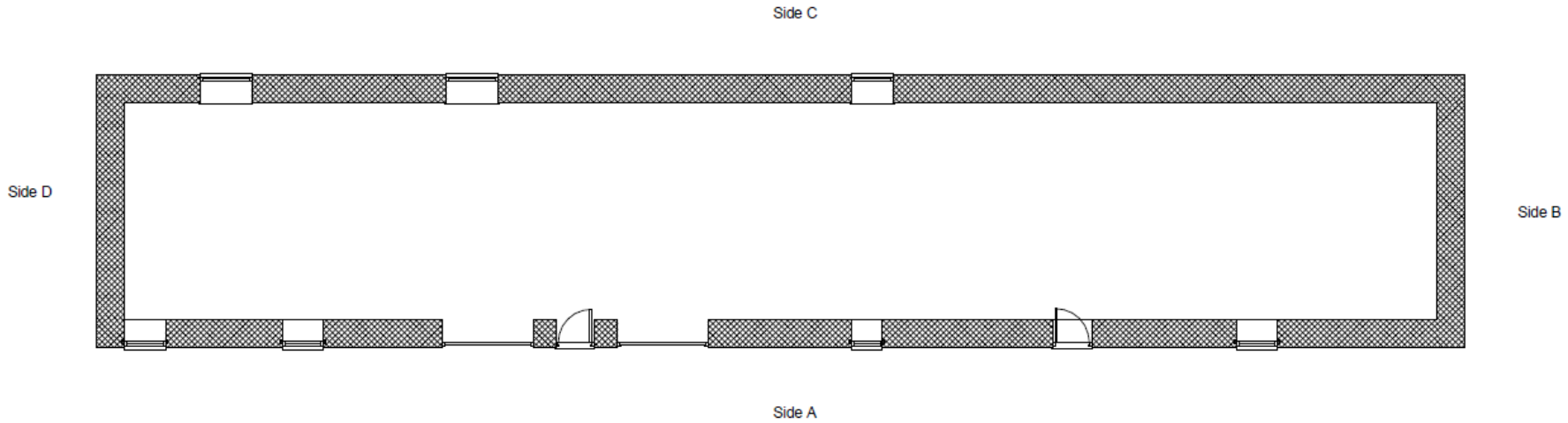






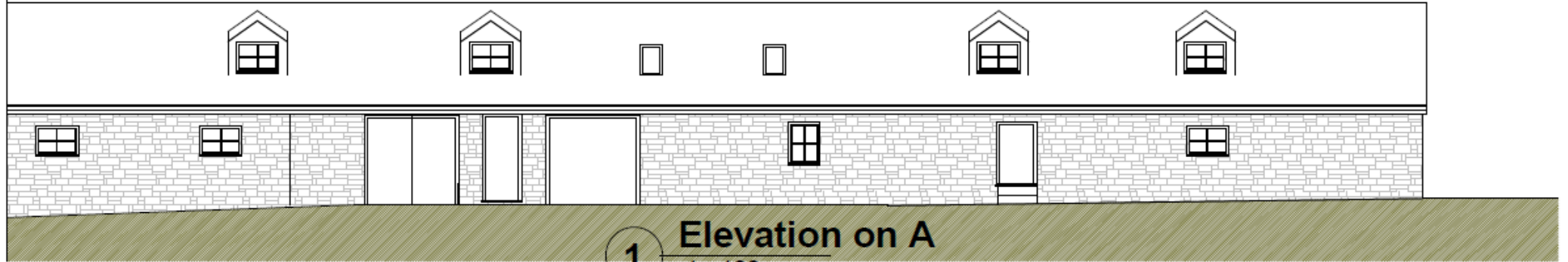
1 **Block plan**
1 : 500

Proposed Holiday Let – Existing Floor Plan

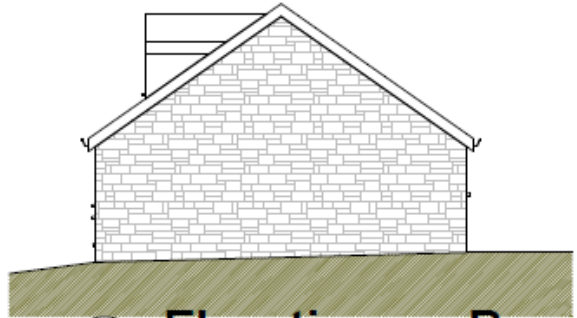


1 **ground floor**
1 : 100

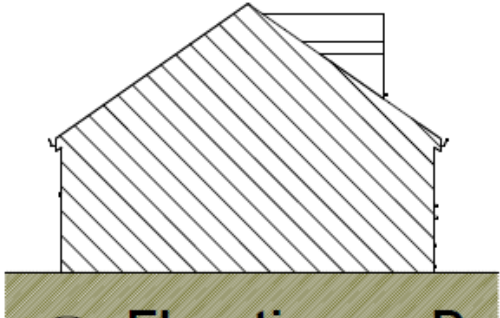
Proposed
Holiday Let –
Existing
Elevations



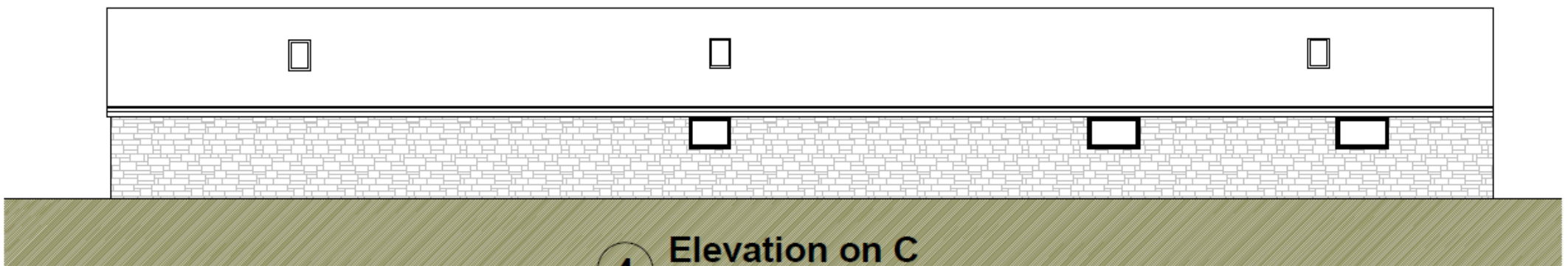
1 Elevation on A
1 : 100



2 Elevation on B
1 : 100

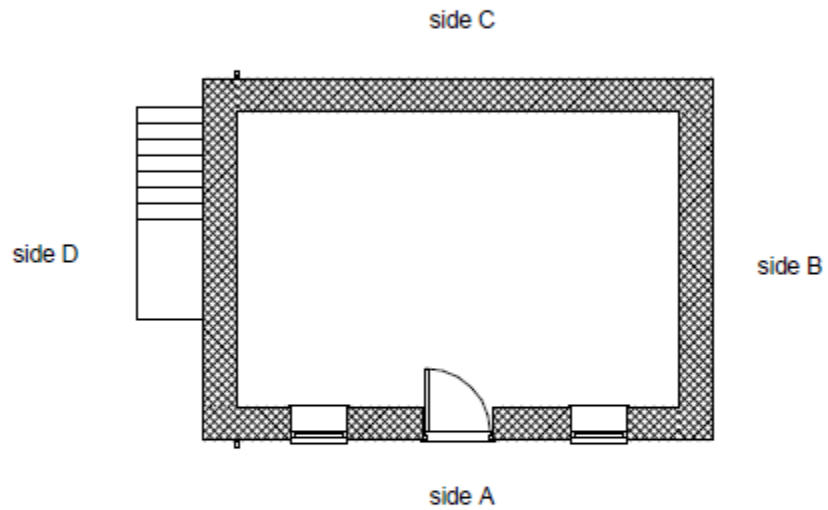


3 Elevation on D
1 : 100

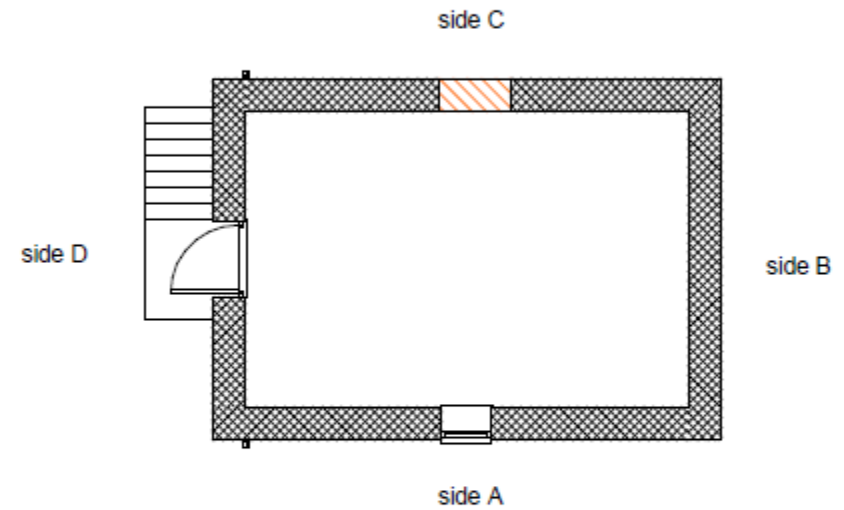


4 Elevation on C
1 : 100

Proposed Residential Annex – Existing Floor Plans

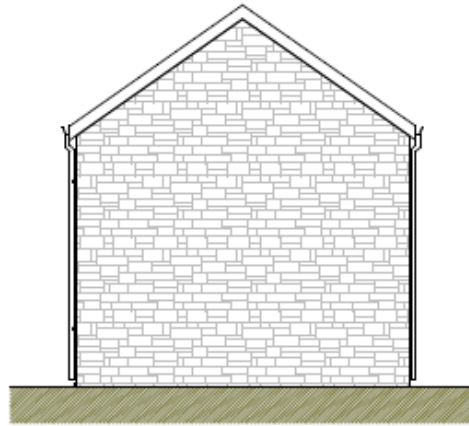


1 ground floor
1 : 100

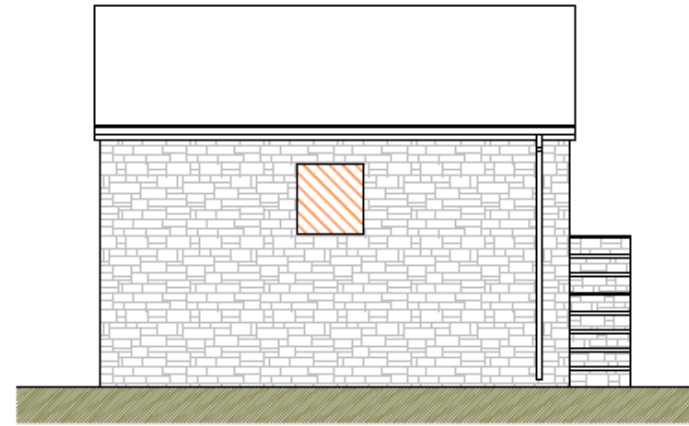


2 first floor
1 : 100

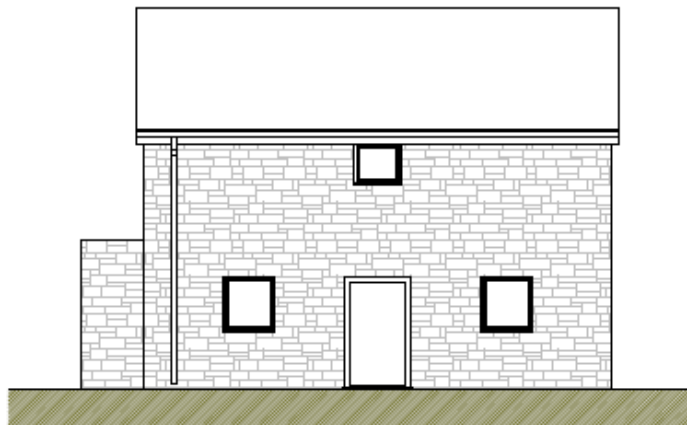
Proposed Residential Annex– Existing Elevations



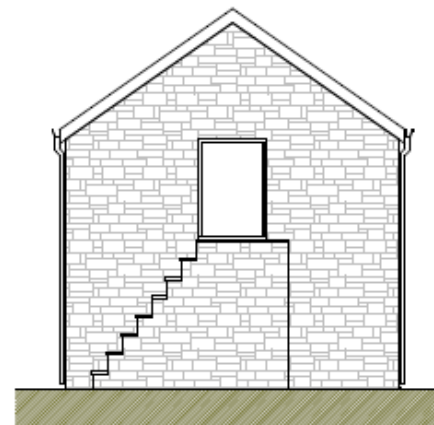
1 Elevation on B
1 : 100



2 Elevation on C
1 : 100

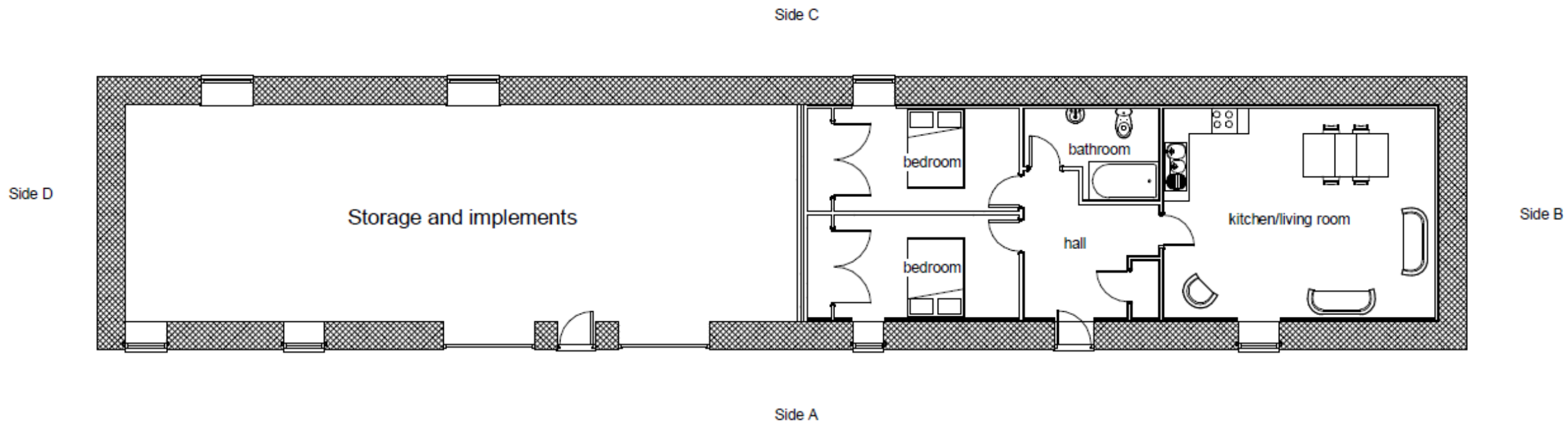


3 Elevation on A
1 : 100



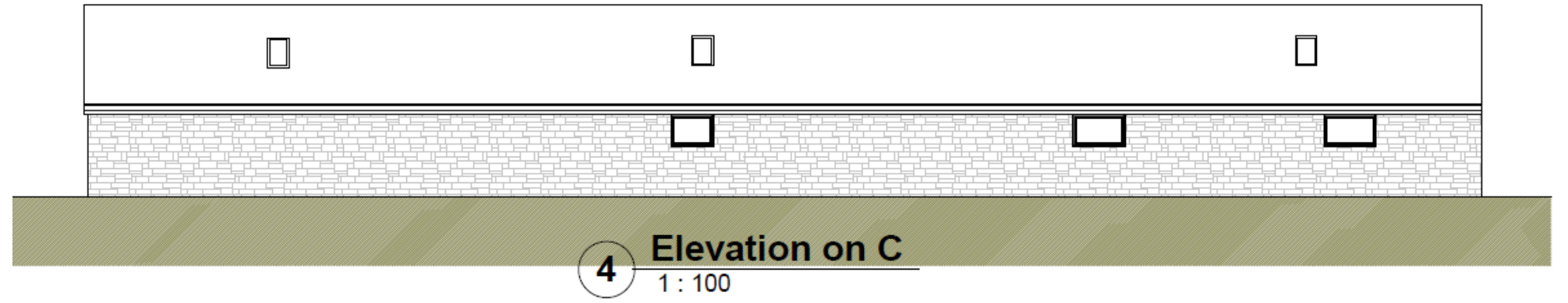
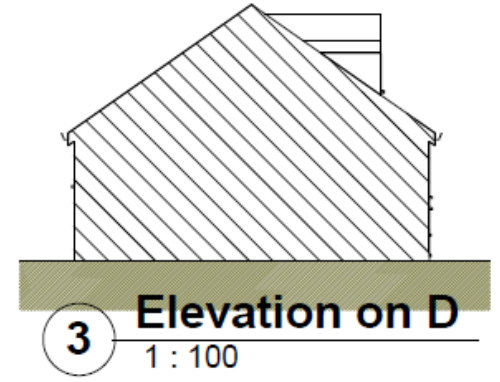
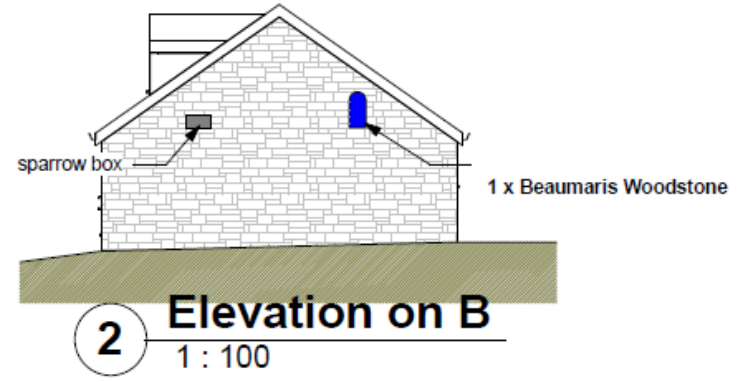
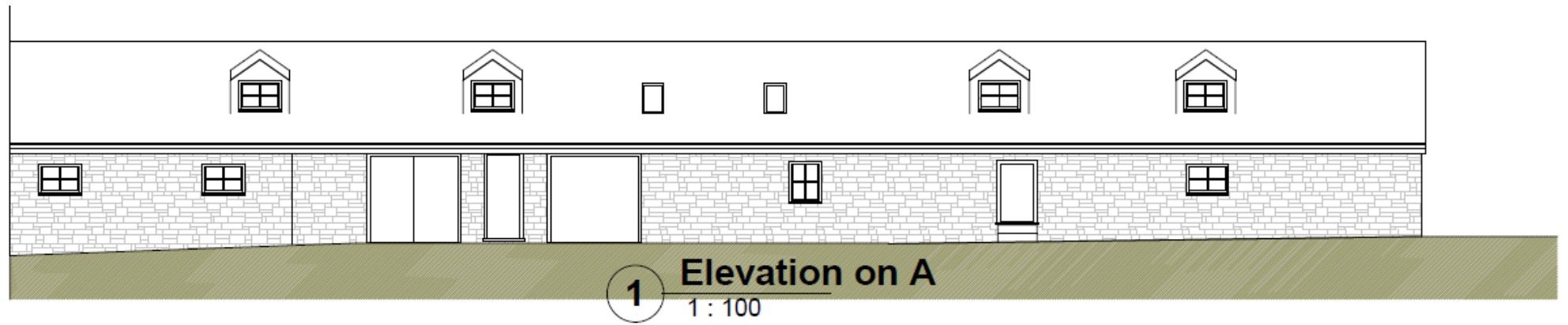
4 Elevation on D
1 : 100

Proposed Holiday Let – Proposed Floor Plan

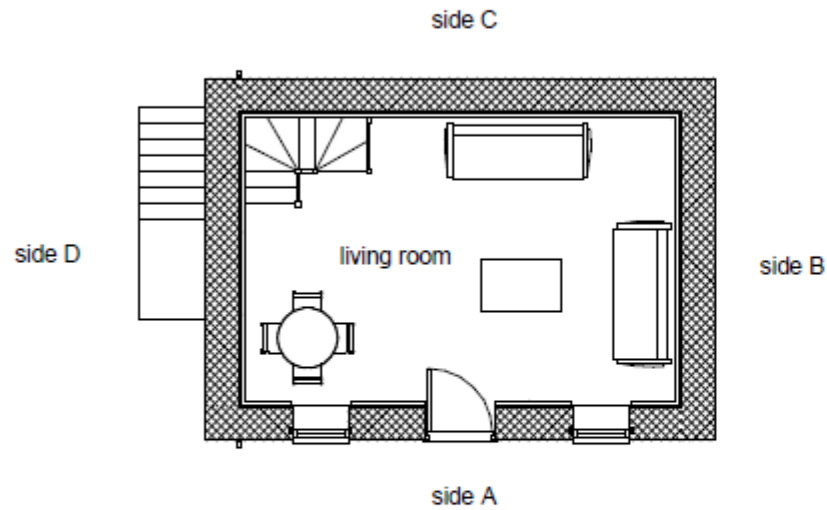


1 ground floor
1 : 100

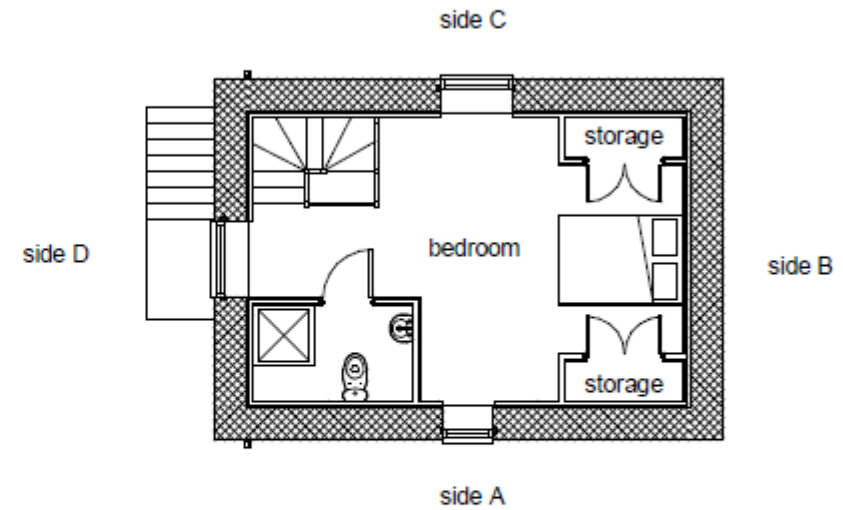
Proposed Holiday Let – Proposed Elevations



Proposed Residential Annex – Proposed Floor Plan

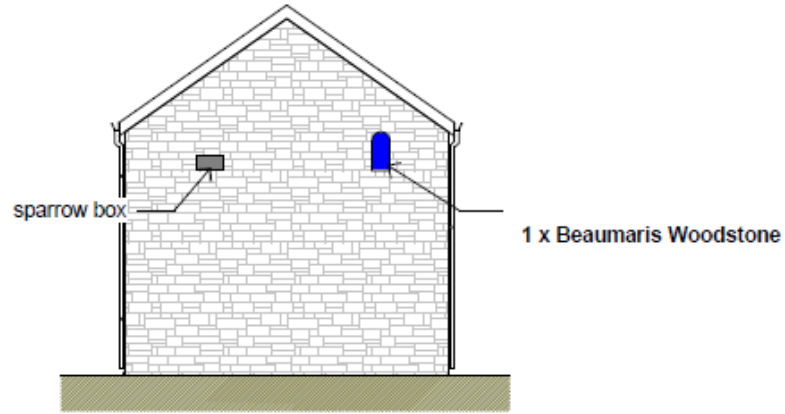


1 ground floor
1 : 100

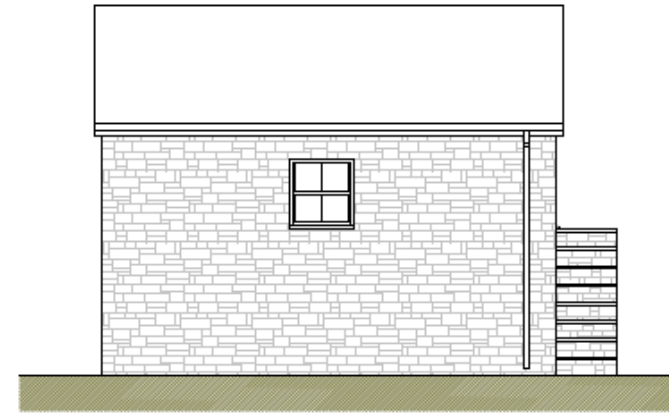


2 first floor
1 : 100

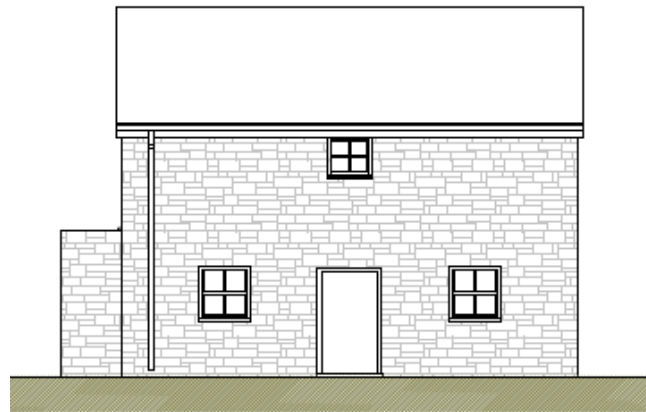
Proposed Residential Annex – Proposed Elevations



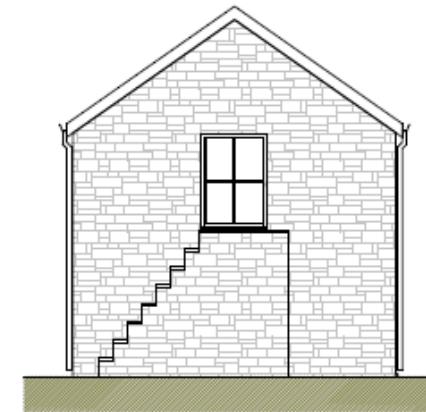
1 Elevation on B
1 : 100



2 Elevation on C
1 : 100



3 Elevation on A
1 : 100



4 Elevation on D
1 : 100





























Access lane to property



Access lane to property



Pencoed Isaf Road



Pencoed Isaf Road



Pencoed Isaf Road



Pencoed Isaf Road



Pencoed Isaf Road



Pencoed Isaf Road



Junction of
Station
Road and
Pencoed
Isaf Road



Station
Road and
Pencoed
Isaf Road
junction



Pencoed
Isaf Road
just after
junction



Junction of
Station
Road and
Pencoed
Isaf Road
looking
north



Junction of
Station
Road and
Pencoed
Isaf Road
looking
south



Looking
north
toward
Station
Road and
Pencoed
Isaf Road
junction



PL/02054

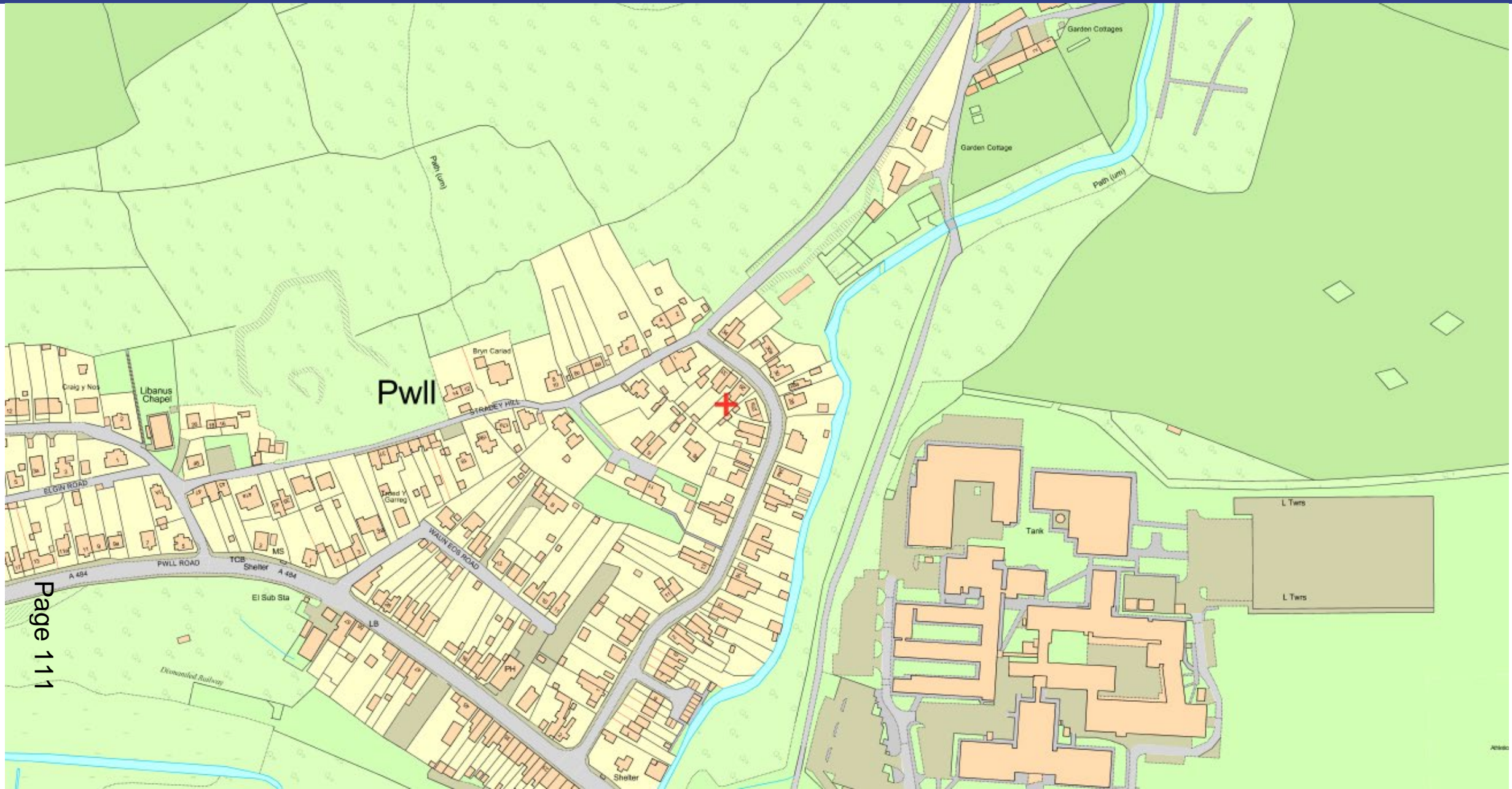
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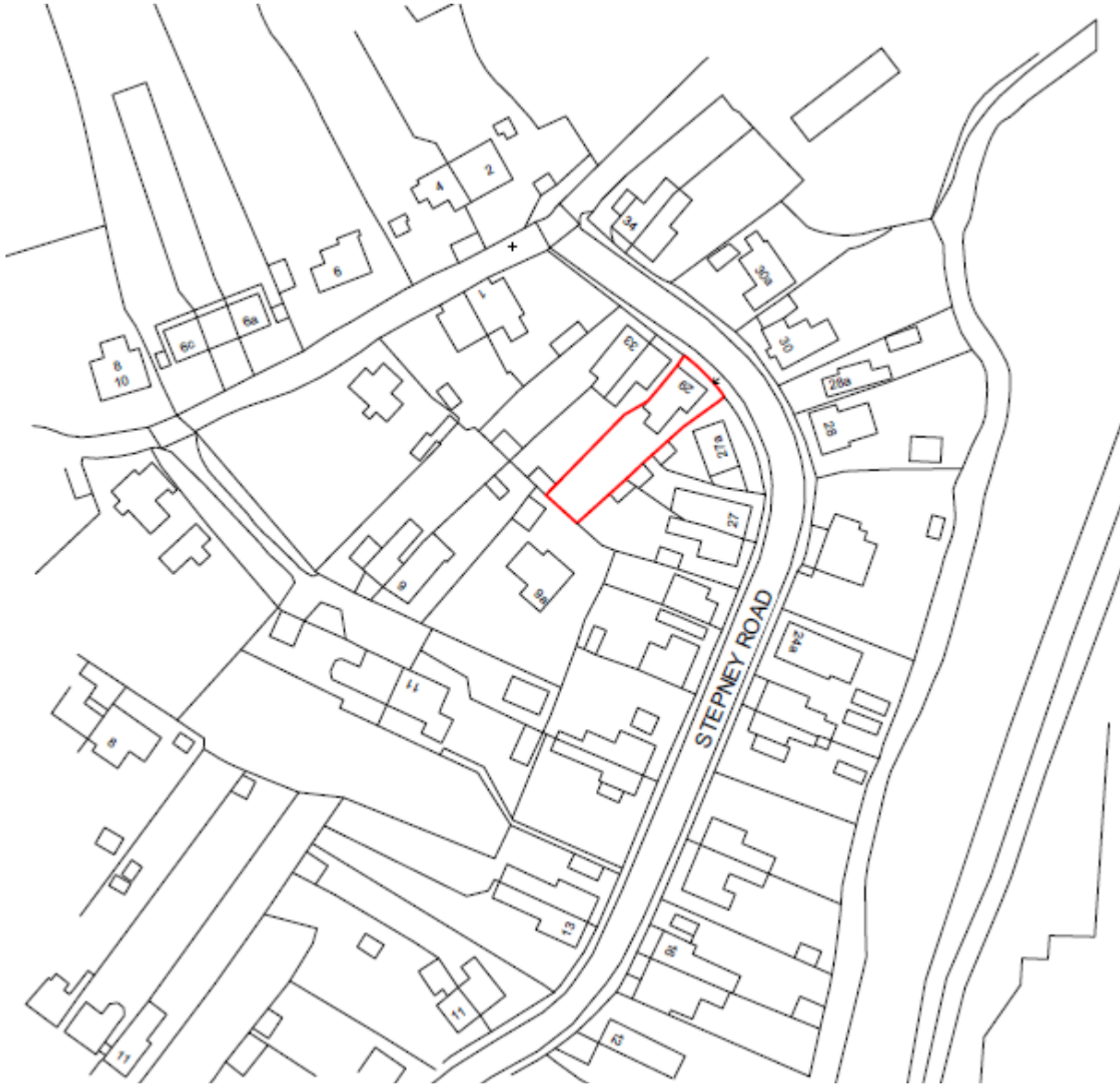
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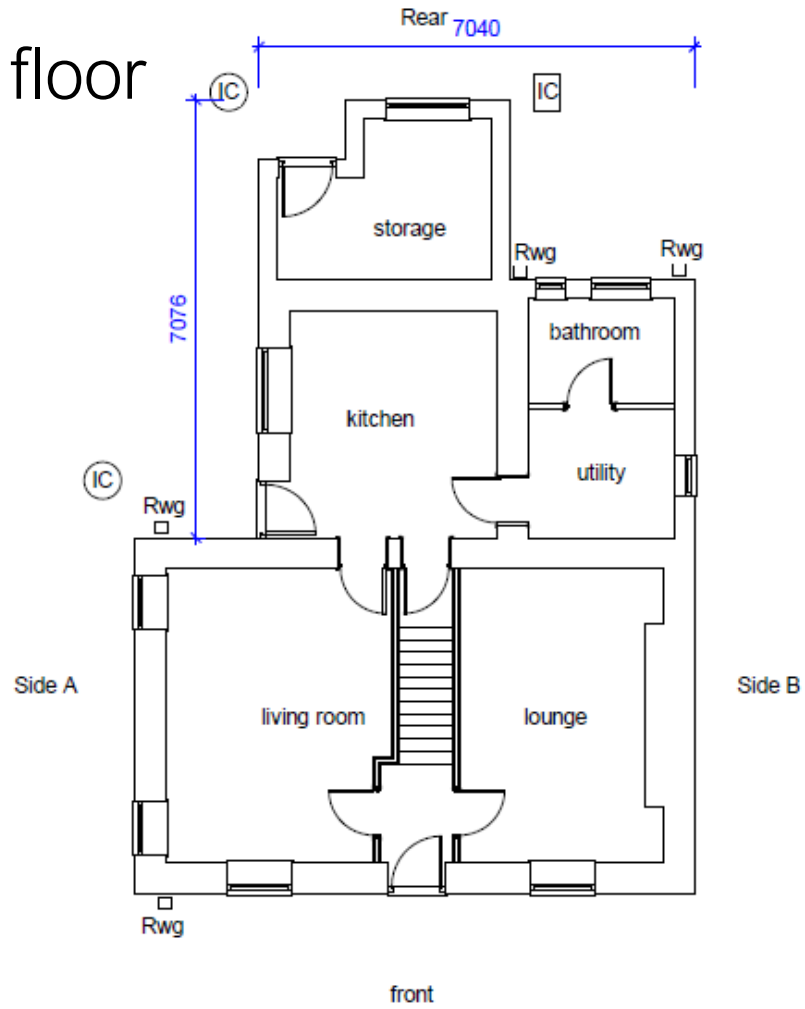




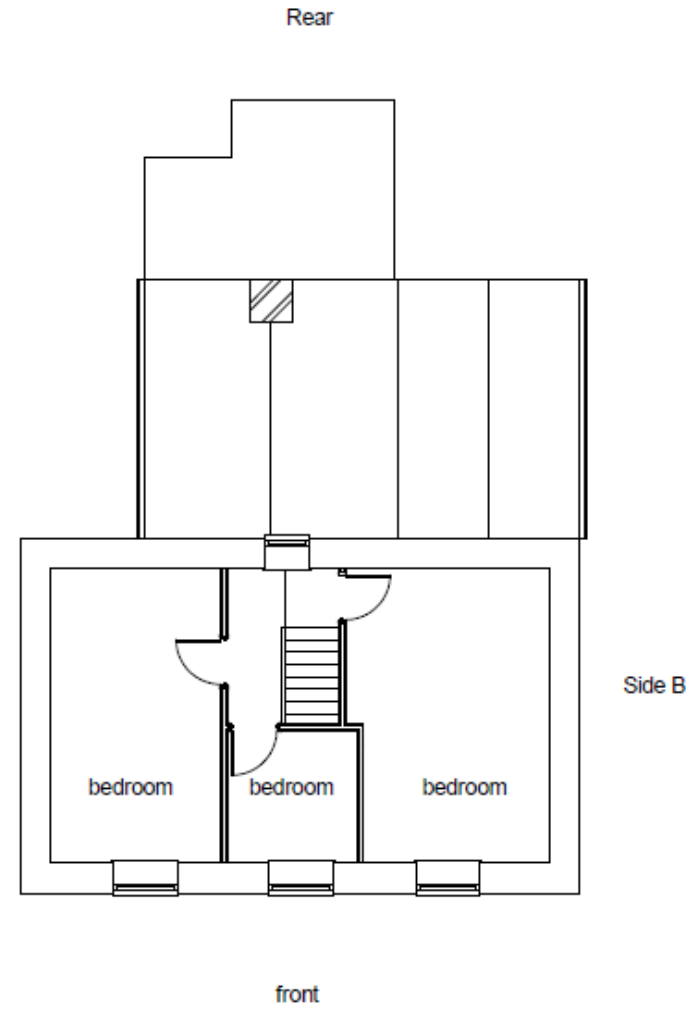




Existing floor plans

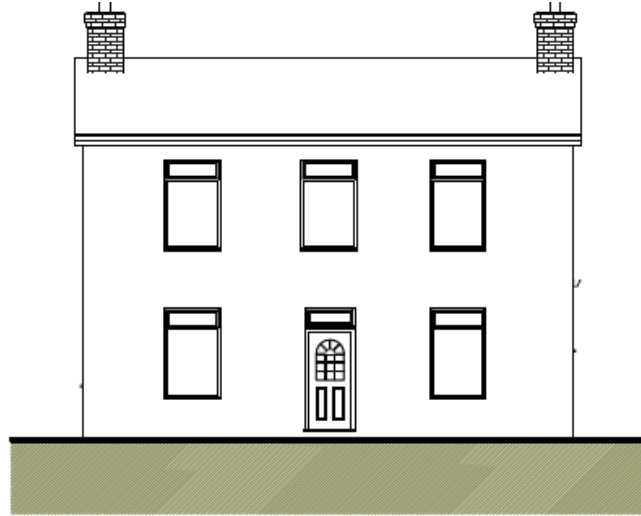


1 ground floor
1 : 100



2 First floor
1 : 100

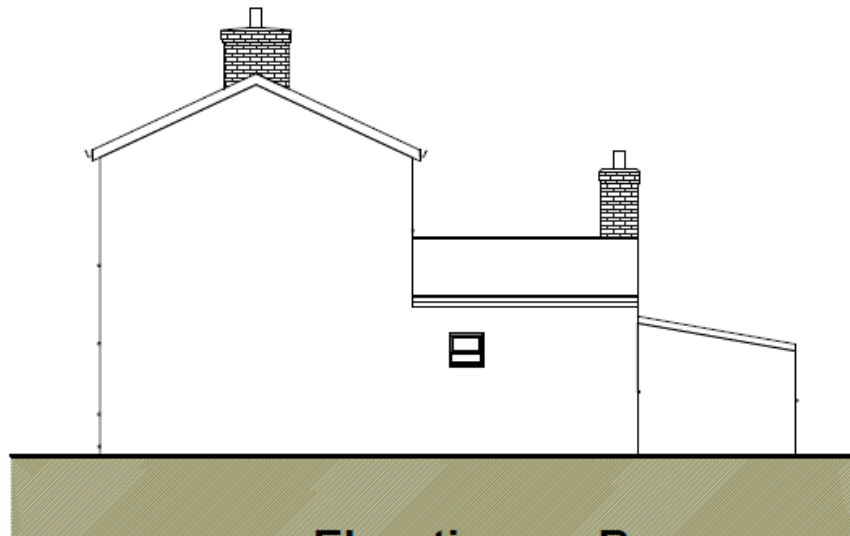
Existing elevations



1 Front elevation
1 : 100



2 Elevation on A
1 : 100



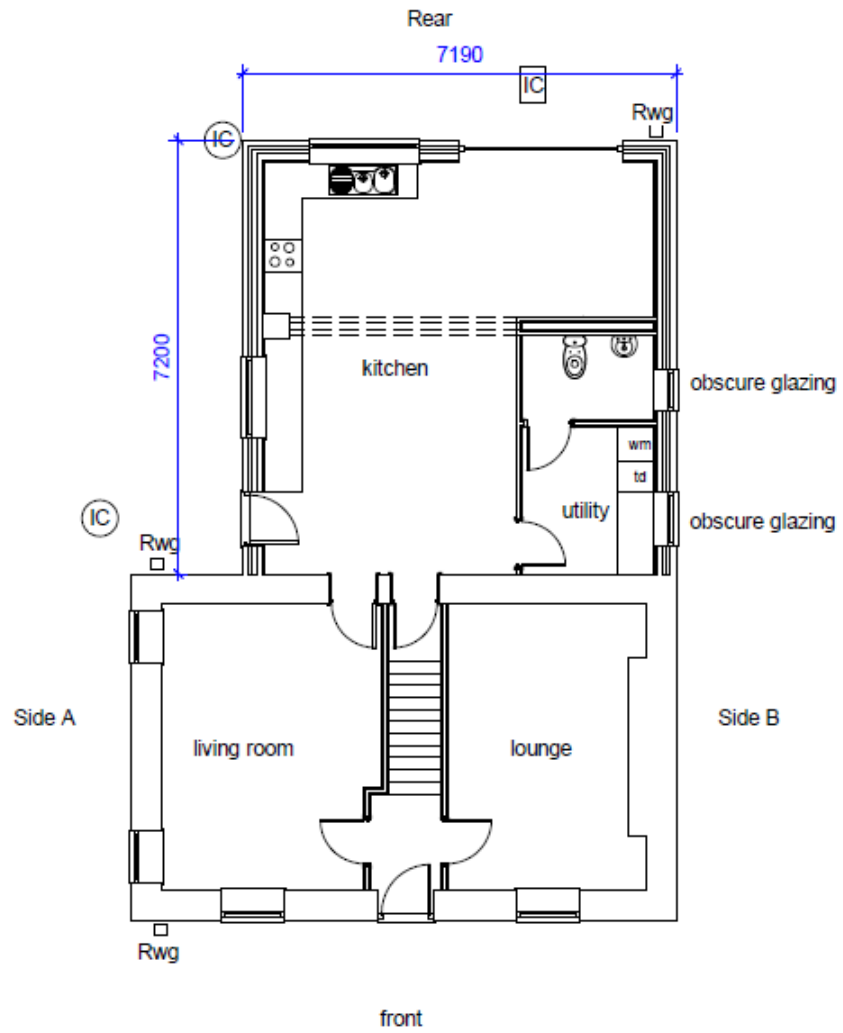
3 Elevation on B
1 : 100

External finishes
Roof covered with concrete
interlocking tiles
Wall concrete render dash finish
Windows and doors white Upvc
Rain goods white Upvc

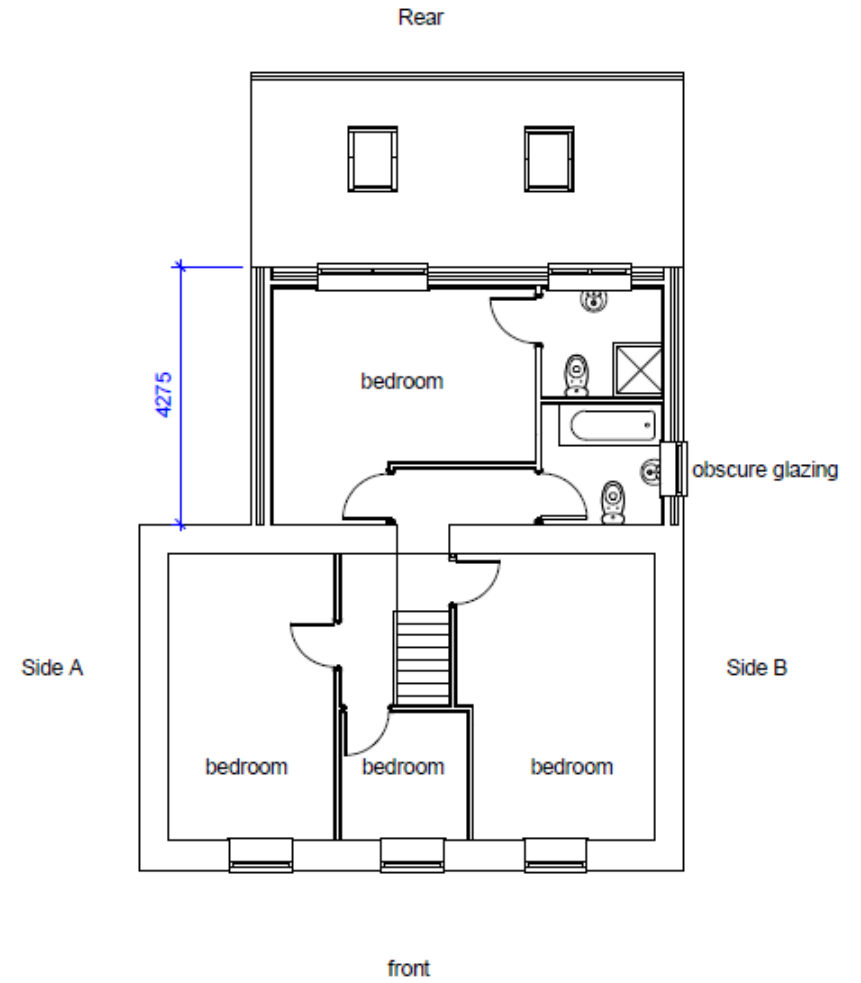


4 Rear elevation
1 : 100

Proposed floor plans

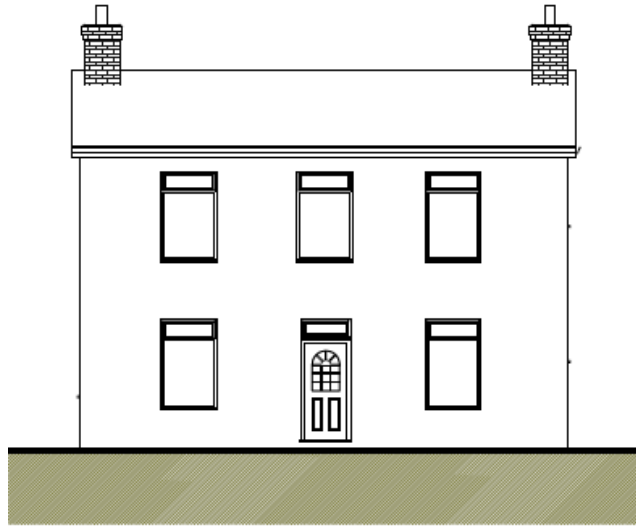


1 ground floor
1 : 100

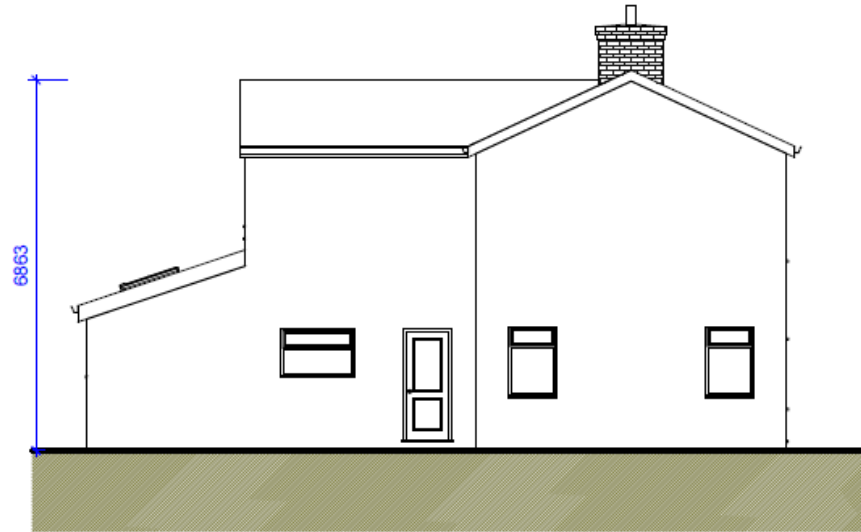


2 First floor
1 : 100

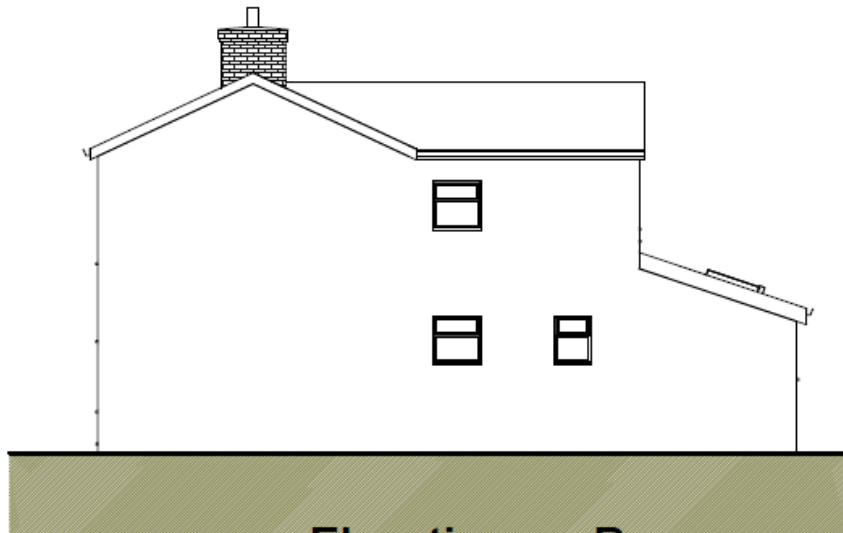
Proposed elevations



1 Front elevation
1 : 100



2 Elevation on A
1 : 100



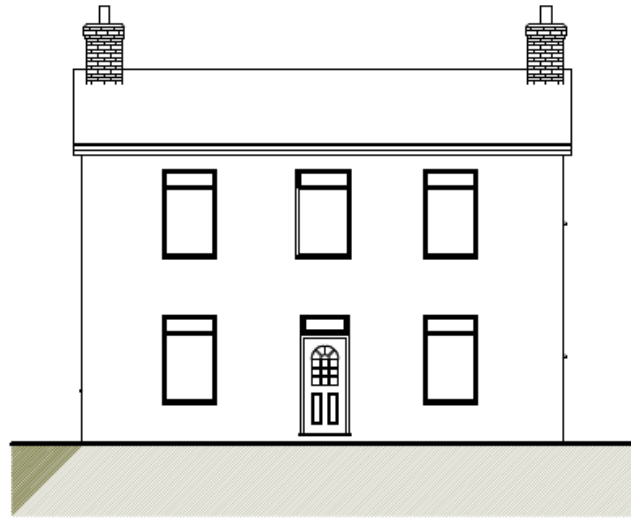
3 Elevation on B
1 : 100

External finishes
Roof covered with concrete
interlocking tiles
Wall concrete render dash finish
Windows and doors white Upvc
Rain goods white Upvc



4 Rear elevation
1 : 100

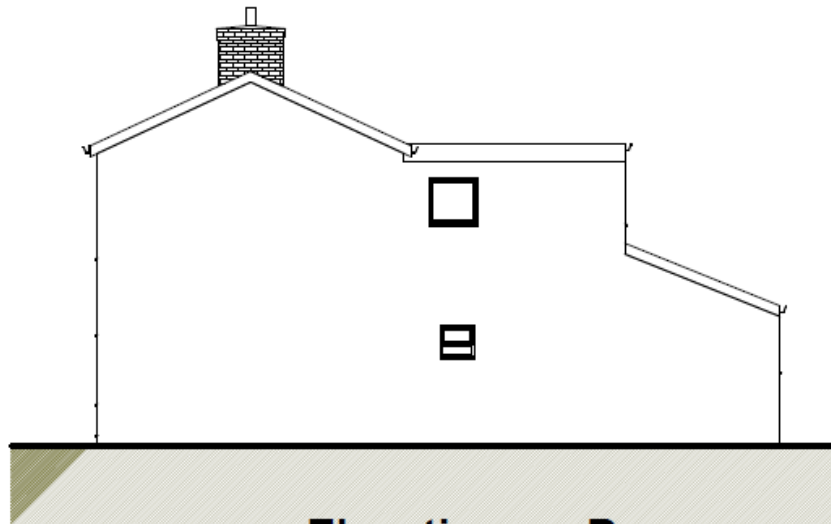
Elevations of previously approved scheme (ref. S/40139)



1 Front elevation
1 : 100

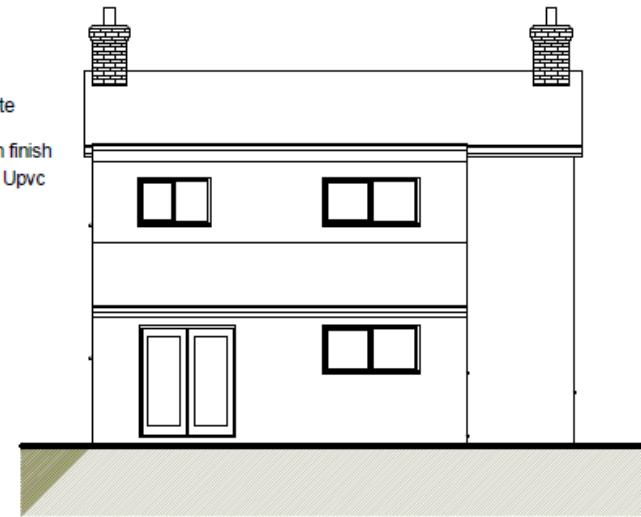


2 Elevation on A
1 : 100



3 Elevation on B
1 : 100

Extenal finishes
Roof covered with concrete interlocking tiles
Wall concrete render dash finish
Windows and doors white Upvc
Rain goods white Upvc



4 Rear elevation
1 : 100





Side of application site and no. 27a









Side boundary (north west) no. 31



Side boundary (north west) with no. 31



Looking toward rear garden boundary



Side boundary (south)



Side boundary (south)



Properties to south



Diolch | Thank you

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County Council

