

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 6TH JANUARY, 2022

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

Agenda No	Item
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- | | |
|----|---|
| 3. | <u>DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 82) |
|----|---|

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

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**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Cynllunio
Adran yr Amgylchedd**

**Report of the Head of Planning
Environment Department**

06/01/2022

**I'W BENDERFYNU
FOR DECISION**

<i>Application Number</i>	E/37086
<i>Proposal & Location</i>	Application for retrospective planning consent for the erection of 8 no pre-fabricated external silos in aluminium construction/finish ie 6 no 3.5m diameter x 12m height and 2 no 3.5m diameter x 10m height. Silos used for the storage of polyvinyl chloride granules/pellets used in the manufacture of un-plasticized polyvinyl chloride (UPVC) Window Profiles Victorian House, Capel Hendre Industrial Estate, Ammanford, SA18 3SJ

Details

Conditions and Reasons

Condition 6.

No further development shall take place until an Ecological Management and Maintenance Plan detailing all necessary ecological retentions, enhancements, creation, mitigation and management measures for the development, delivering the ecological recommendations listed within Plan LP/02 submitted December 2021 is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reasons:

In the interests of biodiversity and to accord with Policies EQ4 and SP14 of the Carmarthenshire Local Development Plan.

<i>Application Number</i>	PL/02602
<i>Proposal & Location</i>	Residential Development Land adjacent to 172 Pant Bryn Isaf, Llwynhendy, Llanelli, SA14 9EJ

Details

1. Since publishing the Committee report it has been identified that the site lies within the referral area of the Coal Authority. As a result, a consultation request has been sent to the Coal Authority.

In respect of new residential developments located within the referral area, The Coal Authority will need to be satisfied that the site is not unduly affected by former coal workings and the land is safe, or can be made safe, to facilitate the new development.

The Coal Authority has requested the submission of a Coal Mining Risk Assessment. This is considered to be normal practice for developments within the referral area. The applicant has been requested to submit the relevant Assessment which, once received, will require further consultation with The Coal Authority.

Instead of deferring the determination of this application, it is requested that the Planning Committee consider the following amended recommendation:

Recommendation – Approval with conditions and subject to satisfying the requirements of the Coal Authority

2. An error was identified in the wording of Condition 7. This condition is amended as follows:

Condition 7.

Notwithstanding the requirements of Condition 6 or the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order revoking or re-enacting that Order), no fences, gates, walls of other means of enclosure shall be erected within the curtilage of the dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

Reason:

In the interests of visual and residential amenities and highway/pedestrian safety.

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Y Pwyllgor Cynllunio / Planning Committee

06/01/2022

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



E/37086

Sophie Berry

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

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Carmarthenshire
County Council



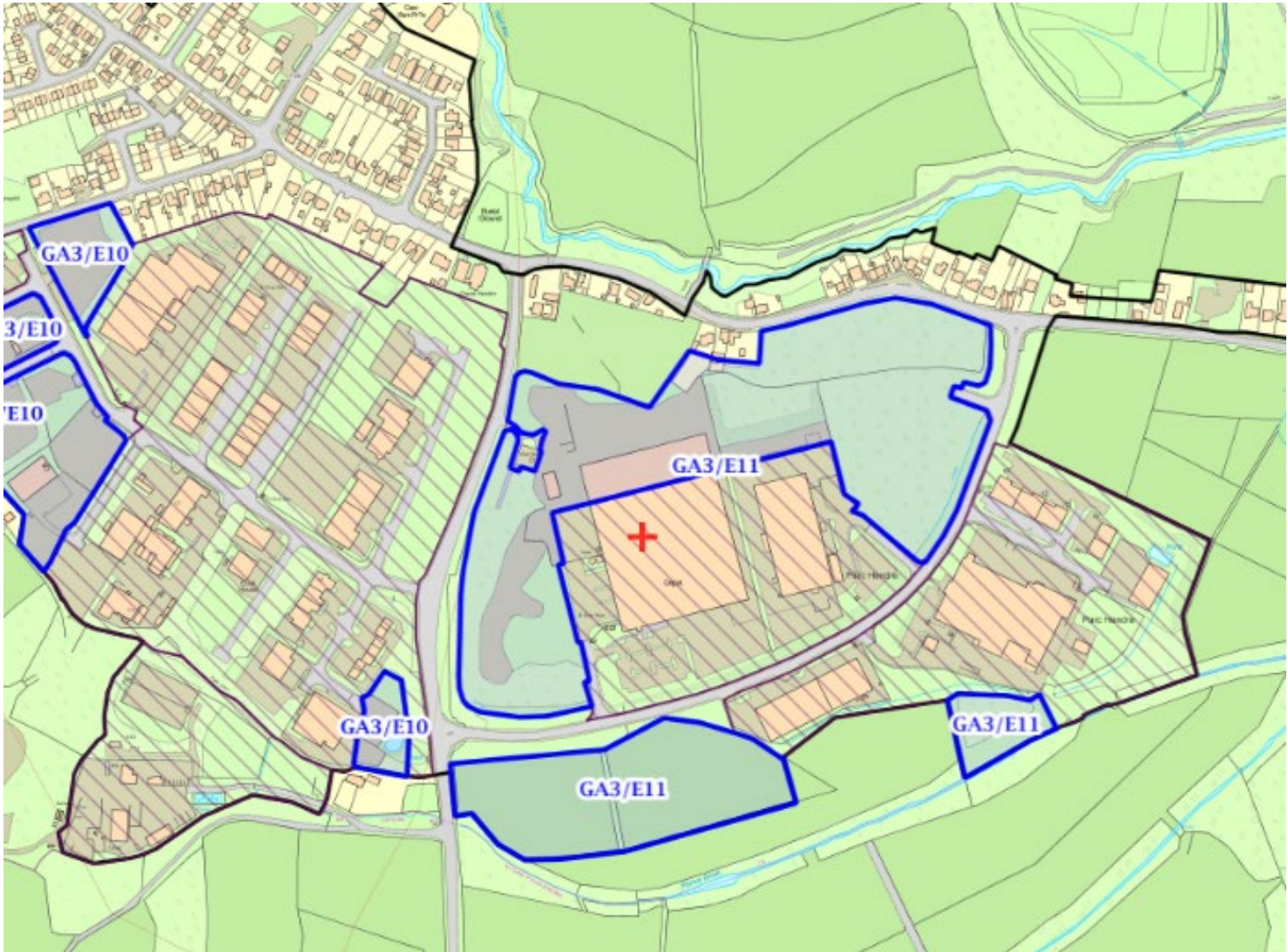
**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

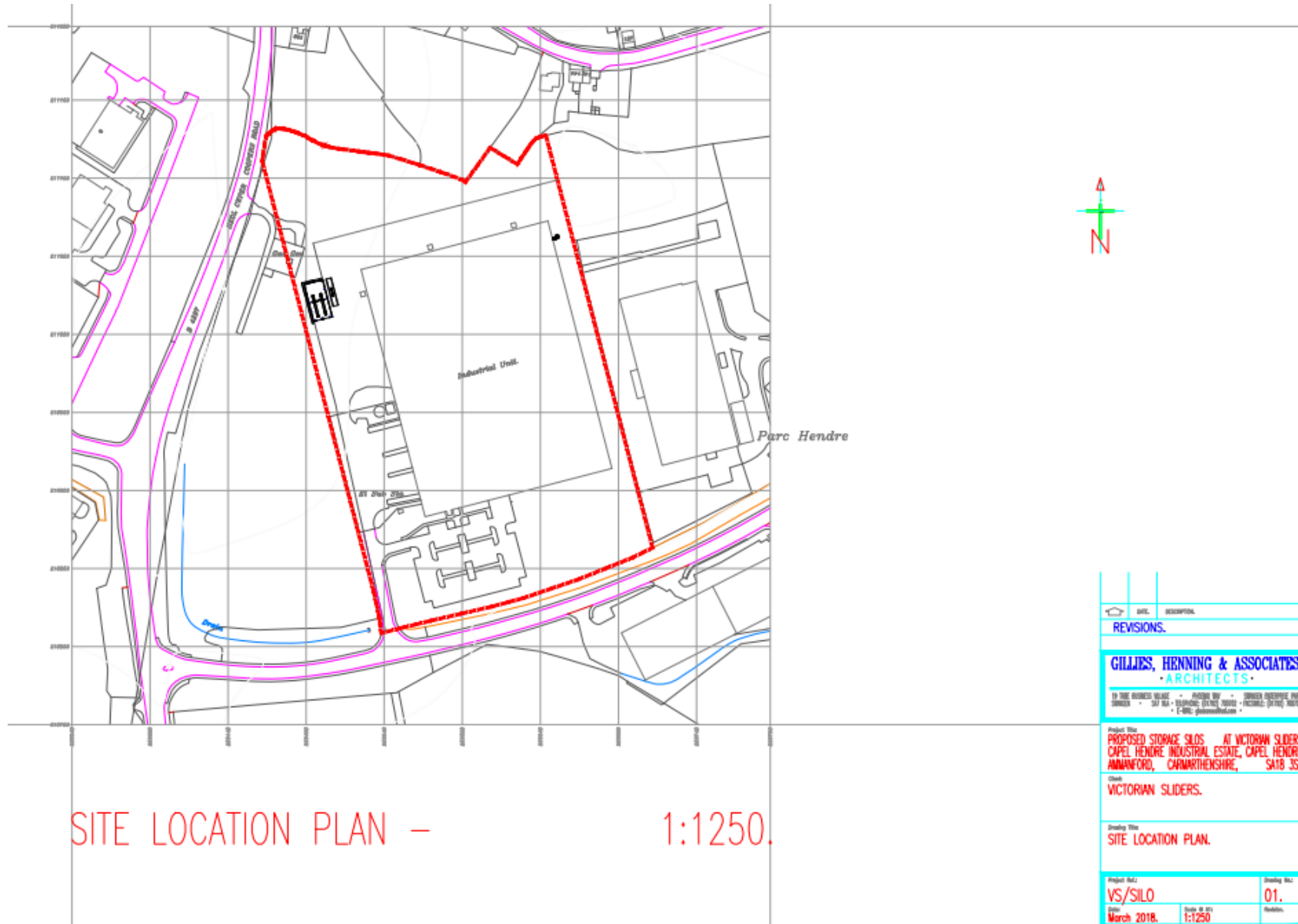




E/37086 LDP Allocations

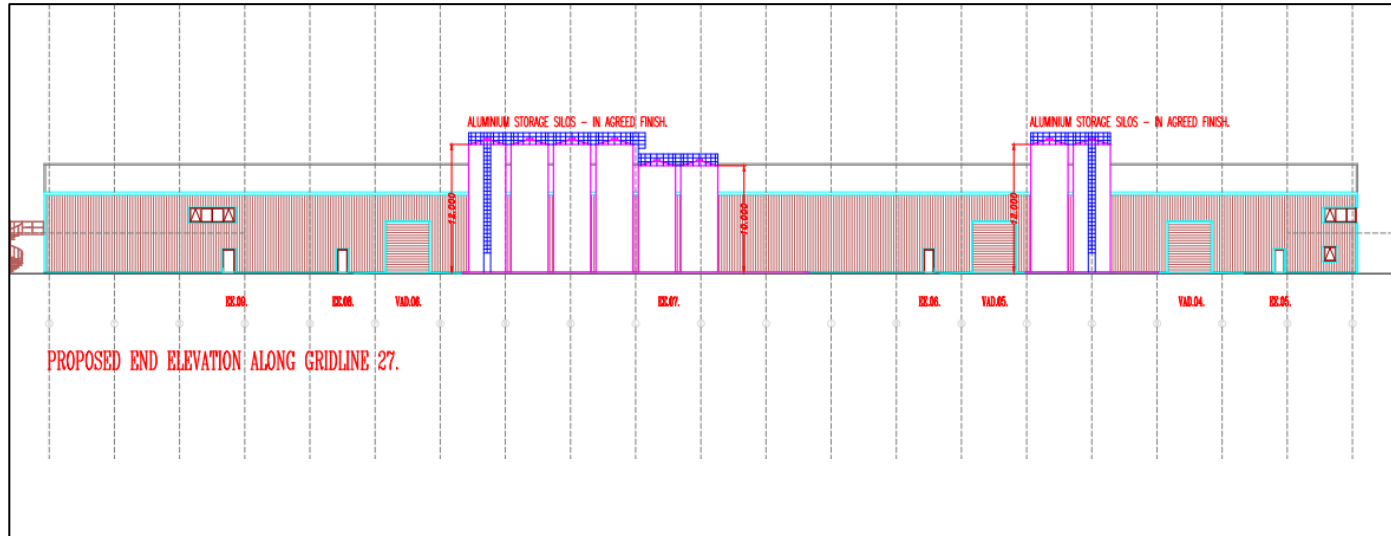


E/37086 Site Location Plan

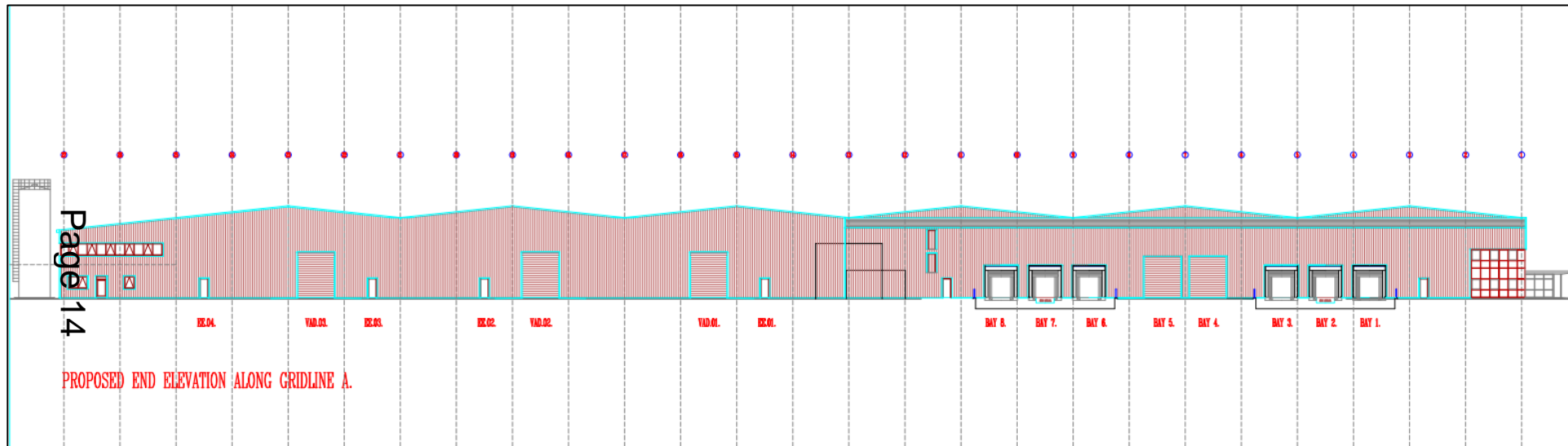


SITE LOCATION PLAN - 1:1250.

E/37086 Silo Elevations

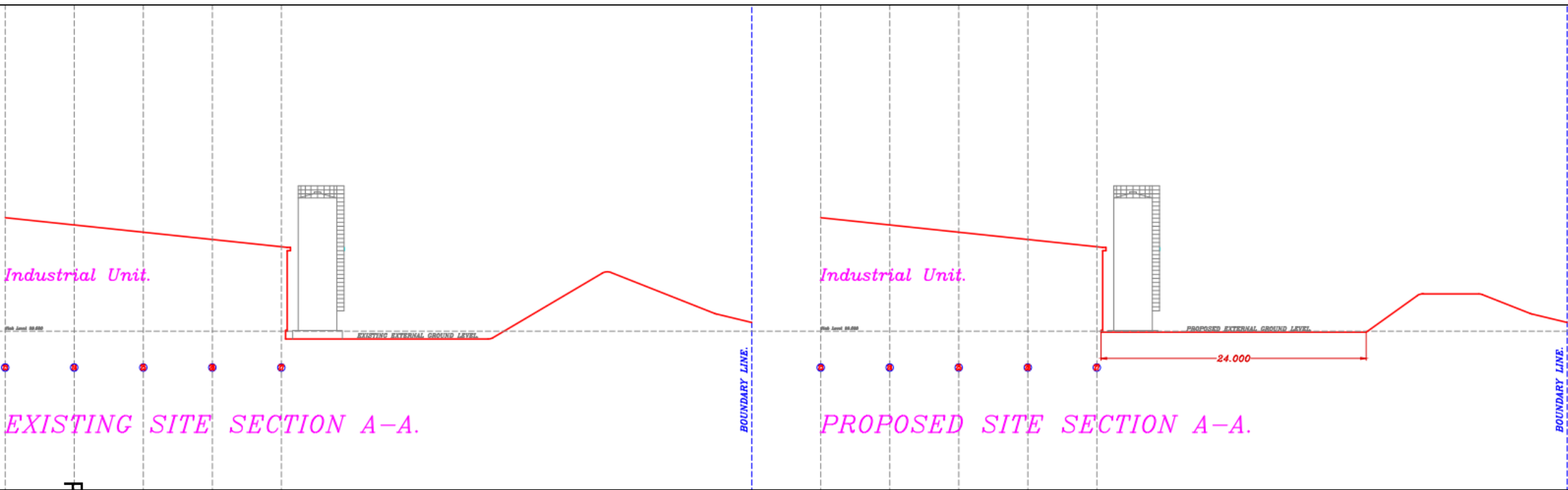


Rear

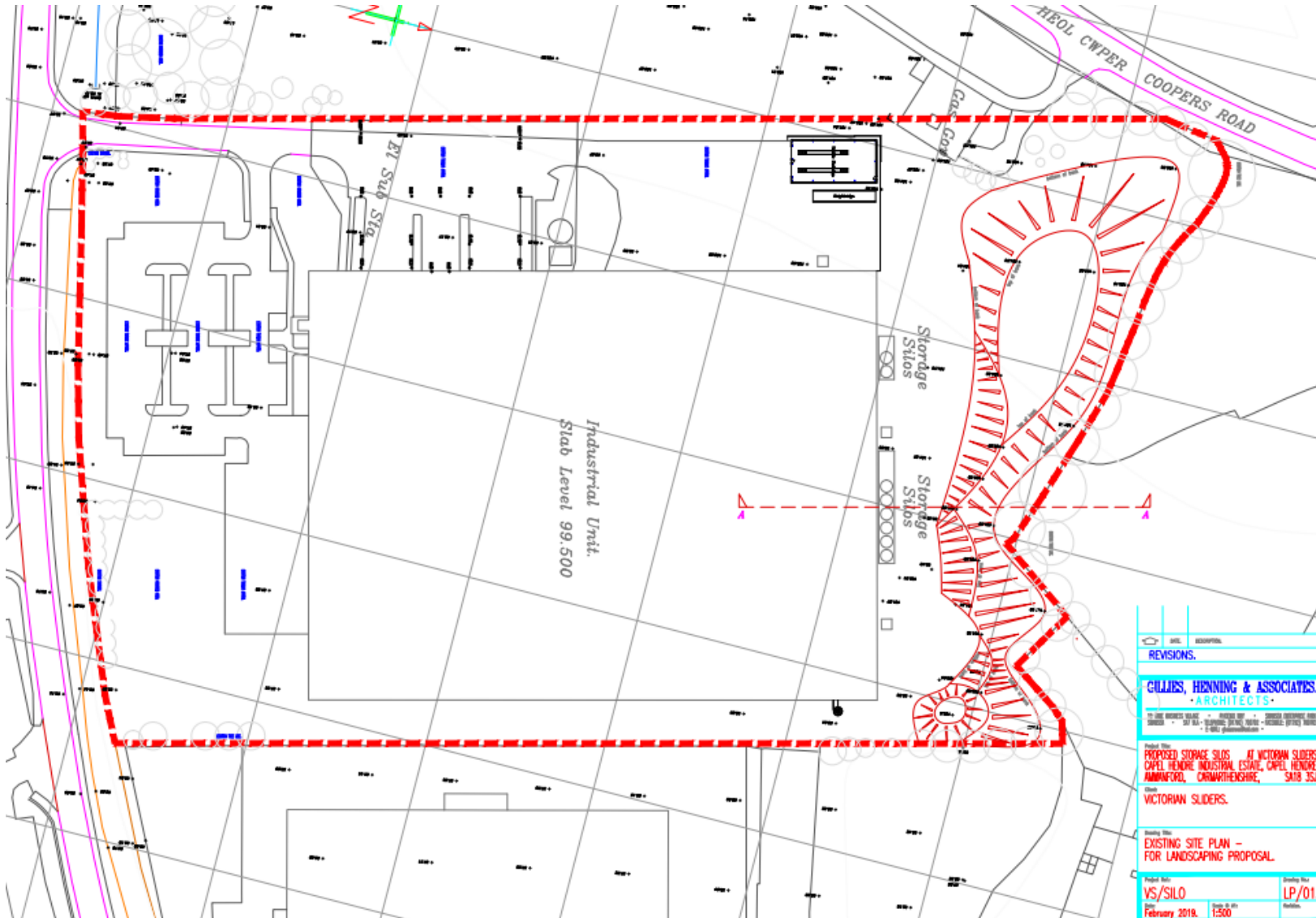


West

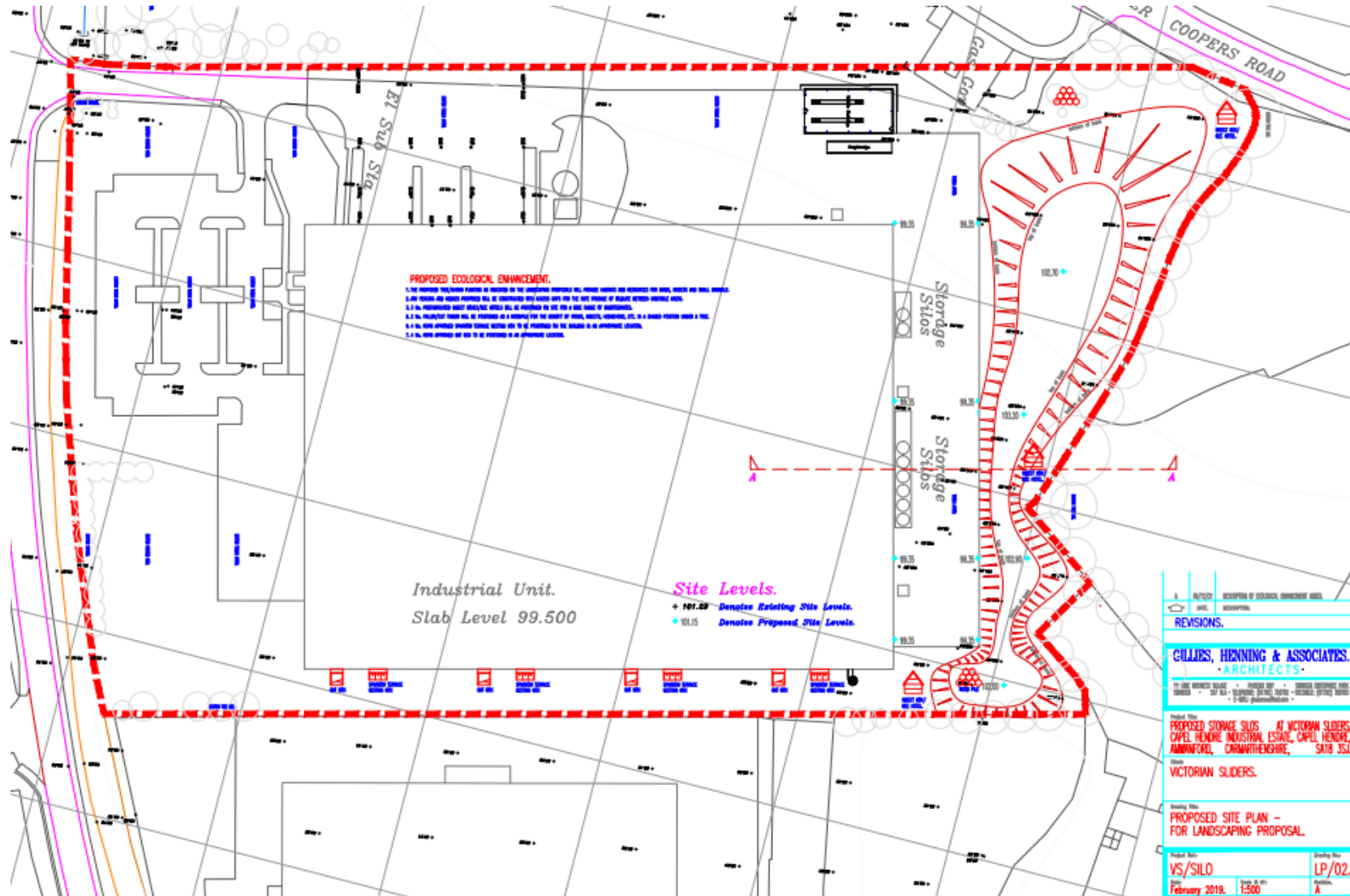
E/37086 Site Sections – Existing and Proposed



E/37086 Existing Site Plan Showing Bund and Section A-A



E/37086 Proposed Engineering Works and Ecological Enhancement



Aerial Photographs



E/37086 Images from the Site - Silos



E/37086 Images from Site – Engineering Work



E/37086 Views from Outside the Site



Looking west
from Mason Road



Entrance at Coopers
Road



From Residential
Window at Hendre Road

PL/00151

Zoe Baxter

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

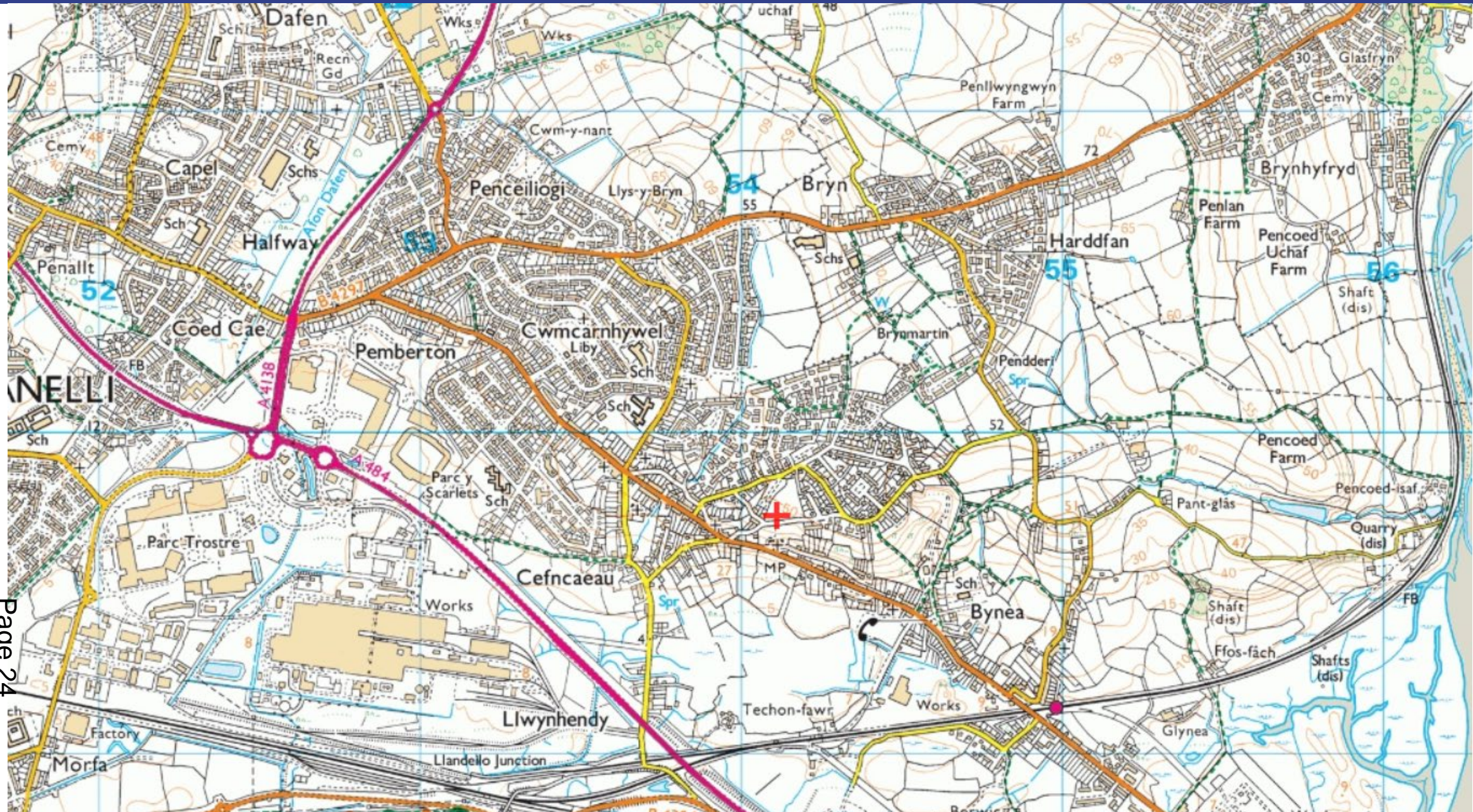
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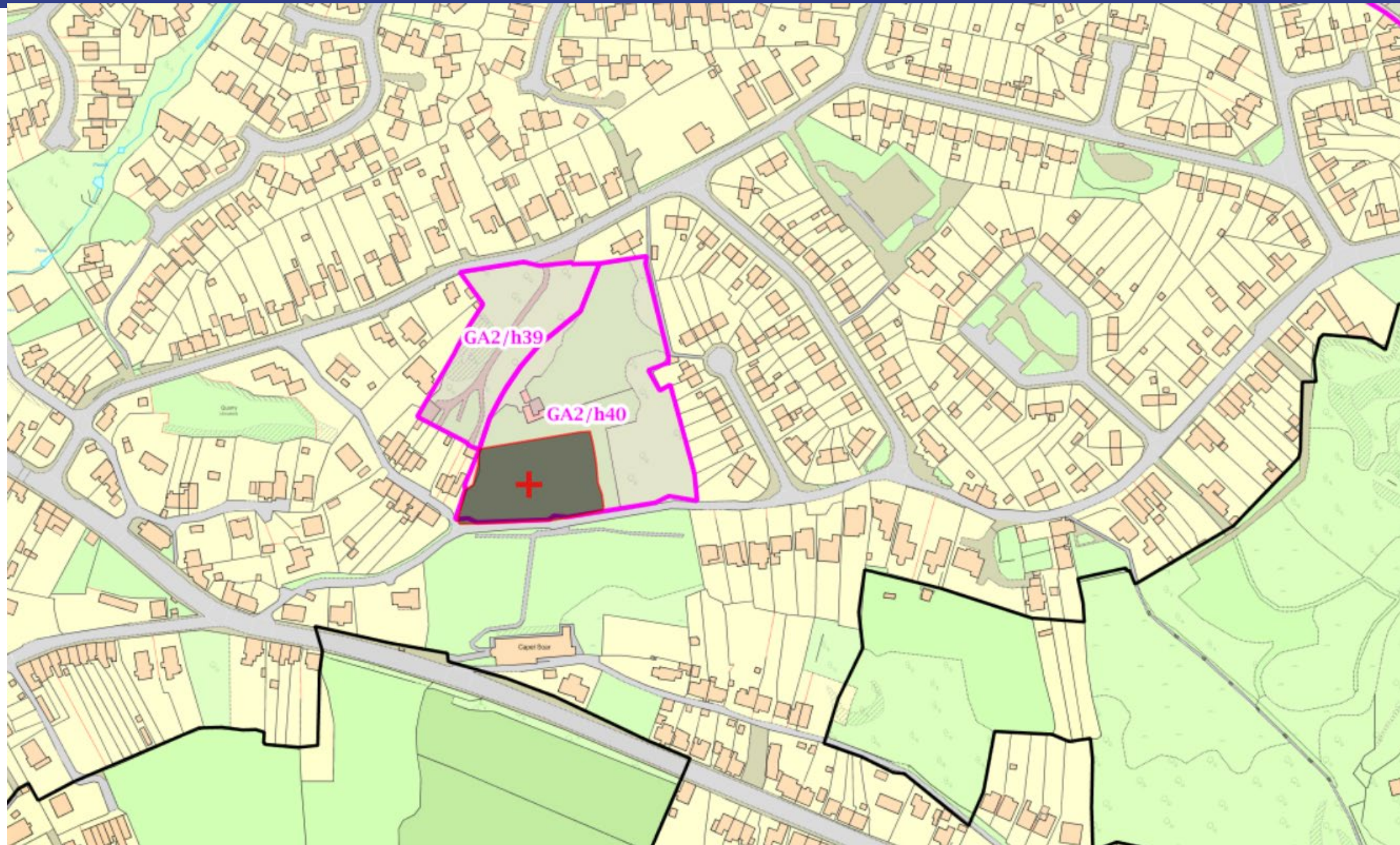


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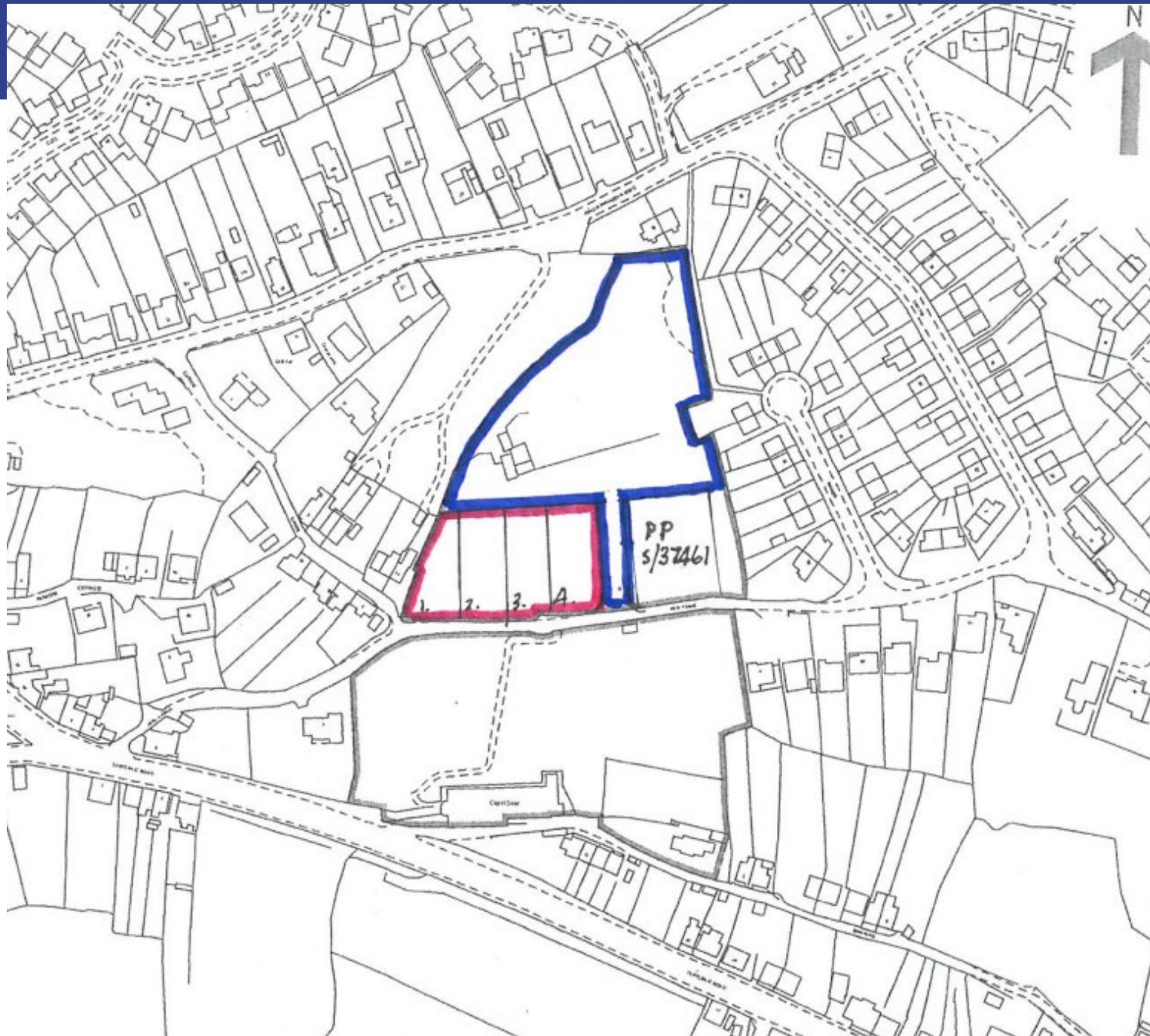
PL/00151 – LDP Housing Allocation



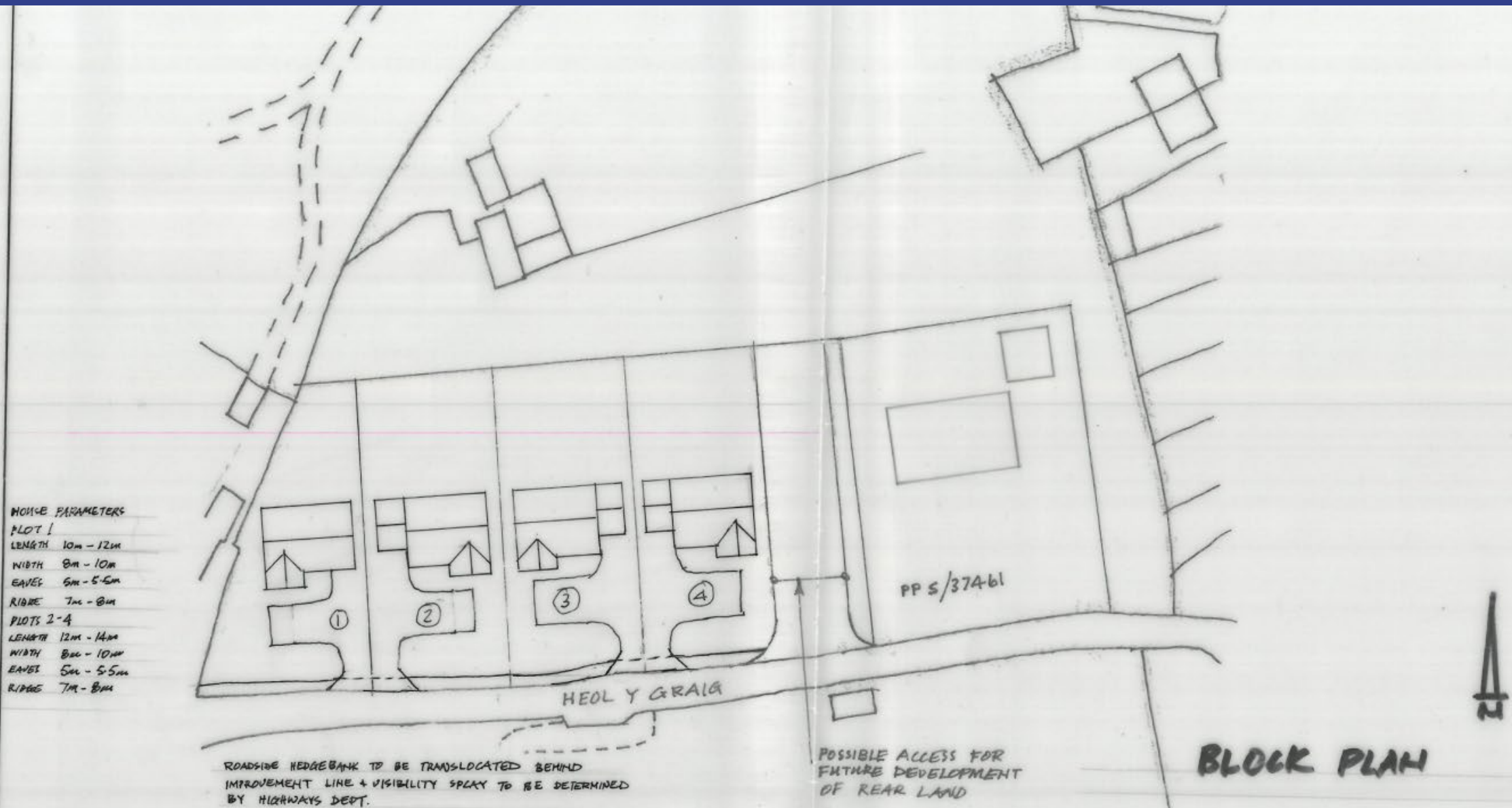
PL/00151 – Aerial Photograph



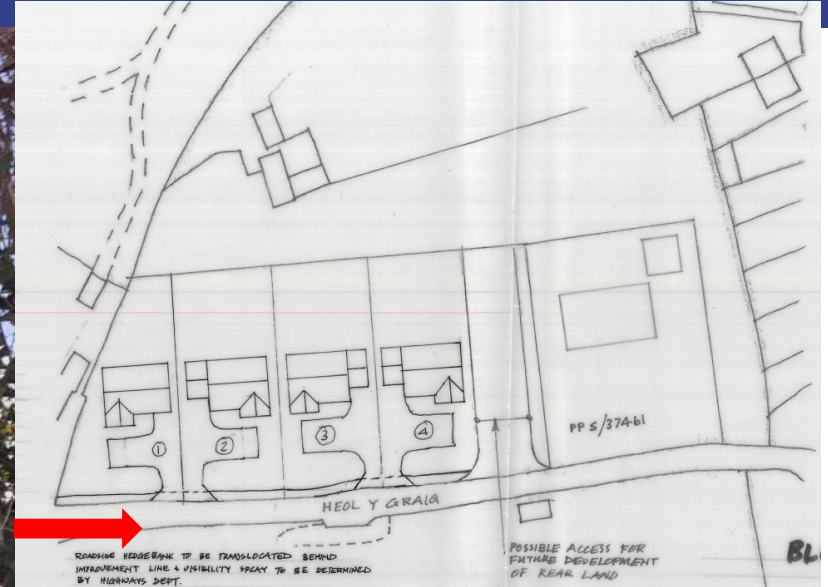
Application site
and other land
in applicant's
ownership



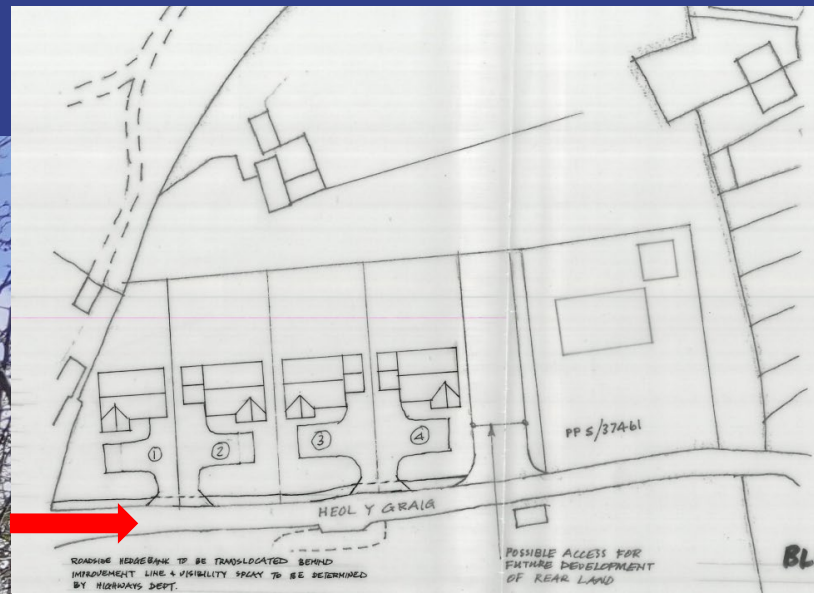
PL/00151 – Indicative Site Layout



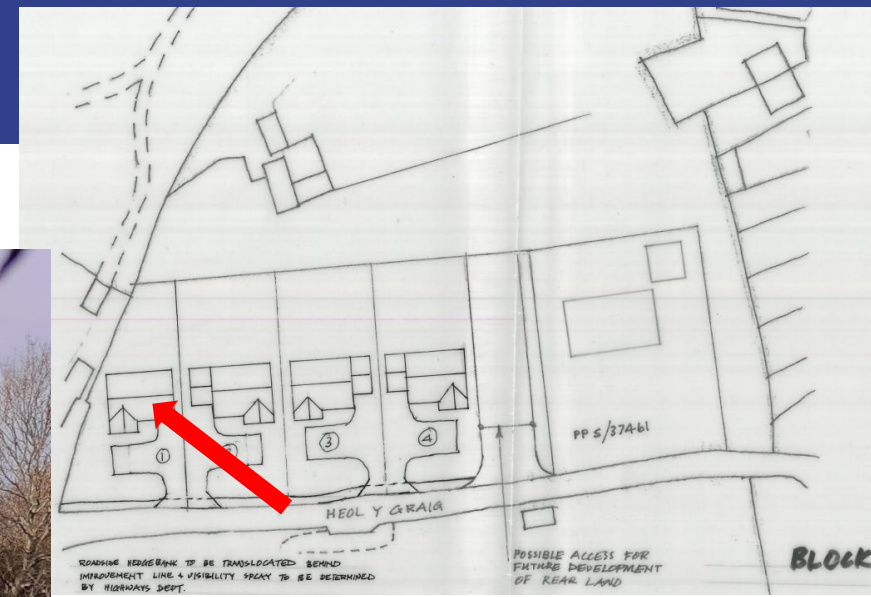
PL/00151 – Access lane to South of site



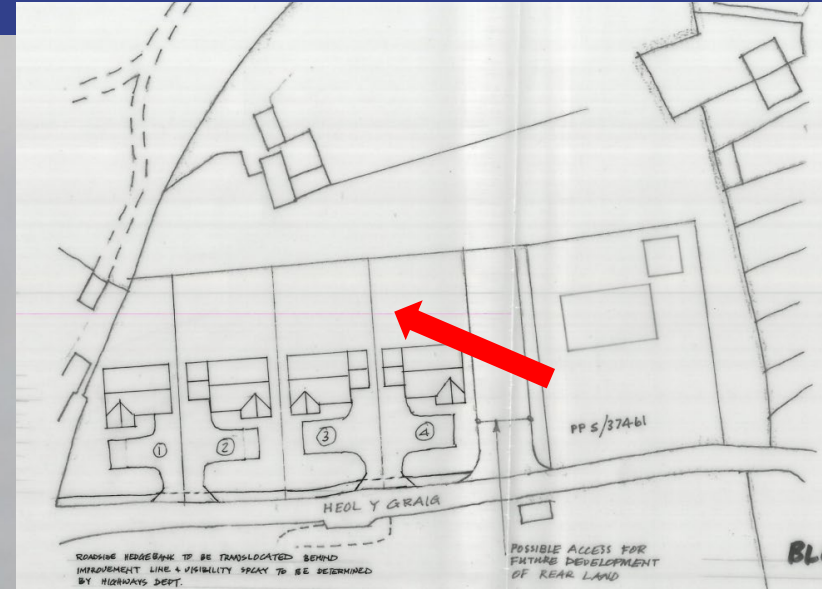
PL/00151 – Southern boundary



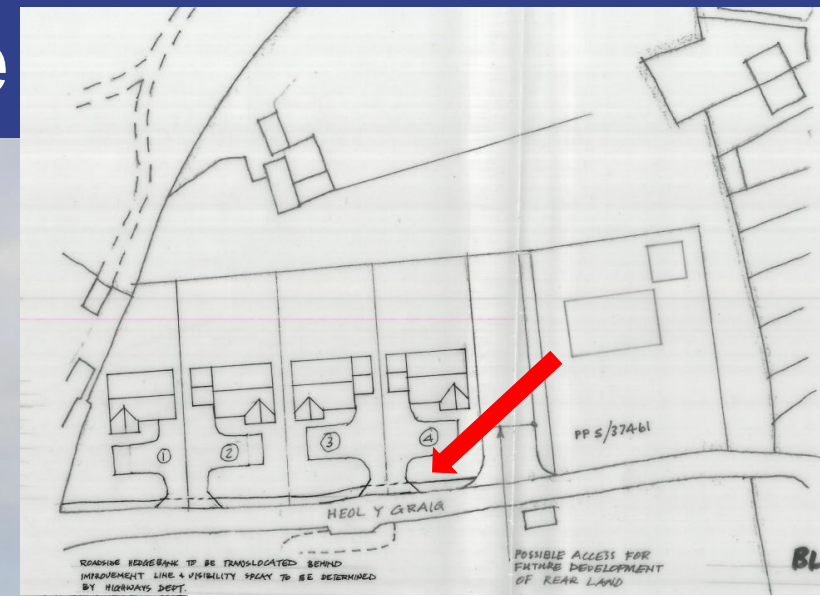
PL/00151 – South west of site



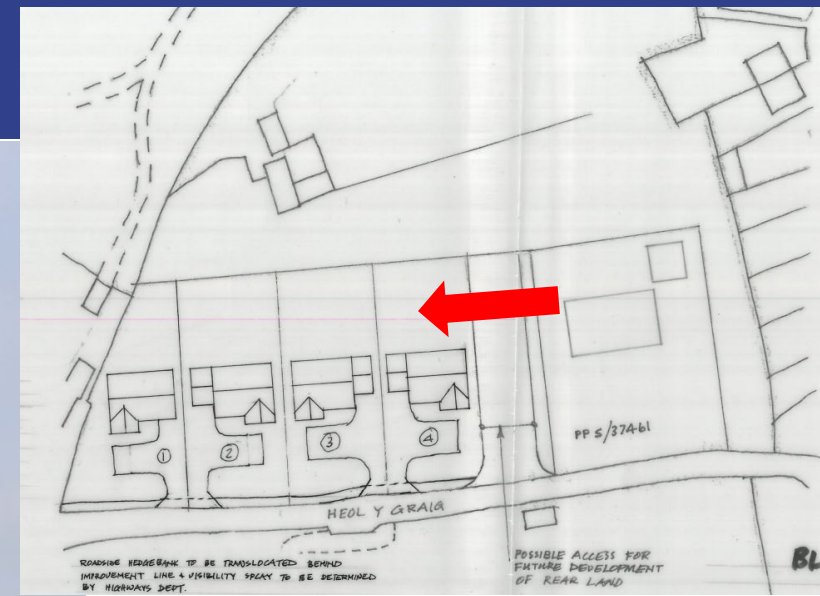
PL/00151 – from east boundary to north



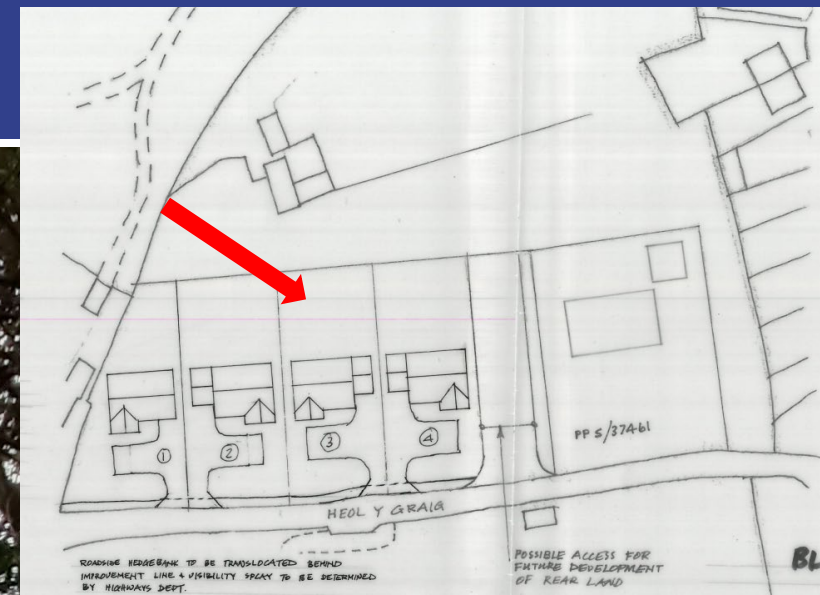
PL/00151 – Southern boundary of site



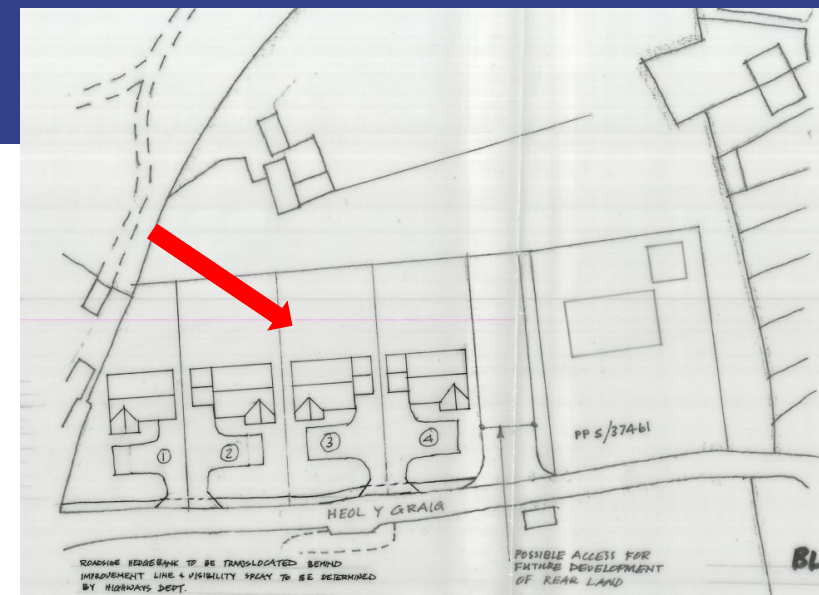
PL/00151 – looking to west



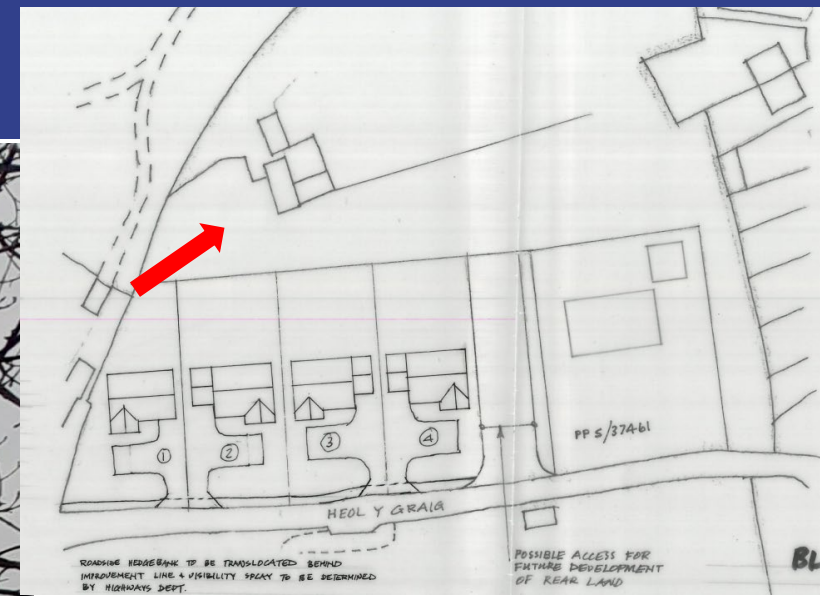
PL/00151 – Taken from NW corner



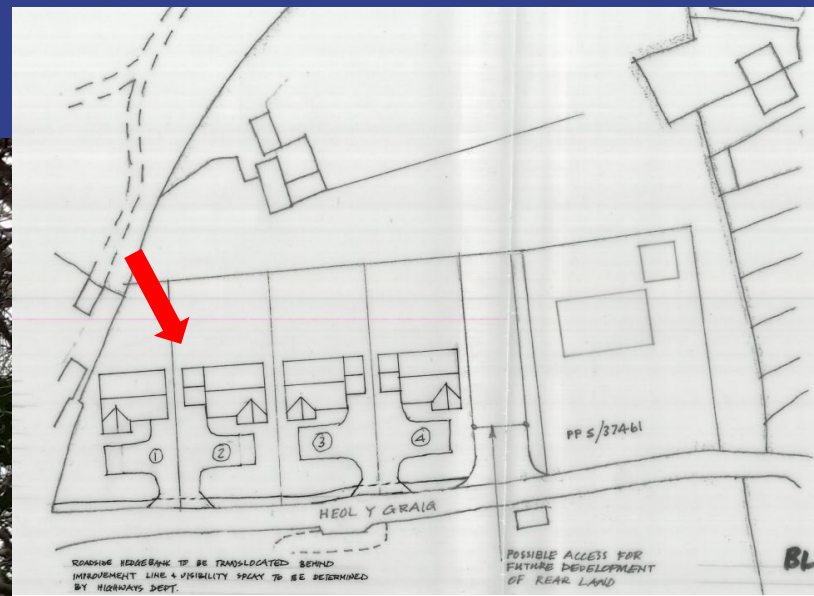
PL/00151 – Taken from NW corner



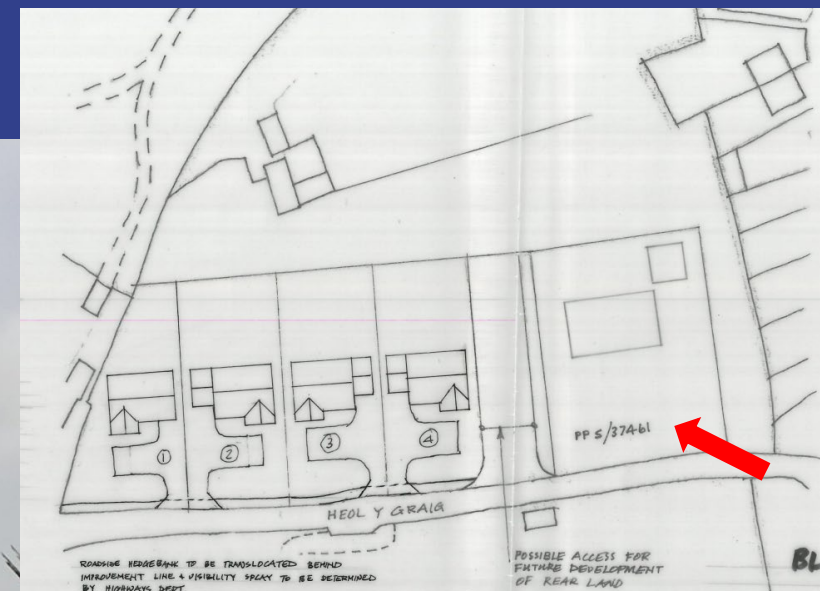
PL/00151 – Looking to north of site



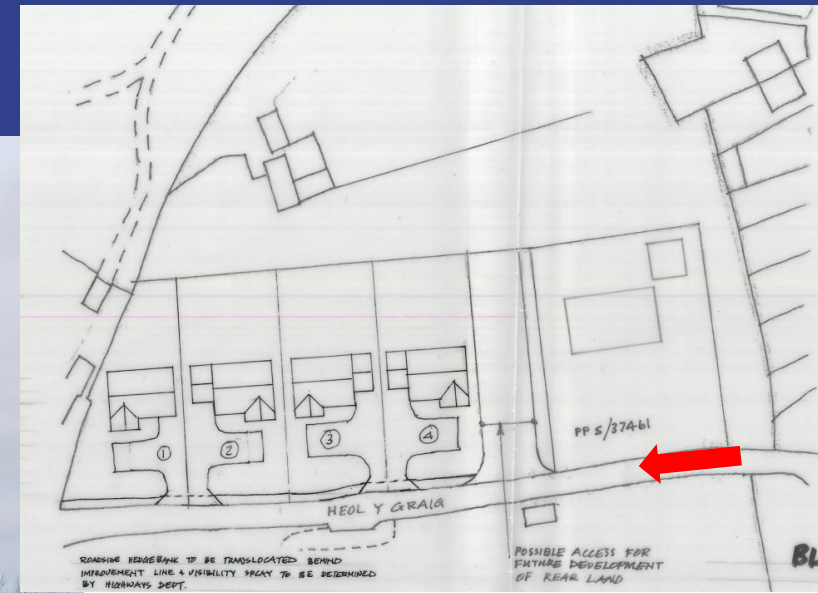
PL/00151 – looking to SW corner



PL/00151 – access to plot to east



PL/00151 – access road to south



PL/00542

John L J Thomas

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

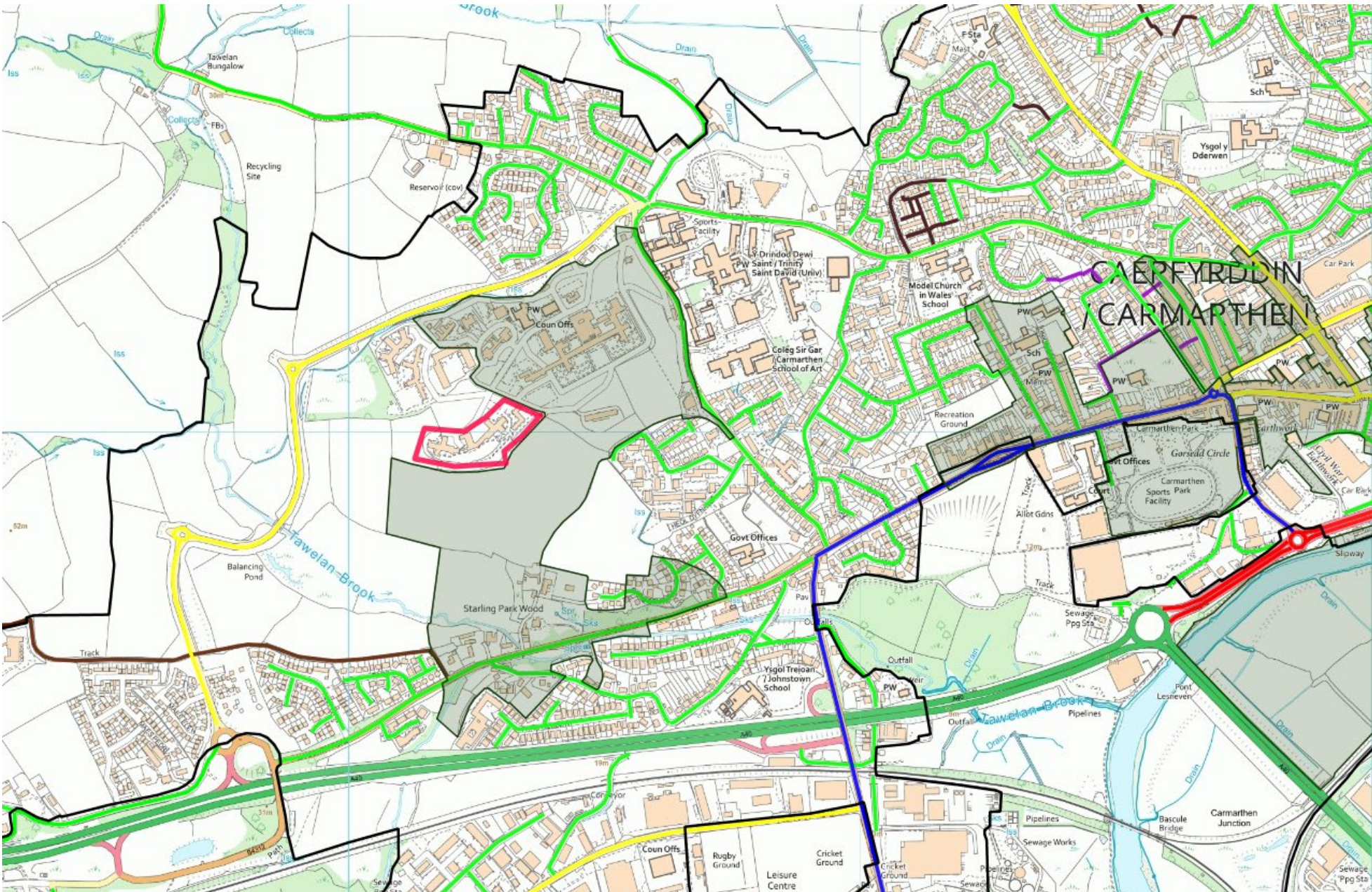
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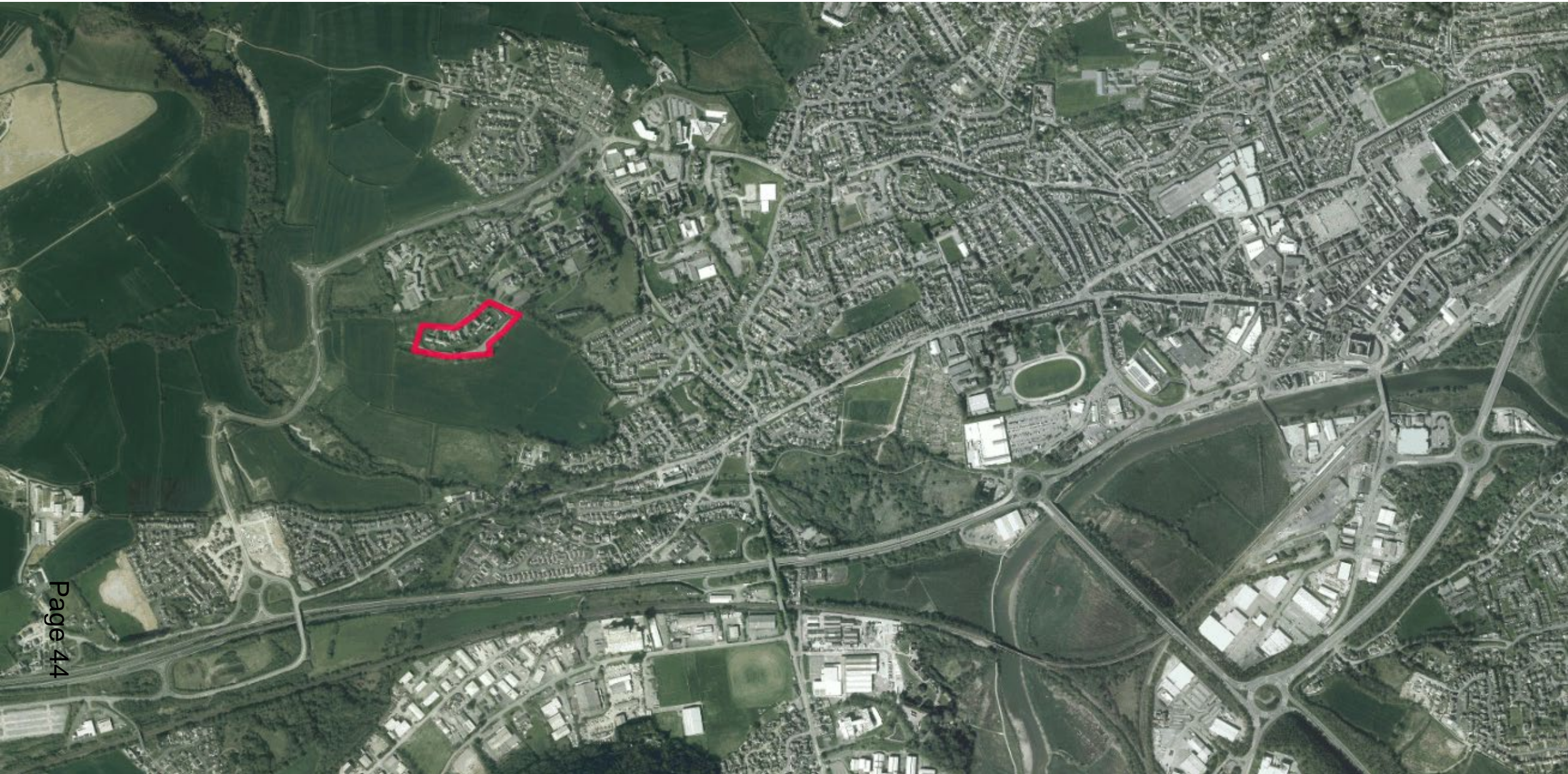
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County Council

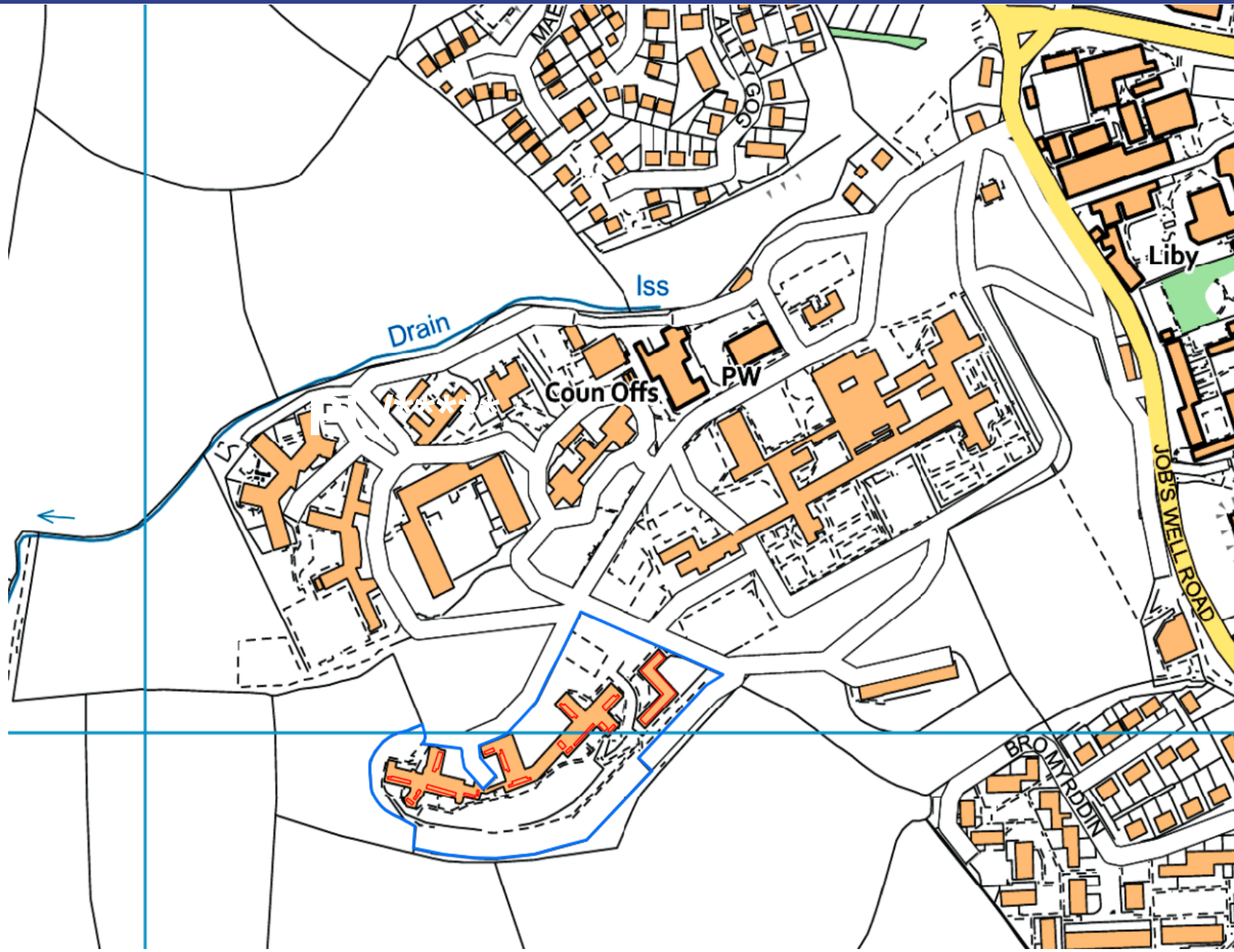


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APPENDIX 3.1 SITE LOCATION PL/

Legend

-  Land Ownership Boundary
-  Development Area

Map Details

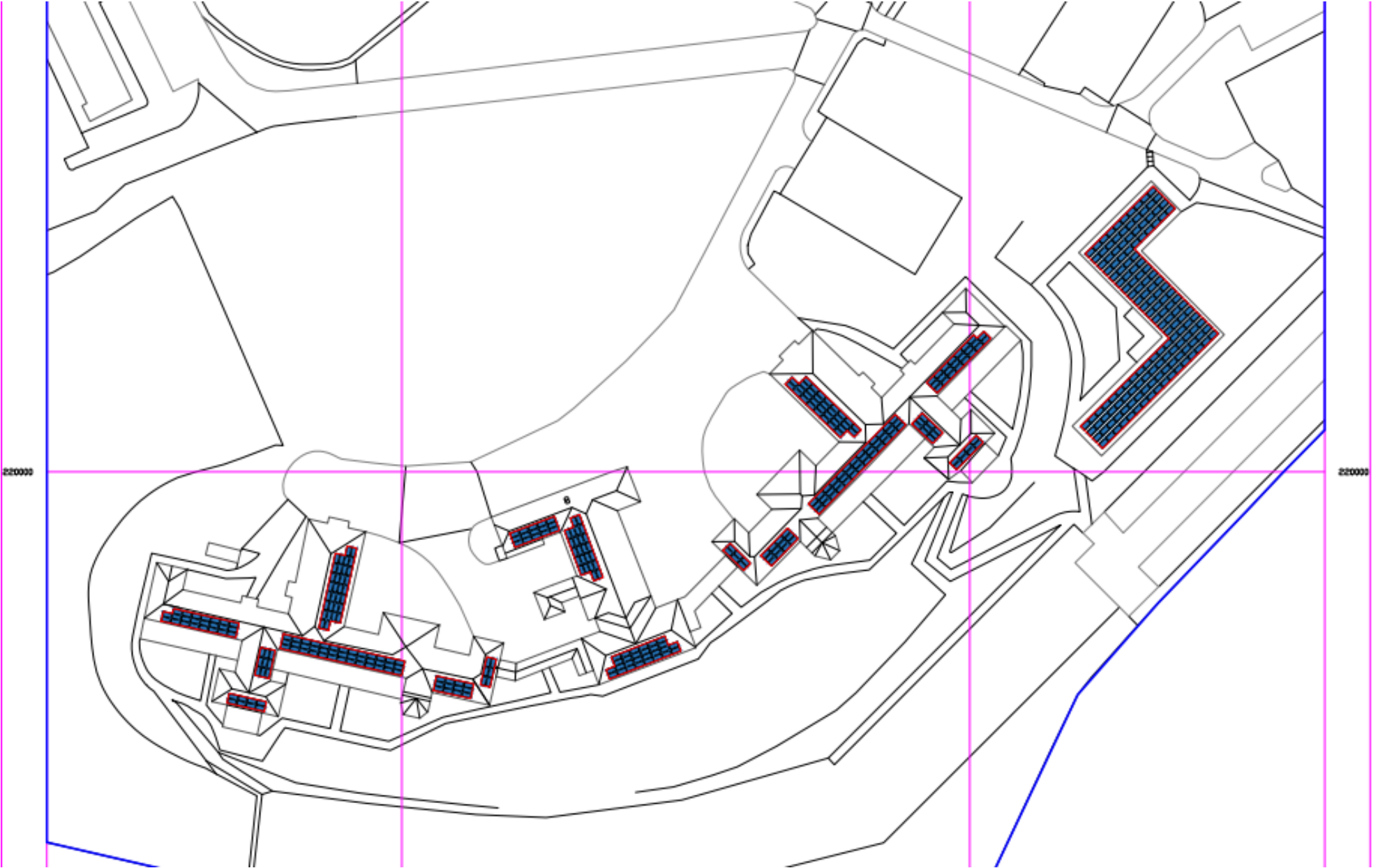
Land owned by Carmarthenshire County Council.
Solar panels to be erected in agreement with Ameresco

0 50 100 m

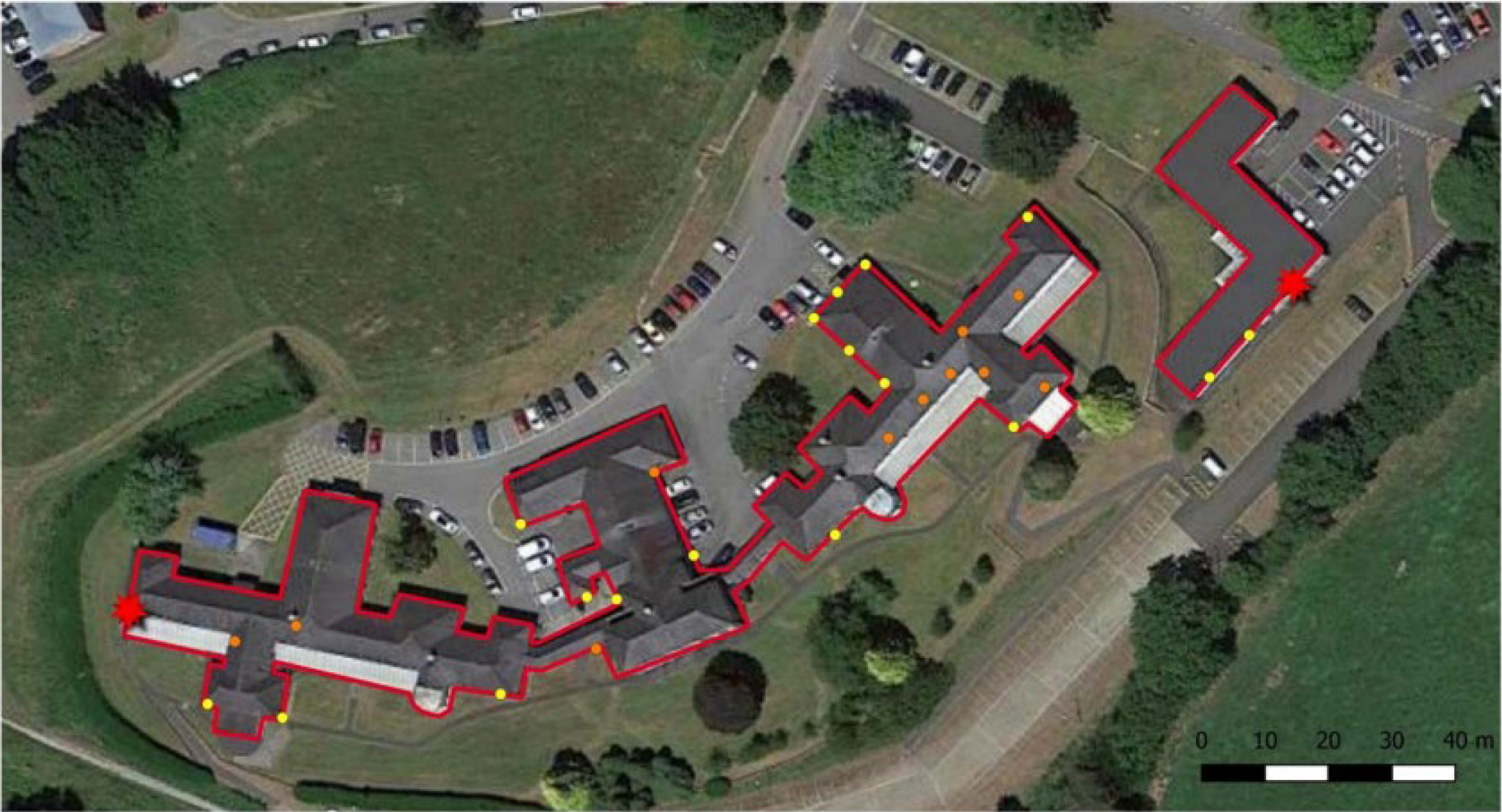
Scale at A3: 1:2,500

OS Mapping Licence Number: 100022432

Client: Ameresco



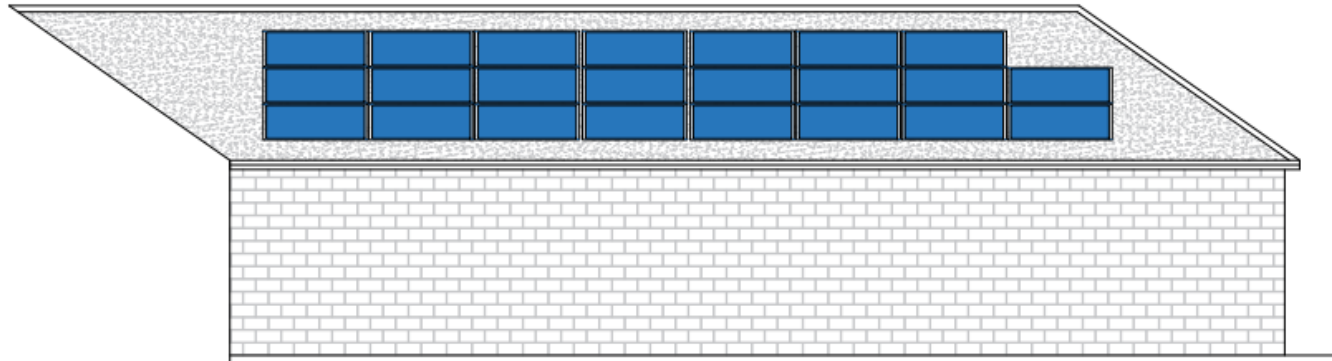
Location of potential access points in Building 7 & 8 Parc Dewi Sant, Carmarthen, UK



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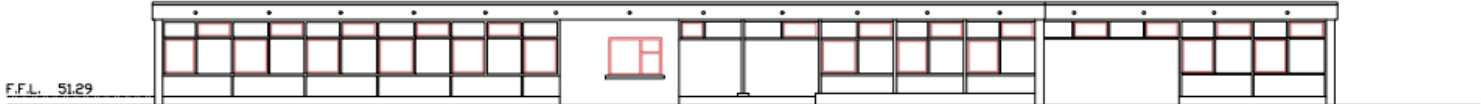
17



Existing



NORTH EAST ELEVATION

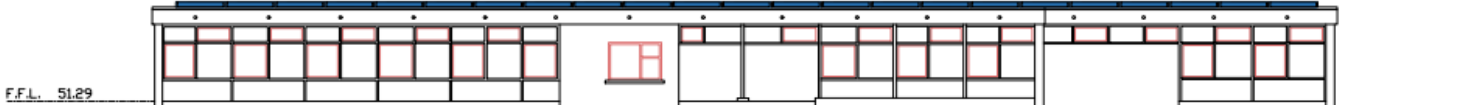


SOUTH EAST ELEVATION

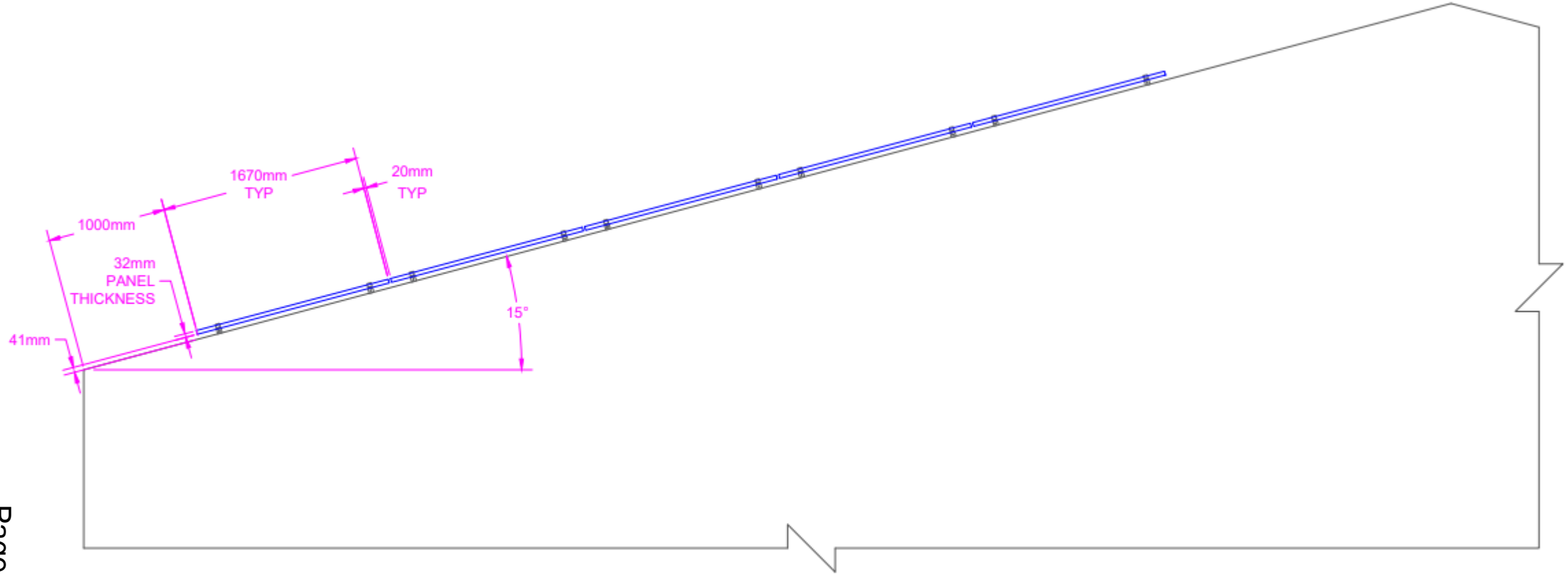
Proposed



NORTH EAST ELEVATION



SOUTH EAST ELEVATION





























PL/02602

Eilian Jones

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

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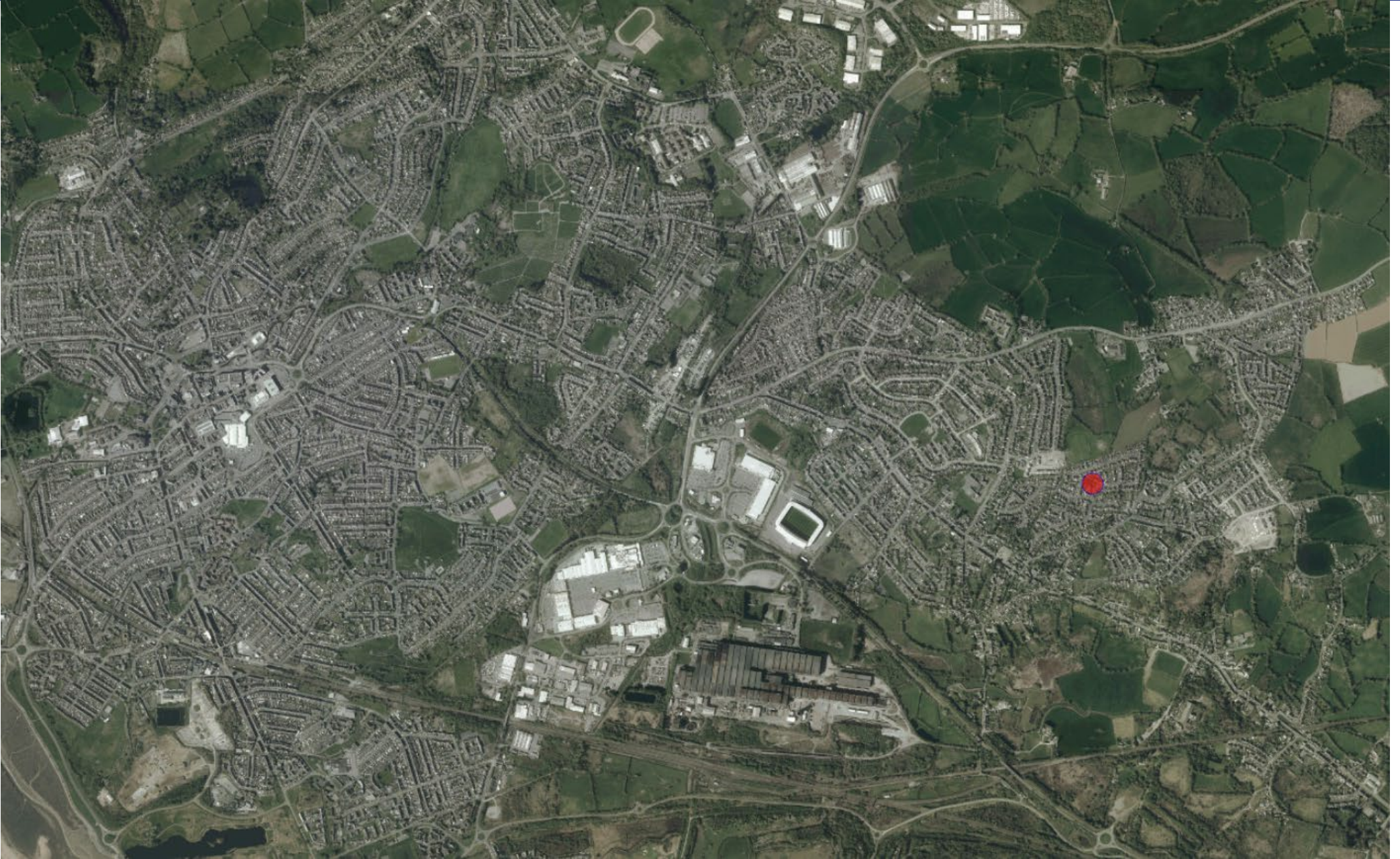
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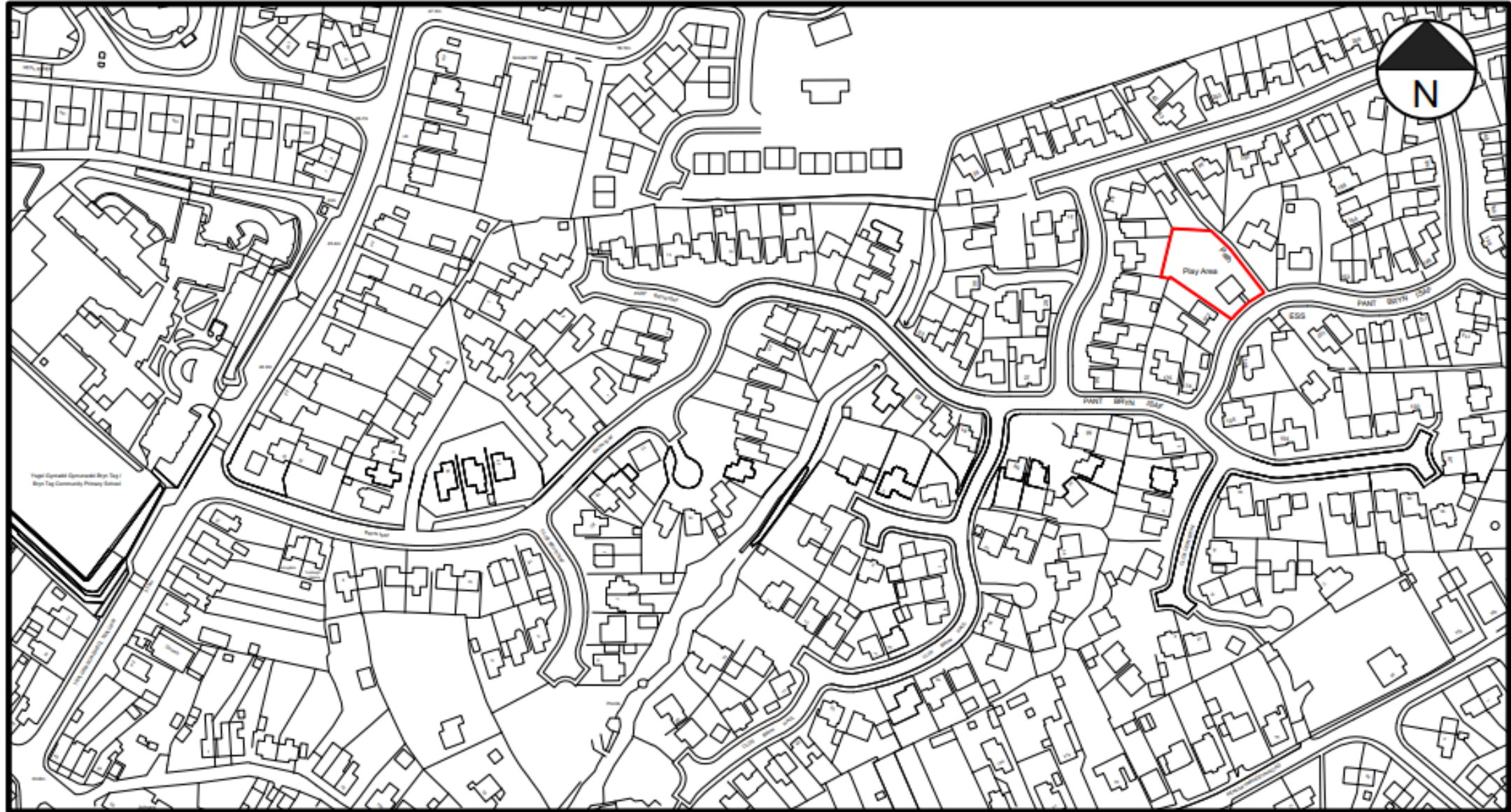


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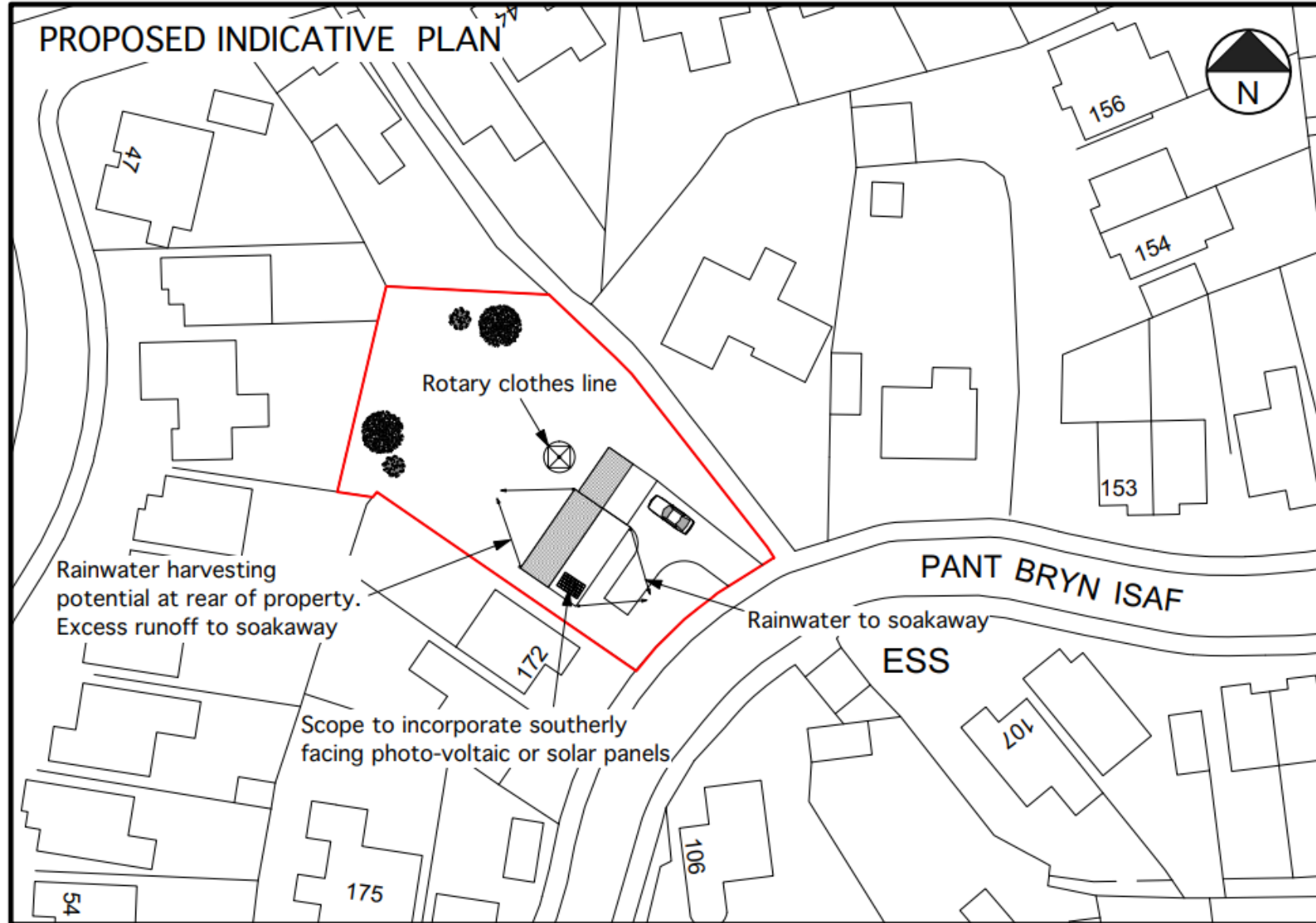






Location Plan

Scale 1:2500



Depth: 8-10 metres
Width: 10-12 metres
Height to roof ridge – 7.0 to 9.0 metres









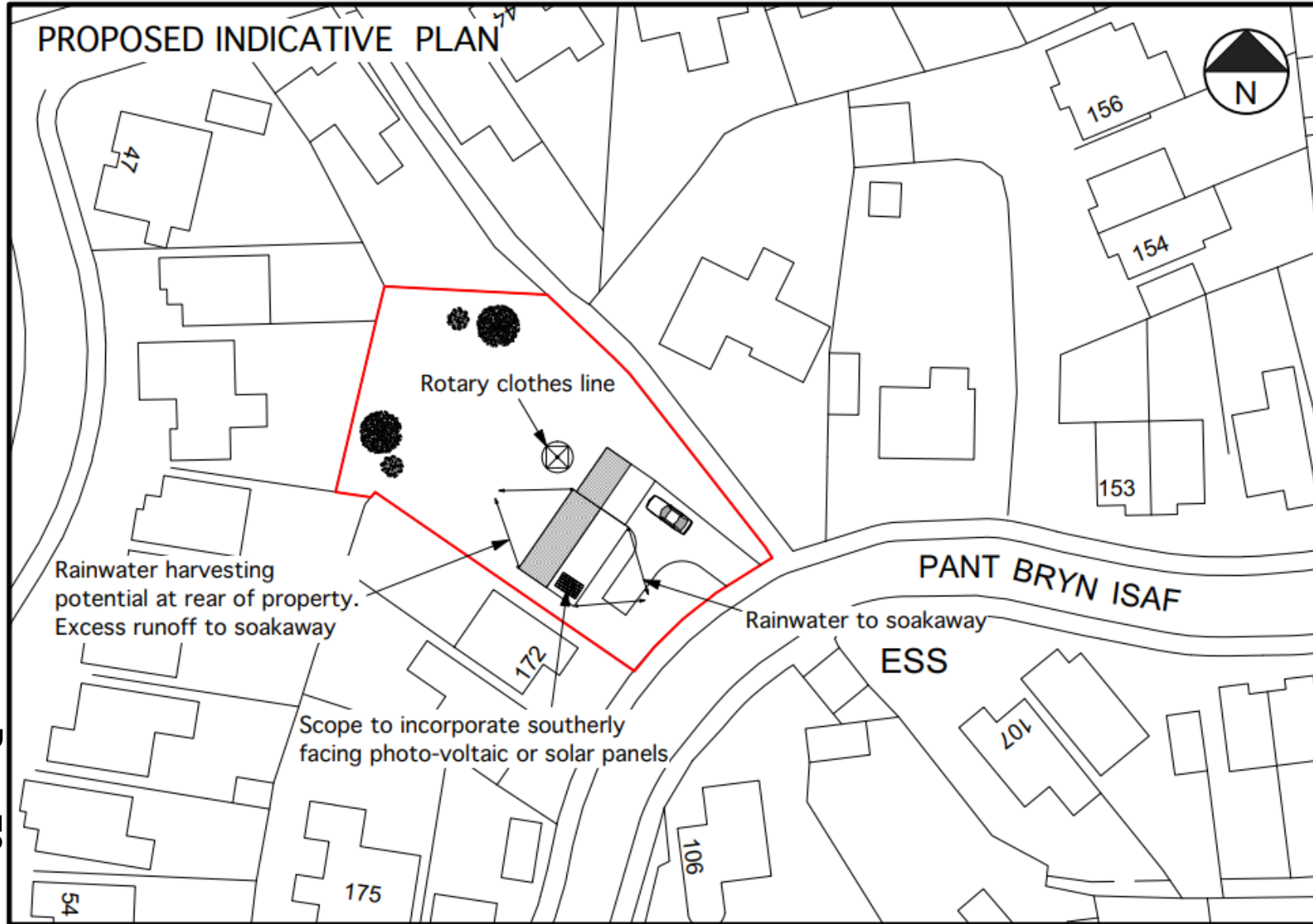












Depth: 8-10 metres
Width: 10-12 metres
Height to roof ridge – 7.0 to 9.0 metres



Diolch | Thank you

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carmarthenshire.gov.wales

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