

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 10TH NOVEMBER, 2022

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

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

3.	<u>DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 92)
----	---

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

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Adran yr Amgylchedd**

**Report of the Head of Place
and Sustainability
Environment Department**

10/11/2022

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/03333
Proposal	Creation of 10 additional traveller pitches to the west of PL/00775 (Plots 5-14) with alternative layout, ecological and landscape enhancements and extension to approved internal access road (Phase III)
Location	Land at Maes Y Dderwen, Llangennech, Llanelli, SA14 8UW

Details

Subsequent to the publicising of the Head of Place a Sustainability's Report, a Landscape and Ecology Management Plan – Elite Ecology (October 2022) has been received. The document has been assessed by the Planning Ecologist who has no objections to the development, subject to the amendment to Condition 15 in the Report (please see below – Condition 15)

Consultation Responses

Head of Transportation & Highways – The formal response has been received stating no objection to the proposed development, subject to the imposition of planning conditions (see below – conditions 17 – 31)

Amended condition:

Condition 15

Prior to the first occupation of the development hereby approved, the application site shall be landscaped – inclusive of all ecological management measures – strictly in accordance with details contained in the Landscape and Ecological Management Plan prepared by Elite Ecology (Dated October 2022) Any existing elements retained or translocated; or new elements installed, constructed, planted or seeded in accordance with the approved scheme which, within the lifetime of the approved development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the element in relation to this planning approval is no longer delivered, shall be replaced, within six months of written notification by the local planning authority, or within in the next available planting or seeding season thereafter, with replacement elements of similar size and specification.

Reason: To ensure that the development enhances the character and appearance of the site and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity: thus delivering the objectives of CLDP policies: - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6

Further conditions recommended by the Head of Transportation & Highways:

Condition 17

Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with a 5.0 metre carriageway, 2.0 metre footway (southern side radius) and 6.0 metre kerbed radii at the junction with the Maes-Y-Dderwen U2317 road.

Reason: In the interests of highway safety.

Condition 18

Any access gates shall be set back a minimum distance of 15.0 metres from the highway boundary and shall open inwards into the site only.

Reason: In the interests of highway safety.

Condition 19

The gradient of the vehicular access road serving the development shall not exceed 1 in 20 for the first 15 metres from the edge of the carriageway.

Reason: In the interests of highway safety.

Condition 20

There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole Maes-Y-Dderwen U2317 road frontage within 2.4 metres of the near edge of carriageway.

Reason: In the interests of highway safety.

Condition 21

Prior to any use of the access road by vehicular traffic, a visibility splay of 2.4 metres x 33 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access road in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.6 metres within this splay area.

Reason: In the interests of highway safety.

Condition 22

The access, visibility splays and turning areas required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning areas, is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

Condition 23

Prior to the occupation of any of the plots herewith approved, the required access roads and footways from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.

Reason: In the interests of highway safety.

Condition 24

The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

Condition 25

All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.

Reason: In the interests of highway safety.

Condition 26

No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

Reason: In the interests of highway safety.

Condition 27

The access road shall be hard surfaced in a bonded material for a minimum distance of 15.0 metres behind the nearside edge of carriageway, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

Reason: In the interests of highway safety.

Condition 28

No development shall commence until a detailed Traffic Management scheme for a junction improvement/rearrangement preventing vehicles from turning right from Maes-Y-Dderwen (U2317) onto the A4138 has been submitted for the written approval of the Local Planning Authority and to the specification of the Local Highway Authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to first use of the development hereby approved.

Reason: In the interests of highway safety.

Condition 29

Prior to the commencement of any part of the development herewith approved, a 2.0- metre-wide footway shall be provided from the proposed site access road to link with the existing footway to the south, with the Maes-Y-Dderwen U2317 Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.

Reason: In the interests of highway safety.

Condition 30

No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter to be implemented in full and as agreed.

Reason: In the interests of highway safety.

Condition 31

Prior to the commencement of development, a scheme for refuse storage and collection shall be submitted to the written approval of the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to first use of the development hereby approved.

Reason: In the interests of highway safety.

This page is intentionally left blank

Y Pwyllgor Cynllunio / Planning Committee

10/11/2022

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Adran Yr Amgylchedd - Environment Department

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

**Applications
recommended for
approval**

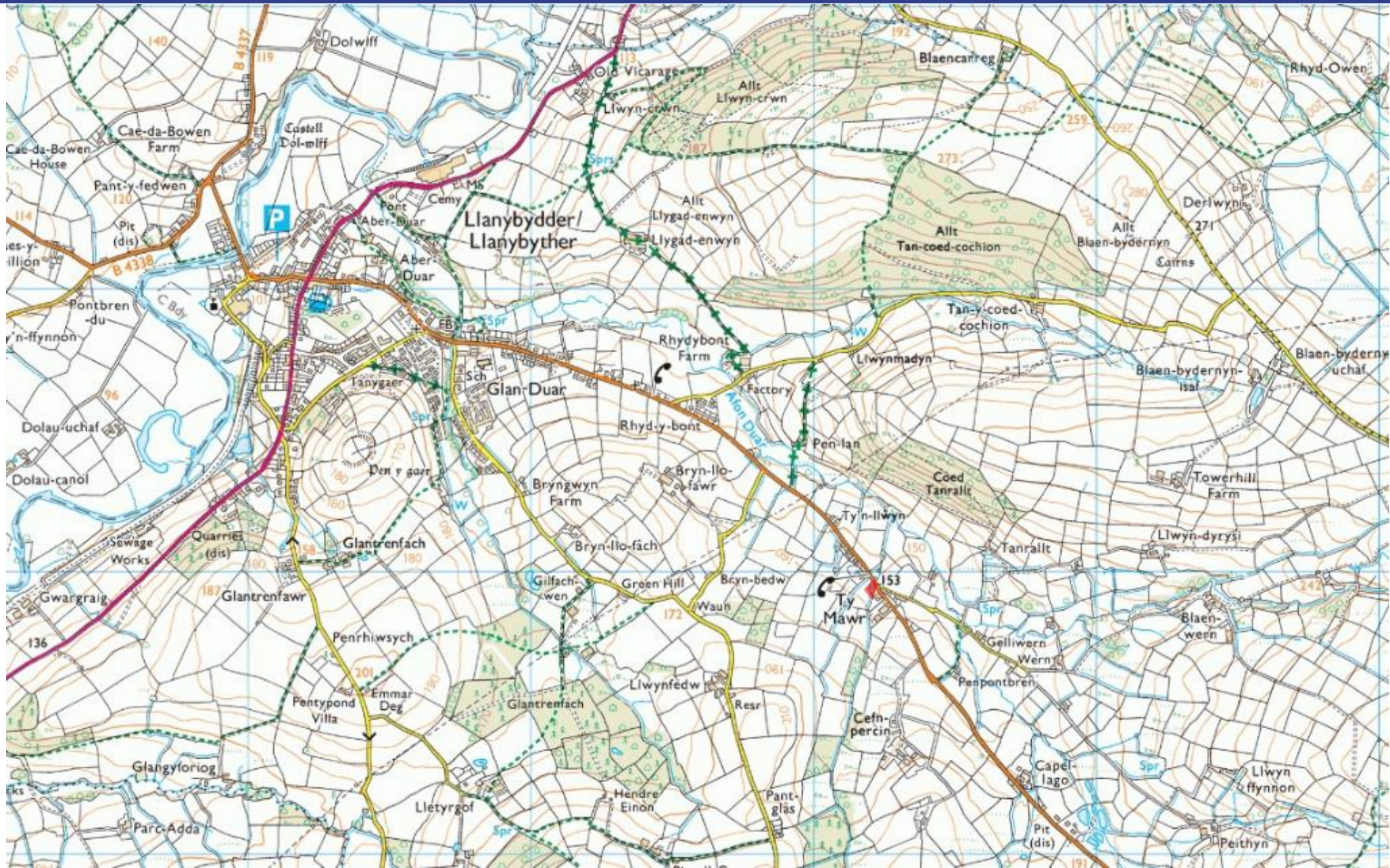
PL/03227

Helen Rice

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Adran Yr Amgylchedd - Environment Department

PL/03227 Location Plan



PL/03227 Site Location and Aerial



PL/03227 Aerial Site History



1999



2006

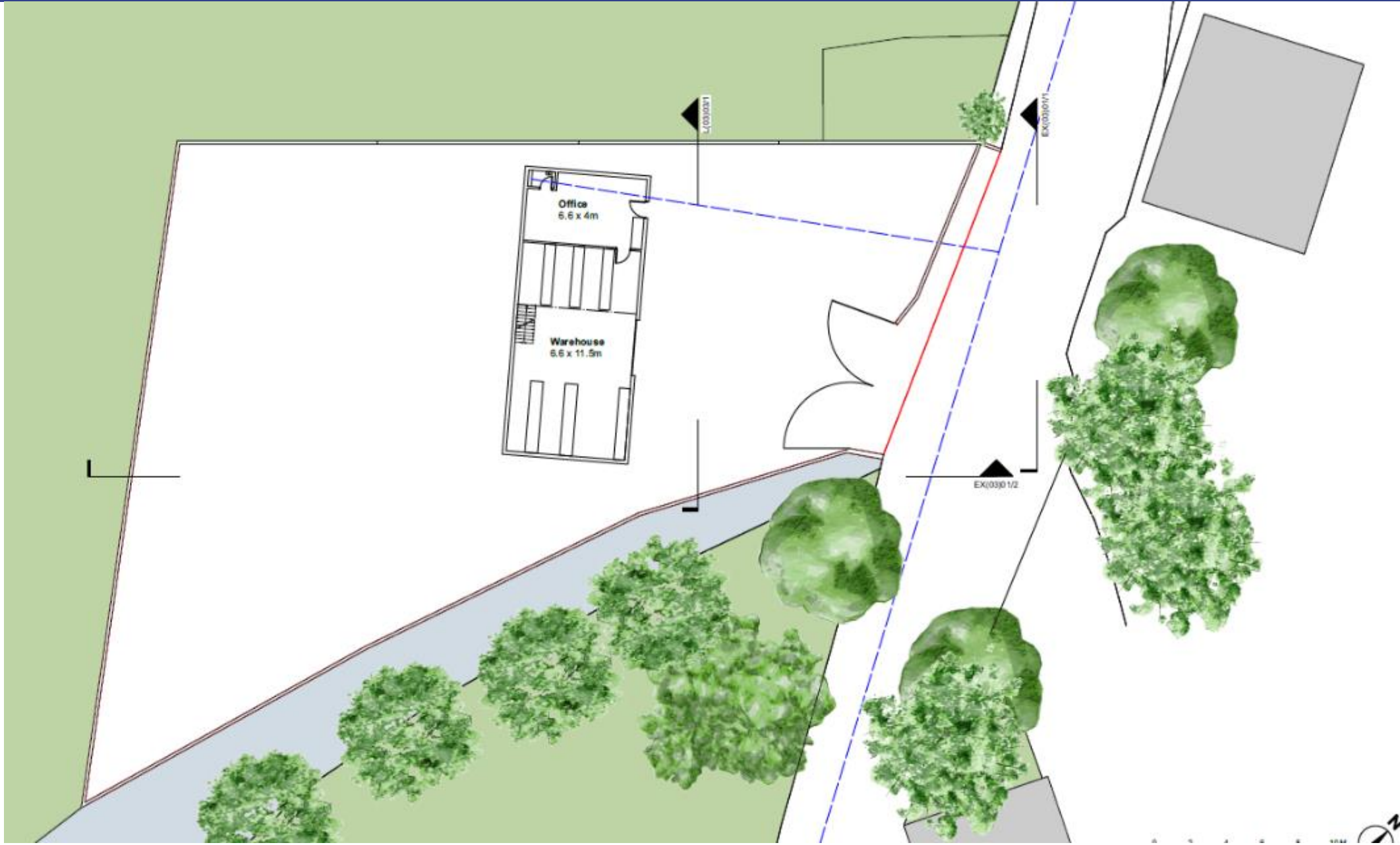


2017

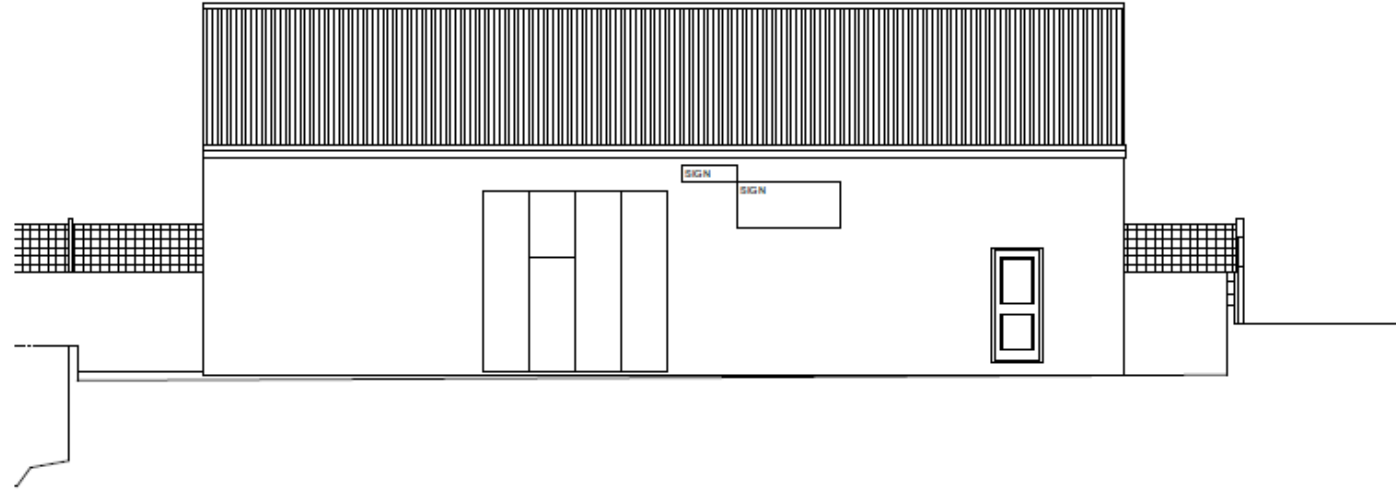
PL/03227 Application Site Plan



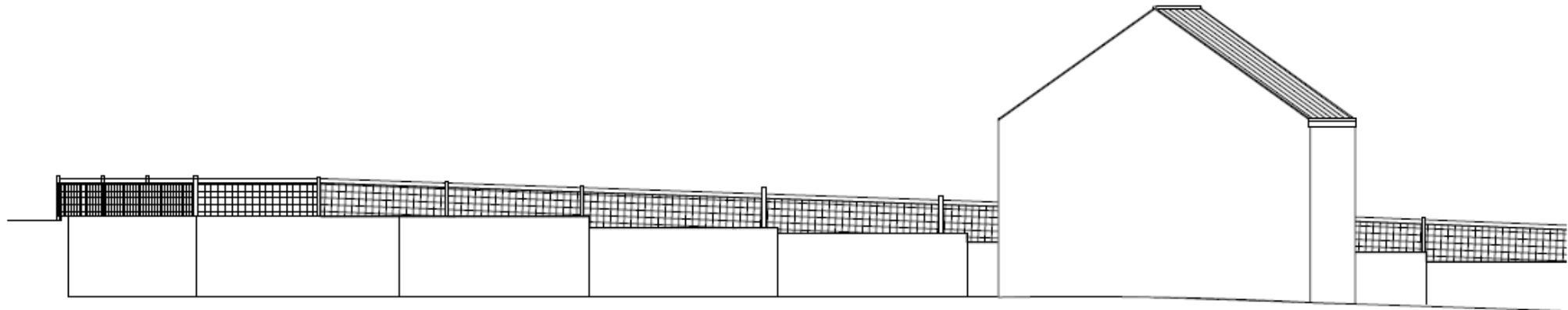
PL/03227 Existing Site Layout Plan



PL/03227 Existing Elevations

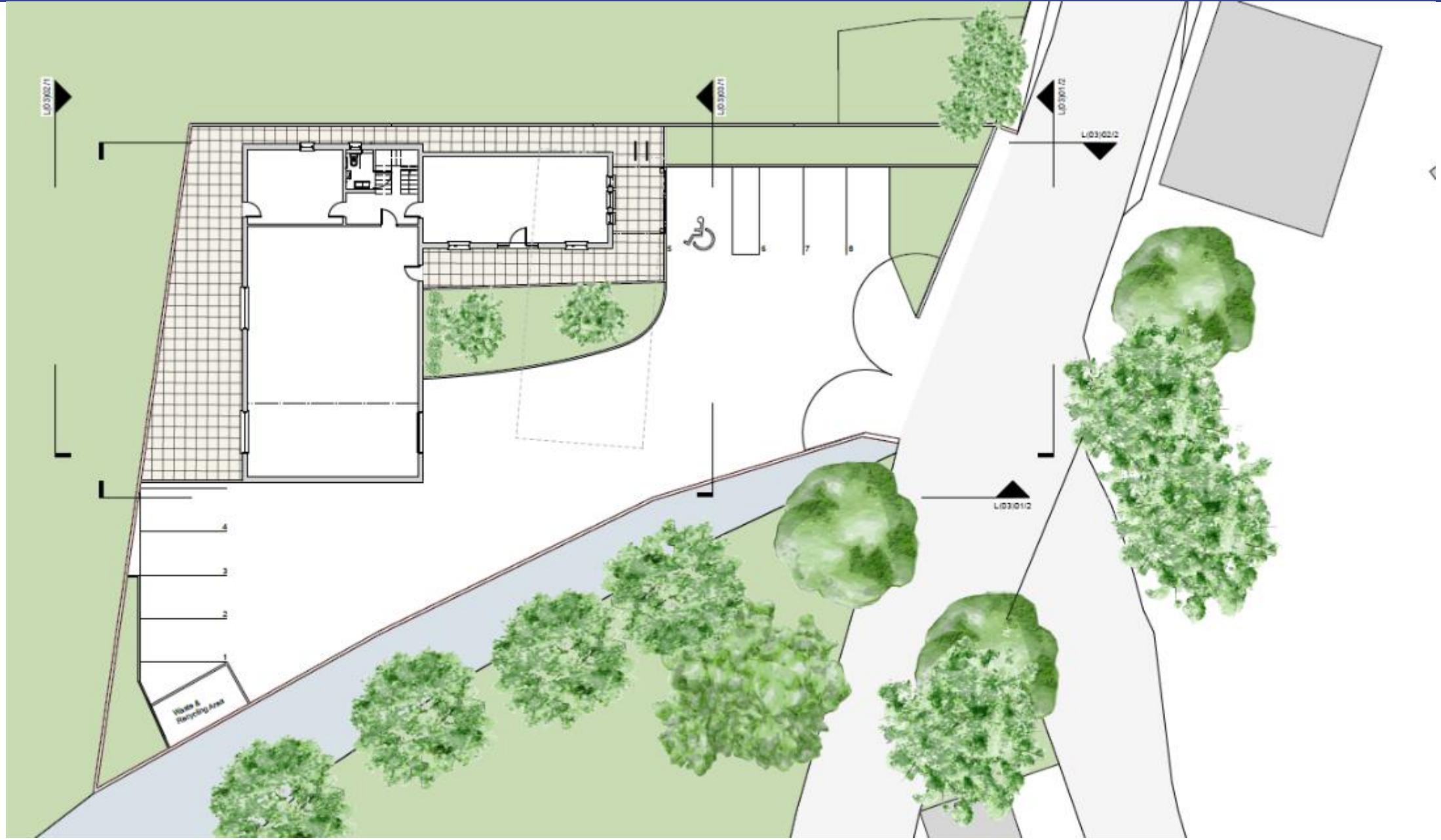


1 North East Elevation Existing
Scale: 1:100

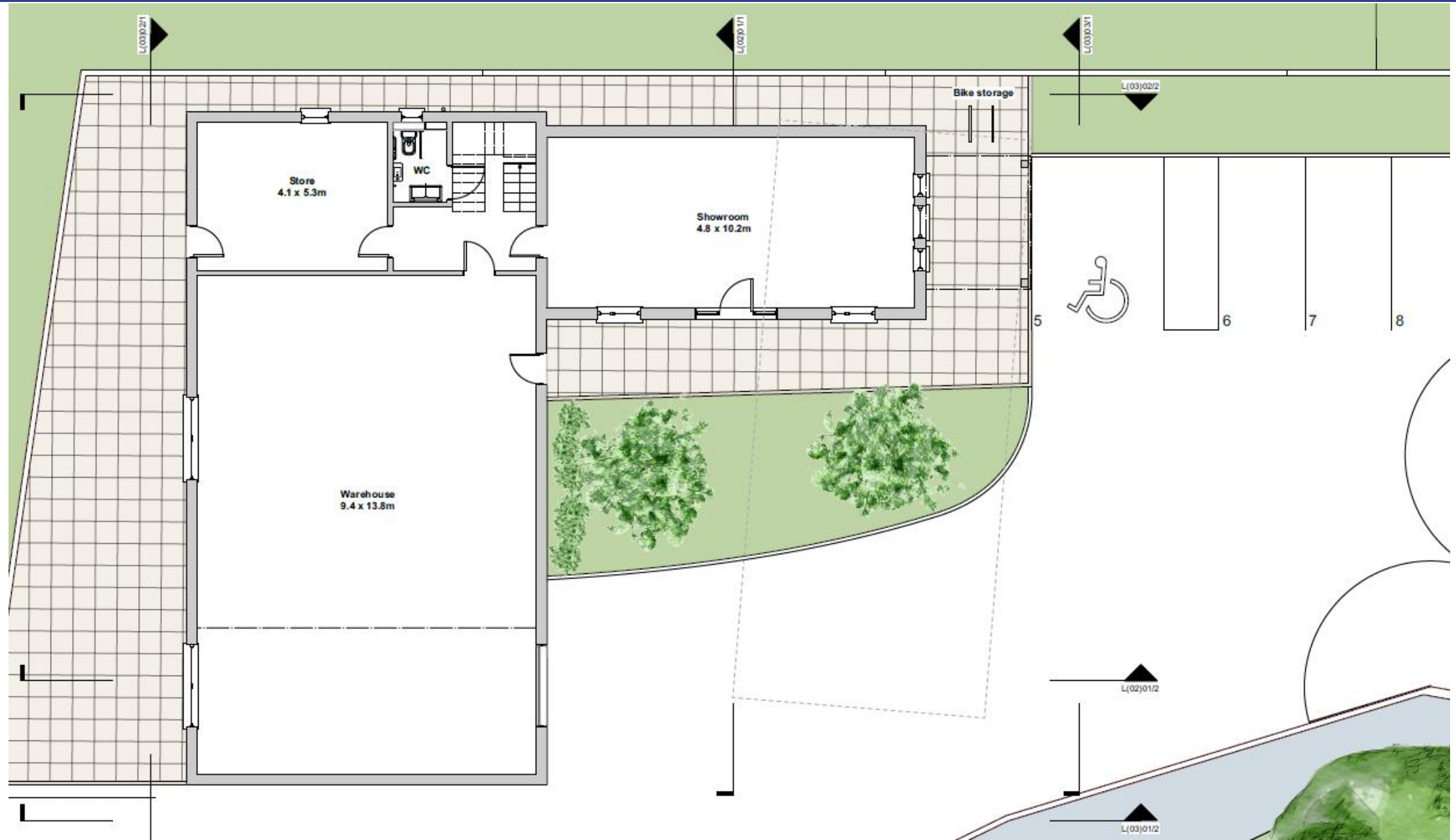


2 South East Elevation Existing
Scale: 1:100

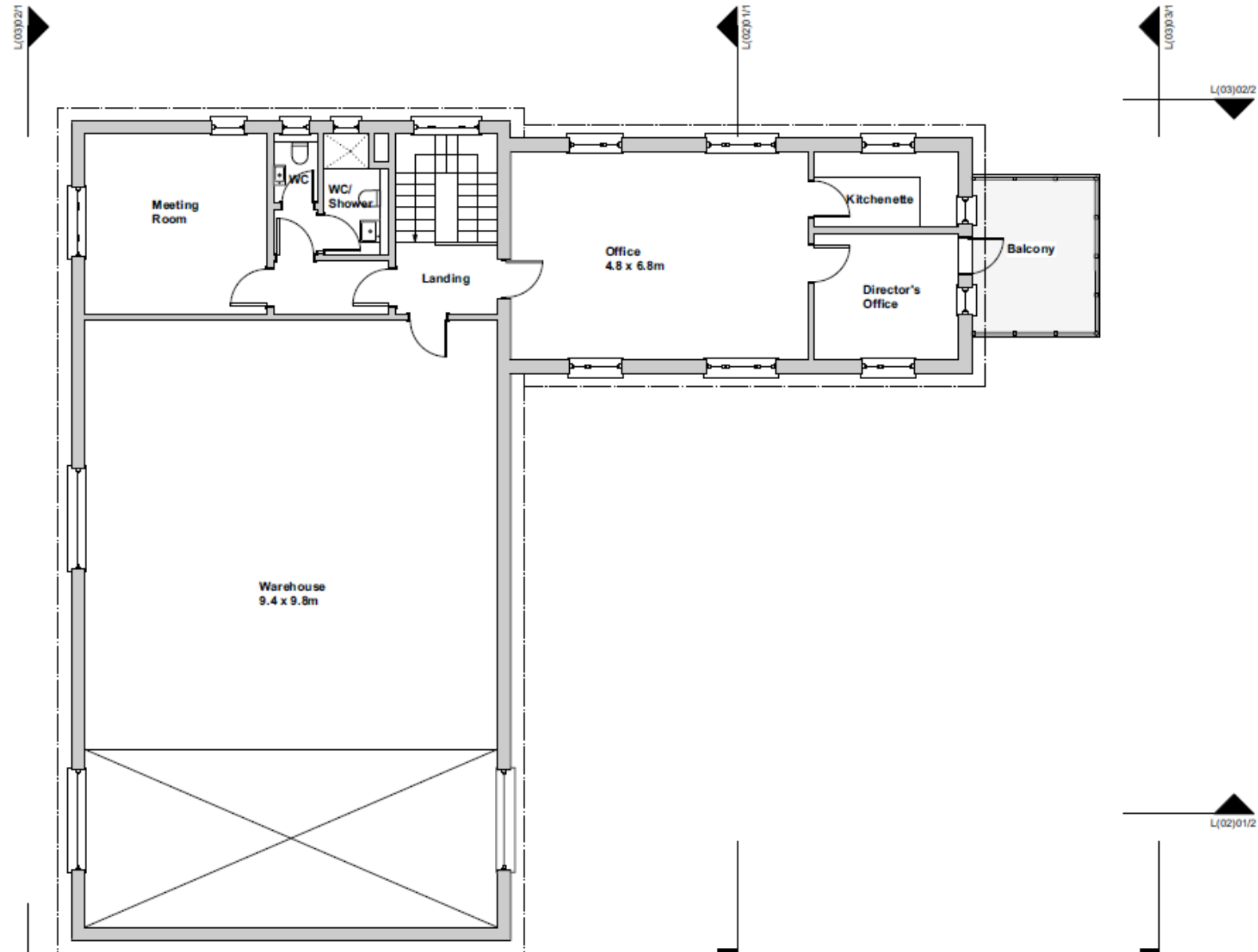
PL/03227 Proposed Site Layout



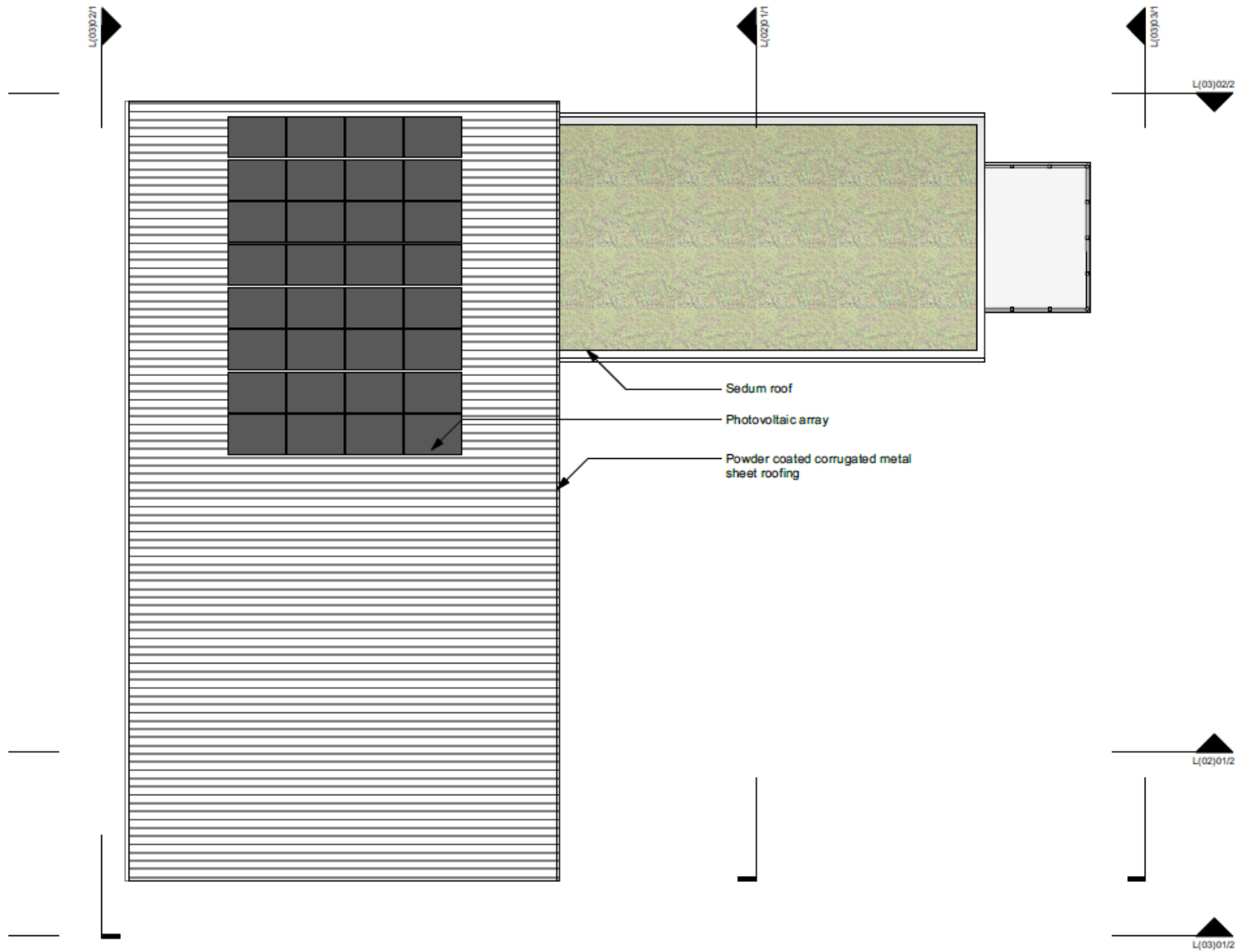
PL/03227 Ground Floor Plan



PL/03227 First Floor Plan



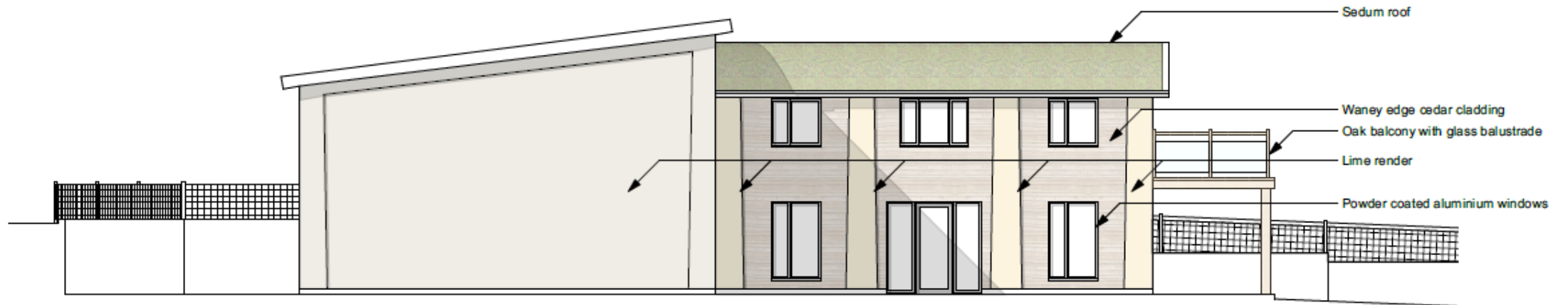
PL/03227 Proposed Roof Plan



PL/03227 Proposed Side Elevation

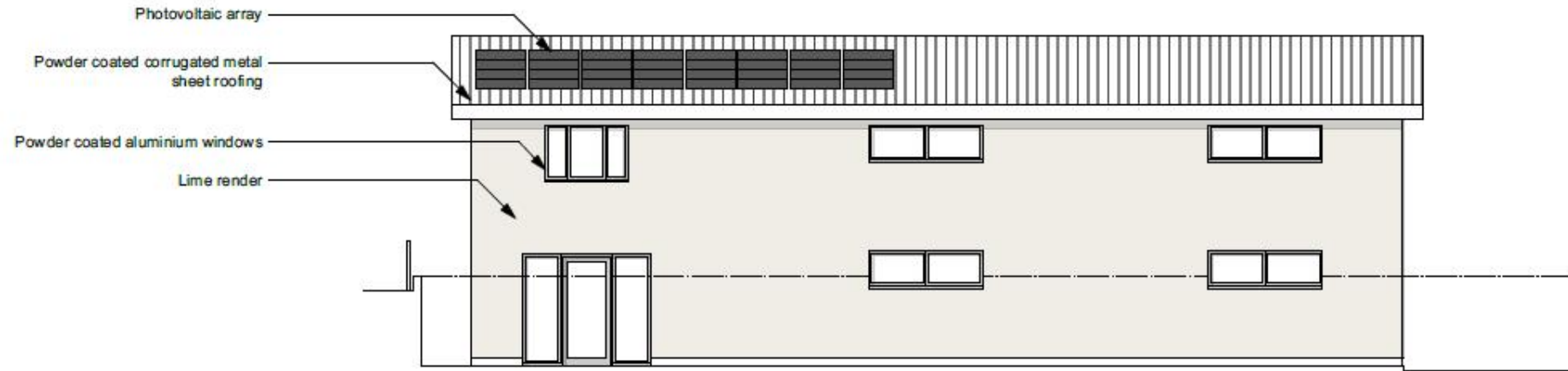


1 North East Elevation Proposed
Scale: 1:100



2 South East Elevation Proposed
Scale: 1:100

PL/03227 Proposed Side Elevation



1 South West Elevation Proposed
Scale: 1:100



2 North West Elevation Proposed
Scale: 1:100



























PL/03333

Zoe Baxter

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Adran Yr Amgylchedd - Environment Department





Reproduced from 'Ordnance Survey Site Map' by permission of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2009. All rights reserved. Reference number 1071591. Licence number 1071591.

Existing traveller site
consented under S/37186
Phase 1

D. 2 No. BIRD BOXES
E. 2 No. HEDGEHOG NEST BOXES

Conservation Pond

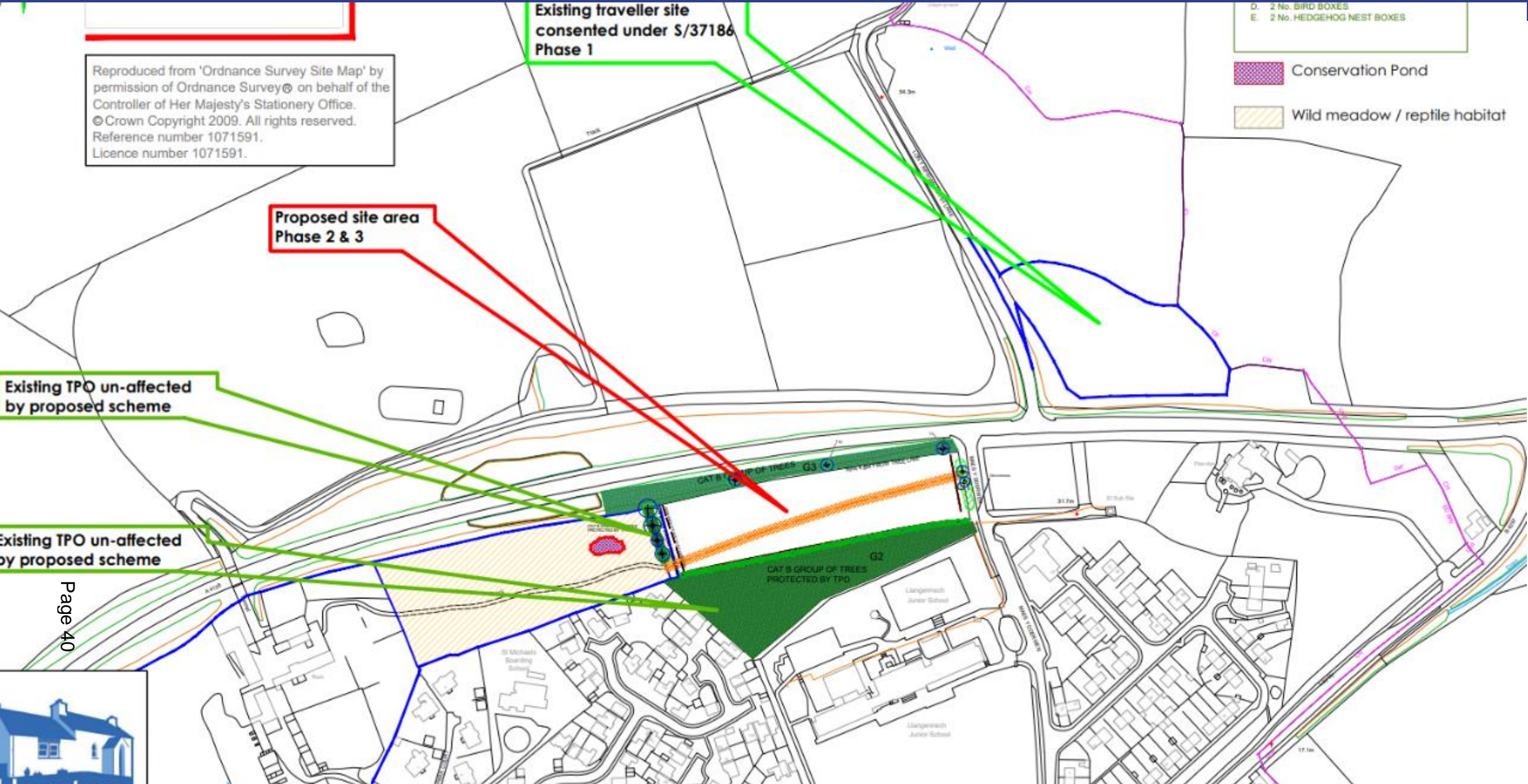
Wild meadow / reptile habitat

Proposed site area
Phase 2 & 3

Existing TPO un-affected
by proposed scheme

Existing TPO un-affected
by proposed scheme

Page 40



The marking out of RPAs using wooden stakes and barrier tape in accordance with Elite Ecology drawing - Tree constraints and protection drawing

Proposed roof water drainage from utility rooms and static caravans to soakways

Proposed foul drainage from day rooms to on-site sewerage system with connection to main foul sewer in Maes y Dderwen Road

Elite Ecology (Tree Survey and Arboricultural Impact Assessment)

General Condition and Observations

- G1: A mixed species group existing as a boundary hedgerow on the eastern side of the site, adjacent to Maes y Dderwen. The trees here are exhibiting good condition generally. They serve as a good privacy screen for the site. They are of no special merits.
- G2: A mixed species copse of woodland (protected by TPO) existing on the southern boundary of the site. Exhibiting good condition and providing a dense privacy screen between the site and the school. They are of no special merits.
- G3: A mixed species group of varying density, existing on the northern side of the site. It provides privacy, a wind break/shelter and sound screening from the adjacent road (A4138). They are again of no special merits.
- G4: A mixed species group (protected by TPO), existing on the far western side of the site. It is acting as a land break/boundary hedge. It is exhibiting generally good condition and is of no special merits.

CAT B GROUP OF TREES

G3G3

RPA 4.8M FROM TREE LINE

PERMANENT FENCE TO BE ERRECTED RPA 4.8M FROM TREE LINE

CAT B GROUP OF TREES PROTECTED BY TPO

Existing trees and boundary treatments to southern boundary to remain unaltered and untouched and supplemented with additional planting in gaps with native species. Any gaps to be filled with native species of blackthorn, hawthorn and holly and planted within the first planting season of implementation of consent.

GROUP OF TREES PROTECTED BY TPO

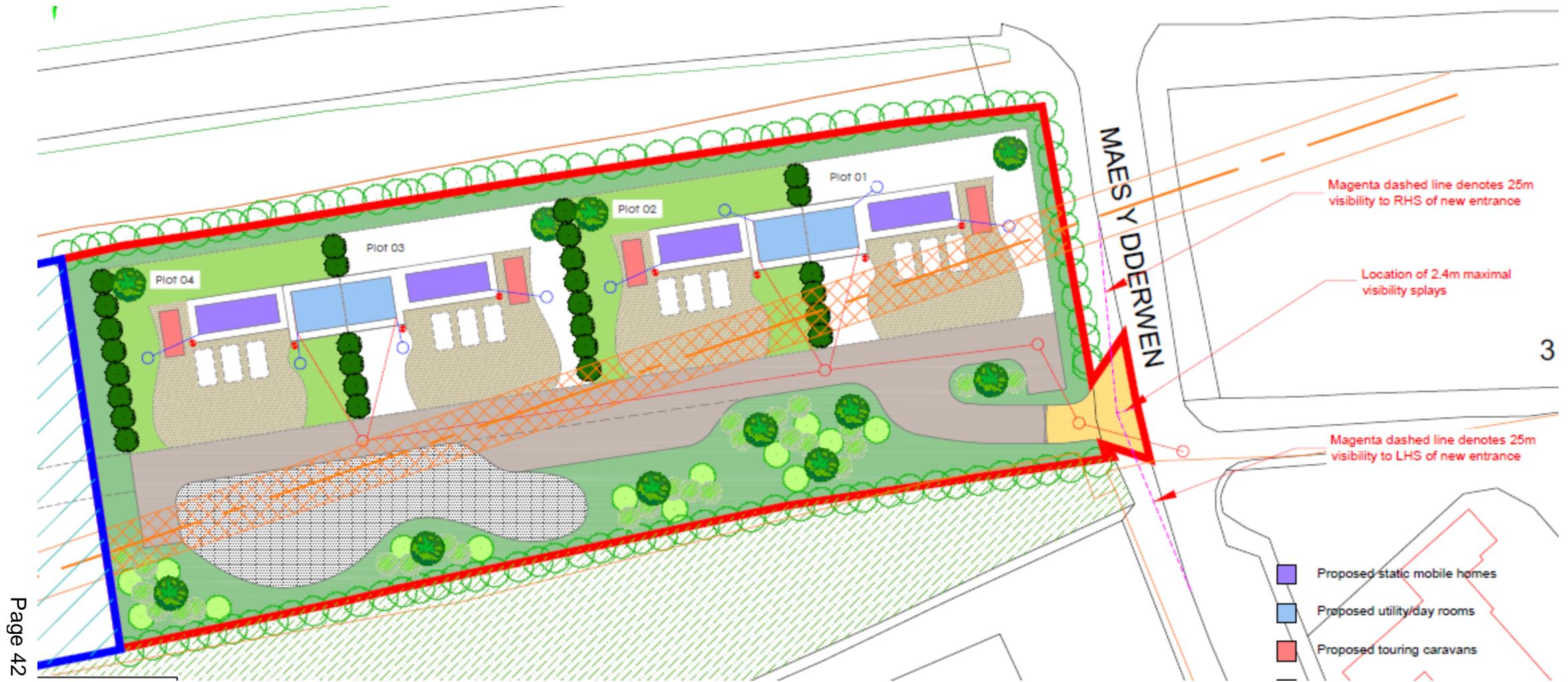
Green hatched area to be dedicated turning area and to remain un-obstructed by residents

PLANT MIX FOR HEDGERANK AND EARTH BANK WITH PLANTING

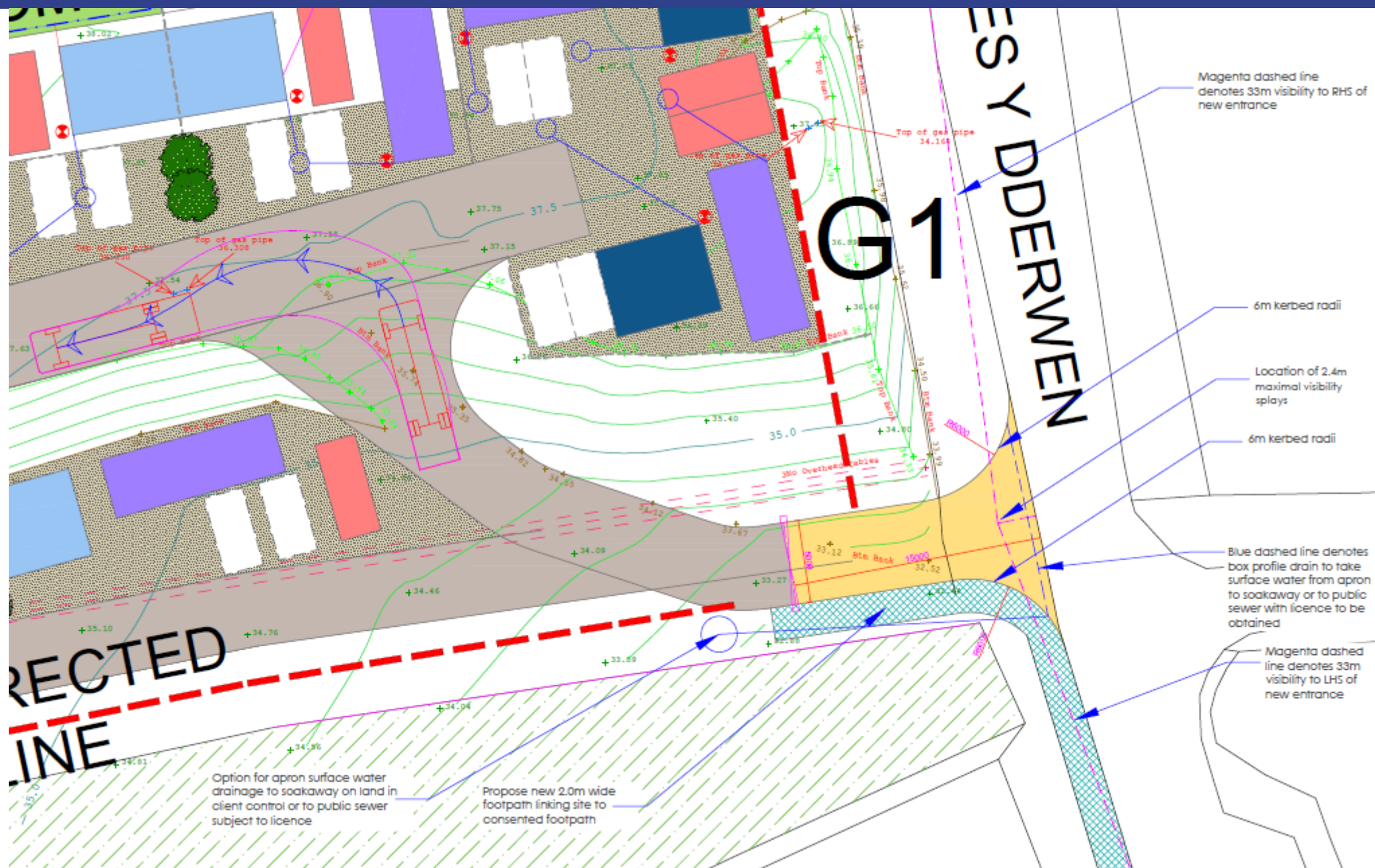
Hawthorn (<i>Crataegus monogyna</i>)	80%	45-60cm 1x1 tapered
Holly (<i>Ilex aquifolium</i>)	20%	45-60cm 1x1 tapered
Hawthorn (<i>Crataegus monogyna</i>)	7%	45-60cm 1x1 tapered
Grey Willow (<i>Salix cinerea</i>)	3%	45-60cm 1x1 tapered
Holly (<i>Ilex aquifolium</i>)	2%	45-60cm tapered green
Oak (<i>Quercus petraea</i>)	8%	45-60cm 1x1 tapered
Dogrose (<i>Rosa canina</i>)	2%	45-60cm 1x1 tapered

Page 41

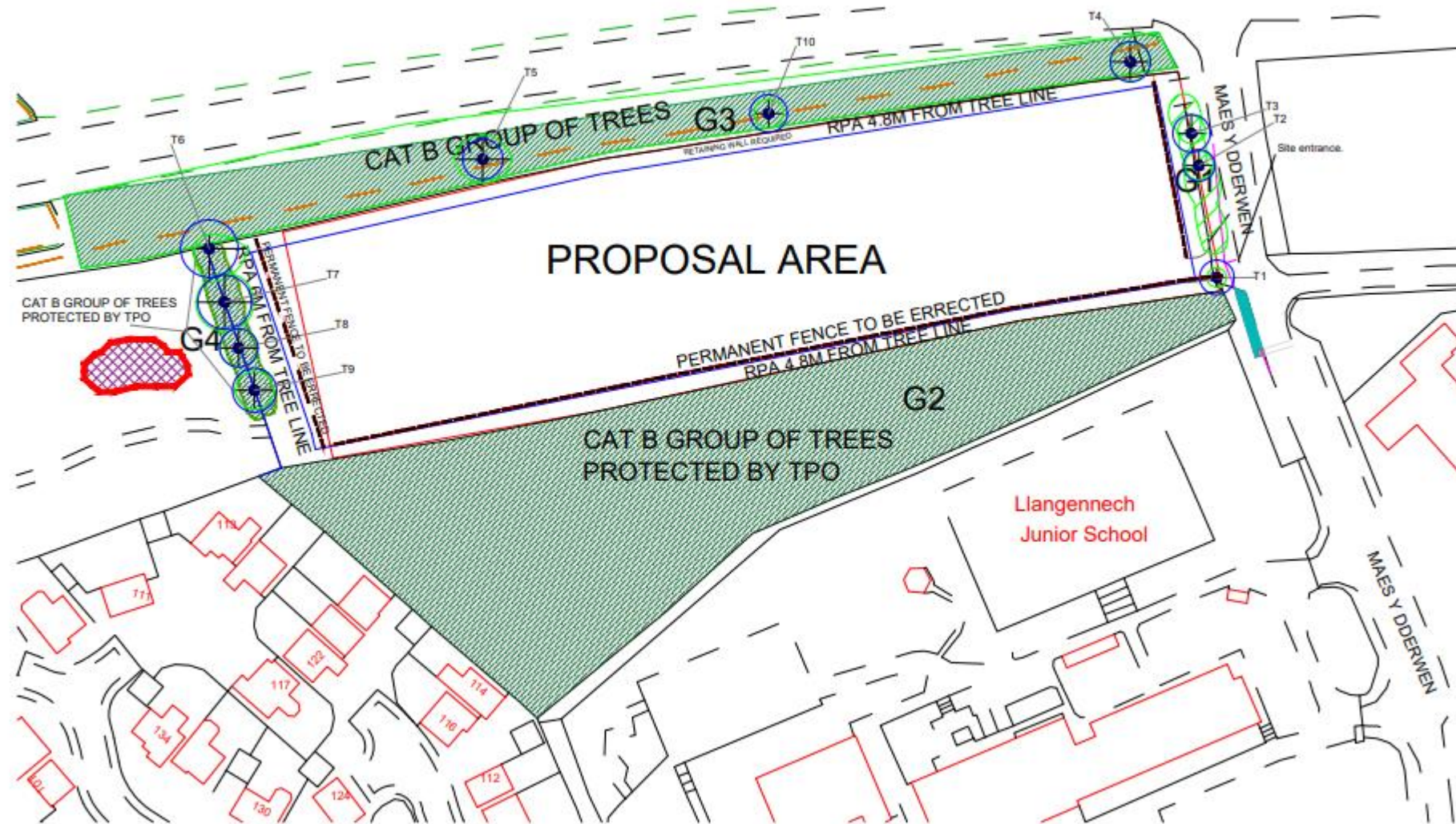
Llangennech Junior School



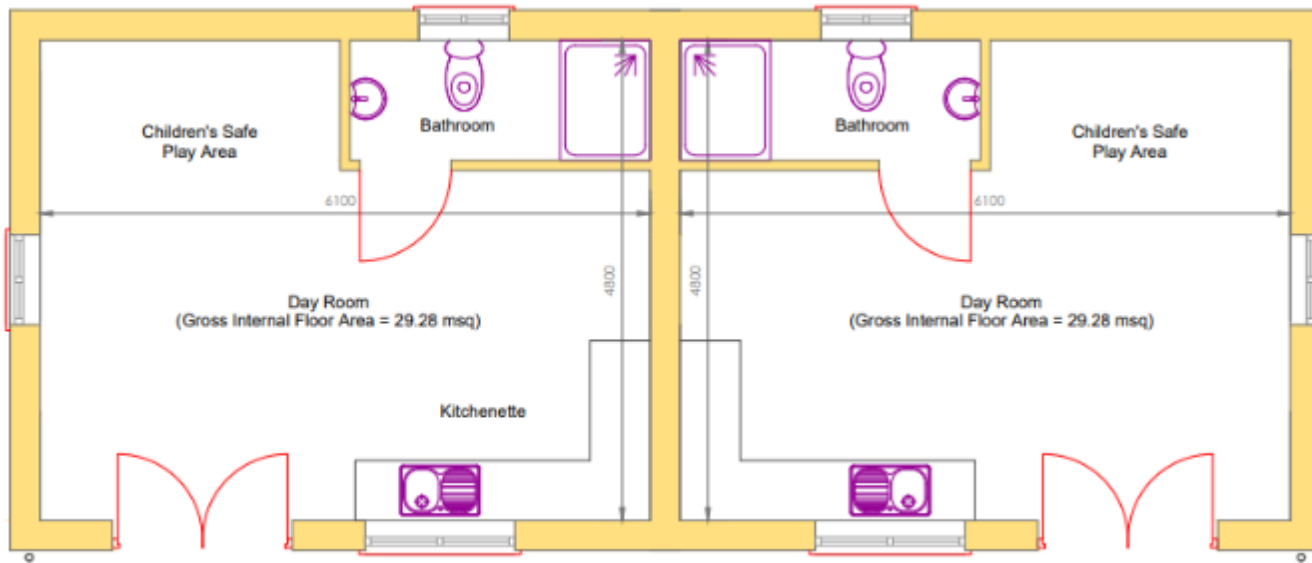
Previously approved scheme
ref. PL/00775



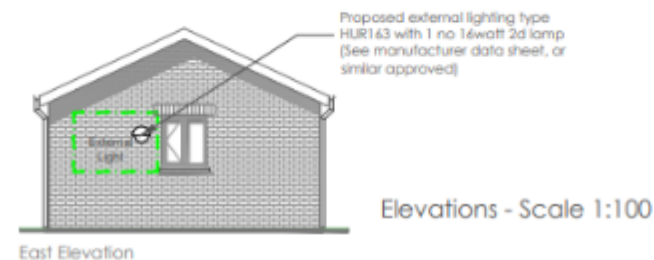
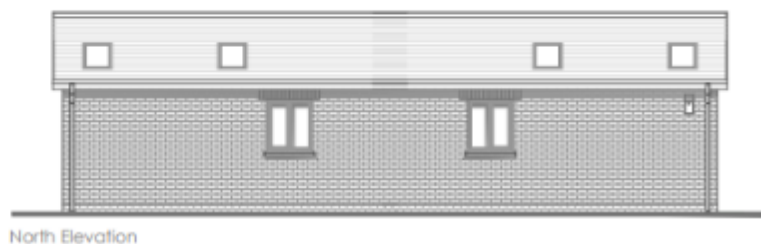
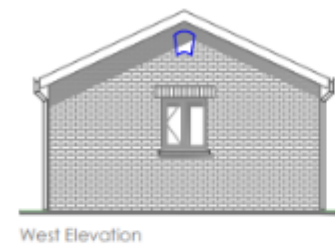
TREE CONSTRAINTS AND PROTECTION PLAN



1:250 @A3



Floor Plan - Scale 1:50

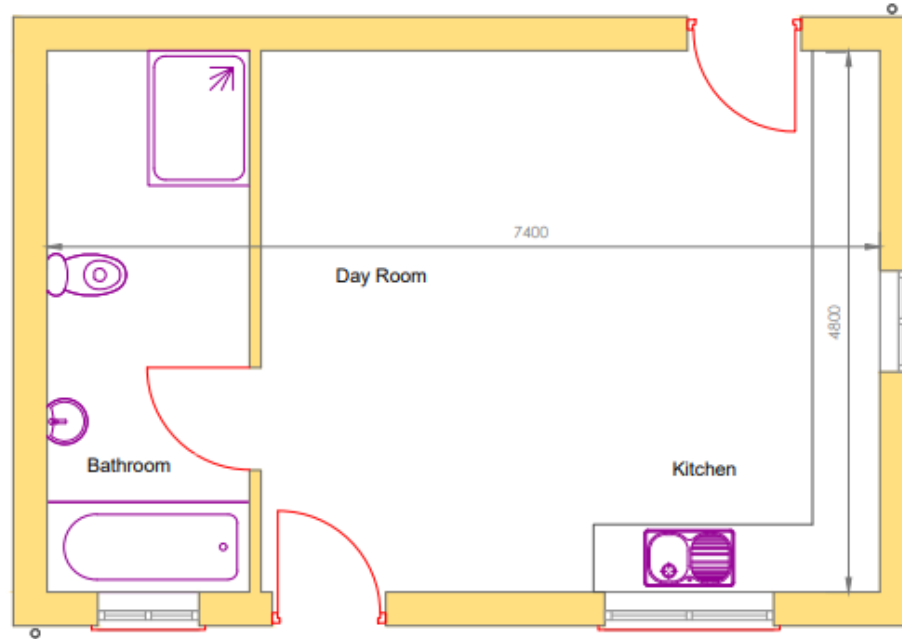


Elevations - Scale 1:100

EXTERNAL FINISHES

1. Roof Covering	Blue/Black slate or interlocking clay tiles
2. Walls	Red brick with cream brick lintols
3. Rain Water Goods	Black uPVC half round guttering with circular downpipes
4. Windows	Profiled uPVC windows (or wood) - white in colour
5. Doors	Profiled uPVC doors (or wood) - white in colour

Semi-detached
utility/day room

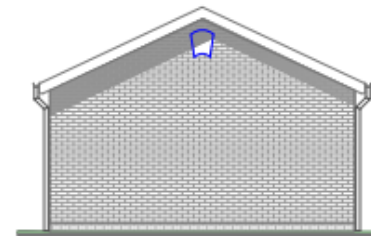


Floor Plan - Scale 1:50

Proposed external lighting type
HUR163 with 1 no 16watt 2d lamp
(See manufacturer data sheet, or
similar approved)

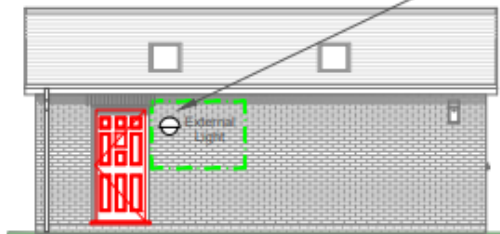


Front Elevation



Left Side Elevation

Proposed external lighting type
HUR163 with 1 no 16watt 2d lamp
(See manufacturer data sheet, or
similar approved)



Rear Elevation



Right Side Elevation



Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HJ
01437 891 817

Detached
utility/day room



































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

**Applications
recommended for
refusal**

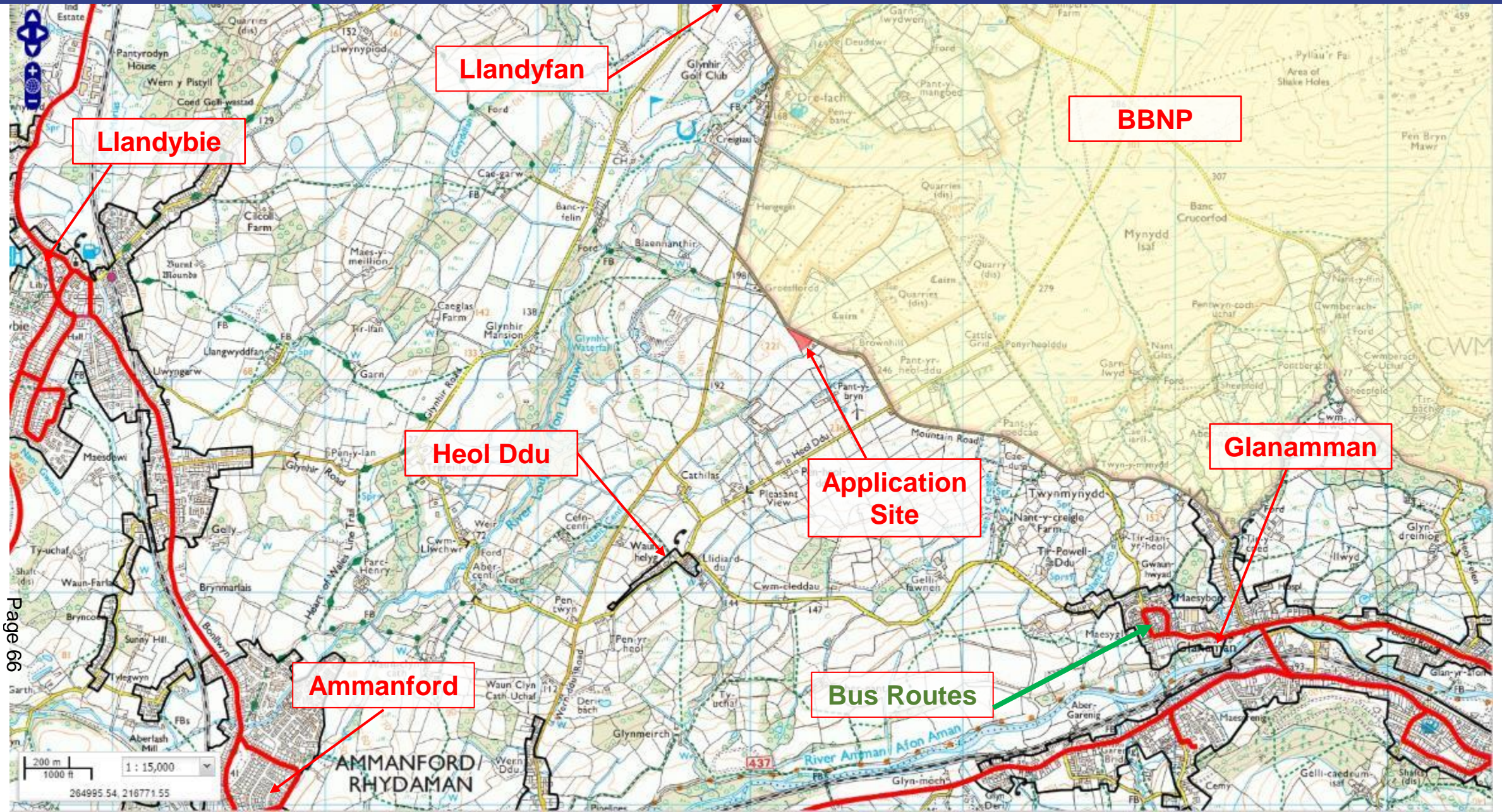
PL/04504

Andrew Francis

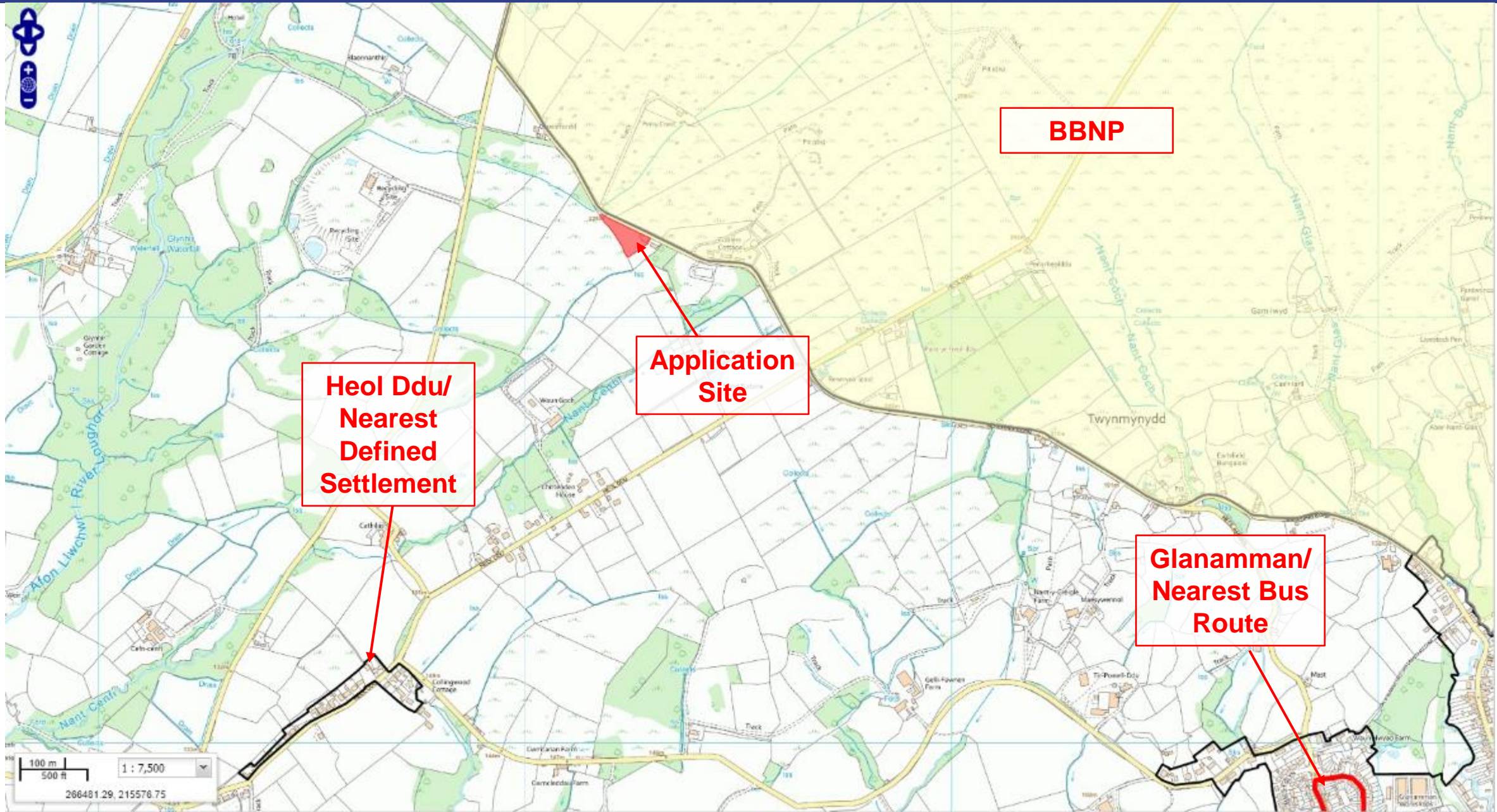
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Adran Yr Amgylchedd - Environment Department

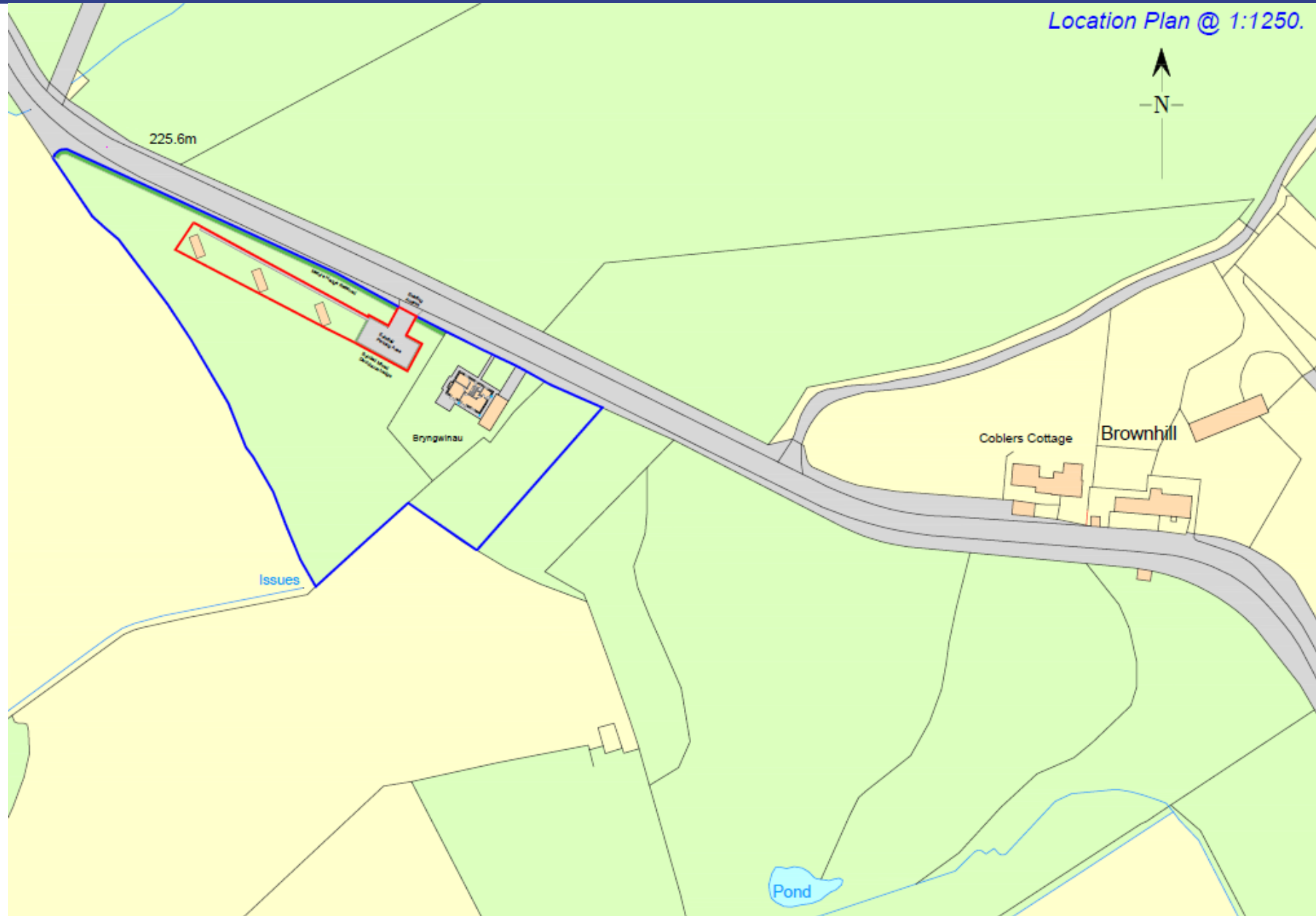
PL/04504 – 1:15000 Area Plan



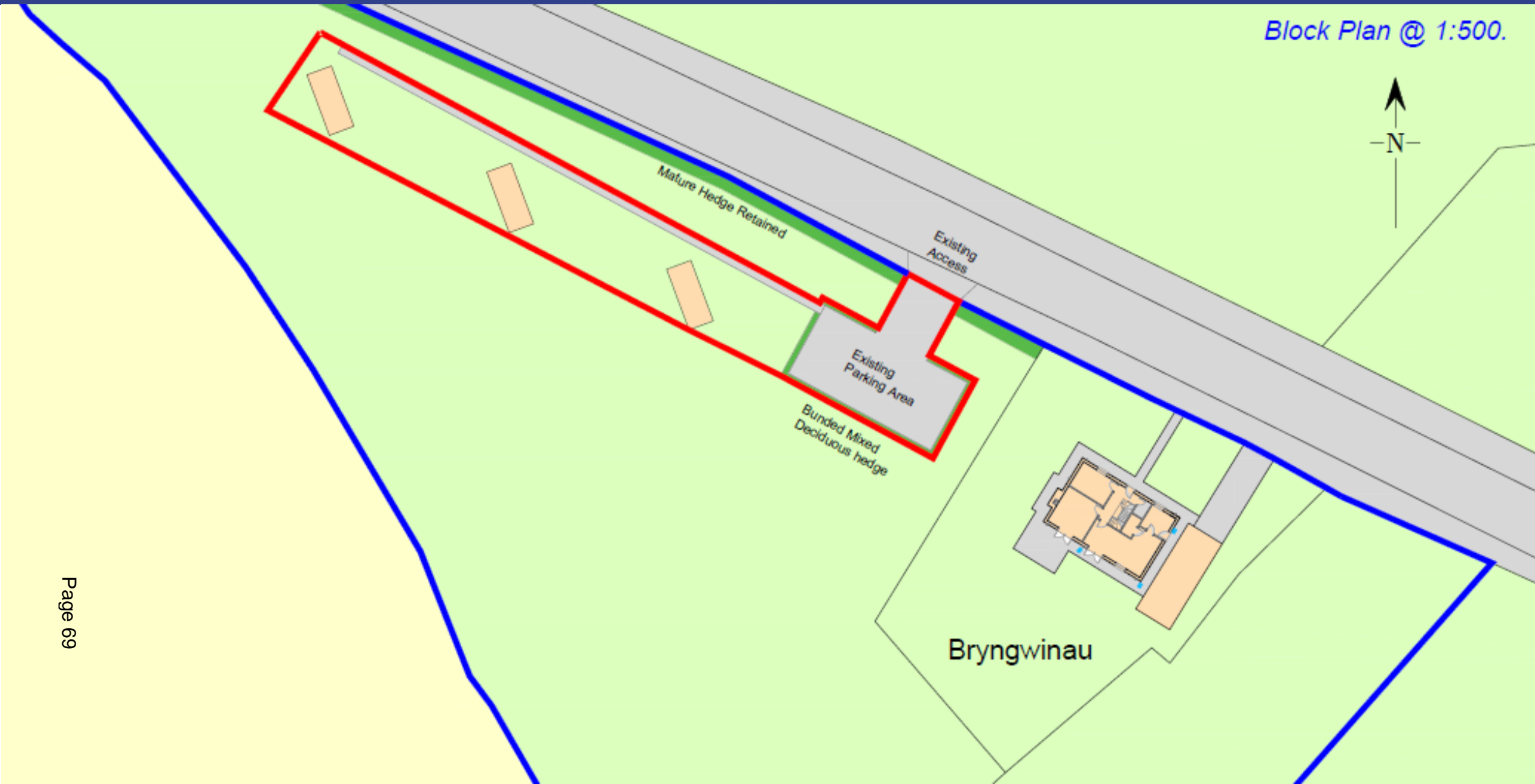
PL/04504 – 1:7500 Location Plan



PL/04504 – 1:1250 Site Plan



PL/04504 – 1:500 Site Plan



PL/04504 – 1:20 & 1:50 Cabin Plans

Plans have not received Building Regulations consent & should not be used for construction purposes.

Proposed Finishes:
Curved corrugated metal roof covering.
Timber clad external walls.
Coloured timber type windows & doors.

Proposed Elevation (SW).

Proposed Elevation (SE).

Proposed Elevation (NE).

Proposed Elevation (NW).

Block Plan @ 1:500.

Location Plan @ 1:1250.

Proposed Floor Plan.

DR Design
Architectural Services
Davies Richards Design Ltd.
Llandellio - 01558 803351
Mumbles - 01792 347692
E-MAIL - info@drdesign.co.uk
WEB - www.drdesign.co.uk

CLIENT:
Mr. & Mrs. Thomas.

JOB TITLE:
Proposed Shepherd Huts at:
Bryngwinau,
Llandyfyan,
Camarthenshire,
SA18 2UD.

DRAWING TITLE:
Proposed Plans & Elevations.

DRAWING STATUS:
Planning.

Scale:
1:20, 1:50 & as shown.

Drawn by:
G.R.R.

Date:
Feb. '22.

Plan No:
1752-01

PL/04504 – Site Photos – Looking East from Car Park



PL/04504 – Site Photos – Looking into car park area.



PL/04504 – Site Photos – Hedgerow along road frontage



PL/04504 – Site Photos – Hedgerow looking east



PL/04504 – Site Photos – Car park area (and domestic use of paddock)



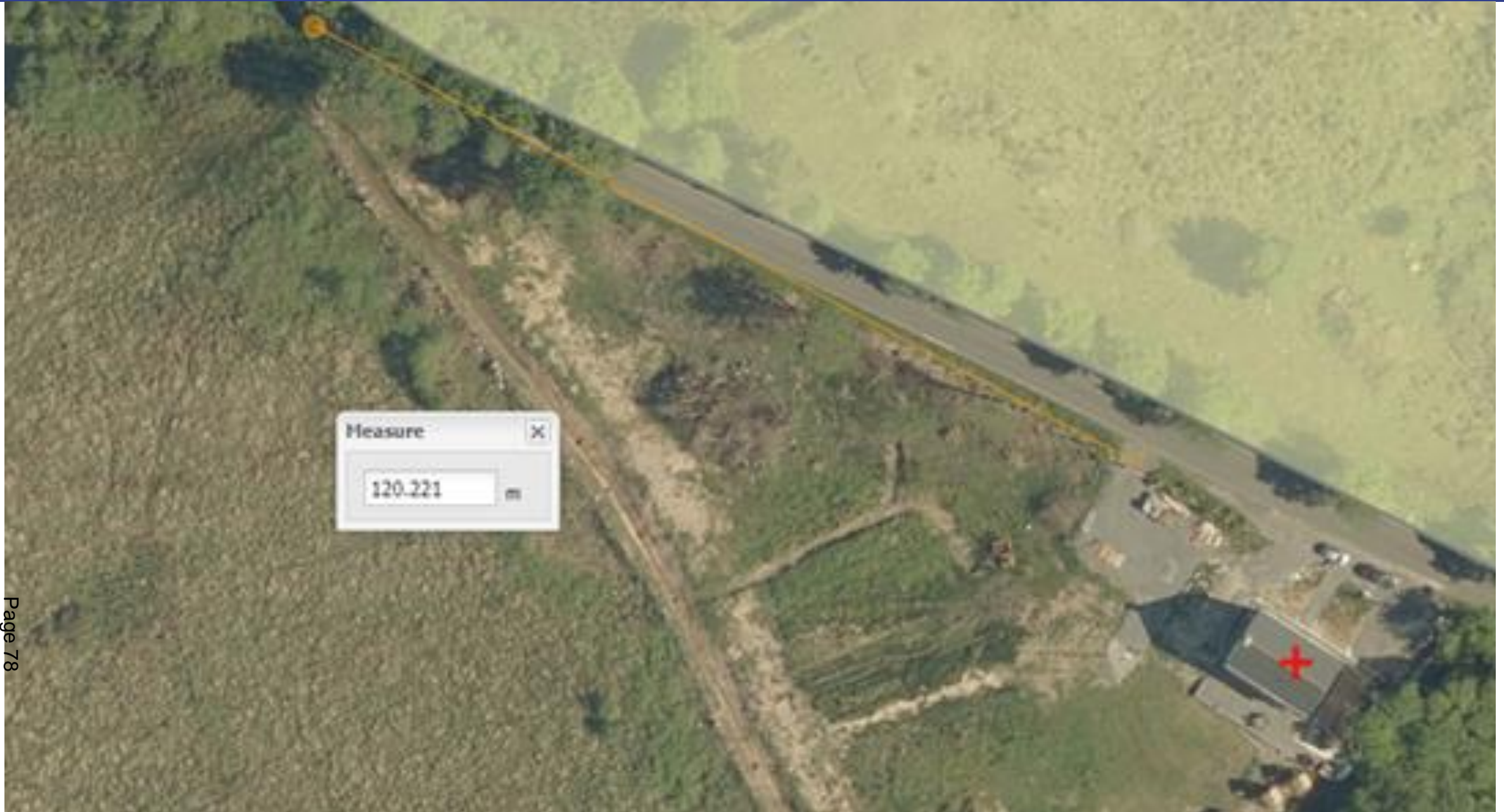
PL/04504 – Site Notice Photo – Provided by Applicant



PL/04504 – Site Photos – View from access looking west



PL/04504 – Aerial Photo showing visibility splay required



PL/04526

David Roberts

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Adran Yr Amgylchedd - Environment Department

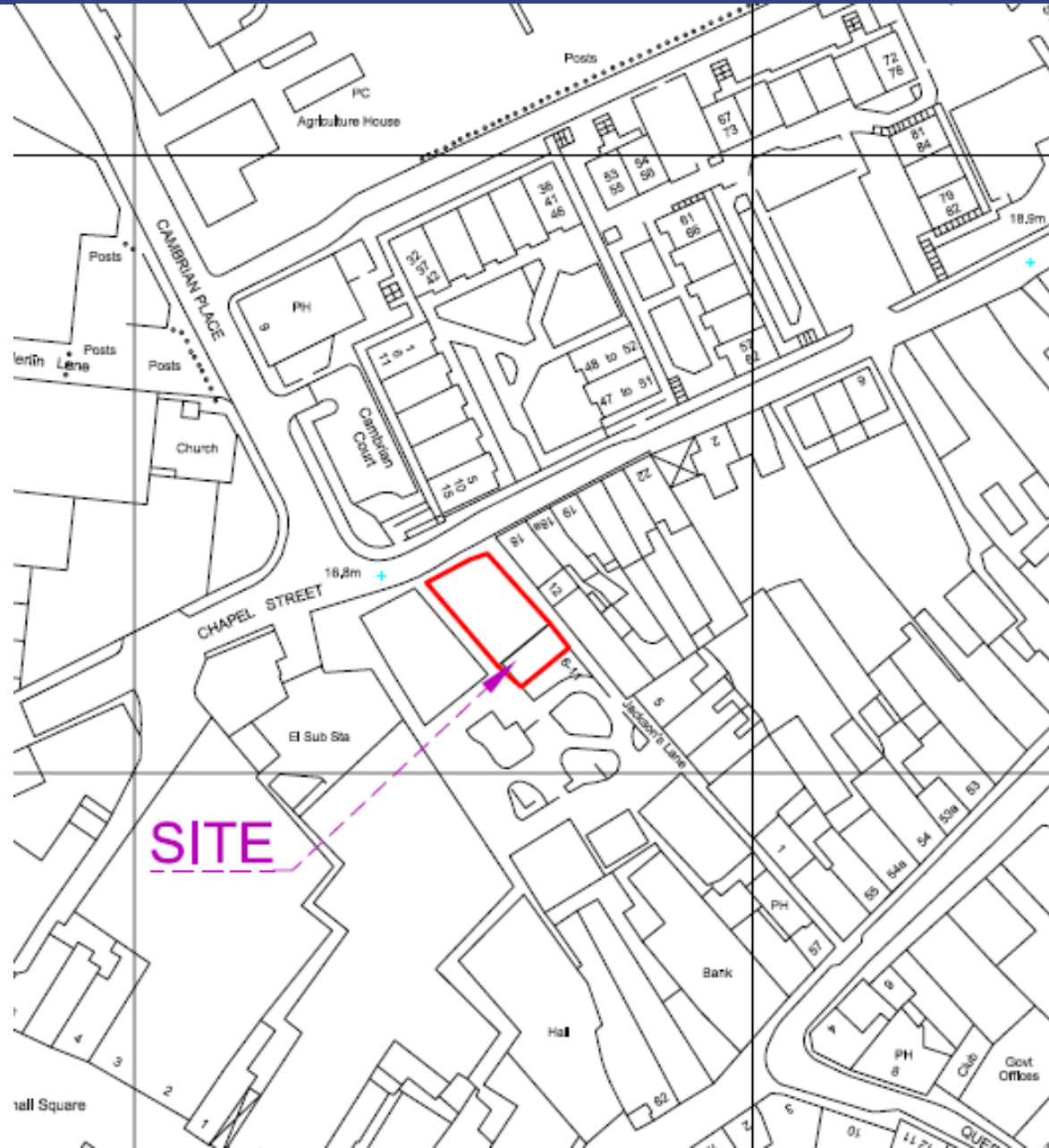
PL/04526 Site Location



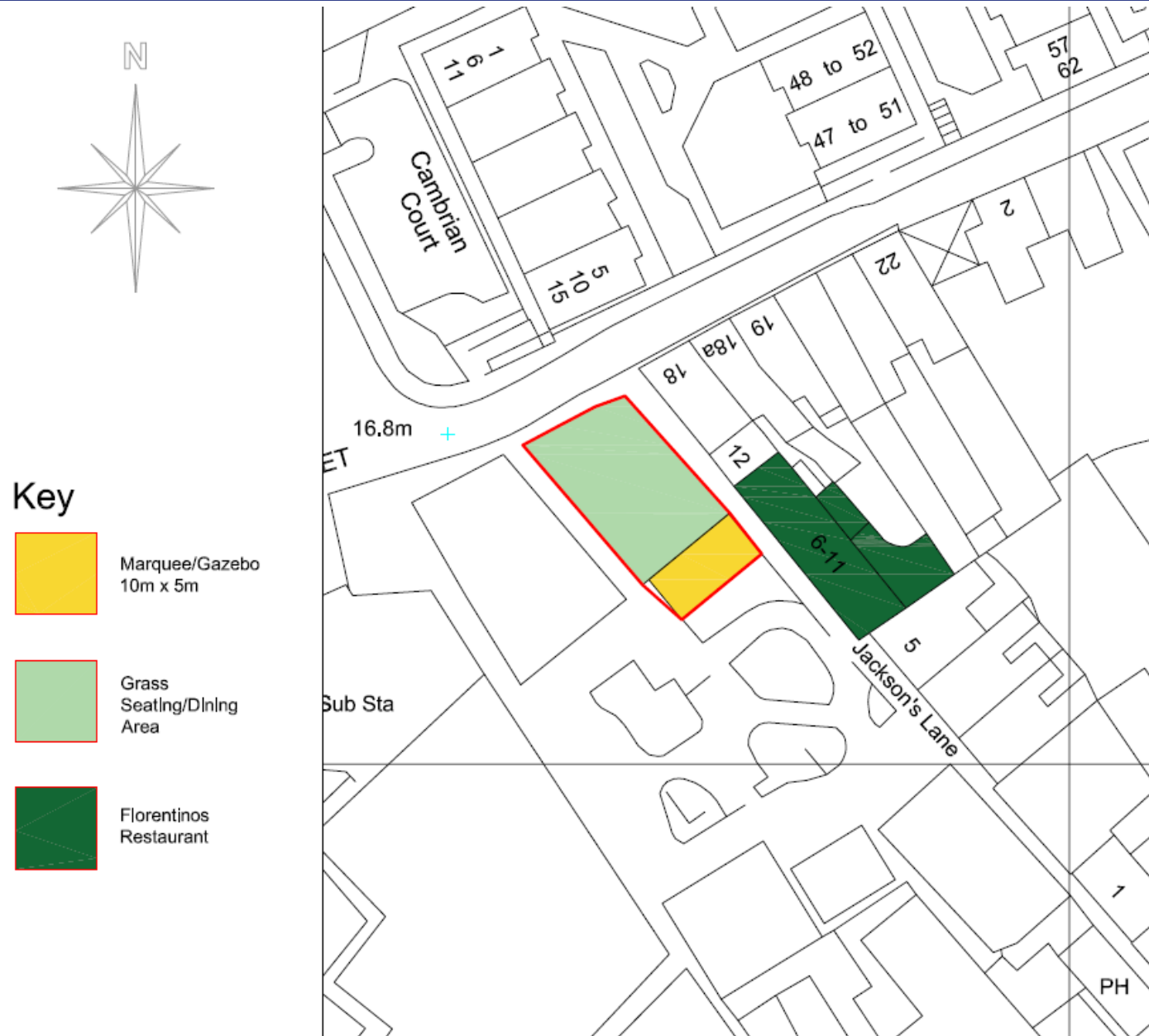
PL/04526 Site Location and Conservation Area



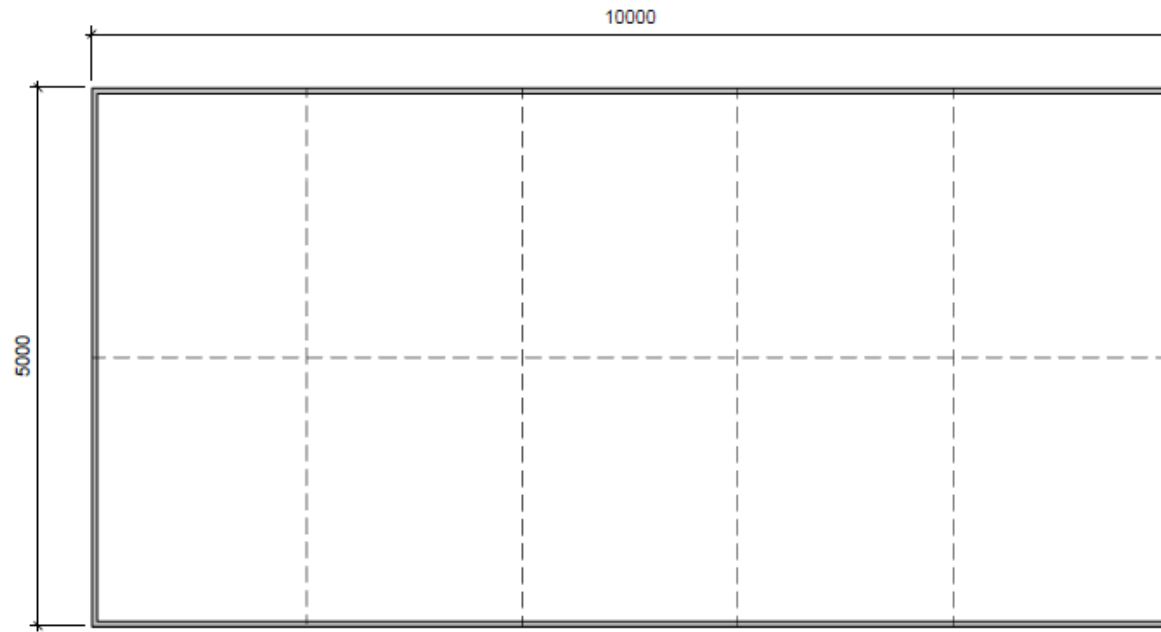
PL/04526 Application site plan



PL/04526 Site plan and proposals



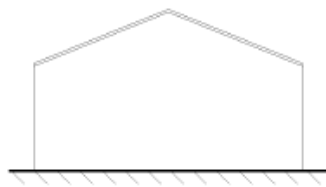
PL/04526 Floor and Elevation Plans



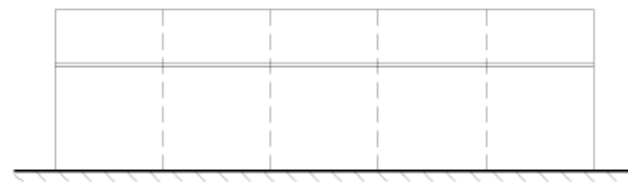
Ground Floor Plan
Scale 1:50

Marquee:

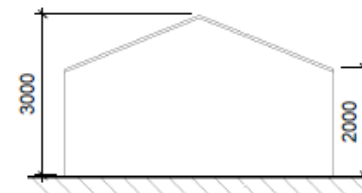
Tubular Steel Frame with White PVC Roof
and openable Sides.



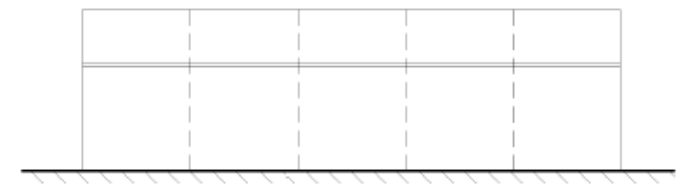
End Elevation
Scale 1:50



Side Elevation
Scale 1:50



End Elevation
Scale 1:50



Side Elevation
Scale 1:50













Diolch | Thank you

sirgar.llyw.cymru

carmarthenshire.gov.wales

This page is intentionally left blank