



Dear Councillor

PLANNING COMMITTEE - THURSDAY, 16TH FEBRUARY, 2023

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 - 68) |
|----|--|

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
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

16/02/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/04222
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Proposal	A 3G artificial pitch is proposed for the playing of rugby and football and will replace the existing grass rugby pitch. The proposals will include new floodlighting. The existing gravel running track around the perimeter of the pitch will be resurfaced with a porous synthetic surface
Location	Amman Valley Leisure Centre, Margaret Street, Ammanford, SA18 2NW

Details

Local Members – County Councillors Colin Evans and Deian Harries have not commented on the application to date.

Application No	PL/04746
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Proposal	Application for approval of reserved matters approval (access, appearance, landscaping, layout and scale) in respect of 36 homes and associated works pursuant to Planning Permission W/38125 (allowed at appeal Ref: APP/M6825/A/20/3249883) and associated discharge of condition nos. 2 (timescale for the submission of reserved matters), 4 (reserved matters), 5 (foul water drainage), 6 (levels) and 11 (connection to Public Right of Way) of the outline planning permission
Location	Land south of Dol Y Dderwen, Llangain, Carmarthenshire, SA33 5BE

Details

Head of Transportation & Highways – Has recommended the imposition of a number of additional conditions.

The applicant has submitted an amended plan that provides details of the roof finishes of the different house types within the development. Further, an additional condition is to be imposed on the permission granted requiring that the boundary treatment measures proposed as part of the development shall be provided prior to the occupation of the new properties in the interests of safeguarding the living conditions of the prospective occupiers of the development as well as those of adjacent existing properties.

The recommendation to approve remains unchanged subject to the following updated and additional conditions:

Conditions and Reasons

Condition 2

The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans and documents:

- Soft landscape proposals (1155.01 Rev C)

received on 18 January 2023

- Morris elevations render (Plots 6 and 36) (01A)
- Morris elevations brick (Plot 31) (02A)
- Morris elevations render (Plots 5, 18 and 35) (03)
- Morris elevations brick (Plot 30) (04)
- 532 floor plans (Plot 21) (208B)
- 532 elevations (Plot 21) (308A)
- 532 and 531 floor plans (plots 33 and 34) (210)
- 532 and 531 elevations (plots 33 and 34) (310)

- 311 – garage plans and elevations (03)
- 312 – shed plans and elevations (03)
- Site layout (100G)
- Osborne floor plans (303B)
- Osborne elevations plan (303A)
- Morris floor plans (Plots 5, 18, 30 and 35) (01)
- Morris floor plans (Plots 6, 31 and 36) (205B)
- Hampstead floor plans (Plot 28 and 32) (01)
- Hampstead floor plans (Plots 3 and 29) (206B)
- Hampstead special elevations (309)
- Hampstead special floor plans (209)
- Hampstead elevations render (Plots 3 and 29) (01A)
- Hampstead elevations render (Plots 28 and 32) (03)
- 968 ground floor plan (Plot 26) (204B)
- 968 Floor plan (Plot 2) (01)
- 968 floor plan (Plot 1) (02)
- 968 floor plan (Plot 27) (03)
- 968 elevations plan (Plot 2) (01)
- 968 elevations plan (plot 1) (02)
- 968 elevations plan (plot 27) (03)
- 968 elevations plan (Plot 26) (304A)
- 421 Floor plans (200C)
- 421 Elevations plan (300)
- 531 Elevations plan (301)
- 531 floor plans (201D)
- 321 Floor plans (Plot 24) (01)
- 321 floor plans (Plot 25) (202E)
- 321 elevations plan (Plot 24) (01)
- 321 elevations plan (Plot 25) (302B)

received on 9 December 2022

- Engineering layout (101D)
- Highway long section (1A)
- Site sections plan (1B)
- Refuse vehicle tracking (109)
- Highway geometry and visibility (110)
- Highway construction details sheets 1-4 (1-4)
- S278 works entrance arrangement (1)

received on 22 November 2022

- Ecology Report number 1088/04 – 1st October 2020

received on 6 October 2022

- 1:1250 scale site location plan
- Arboricultural report (ArbTS_1464.2_LLlangain)

received on 23 September 2022

- Materials layout (101 D)

received on 7 February 2023

Reason: In the interest of clarity as to the extent of the permission.

Condition 5

The boundary treatment measures contained in the site layout drawing (100G) received on 9 December 2022 shall be provided in accordance with the details shown prior to the occupation of the dwellings and retained for the lifetime of the development.

Reason: In the interest of safeguarding residential amenity.

Condition 6

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 Estate Road frontage within 2.0 metres of the near edge of the carriageway.

Reason: In the interest of highway safety.

Condition 7

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 area, is to be obstructed by non-motorised vehicles.

Reason: In the interest of highway safety.

Condition 8

There shall at no time be any means of vehicular access to the development from Church Road.

Reason: In the interest of highway safety.

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Y Pwyllgor Cynllunio / Planning Committee

16/02/2023

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

Lle a Seilwaith | Place and Infrastructure

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

**Applications
recommended for
approval**

PL/04222

Hugh Towns

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

Lle a Seilwaith | Place and Infrastructure

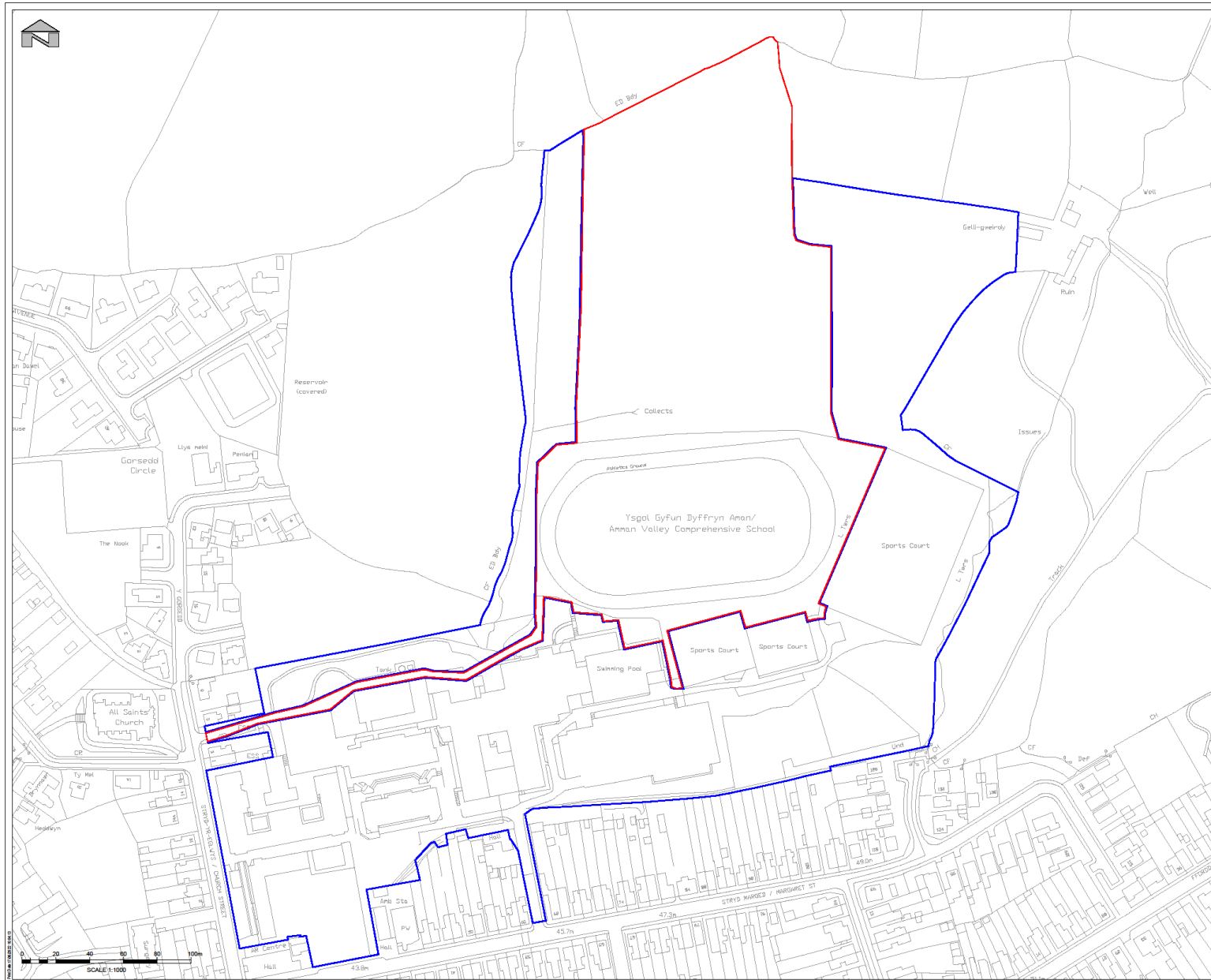












Key
 - Planning application boundary (Area - approx 5 hectares)
 - Adjacent land within the applicants ownership

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE TYPES OF WORK SET OUT IN THE DRAWING, NOTE THE FOLLOWING:
 Works to be undertaken within a hot School site
 Necessary measures to be implemented to ensure safety of School users.
 IF IT IS ASSUMED THAT ALL WORKS WILL BE COVERED BY A COMPETENT CONTRACTOR, WORKING UNDER ADEQUATELY TRAINED AND APPROVED METHODS STATEMENT.
 Issued by Capita Property and Infrastructure Ltd on 20/06/2022
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Rev: 01
 Description: D5 - Issued for Planning Approval
 Classification: Public
 Client: Sir Gâr Carmarthenshire County Council



Project: Amman Valley Leisure Centre Artificial Pitch

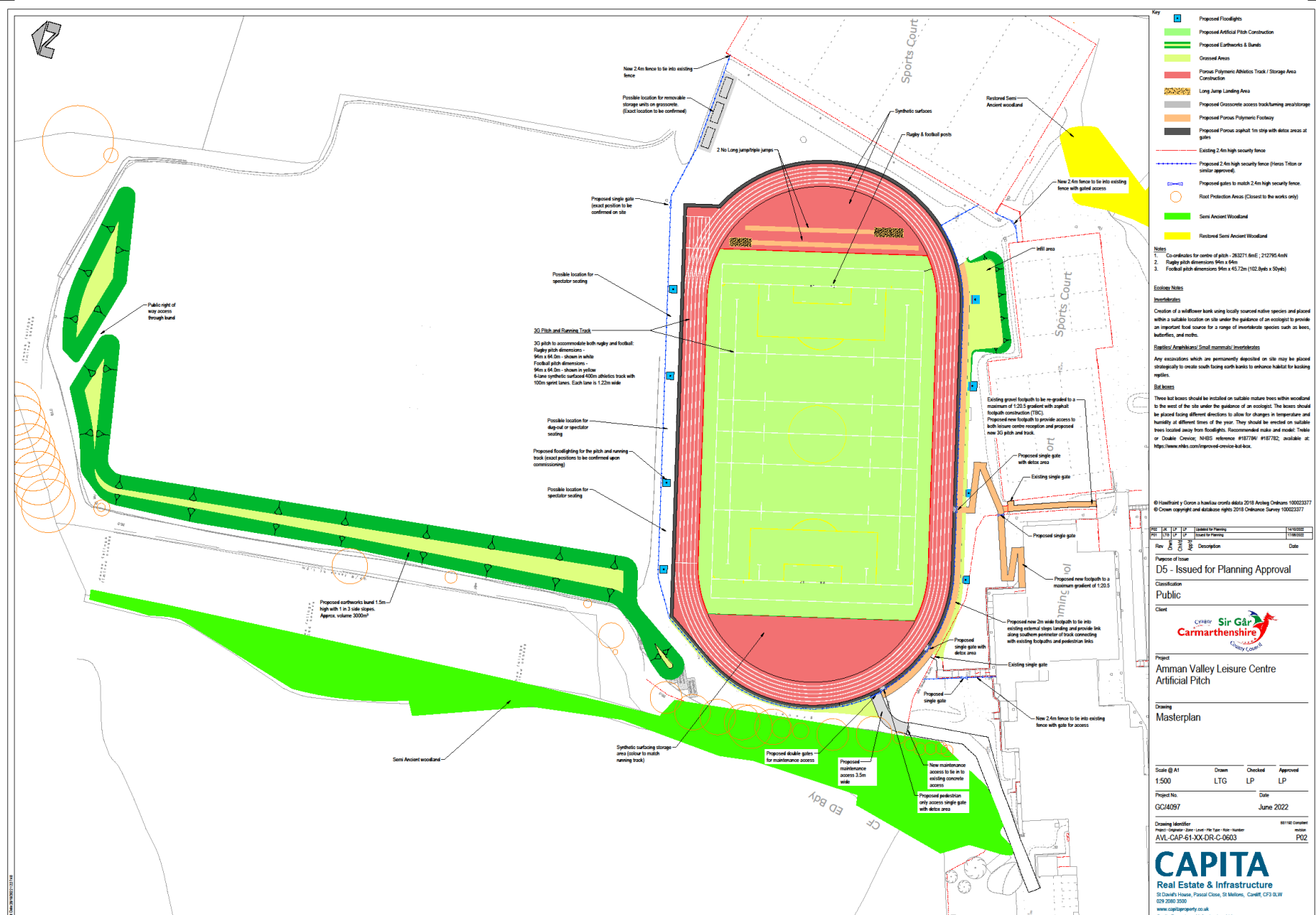
Drawing: Site Location Plan

Scale @ A1	Drawn	Checked	Approved
1:1000	LTG	LF	LP

Project No: D0004097
 Date: June 2022

Drawing Identifier: 602140-00000000
 Project: Capita - Zone - Local - File Type - File Number
 AVL-GAP-61-XX-DR-C-0601 P01

CAPITA
 Real Estate & Infrastructure
 20 David's Wharf, Pwllbeg Close, St Melan, Cardiff, CF3 5LW
 029 2080 2000
 www.capitaproperty.co.uk
 Capita Property and Infrastructure Ltd



- Key**
- Proposed Floodlights
 - Proposed Artificial Pitch Construction
 - Proposed Earthworks & Banks
 - Grassed Areas
 - Porous Polymer Asphalt Track / Storage Area Construction
 - Long Jump Landing Area
 - Proposed Concrete access track/running area/storage
 - Proposed Porous Polymer Footway
 - Proposed Porous asphalt 1m strip with detour areas at gates
 - Existing 2.4m high security fence
 - Proposed 2.4m high security fence (Heras Titen or similar approved)
 - Proposed gates to match 2.4m high security fence
 - Road Protection Areas (Closest to the works only)
 - Semi Ancient Woodland
 - Restored Semi Ancient Woodland

- Notes**
1. Co-ordinates for centre of pitch - 283271.8mE ; 212795.4mN
 2. Rugby pitch dimensions 94m x 64m
 3. Football pitch dimensions 94m x 45.72m (102.8yds x 50yds)

Ecology Notes

Invertebrates
Creation of a wildflower bank using locally sourced native species and placed within a suitable location on site under the guidance of an ecologist to provide an important food source for a range of invertebrate species such as bees, butterflies, and moths.

Flora/Herpetofauna/Small mammal/Avifauna
Any excavations which are permanently deepened on site may be placed strategically to create south facing earth banks to enhance habitat for banking reptiles.

Bat boxes
Three bat boxes should be installed on suitable mature trees within woodland to the west of the site under the guidance of an ecologist. The boxes should be placed facing different directions to allow for changes in temperature and humidity at different times of the year. They should be checked on suitable trees located away from floodlights. Recommended make and model: Twitec or Double Cowic; NMSD reference #H17M #H17R; available at: <http://www.nhks.com/proposed-cowic-bat-box>.

Revised Schedule of Works

Rev	By	Description	Date
01	LP	Issue for Planning	19/06/2022
02	LP	Issue for Planning	19/06/2022
03	LP	Issue for Planning	19/06/2022
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Purpose of Issue
D5 - Issued for Planning Approval

Classification
Public

Client
Carmarthenshire Council

Project
Amman Valley Leisure Centre Artificial Pitch

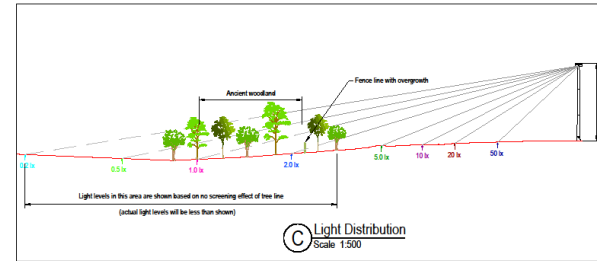
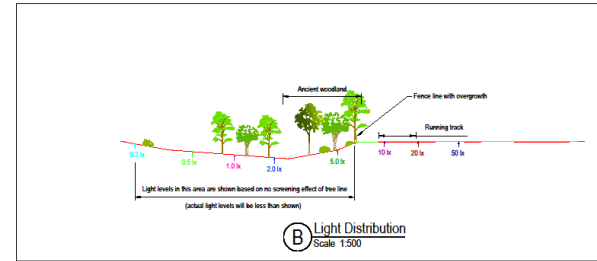
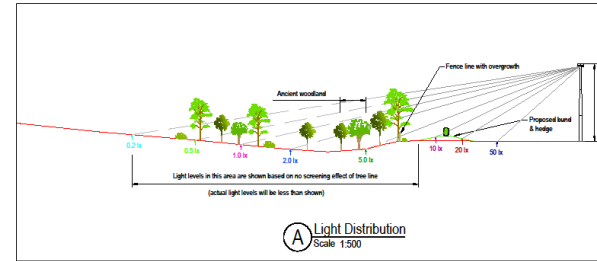
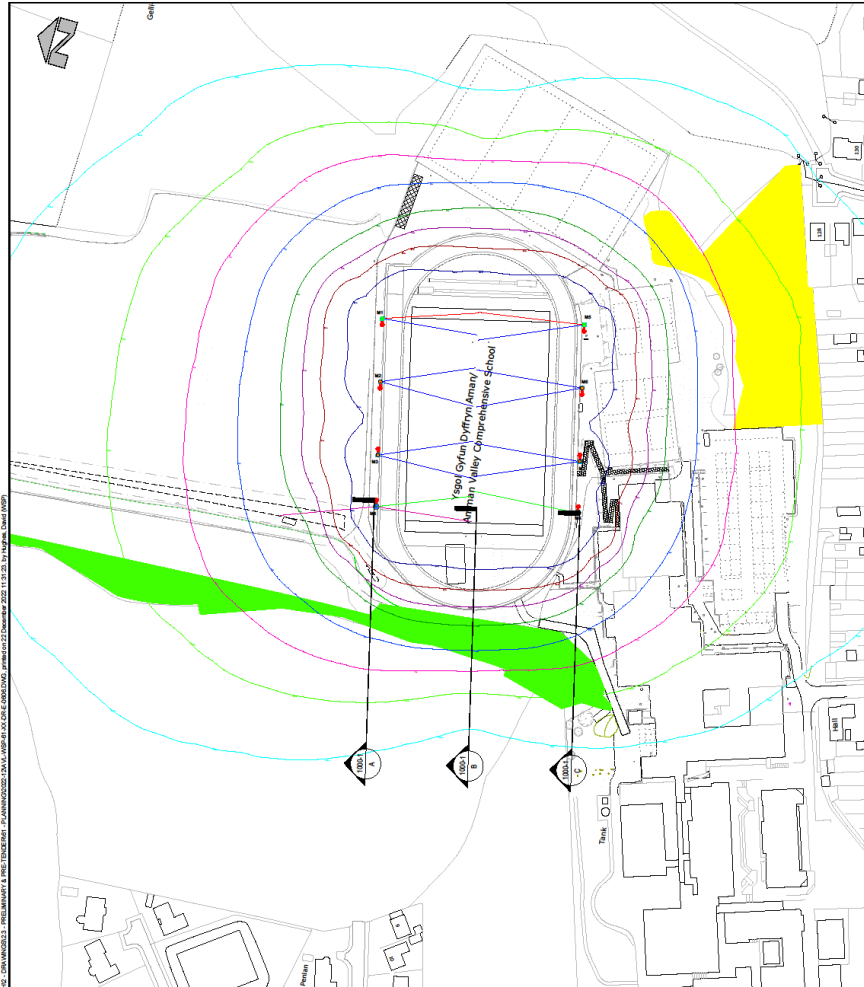
Drawing
Masterplan

Scale @ A1
 Drawn: LTG, Checked: LP, Approved: LP
 Date: June 2022

Project No: GC/4097

Drawing Identifier: AVL-CAP-61-XX-DR-C-0603

CAPITA
 Real Estate & Infrastructure
 St David's House, Postal Centre, St Mellons, Cardiff, CF3 3LW
 029 2080 3000
 www.capita-property.co.uk
 Capita Property and Infrastructure Ltd



DO NOT SCALE

- Key**
- 18.0m hinged galvanneal steel mast carrying the following 1x4x4102 LED Luminaires with shields (M1 & M2) as manufactured by Racon Lighting Ltd (or similar approved). Arrows in red denote direction of column fall.
 - 18.0m hinged galvanneal steel mast carrying 1x4x4101 and 1x4x4102 LED Luminaires (M3 & M2) as manufactured by Racon Lighting Ltd (or similar approved). Arrows in red denote direction of column fall.
 - 18.0m hinged galvanneal steel mast carrying the following 2x4x4102 LED Luminaires (M2, M3, M5 & M7) as manufactured by Racon Lighting Ltd (or similar approved). Arrows in red denote direction of column fall.
 - Floodlight foundations
 - Horizontal Illuminance contours indicate projected lux values at ground level, excluding the screening effect of buildings, trees, hedges, etc.)
 - Ancient Semi Natural Woodland
 - Restored Ancient Woodland

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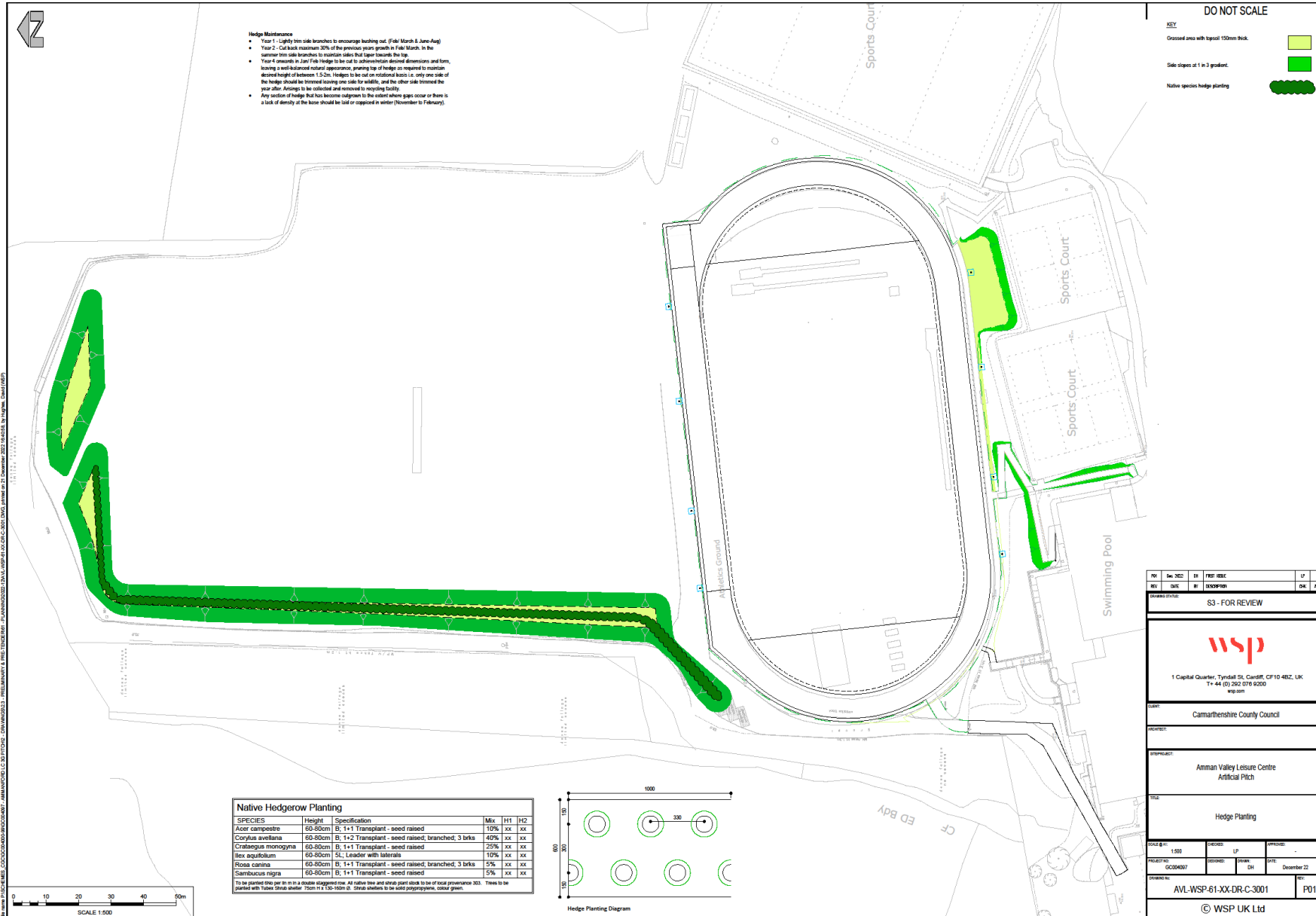
REV	DATE	BY	CHKD	DESCRIPTION	APP
P13	Dec 2022	SK	SK	DESIGN REVIEW TO SHOW LIGHT DISTRIBUTION	SK
P12	Oct 2022	SK	SK	SHIELD ON W&W ALL	-
P01	Jun 2022	SK	SK	FIRST ISSUE	-
REV	DATE	BY	CHKD	DESCRIPTION	APP

DESIGNED BY: S3 - FOR REVIEW



1 Capital Quarter, Tyndall St, Cardiff, CF10 4BZ, UK
T +44 (0) 292 076 6200
wsp.com

CLIENT	Camrantheshire
PROJECT	
PREPROJECT	Amman Valley Leisure Centre Artificial Pitch
TITLE	Flood Lighting (for Planning Consent)
SCALE:	1:500
PROJECT NO:	AVL-WSP-61-XX-DR-E-0606
DATE:	December 22
REV:	P03
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PL/04596

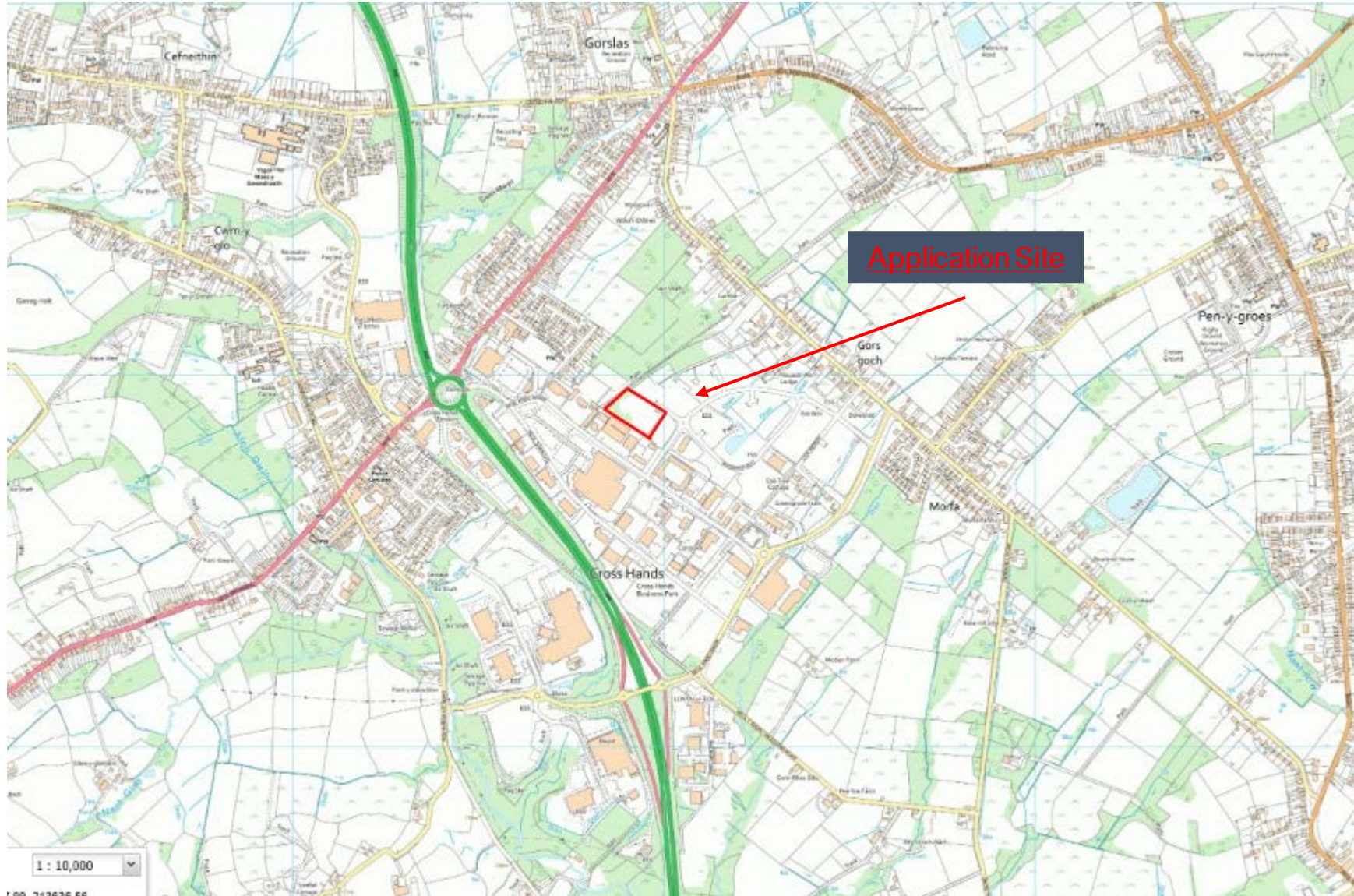
Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure



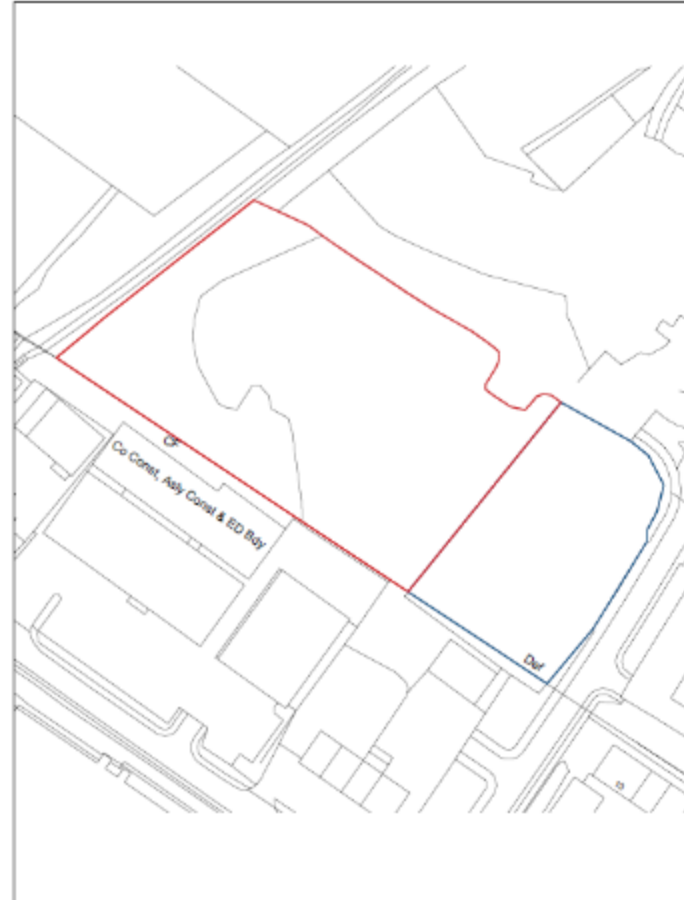
PL/04596 Location Plan



PL/04596 Aerial Photograph



SITE BLOCK PLAN & LOCATION PLAN



Site Block Plan 1:1250

PLOT 12, CROSSHANDS BUSINESS PARK.



Site Location Plan 1:2500

PL/04596 LDP Proposals Map



PL/04596 Site Plan

PROPOSED SITE PLAN

PLOT 12, CROSSHANDS BUSINESS PARK



PRINCIPAL SHRUB SEEDS	
12 No. BERBERIS THUNBERGII "MOSE GLOW"	2L 30-40cm
11 No. CISTUS "SILVER PINK"	2L 30-40cm
20 No. WEIGELA LORIDA "POLIS PURPUREA"	2L 40-40cm
4 No. VIBURNUM DAVIDII	2L 30-40cm

Site Plan 1:500

PL/04596 Elevations

PROPOSED ELEVATIONS

PLOT 12, CROSSHANDS BUSINESS PARK



Front Elevation 1:100



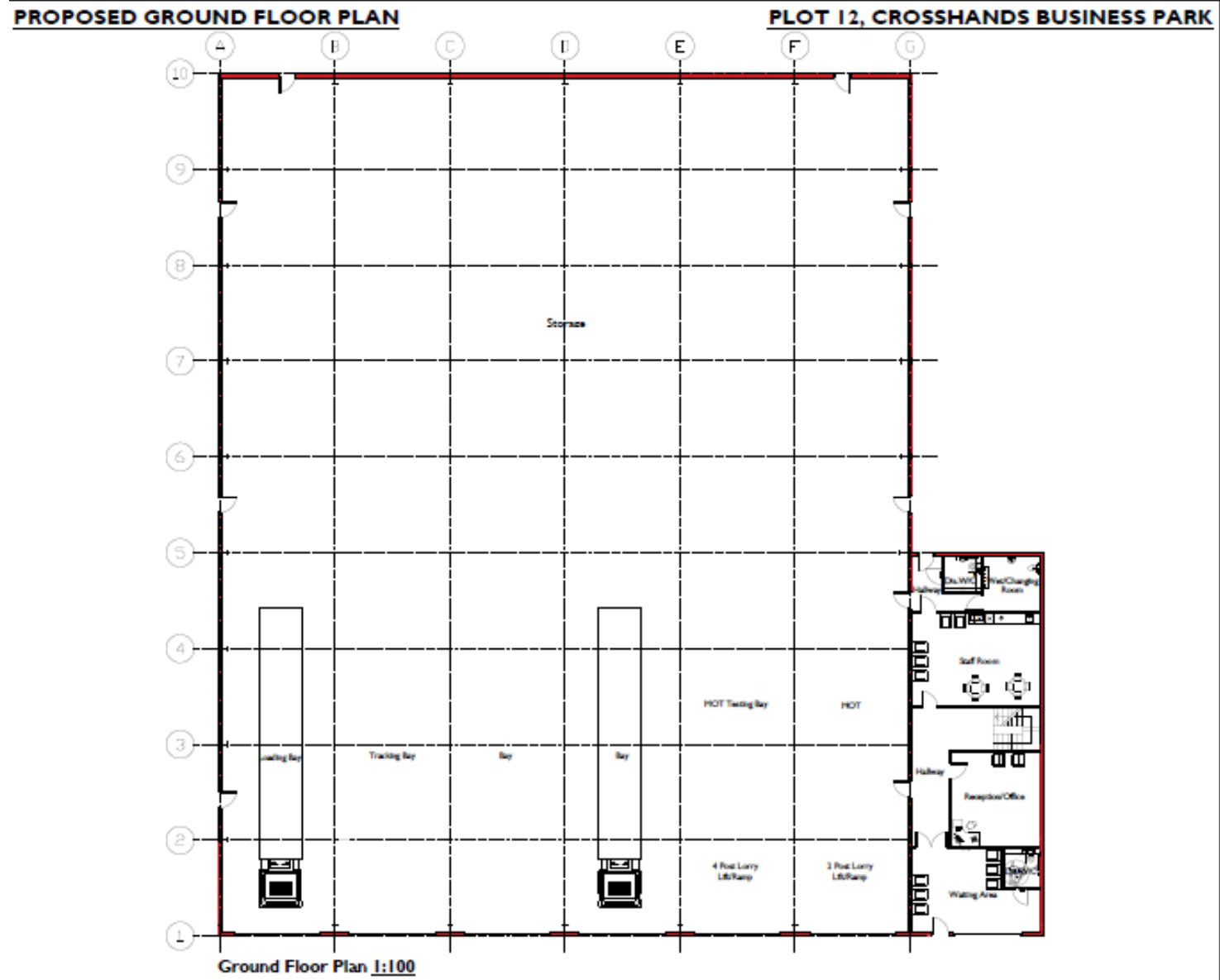
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

















PL/04746

Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure

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Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/04746 Wider location Plan



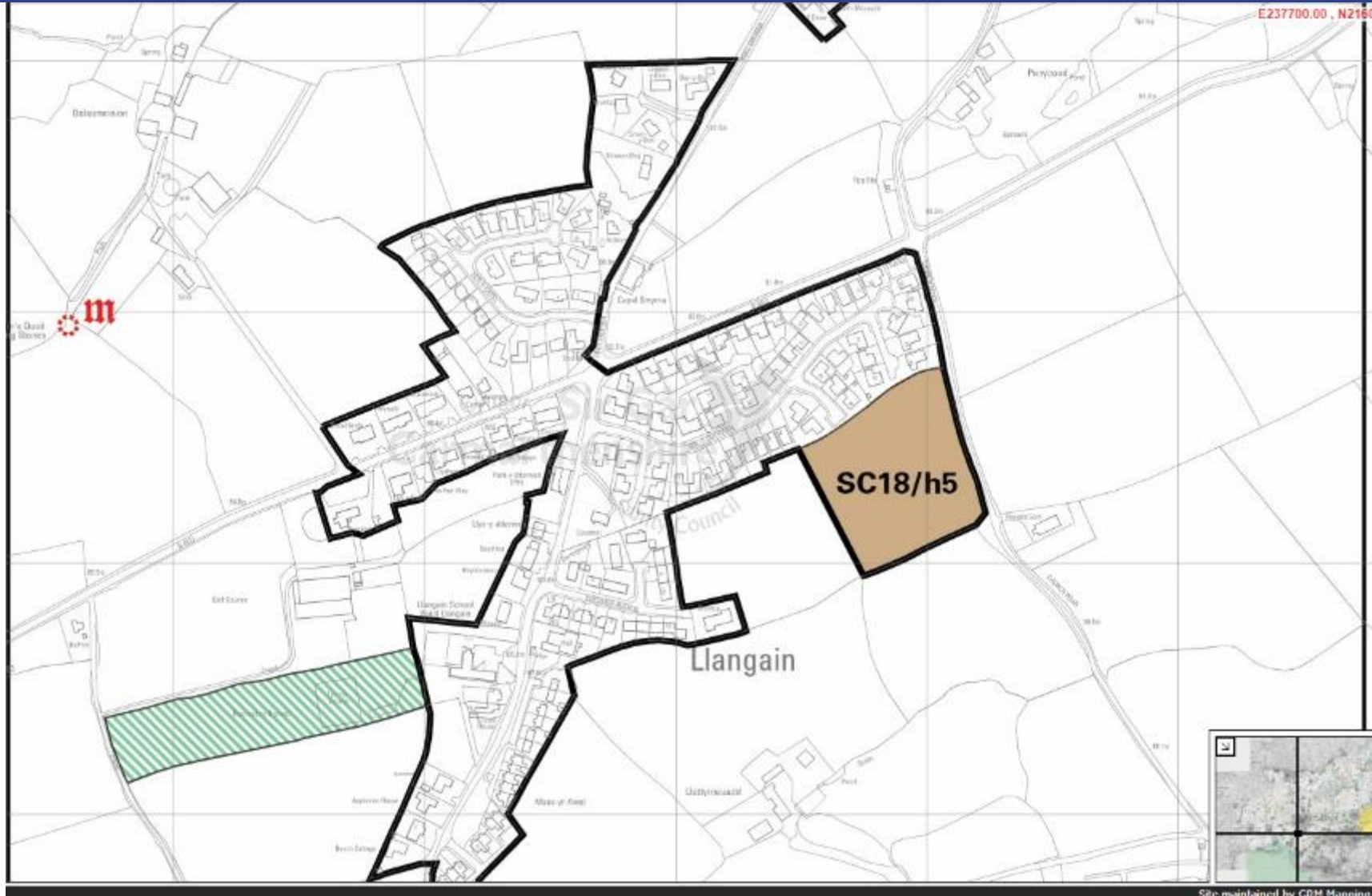
PL/04746 Aerial Photograph



PL/04746 Location plan



PL/04746 LDP Proposals Map



PL/04746 Site plan



PL/04746 Engineering layout



PL/04748 Landscaping scheme



PL/04746 Street scene view





Not Accessible			
Demolition	201	0'	0"
3 Year Change	165	0'	11"
2020	366	122'	250"
		2010'	5.3'

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Demolition	201	0'	0"
3 Year Change	165	0'	11"
2020	366	122'	250"
		2010'	5.3'





Item	Quantity	Area
1.00	1.00	1.00
2.00	2.00	2.00
3.00	3.00	3.00
4.00	4.00	4.00
5.00	5.00	5.00
6.00	6.00	6.00
7.00	7.00	7.00
8.00	8.00	8.00
9.00	9.00	9.00
10.00	10.00	10.00

























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