



Dear Councillor

PLANNING COMMITTEE - THURSDAY, 20TH JULY, 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 - 54) |
|----|---------------------------------------------------------------------|

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**

20/07/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05635
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Proposal	Erection of a new purpose-built single storey disable compliant bungalow to meet disability needs
Location	34 Clos Coed Derw, Penygroes, Llanelli, SA14 7RD

Details

Head of Transport - Offers no objections to the proposal.

Ecology - It has been advised that the land on which this application is proposed should form part of an ecological buffer zone, as defined in an approved Ecological Management Plan associated with planning permission E/25854. Should this land be developed, or even if the land remains in the poor state it currently is, the site would be in breach of conditions 9 and 10 of E/25854 and the Ecological Management Plan cannot be complied with. This is intrinsic to the requirements of the permission for the site of the 28 houses. Without it, the applicant's housing scheme will have to find alternative ecological mitigation and now compensation, requiring a much larger area, which it is unlikely the applicant has access to. As a result, this leads to an additional reason for refusal.

Reason for Refusal

Reason 2

The application, if approved, would be contrary to policies EQ4, SP1 and SP14 of the Carmarthenshire Local Development Plan in that the proposed development conflicts with the Ecological Management Plan by Pryce Consultant Ecologists dated 21 January 2013 submitted as a requirement of E/25854. This states that the buffer zone on the eastern boundary of the development approved by E/25854 will be protected and managed to safeguard ecological diversity. This is also confirmed in the Structured Mitigation Scheme dated 26 July 2012 by Delane Developments. The development site for PL/05635 would utilise this buffer zone which should be managed to protect ecological diversity as part of planning application E/25854. Furthermore, the Ecological Management Plan required by E/25854, issued by Pryce Consultant Ecologists dated 21 January 2013, should be undertaken as soon as possible, as failure to undertake this work will be in breach of Conditions 9 and 10 of planning permission E/25854.

Application No	PL/05971
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Proposal	Single storey granny annex extension to dwelling house
Location	14 Parklands Road, Ammanford, SA18 3TF

Details

Local Members –

Councillor Peter Cooper - No response

Councillor Karen Davies - Call in request for the following reasons:

I am requesting this application to be considered by the Planning Committee on the following points:

- 1) I appreciate that it has been refused due to the area of build. However, I am of the opinion that it is not too big.
- 2) The build is appropriate to the needs of the family.
- 3) There are outbuildings on other properties further down the gardens than the build would be.

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Y Pwyllgor Cynllunio / Planning Committee

20/07/2023

**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/05763

Owain Enoch

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

Lle a Seilwaith | Place and Infrastructure

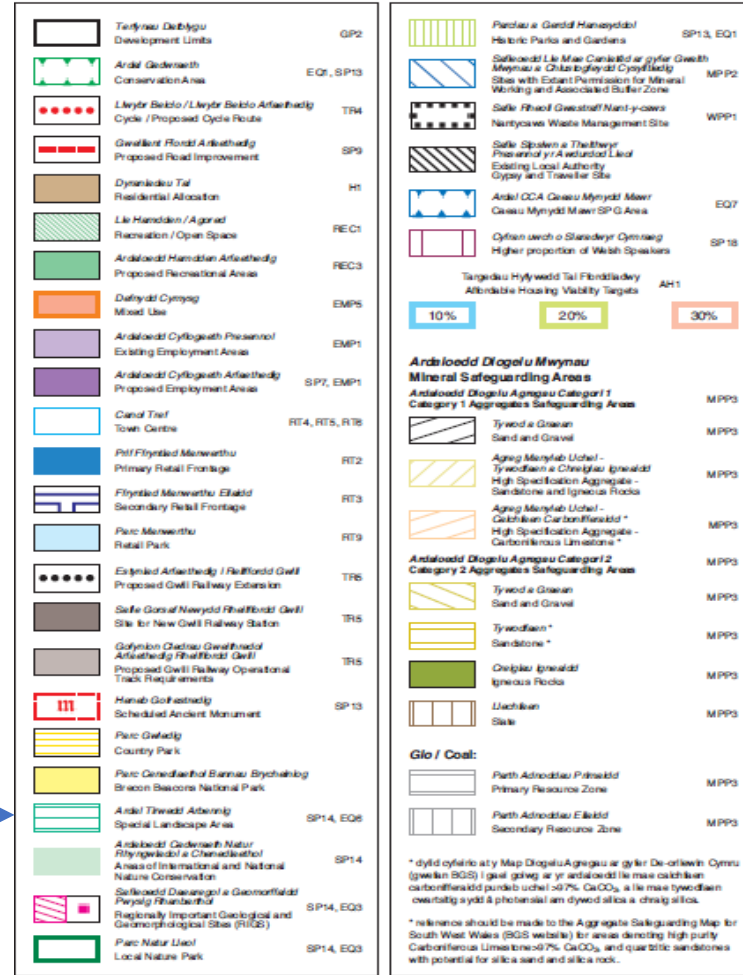
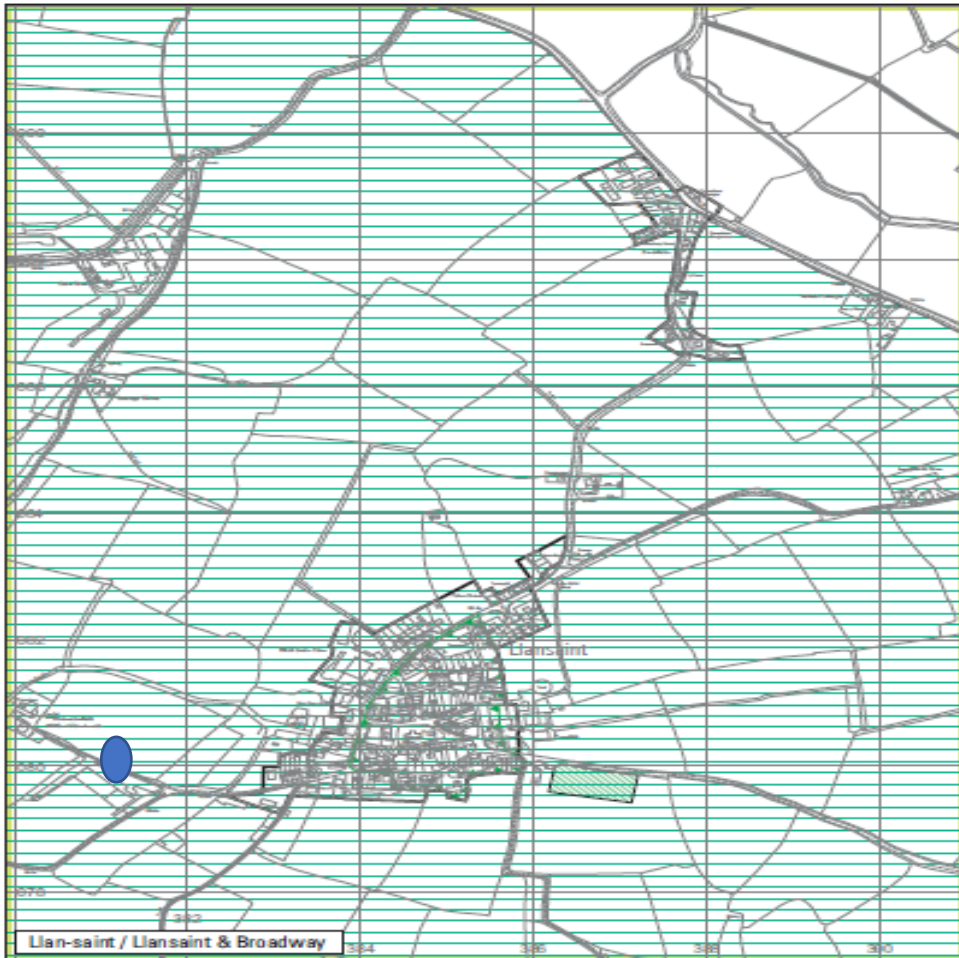




Cynllun Datblygu Lleol Sir Gaerfyrddin
Mabwysiadwyd Rhagfyr 2014
Carmarthenshire Local Development Plan
Adopted December 2014

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Creadd / Scale 1:5,000





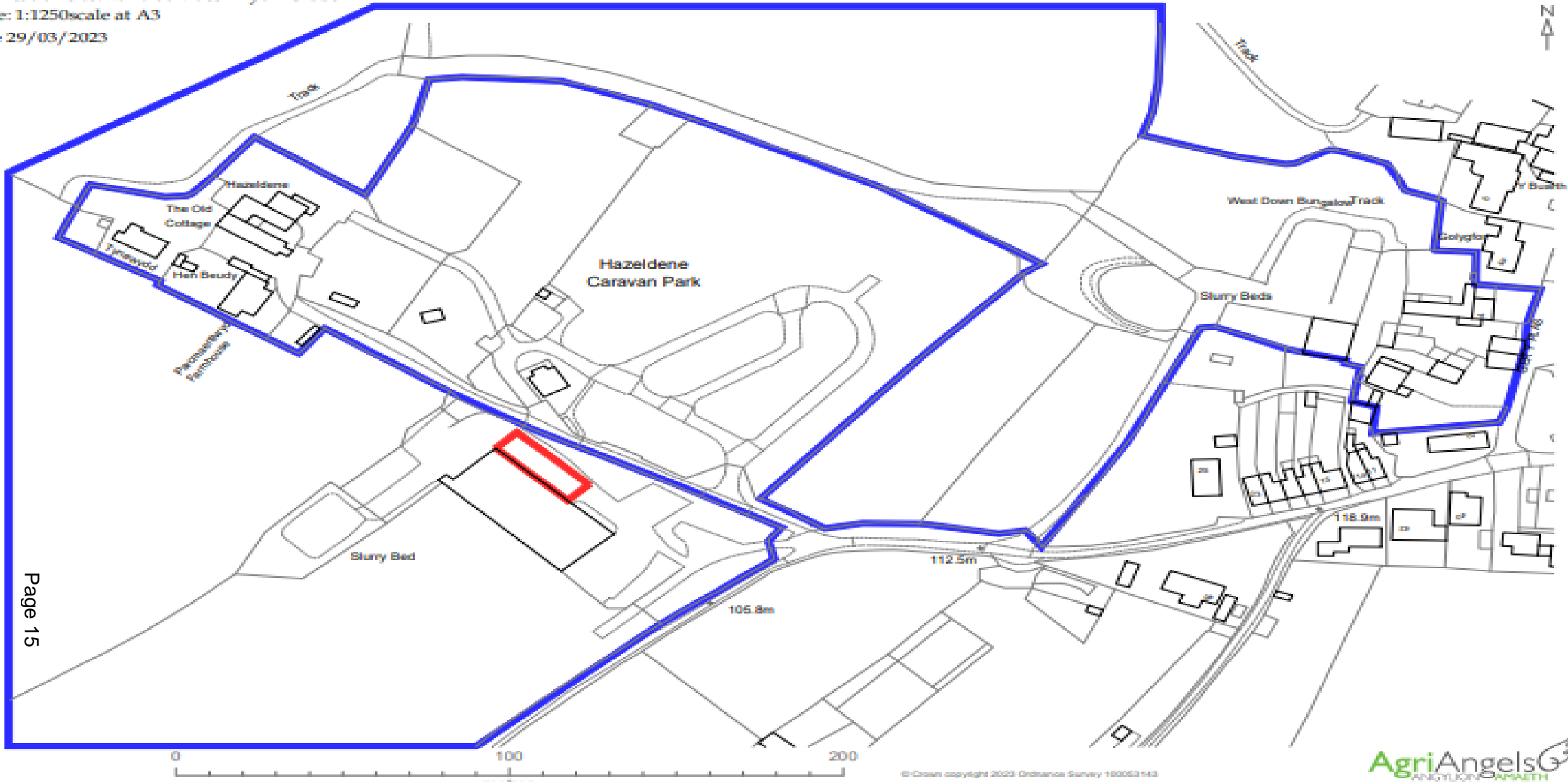




Application site: Land at Maesllwyd - Gibbon

Scale: 1:1250 scale at A3

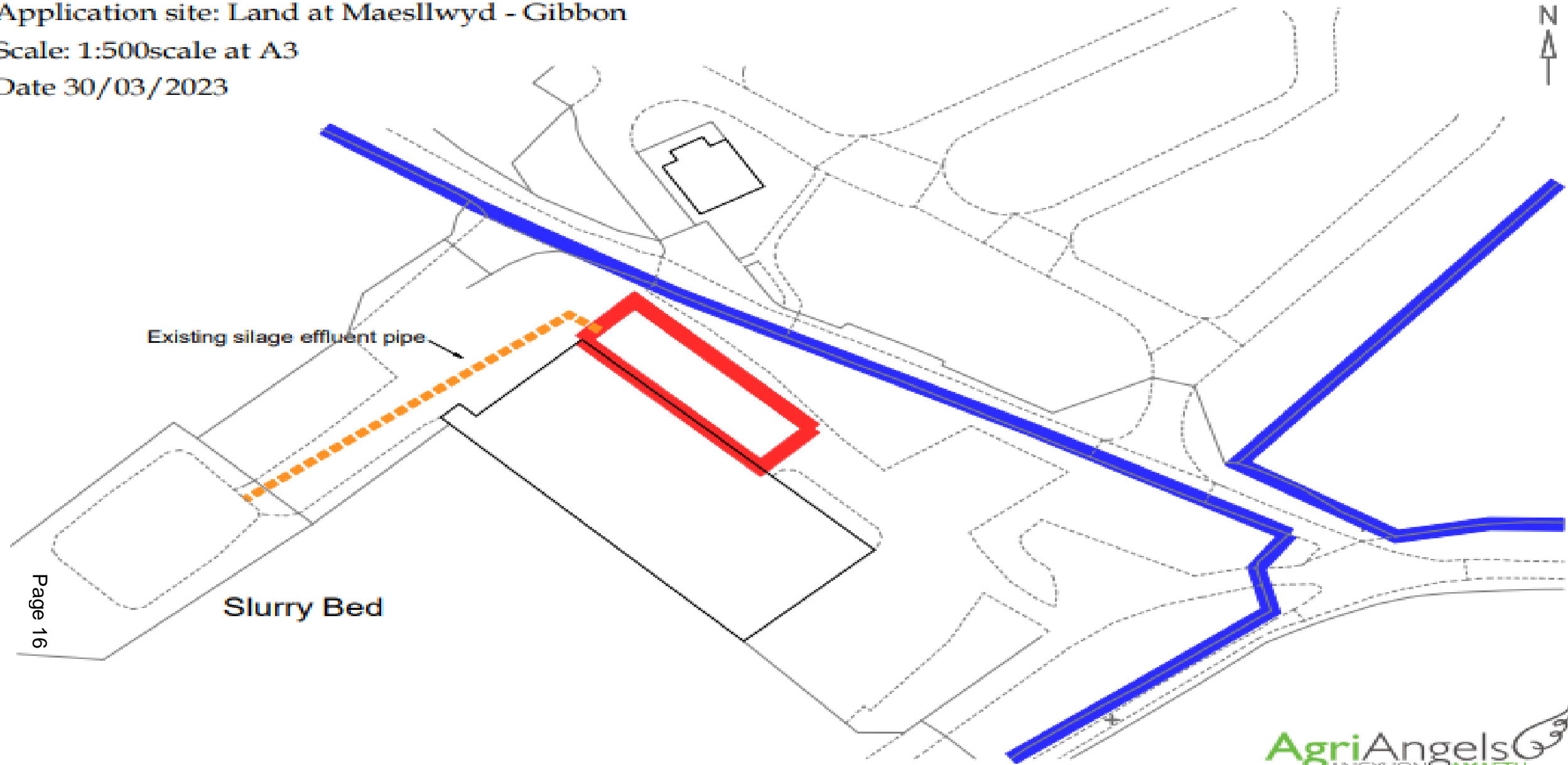
Date 29/03/2023



Application site: Land at Maesllwyd - Gibbon

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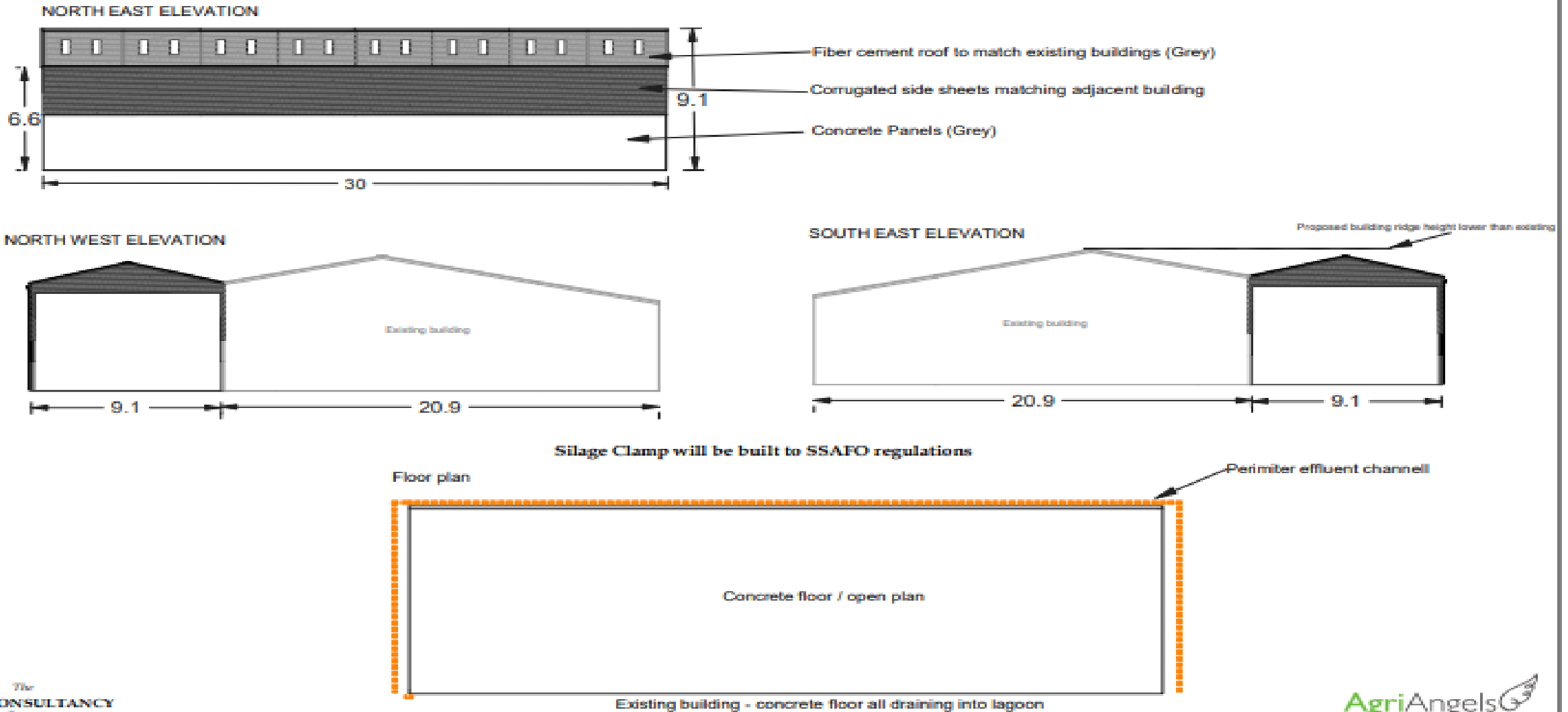
Date 30/03/2023



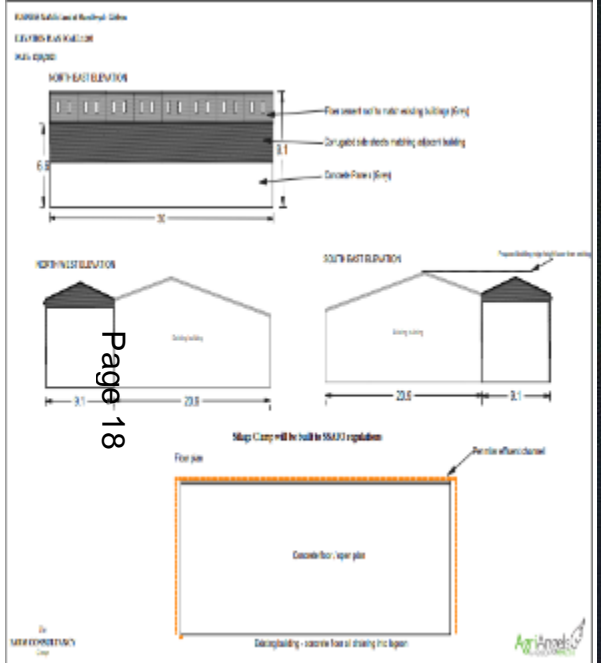
BUSINESS NAME: Land at Maesllwyd - Gibbon

ELEVATION PLAN SCALE: 1:200

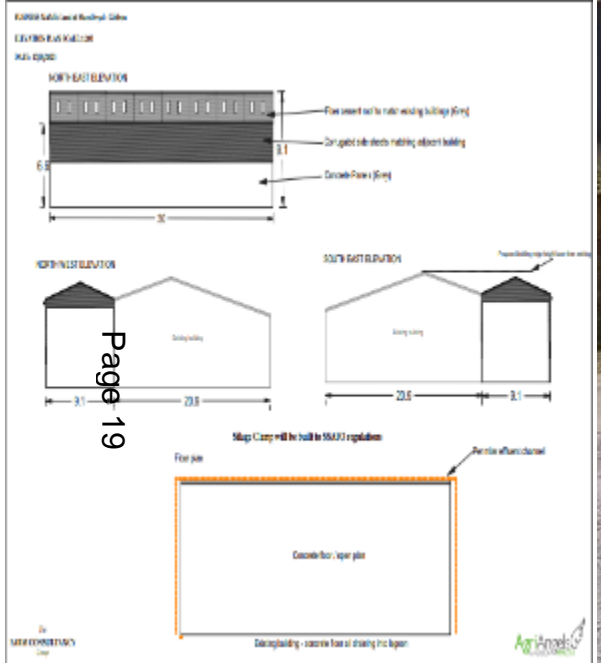
DATE: 17/05/2023



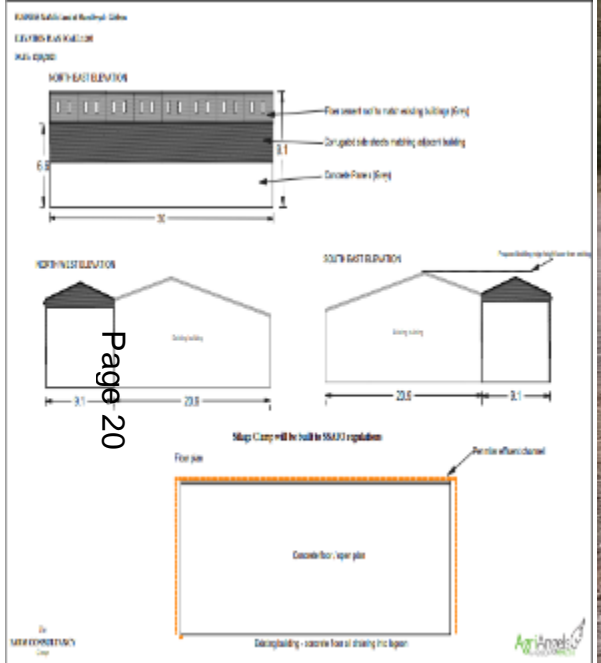
PL/05763



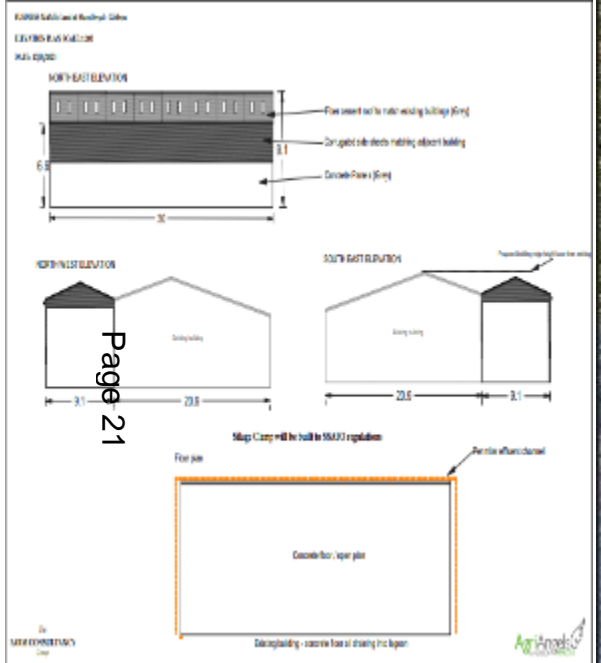
PL/05763

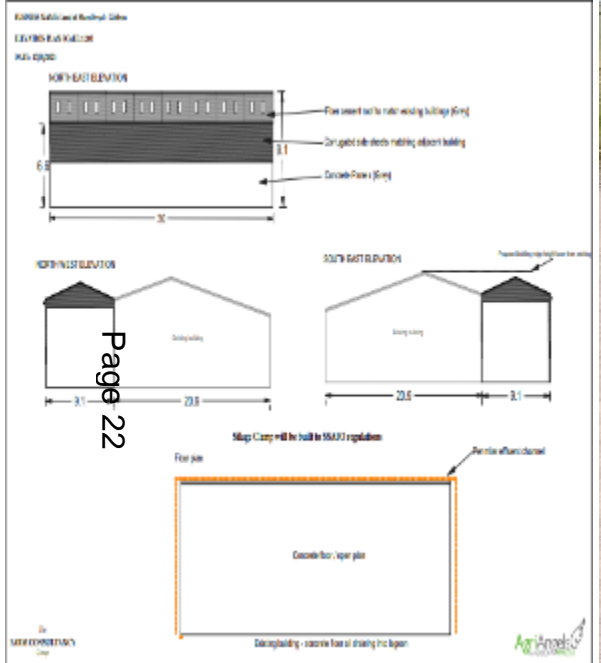


PL/05763

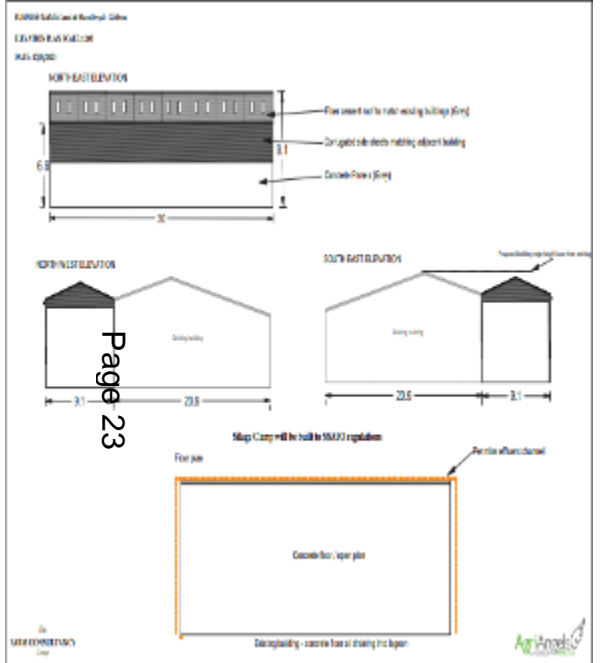


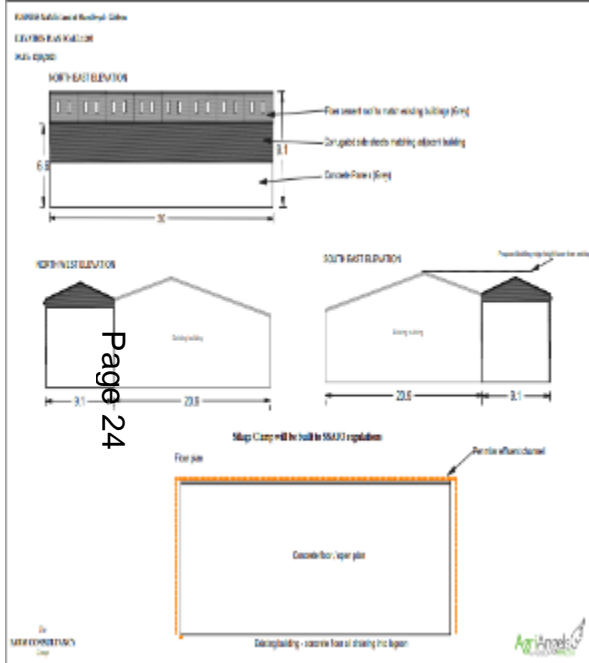
PL/05763



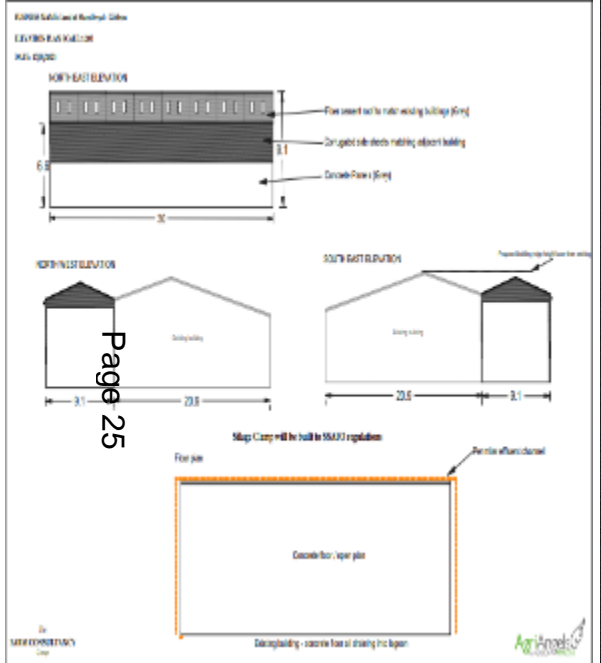


PL/05763





PL/05763



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

**Applications
recommended for
refusal**

PL/05635

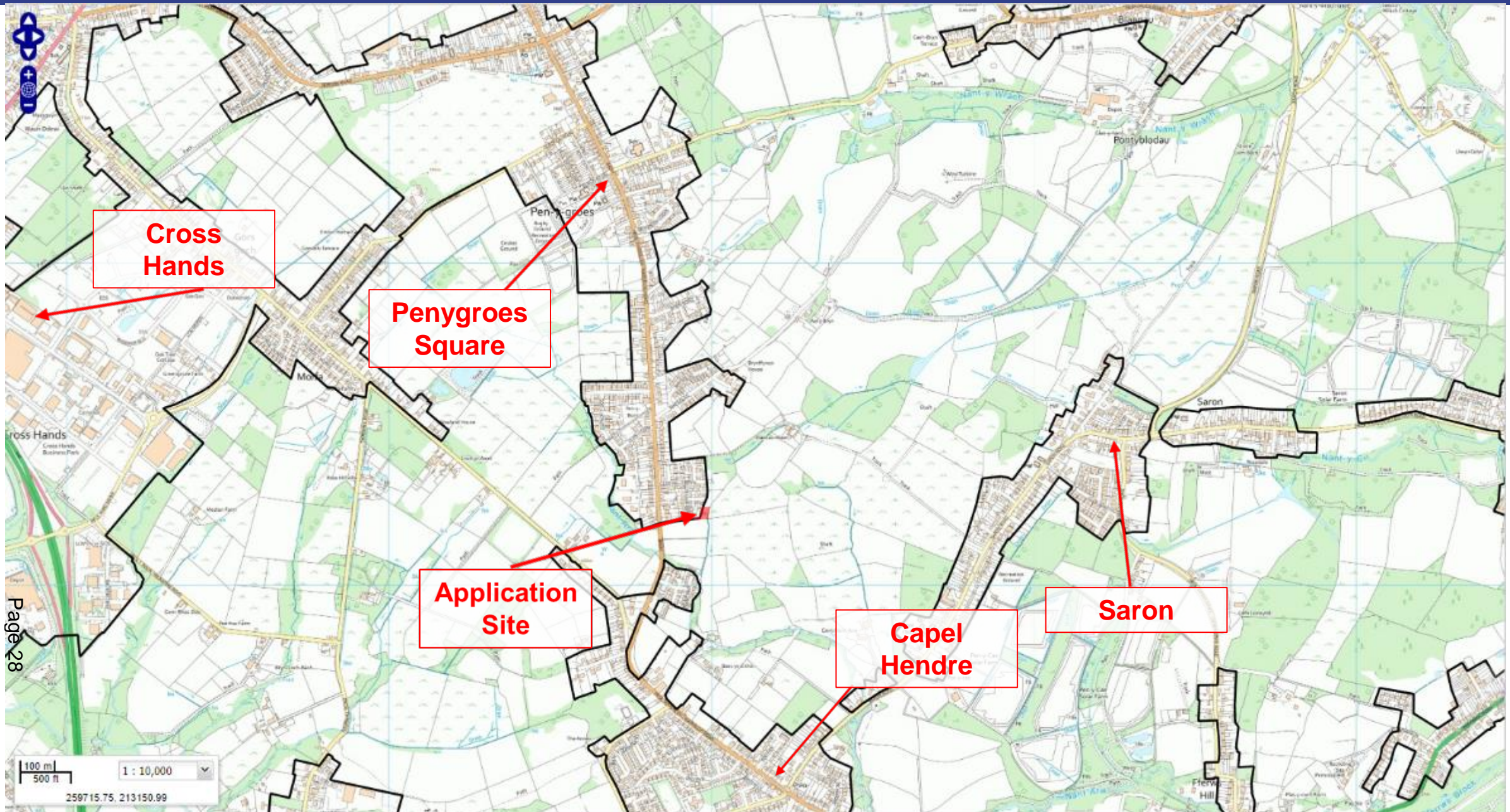
Andrew Francis

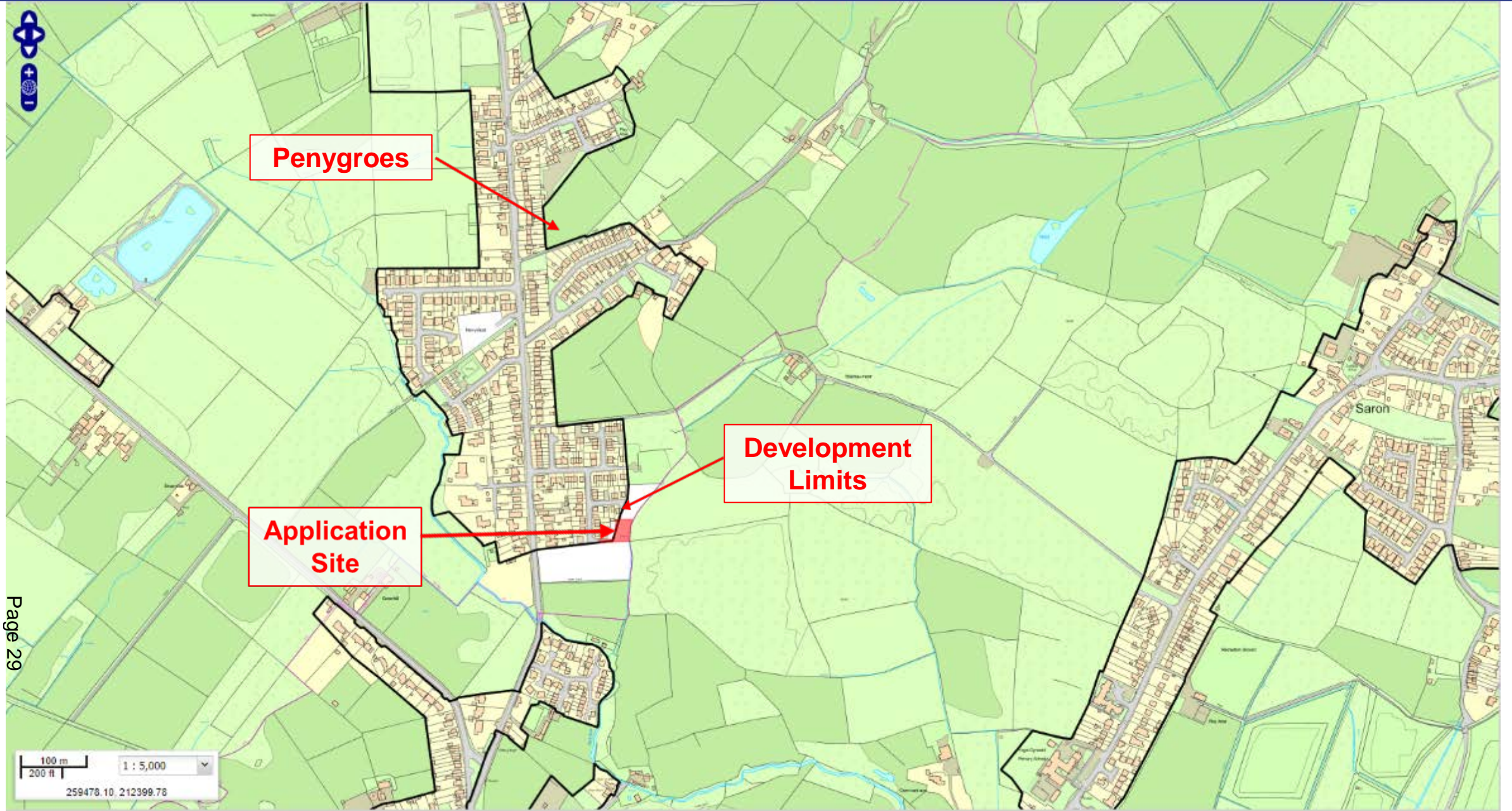
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

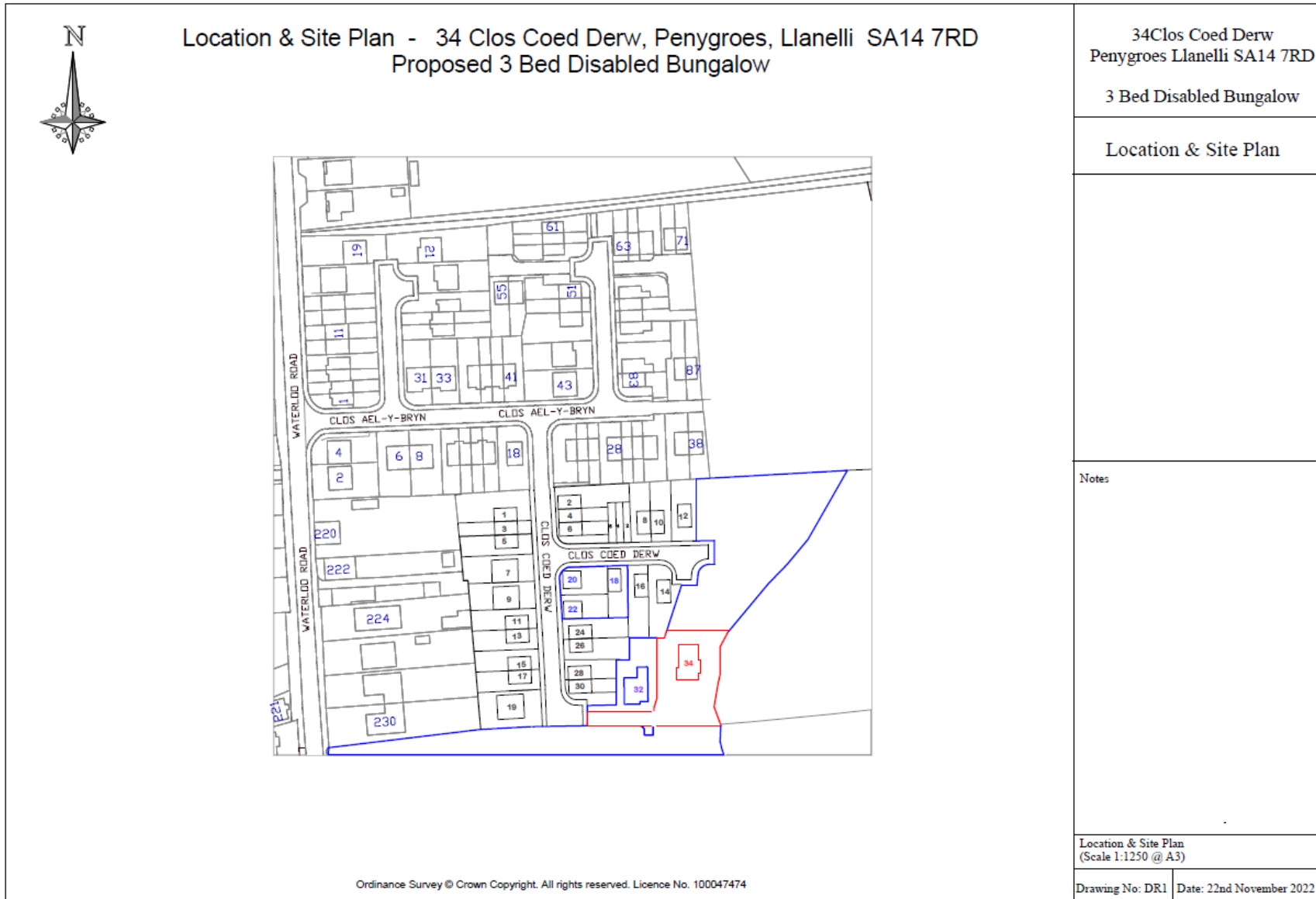


PL/05635 – Penygroes Area Plan

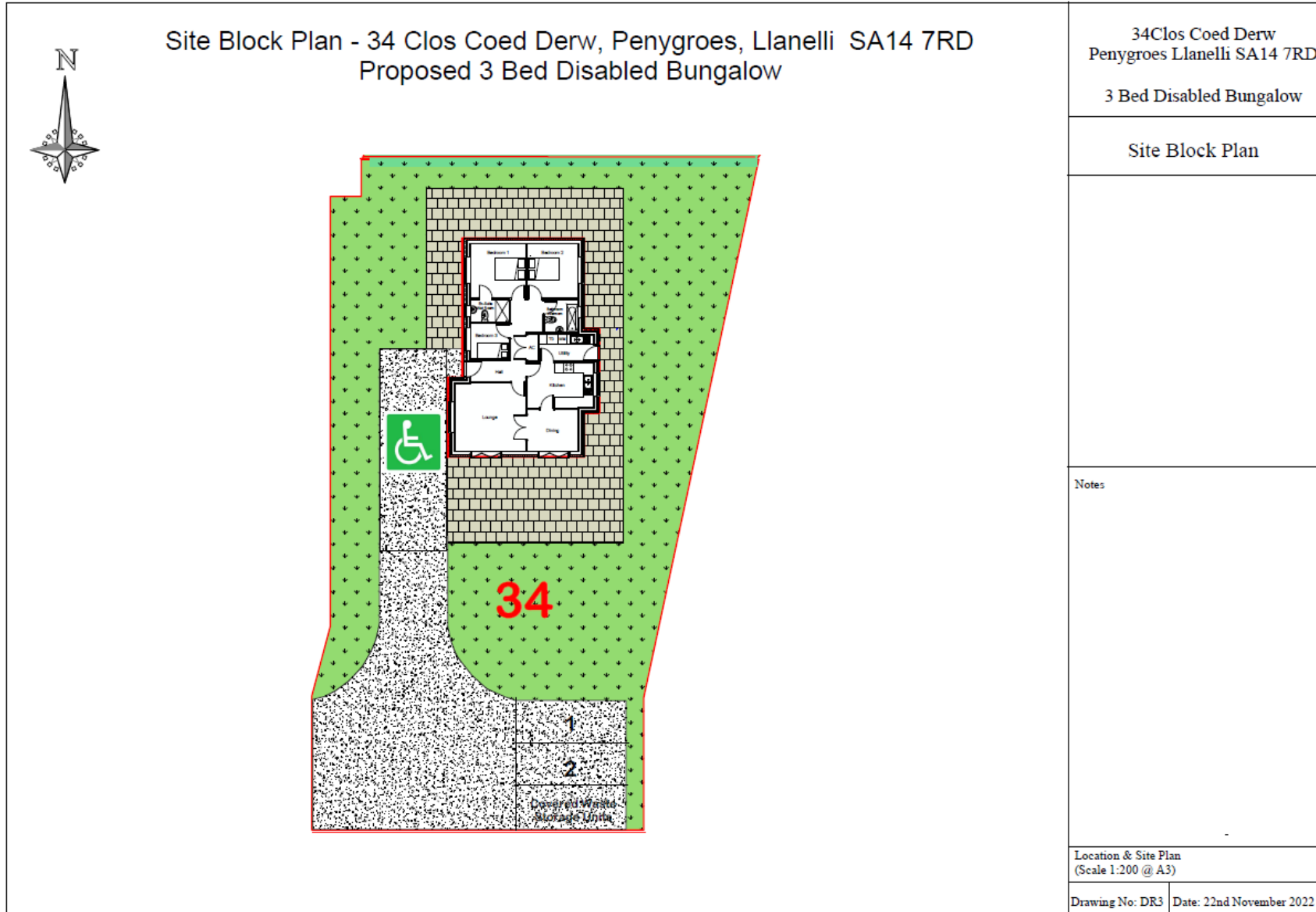




PL/05635 – 1:1250 Location Plan



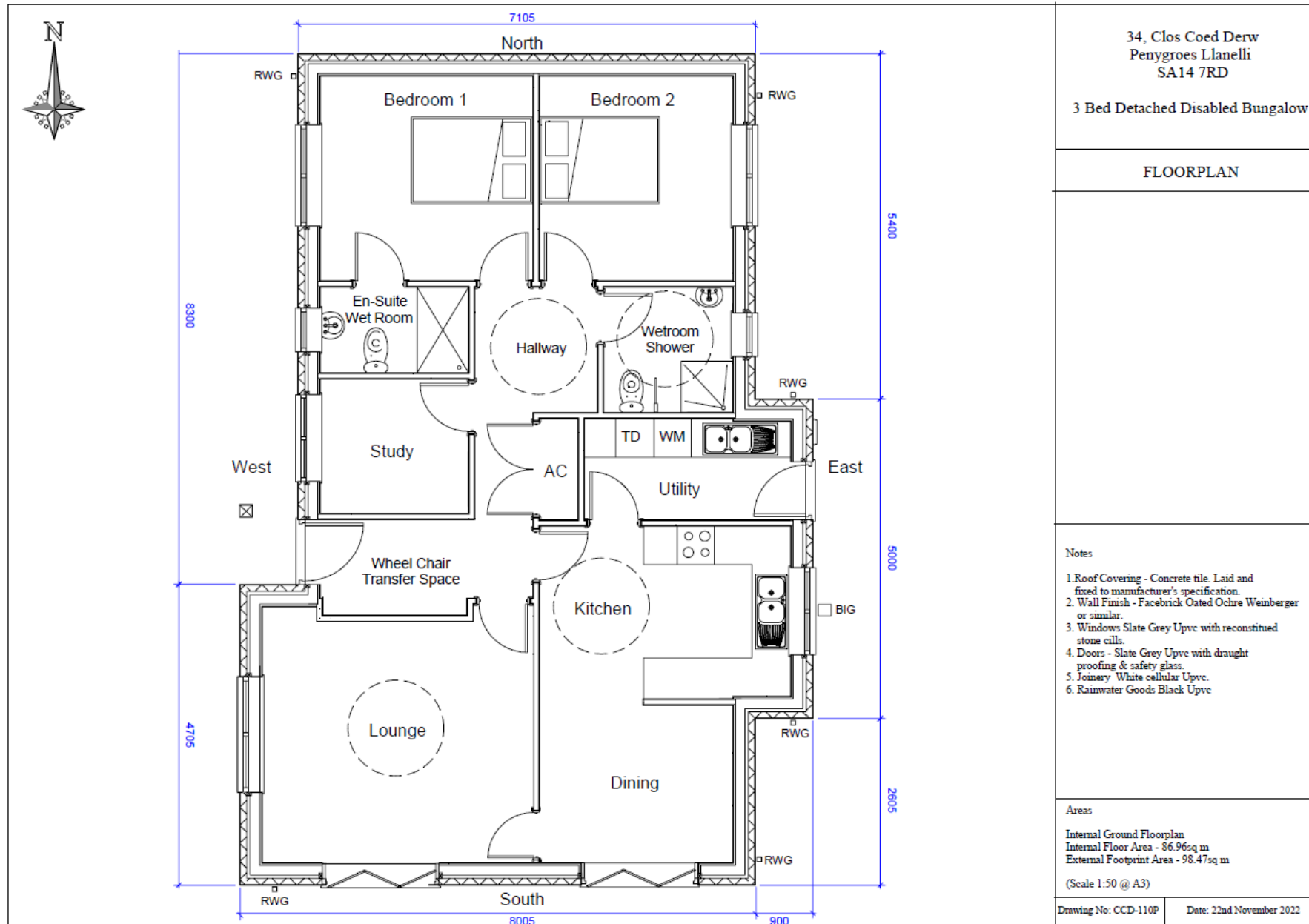
PL/05635 - Site Plan



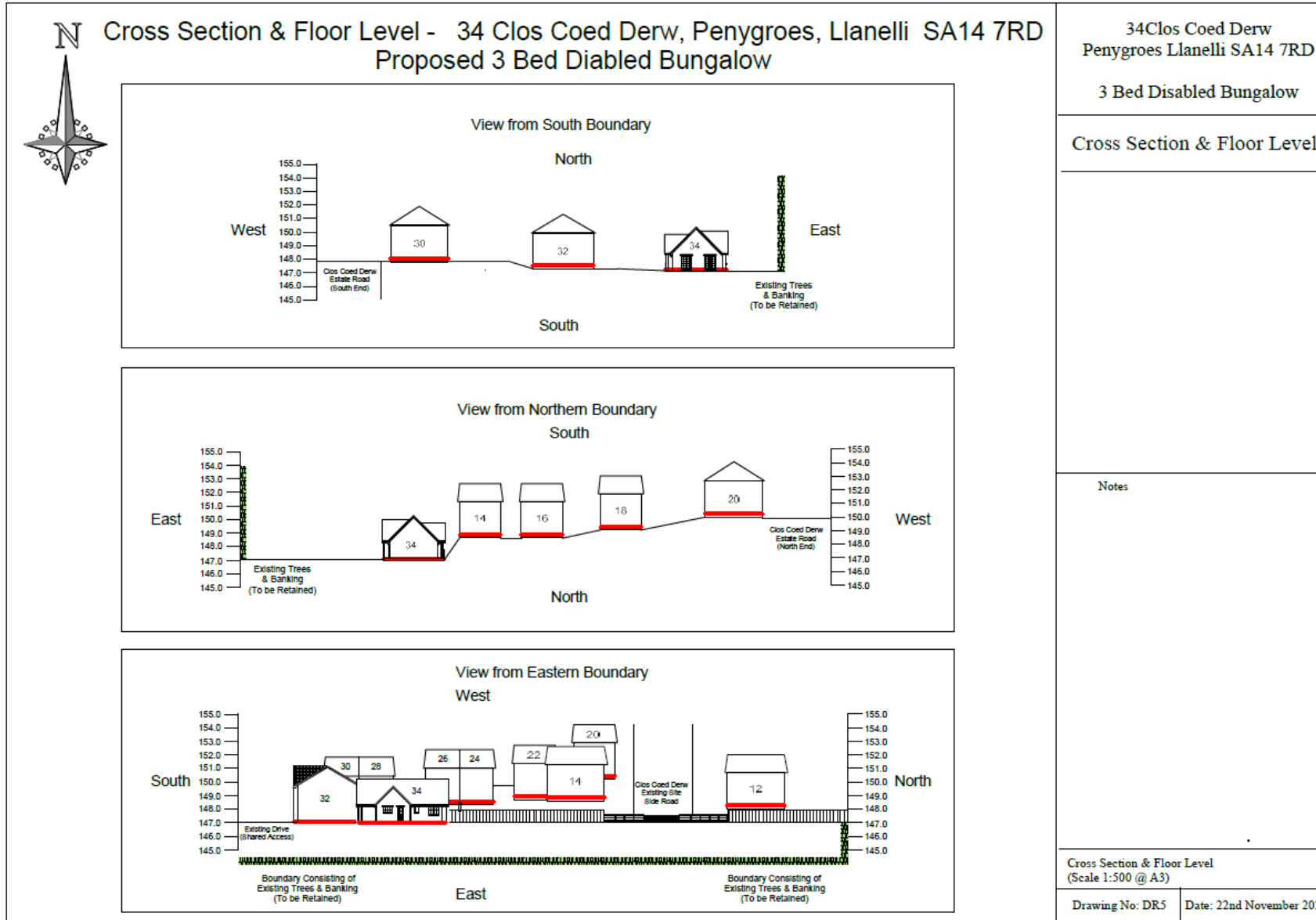
PL/05635 – Elevations

			34 Clos Coed Derw Penygroes Llanelli SA14 7RD 3 Bed Disabled Bungalow
	South (1: 100)	East (1: 100)	ELEVATIONS
			Notes
	West (1: 100)	North (1: 100)	1. Roof Covering - Concrete tile. Laid and fixed to manufacturer's specification. 2. Wall Finish - Facebrick Weinberger or similar. 3. Windows White Upvc with reconstituted stone cills. 4. Doors - White Upvc with draught proofing & safety glass. 5. Joinery White cellular Upvc. 6. Rainwater Goods Black Upvc
Scale 1:100 @ A3	External Elevations External Floor Area (Scale 1:100 @ A3)		Drawing No: 111L Date: 22nd November 2022

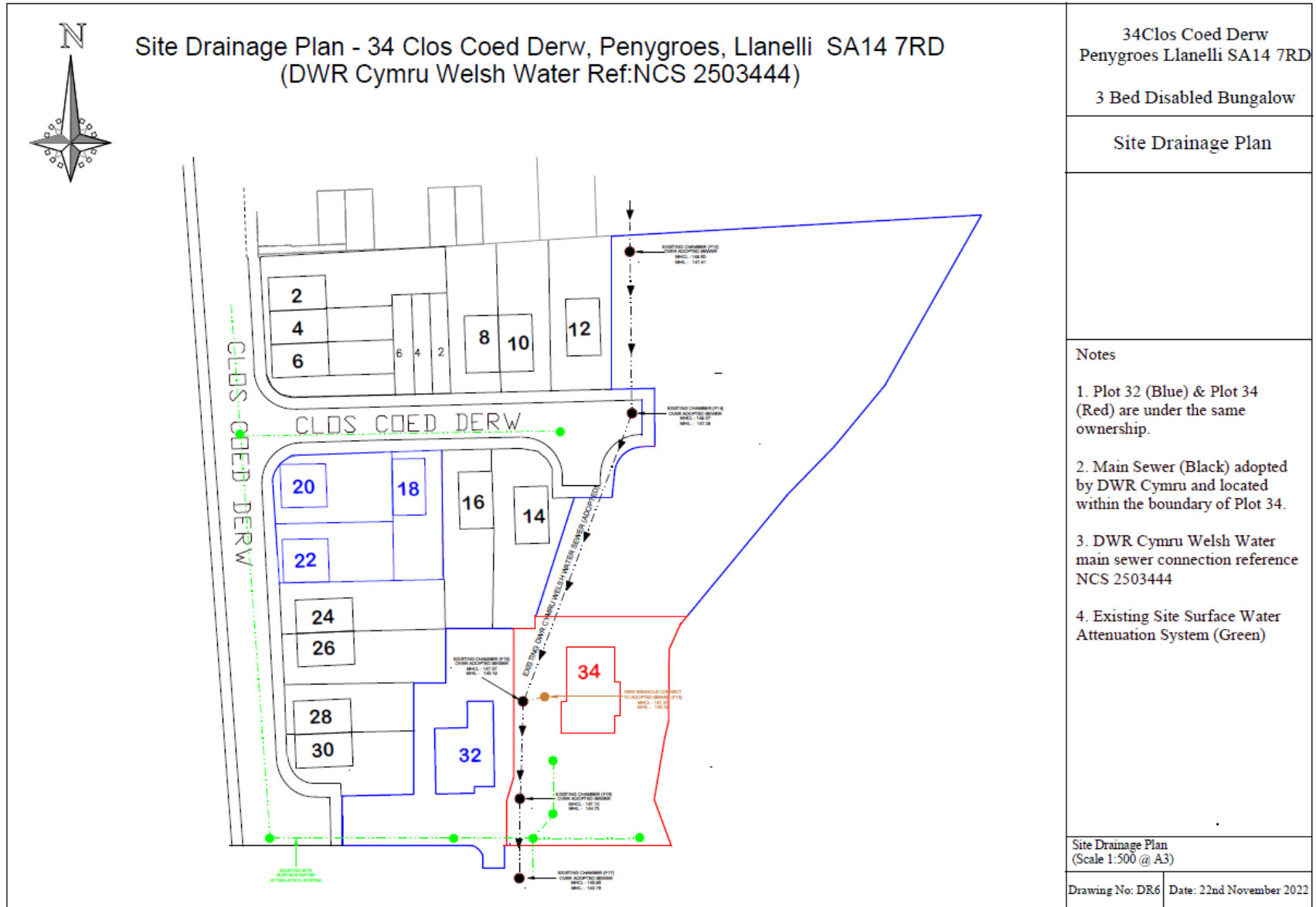
PL/05635 – Floor Plan



PL/05635 – Site Cross Sections and Levels



PL/05635 – Site Drainage Plan





















← 2 Clos Gwyn
Tumble, Wales
Google Street View
Mar 2009



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PL/05971

Adam Davies

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/05971 – Area Context

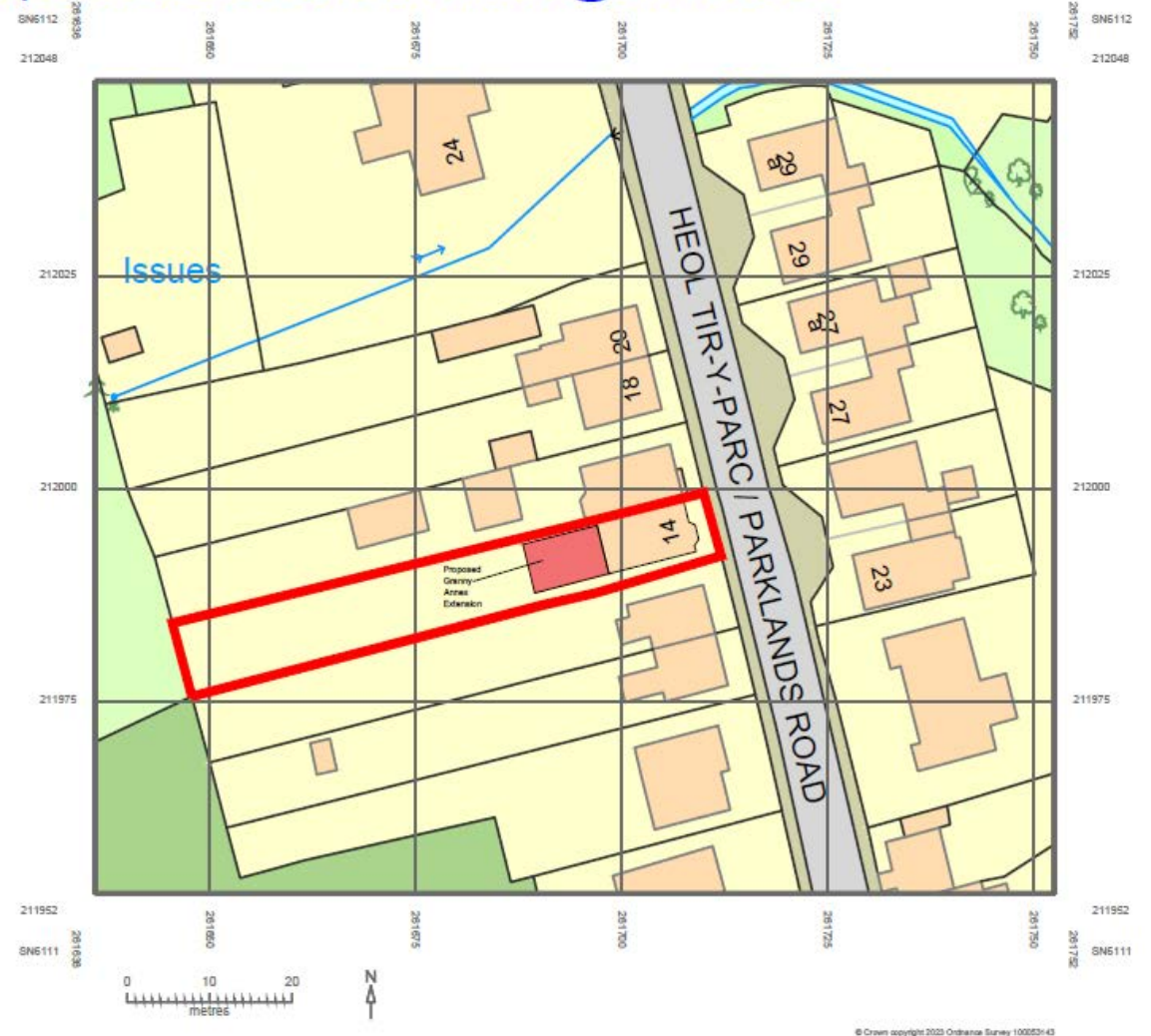


PL/05971 – Location Plan

Existing Location Plan @ 1:1250.



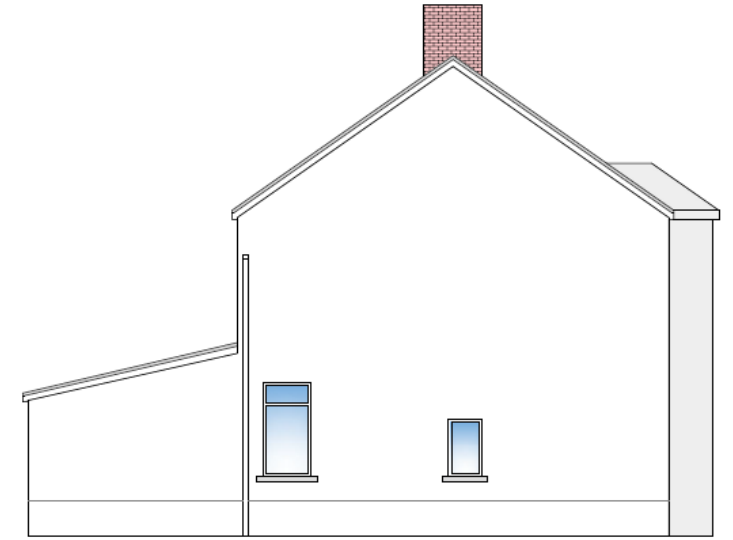
Proposed Location Plan @ 1:1250.



PL/05971 – Elevations



Existing Rear Elevation (SW).



Existing Side Elevation (SE).



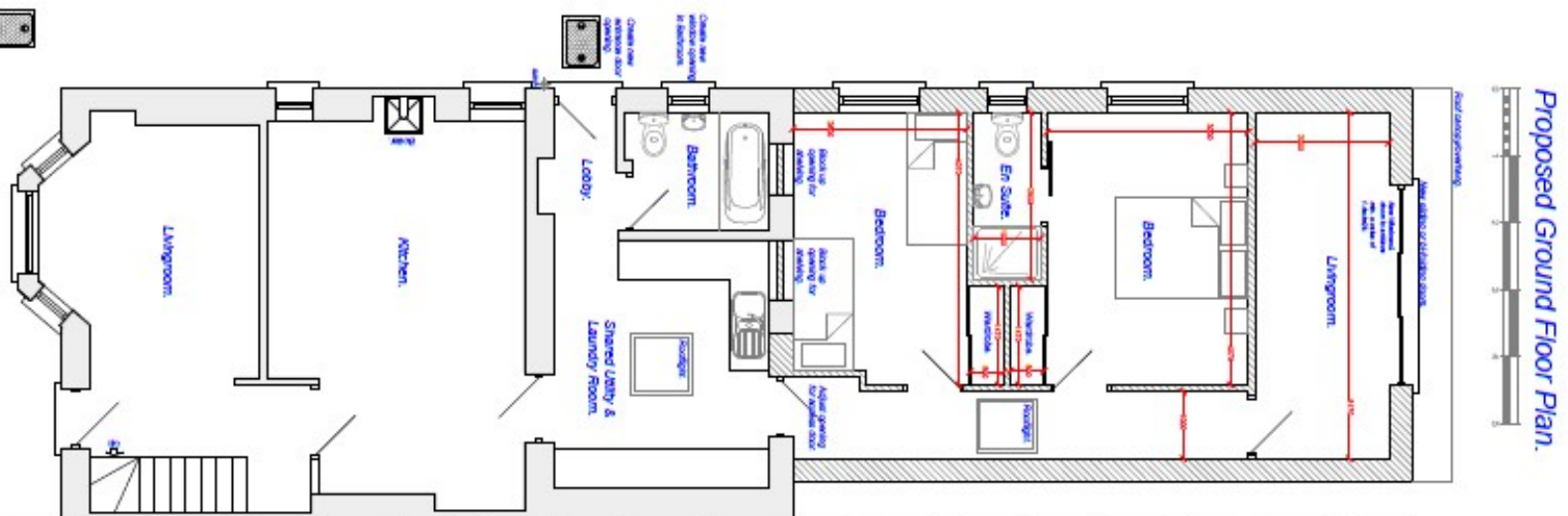
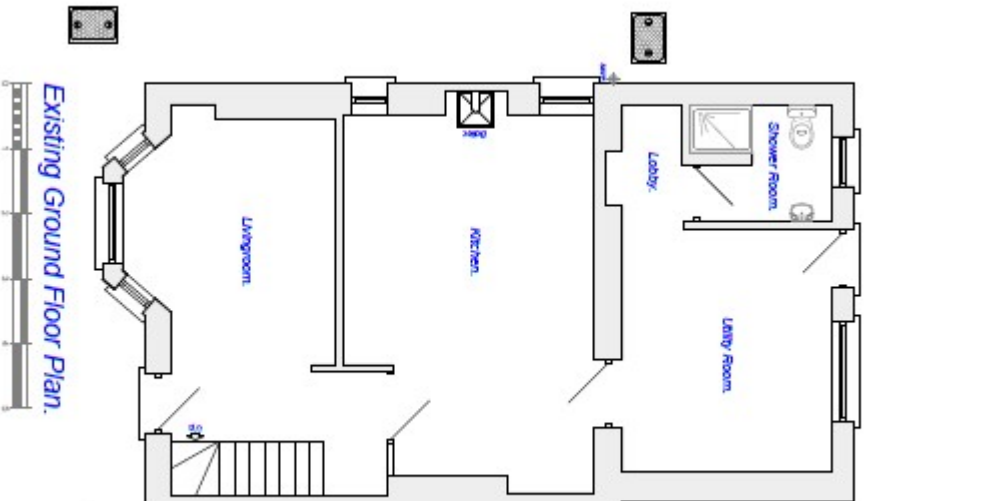
Proposed Rear Elevation (SW).



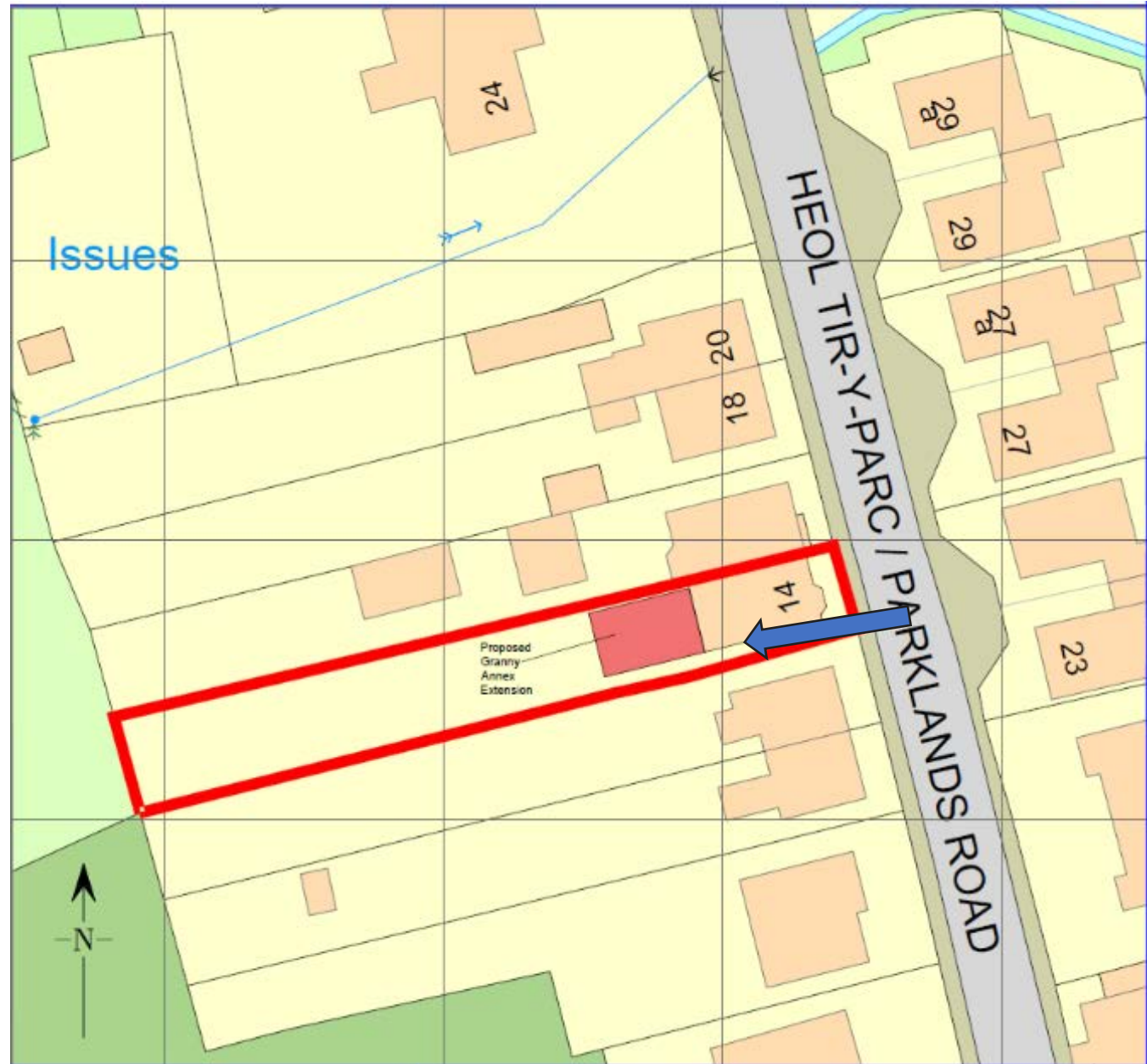
*Proposed finishes to
match/compliment main dwelling.*

Proposed Side Elevation (SE).

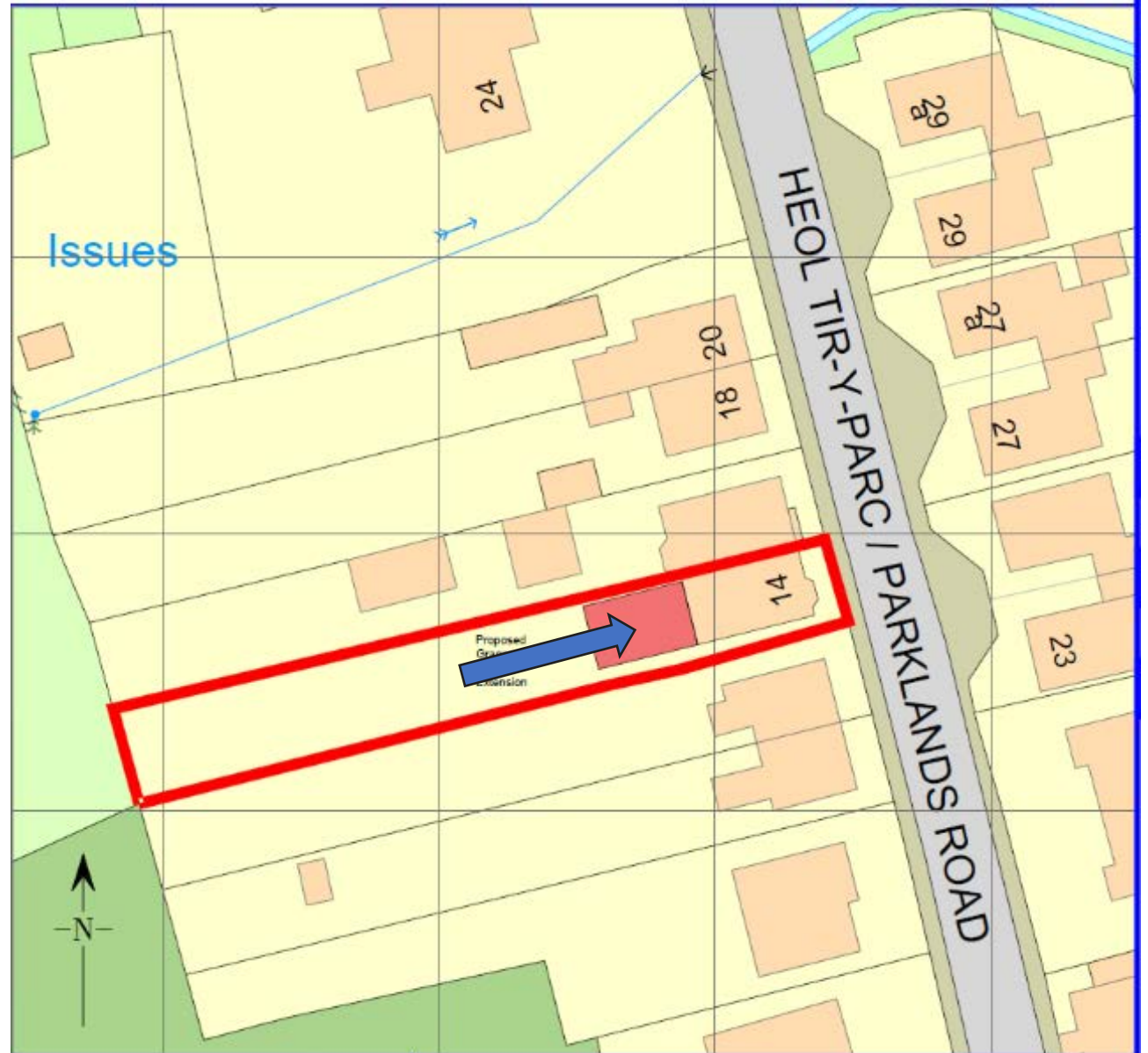
PL/05971 – Floor Plan



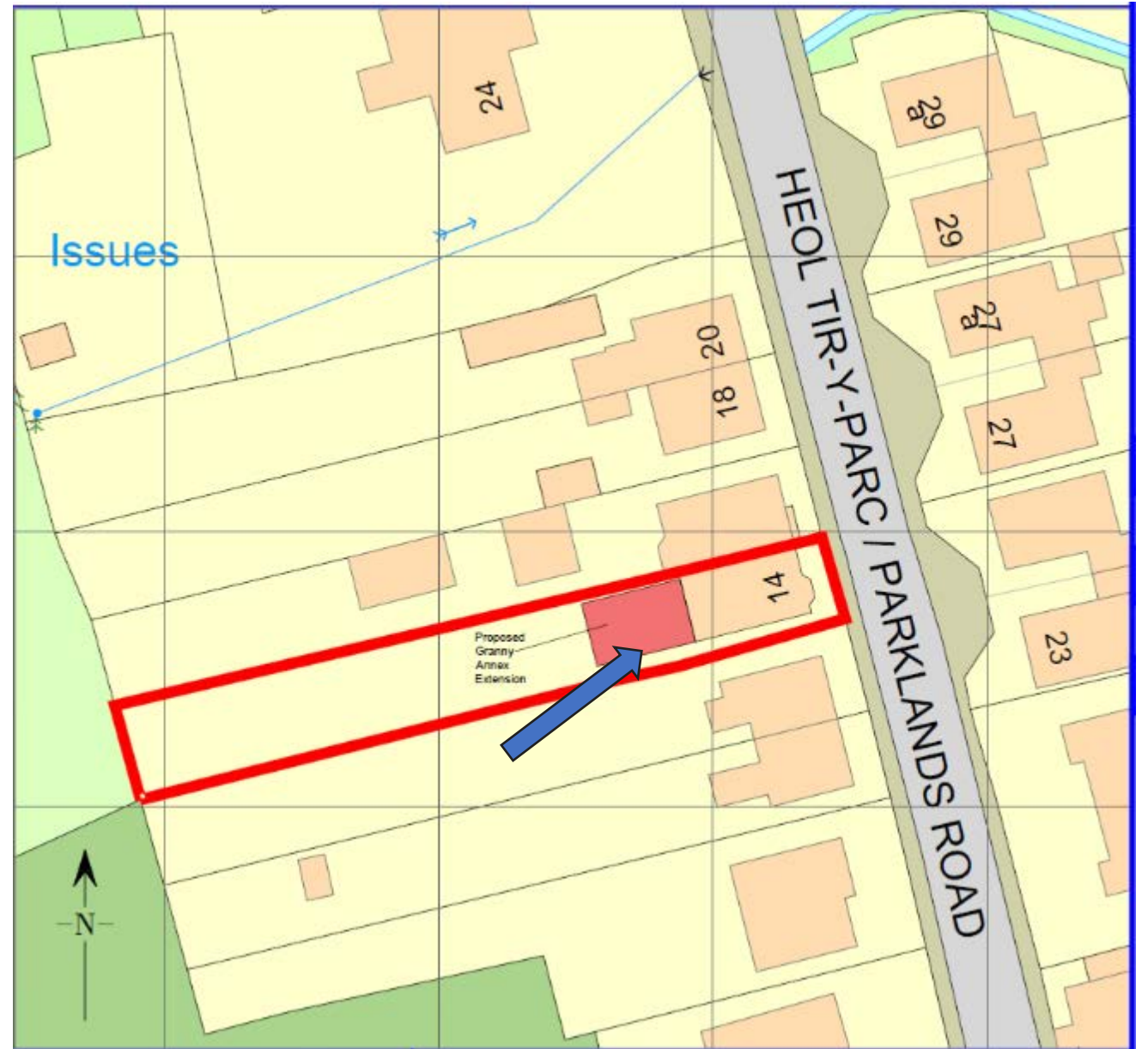
PL/05971 – Site Photos



PL/05971 – Site Photos



PL/05971 – Site Photos



Diolch | Thank you

sirgar.llyw.cymru

carmarthenshire.gov.wales

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Carmarthenshire
County Council

