

Dear Councillor

## PLANNING COMMITTEE - THURSDAY, 17TH AUGUST, 2023

Please find attached copies of the addendum and plans which were not available for despatch with the Agenda.

### Agenda No    Item

3.     **DETERMINATION OF PLANNING APPLICATIONS (Pages 3 - 40)**

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**

**17/08/2023**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/06001</b>
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<b>Proposal</b>	Remove existing buildings, install Modular building and create an enclosed external area within the grounds of the school for provision of an outdoor play/learning area for autistic pupils. The area will consist of new pedestrian access, new vehicular access privacy, fencing and a rubber crumb play area
<b>Location</b>	Former School, Heol Elfed, Burry Port, SA16 0AL

## Details

### Summary of Public Representations

One further letter of representation has been received from a neighbouring resident which reiterates the concerns previously raised in the petition received from the residents of Heol Elfed. The matters raised regarding the perceived visual, noise and privacy impact of the development have been addressed in the main report. Whilst the respondent raises further concerns regarding anti-social behaviour in the area, such matters are outside the scope of planning control. Further, it is not considered that the granting of planning permission for a new classroom and play facility within the grounds of the existing school will have any material impact upon any existing problems with anti-social behaviour in the area.

### Appraisal

The recommendation to approve remains unchanged subject to the following updated condition to reflect the submission of an amended plan received from the applicant correcting an anomaly in the original drawing depicting the elevations and floor plan of the new classroom.

### Conditions and Reasons

#### Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans and documents:

- Proposed location and block plan (BPS220208981PNM Rev G)

Received on 3 August 2023

- Proposed site levels (BPS420063350NM)

Received on 2 August 2023

- Material details/boundary fencing details

Received on 9 June 2023

- Preliminary Ecological Appraisal – Crestwood Environmental Ltd – 16 June 2023.

Received on 20 June 2023

- Proposed elevations and floor plan (HD/13351/01 Rev I)

Received on 11 August 2023

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

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# Y Pwyllgor Cynllunio / Planning Committee

17/08/2023

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/05770

Paul Roberts

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

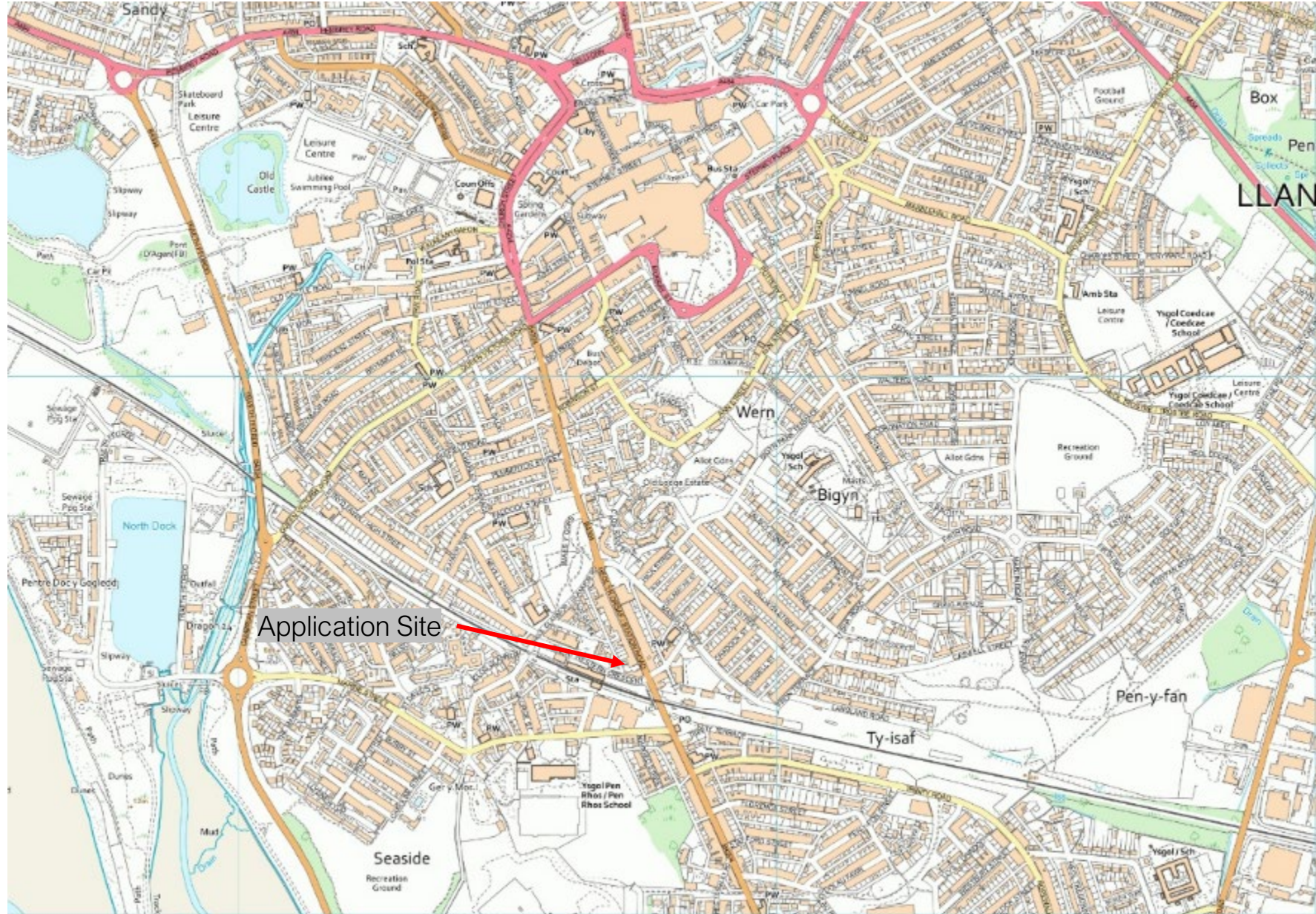
Lle a Seilwaith | Place and Infrastructure

Page 9

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



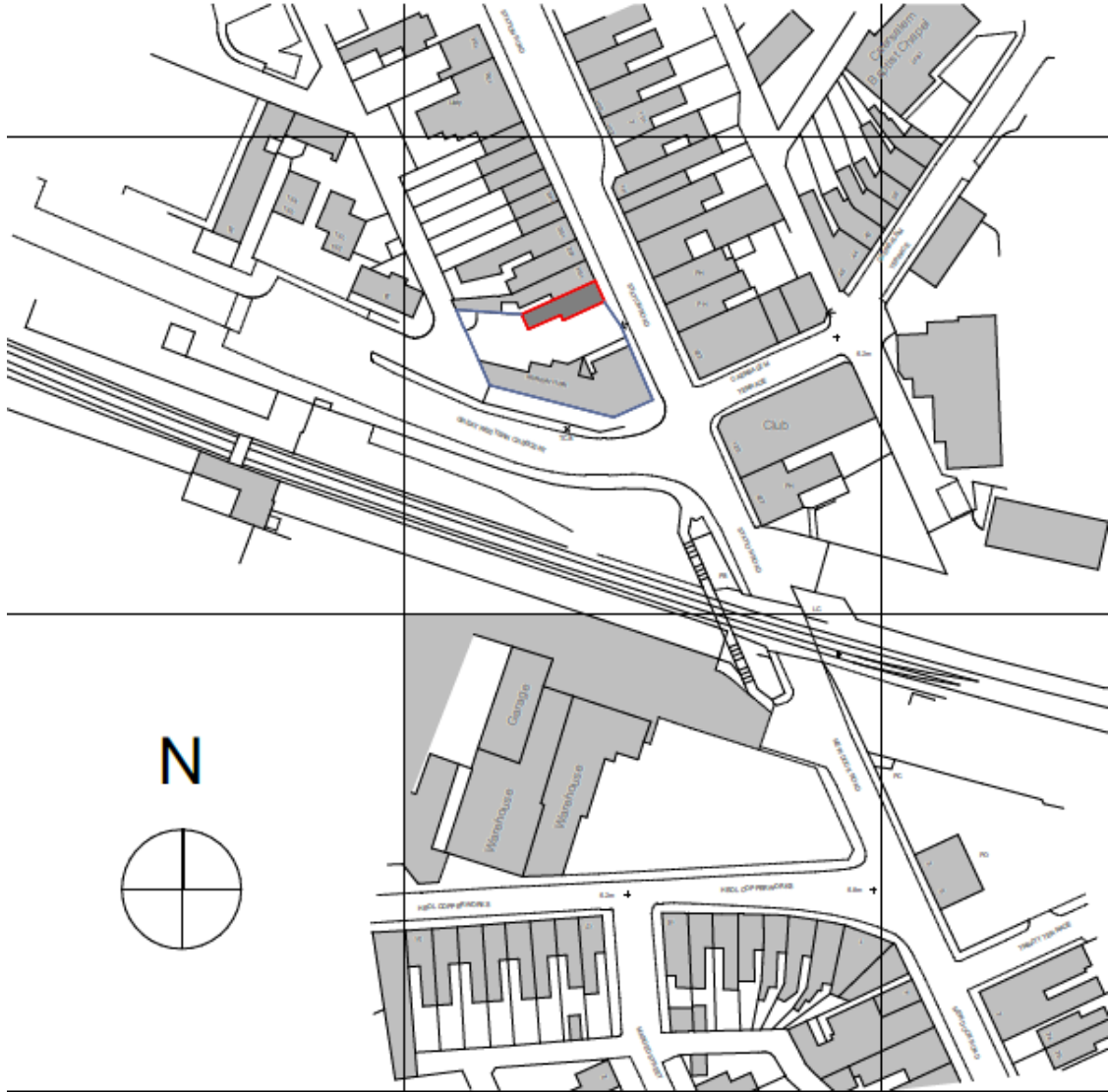
# PL/05770 WIDER LOCATION PLAN



# PL/05770 AERIAL PHOTOGRAPH



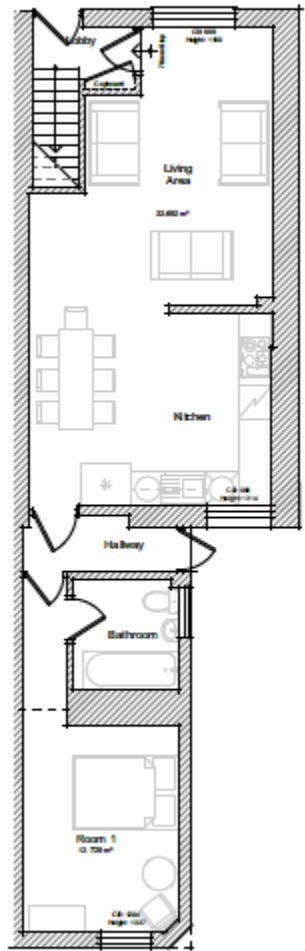
# PL/05770 LOCATION PLAN



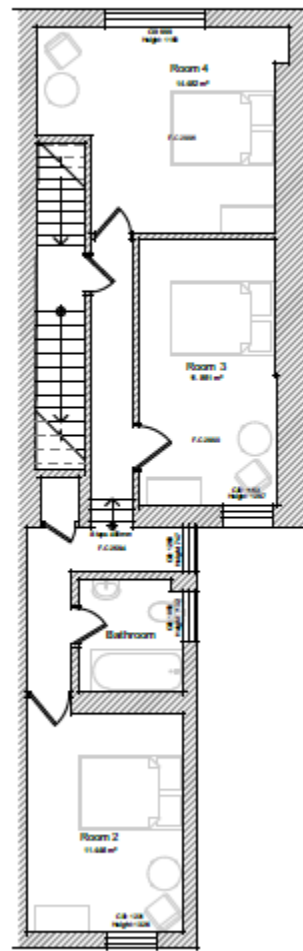
# PL/05770 SITE PLAN



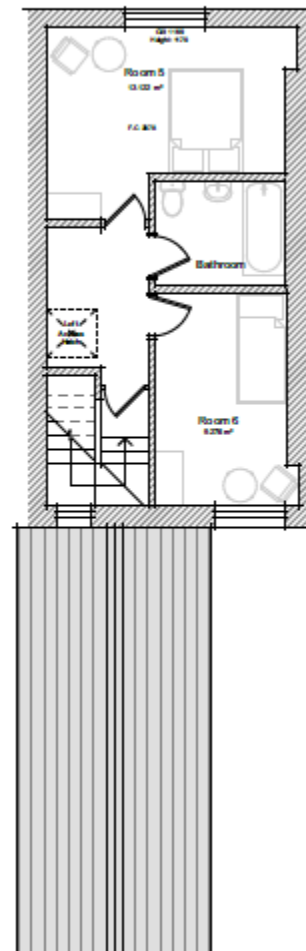
# PL/05770 PROPOSED FLOOR PLANS



4 Ground Floor Proposal 1:50



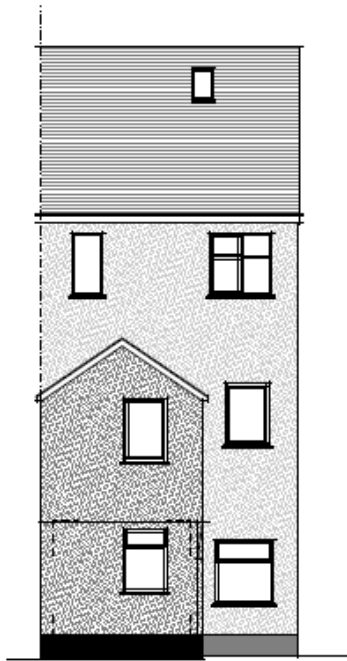
3 First Floor Proposal 1:50



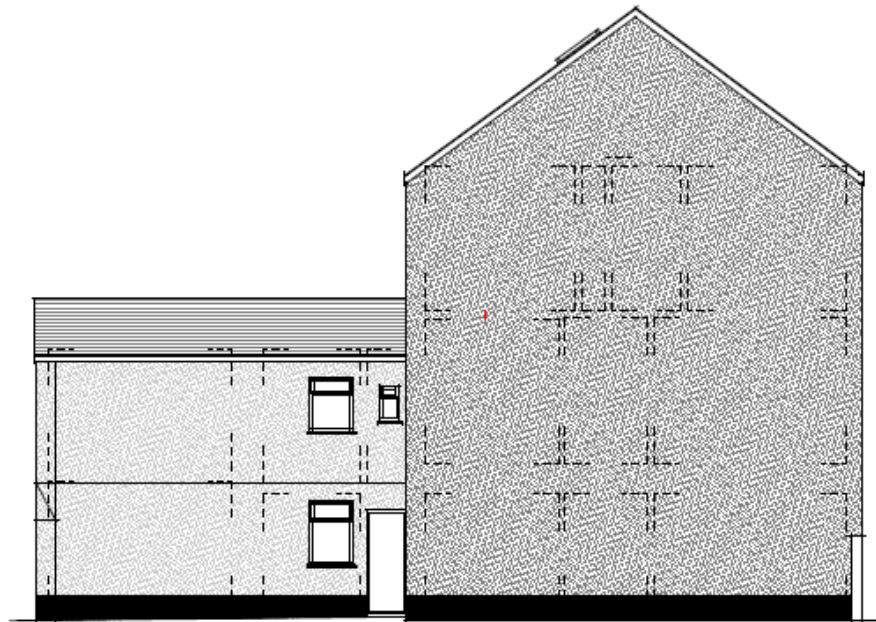
2 Second Floor Proposal 1:50

# PL/05770 PROPOSED ELEVATIONS

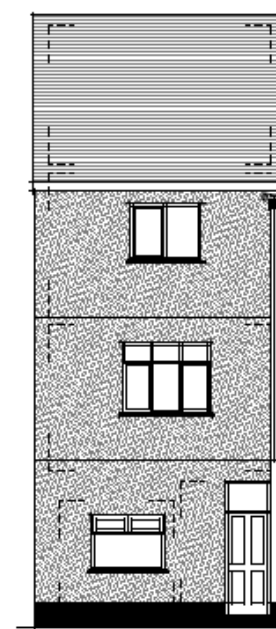
Page 15



3 Proposed Rear Elevation 1/50



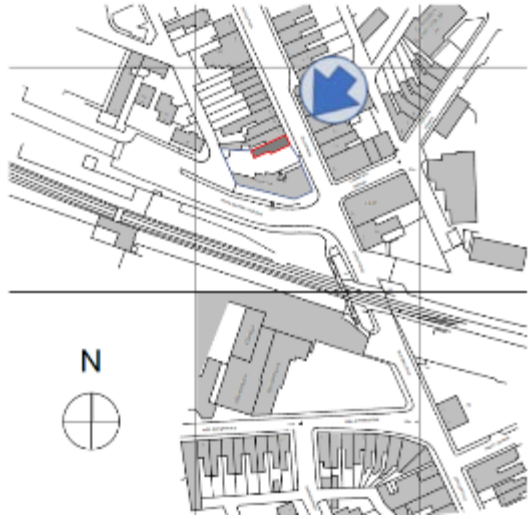
1 Proposed Side Elevation 1/50

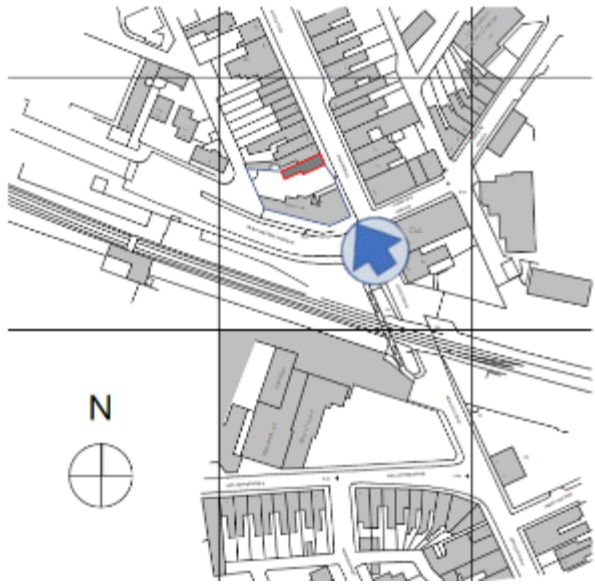


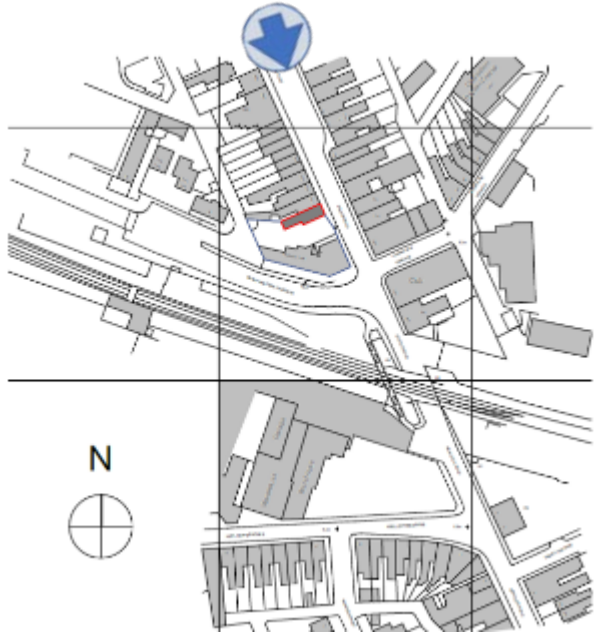
2 Proposed Front Elevation 1/50

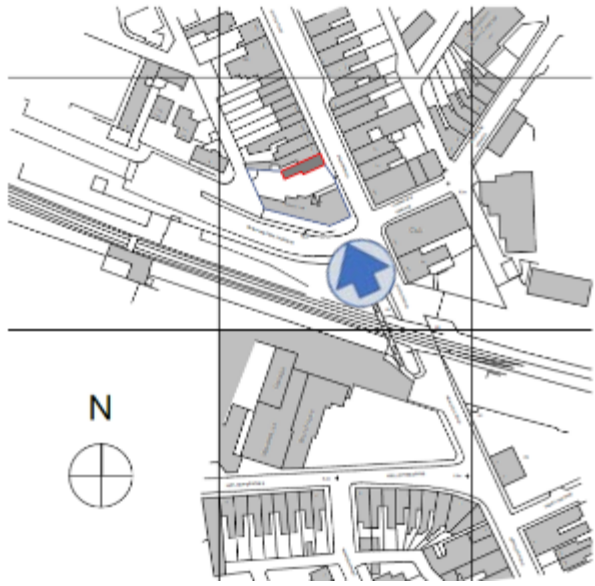


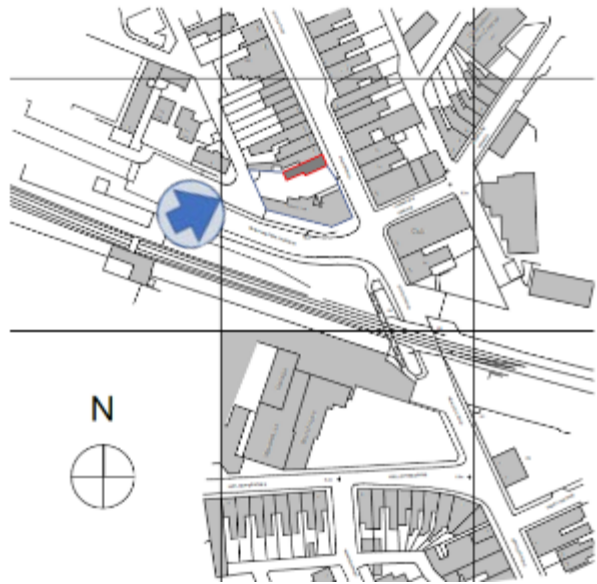


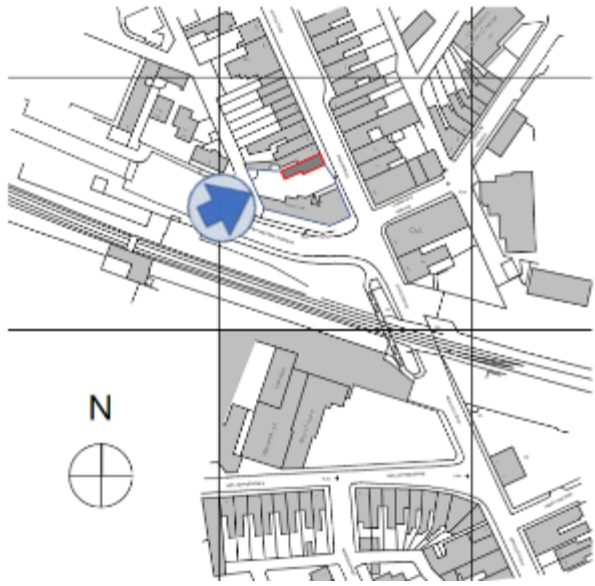


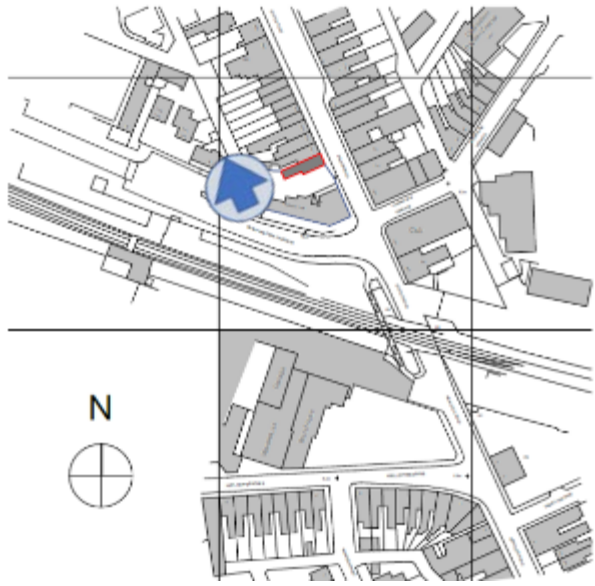












# PL/06001

Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure





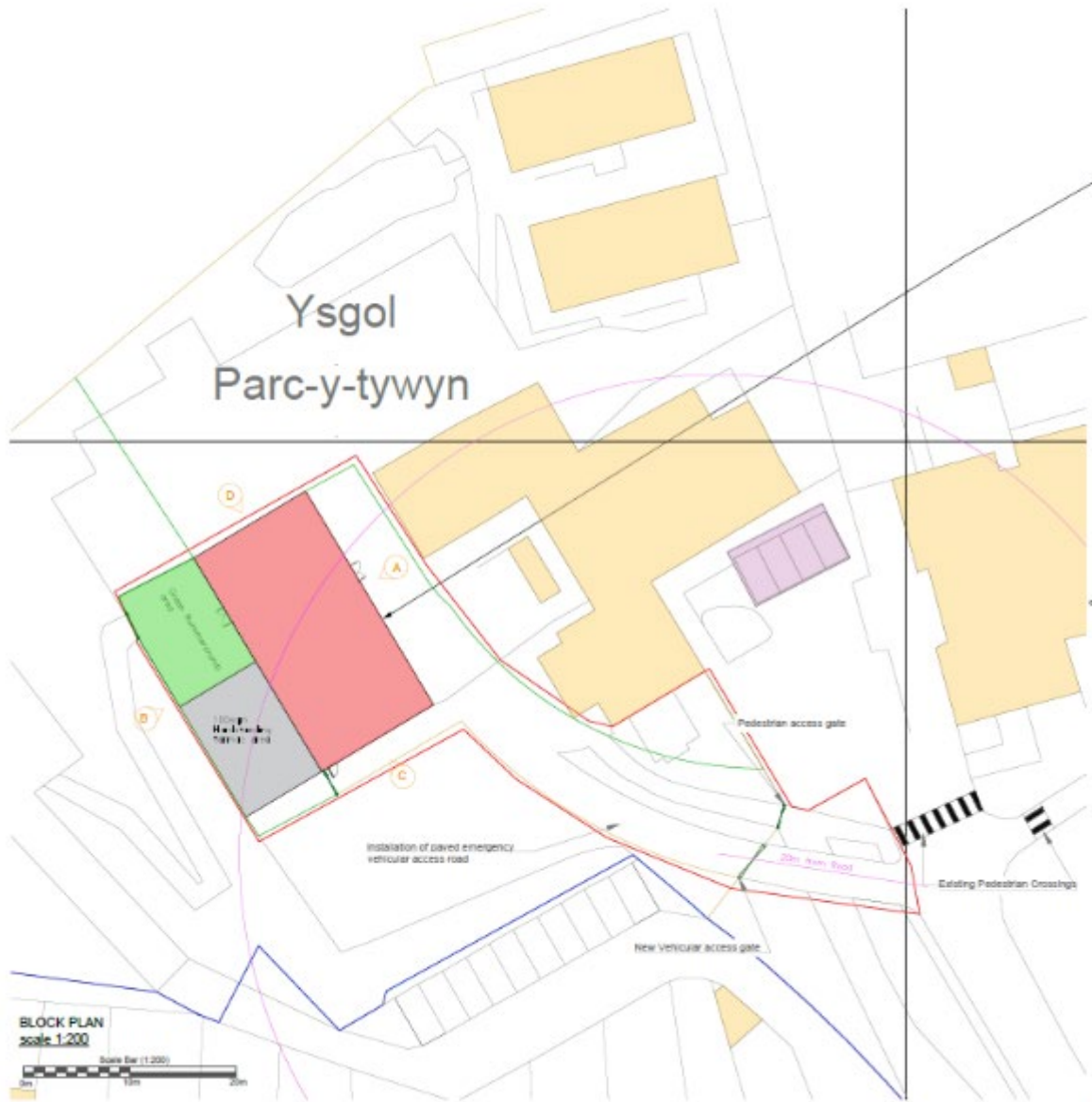
# PL/06001 WIDER LOCATION PLAN



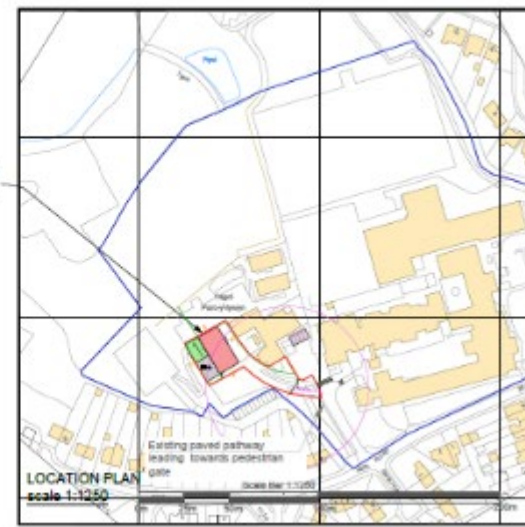
# PL/06001 AERIAL PHOTOGRAPH



# PL/06001 LOCATION & BLOCK PLAN



Proposed location of single story Portakabin Building



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**Portakabin**

The Proposed Location & Block Plan  
 Bury Port School  
 at Former Ysgol Parc Y Tywyn Head Cofed,  
 Bury Port, Carmarthenshire, SA16 6AL

Date: 20th July 2023  
 Scale: 1:200 & 1:1250 @ A1  
 Drawing Number: BPS220200951PHM / Rev G

**NOTES:**  
 - This plan is based on existing Ordnance Survey information  
 - Responsibility is not accepted for errors made by users in using this drawing. Corrections must be made at the drawing user's own risk. Changes must be reported to the drawing user before proceeding.

**KEY:**

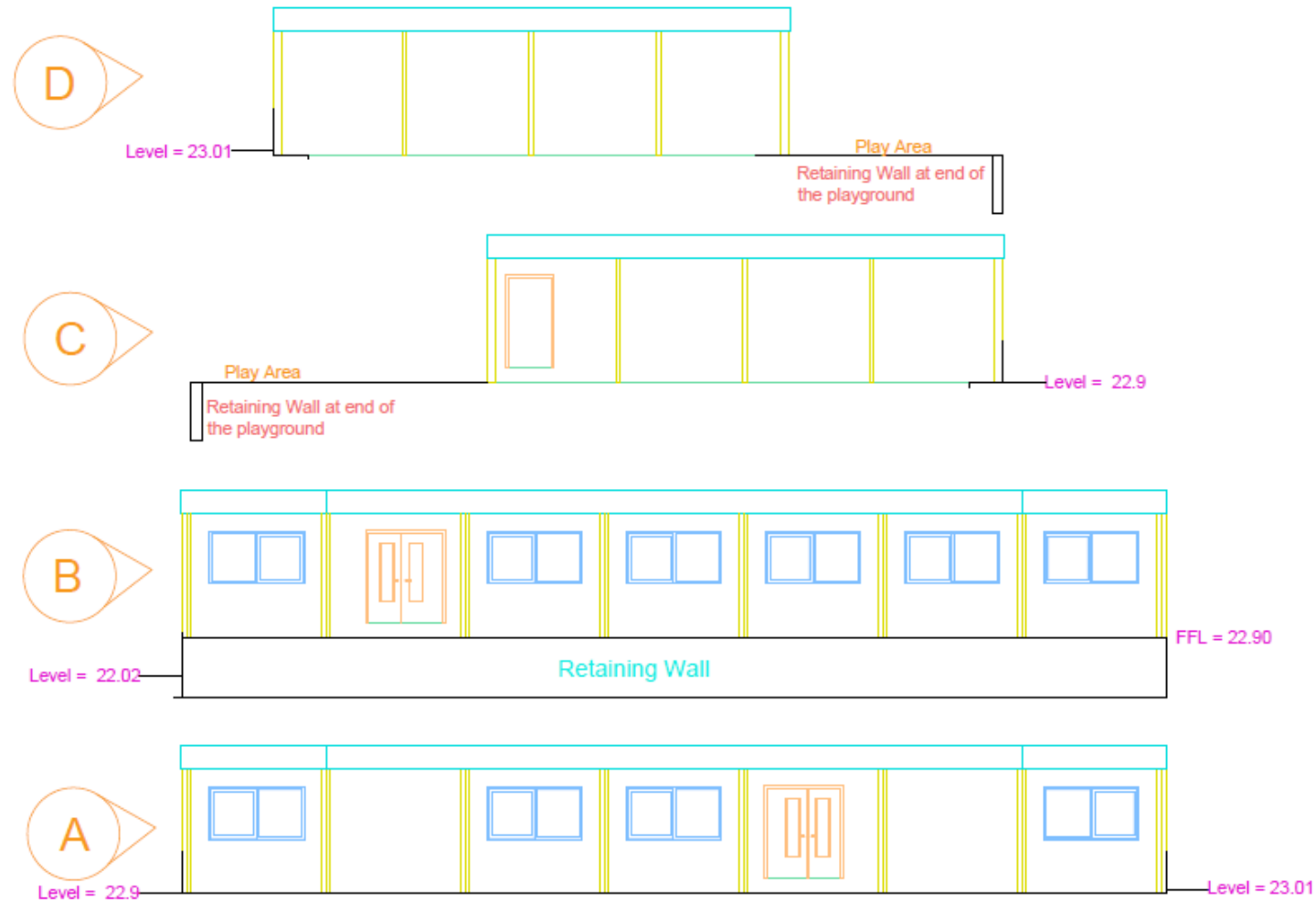
- Application Boundary
- Area covered by plan but not in application
- Existing/Existing 1.0m
- Proposed/Existing 1.0m
- Proposed/Existing 2.0m
- Proposed parking area

Rev.	Date	Notes

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# PL/06001 PROPOSED LEVELS



**NOTES:**  
 - Site plan is based on existing Ordnance Survey information  
 - Contractors must check all dimensions on site. Discrepancies must be reported to the drawing owner before proceeding.

**KEY:**

Title  


## Site Levels Proposed

### Burry Port School - Site Levels drawing

Revision  
 Date: 20th July 2023  
 Scale : 1:100 @ A3  
 Drawing Number BPS420063350NM

Rev.	Date	Notes	ITIL

**Burry Port ASD Classroom Levels Proposed**  
 1:100 @ A3

## **Figure 2: Boundary Treatments 2**

Description: Screening Fencing  
Dimensions 2.4m (H) x approx. 60m (L)  
Capacity : NA  
Example Image:

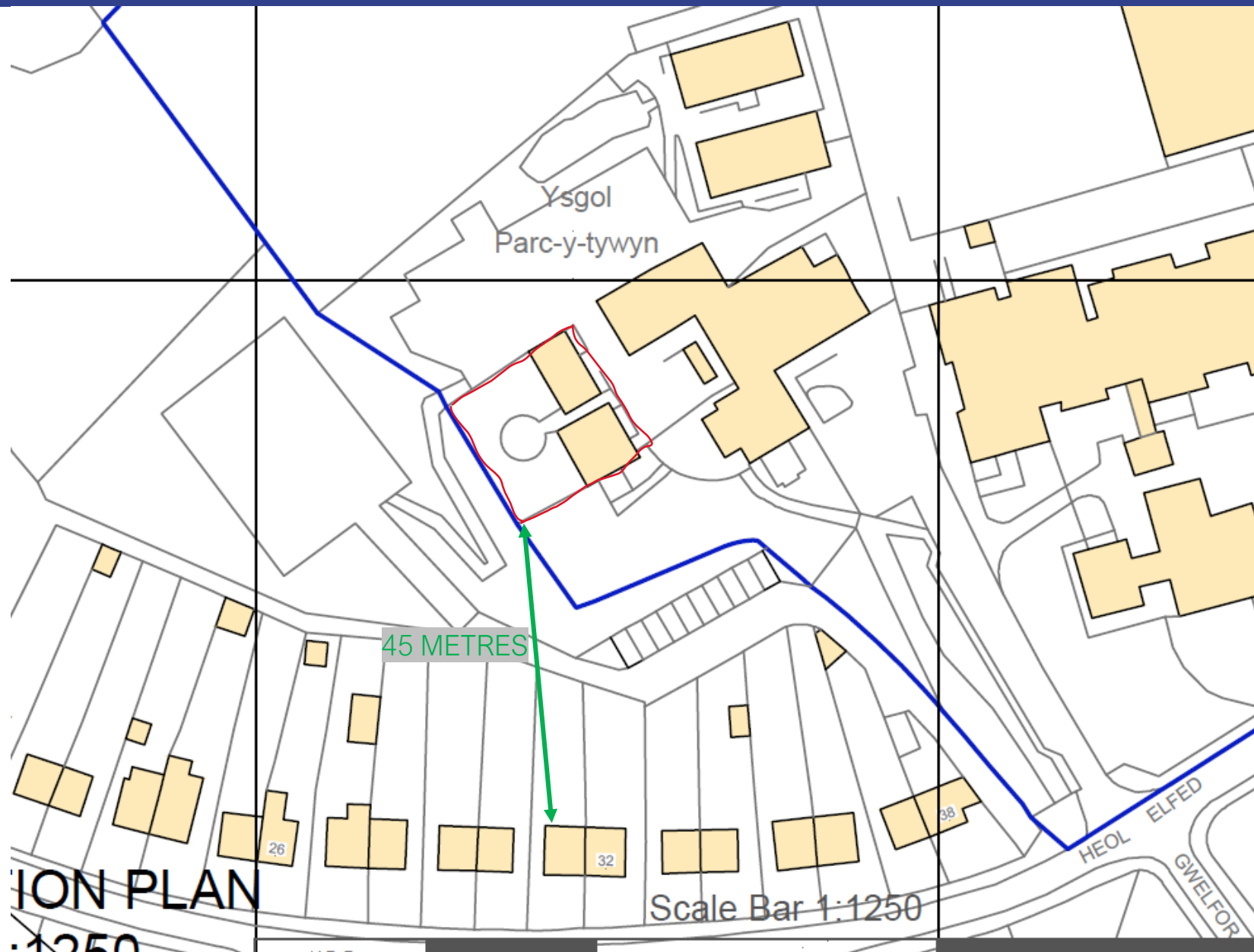


## **Figure 1: Boundary Treatments 1**

Description: Wireweld Fencing  
Dimensions 1.8m (H) x approx. 81m (L)  
Capacity : NA  
Example Image:



# PL/06001 – LOCATION IN RELATION TO PROPERTIES OF HEOL ELFED



















**Diolch | Thank you**

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**[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)**

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