



Document Pack

Mark James LLM, DPA, DCA
Prif Weithredwr,
Chief Executive,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 16TH NOVEMBER, 2017

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

Agenda No	Item
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- | | |
|----|---|
| 3. | <u>AREA EAST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 54) |
| 4. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 55 - 188) |

Yours sincerely

Mark James CBE

Chief Executive

Encs

*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 16 TACHWEDD 2017
ON 16 NOVEMBER 2017**

***I'W BENDERFYNU/
FOR DECISION***

**ATODIAD
ADDENDUM**



ADDENDUM – Area East

<i>Application Number</i>	E/36077
<i>Proposal & Location</i>	PROPOSED TWO STOREY DWELLING HOUSE & DETACHED GARAGE AT LAND OPPOSITE, BRODAWEL, LLANDEILO, SA19 7TA

DETAILS:

CONSULTATIONS

Planning Ecologist- Following the receipt of a supported Method Statement and Pollution Prevention Plan, and Location, Site and Section Plans, it is considered that a condition is required to be applied to any planning permission that requires the work be undertaken in accordance with the aforementioned Plans. A nesting bird condition is also required to be added to any planning permission.

Rural Conservation Manager- Following the receipt of a hedgerow translocation method statement, it is considered that as the details of the levels to translocate and re-plant the existing hedgerow have not been provided therein, a planning condition is to be applied to any planning permission which requires sections of the existing and proposed hedgerows taking into consideration any level changes, details of the area of roots that will be moved as part of translocation and how the soil will be accommodated in the receptor site.

Condition 2 is to be amended to refer to an amended layout, block and section plan, received 14 November which includes the position of the soakaway at the North-east corner of the plot and reference to the existing and translocated hedgerow and the timber post and rail fence at the eastern boundary of the site.

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***Y PWYLLGOR
CYNLLUNIO***

16/11/2017

***RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

16/11/2017

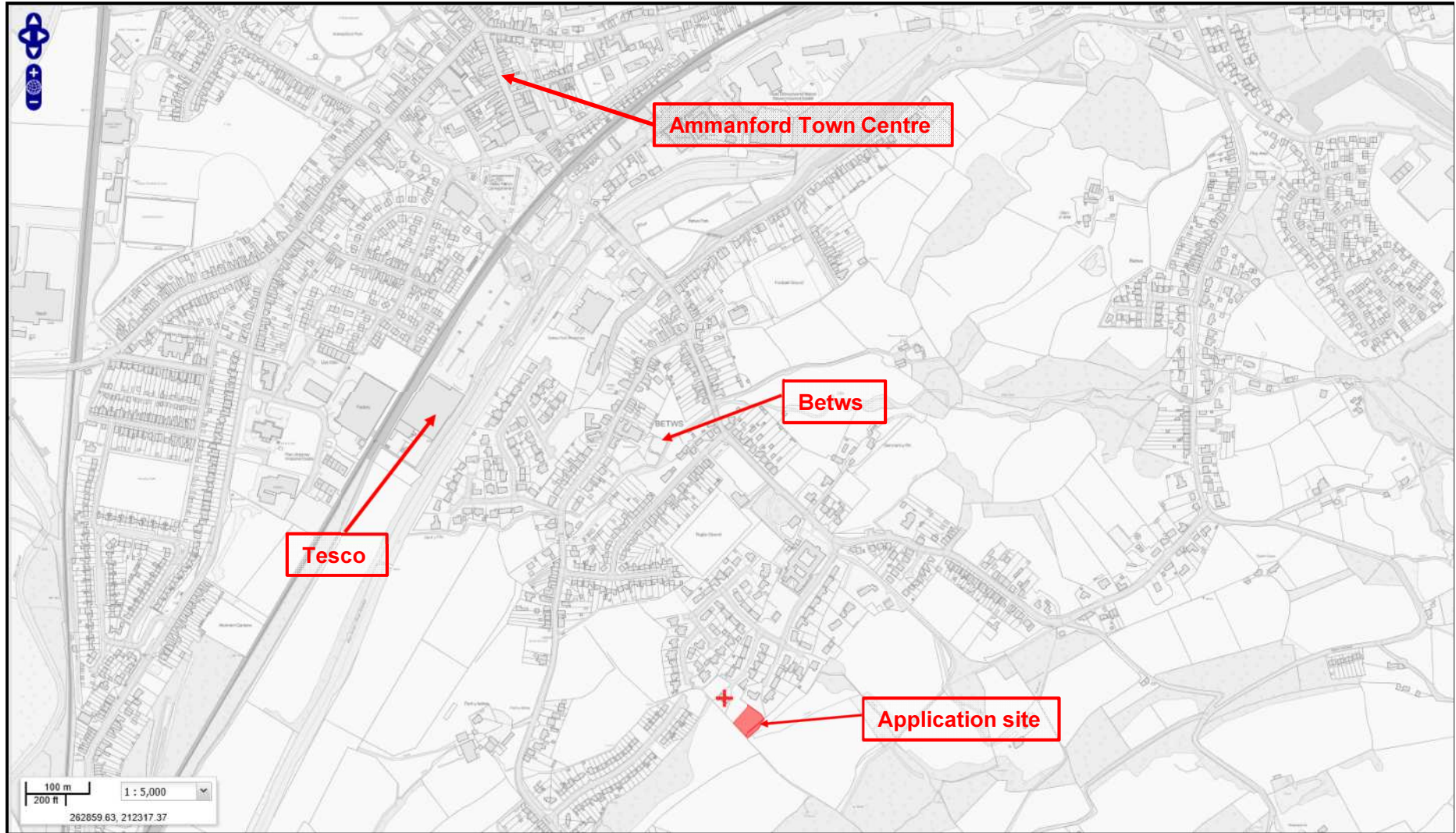
**AREA
EAST**

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



E/35318



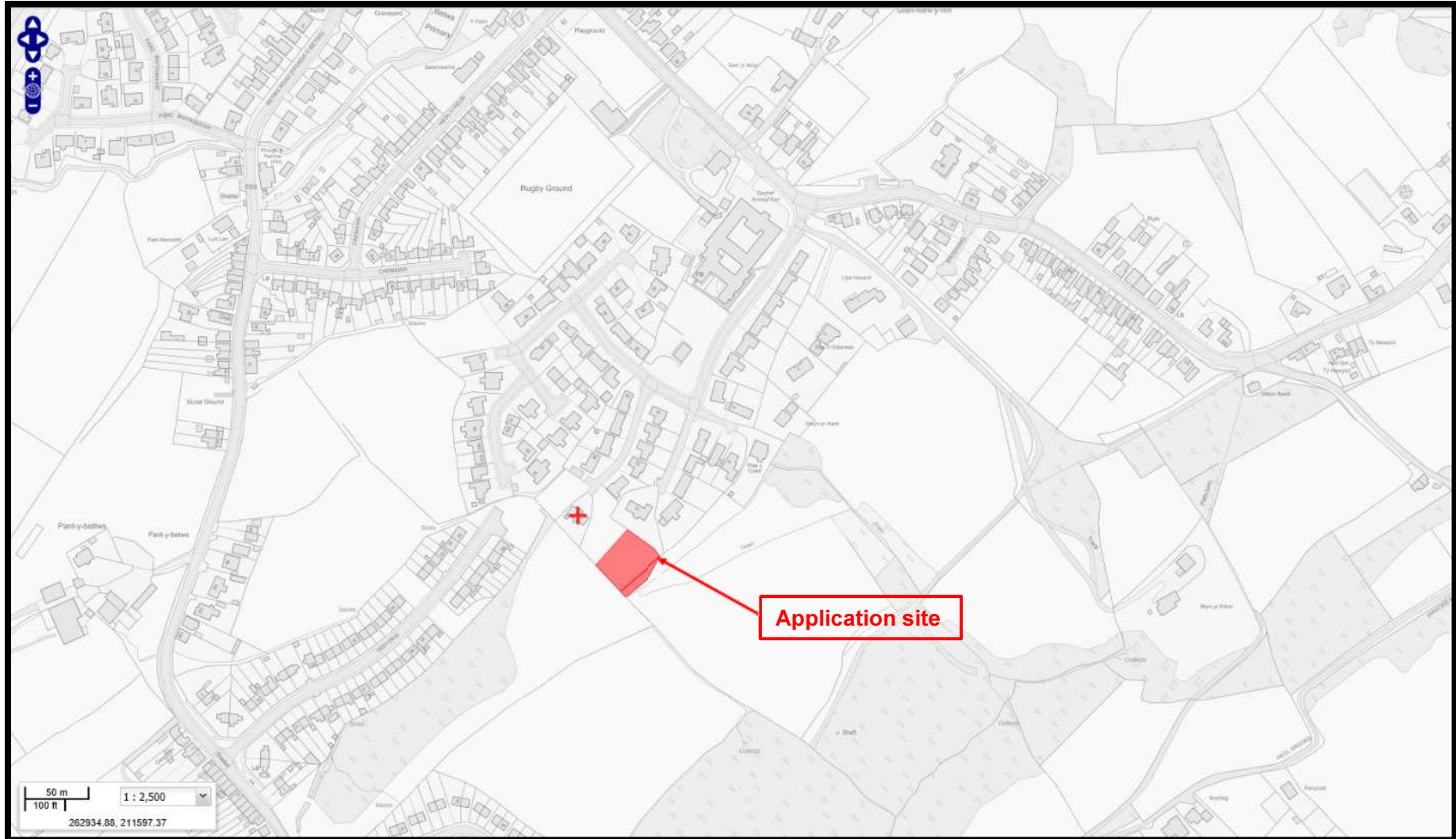
E/35318

Aerial Photo



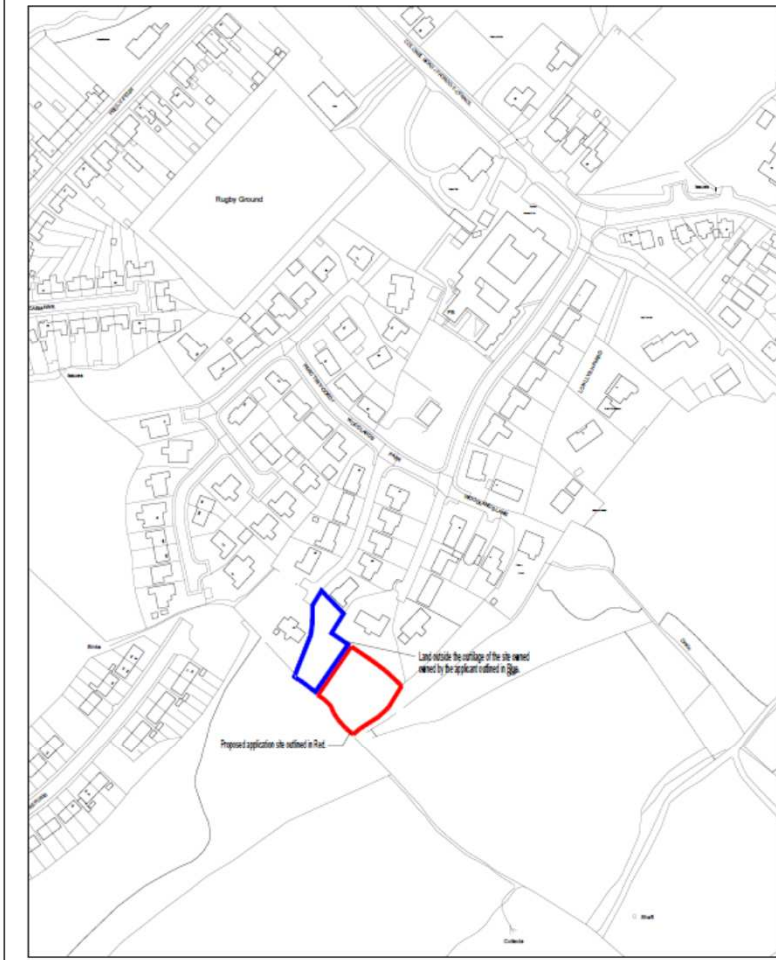
E/35318

Site Plan

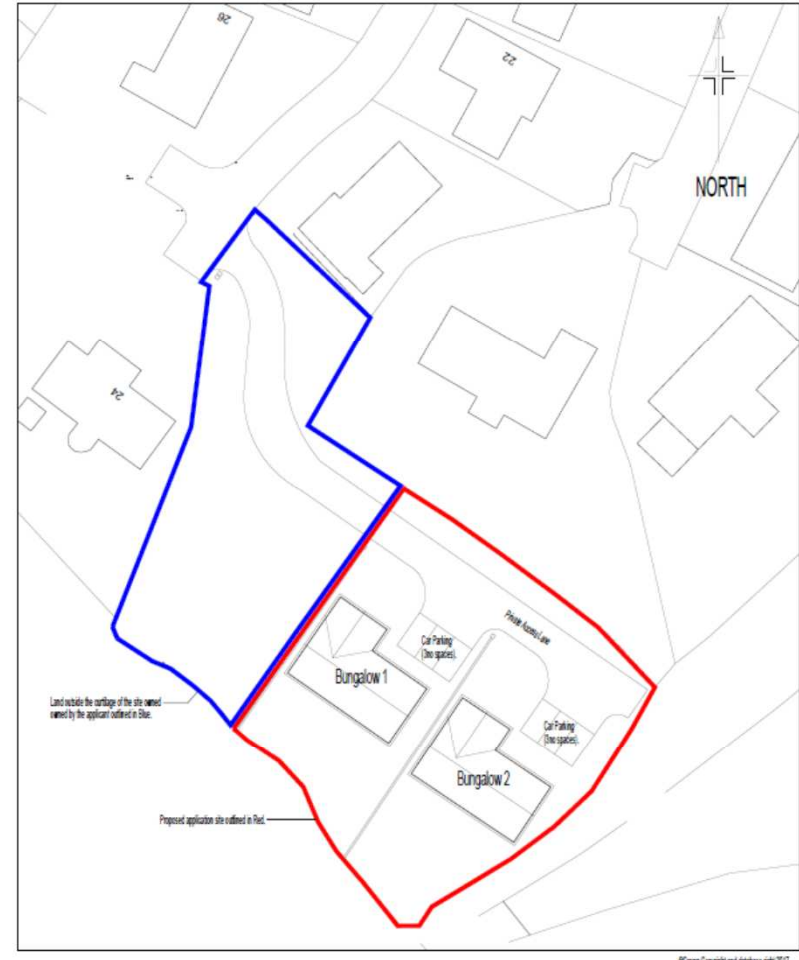


E/35318

Location and Site Plan



SITE LOCATION PLAN. Scale 1:2500



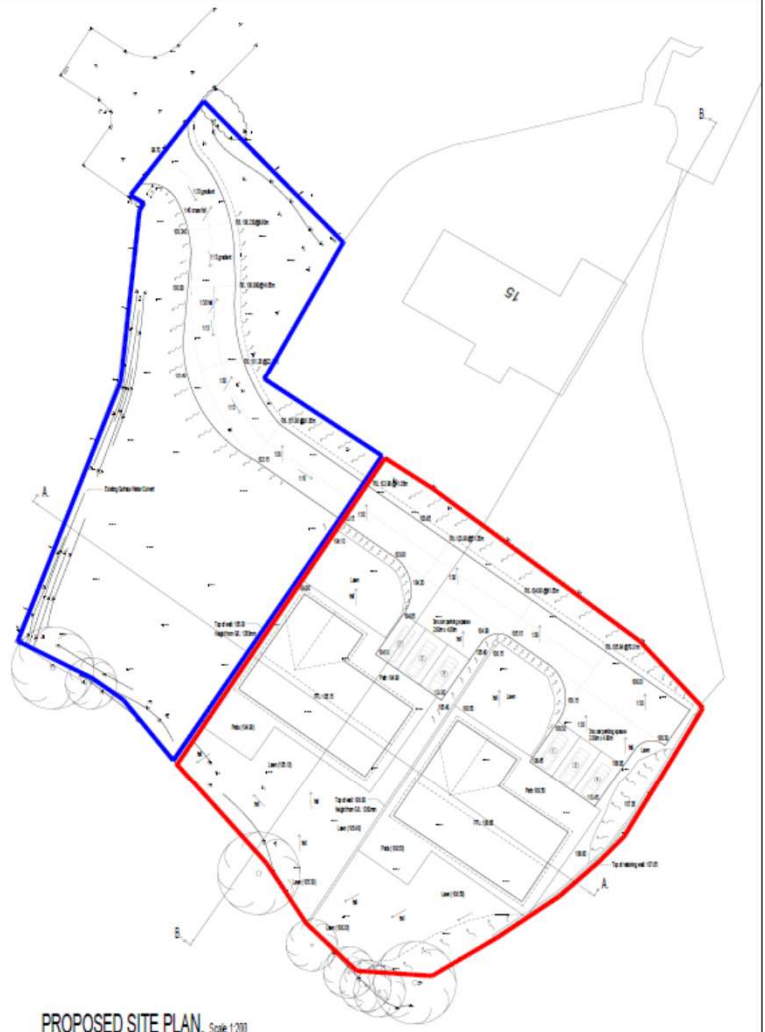
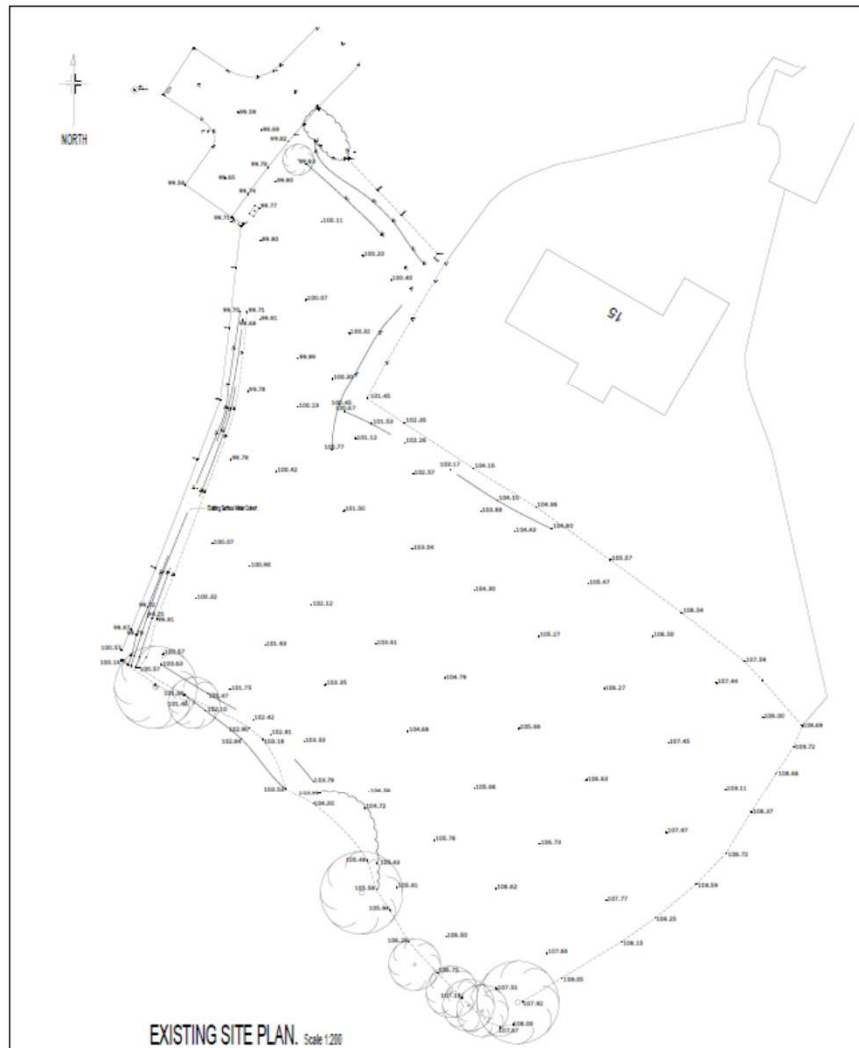
BLOCK PLAN. Scale 1:500

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<p>Title: Site Location & Block Plans</p>	<p>Project: Proposed Two New Dwellings on Plot 17, Woodlands Park, Betws, Ammanford, Carmarthenshire. SA18 2HF.</p>	<p>Applicant: Mr J.Garland, Maes y Ffaien, Waun Gron Road, Betws, Ammanford, Carmarthenshire. SA18 2HY.</p>	<p>Date: March, 2017</p>	<p>Scale: as shown @ A3.</p>	<p>Drawing no. JG01.</p>
<p>Planning Submission.</p>					

E/35318

Survey Plan



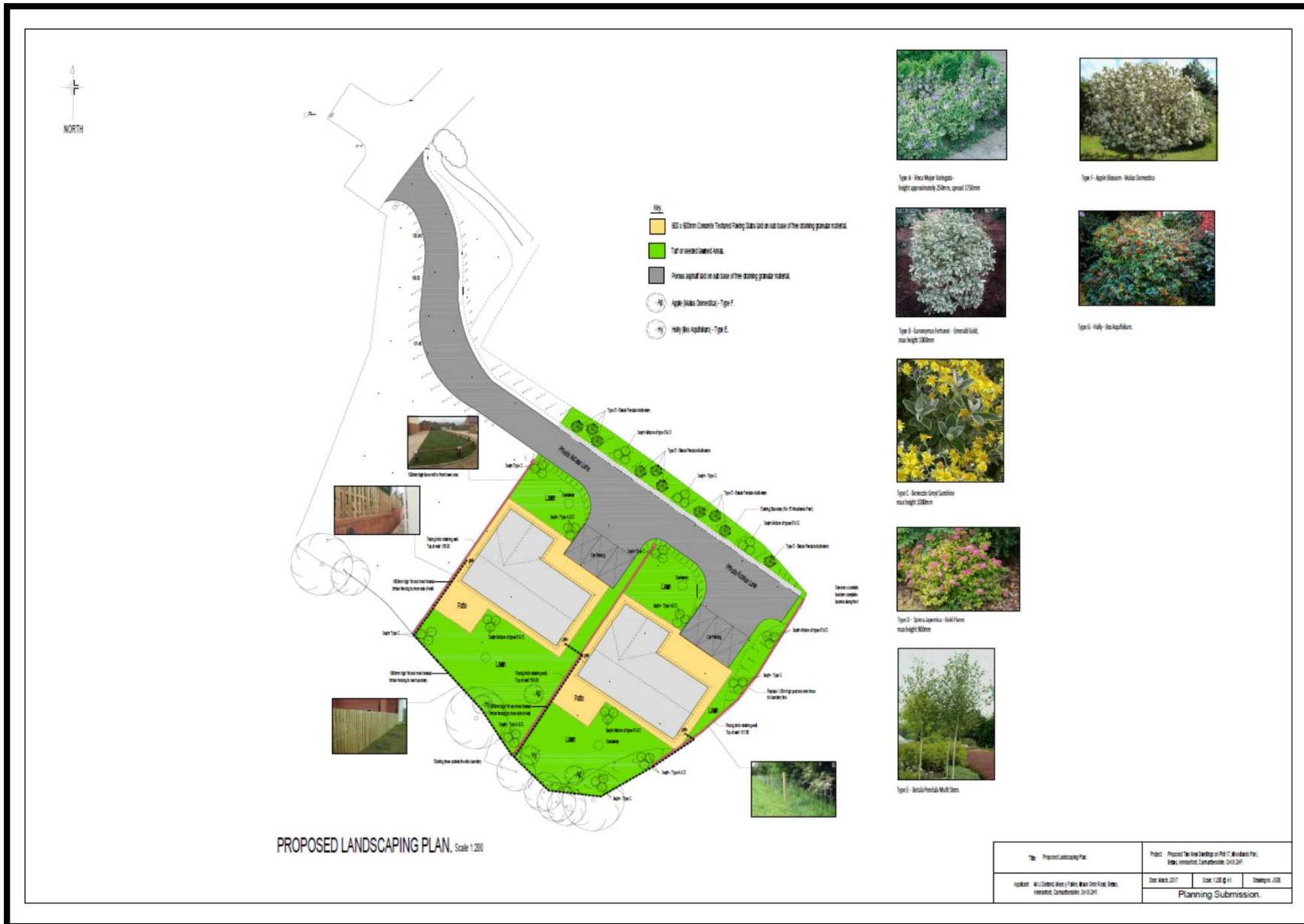
EXISTING SITE PLAN. Scale 1:200

PROPOSED SITE PLAN. Scale 1:200

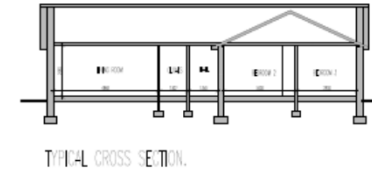
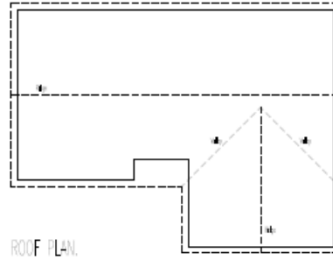
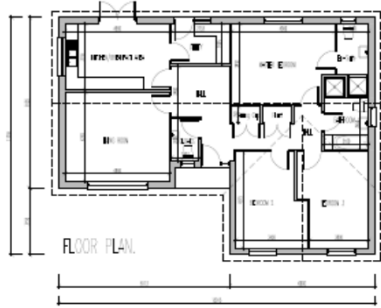
Title: Existing & Proposed Site Plans	Project: Proposed New Development on Plot 17, Woodlands Park, Essex, Essex, Cambridgeshire, S14 2JF
Author: M. J. Colclough / Public Works Team / Essex, Cambridgeshire, S14 2JF	Date: March 2017 Scale: 1:200 @ A1 Drawing: J02
Planning Submission	

E/35318

Landscaping Plan



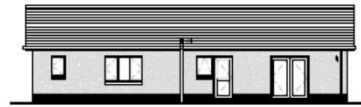
E/35318 Elevation and Floor Plans



FRONT ELEVATION - NORTH EAST.



SIDE ELEVATION - NORTH WEST.



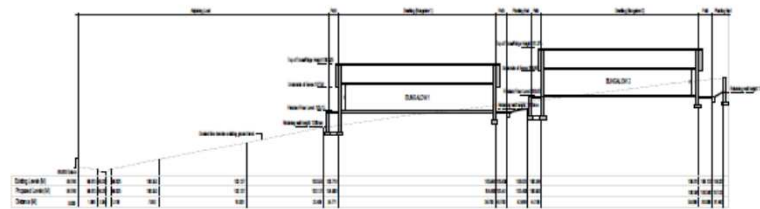
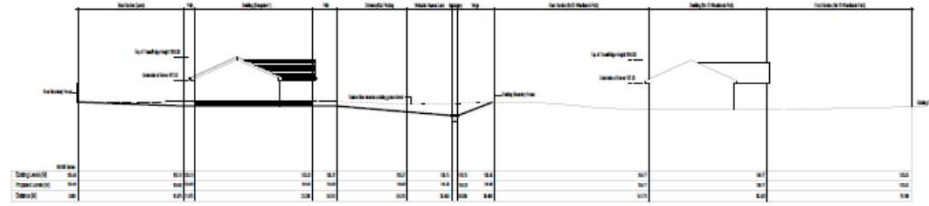
REAR ELEVATION - SOUTH WEST.



SIDE ELEVATION - SOUTH EAST.

SCHEDULE OF MATERIALS:

- Roof:
 - Master/Topper Concrete Roofing Tiles with circular ridge tiles to match Colour (Standard Brown).
- Roofwater Gutter:
 - Omega Resistor Wallstud Profile guttering with square section downpipes. Colour: Brown.
- Fences, Pergolas and Scaffs:
 - Swish 120 or equal approved Open moulded fascia boards with pre-vental soffits boards. Colour: Midgrey (Spec).
- Windows and Doors:
 - Profile 22 (spec section manufactured to BS 742 and BS 743). Colour: Midgrey (Spec).
- Walls:
 - Plaster and fibre mesh for facing brickwork, colour: Rustic Brown. White cast.
 - White replacement render finish to all elevations.



<p>Prepared, Layout and the Details:</p>	<p>Project: Proposed New Develop on Plot 15 Woodside Park, Bloxham, Oxon, OX4 2AF.</p>
<p>Author: Mr J. Colman, MSc (Civil), MSc (Structural), BSc (Hons), Associate, Cambridge, SA 18 291</p>	<p>Date: March 2017. Scale: as shown @ 1:100. Drawn by: JUCD.</p>
<p>Planning Submission.</p>	

E/35318



E/35318



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E/35318



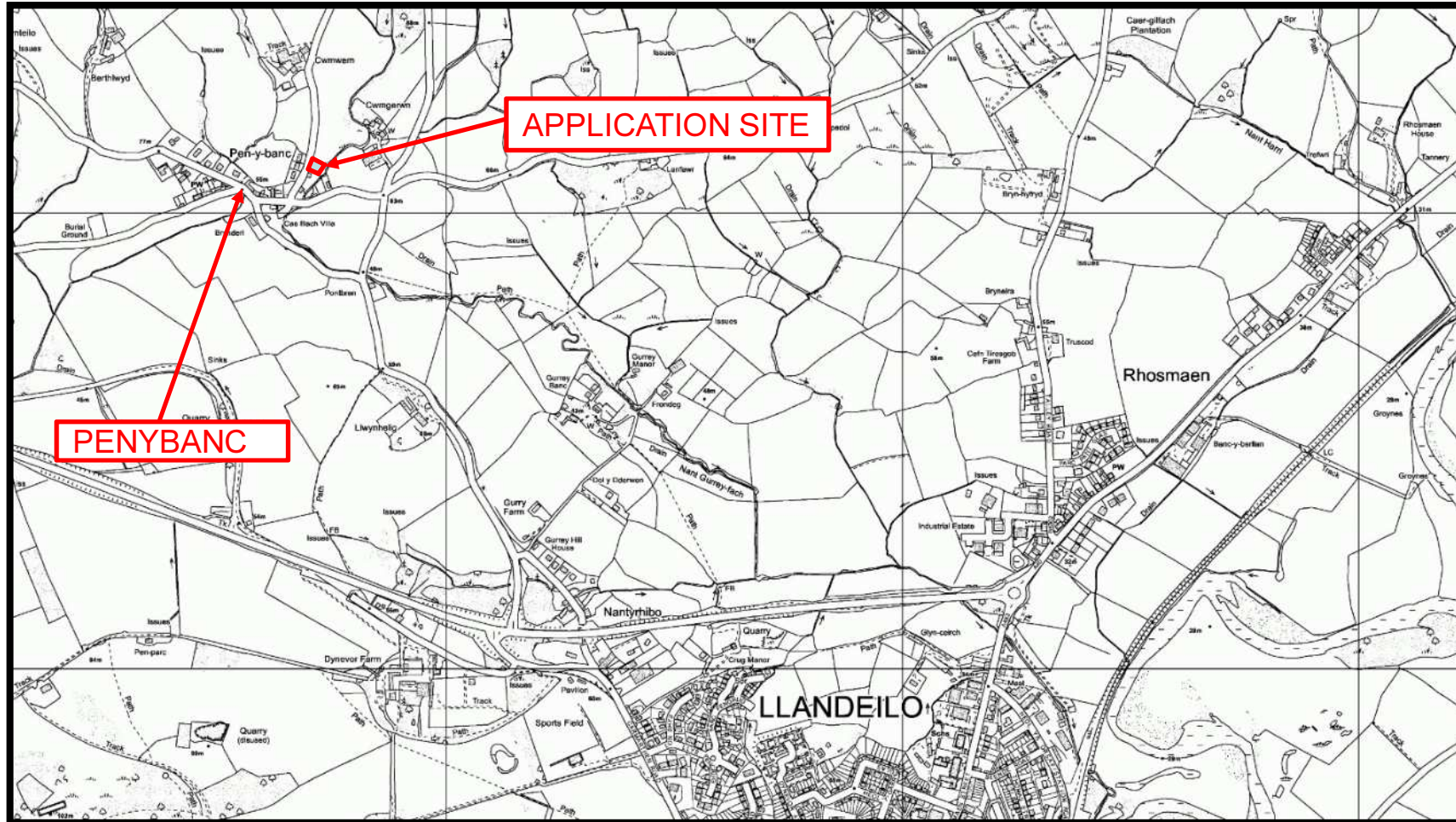
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E/36077

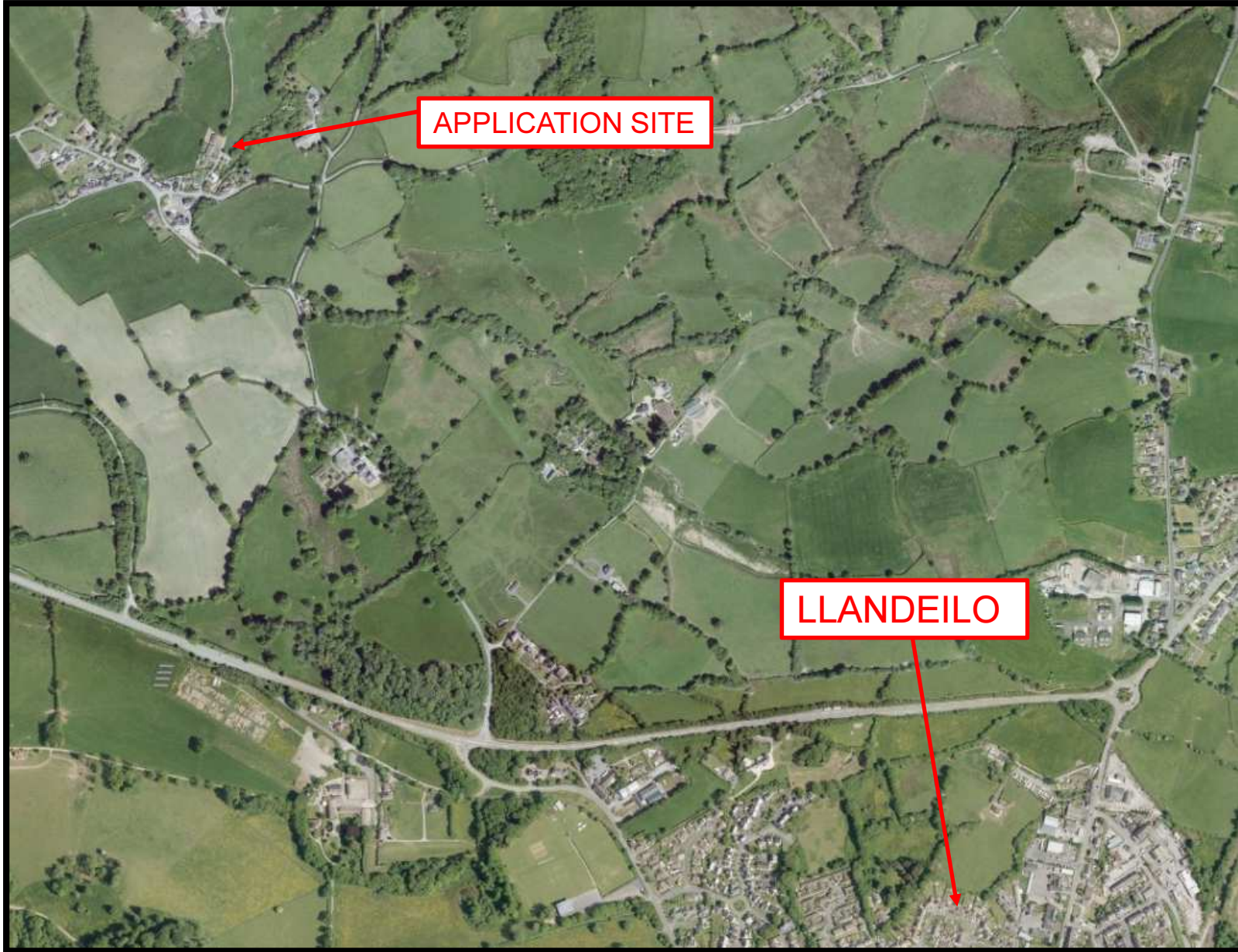
E/36077

LOCATION PLAN



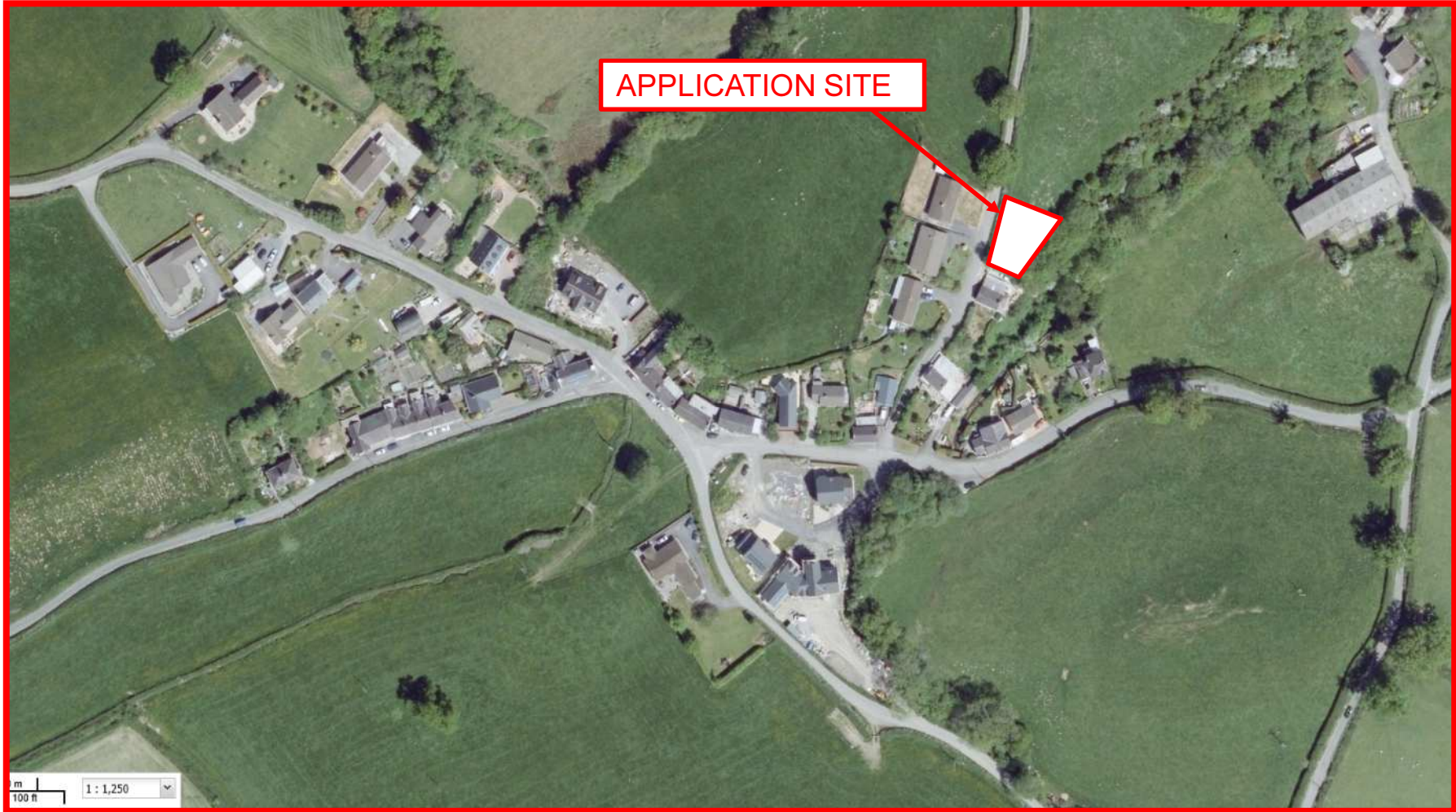
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AERIAL LOCATION PLAN

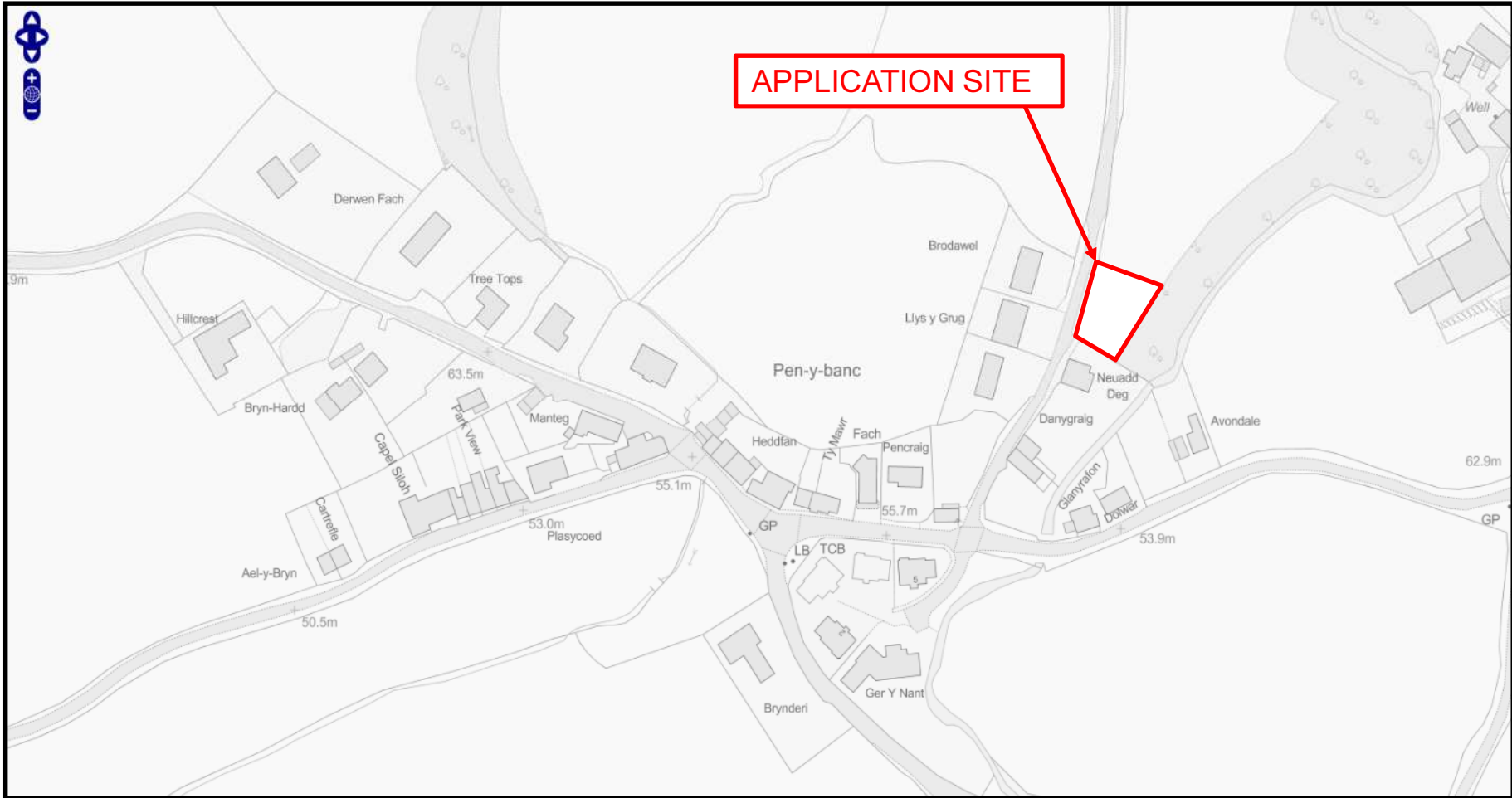


E/36077

AERIAL VIEW-PENYBANC



E/36077 VILLAGE PLAN WITH APPLICATION SITE



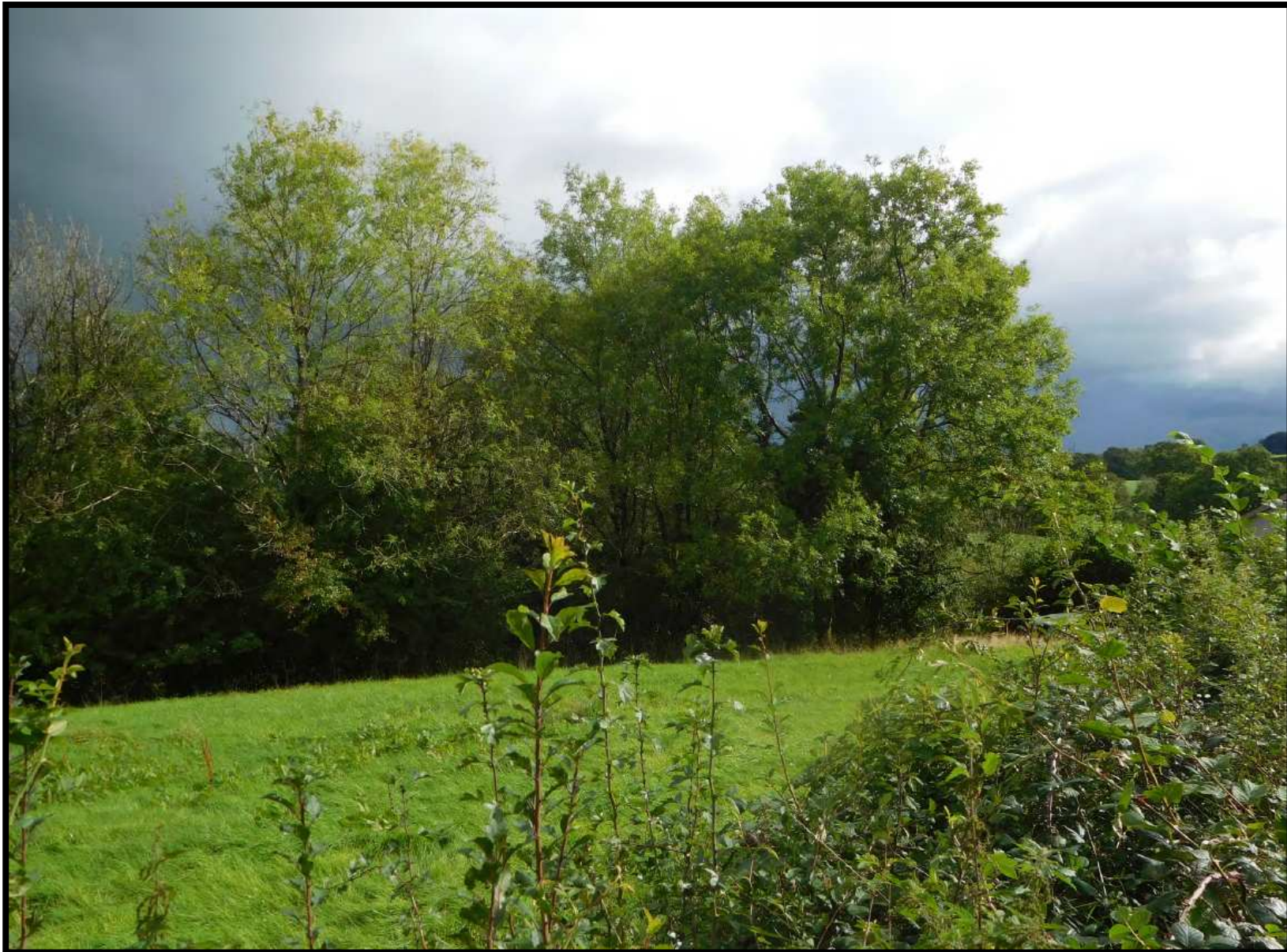
E/36077

SITE PHOTO



E/36077

SITE PHOTO



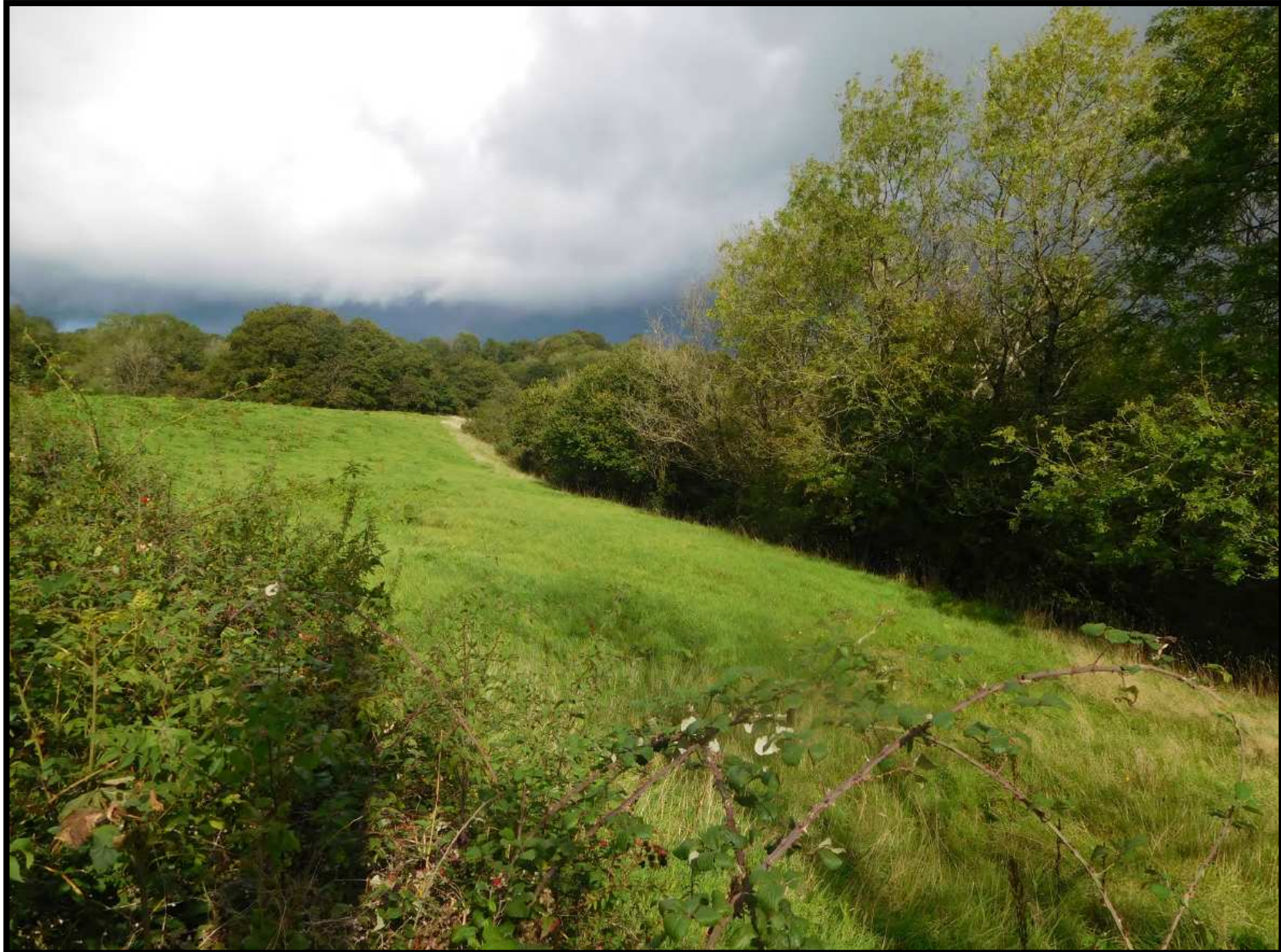
E/36077

SITE PHOTO



E/36077

SITE PHOTOS



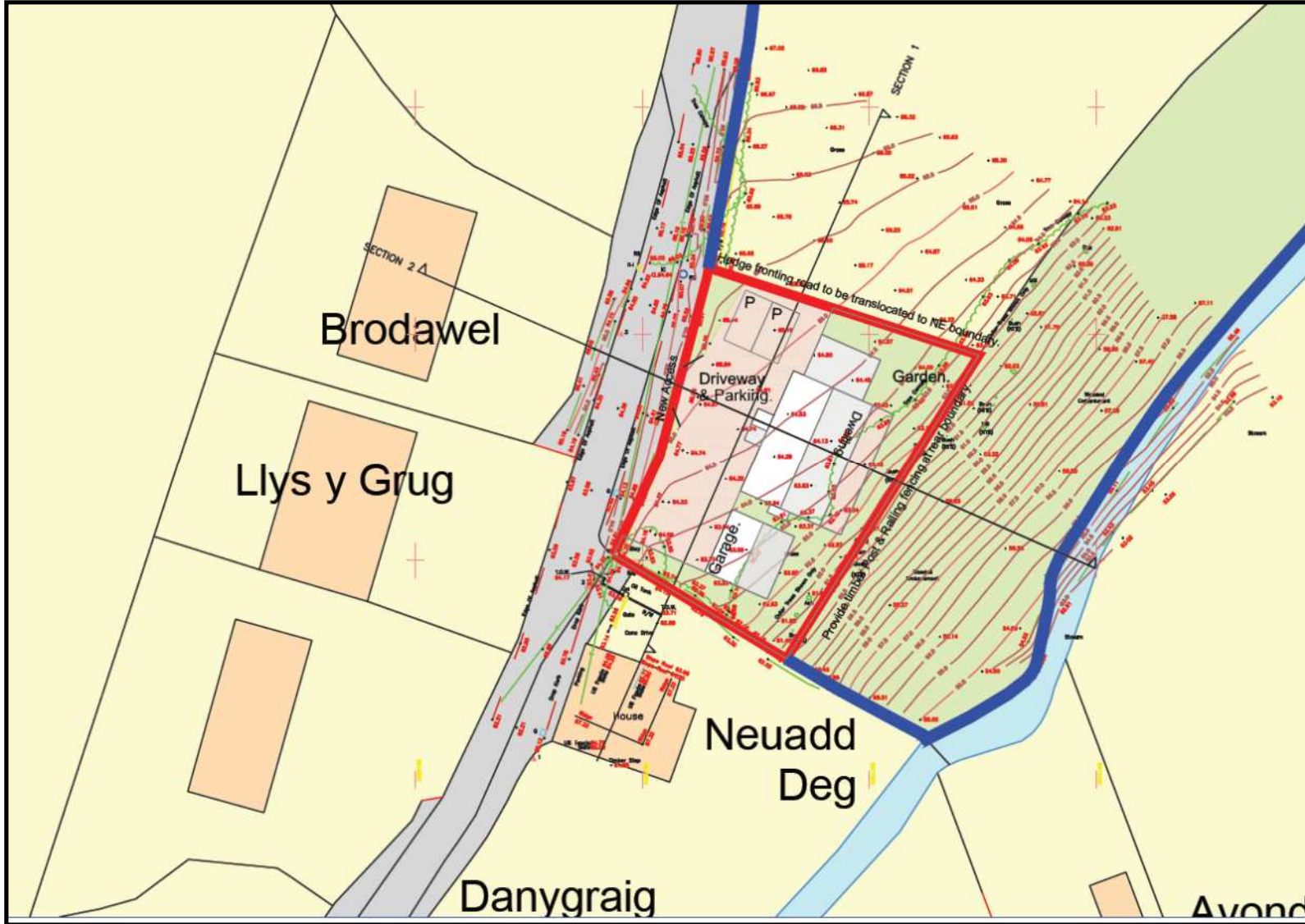
E/36077

SITE PHOTO



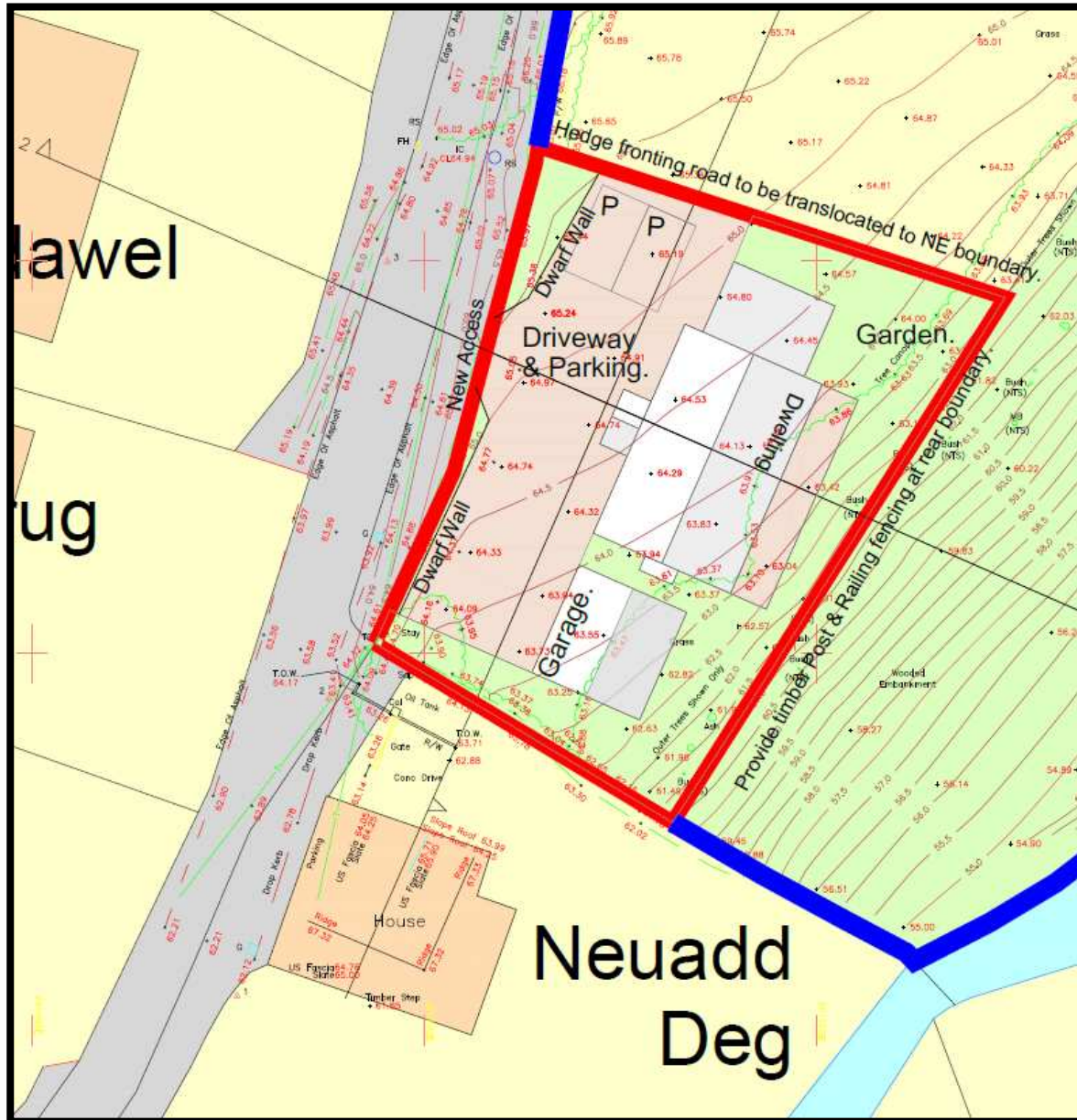
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SITE PLAN

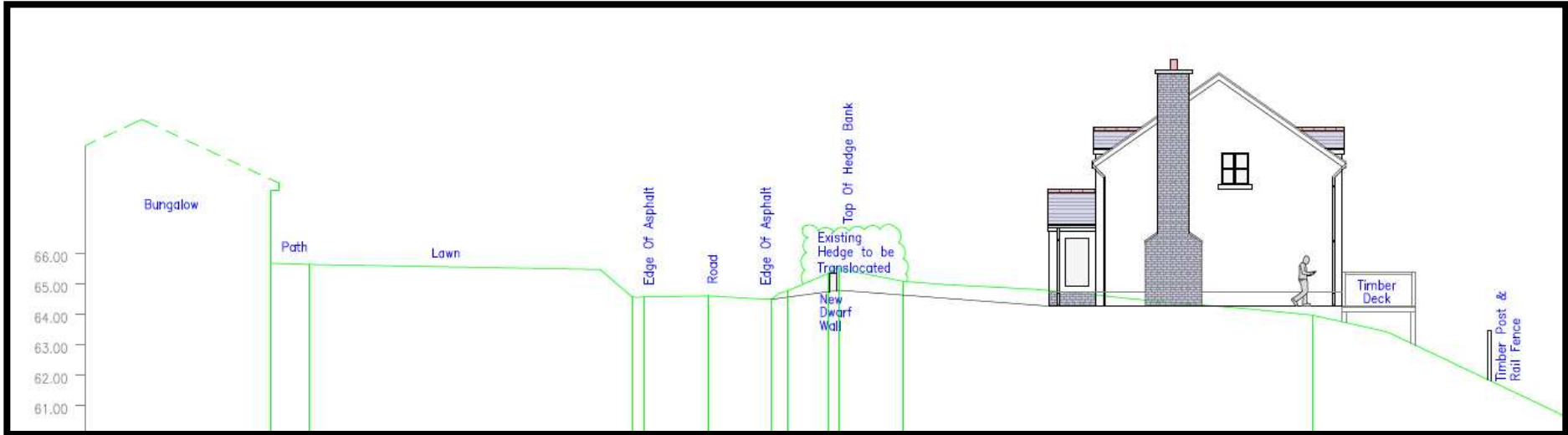


E/36077

SITE PLAN



E/36077 SECTION BETWEEN BRODAWEL AND APPLICATION SITE



E/36077

ELEVATION PLANS



Proposed Front Elevation (N.W.)

Proposed Side Elevation (N.E.)

E/36077

ELEVATION PLANS



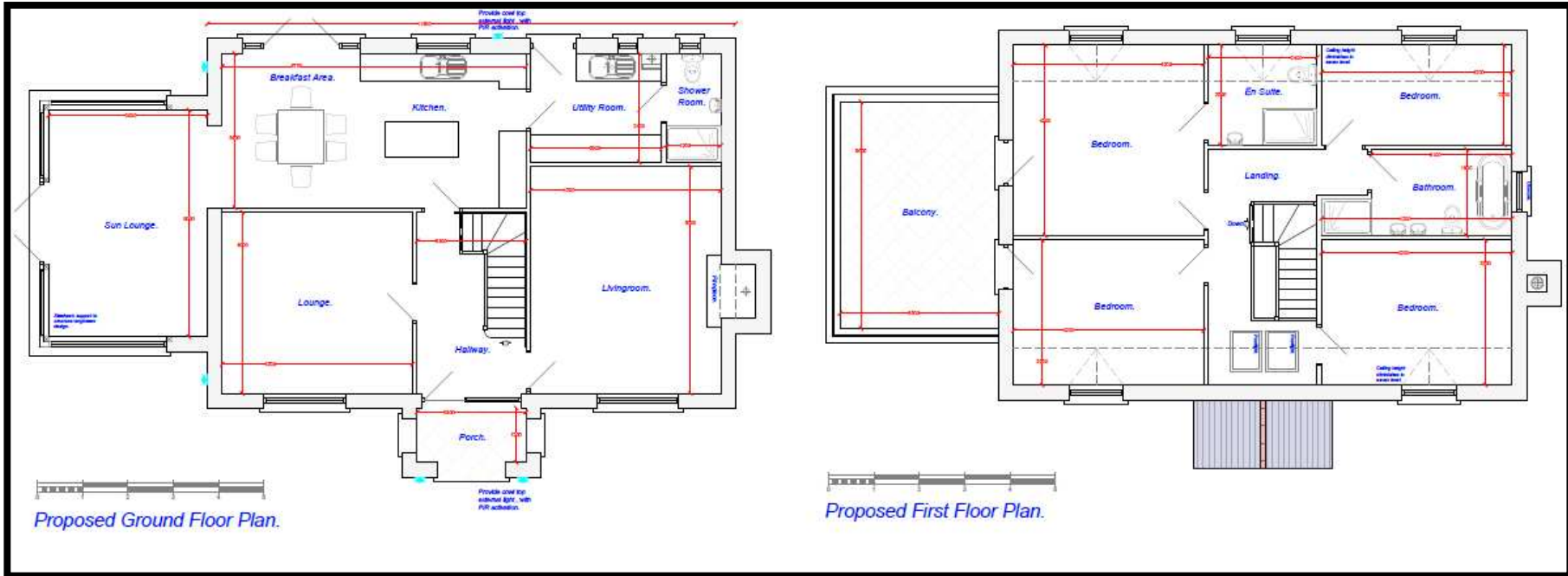
E/36077

SECTION ACROSS SITE FRONT

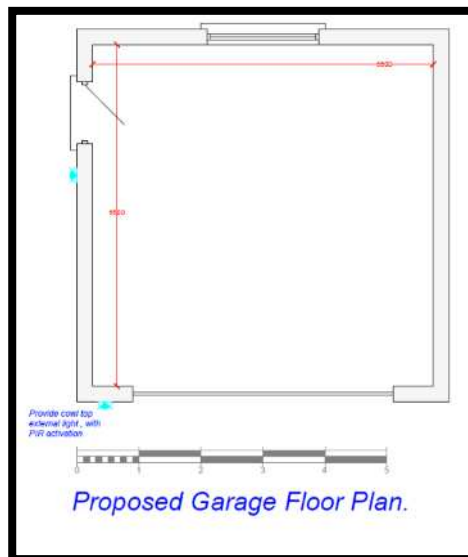
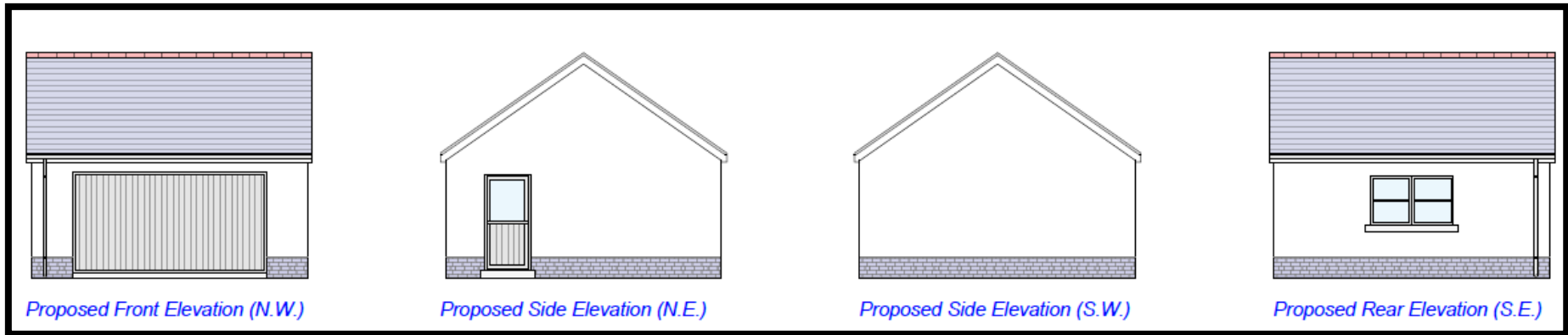


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LAYOUT PLANS

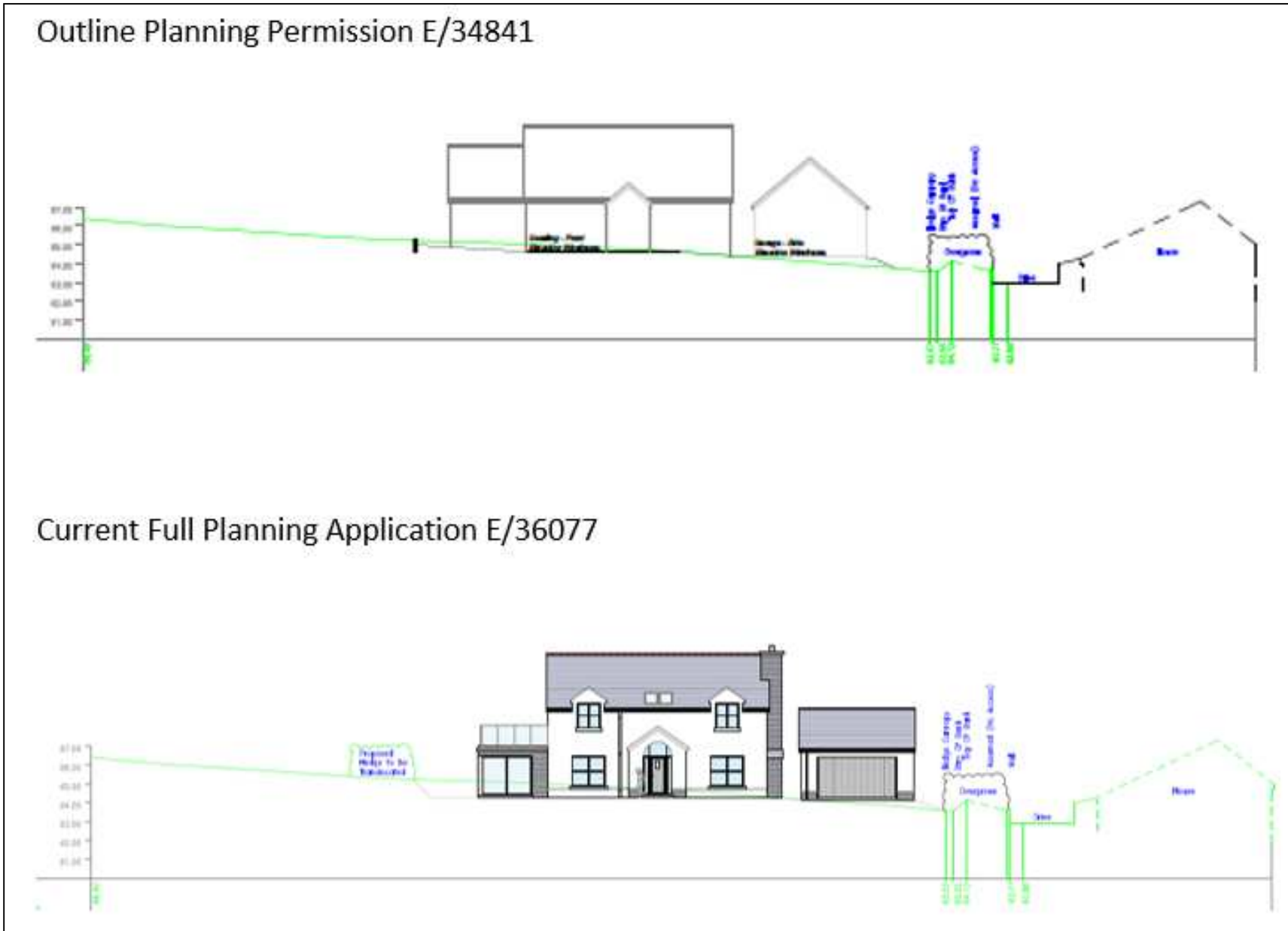


E/36077 GARAGE ELEVATIONS AND LAYOUT PLANS



E/36077

Illustrative Comparison





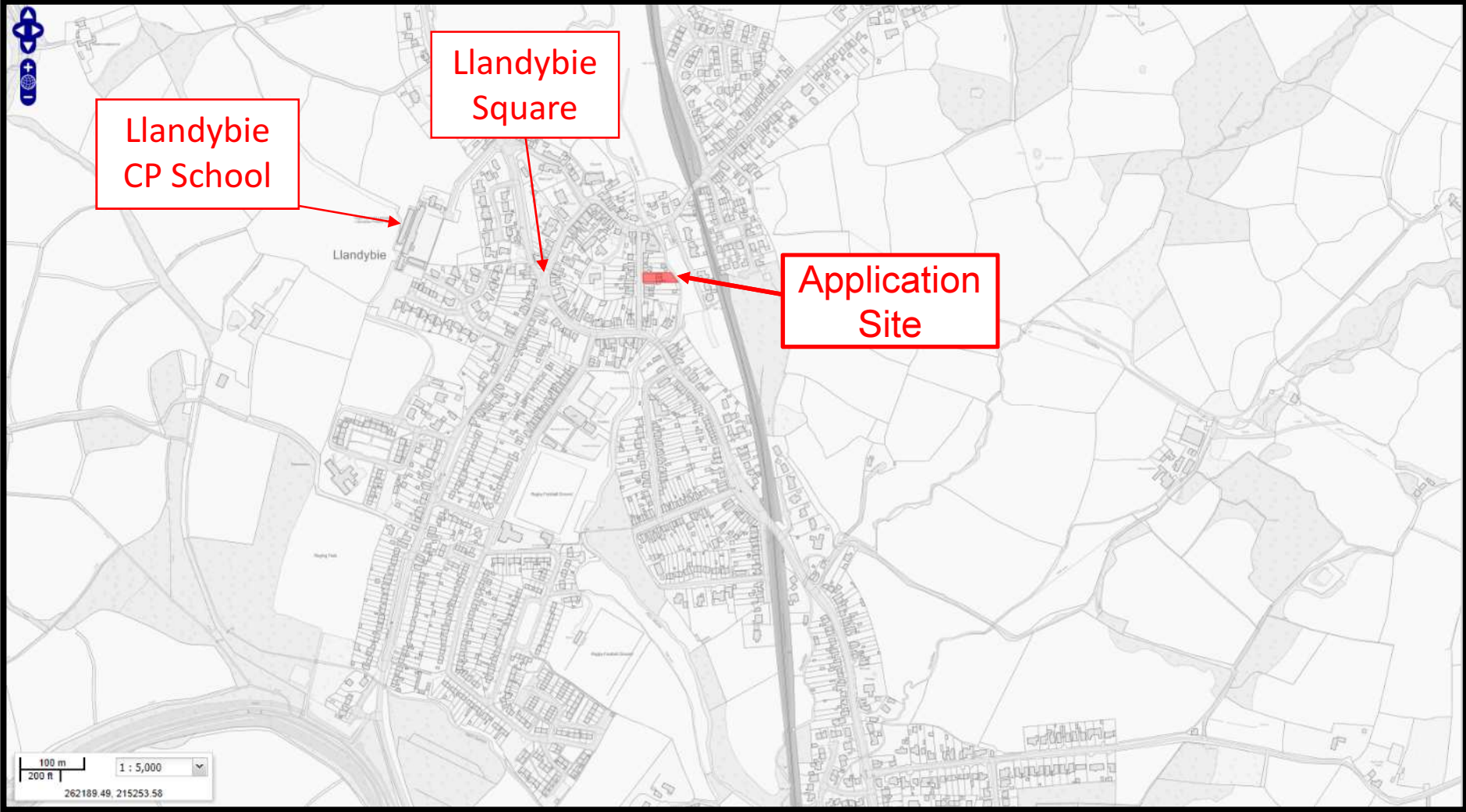
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU GWRTHOD***

**APPLICATIONS RECOMMENDED
FOR REFUSAL**

E/35478

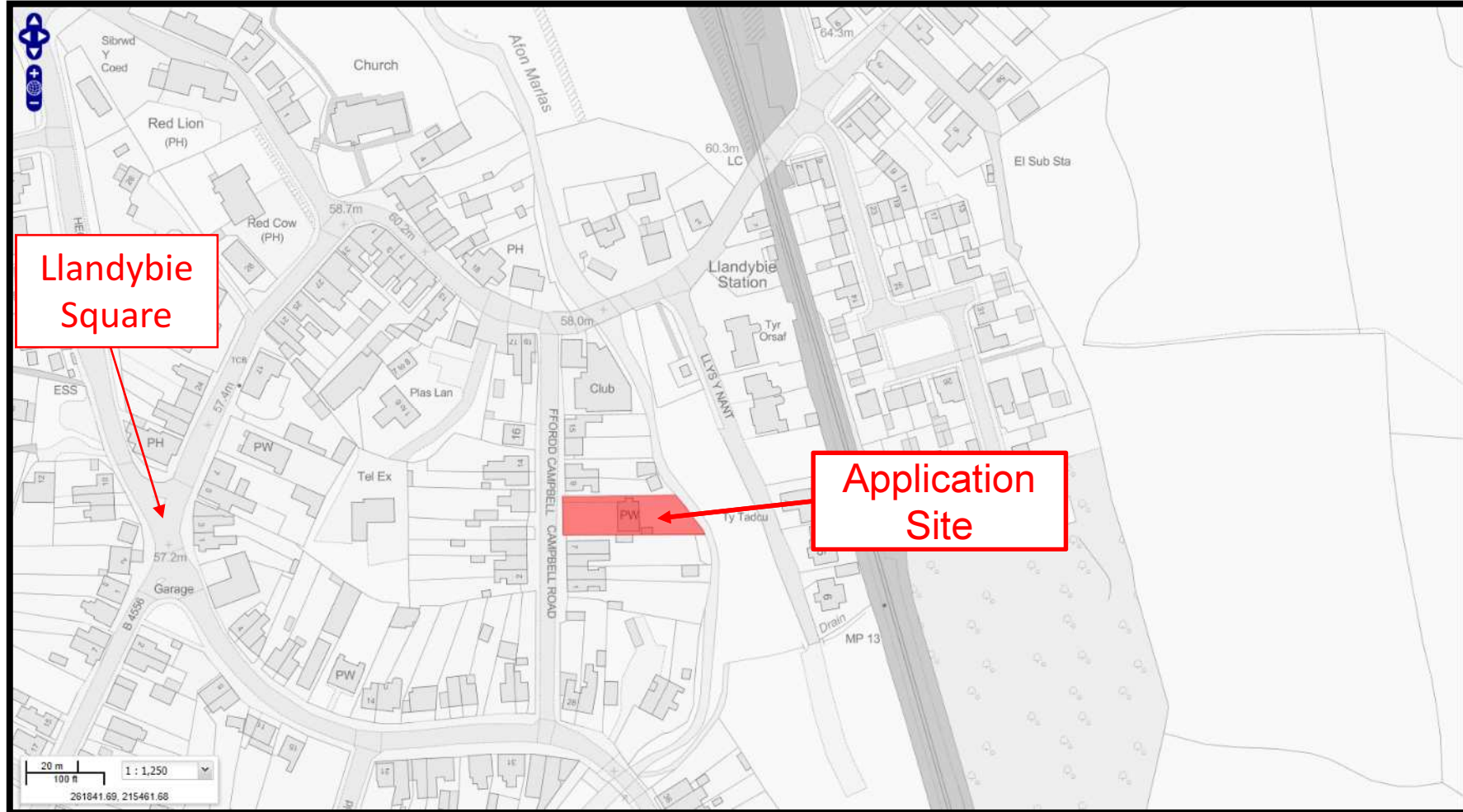
E/35478

LOCATION PLAN



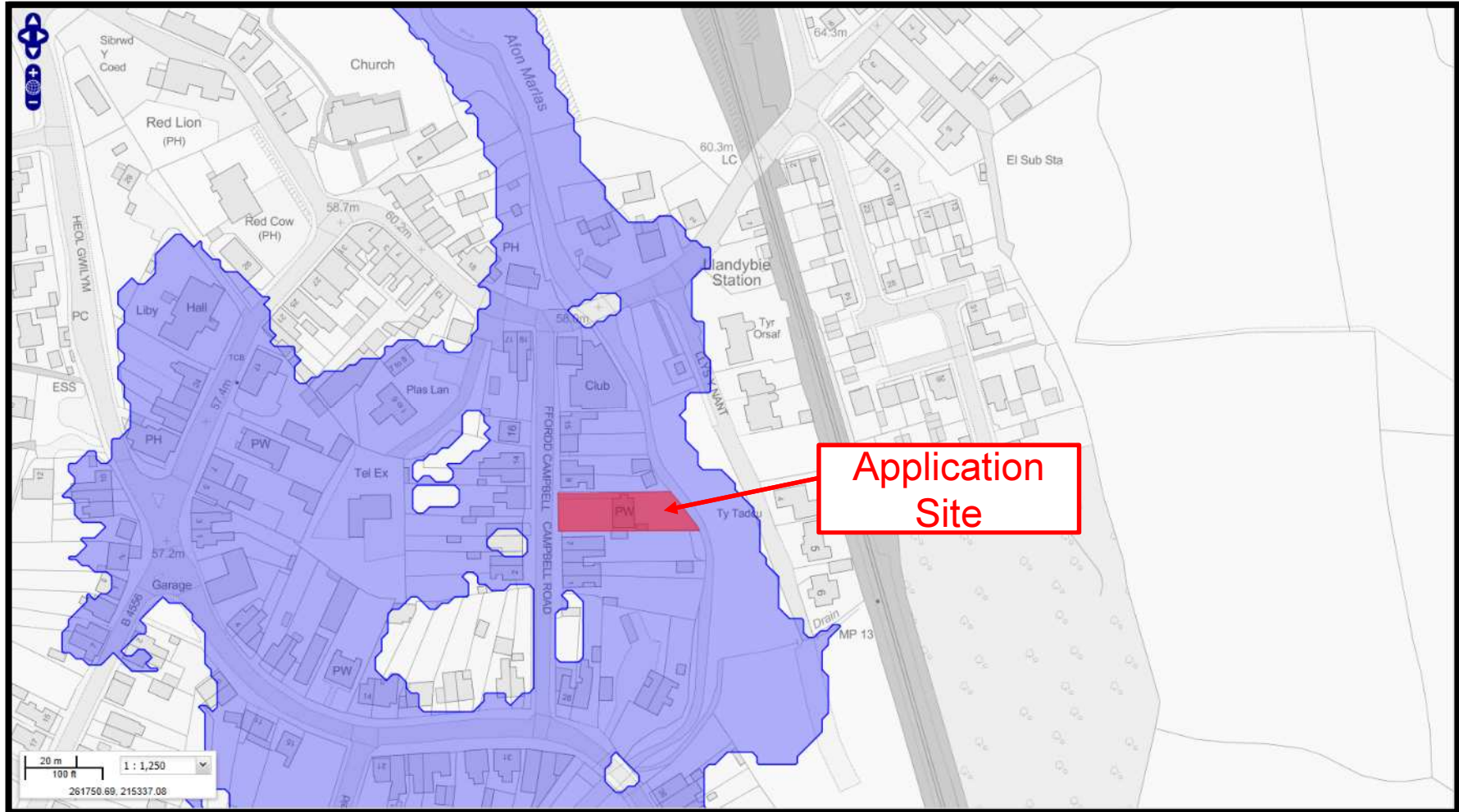
E/35478

SITE PLAN



E/35478

C2 FLOOD ZONE PLAN



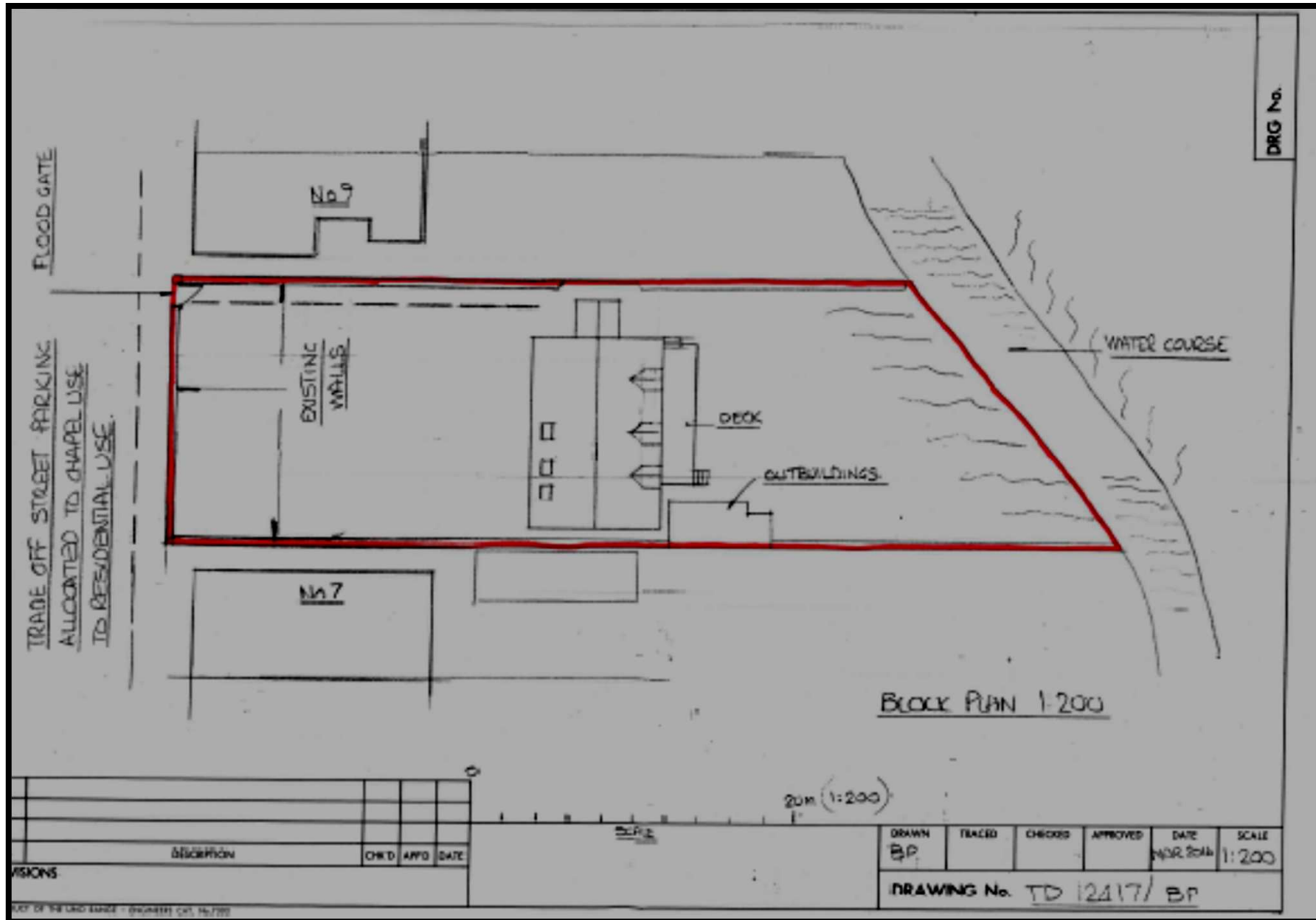
E/35478

AERIAL PHOTO OF APPLICATION SITE



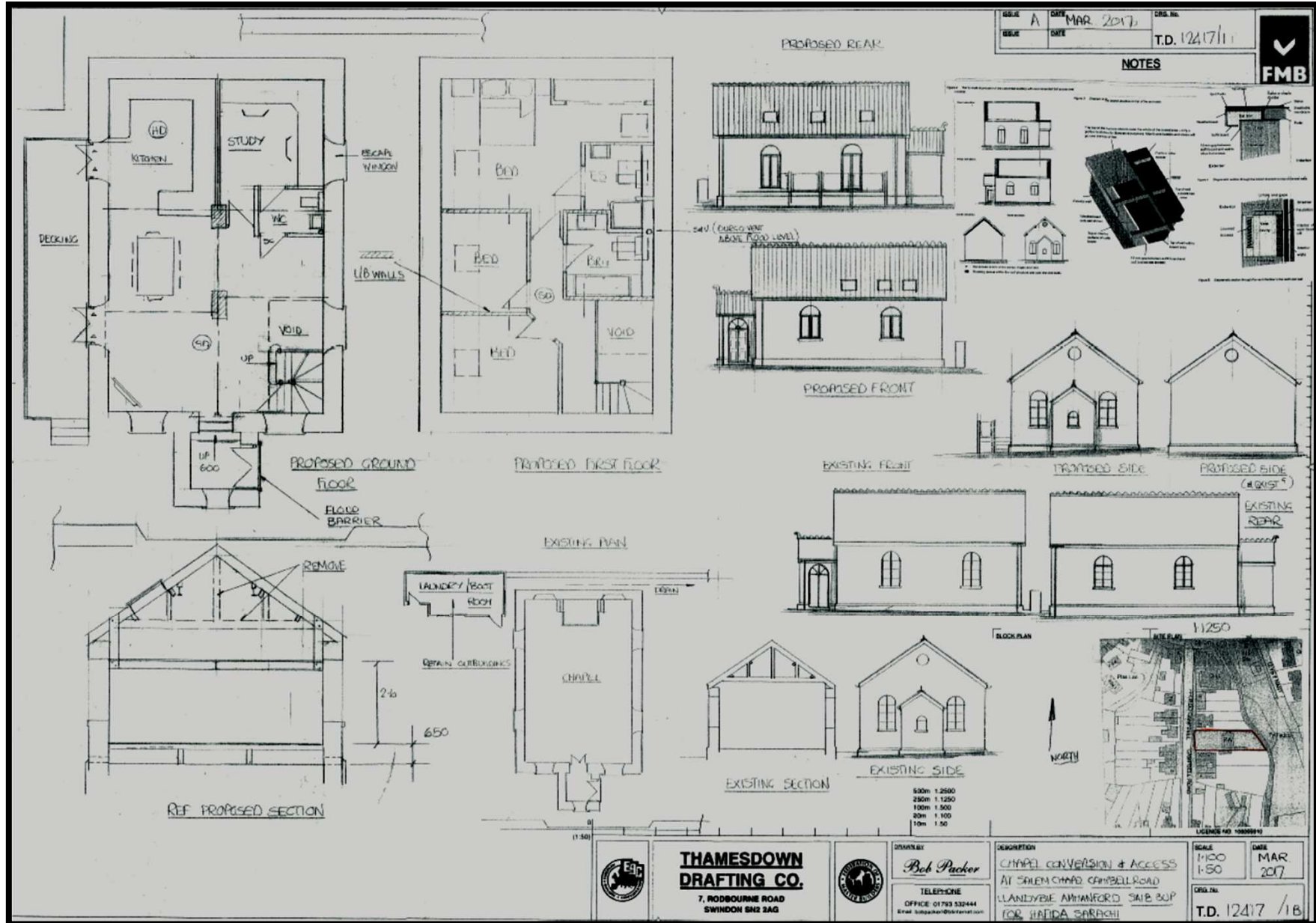
E/35478

SITE PLAN



E/35478

EXISTING AND PROPOSED PLANS



THAMESDOWN DRAFTING CO.
 7, RODBOURNE ROAD
 SWINDON SN2 2AG



DESIGNED BY
Bob Packer
 TELEPHONE
 OFFICE: 01753 532444
 Email: bob.packer@thamesdown.co.uk

DESCRIPTION
 CHAPEL CONVERSION & ACCESS
 AT SALEM CHURCH CAMPBELL ROAD
 LLANDYBIE ANHRNFORDD SAIB BUP
 FOR HANIDA SARACHI

SCALE
 1:1250
 1:50

DATE
 MAR
 2017

CRG. NO.
 T.D. 12417 / 1B

E/35478

SITE PHOTO



E/35478

SITE PHOTO



E/35478

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E/35478

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SITE PHOTO



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*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 16 TACHWEDD 2017
ON 16 NOVEMBER 2017**

***I'W BENDERFYNU/
FOR DECISION***

***ATODIAD
ADDENDUM***



ADDENDUM – Area West

<i>Application Number</i>	W/35450
<i>Proposal & Location</i>	PROPOSED RESIDENTIAL DEVELOPMENT INCLUDING 42 NO. DWELLINGS AT LAND ADJACENT TO LAUGHARNE PRIMARY SCHOOL, LAUGHARNE, SA334SQ

DETAILS:

ADDITIONAL CONSULTEE RESPONSES RECEIVED

Local Member: Cllr J Tremlett has advised that she wishes to speak at committee and request deferral of the application for a site visit. This request is made on grounds of the site's proximity to the school and safe routes to school for the children as to highways activity. Cllr Tremlett has also raised concern over the access roads provision.

Head of Highways and Transport: an additional condition has been requested to ensure that sufficient visibility splays can be provided and maintained within the internal road layout in the interests of highway safety. The following condition would therefore be added to the decision notice:

17. Prior to any use of the estate road serving plots nos.2-13 by vehicular traffic, a visibility splay of 2.0 metres x 25 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 the main estate road carriageway. In particular there shall at no time be any growth or obstruction over 0.6m within this splay area.

Reason

- 17 In the interests of highway safety.

Head of Leisure - Discussions regarding any requirements for contributions towards open space are ongoing, any updates will be provided verbally at the committee meeting.

ADDITIONAL THIRD PARTY REPRESENTATION RECEIVED

Laugharne Corporation - A further letter from Laugharne Corporation has been received raising general support in relation to the request for a footpath to be created linking the site to the village of Broadway. However, they request confirmation of the extent of the footpath and details of the proposed boundary treatment and mitigation for any loss of vegetation/trees as a result of the creation of the footpath.

Officer Response - In response to this request, Officers confirm that the full details of the proposed footpath will be the subject of a Section 278 Highway agreement to be secured through the Section 106 agreement. However, Officers can confirm that the footpath would extend from the front of the application site along the frontage of the neighbouring field and up to the first property when entering Broadway, known as Wooford House. Full

details of the proposed footpath, including boundary treatments, will be required prior to the submission of the reserved matters application in order to ensure that the final details of the footpath can be incorporated into the detailed stage reserved matters application. This requirement can be secured through the Section 106 agreement. Nevertheless, as stated on the proposed landscaping plan there is a clear statement confirming that boundary vegetation along the site's frontage with the highway/footpath would be reinstated.

Laugharne Township Community Council - A further response from the Township confirms that upon review of the latest documentation on the application, including the Committee Report, that whilst the development will be required to provide contributions towards highways, affordable housing and education, they remain to consider that the full community benefits package previously agreed should be sought. The response also raised concerns over the additional traffic that would be utilising the Cwrt Wooford road, generated by the proposed 13 affordable units which are to be accessed from this road, given its proximity to the school and playground. The Council re-iterates the concern that the development would create a ghetto isolated from the rest of the site.

Officer Response - The comments made are noted, however, no concerns have been raised from the highway authority in relation to pedestrian conflict from traffic generated by the proposal. The other concerns raised are addressed in the original report.

REPORT CORRECTION

The original report under the consultation section from the Education Department states that the education contribution of £26,000 comprises £9000 each for Laugharne and Griffith Jones Primary Schools and £8000 each for Ysgol Bro Myrddin and Ysgol Dyffryn Taf secondary schools. This breakdown is stated in error and should rather state £9,000 for each primary school and £4,000 for each secondary school. The overall contribution of £26,000 remains correct.

ADDENDUM – Area West

<i>Application Number</i>	W/35655
<i>Proposal & Location</i>	CONSTRUCTION OF A TYRE RECYCLING WAREHOUSE WITH ASSOCIATED OFFICES, OPERATIONAL YARD, STORAGE COMPOUNDS AND ANCILLARY INFRASTRUCTURE AT LAND OFF ALLTYCNAP ROAD, JOHNSTOWN, CARMARTHEN, SA31 3QY

DETAILS:

CONSULTATIONS

Head of Transport – has responded recommending approval subject to a number of conditions.

Local Member – Cllr G John has requested the Planning Committee carry out a site visit prior to determination of the application given the road safety concerns. The Local Member feels it is imperative that two fundamental issues are satisfactorily addressed:-

- Firstly that the proposed development fully respects the proximity of the existing residential properties and that stringent and enforceable conditions are put in place with regards maximum noise levels and stipulated operating hours.
- Secondly given the existing traffic issues along Alltynap Road there is a strength of feeling that consideration for planning permission for any industrial use on this site must be aligned with improved road safety and traffic calming measures involving pavement etc. The need to simultaneously screen the proposed activities from view and provide an access that is in full view of traffic travelling up and down Alltynap Road will be problematic, especially as road safety is already such an issue. Access to and from the proposed site should therefore aim to enhance road safety at this location not increase concerns still further.

Land Drainage Section – has confirmed that they are satisfied that the drainage design meets the necessary policy requirements. As such the condition requiring further details to be submitted and agreed is amended to one requiring the works to be carried out in accordance with the submitted details.

Natural Resources Wales – has responded confirming the applicants are registered as a T8 exemption with Natural Resources Wales for the Mechanical Treatment of End of Life Tyres. There is a limit on the number of tyres that can be stored and treated under this exemption. If the applicant wishes to increase the number of tyres handled or is unable to operate within the strict terms and conditions of the exemption, an environmental permit under The Environmental Permitting (England and Wales) Regulations 2010 will be required. The facility will require an environmental permit prior to operating.

Neighbours/Public - Cllr Schiavone who is a Member for the adjacent Carmarthen West ward has commented that the applicant resides in his ward and he is aware that there

have been attempts to relocate the business for a number of years due to the lack of space in the current location. He wished to express his support for the application.

THIRD PARTY REPRESENTATIONS

No objections from any members of public or nearby residents have been received. As noted above, concerns have been raised by one of the Local Members, Cllr G John. These relate to impacts on amenity of nearby residents and highways safety concerns.

In relation to the highway safety concerns the Head of Transport has requested amendments to the scheme as originally submitted. Several variations of the scheme have been submitted to overcome initial concerns with the latest revisions having been considered acceptable. The recommendation from the Head of Transport is that conditions be imposed on any permission. These are outlined later in the addendum. It should be noted that the vegetation to the roadside boundary is to be behind the required visibility splays to allow sufficient views for drivers. The existing levels of traffic along Alltynap Road are acknowledged however this is an area of land allocated for employment use in the Carmarthenshire LDP. The impacts on this development are what needs to be considered and assessed. Therefore what additional impacts would this development have on the road network which already serves the industrial estate, sports facilities and residential and farming sites further west. Overall it is not felt that this development would give rise to impacts of a scale to warrant refusal of the application.

Turning to impacts on amenity the report refers to consultation with Public Protection who have no objection to the proposal. Conditions are however recommended in relation to noise. A bund is proposed along the western boundary of the site to screen the development in part and also to reduce noise. The layout of the access arrangements also directs traffic to the east rather than further west towards the residential properties. A condition is recommended limiting the external storage to the rear of the building as shown on the plans. The site is allocated for employment use and therefore the location considered to be acceptable in principle as part of the LDP process. The development is also located to the eastern part of the field, rather than the whole of it. This adds to the separation between the commercial and residential uses.

Due to the changes in the layout of the site to attempt to address the issues raised from the Highways Officer amended plans have been submitted reflecting the impacts of these changes on the ecology and landscape considerations.

CONCLUSION

As the application is site forms part of an employment allocation within the Local Development Plan and in light of the assessment within the report and above

CONDITIONS

Taking in to account the updates from consultees and amended plans received to date the conditions are revised to the following:-:

CONDITIONS

- 1 The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

- 2 The development shall be carried out strictly in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-
- 1:500, 1:200 and 1:25 scale Proposed Landscaping and Fencing Plan (0072G)
received on 19th July 2017
 - Noise Impact Assessment
received on 15th June 2017
 - 1:200 scale Section (GENPL/RB/0078AR1)
 - Phase 1 Habitat Survey – May 2017
received on 1st June 2017
 - 1:500 scale Topographical Survey
 - 1:50 scale Ground Floor Plan (A101 B)
 - 1:100 scale Elevations (A102 B)
received on 22nd May 2017
 - Letter reference D/WD/P/1650 Francis Sant
received 26th September 2017
 - Drainage Report (July 2017 Final Revision A)
 - Drainage Report Addendum
received 9th August 2017
 - 1:2000 and 1:250 scale Site Location and Layout Plan (0076DR5)
received 13th November 2017
 - 1:500 scale Vehicle Swept Path for 16.5m Articulated Lorry Plan ref AP01
received on 10th November 2017
- 3 There shall be no external storage at the site other than on the area annotated as “external yard” on the 1:250 scale Site Layout Plan (0076DR5) received on 13th November 2017.
- 4 The rating level of the noise emitted from the proposed development shall not exceed the existing background noise level. The noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 2014 Methods for rating and assessing industrial and commercial sound. Where the background noise levels shall be expressed as LA90 1hr and the ambient noise levels shall be expressed at Laeq 1hr.
- 5 If the authority receives a justified complaint with respect to the development, the operator within a period of 1 month shall undertake and submit to the authority a noise assessment based upon the methodology of BS 4142: 2014 Methods for rating and assessing industrial and commercial sound to determine whether noise arising from development exceeds the level specified in condition 4 above. The assessment shall be undertaken under the supervision of the Local Authority. In the event that Condition 4 is exceeded then the submitted survey shall also include

mitigation measures to ensure compliance with the noise level specified in condition 4. The development shall then be undertaken in accordance with the approved details.

- 6 The earth bund as shown on the 1:500, 1:200 and 1:25 scale Proposed Landscaping and Fencing Plan (0072G) received on 19th July and the 1:2000 and 1:250 scale Site Location and Layout Plan (007DR5) received on 13th November 2017 shall be put in place prior to the beneficial use of the building hereby approved and shall be retained in perpetuity.
- 7 No felling and vegetation removal shall take place outside of the months

September-February.
- 8 The drainage scheme shall be implemented in accordance with the details provided in the reply from Francis Sant received 26th September 2017, Drainage Report (July 2017 Final Revision A) and Drainage Report Addendum received 9th August 2017 and be fully implemented prior to the beneficial use of the development hereby approved.
- 9 Prior to its use by vehicular traffic, the new access road (one way system) shall be laid out and constructed as shown on submitted the 1:500 scale Vehicle Swept Path for 16.5m Articulated Lorry Plan AP01 Rev F received on 10th November 2017.
- 10 Prior to commencement of any part of the development, the Allt y Cnapp road fronting the entire site shall be widened as shown on 1:500 scale Vehicle Swept Path for 16.5m Articulated Lorry Plan AP01 Rev F received on 10th November 2017.
- 11 The existing means of vehicular access into the site shall be permanently stopped up, and the public highway reinstated prior to the new means of vehicular access herein approved, being brought into use.
- 12 The gradient of the vehicular accesses serving the development shall not exceed 1 in 10 up to the proposed gates, from the nearside edge of the carriageway.
- 13 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 59 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 growth or obstruction over 0.9m within this splay area.
- 14 The access, visibility splays and turning area 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

- 15 The site access road shall be hard-surfaced for a minimum distance of 25.0 metres behind the nearside edge of carriageway. The hard surfacing shall be fully carried out prior to any part of the development approved herewith being brought into use.
- 16 All vehicles shall enter the site via the northern access only and exit the site via the southern access only.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3 In the interest of visual amenity.
- 4-6 In order to protect amenity levels for occupants of nearby dwellings.
- 7 To reduce any impacts on species or their habitats.
- 8 In order to prevent the increased risk of flooding and pollution by ensuring the provision of a satisfactory means of suitable surface water disposal.
- 9-16 In the interest of highway safety.

ADDENDUM – Area West

<i>Application Number</i>	W/35783
<i>Proposal & Location</i>	NEW ARCHIVE REPOSITORY FACILITY TO REAR OF EXISTING LIBRARY. INCLUDES NEW RAMPED STAFF ENTRANCE FROM PUBLIC CAR PARK. NEW BLUE PENNANT PAVING TO ARCHIVE STAFF ENTRANCE. PROPOSALS TO INCLUDE FOR NEW FIRE STAIR WITHIN EXISTING LIBRARY AT LAND ADJACENT TO, CARMARTHEN LIBRARY, ST PETERS STREET, CARMARTHEN, SA31 1LN

DETAILS:

CONSULTATIONS

Neighbours/Public – an objection has been received. This raised the following matters

- Differences between library and archive users not considered sufficiently. Lack of facilities for those using the archives for long periods, eg eating area, WC, check in/out areas.
- Query whether public toilets are to be used by users of the archive building due to distance to disabled toilets.
- Query whether disabled users could enter the building from the library van loading area rather than King Street.
- Parking – existing problems made worse by loading point within the car park.
- Questioned why the education centre was not included and the whole area redeveloped.
- Space for archives seems very restricted. Has there been any recognition that the archive will grow rapidly.

THIRD PARTY REPRESENTATIONS

One further objection has been received. This raised issues regarding the facilities within the proposed extension and level of accommodation for users of the archives. The assessment of the planning application relates to the external appearance of the building. The internal arrangements have been put forward and while there may need to be listed building consent for any internal alterations no planning permission would be required. In terms of the facilities included what areas are used and how they are used is not controlled by the planning permission. There are disabled toilets within the existing library building on the ground floor. While this may be some distance from the upper floors there is a lift provided.

In relation to parking issues raised there is no objection from the Head of Transport on the proposal. The loading area in the car park is in place of some existing spaces however it is not considered this raises any significant concerns given the overall level of parking adjacent, in other nearby public car parks and the accessible by other means of transport.

The potential for alternative wider development of the site was raised. As outlined in the report it is the proposal forming part of this application that needs to be assessed on its own merits. The size of the facilities proposed was another query and whether this took in to account possible future expansion. The application has been submitted with the current scheme. If there is a need for any future expansion they any works needing consent would be assessed on their own merits at that time.

ADDENDUM – Area West

<i>Application Number</i>	W/36194
<i>Proposal & Location</i>	DEMOLITION OF BUNGALOW AND CONSTRUCTION OF A REPLACEMENT DWELLINGHOUSE & GARAGE (RESUBMISSION OF W/35643) AT SWN Y MOR, FERRYSIDE, SA17 5RS

DETAILS:

CONSULTATIONS

A late letter of support has been submitted by the occupier of the neighbouring dwelling to the west, Towy Hill. This is summarised below:

- I do not agree with the case officer's interpretation of the perceived effects the replacement dwelling house is adjudged to cause to my outlook and amenity.
- The footprint of the proposed house is broadly similar to the existing bungalow and there will be no overlooking from first floor windows.
- A new hedge is proposed on the boundary.
- The proposed dwelling's hipped roof design will lessen the overall effect of the dwelling.
- The existing leylandii will also serve to protect amenity.

In response to the above, it is noted that the neighbour does not consider the proposal will result in a loss of amenity and outlook, however, the officer's report and slide presentation provides sufficient evidence in the officer's view that it will and be contrary to policy. On this basis these points will not be repeated.

It is not considered that the proposed hedge will provide sufficient mitigation for Towy Hill given the scale of the proposed dwelling and the elevated position of the site.

The dwelling's hipped roof design will not reduce the impact as the proposal will be sited closer to the boundary and have a higher eaves level than the existing bungalow therefore increasing its massing and contributing to the unacceptable impact of the proposal upon Towy Hill.

ADDENDUM – Area West

<i>Application Number</i>	W/36197
<i>Proposal & Location</i>	RETENTION OF USE OF PART OF DWELLING HOUSE AS A HAIRDRESSING & BEAUTY SALON AT PIBWR MILL, BOLAHUAL ROAD, CWMFFRWD, CARMARTHEN, SA31 2LW

DETAILS:

This application is a result of Enforcement action.

ADDENDUM – Area West

<i>Application Number</i>	W/36312
<i>Proposal & Location</i>	REPAIRS AND STRENGTHENING BOUNDARY WALL AT 1 PARC STARLING, JOHNSTOWN, CARMARTHEN, SA31 3HX

DETAILS:

CONSULTATIONS

Neighbours/Public – an objection has been received that raises the following matters:-

- The wall has been built on land not in the applicant's ownership.
- The plans provided are not to the required standard
- The wall has poor quality render and timber board finish over old and established masonry, the extended wall does not conform or enhance the character and appearance of the site. It is inconsistent in terms of appearance, height, elevation treatment, and detailing with the existing wall off which it is built and the general boundary enclosures of the area.
- There is a failure to take account of the existing landscape and features. It introduces materials and finishes to a height at variance with other existing details and structures. It does not utilise materials appropriate to the area within which it is located and off which it is built.
- There is no objection to an extended wall and site enclosure being built provided any such enclosure or wall matches the pre-existing and neighbouring walls in terms of material, elevation detailing, appearance and height.

THIRD PARTY REPRESENTATIONS

As noted above the objection raises many of the issues already referred to in the report. Concerns over the appearance of the wall and it not being appropriate to the area in terms of materials form the reasons for refusal. The land ownership issue was queried with the applicant who has confirmed they believe all the land is within their ownership. The other issue raised related to the standard of the plans provided. The plans have dimensions on them to show the scale of the wall. The wall is already in place and therefore it is possible to assess the development in that way also. While the plans are not professionally drawn it is considered they are sufficient to be able to assess the proposal.

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***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

16 TACHWEDD 2017

16 NOVEMBER 2017

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

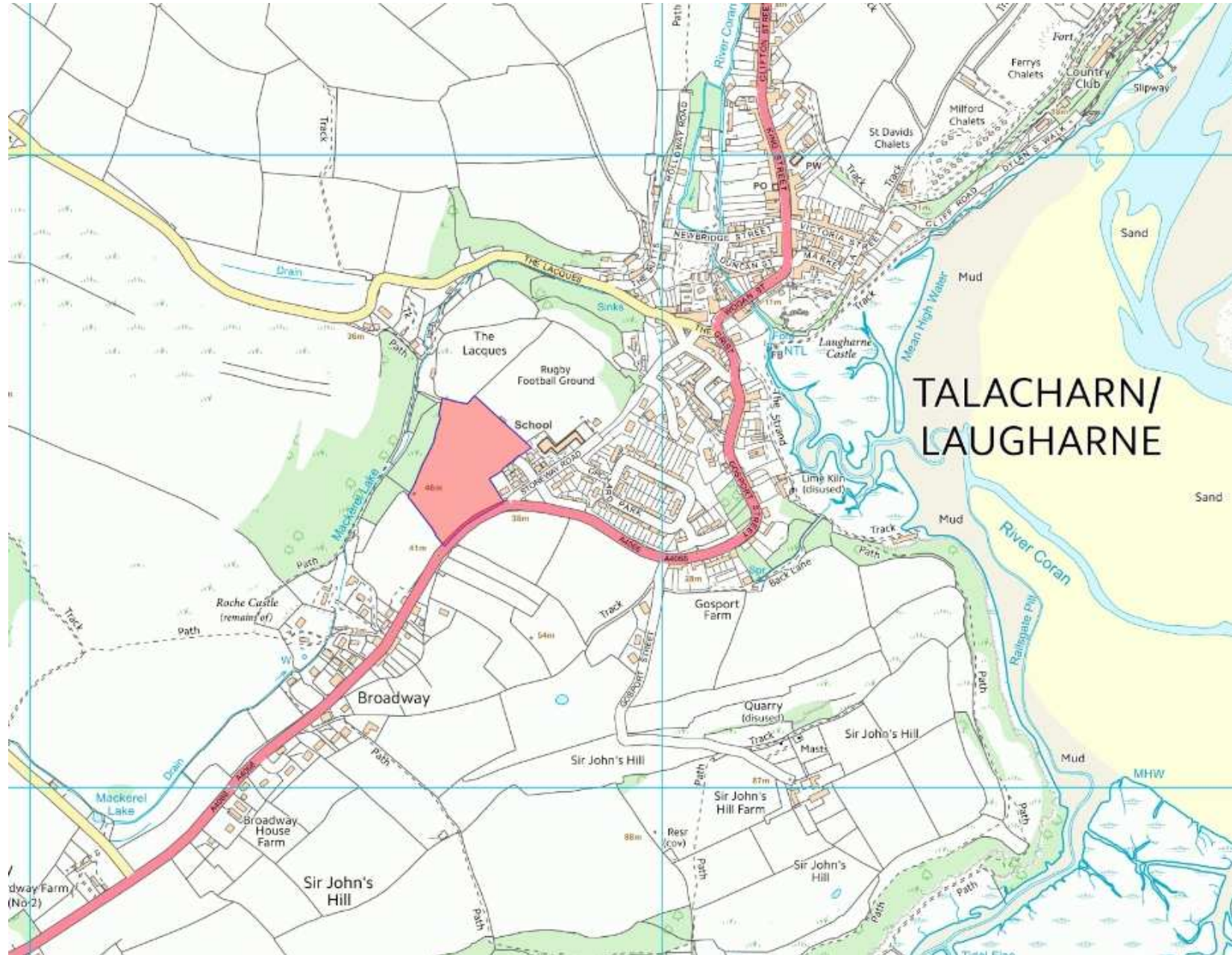
***CEISIADAU YR ARGYMHELLIR EU BOD
YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED FOR
APPROVAL**



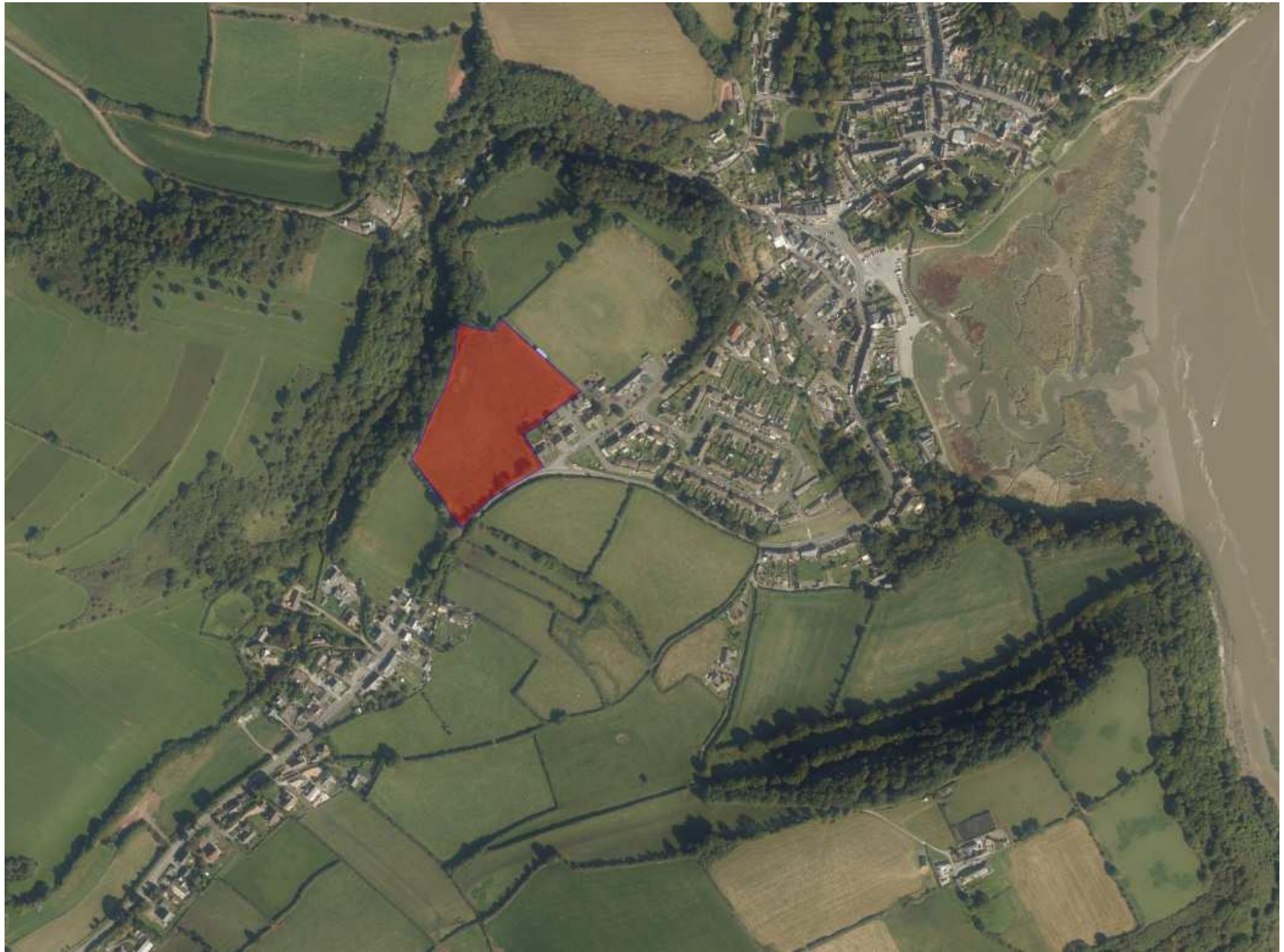
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W/35450 Site Location



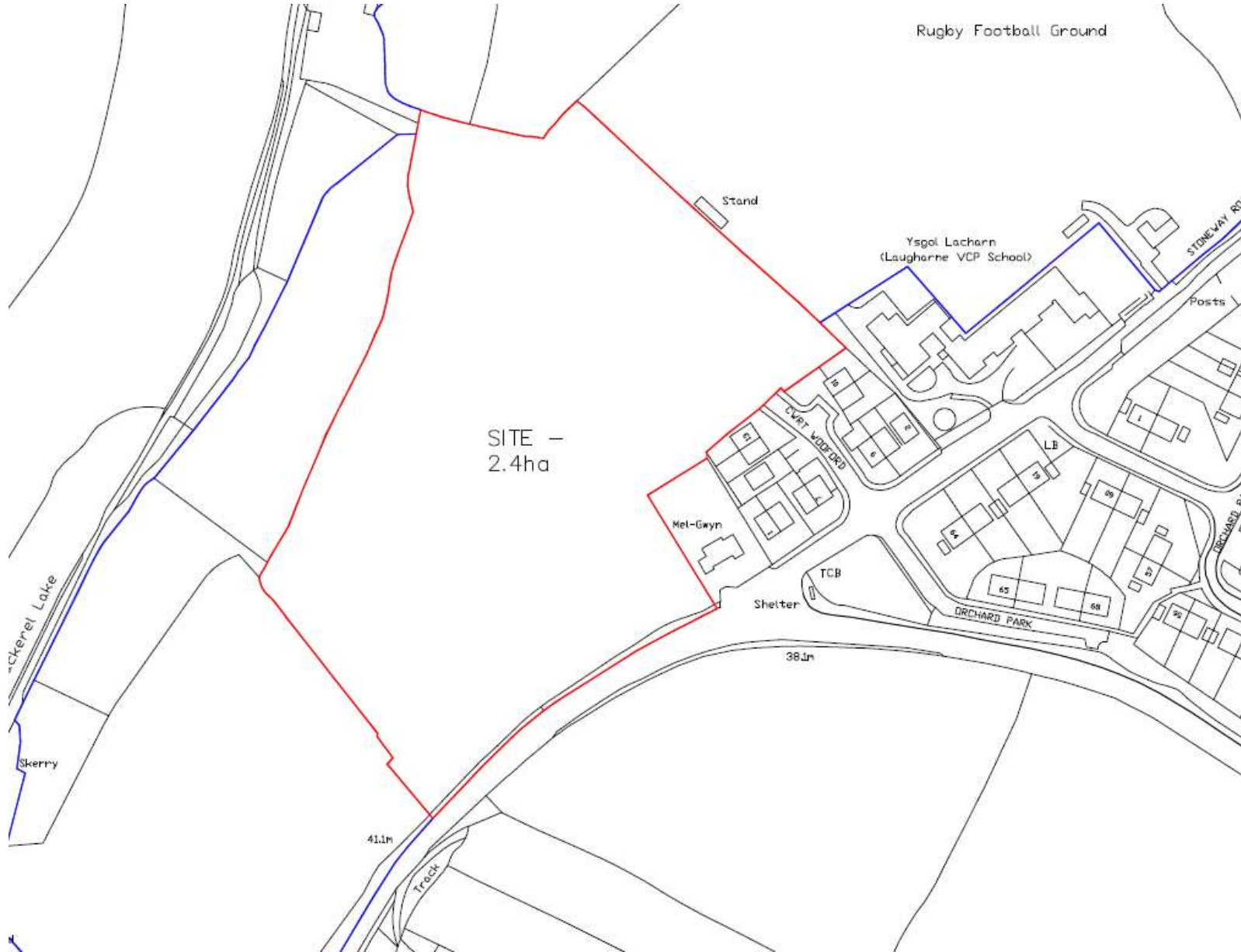
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Aerial Photo 2013/14

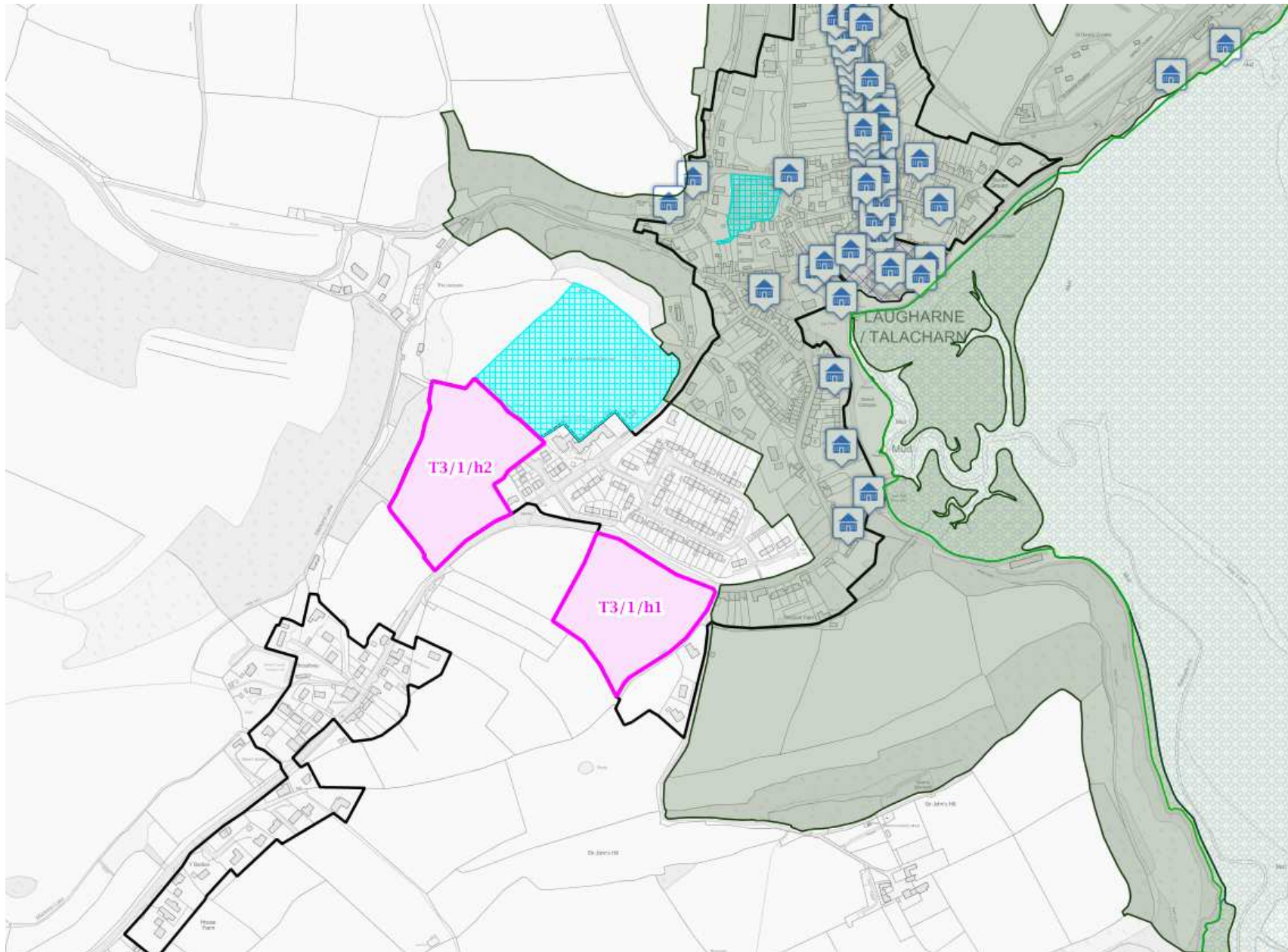


W/35450

Site Location



W/35450 LDP policies and constraint



W/35450

Application Site

10.5.2017



W/35450



10.5.2017

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10.5.2017

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10.5.2017

W/35450

Orchard Park

10.5.2017



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10.5.2017

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10.5.2017

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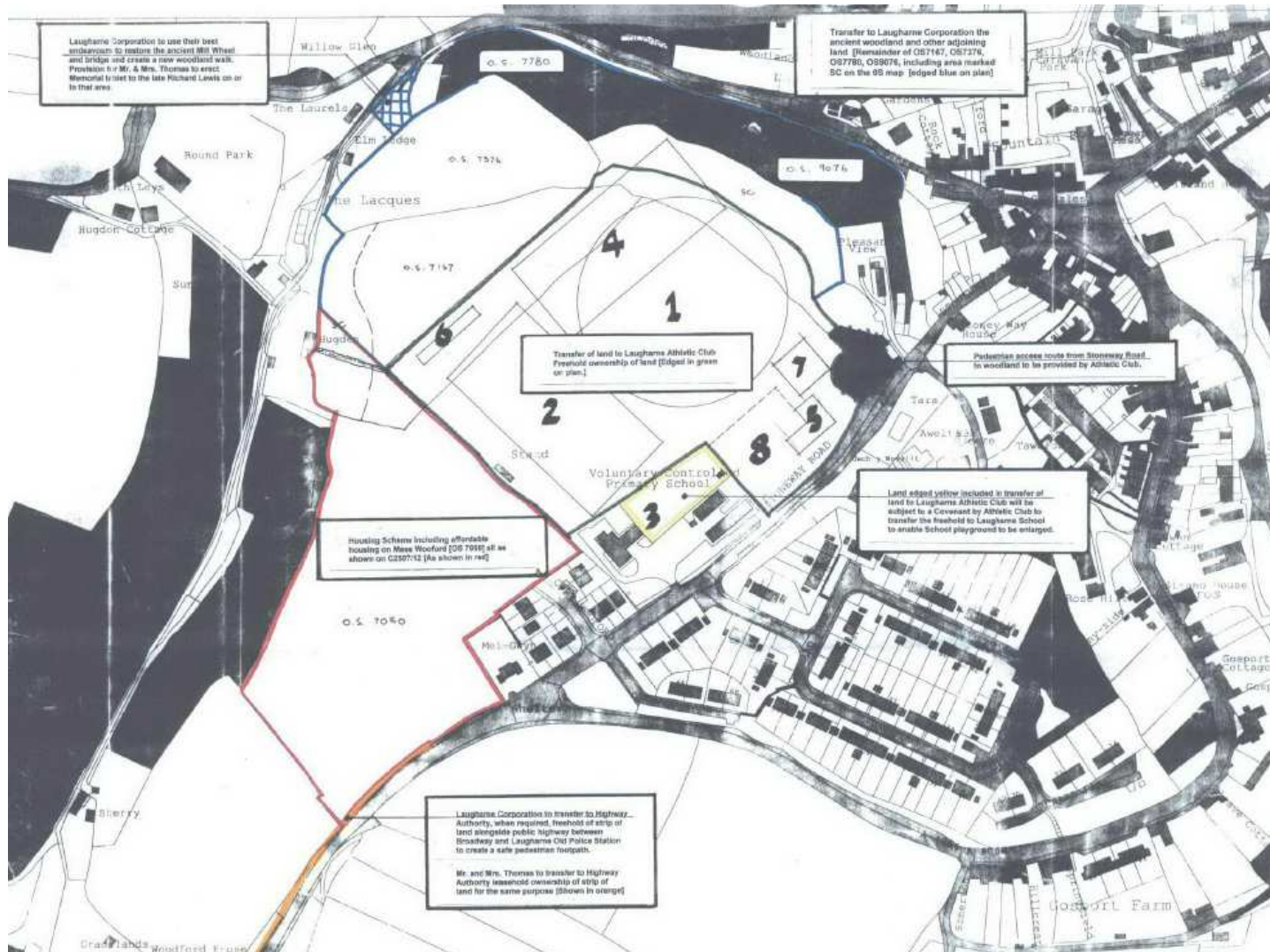
10.5.2017

W/35450



10.5.2017

W/35450 – Previous Planning Permission W/09082



LAUGARNE ATHLETIC CLUB GROUND

- | | | | |
|---|---|---|--------------------------|
| 1 | NEW CRICKET PITCH | 5 | NEW CHANGING ROOMS |
| 2 | PRESENT 1 ST XV PITCH (WITH NEW FLOODLIGHTS) | 6 | NEW CRICKET NETS |
| 3 | LAND DONATION TO SCHOOL | 7 | OUTDOOR BOWLING AREA |
| 4 | NEW 2 ND XV PITCH | 8 | PARKING & ENTRANCE AREA. |

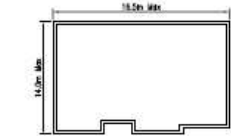
W/35450 – Previous Planning Permission W/09082



W/35450 Proposed Layout Plan

SITE LAYOUT PLAN & SCALE PARAMETERS

LAUGHARNE DEVELOPMENT



Scale Parameters

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OUTLINE		
Number	Description	Date
1	Outline	01/01/2017



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Mr Thomas

Project Title:
Residential Development
Laugharne, Carmarthenshire

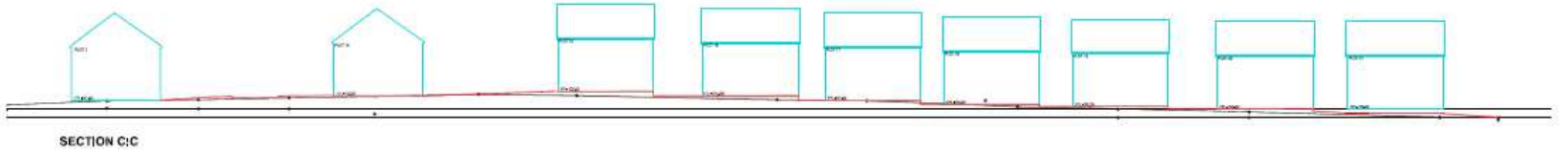
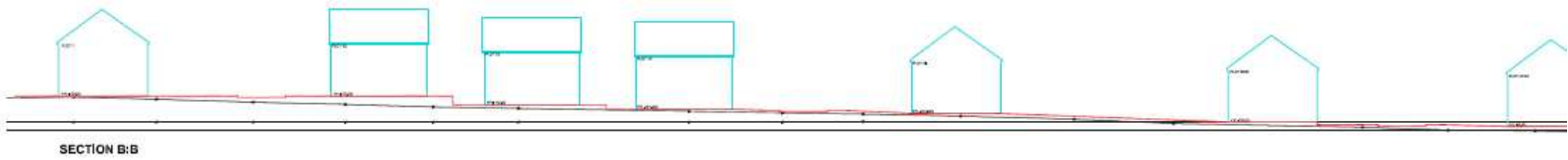
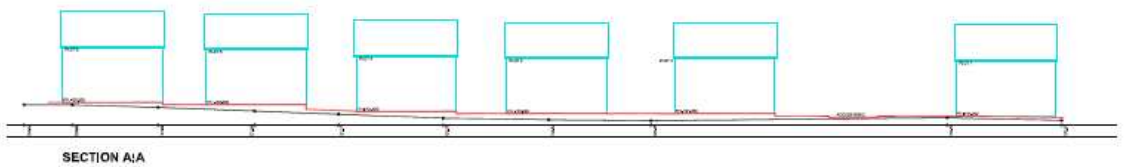
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SAURO ARCHITECTURAL DESIGN
 9 ELLETON TERRACE, CARMARTHEN
 SAU10 1AA, SAU10 1AA
 TEL: 01267 333 884
 EMAIL: info@sauroarchitectural.co.uk
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Site Layout Plan 1:500

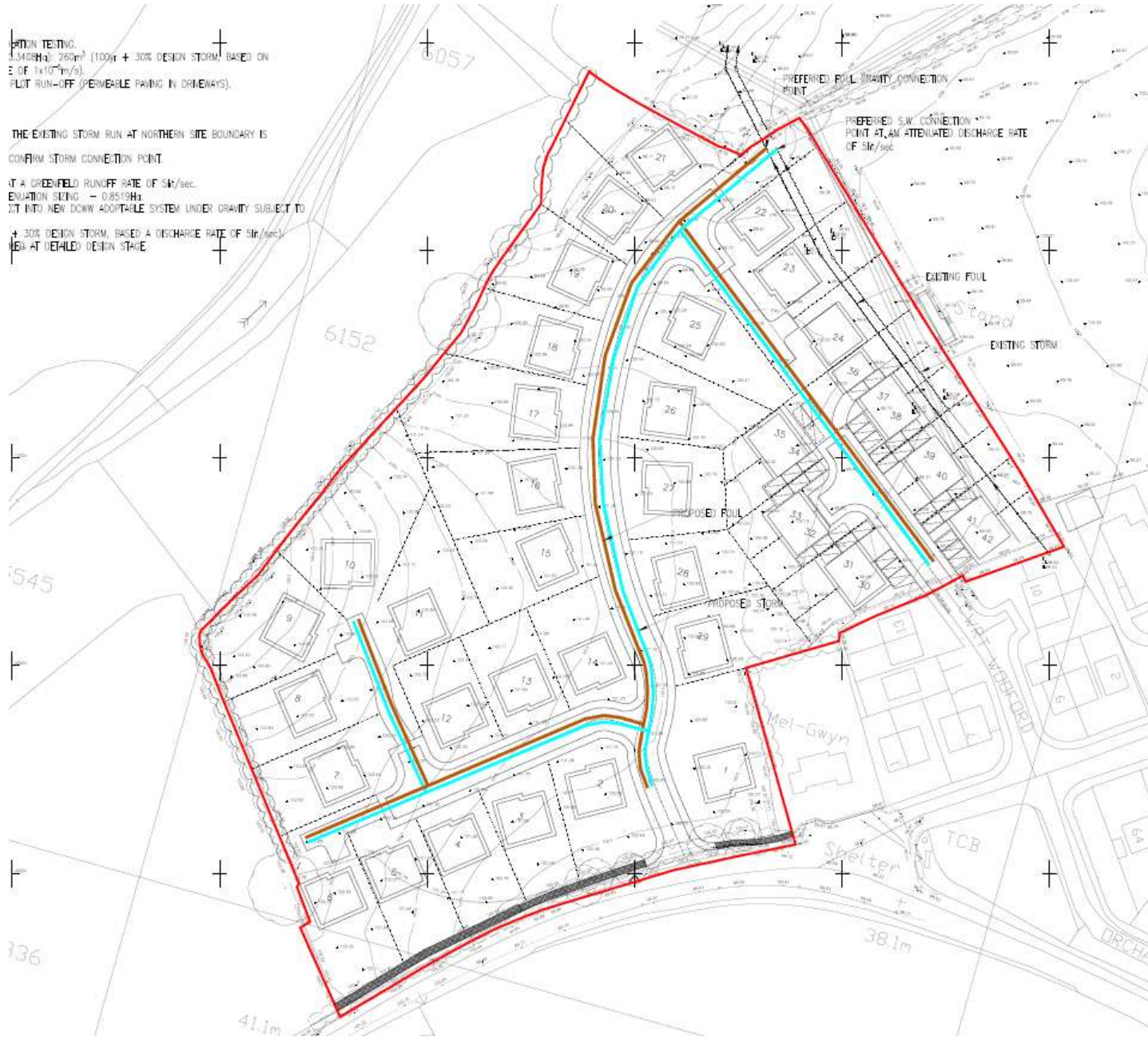
W/35450 Proposed Site Sections



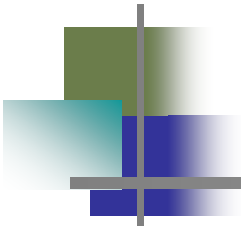
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W/35450 Drainage Strategy

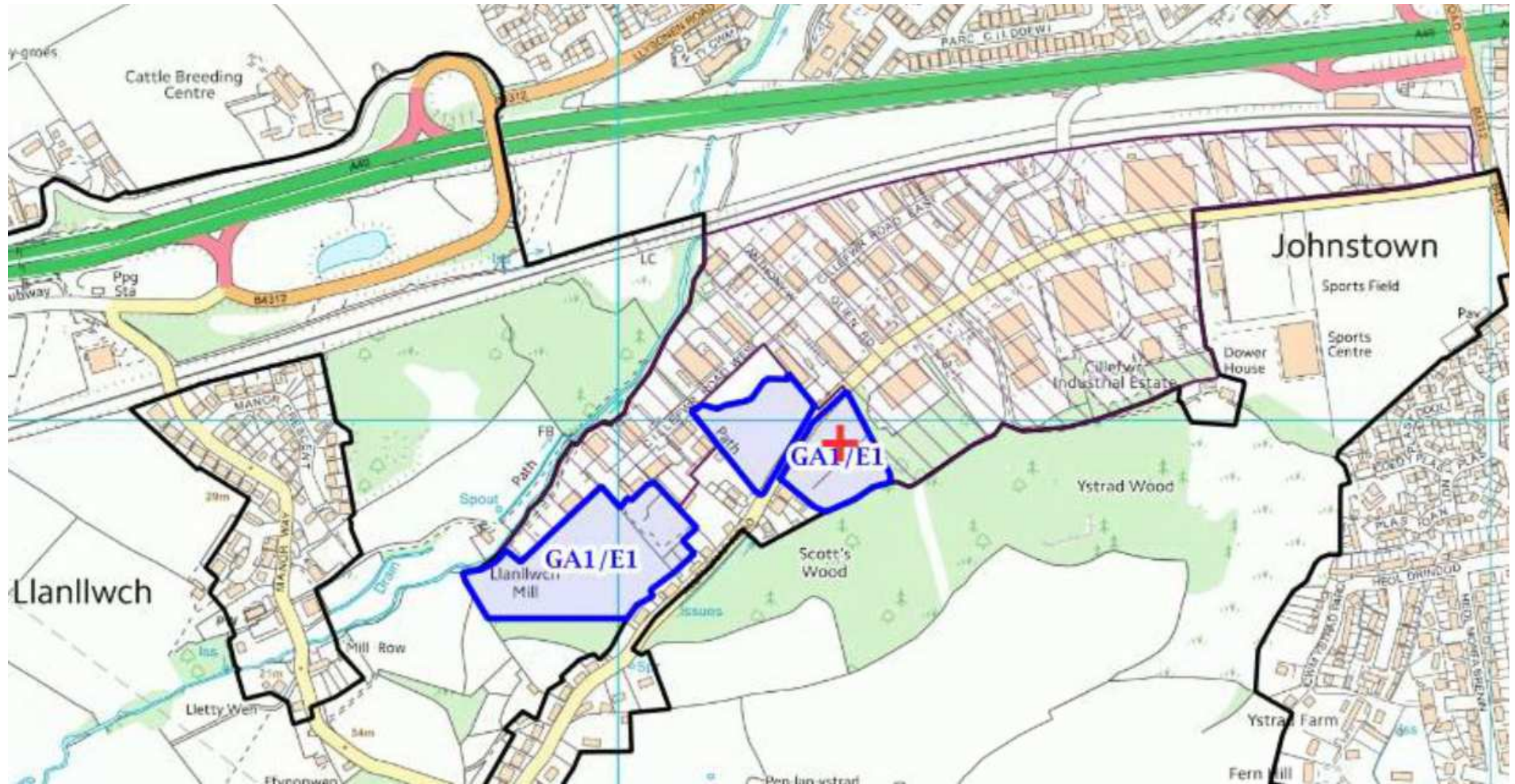




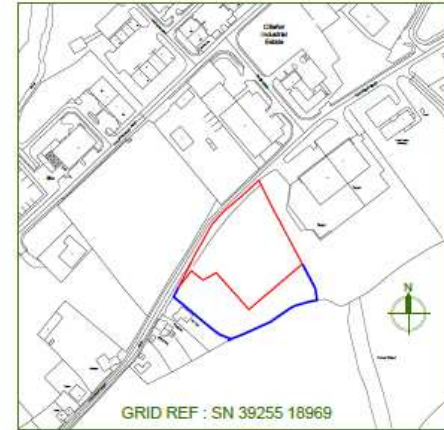
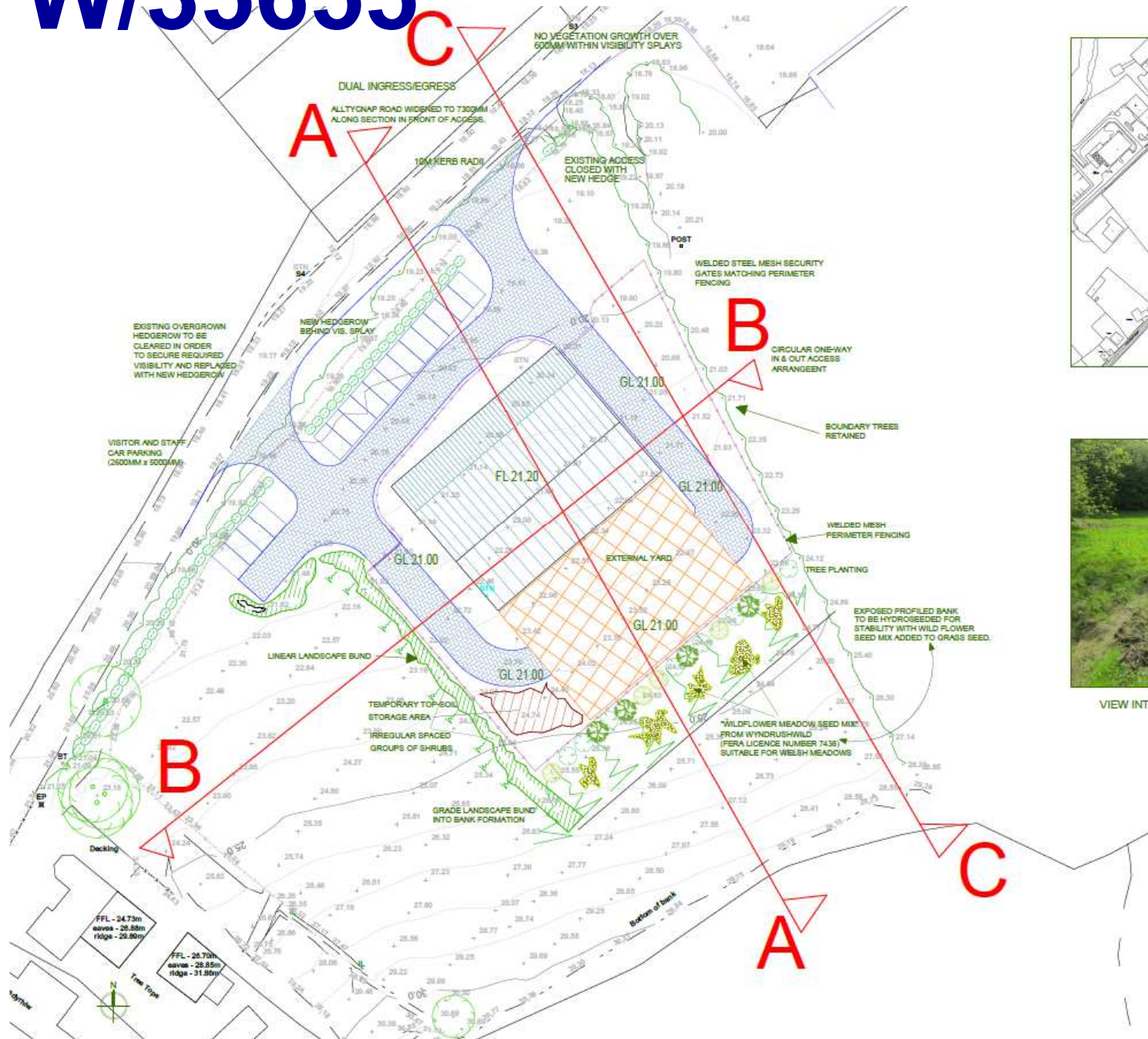


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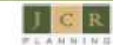


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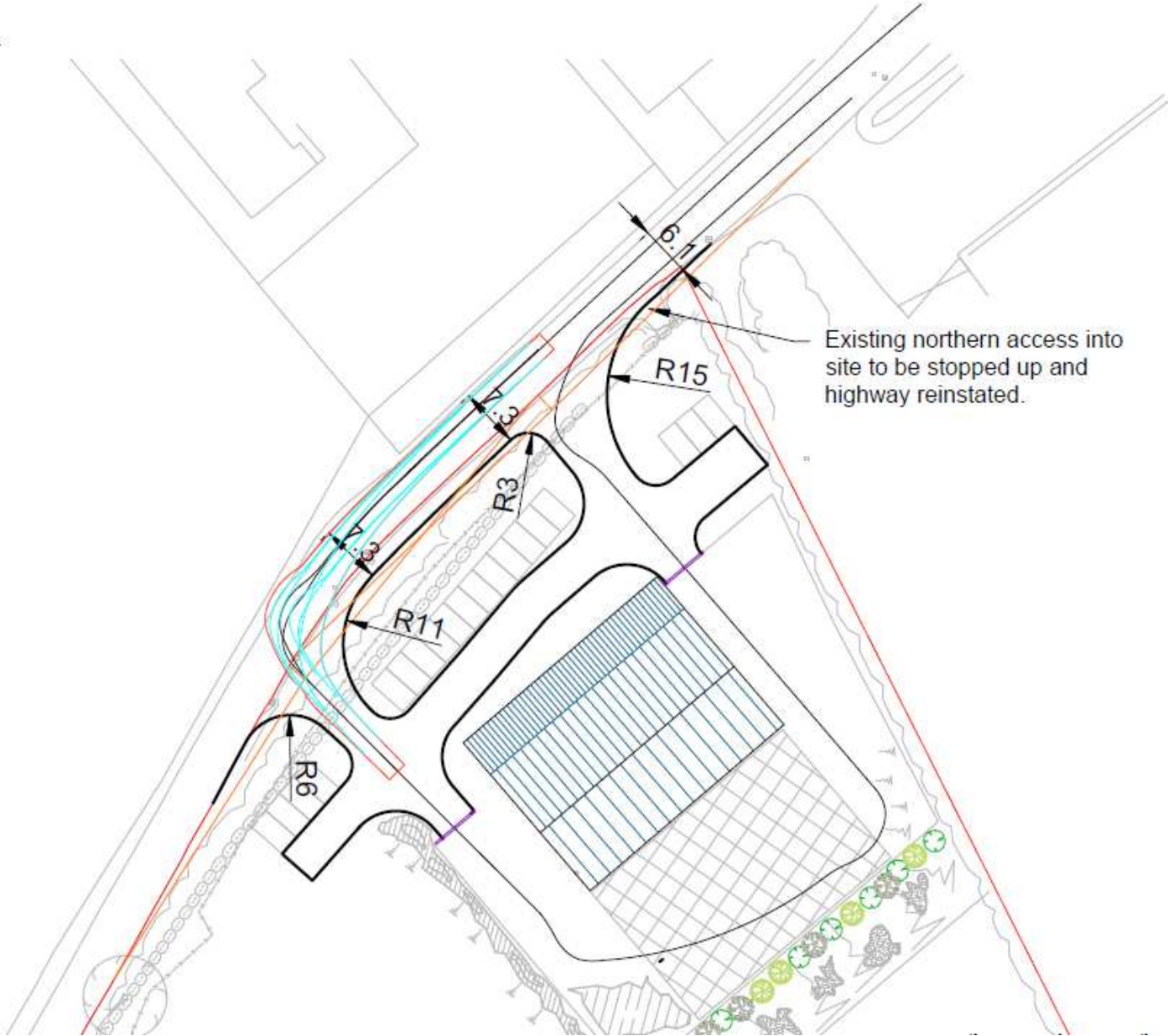
VIEW INTO SITE AND ADJACENT LAND

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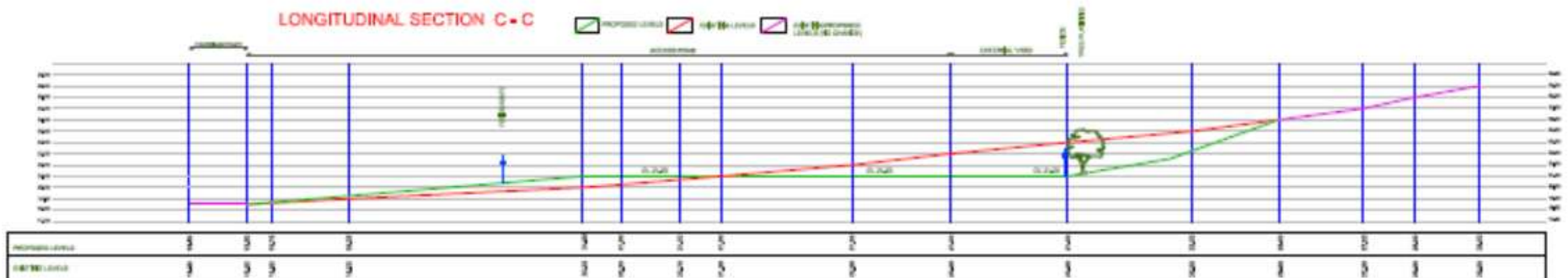
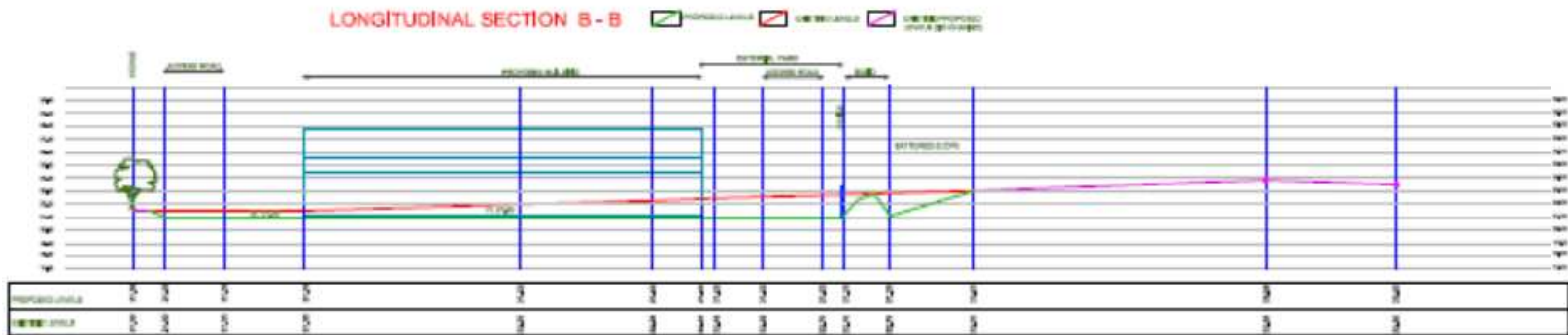
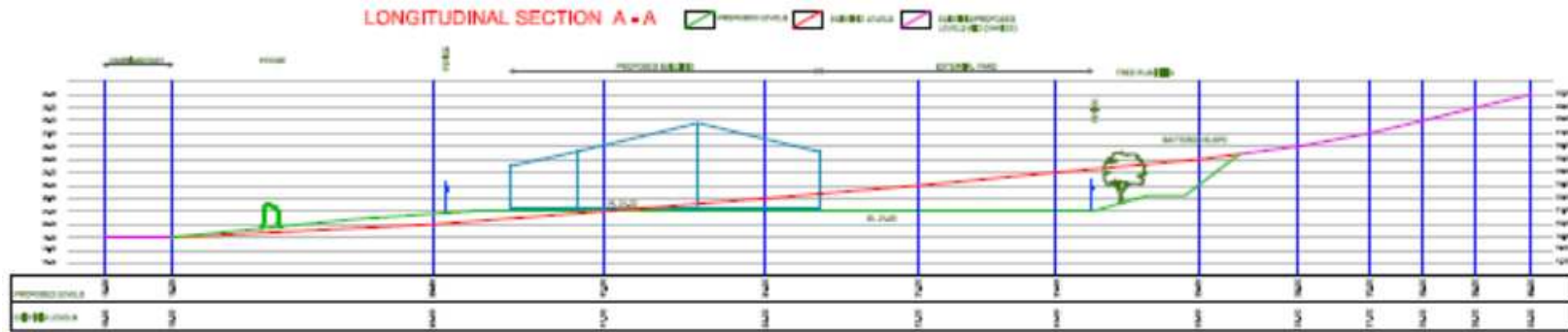


CHARITABLE TRUST PLANNING AND DESIGN CONSULTANTS
 UNIT 3, CROWN INDUSTRIAL ESTATE, WYNDRUSH WOOD, PLYMOUTH, DEVON PL4 8AA
 01752 824444 FAX 01752 824445
 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

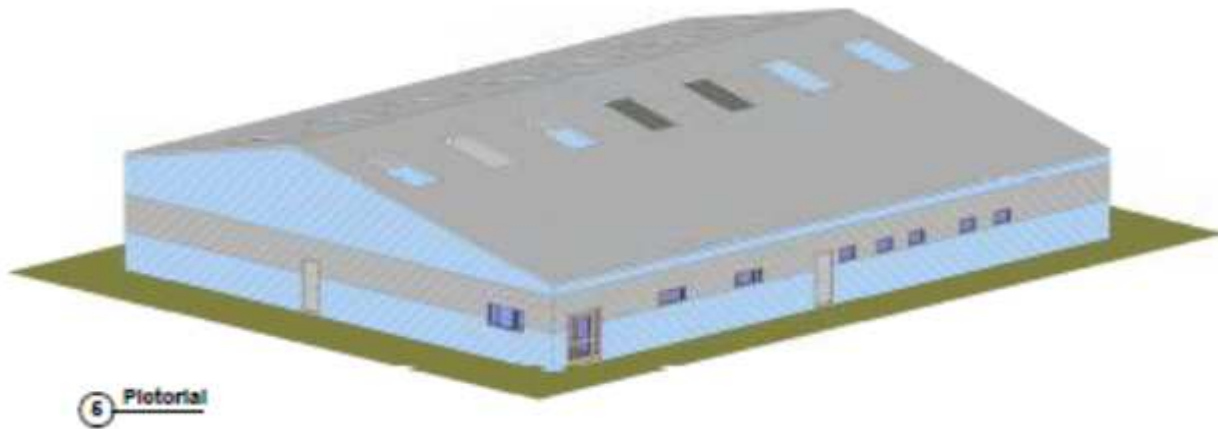
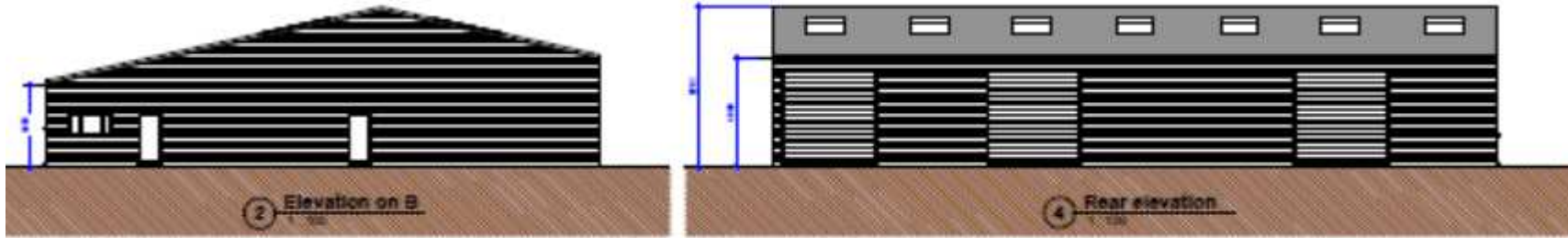
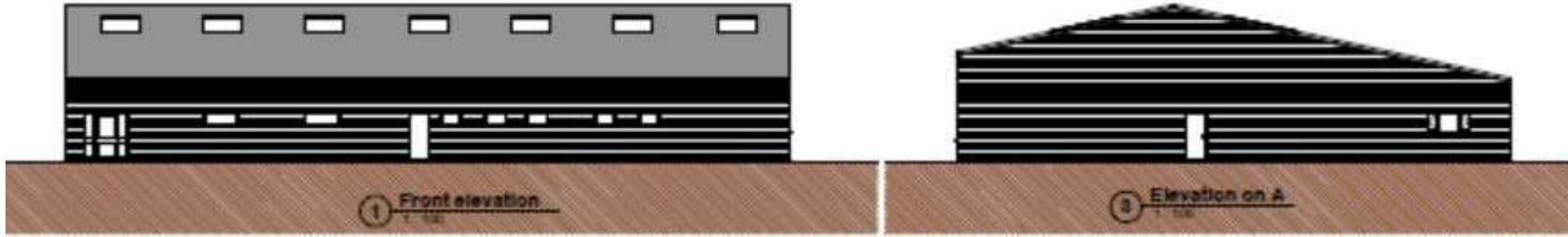
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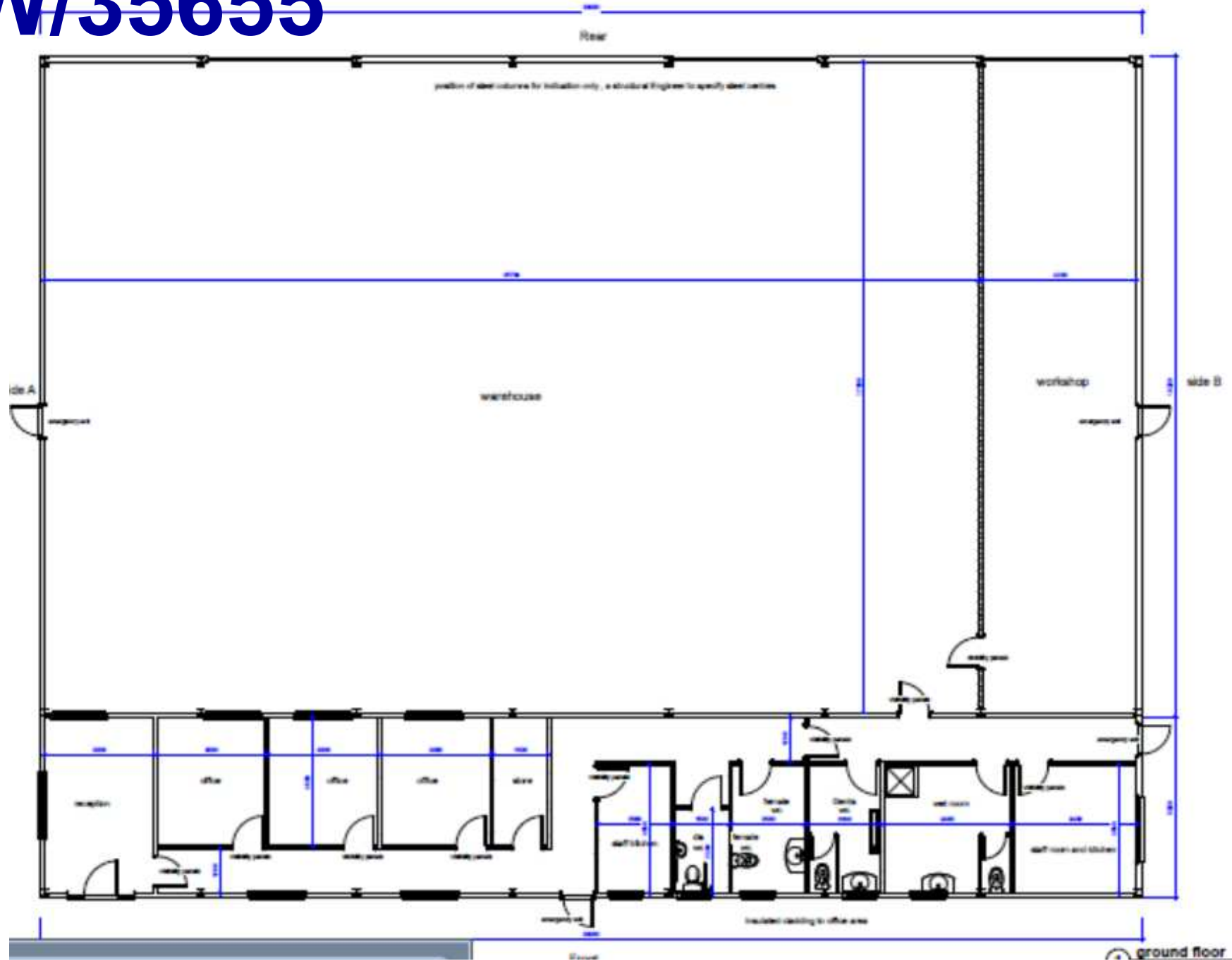
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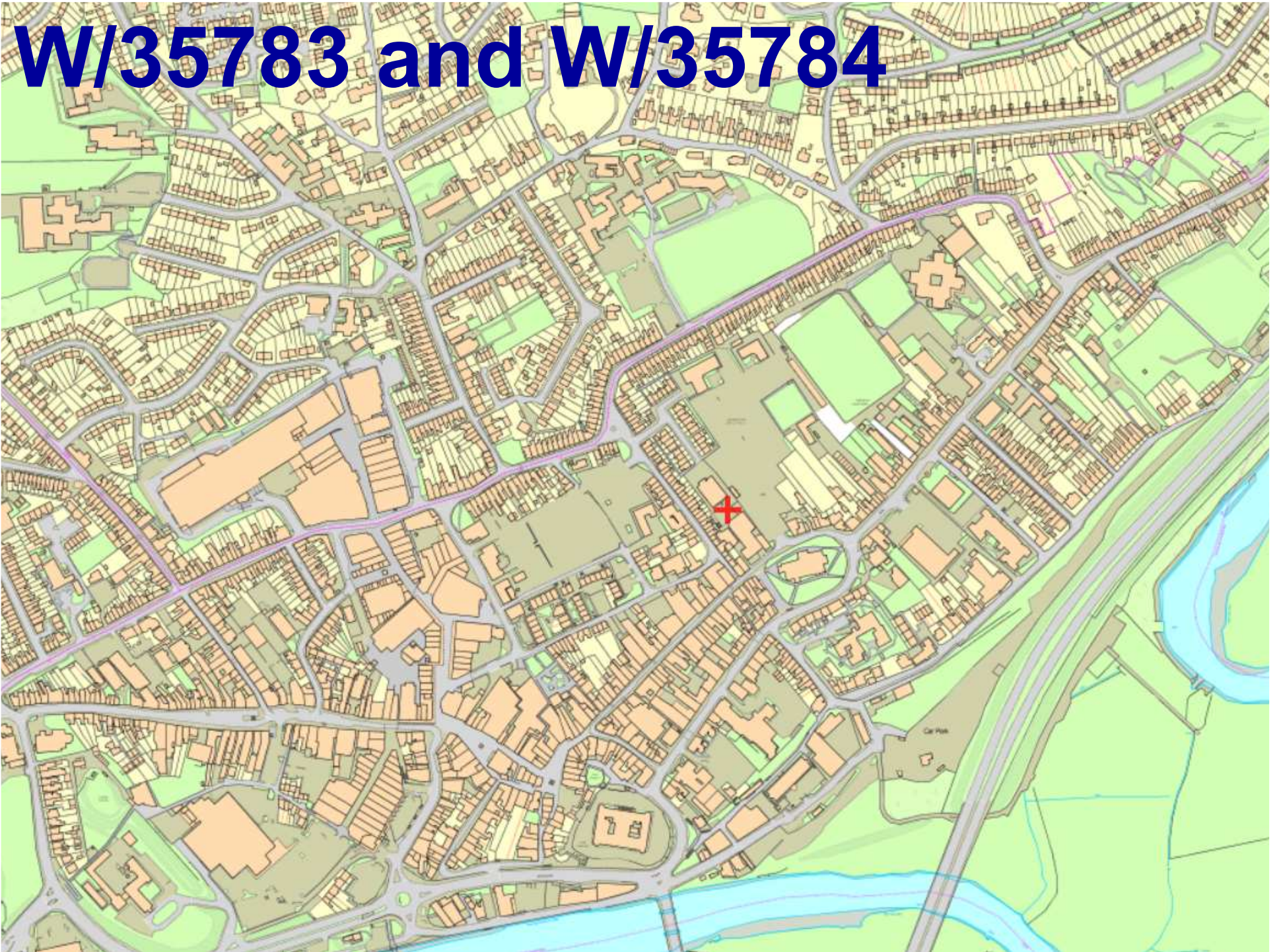


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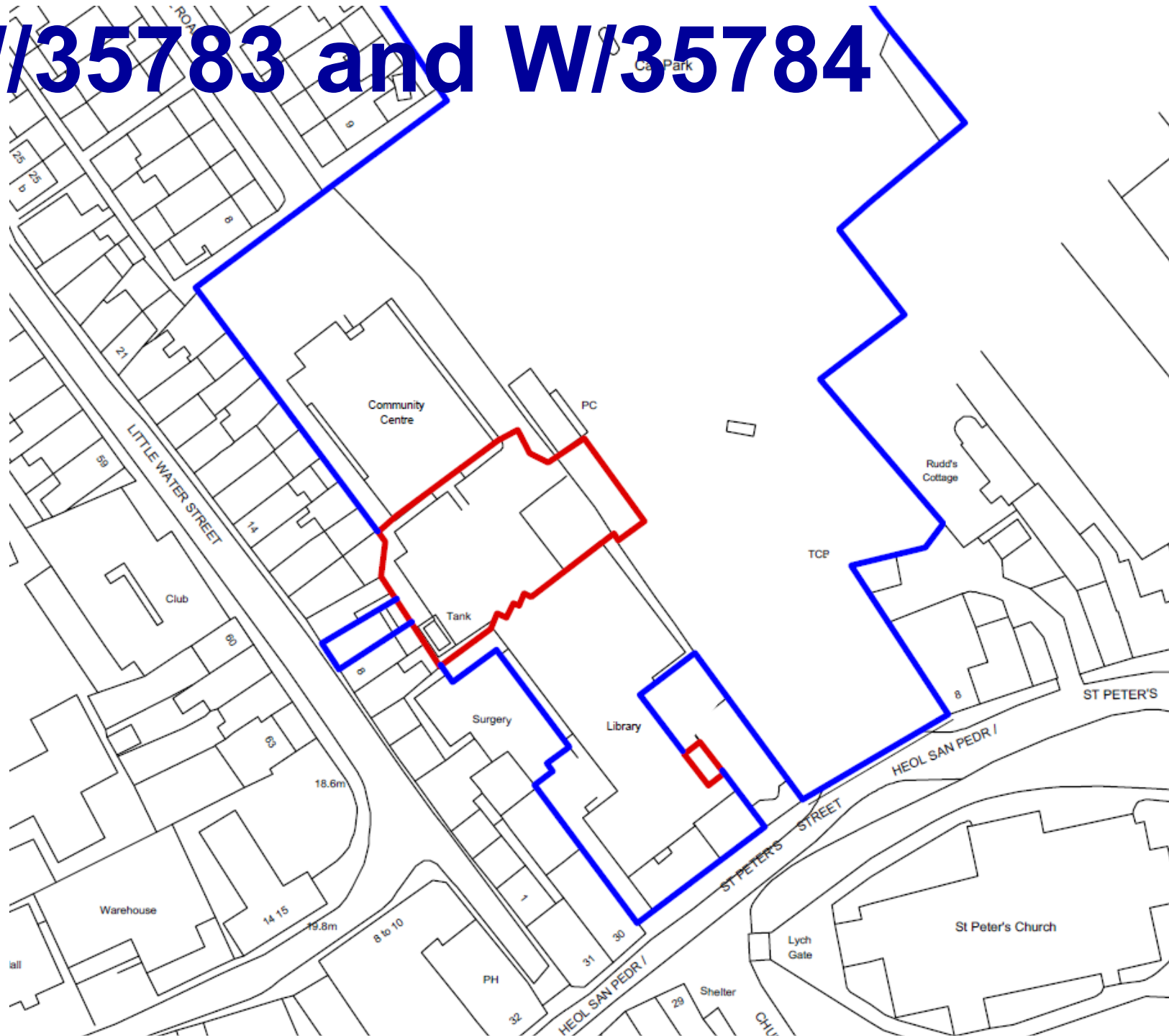


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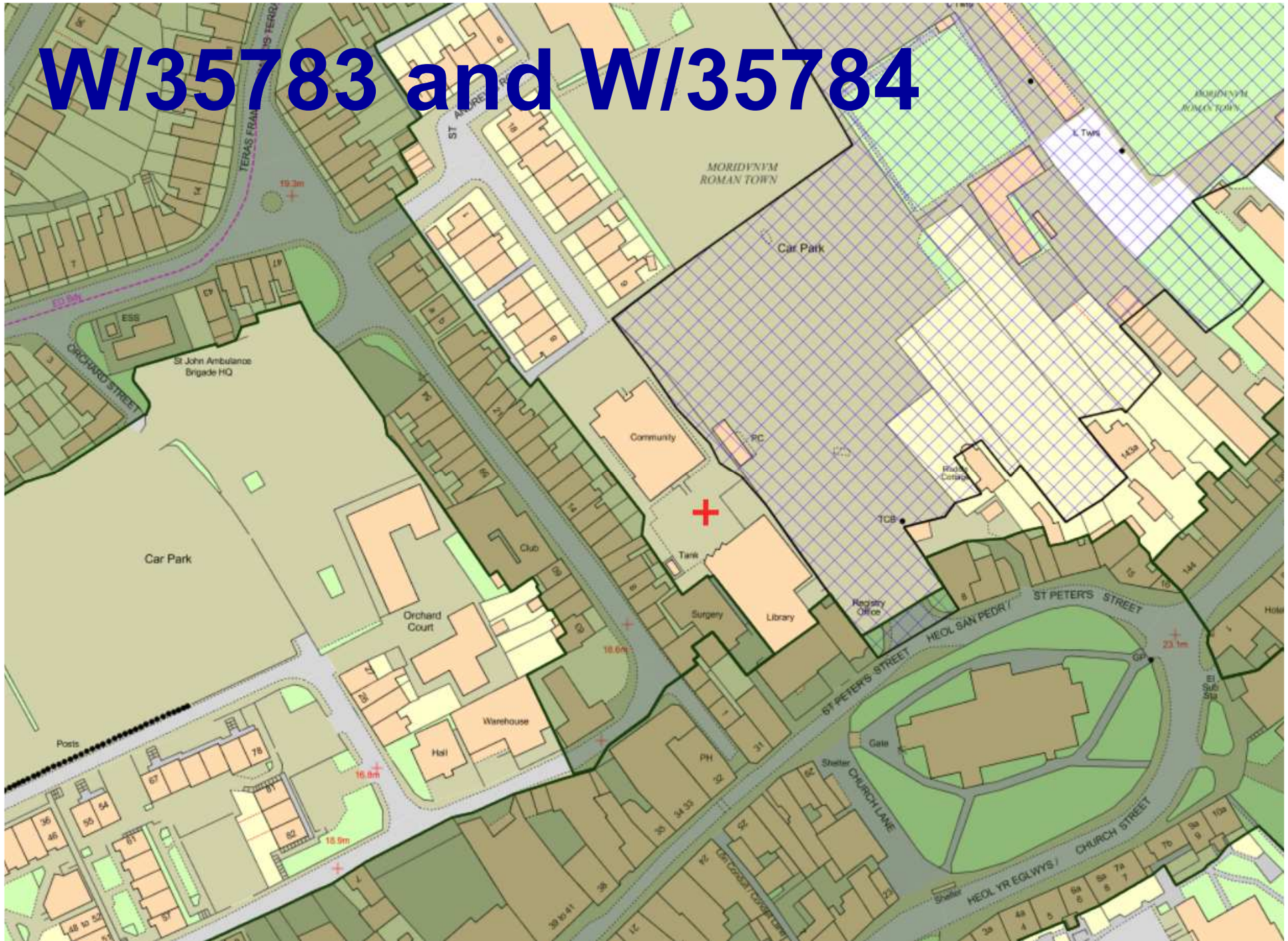
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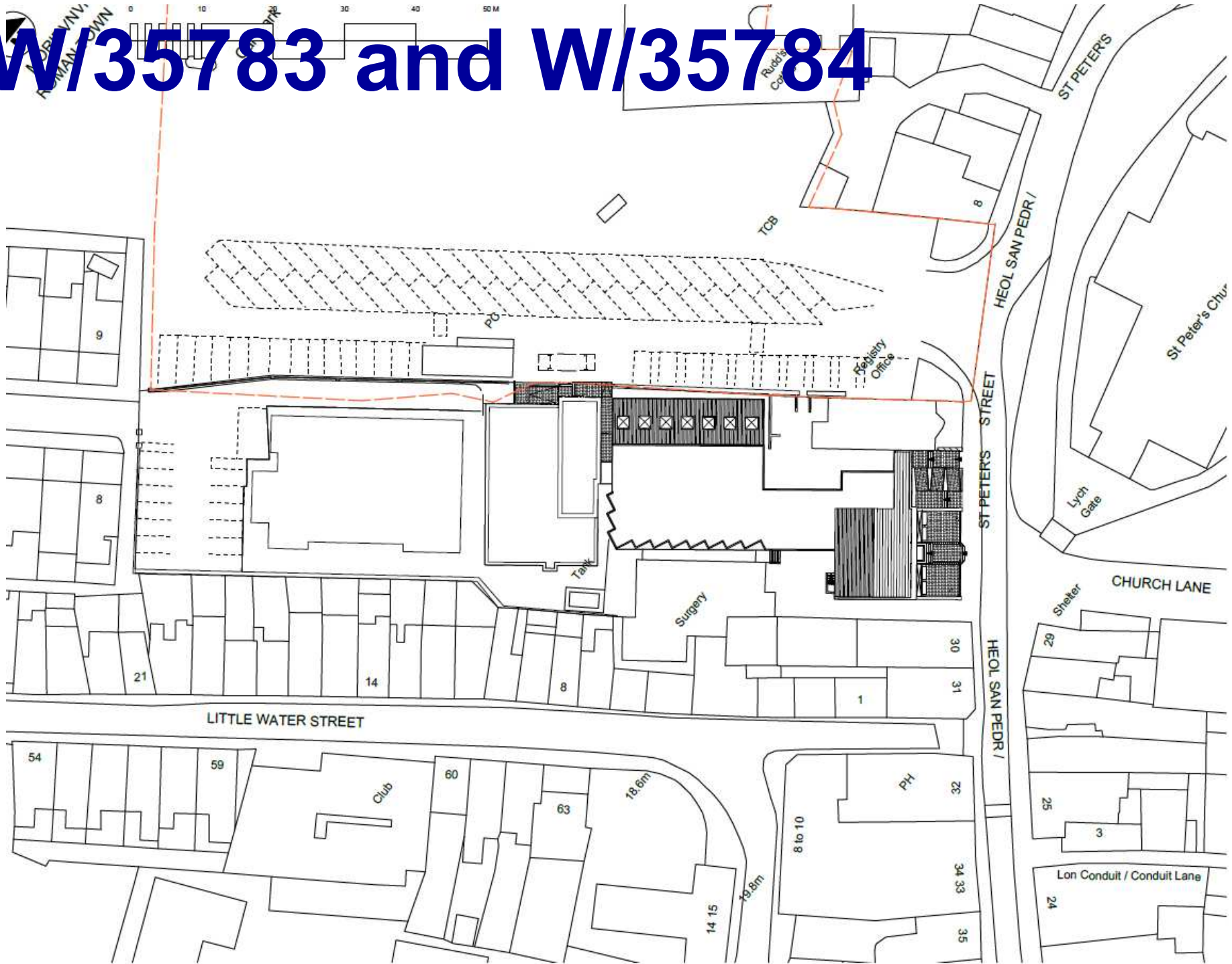
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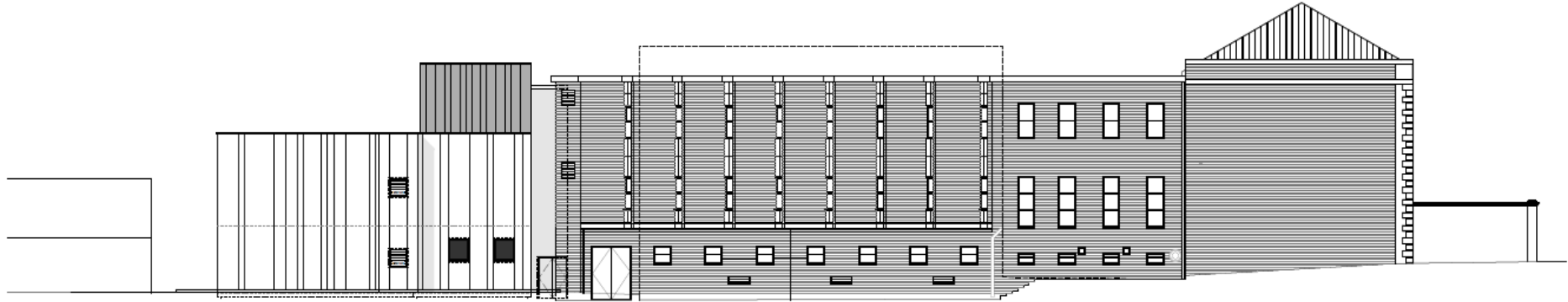
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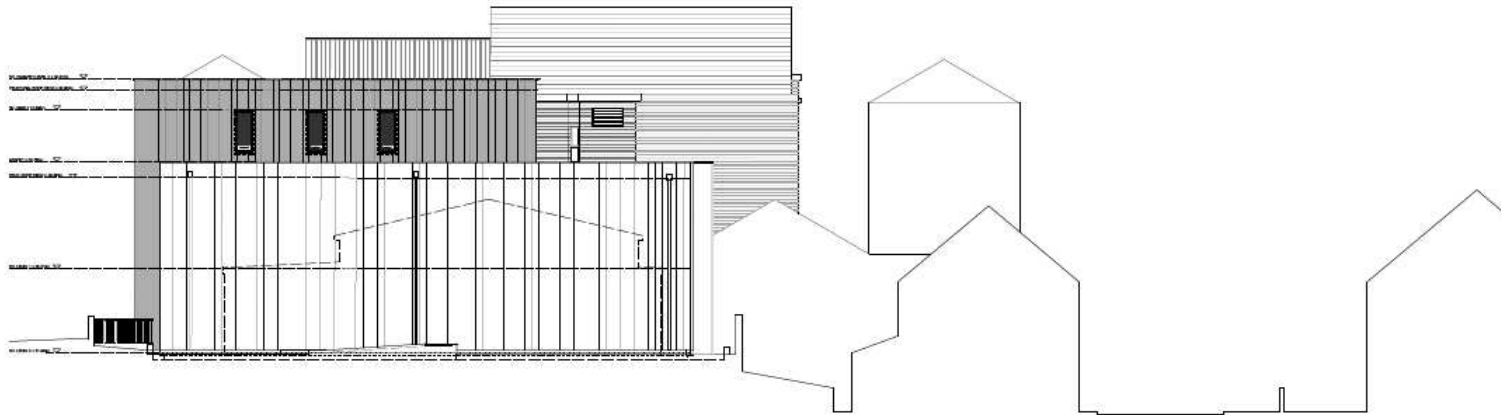


W/35783 and W/35784



WEST ELEVATION

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Rev	Description	Date	Initial
F	Flue Added	16/9/17	
E	Levels to Repository Updated	28/7/17	
D	Window Sizes Updated	5/6/17	
C	Windows and Vent Shutters added	27/4/17	
B	Zinc Cladding on Public Block	20/4/17	
A	Revised for Peasthouse Wall Details	12/9/17	

Piers Sadler Consulting
 Roger Casey Associates Ltd.
 SABA Consult
 Camarthenshire County Council

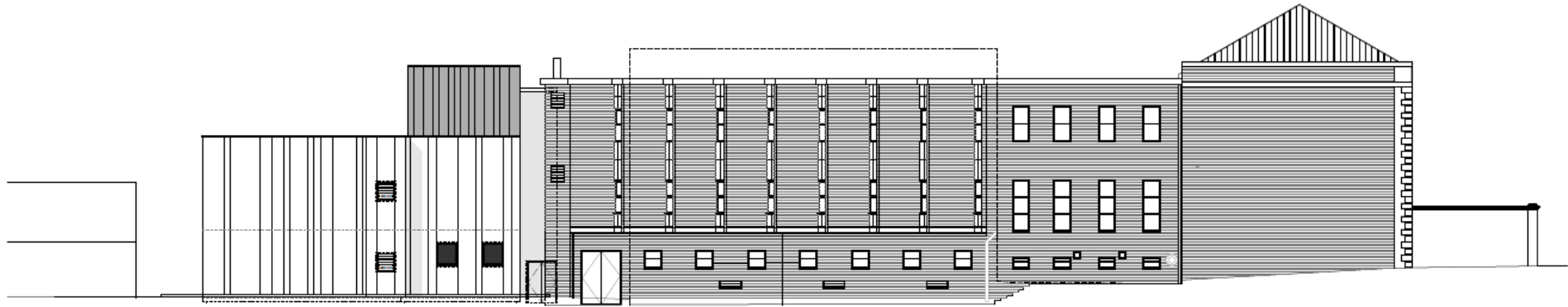
WATERMANS LANE
 THE GREEN
 PEMBROKE
 PEMBROKESHIRE
 WALES
 SA71 4BLJ
 DL: 01646 89477
 FX: 01646 47120
 www.saba.co.uk/charity



Camarthenshire CC
 Carmarthen Library + Partnership Project
 ELEVATIONS - NORTH & WEST

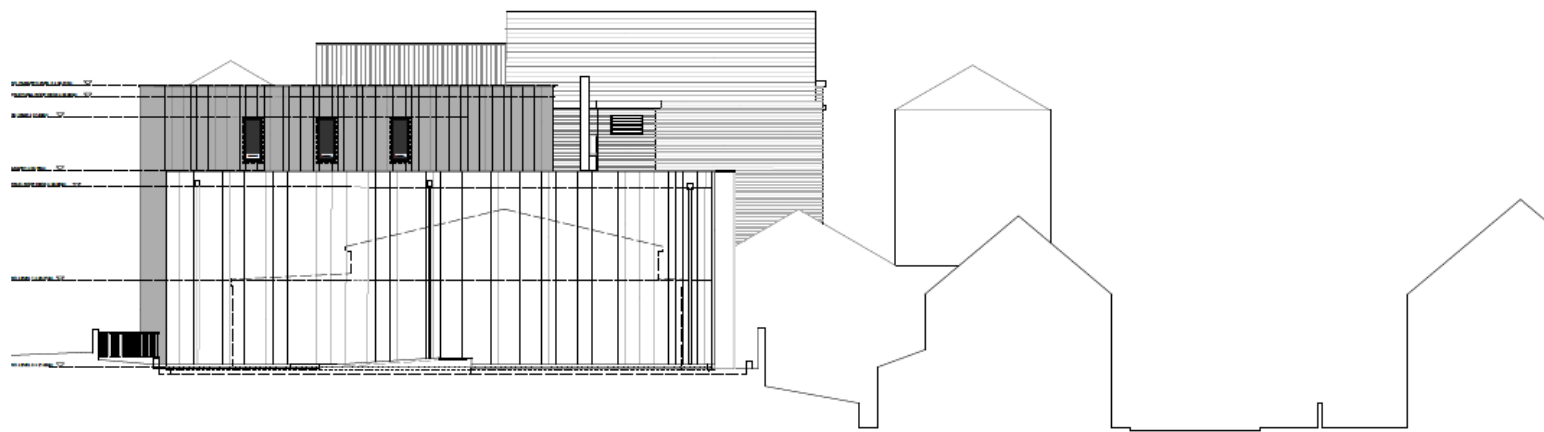
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Author: BK	Date: OCT 16	Project:

W/35783 and W/35784



WEST ELEVATION

1:100



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G	GAS FLUE ADDED	16/01/17	
F	Flue Added	16/01/17	
E	Levels to Repository Updated	25/01/17	
D	Window Sizes Updated	6/01/17	
C	Windows and Vent Shutters added	27/01/17	
B	Zinc Cladding on Public Block	20/01/17	
A	Revised for PassivHaus Wall details	12/01/17	

Prepared by: Piers Sadler Consulting
 Checked by: Roger Casey Associates Ltd.

Drawn by: SABA Consult
 Client: Carmarthenshire County Council

WATERMANS LANE
 THE GREEN
 PEMBROKE
 PEMBROKESHIRE
 WALES
 SA71 4NU
 TEL: 01463 66472
 FAX: 01463 67122
 www.acanthusholden.co.uk
 info@acanthusholden.co.uk
 acanthusholden.co.uk



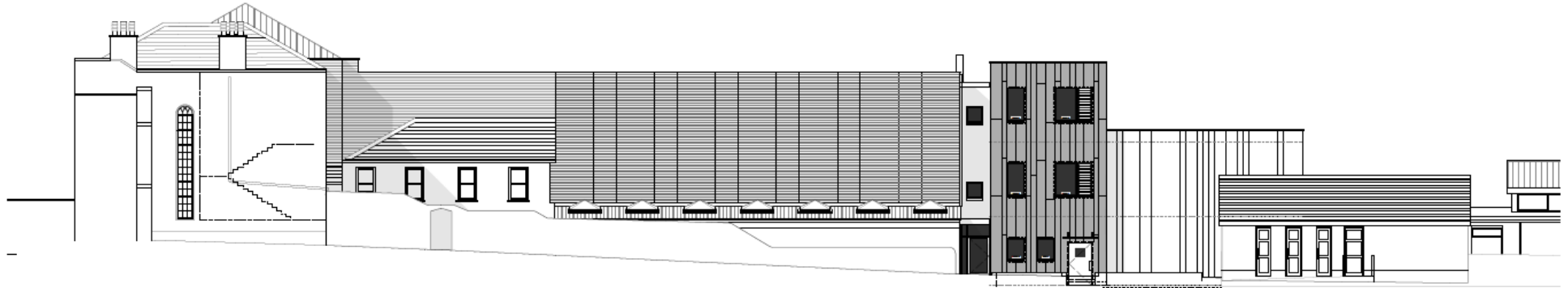
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Project: Carmarthen Library + Partnership Project

Drawing Title: ELEVATIONS - NORTH & WEST

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W/35783 and W/35784



EAST ELEVATION

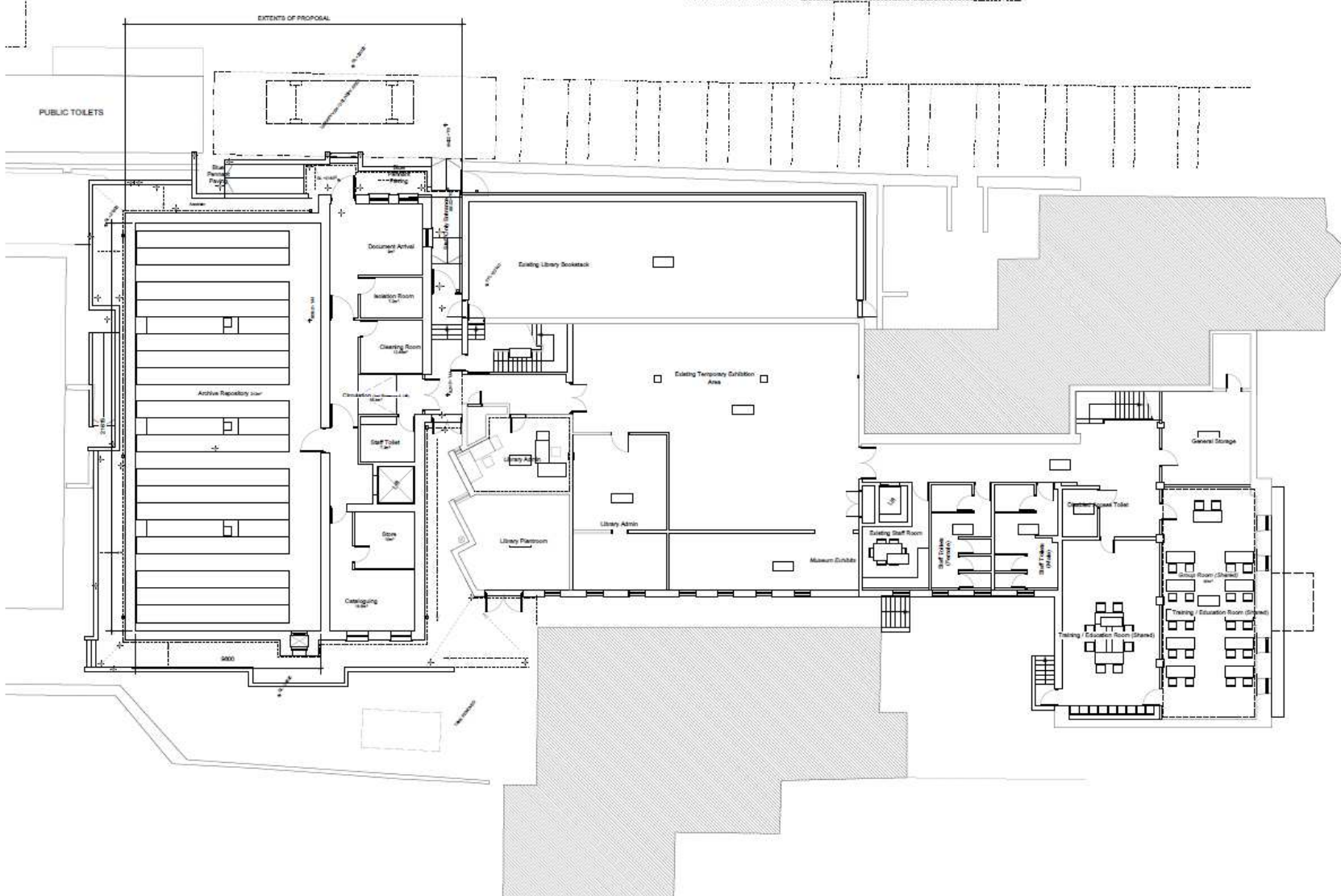
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Rev	Description	Date	Initial
F	GAS FLUE ADDED	19/9/17	
E	Levels to repository updated	28/7/17	
D	Window Sizes Updated	26/6/17	
C	Windows and Vent Shutters added	27/6/17	
B	Zone Cladding to Public Block	22/4/17	
A	Revised for Present House Wall depths	12/3/17	

Prepared by:	Piers Sadler Consulting
Client:	Roger Casey Associates Ltd.
Client Ref:	SABA Consult
Client Address:	Carmarthenshire County Council
Site:	WATERMANS LANE THE GREEN PEMBROKE PEMBROKESHIRE SALES SA71 4NJ TEL: 01449 85472 FAX: 01449 85722 www.rodgercasey.co.uk
Client:	Carmarthenshire CC
Project:	Carmarthen Library + Partnership Project
Drawing Title:	ELEVATIONS - EAST & SOUTH

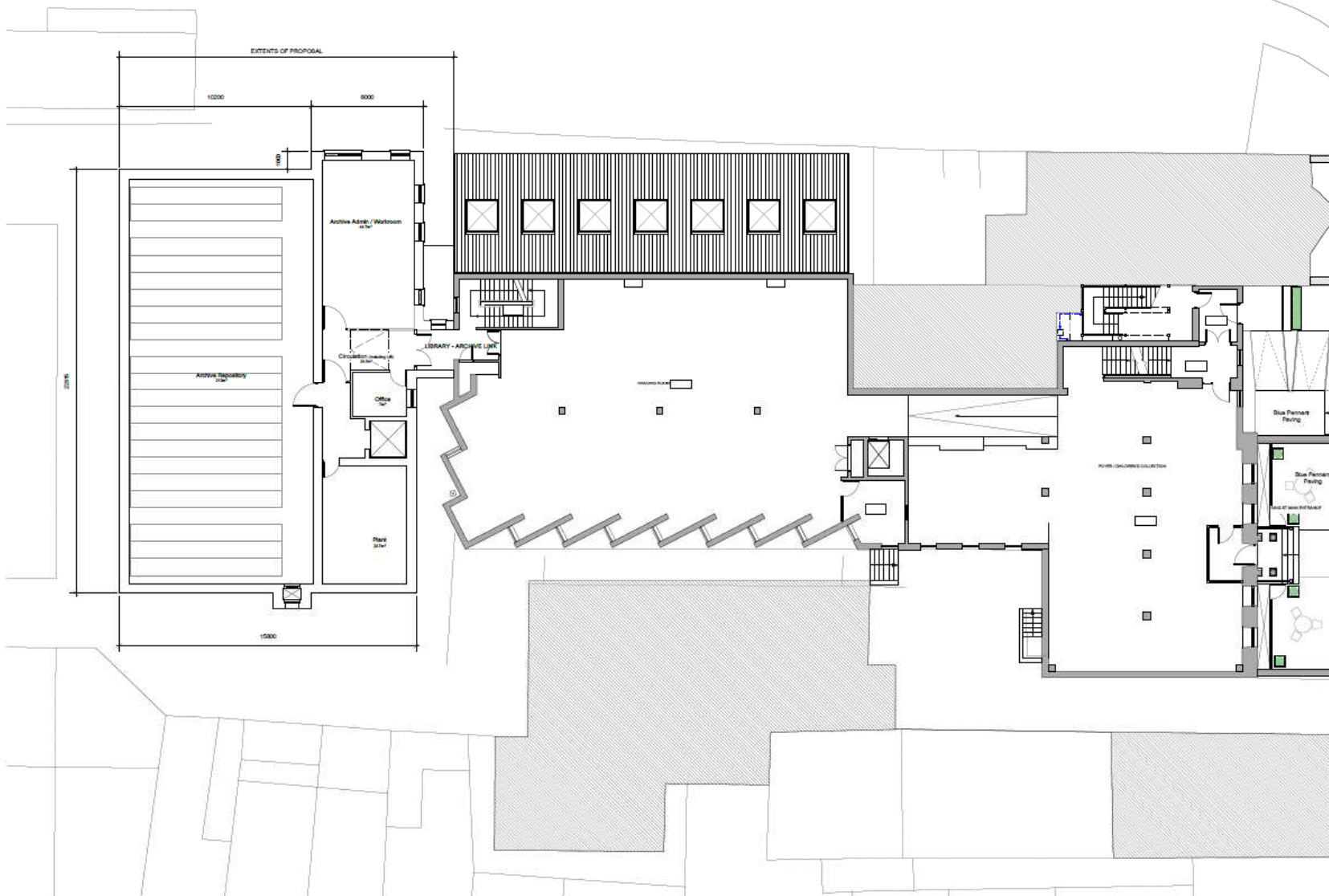
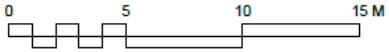
W/35783 and W/35784



Rev	Description	Date	Initial
D	EXTERNAL GROUND WORKS & GAS FLUE ADDED	15/01/17	
C	Flue Added	15/01/17	
B	Rear entrance details amended	15/01/17	
A	Window Sills Locked	06/17	

Prepared by	Piers Sadler Consulting		
Checked by	Roger Casey Associates Ltd.		
As Reviewed by	SABA Consult		
Client	Carmarthenshire County Council		
Address	WATERMANS LANE THE GREEN PEMBROKE PEMBRKESHIRE WALES SA71 4NU TEL 01849 860272 FAX 01849 860206 www.psc-consulting.co.uk		
Client	Carmarthenshire CC		
Project	Carmarthen Library + Partnership Project		
Drawing Title	PLANS - LEVEL 0		

W/35783 and W/35784

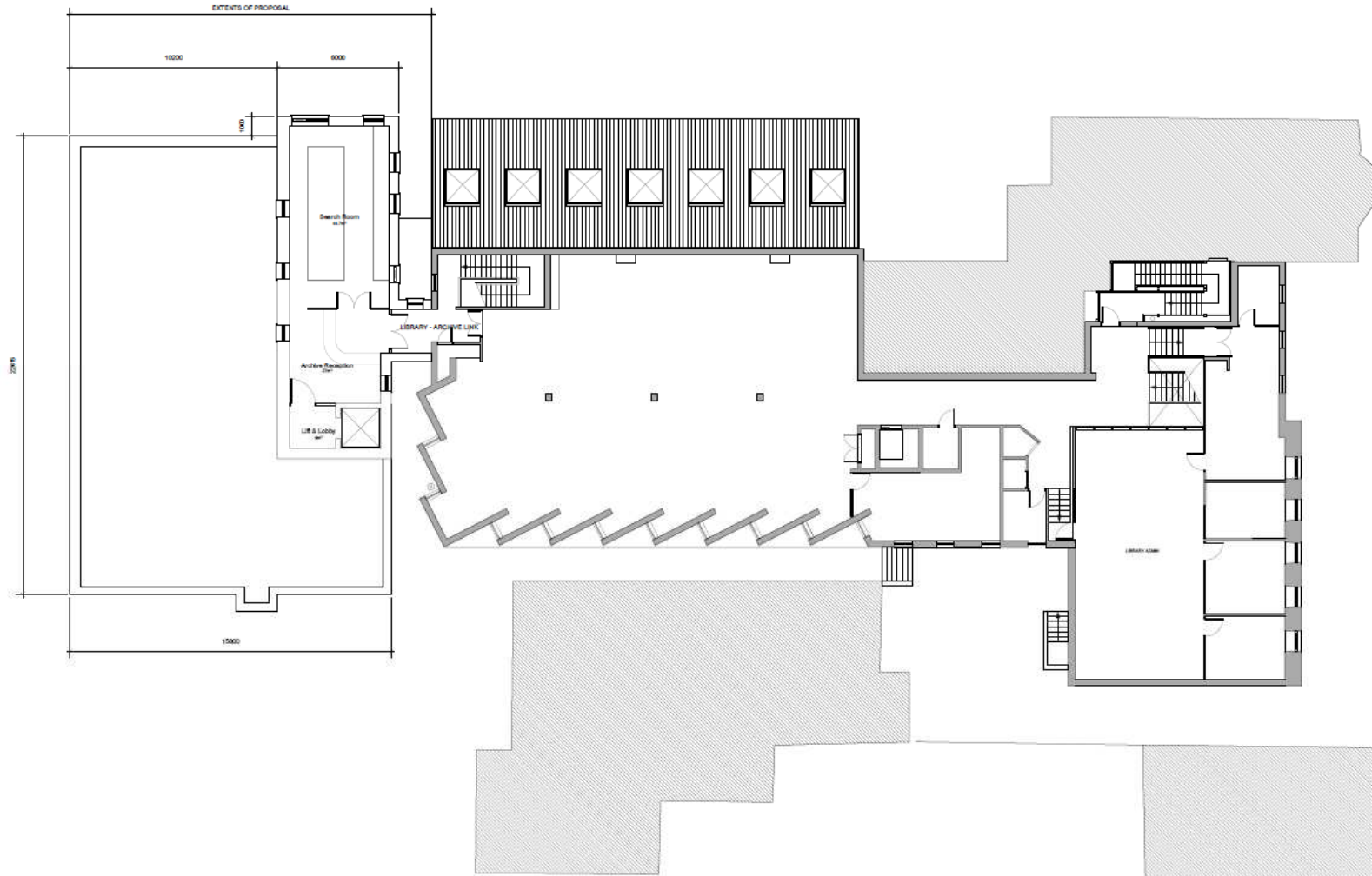
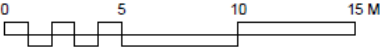



Rev	Description	Date	Initial
D	GAS BOILER FLUE ADDED	15/9/17	
C	Flue Added	15/9/17	
B	Flue Size Added	15/9/17	
A	Window Sizes Updated	5/9/17	

Piers Sadler Consulting	
Roger Casey Associates Ltd.	
SABA Consult	
Camrathshire County Council	

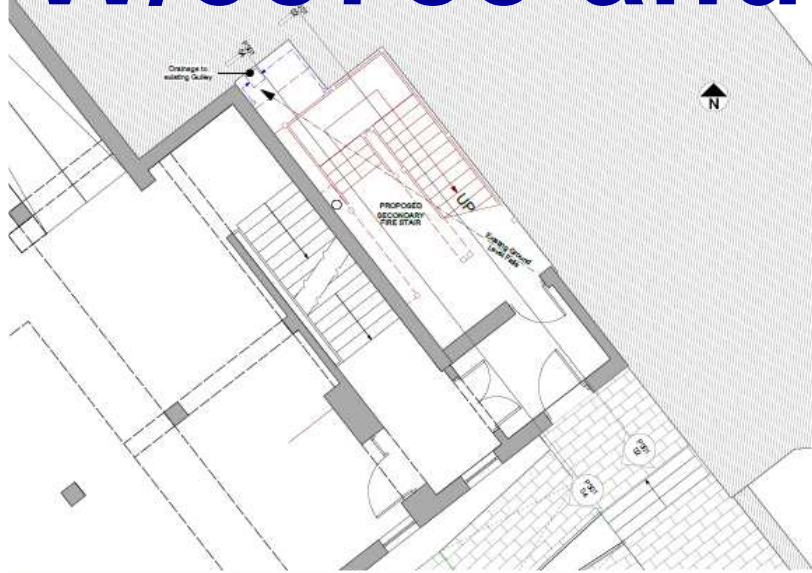
WATERMARKS LANE THE GREEN PEMBROKE PEMBROKESHIRE WALES SA71 4NJ TEL: 01646 80477 FAX: 01646 812333 www.piers-sadler.co.uk		
Camrathshire CC		
Camrathshire Library + Partnership Project		
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Drawn: A2002D	Checked: P102	Approved: D
Project: BK	Issue:	Revision:

W/35783 and W/35784

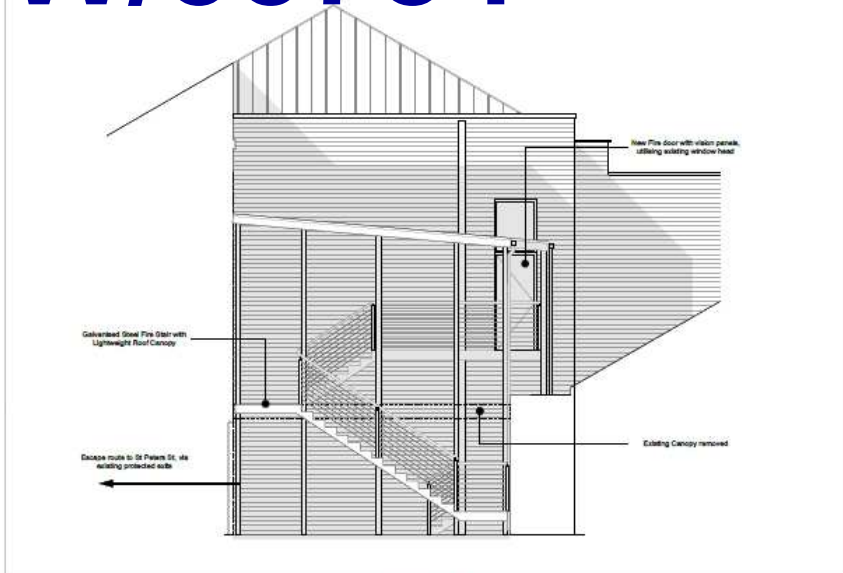


Rev	Description	Date	Initial
E	GAS FILLIE ADDED	15/01/17	
D	Flue Added	15/01/17	
C	Fire Stair Added	15/01/17	
B	Window sizes updated	05/01/17	
A	Partition Removed, Level 2	24/01/17	
Project Information Project Name: Piers Gadler Consulting Client: Roger Casey Associates Ltd. Consultant: SABA Consult Client Reference: Carmarthenshire County Council			
WATERMANS LANE THE GREEN, PEMBROKE PEMBROKESHIRE WALES SA71 4NEJ TEL: 01792 886622 FAX: 01792 871222 www.piersgadler.co.uk info@piersgadler.co.uk			
Client: Carmarthenshire CC Project: Carmarthen Library + Partnership Project Drawing Title: PROPOSED PLANS LEVEL 2 Scale: 1:100 Sheet: A1 Drawing No: PLANNING Original: A2002D Date: P103 Revision: D Author: BK Date: E Checked: Approved:			

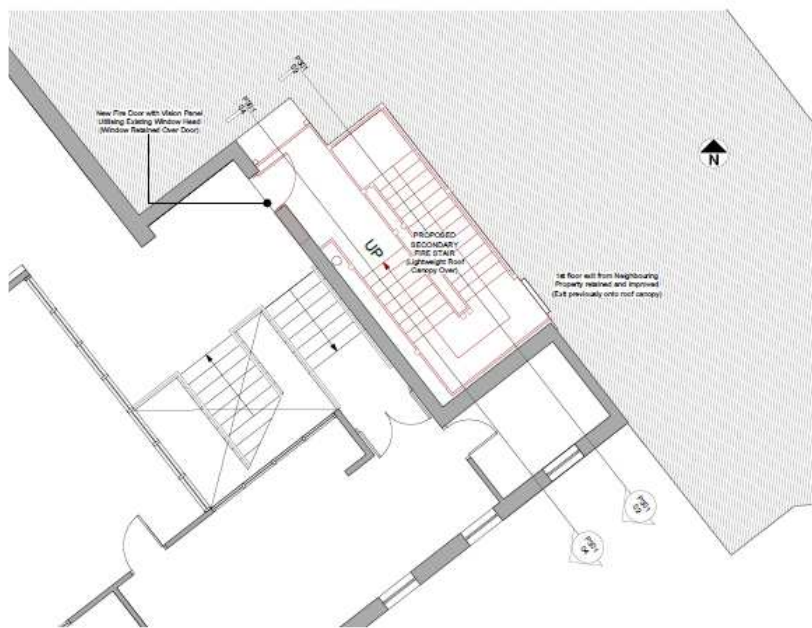
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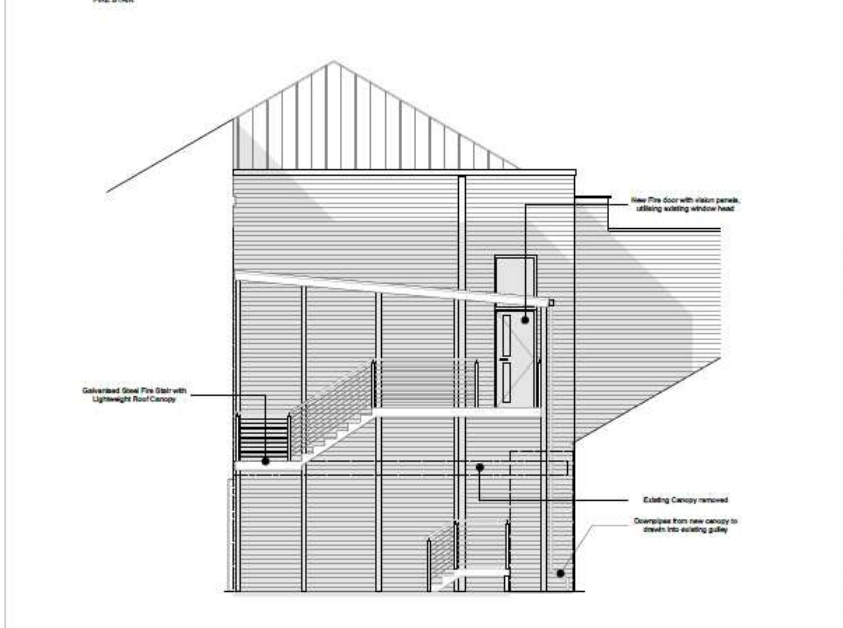
01 Fire Stairs - Level 1 1:50



03 PROPOSED SECONDARY FIRE STAIR Fire Stairs - Section 1 1:50



02 PROPOSED SECONDARY FIRE STAIR Fire Stairs - Level 1 1:50



04 PROPOSED SECONDARY FIRE STAIR Fire Stairs - Section 1 1:50

Rev	Description	Date	Initial
<p>WATERMANS LANE THE GREEN PEMBROKE PEMBROKESHIRE WALES SA71 4NU TEL: 01453 88822 FAX: 01453 87400 www.pembroke-holden.co.uk</p>			
<p>ACANTHUS HOLDEN</p>			
<p>Carmarthenshire CC</p>			
<p>Carmarthen Library + Partnership Project</p>			
<p>New Secondary Fire Stairs</p>			
Scale	1:50	Sheet No.	A1
Project No.	A2002D	Planning No.	P301
Issue No.	BK	Date	OCT 16

W/35783 and W/35784



W/35783 and W/35784



W/35783 and W/35784



W/35783 and W/35784



W/35783 and W/35784



W/35783 and W/35784



W/35783 and W/35784



W/35783 and W/35784



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W/35783 and W/35784





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BOD YN CAEL EU GWRTHOD***

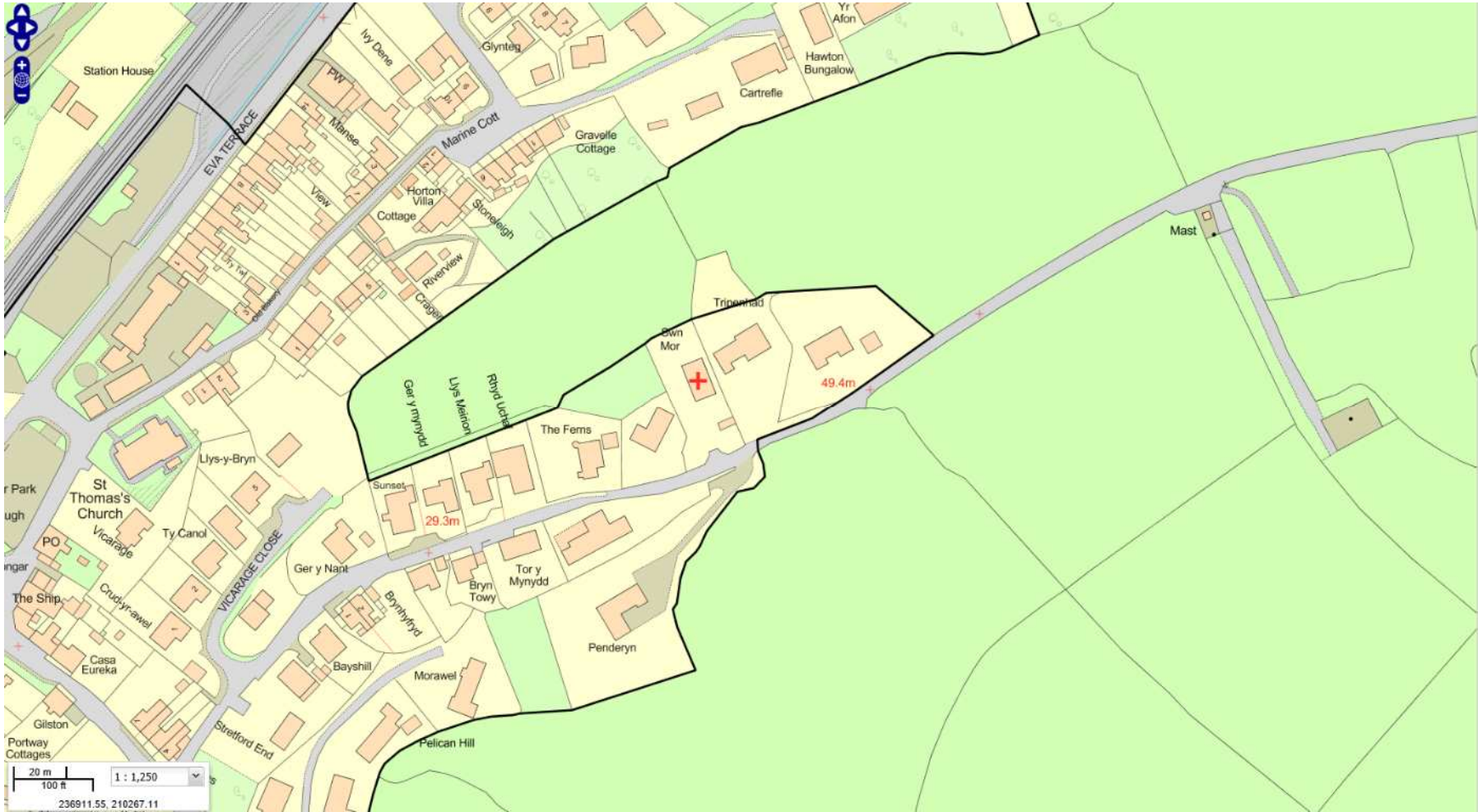
**APPLICATIONS RECOMMENDED
FOR REFUSAL**

W/36194

W/36194



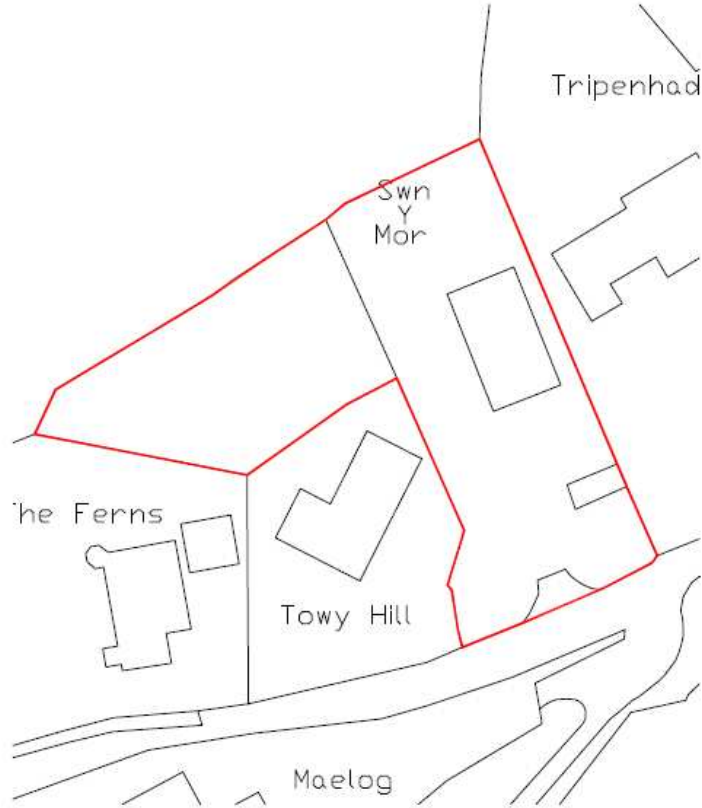
W/36194



W/36194

SITE BLOCK & LOCATION PLAN

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PLANNING

Rankin	Description	Date



Project Client
John Moor & Wendy Vaughan-Pugh

Project Title
Swn Y Mor, Fennyddle, Kildwelly, SA17 9RS

Drawing Title
SITE BLOCK & LOCATION PLAN

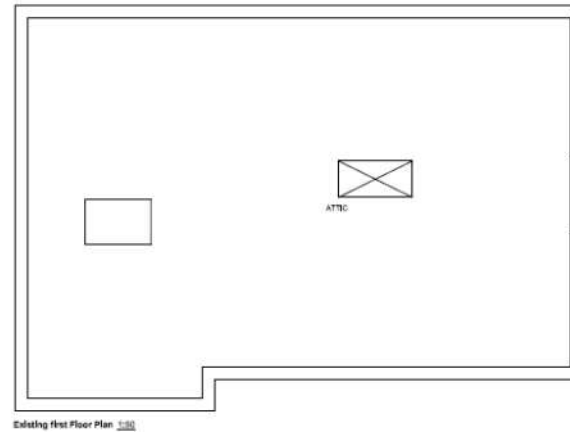
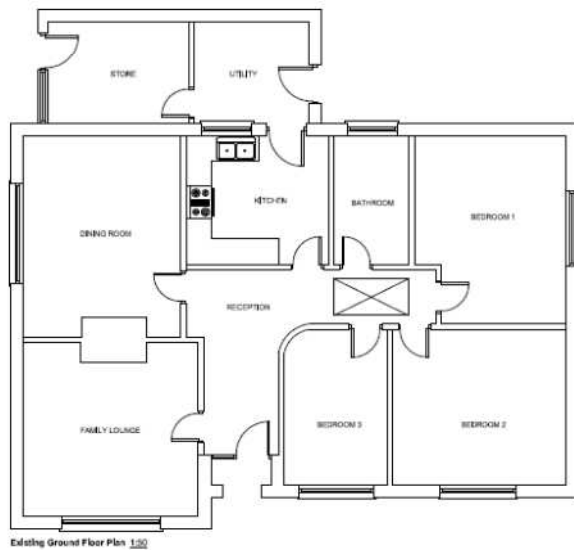
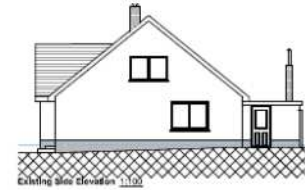
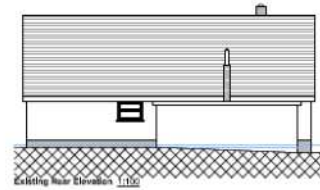
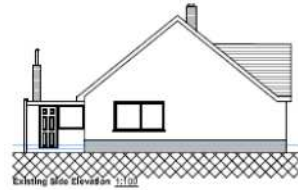
Scale 1:500/1250	Drawn by DJ
Date 05.05.2017	Issue No. 698
Rev. No.	Checked Sheet Size A3

SAURO ARCHITECTURAL DESIGN
 9 ELLISTON TERRACE, CARMARTHEN,
 GARRIATHENSHIRE, SA31 1HK
 Tel: 01267 233 884
 email: design@sauroarchitectural.co.uk
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EXISTING FLOOR PLANS & ELEVATIONS

SWN Y MOR, FERRYSIDE



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PLANNING	
PROJ:	DATE:

sauro
ARCHITECTURAL DESIGN

Ben Noon & Wendy Vaughan-Pugh

Project Title
Swan Y Mor, Ferryside, Kildare,
SA17 5RS

Drawing Title
Existing Floor Plans & Elevations

Scale 1:50/1:100	Drawn by
Date 09/25/2017	Job No. 698
Rev. No.	Drawn No. 01
Checked	Drawn Date A1

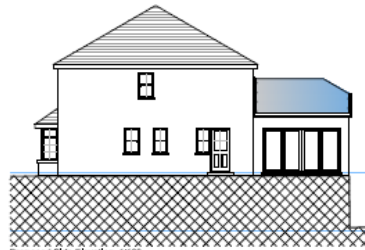
W/36194

PROPOSED FLOOR PLANS, ELEVATIONS

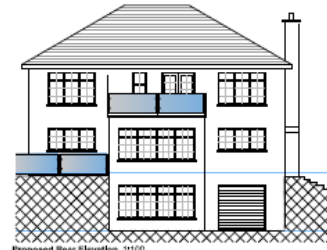
SWN Y MOR, FERRYSIDE



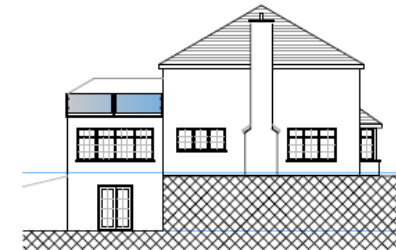
Proposed Front Elevation 1:100



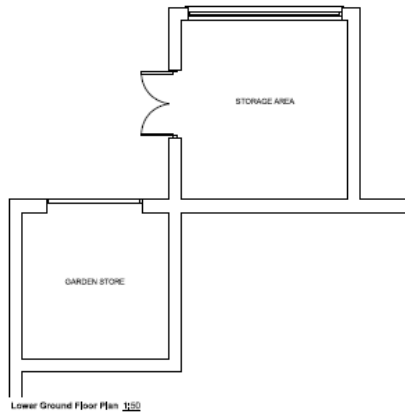
Proposed Side Elevation 1:100



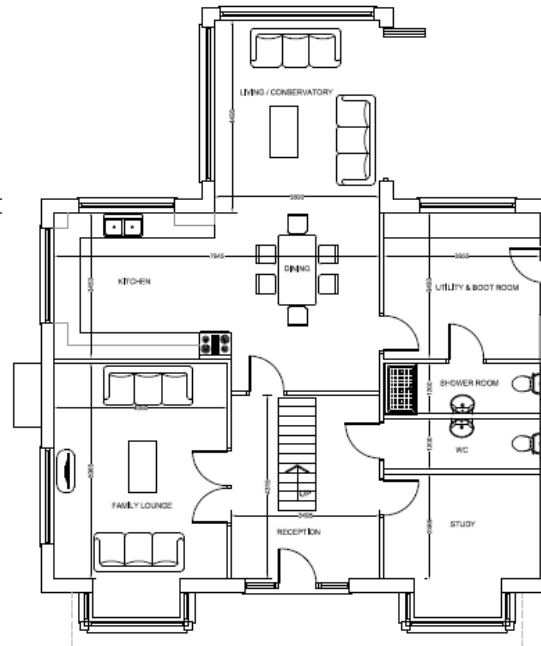
Proposed Rear Elevation 1:100



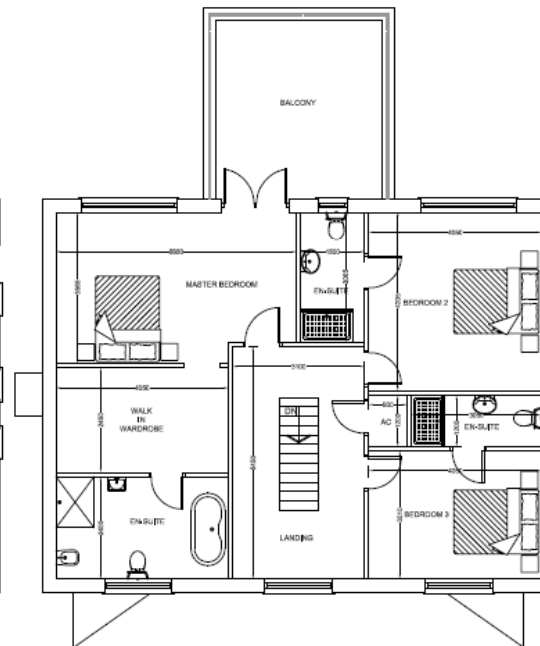
Proposed Side Elevation 1:100



Lower Ground Floor Plan 1:50



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

EXTERNAL FINISHES	
Walls - Facing External	
Roof - Natural Slate - Roof Ridge	
Windows - White UPVC	
W.D.C - Black UPVC	

The drawings are submitted to local planning authorities for consideration and approval. The drawings are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The architect is not responsible for any structural or other engineering work shown on the drawings. The drawings are to be used for the construction of the building and for no other purpose. The drawings are to be used for the construction of the building and for no other purpose. The drawings are to be used for the construction of the building and for no other purpose.

PLANNING

No.	Description	Date
A	Remove 3rd floor side window	28/06/17



Client: John Allen & Wendy Vaughan-Pugh

Project No: SWN Y Mor, Ferryside, Kildare, SA17 5RS

Drawing No: Proposed Floor Plans, Elevations & Site Plan

Scale: 1:50/100/500

Date: 01/05/2017

Job No: 688

Drawing No: 02

Rev/No: A

Created: AT

SAURO ARCHITECTURAL DESIGN

8 ELLISTON TERRACE, CARMARTHEN

CARMARTHEN, SA31 1HA

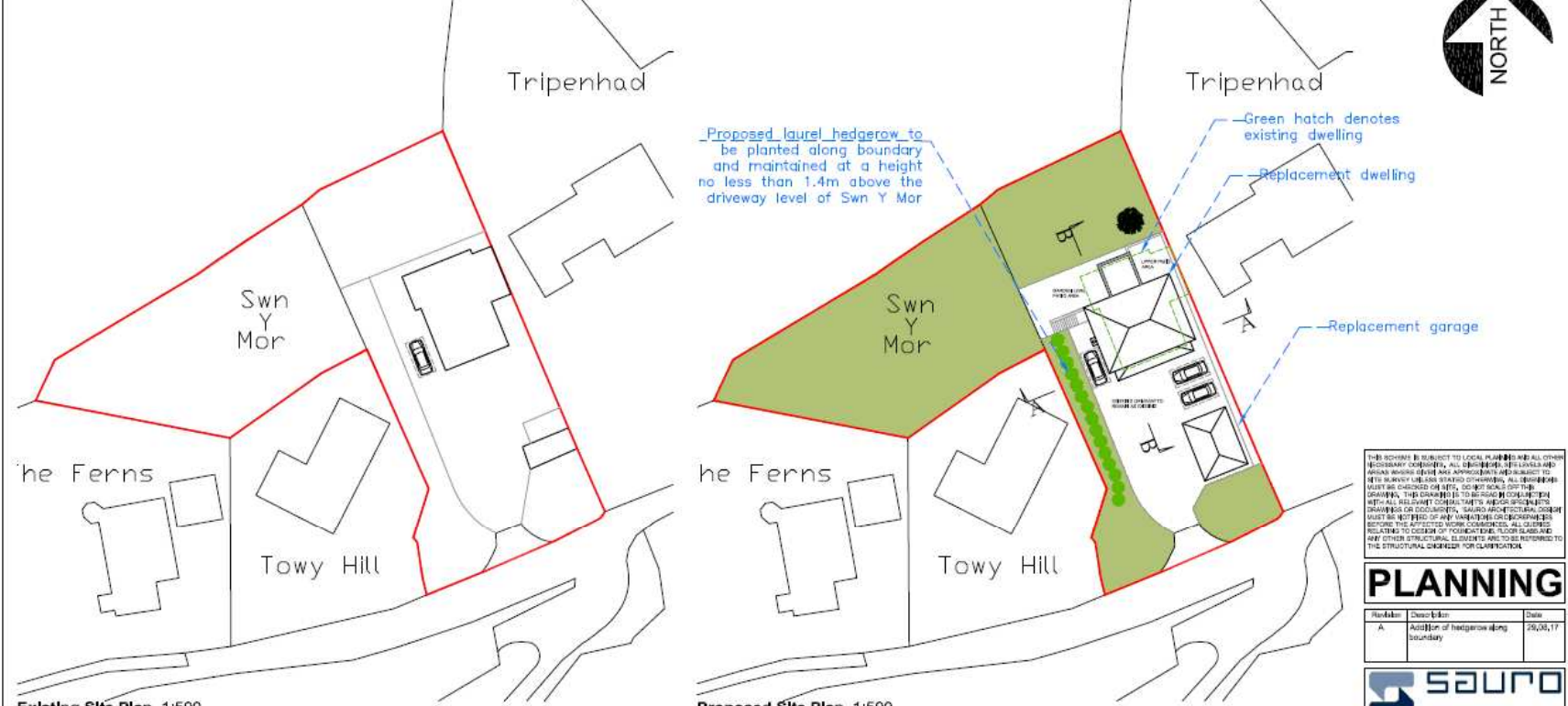
Tel: 01267 233 604

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W/36194

EXISTING & PROPOSED SITE PLAN & SITE SECTIONS



Proposed laurel hedgerow to be planted along boundary and maintained at a height no less than 1.4m above the driveway level of Swn Y Mor

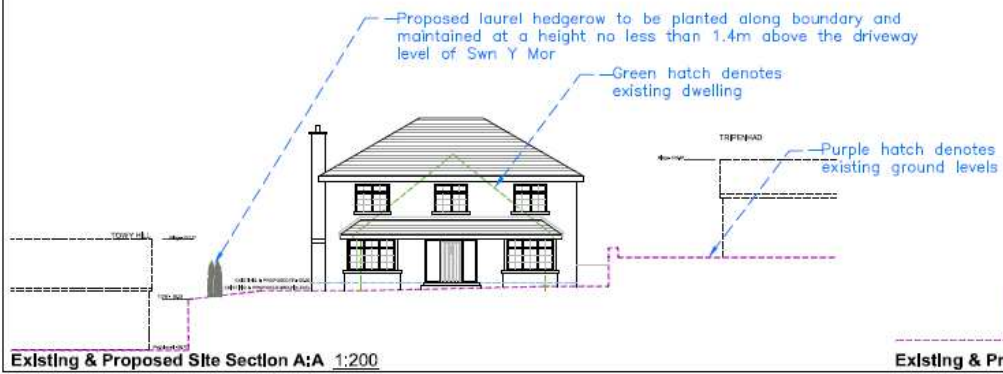
Green hatch denotes existing dwelling

Replacement dwelling

Replacement garage

Existing Site Plan 1:500

Proposed Site Plan 1:500



Existing & Proposed Site Section A:A 1:200



Existing & Proposed Site Section B:B 1:200

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PLANNING

Revision	Description	Date
A	Addition of hedgerow along boundary	29/06/17



Project Client
Iain Noon & Wendal Vaughan-Pughe

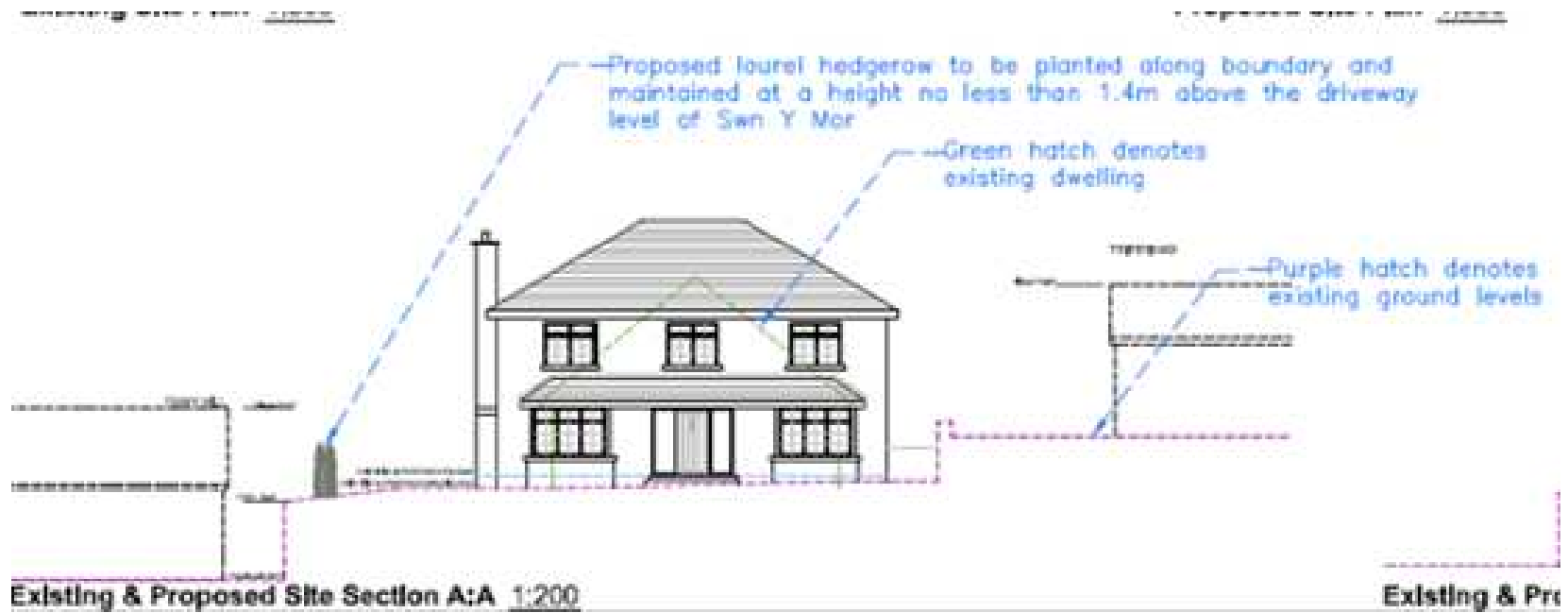
Project Title
Swn Y Mor, Ferryside, Idwelly, SA17 5RS

EXISTING & PROPOSED SITE PLAN

Scale 1:500/1:250	Drawn by DS
Date 09.05.2017	Job No. 698
Rev. No. A	Checked AS
	Sheet Size A3

SAURO ARCHITECTURAL DESIGN
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W/36194



W/36194



Existing & Proposed Site Section B:B 1:200

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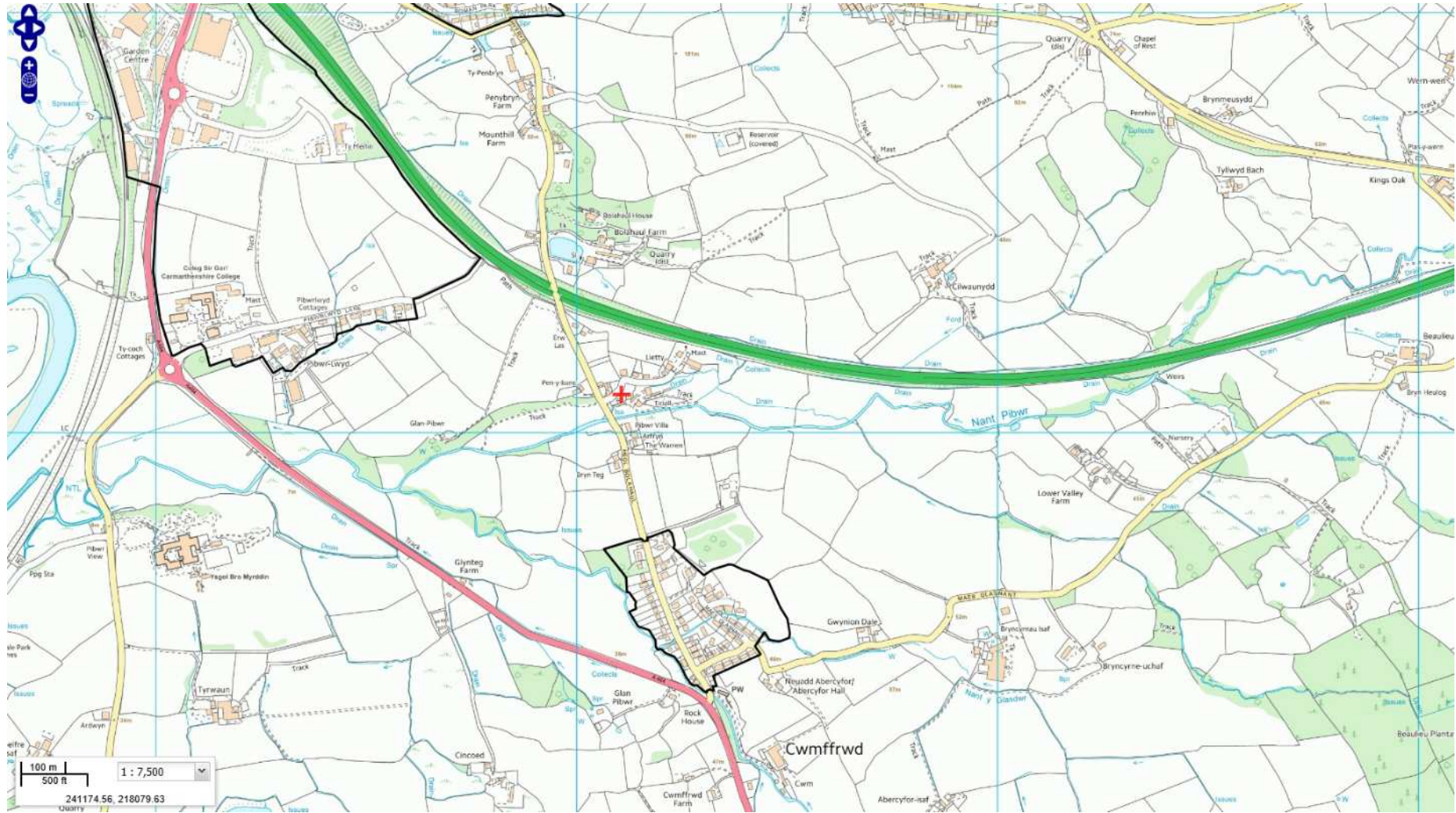


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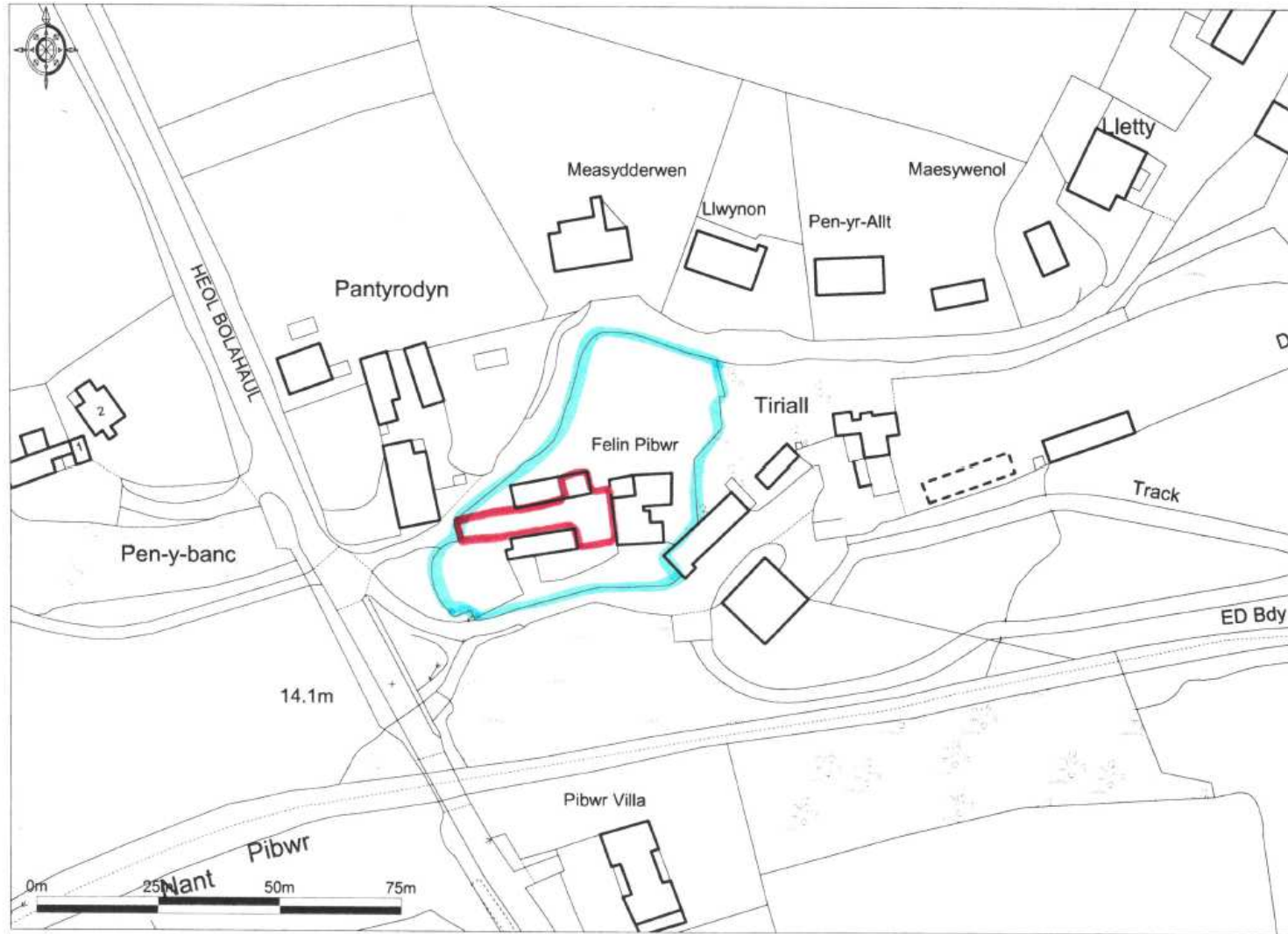


W/36197



W/36197

Pibwr Mill, Heol Bolahaul, Cwmffrwd, Carmarthen

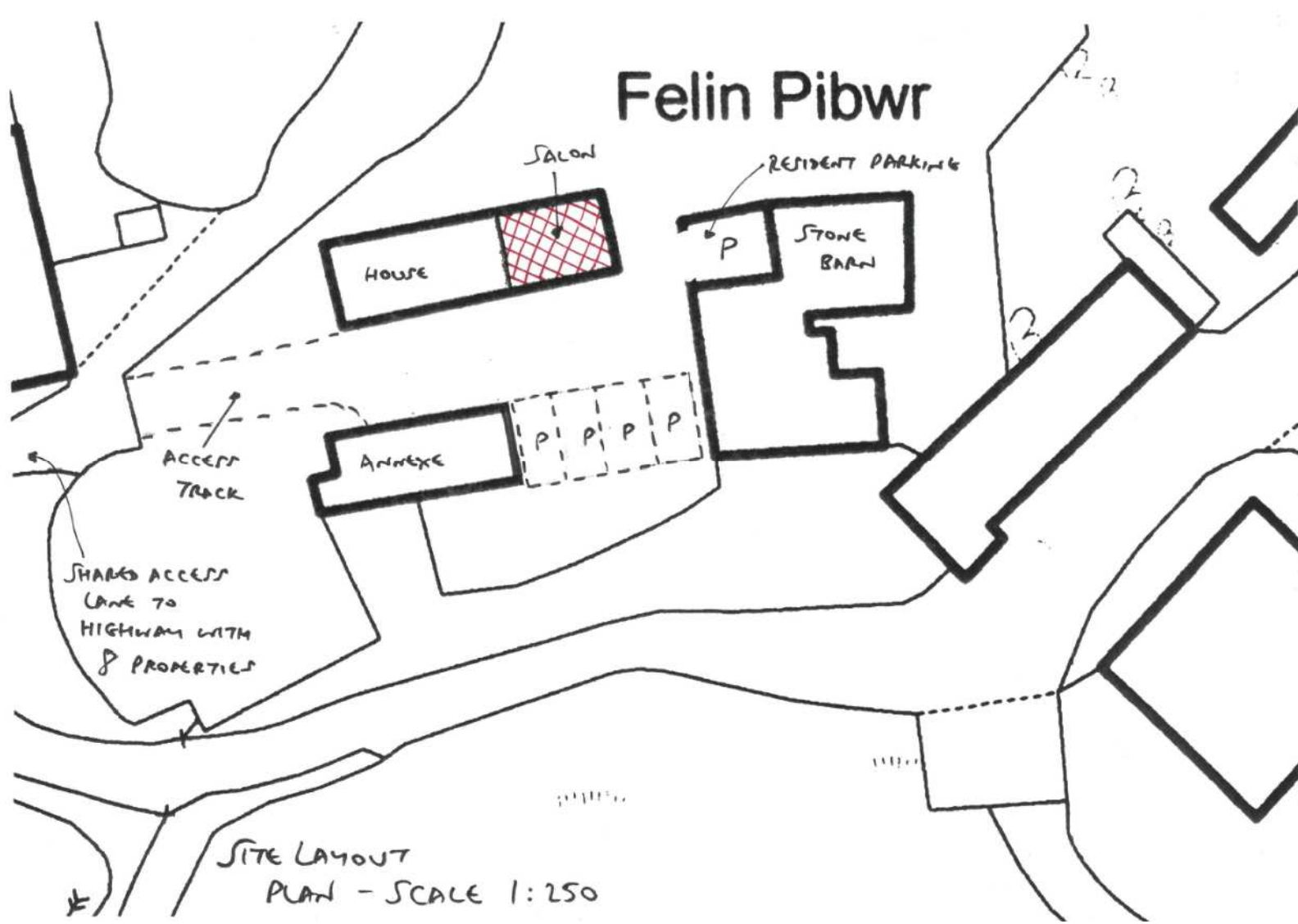


Promap

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JCR Planning Scale 1:1250

W/36197



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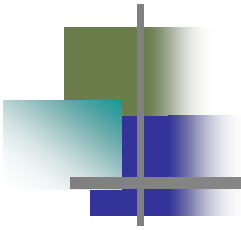


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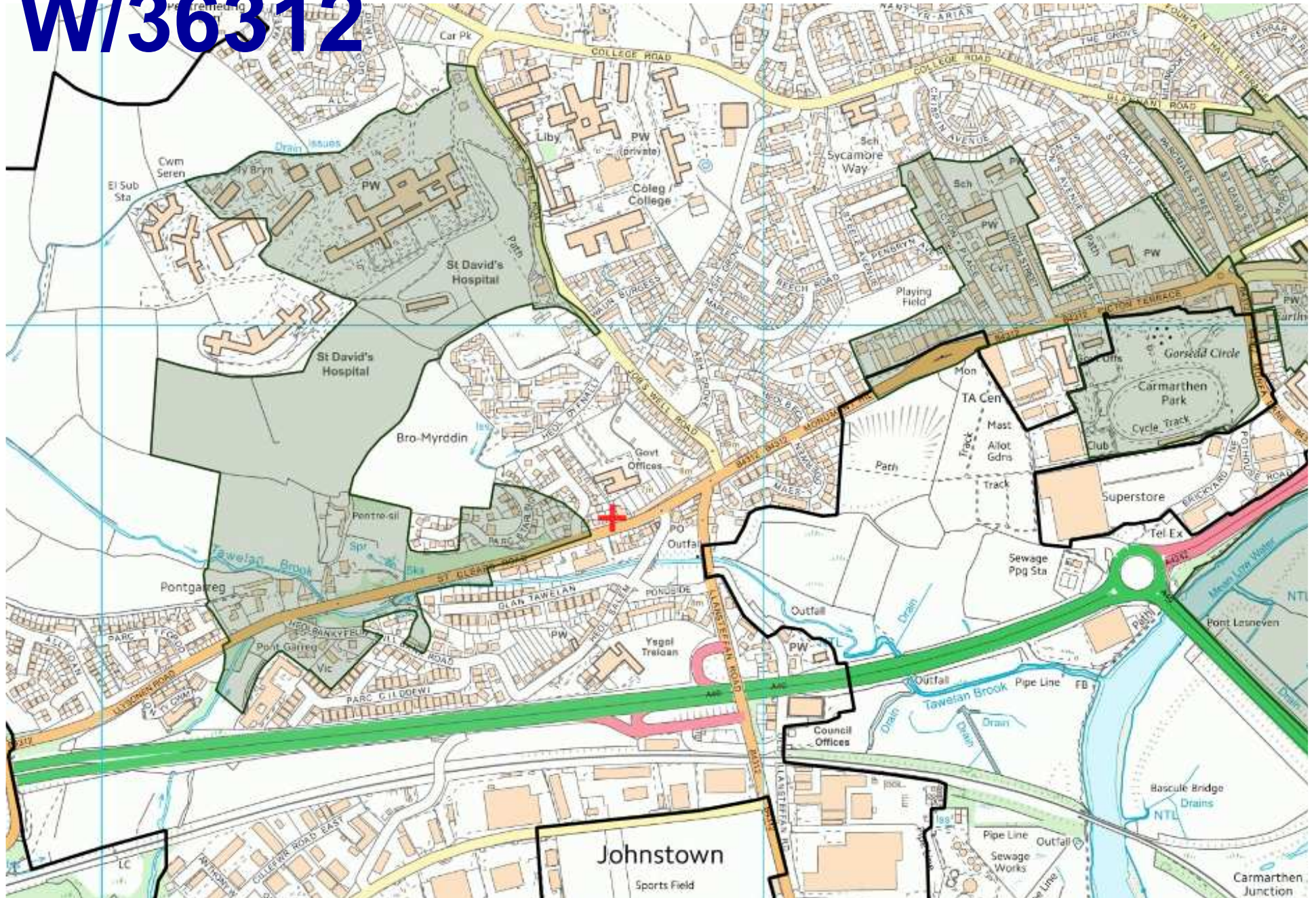
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W/36312

REF. TA/W/78602

PLANS FOR MR & MRS C. ANDERSON

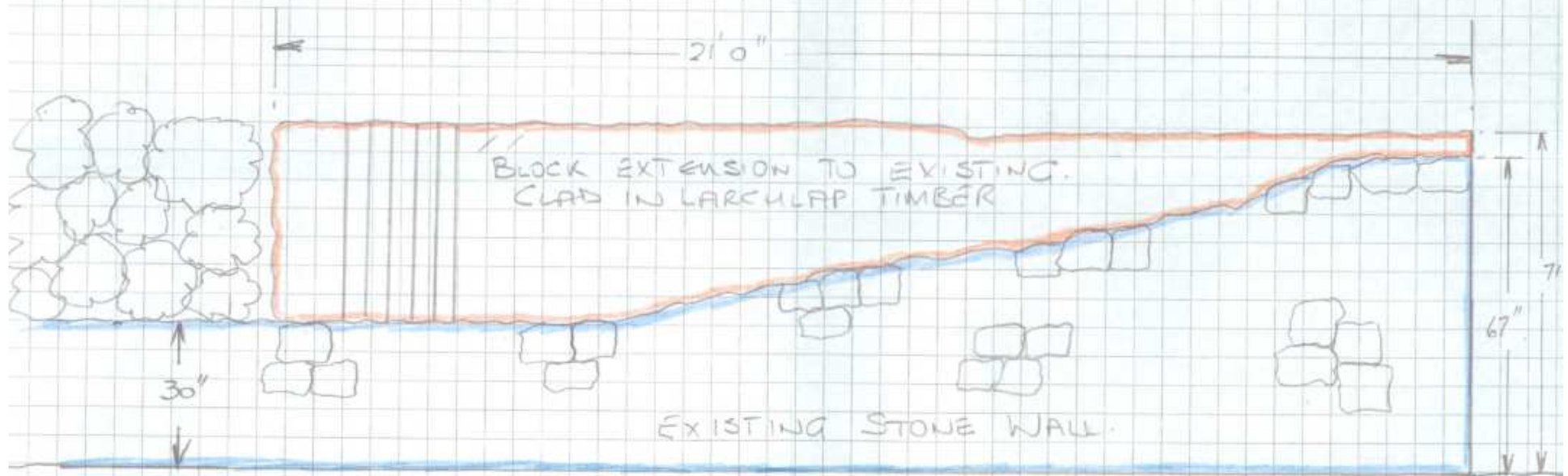
1 PARC STARLING
JOHNSTOWN

EXTENSION EDGED IN RED

EXISTING EDGED BLUE

SCALE 1:100

ELEVATION FROM OLD ST CLEARS ROAD.



PROPOSED EXTENSION TO EXISTING WALL AT NO 1 PARC STARLING
JOHNSTOWN.
SA 31.3HX.

W/36312



W/36312



W/36312



W/36312



W/36312 – July 2016

