

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 8TH MARCH, 2018

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

Agenda No	Item
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- | | |
|----|--|
| 3. | <u>AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS</u>
(Pages 3 - 114) |
| 4. | <u>AREA WEST - DETERMINATION OF PLANNING APPLICATIONS</u>
(Pages 115 - 166) |

Yours sincerely

Mark James CBE

Chief Executive

Encs

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*Ardal Del/
Area South*

**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 08 MAWRTH 2018
ON 08 MARCH 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/34755
<i>Proposal & Location</i>	TWO STATIC RESIDENTIAL CARAVANS TOGETHER WITH THE ERECTION OF A DAY/UTILITY ROOM, TWO TOURING CARAVANS AND A STABLE BLOCK (PARTLY RETROSPECTIVE) AT LAND AT HILLSIDE VIEW, HENDY, LLANNON, SA14 8JX

DETAILS:

CONSULTATIONS

Head of Transport – Has formally confirmed that he has no objection to the application subject to the imposition of suitable conditions on any permission granted.

APPRAISAL

Members' attention is drawn to the fact that this application was received as a result of action by the Authority's enforcement team.

The fifth paragraph of the conclusion of the report contains an error in that it refers to the granting of permission for a temporary period of three years. Members will have noted in condition no.5 that the recommendation is to grant permission for a temporary period of four years.

The recommendation for approval remains unchanged. The applicant has submitted amended plans correcting an anomaly in the original plans of the stable building. In light of the submission of these plans and the Head of Transport's response to the application, it is recommended that condition nos. 2 and 13 of the report be amended to read as follows.

CONDITIONS

2 The development shall be carried out in accordance with the details shown on the following schedule of plans:-

- Site and location plan (02d) received on 5 February 2018;
- Site plan (24) received on 22 February 2018;
- Floor plans and elevations of stable block (06c) received on 22 February 2018;
- Septic tank installation details (07) received on 28 September 2016;
- Visibility splays – translocation works to LHS on plan of entrance (09d) received on 22 February 2018;
- Visibility splays – translocation works to RHS on plan of entrance (10d) received on 22 February 2018;
- Overall visibility splays (08d) received on 22 February 2018;
- Expanded plans showing area affected by improved visibility (RHS) Sheets 1-6 (16e, 17b, 18d, 19b, 20a, 21b) received on 5 and 22 February 2018;
- Expanded plans showing area affected by improved visibility (LHS) Sheet 1 of 5 (11c) received on 30 January 2018;

- Expanded plans showing area affected by improved visibility (LHS) Sheets 2, 3 and 4 of 5 (12a, 13a, 14a) received on 11 April 2017;
- Expanded plans showing area affected by improved visibility (LHS) Sheet 5 of 5 (15b) received on 19 December 2017;
- Existing and proposed site sections – North East and South West (22b) received on 2 March 2018;
- Existing and proposed site sections – South East and North West (23b) received on 2 March 2018.
- Floor plan and elevations of stable block (06D) received on 2 March 2018.

13 The site access road shall be hard-surfaced for a minimum distance of 10 metres behind the nearside B4306 carriageway edge. The hard surfacing shall be fully carried out within 4 months of the date of this planning permission and retained thereafter in perpetuity.

REASONS

- 2 To ensure that only the approved works are carried out.
- 13 In the interests of highway safety.

ADDENDUM – Area South

<i>Application Number</i>	S/36679
<i>Proposal & Location</i>	RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE, TOGETHER WITH THE DISCHARGE OF CONDITIONS 7, 9 AND 11 ATTACHED TO PLANNING PERMISSION S/27346 AT LAND AT MAES Y BRYN, PENLLWYNGWYN ROAD, BRYN, LLANELLI, SA14 9RQ

DETAILS:

CONSULTATIONS

Head of Transport – Has raised no objection to the application subject to the imposition of suitable conditions on any permission granted.

Local Member – County Councillor Gary Jones has requested that the Planning Committee undertake a site visit in order to fully consider the highway and visual impacts of the development. He also raises concerns regarding the access leading to the site, the nature of the development in that it consist solely of affordable housing and the lack of access to existing facilities. Councillor Jones also notes that the Section 106 contributions previously agreed will not now be provided.

County Councillor Gwyneth Thomas has raised the following additional concerns on behalf of neighbouring residents:-

- The two storey design of the houses will impact upon the privacy of existing neighbouring properties.
- The access to Maes y Bryn from Penllwyngwyn Farm Drive consists of a very sharp corner that is a highway safety concern.

Neighbours/Public - A further four letters of objection have been received from neighbouring residents which raise the following issues of concern:-

- No documentation has been provided to confirm that the Head of Transport has fully considered the proposal and raised no objection.
- The access into the site contains no road markings or parking restrictions at the junction and has a blind bend that causes daily safety issues.
- The developer and Bro Myrddin Housing should be required to pay the Section 106 contributions towards the improvement of parks and education facilities, as required under the original Section 106 agreement. These contributions are badly needed and Bro Myrddin Housing Association turned over £4.6 million last year and would appear to be given preferential treatment over other developers.
- The Committee should visit the site to fully consider residents' safety concerns regarding the access to the development.

- The landowner owns a separate field enclosure that could provide a separate safe access route to the development for construction traffic.
- The properties proposed look nothing like those in the existing estate.
- The development is a stand-alone 100% affordable housing scheme that will allow no social integration with the existing community.
- Concern regarding the construction impacts of the development while acknowledging that the condition requiring the submission of a Construction Method Statement will assist in controlling potential issues during the course of the construction.
- The need to ensure that the development blends in with and compliments existing properties for the benefit of existing residents and occupiers of the new development.
- There is a need for an updated ecological survey of the site to ensure that no protected or other species will be adversely affected.
- Concern that the Authority and Head of Transport have not considered residents' concerns regarding the acceptability of the existing access leading to the Maes y Bryn estate and in particular the pre-existing bend where there is no visibility and on street parking by existing residents.
- The need to manage larger vehicles and plant during the construction period and concerns regarding their highway safety impacts. It is suggested that construction traffic could use the farm to access the site rather than traversing Maes y Bryn.
- The proposal is not in accordance with Policies GP1 and TR3 of the LDP in terms of its access, traffic and amenity impact.

APPRAISAL

The highway and access concerns raised by the respondents have been addressed in the main report presented to the Committee. Members will have noted that the Head of Transport requested further information regarding visibility levels within the new estate and, in response, the applicant has subsequently reviewed the development layout and reduced the extent of retaining wall features on the internal bends of the estate to improve the level of forward visibility. The Head of Transport has formally confirmed his acceptance of the revised proposal and offered no objection to the application from an access or highway safety perspective subject to the imposition of suitable conditions. Any permission granted will be conditioned in accordance with his advice.

Matters relating to the likely construction impacts of the development upon existing residents have also been addressed in the report wherein condition no.6 requires the submission and approval of a Construction Management Plan as part of the development which will include measures to minimise the potential amenity impacts of the development.

The respondents' concerns regarding the likely visual impact of the development and effect upon the privacy of neighbouring residents are also considered in the report as are matters relating to the ecological impacts of the development. In terms of the latter, Natural Resources Wales and the Authority's Planning Ecologist are both satisfied that there is no requirement for a further ecological survey of the site.

Turning to the concerns regarding the nature of the development whereby it will consist solely of affordable housing, the report draws reference to the identified need for additional affordable housing in the local area with this being a strategic priority of the Authority's Housing Service. Justification is also provided as to reasons why officers consider it appropriate to modify the Section 106 agreement of the outline permission to allow the development to proceed without making financial contributions towards education and open space facilities.

The recommendation to approve remains unchanged subject to the modification of the Section 106 Agreement of outline planning permission S/27346 securing a 100% proportion of affordable housing in the development and the omission of the requirement for a contribution towards the improvement of open space and education facilities.

In light of the submission of amended plans by the applicant and the receipt of the Head of Transport's subsequent response to the application, it is recommended that condition nos. 2, 4 and 5 contained in the report be amended to read as follows and that the following additional condition (Condition no.9) be added to any permission granted.

CONDITIONS

2 The development shall be carried out in accordance with the following approved plans and documents:-

- Site survey (01) received on 20 December 2017;
- Proposed drawings Type B – 2 person 1 bed flat individual entry – Elevations Plan (B003 REVA) received on 20 December 2017;
- Proposed drawings Type B – 2 person 1 bed flat individual entry – First floor layout plan (B002 REV A) received on 20 December 2017;
- Proposed drawings Type B – 2 person 1 bed flat individual entry – Ground floor layout plan (B001 REV A) received on 20 December 2017;
- Proposed Drawings Type C – 7 person 4 bed house – Elevations plan (C003 – REV A) received on 20 December 2017;
- Proposed Drawings Type C – 7 person 4 bed house – First floor layout plan (C002 – REV A) received on 20 December 2017;
- Proposed Drawings Type C – 7 person 4 bed house – Ground floor layout plan (C001 – REV A) received on 20 December 2017;
- Proposed Drawings Type A – 4 person 2 bed house – Elevations plan (A003 – REV A) received on 20 December 2017;
- Proposed Drawings Type A – 4 person 2 bed house – First floor layout plan (A002 – REV A) received on 20 December 2017;
- Proposed Drawings Type A – 4 person 2 bed house – Ground floor plan First floor layout plan (A001 – REV A) received on 20 December 2017;
- Site location plan (32A) received on 16 January 2018;
- Boundary details (07 Rev A) received on 21 February 2018;
- Proposed site layout (02 Rev S) received on 27 February 2018;
- Site sections Proposed – 1 of 2 (03 Rev B) received on 21 February 2018;
- Site sections Proposed – 2 of 2 (04 Rev B) received on 21 February 2018;
- Landscape Scheme (05 Rev D) received on 5 March 2018;
- Drainage Strategy Report (19743 – v01) received on 23 January 2018.

- 4 The detailed landscaping design scheme shown on the Landscape Scheme drawing (05 Rev D) received on 5 March 2018 shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 5 No development shall commence until details of the design of the crib lock retaining walls shown on the proposed site layout (02 Rev S) received on 27 February 2018 have been submitted to and approved in writing by the local planning authority. These shall include details of the structural design, precise height and finish of the walls together with a scheme soft landscape works within the walling which shall include planting plans; written specifications (including cultivation and other operations associated with plant establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities. The walls shall be provided in accordance with the approved details prior to the occupation of the dwellings and the landscape works therein shall be carried out in the first planting season following the occupation of the dwellings or completion of the development, whichever is the sooner.
- 9 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.

REASONS

- 2 To ensure that only the approved works are carried out.
- 4,5 In the interests of visual amenity.
- 9 In the interests of highway safety.

ADDENDUM – Area South

<i>Application Number</i>	S/36707
<i>Proposal & Location</i>	CONSTRUCTION OF 29 NO AFFORDABLE HOUSING RESIDENTIAL UNITS WITH ASSOCIATED ACCESS, LANDSCAPING AND INFRASTRUCTURE WORKS AT LAND OFF FRONDEG TERRACE, LLANELLI, SA15 1QB

DETAILS:

CONSULTATIONS

Head of Transport – Has responded raising no objection subject to the following conditions:-

- 1 The gradient of the vehicular access serving the development shall not exceed 1 in 20 for the first 10 metres from the edge of the carriageway.
- 2 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.
- 3 Prior to the occupation of any of the dwellings herewith approved, the required access roads and footways from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.
- 4 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority prior to any use of the development herewith approved. Thereafter, they shall be retained in perpetuity, unobstructed, for the purposes of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 5 Prior to the commencement of development full details of the proposed traffic signal scheme at Frondeg Terrace/Capel Road/Site Access junction, as shown on the plans (ref 11280199-05 RevA received on the 01 April 2010), shall be submitted for the written approval of the Local Highway Authority. The agreed scheme shall be fully operational prior to any use of the development herewith approved.
- 6 Prior to the commencement of development the written approval of the Local Planning Authority is to be obtained for a scheme detailing the provision and frequency of use of facilities for washing down the wheels of vehicles prior to entering the public highway.
- 7 No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.

Land Drainage Section – No objection in principle to the surface water attenuation proposals subject to full details of the surface water management scheme prior to development commencing.

DETAILS

An Amended Engineering Drawing has been submitted by the Applicant (see PowerPoint presentation) detailing betterment and how surface water discharges will be removed from the combined sewer and directed into the proposed surface water attenuation scheme. Dwr Cymru/Welsh Water have been consulted but to date have not formally responded. Officers request that in the event that members are minded to approve the proposal that officers are granted delegated authority to issue a decision subject to a favourable written response from Dwr Cymru/Welsh Water.

Furthermore, a viability report has been requested from the Applicant in relation to the requested S.106 payments required in respect of education. This has not been submitted to date and once more Committee members are requested to delegate the assessment of this in the event that they are minded to approve the development.

The Planning Division's Ecologist has not responded formally to date, however, it is noted that no objection was raised during the pre-application planning stage based on the submission documents that were submitted at that time. On this basis it is considered that there are no known adverse ecological impacts identified.

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***Y PWYLLGOR
CYNLLUNIO***

08 MAWRTH 2018

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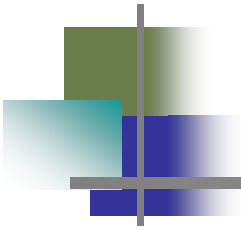
**PLANNING
COMMITTEE**

08 MARCH 2018

AREA SOUTH

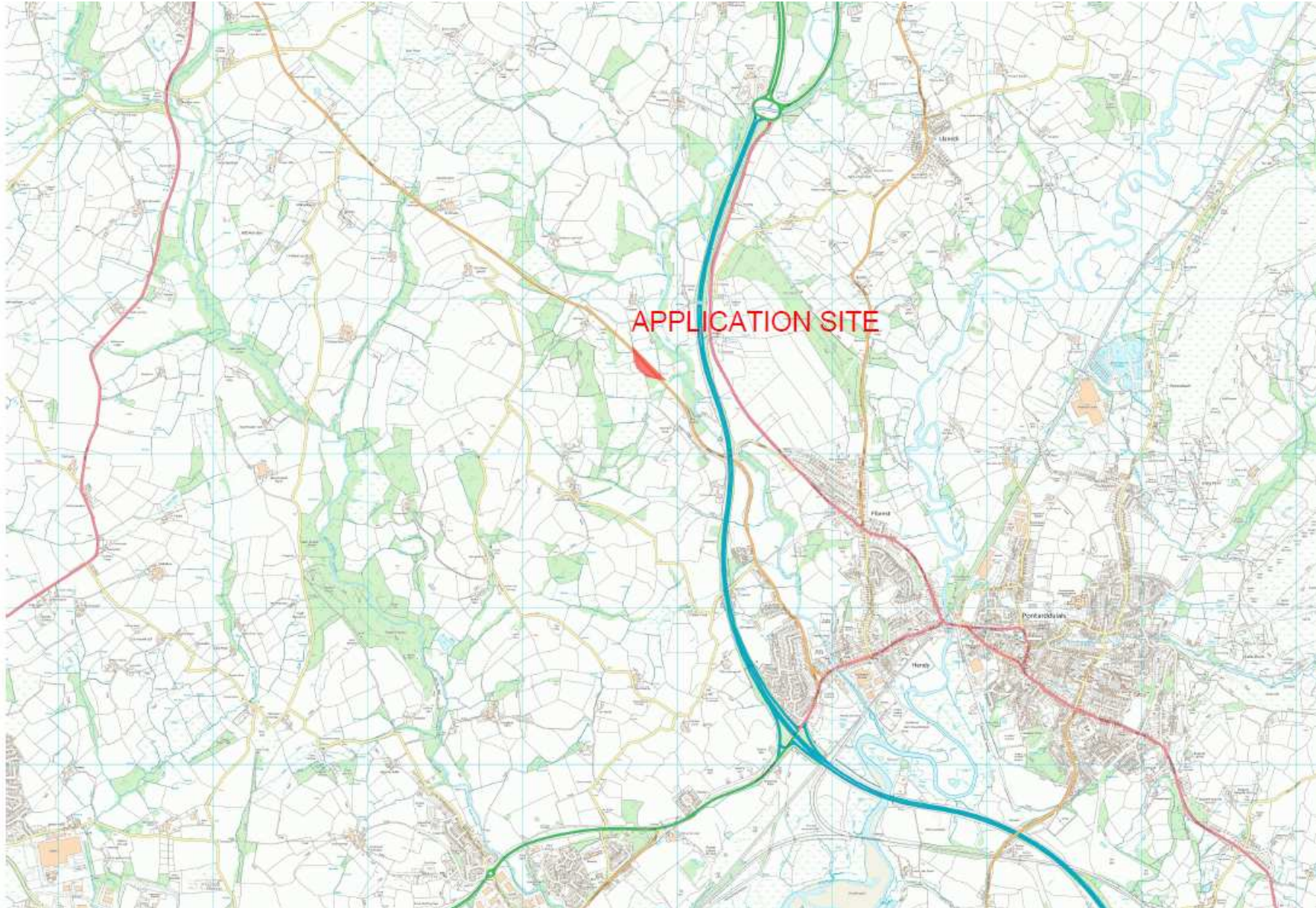
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**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/34755

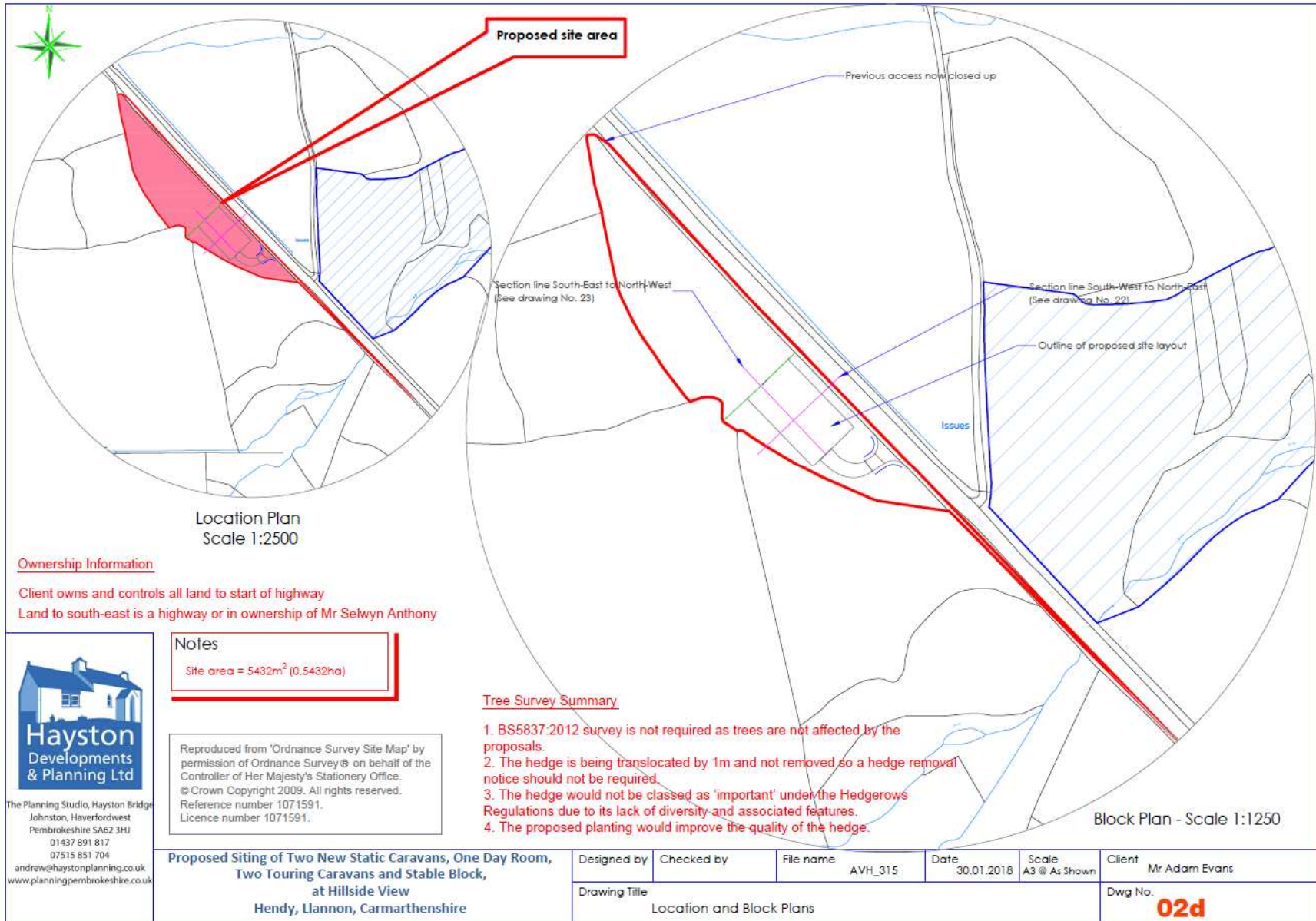
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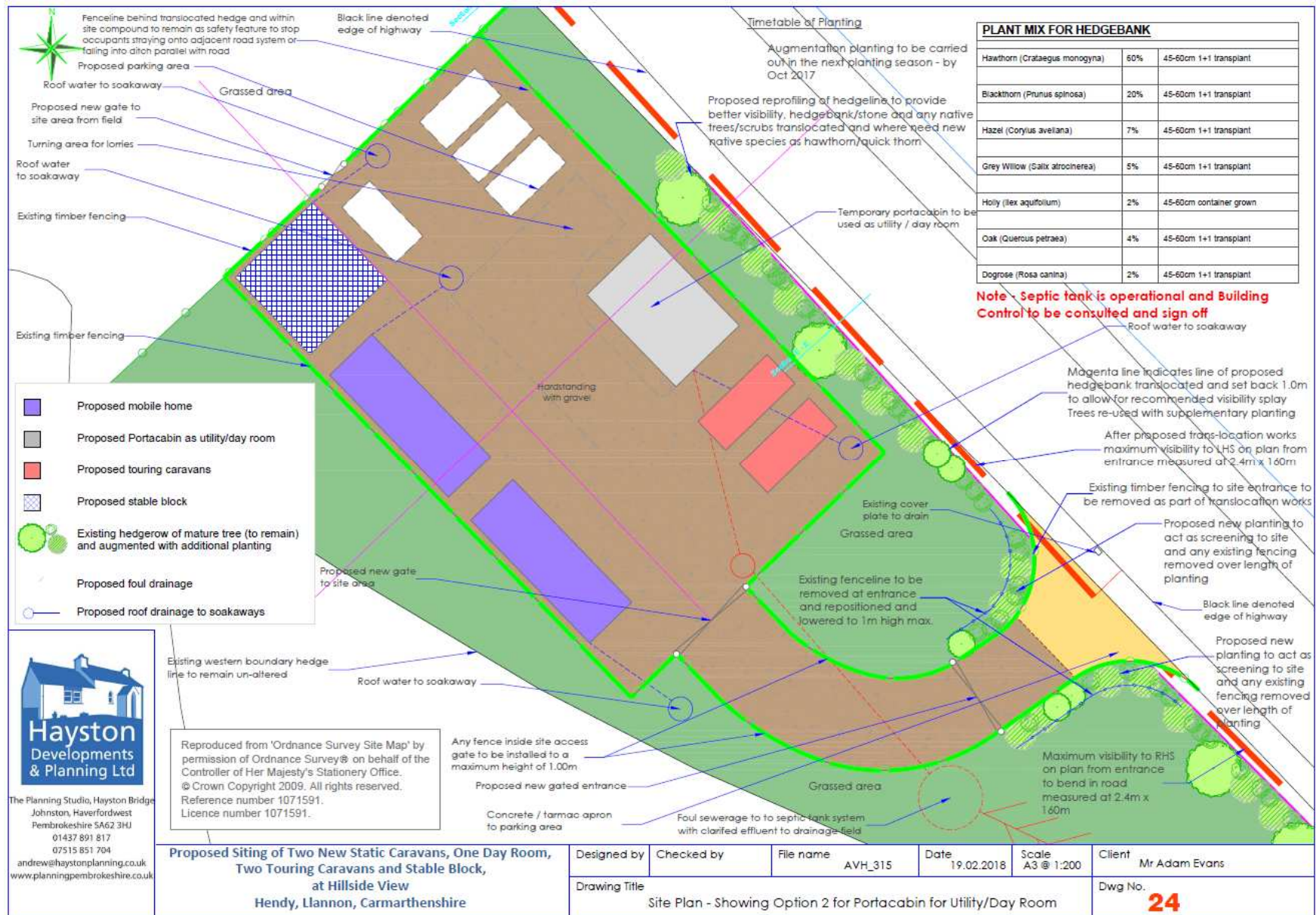


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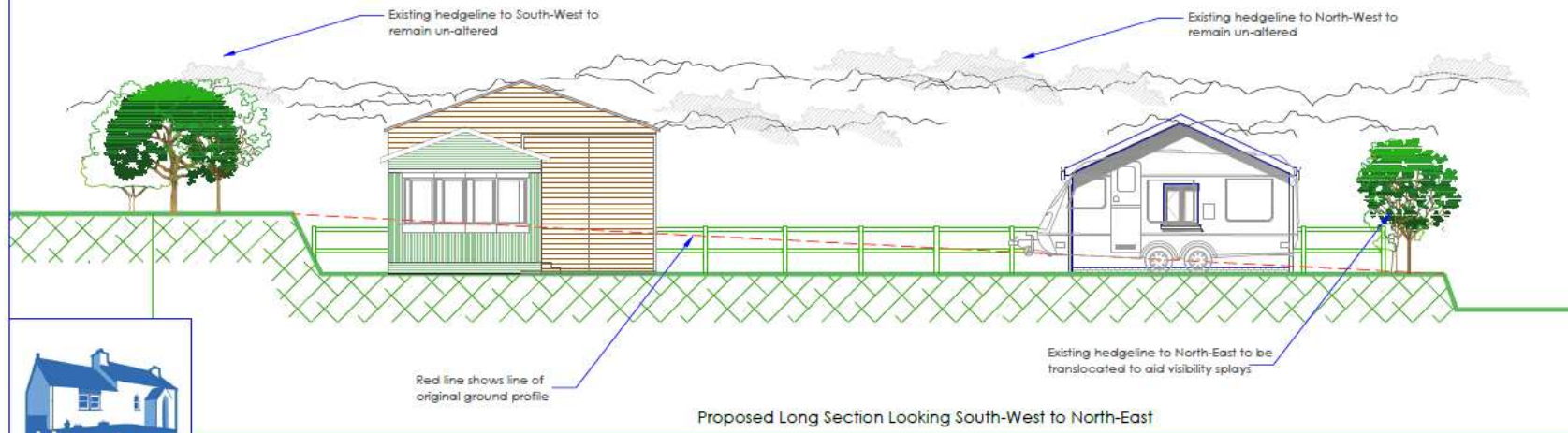
**Proposed Siting of Two New Static Caravans, One Day Room,
Two Touring Caravans and Stable Block,
at Hillside View
Hendy, Llannon, Carmarthenshire**

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Drawing Title					Dwg No.
Location and Block Plans					02d

S/34755



S/34755

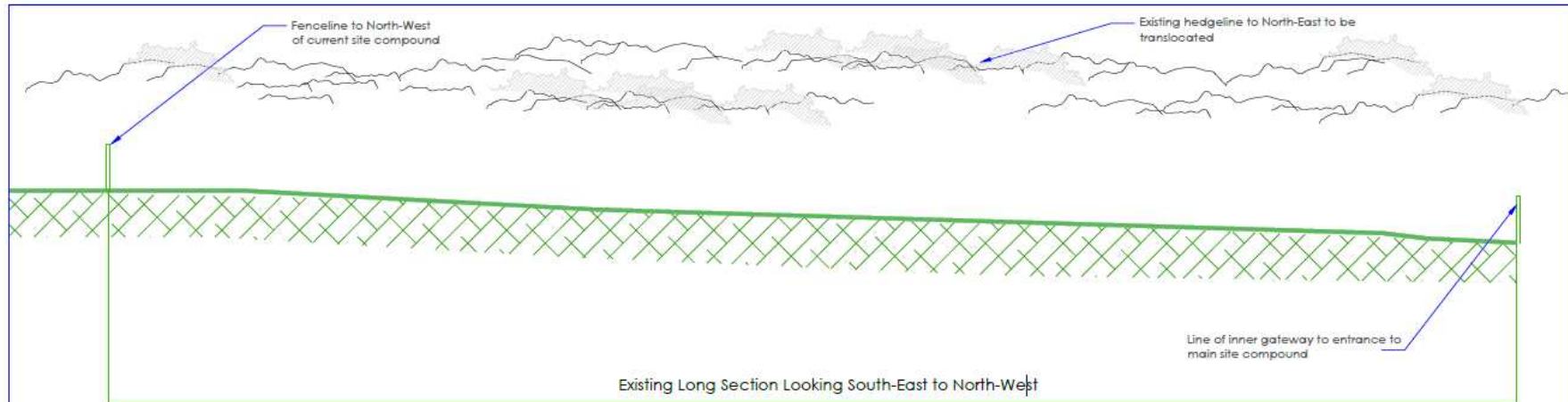


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Proposed Siting of Two New Static Caravans, One Day Room,
Two Touring Caravans and Stable Block,
at Hillside View
Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
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Drawing Title					Dwg No.
Existing & Proposed Site Section taken South-West to North-East					22a

S/34755

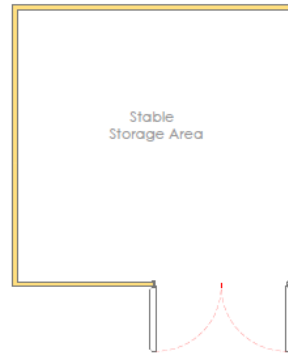


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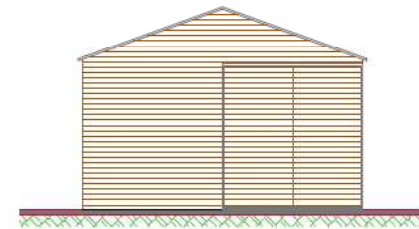
Proposed Siting of Two New Static Caravans, One Day Room,
 Two Touring Caravans and Stable Block,
 at Hillside View
 Hendy, Llannon, Carmarthenshire

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Drawing Title					Dwg No.
Existing & Proposed Site Section taken South-East to North-West					23a

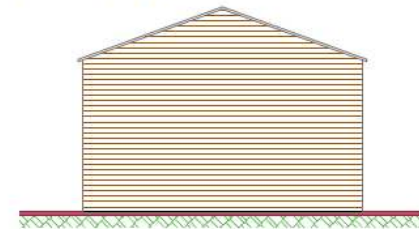
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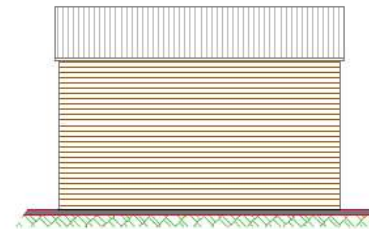
Floor Plan - Scale 1:100



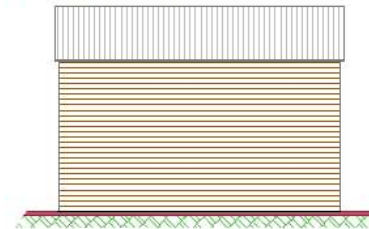
South Elevation



North Elevation



East Elevation



West Elevation

Elevations - Scale 1:100

EXTERNAL FINISHES	
1. Roof Covering	Box profile steel sheeting - colour to be agreed
2. Walls	Pressure treated ex 19mm x 150mm rough sawn featheredge horizontal cladding
3. Doors	Timber - Treatment to be agreed
4. Rainwater Goods	Half Round uPVC - black in colour



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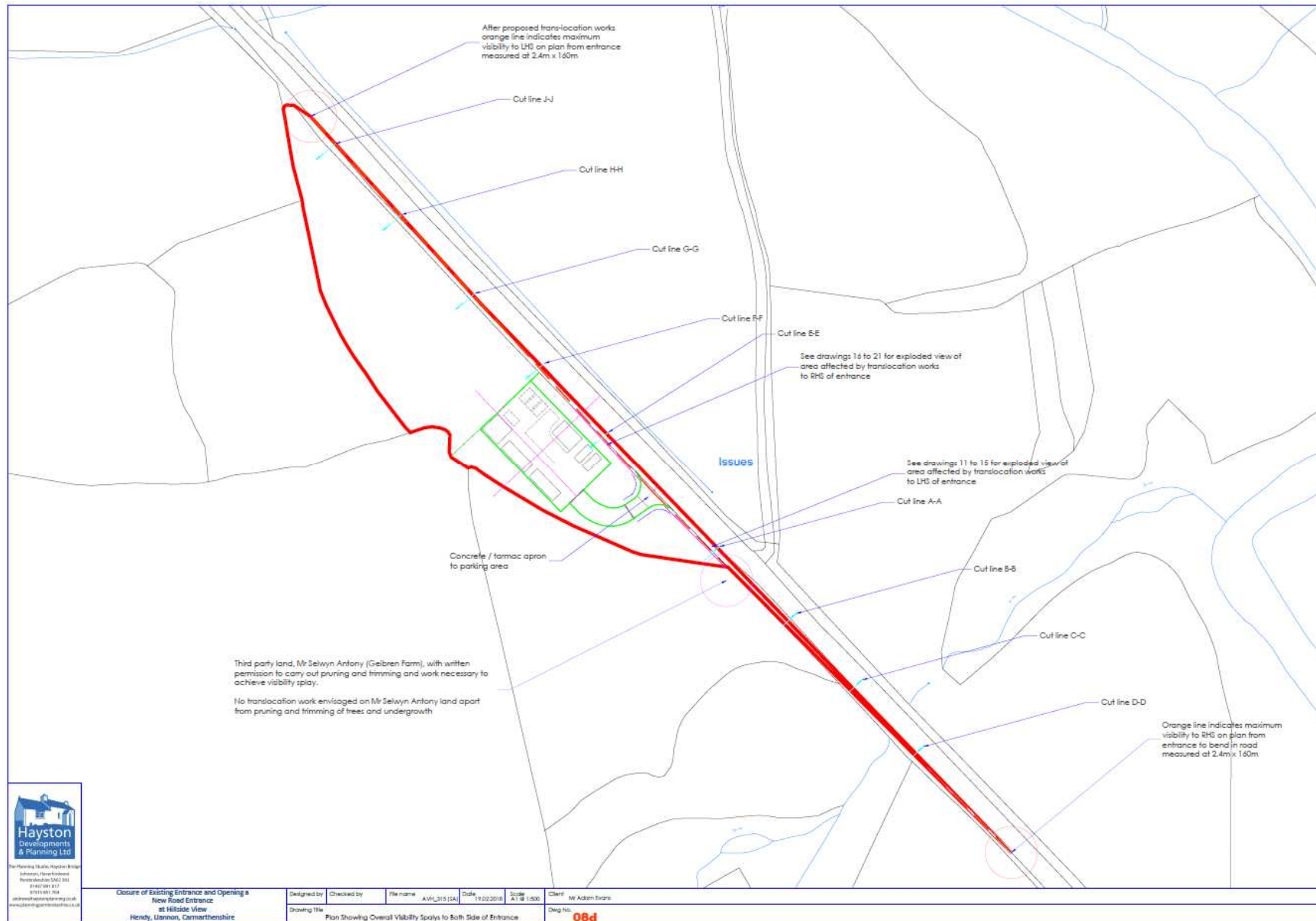
Proposed Siting of Two New Static Caravans, One Day Room,
 Two Touring Caravans and Stable Block,
 at Hillside View
 Hendy, Llannon, Carmarthenshire

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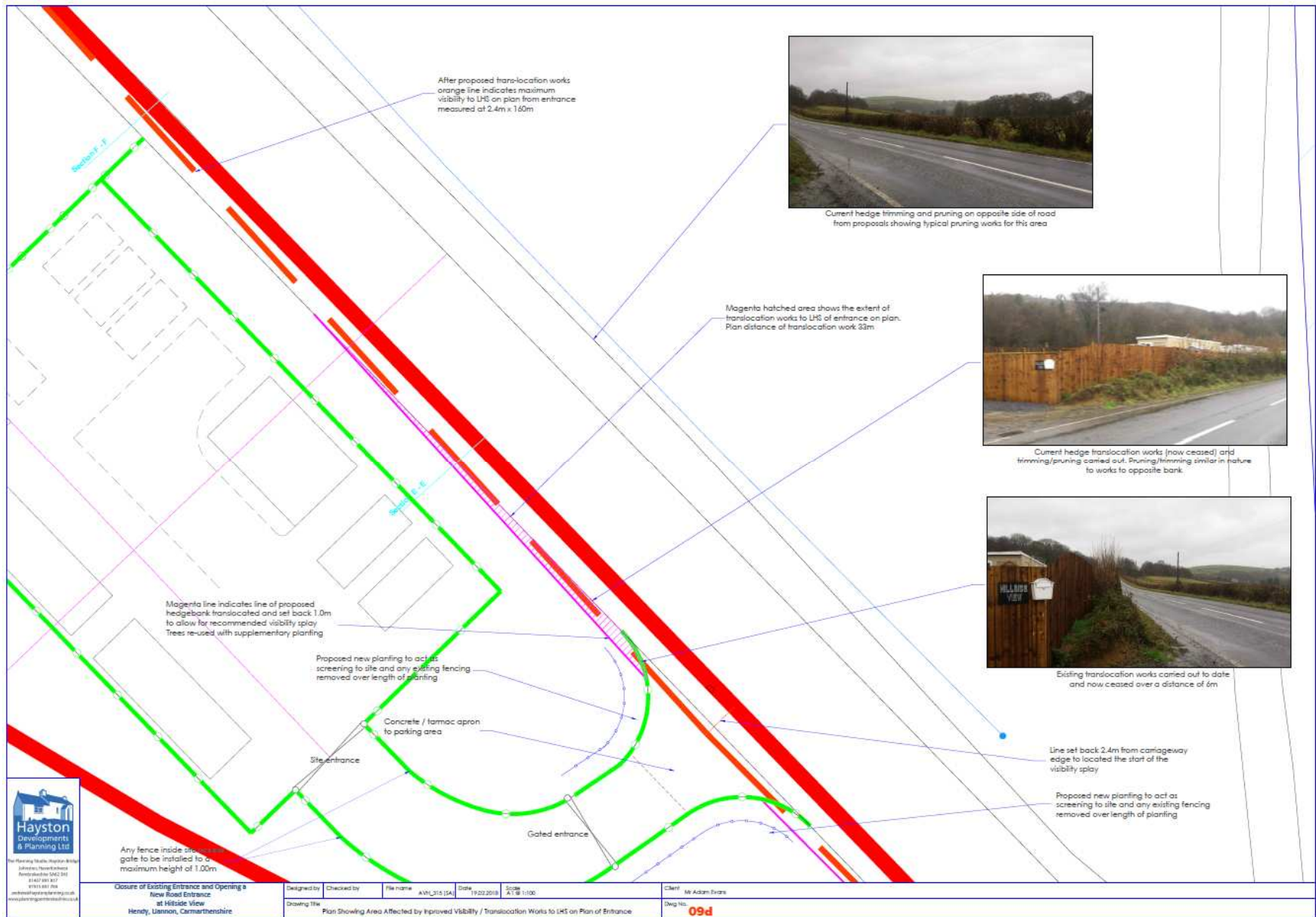
Floor Plan and Elevations of Stable Block

Dwg No. **06c**

S/34755



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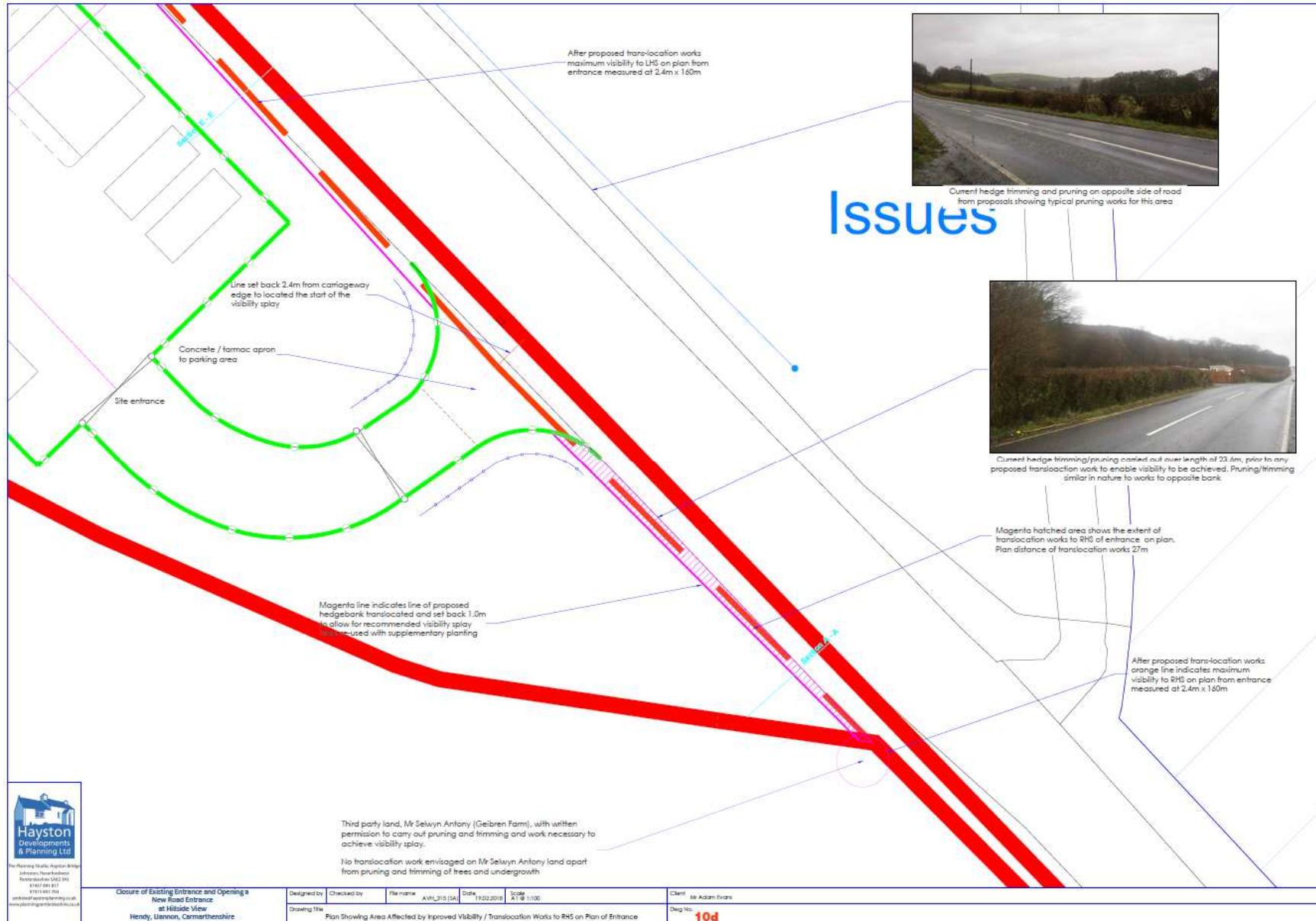
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Closure of Existing Entrance and Opening a
New Road Entrance
at Middle View
Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File Name	Date	Scale
		AVL_215 (SA)	19/02/2018	A1 @ 1:100
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Plan Showing Area Affected by Improved Visibility / Translocation Works to LHS on Plan of Entrance				

Client: Mr Adam Evans
Dwg No: 09d

S/34755



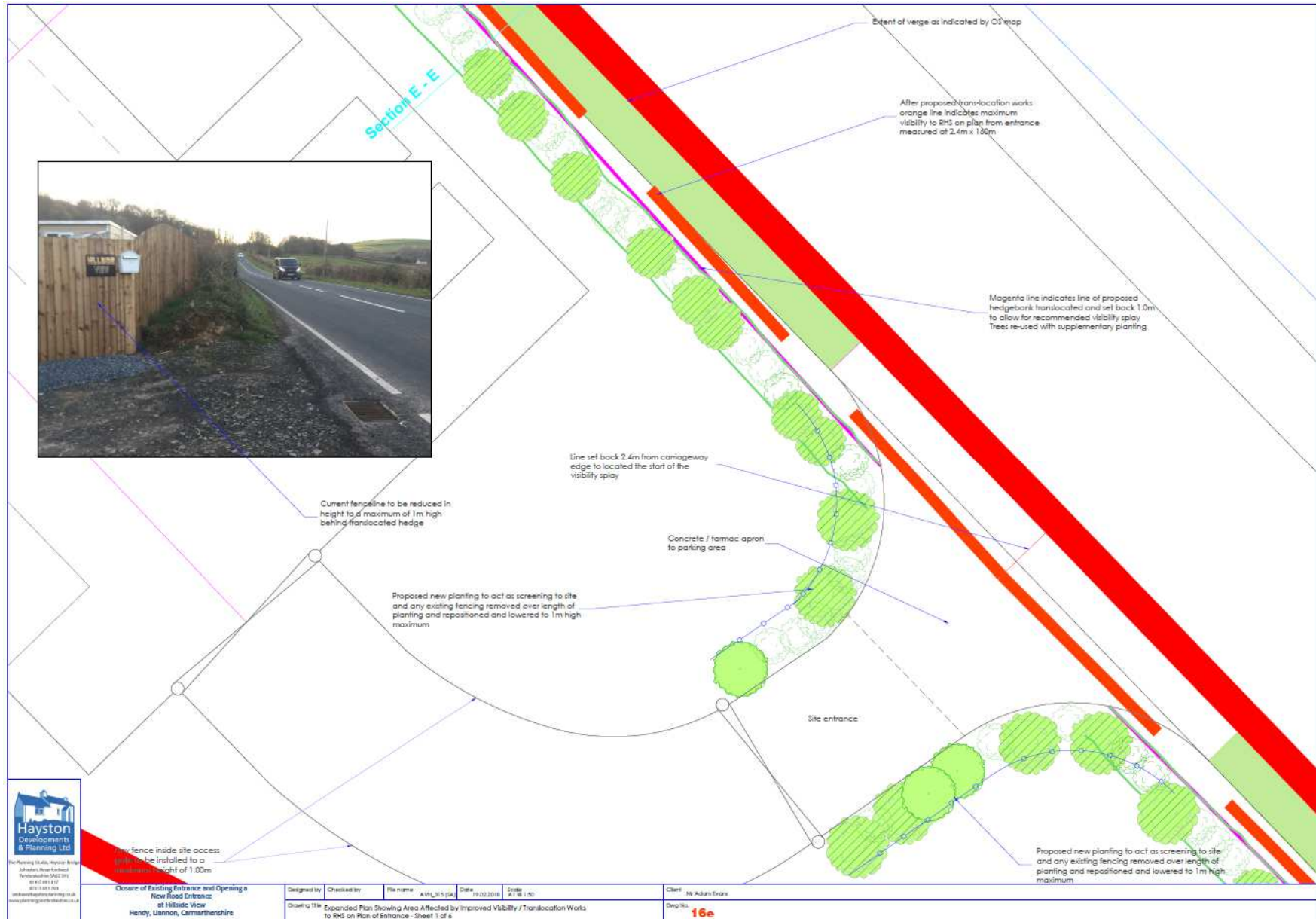
Closure of Existing Entrance and Opening a New Road Entrance at Hillside View Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale
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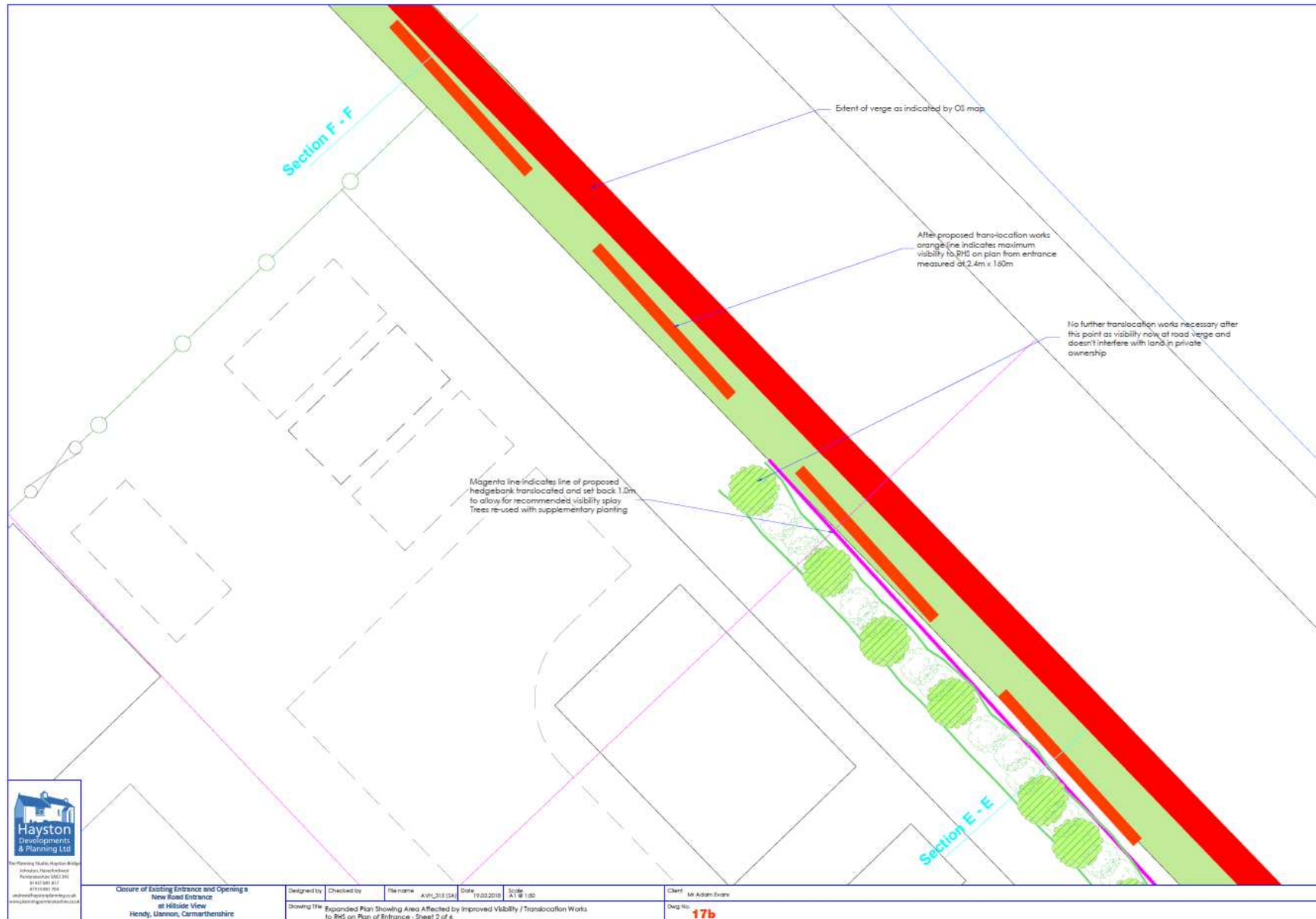
Drawing Title: Plan Showing Area Affected by Improved Visibility / Translocation Works to RHS on Plan of Entrance

Client: Mr Adam Evans
Dwg No: **10d**

S/34755

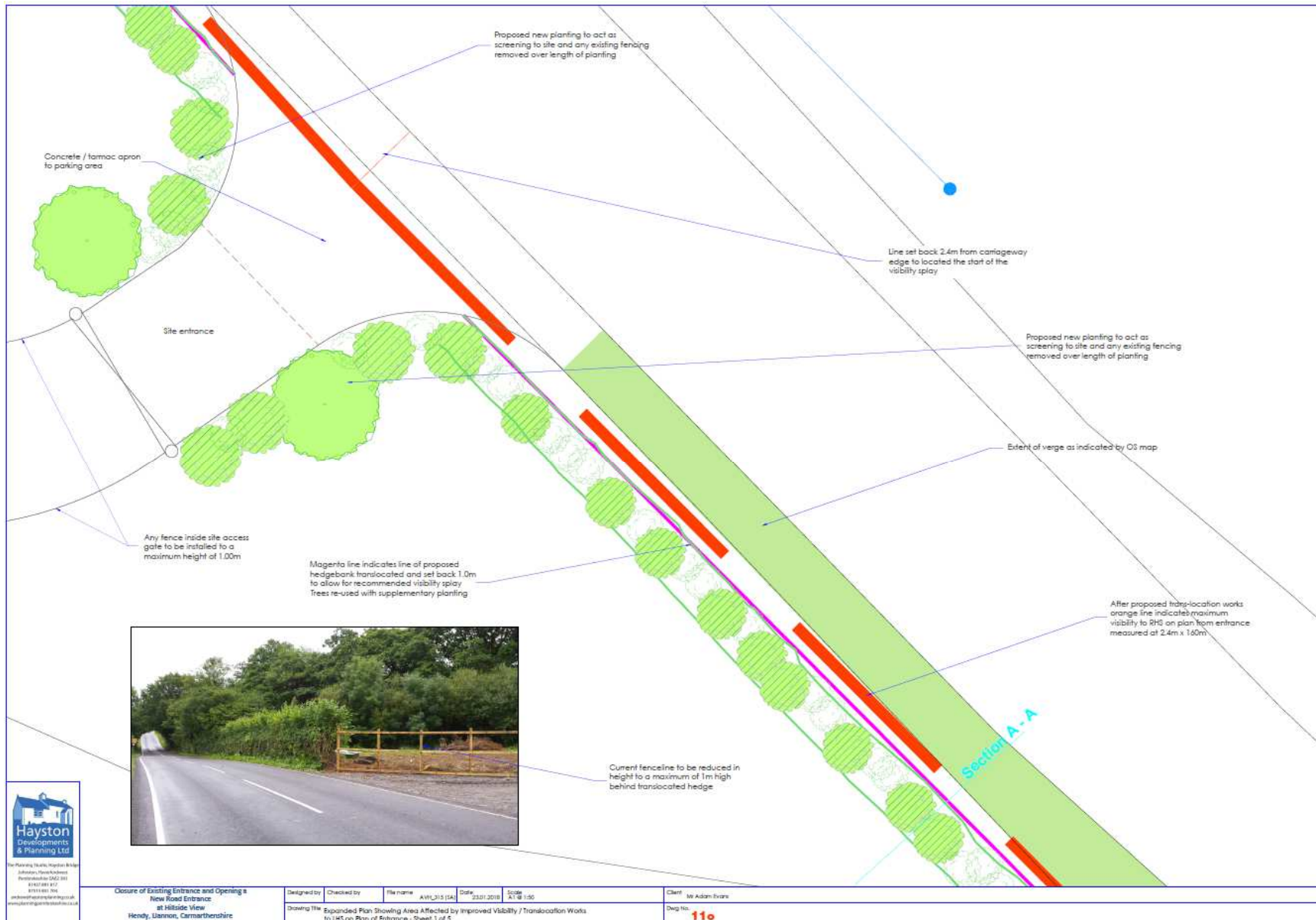


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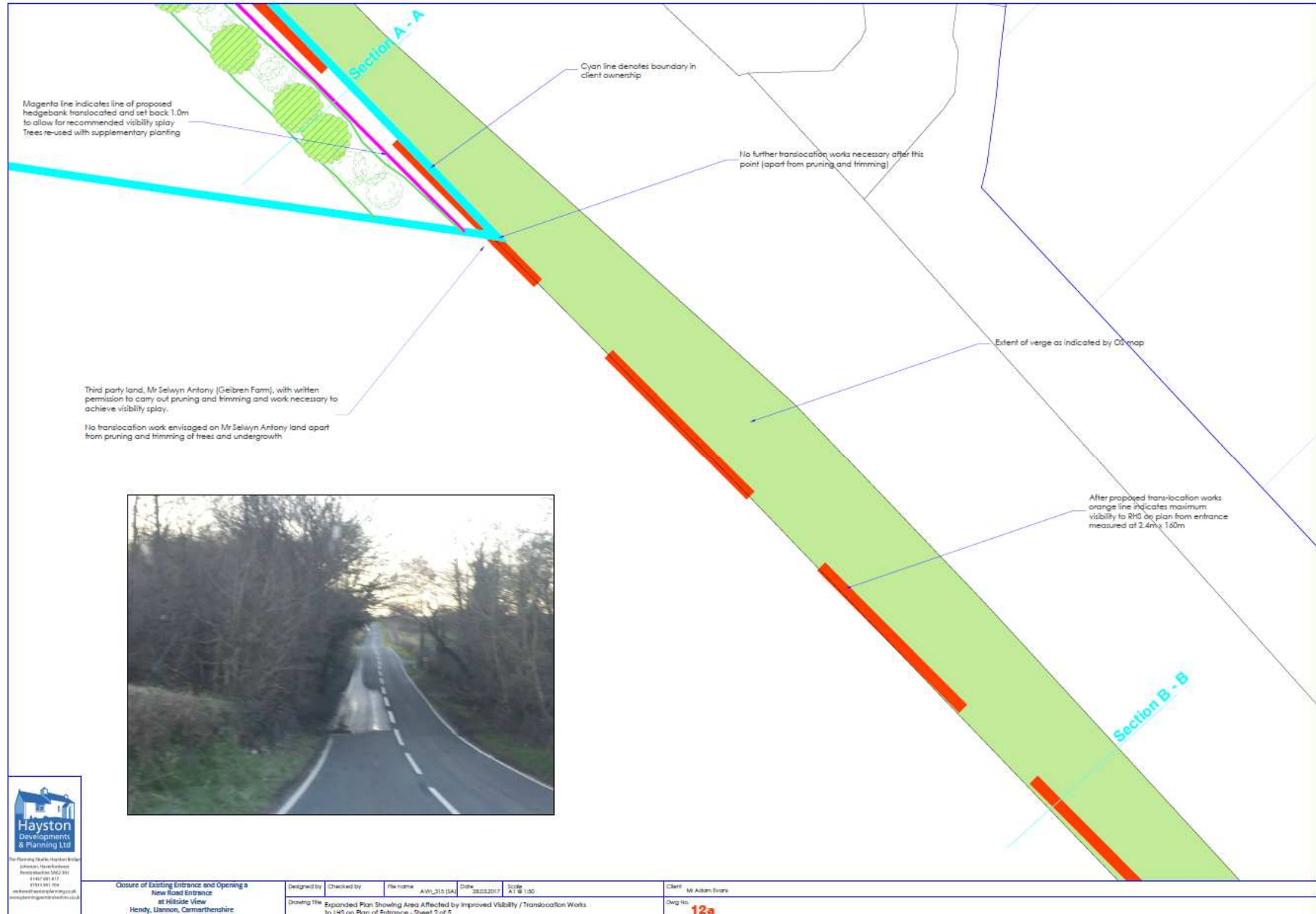


Closure of Existing Entrance and Opening a New Road Entrance at Hillside View, Hendy, Dannon, Carmarthenshire		Designed by: [] Checked by: [] File name: A:\P\215 (1A) Date: 19.02.2018 Scale: A1 @ 1:50	Client: Mr Adam Evans Dwg No: 17b
Showing TH Expanded Plan Showing Area Affected by Improved Visibility / Translocation Works to RHS on Plan of Entrance - Sheet 2 of 6.			

S/34755



S/34755



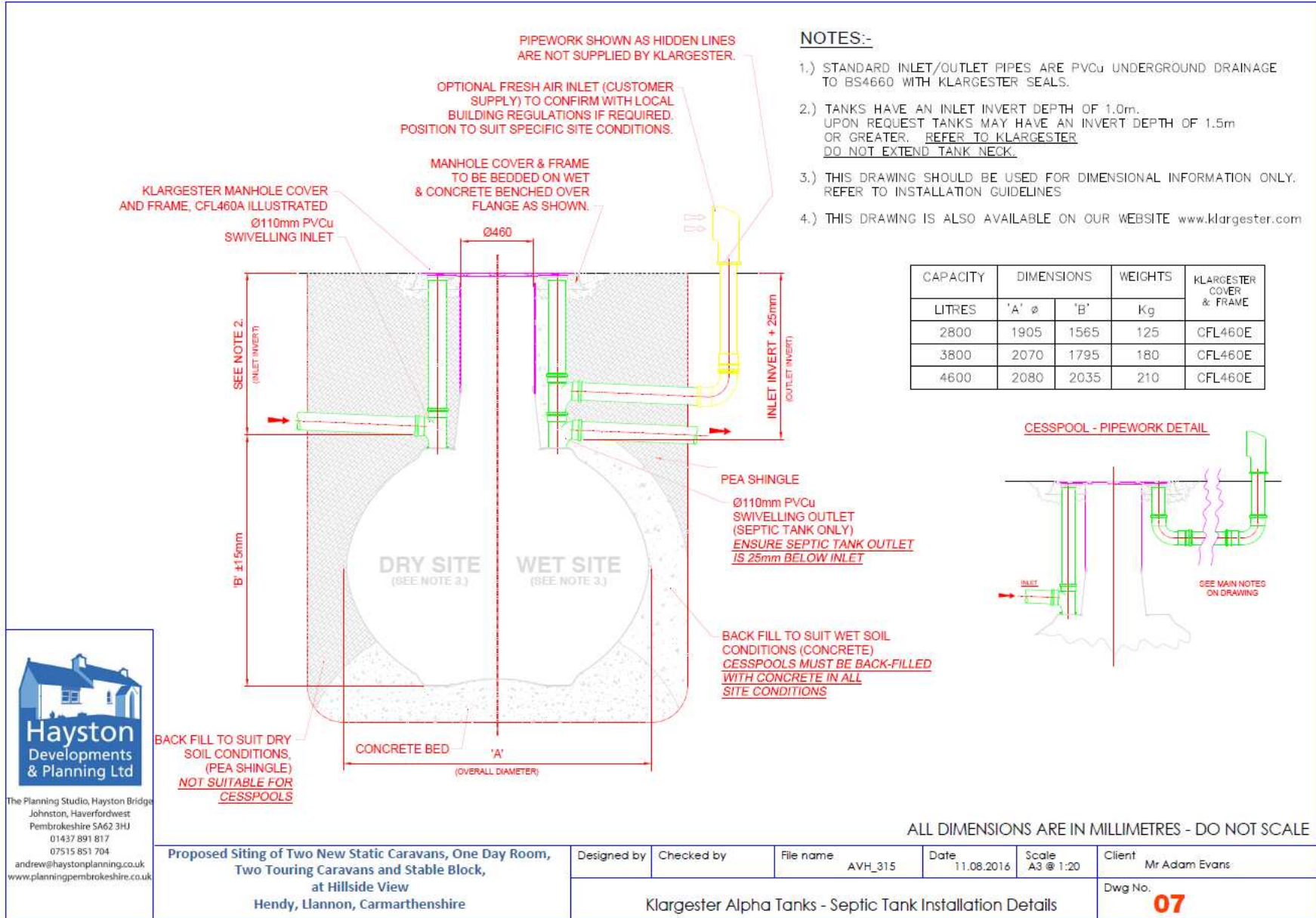
Closure of Existing Entrance and Opening a New Road Entrance at Hillside View Hendy, Llanon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale
		AVL_315 (14)	28.03.2017	A1 @ 1:50

Drawing Title: Expanded Plan Showing Area Affected by Improved Visibility / Translocation Works to LHS on Plan of Entrance - Sheet 2 of 5

Client: Mr Adam Evans
Dwg No: **12a**

S/34755



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Proposed Siting of Two New Static Caravans, One Day Room,
 Two Touring Caravans and Stable Block,
 at Hillside View
 Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_315	11.08.2016	A3 @ 1:20	Mr Adam Evans
Klargester Alpha Tanks - Septic Tank Installation Details					Dwg No. 07

ALL DIMENSIONS ARE IN MILLIMETRES - DO NOT SCALE

S/34755



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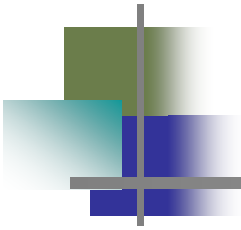
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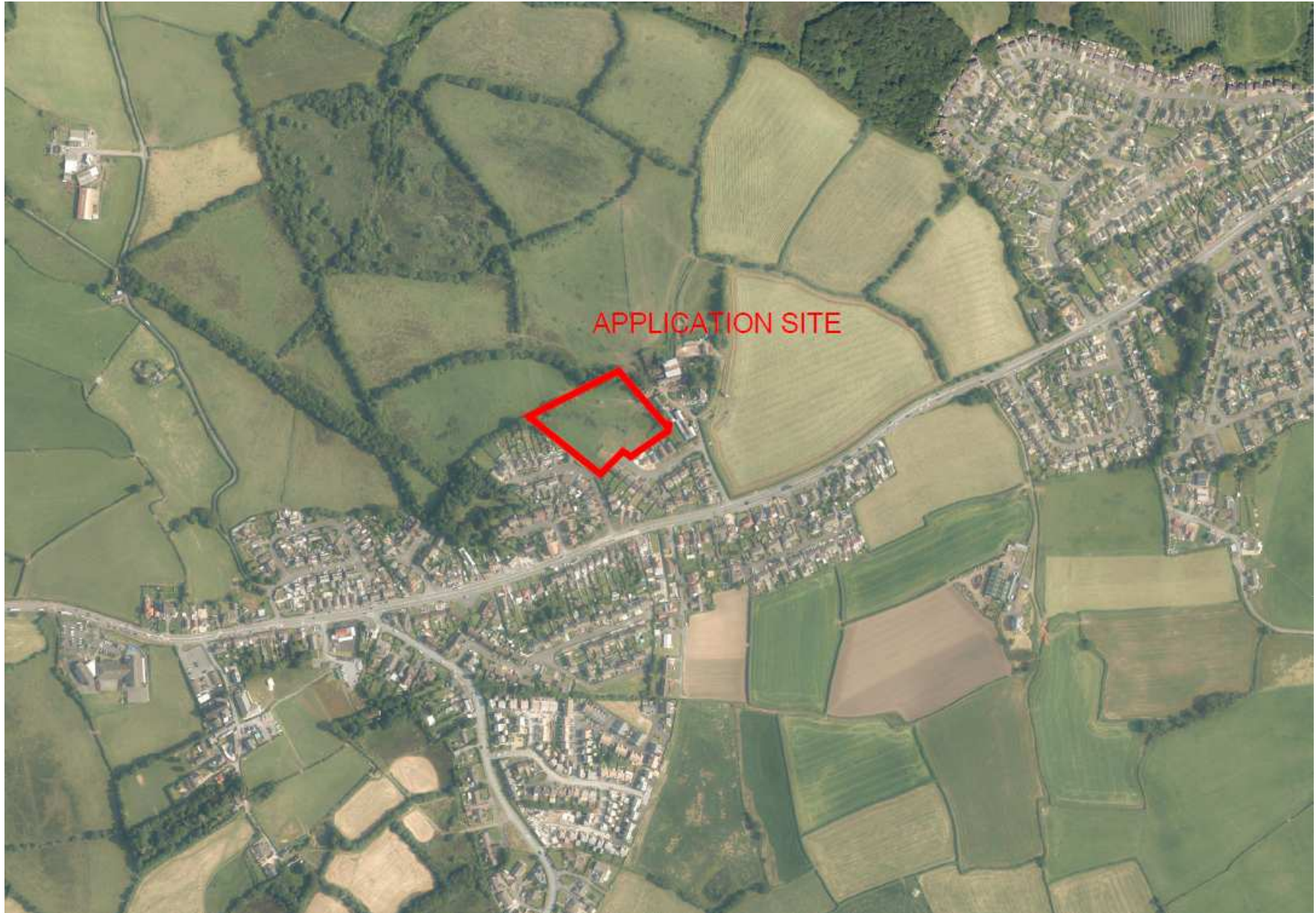


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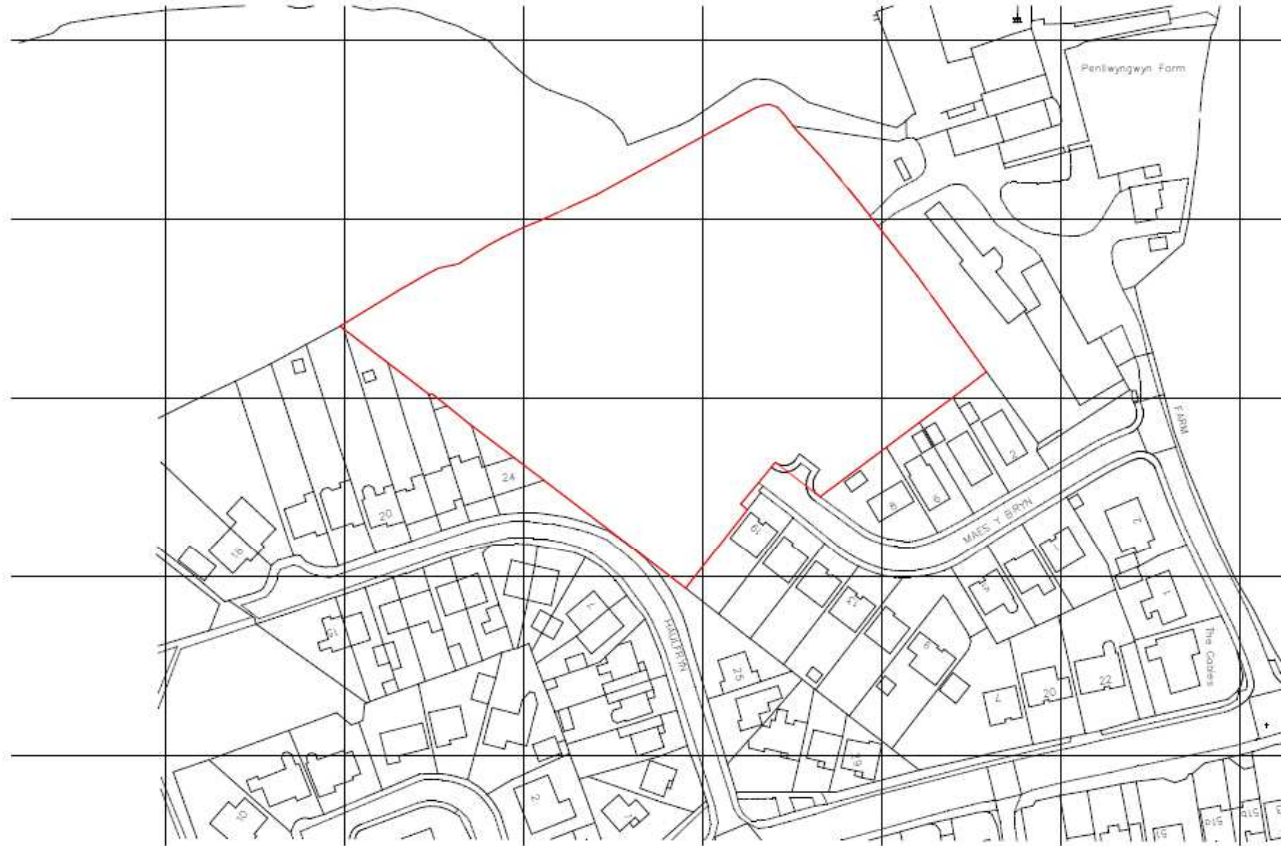
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S/36679



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Rev A: Siteplan updated

11/01/2018



CLIENT
Arbenigol
Property Development Consultants

JOB TITLE
Housing Development at Maes y Bryn,
Penllyngwyn Road,
Llanelli,
SA14 9RQ

DRAWN TITLE
Site Location Plan

DATE
June 2017

DRAWN
MC

CHECKED
HG

SCALE
As Shown

A3

DRAWN NO
HG17.32 /05

REV
A

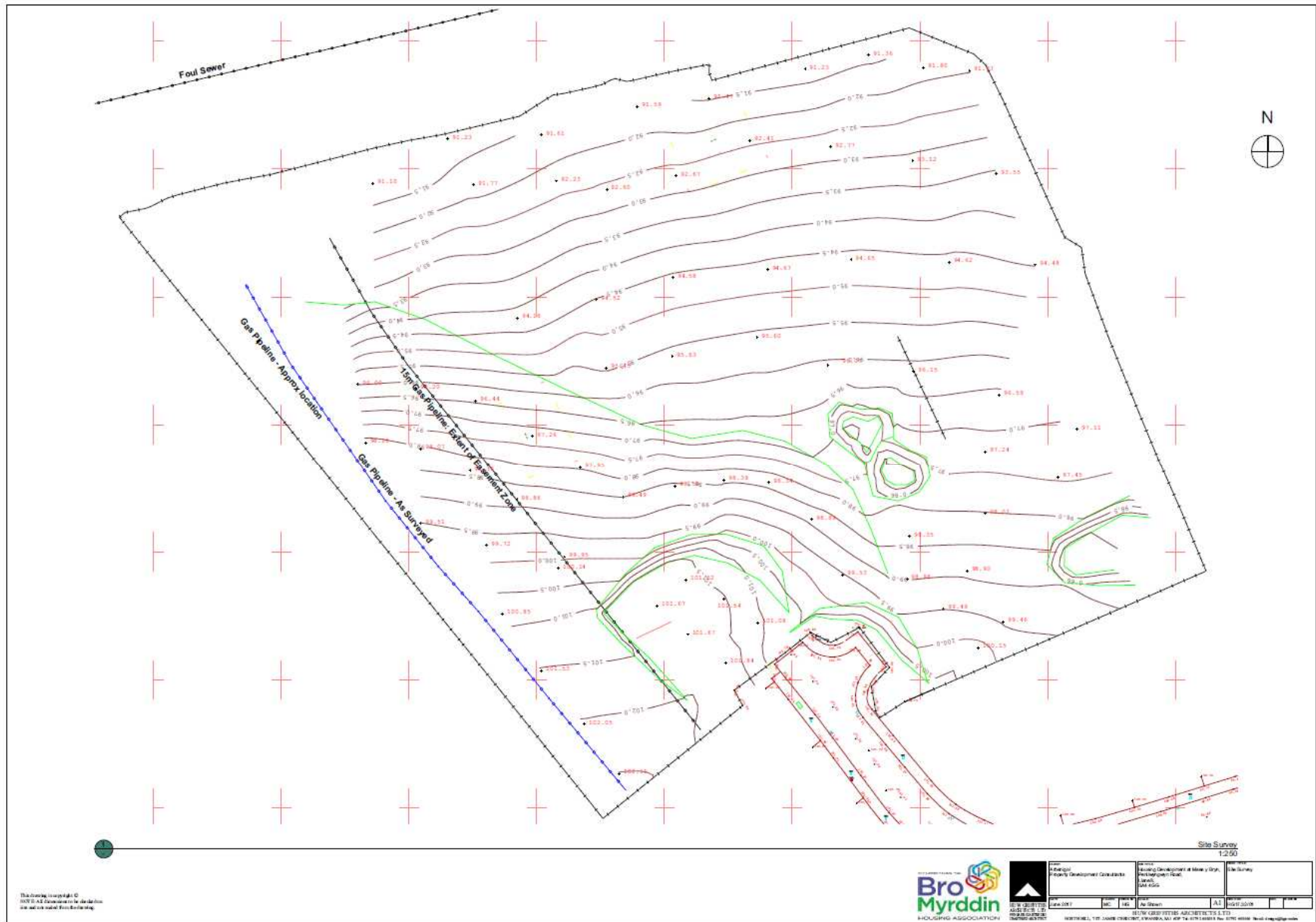
REVISION

HUW GRIFFITHS ARCHITECTS LTD

NORTH HILL, 7 ST. JAMES CRESCENT, SWANSEA, SA1 6DP Tel: 01792 644038 Fax: 01792 645446 Email: design@hga.wales

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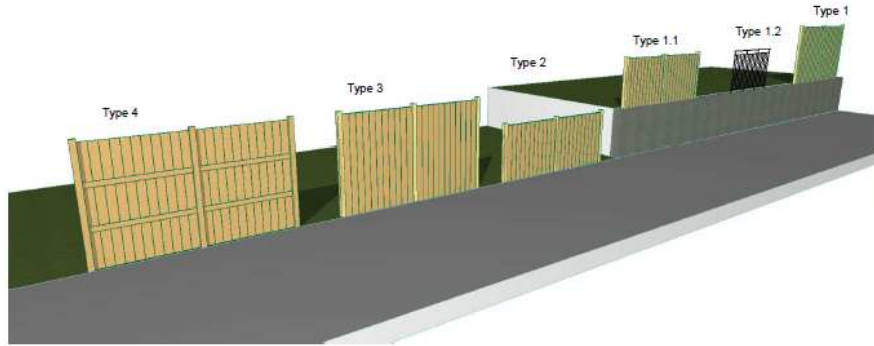
S/36679



S/36679



S/36679



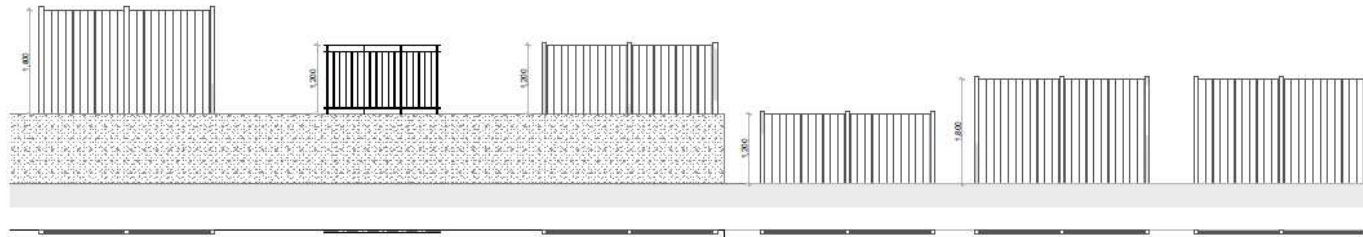
○ Perspectives
NTS



Crib Lock Retaining Wall - Typical View for illustration purposes only



Reinforced earth Retaining Wall - Typical View for illustration purposes only



Boundary Type 1:-
Concrete retaining wall, close boarded fence 1.8m high

Boundary Type 1.2:-
Concrete retaining wall, galvanised steel metal railings 1.2m high

Boundary Type 1.1:-
Concrete retaining wall, close boarded fence 1.2m high

Boundary Type 2:-
Close boarded fence on both sides 1.2m high

Boundary Type 3:-
Close boarded fence on both sides 1.8m high

Boundary Type 4:-
Close boarded fence on single side 1.8m high

○ Plans & Elevations
1:50



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NOTE: All dimensions to be checked on site and not scaled from the drawing.

Rev A: Fence spec revised

19/2/2018



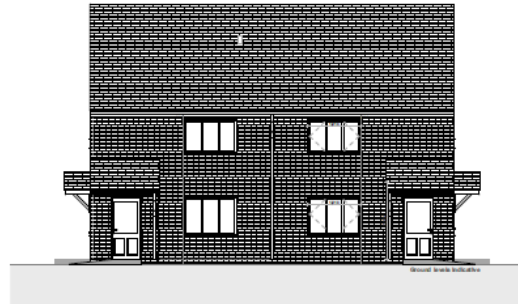
CLIENT	Arbenigol Property Development Consultants
DATE	June 2017
DESIGNER	IMC
DRAWN	HG

PROJECT	Housing Development at Maes y Bryn, Penrhyngwyn Road, Llanelli, SA14 5RQ
SCALE	As Shown
DATE	19/2/2018
PROJECT NO	HG17.32.07
REV	A
DRAWN	

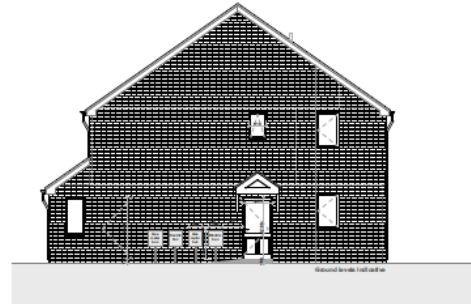
PROJECT TITLE	Boundary Details
SCALE	A3
DATE	19/2/2018
PROJECT NO	HG17.32.07
REV	A
DRAWN	

NORTH HILL, 7 ST JAMES CRESCENT, SWANSEA, SA1 4LP. Tel: 01792 646018 Fax: 01792 645446 Email: design@hga.wales

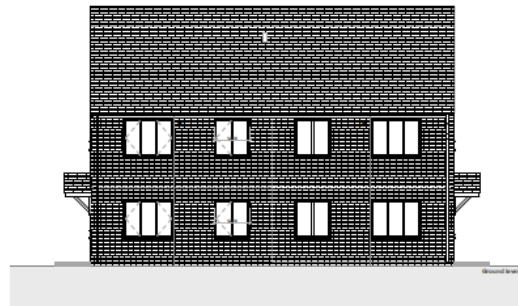
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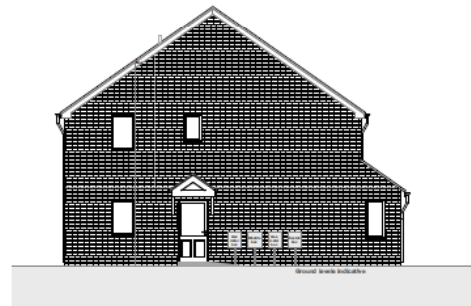
○ Front Elevation
Scale 1:100



○ Side Elevation
Scale 1:100



○ Rear Elevation
Scale 1:100



○ Side Elevation
Scale 1:100

Finish's
 Roof : Blue / Black Concrete interlocking tile
 Facias & Soffits : PVC-u White
 Rain Water Goods : PVC-u Black
 Red Facing Brickwork to all elevations
 Doors : Front - Composite panel door
 Rear - PVC-u White (to match window frame) t.b.a.
 Porch : GRP canopy
 Windows : PVC-u White t.b.a.

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 NOTE: All dimensions to be checked on
 site and not scaled from the drawing.



CLIENT
 Arbenigol
 Property Development Consultants

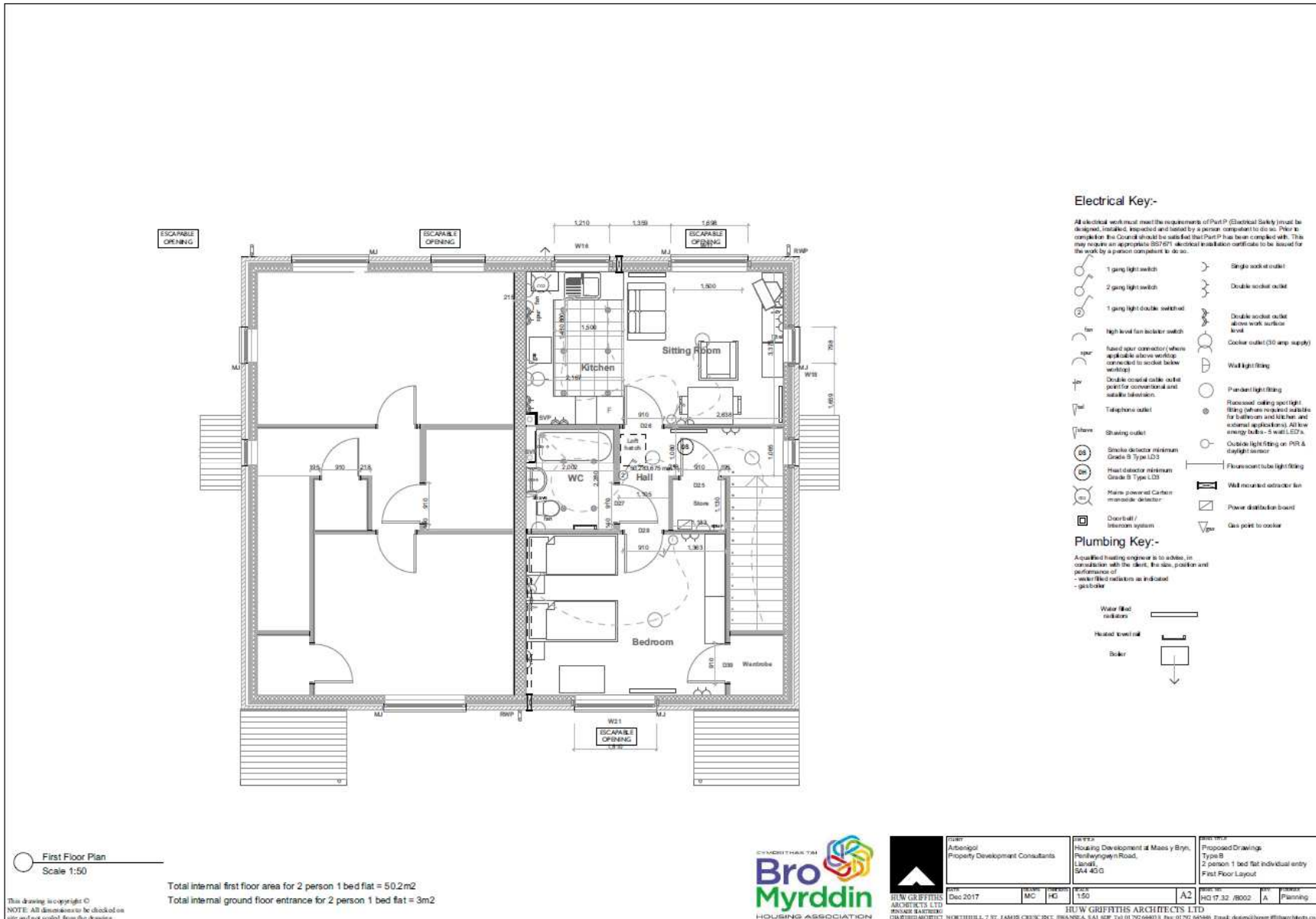
CONTRACT
 Housing Development at Maes y Bryn,
 Penlwyngwyn Road,
 Llanelli,
 SA4 4SG

PROJECT
 Proposed Drawings
 Type B
 2 person 1 bed flat individual entry
 Elevations

DATE Dec 2017	REVISED MC	DESIGNED HG	SCALE 1:100	SHEET NO. A2	DRAWING NO. HG 17.32 /B003	DATE A	DISCIPLINE Planning
------------------	---------------	----------------	----------------	-----------------	-------------------------------	-----------	------------------------

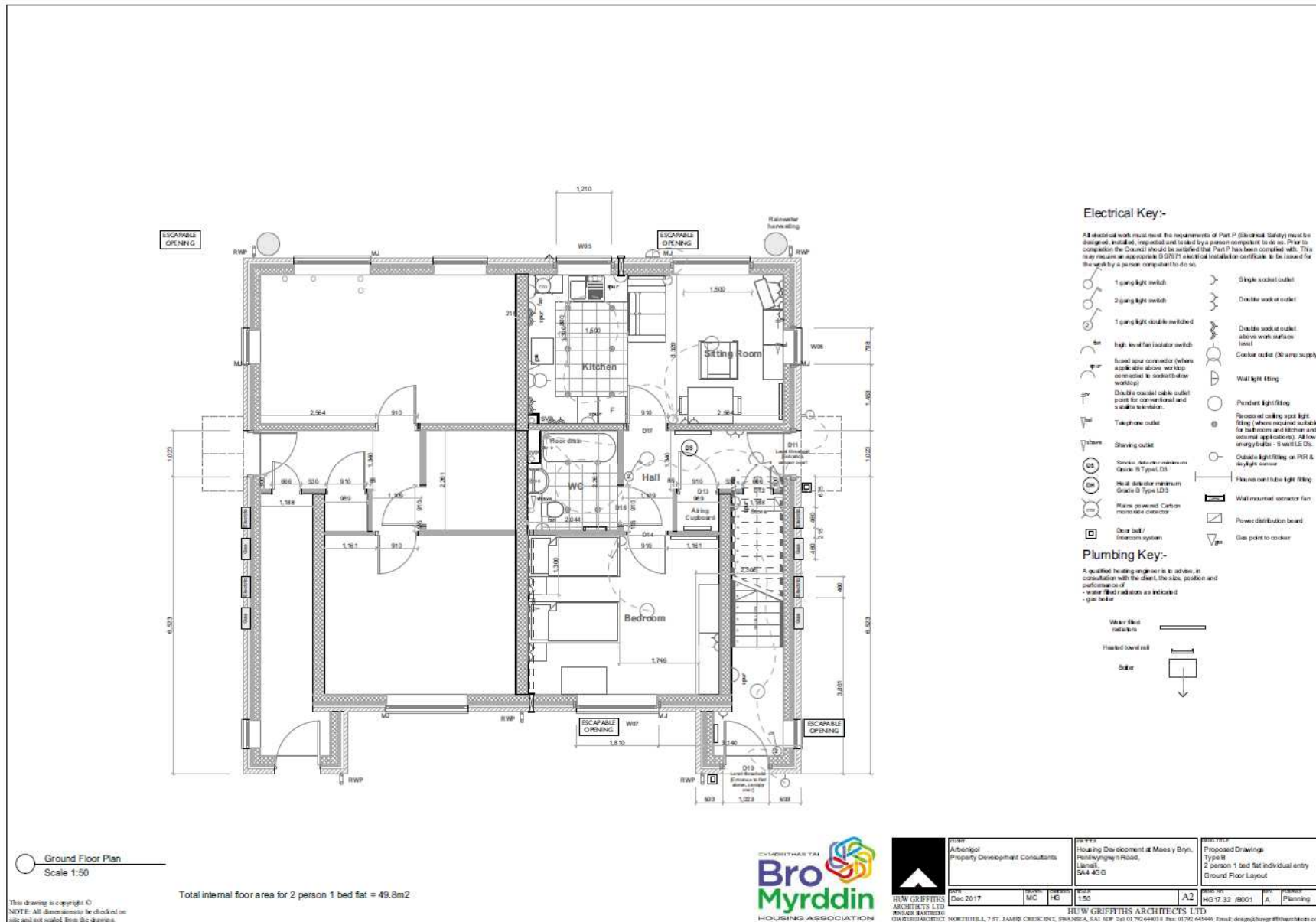
HUW GRIFFITHS ARCHITECTS LTD
 034 835340300
 NORTHWELL, 7 ST. JAMES CROSSLANE, SWANSEA, SA1 6BP Tel: 01 792 644013 Fax: 01 792 644946 Email: design@huwgrieffsarchitects.co.uk

S/36679



CLIENT Artsenigol Property Development Consultants	DESIGN Housing Development at Maes y Bryn, Penrhynwyn Road, Llanelli, SA4 4G	DATE Dec 2017		SCALE 1:50	REF A2
		REV MC	CHK HG	DATE HG 17.32 / 8002	REV A
HW GRIFTHS ARCHITECTS LTD 10A RIVERSIDE NORTHWELL, 7 ST. JAMES CHURCH ST, SWANSEA, SA1 6BP Tel: 01792 640078 Fax: 01792 640496 Email: design@hwgffriths.co.uk					

S/36679



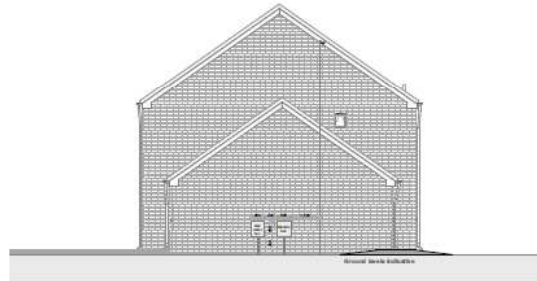
S/36679



○ Front Elevation
Scale 1:100



○ Rear Elevation
Scale 1:100



○ Side Elevation
Scale 1:100

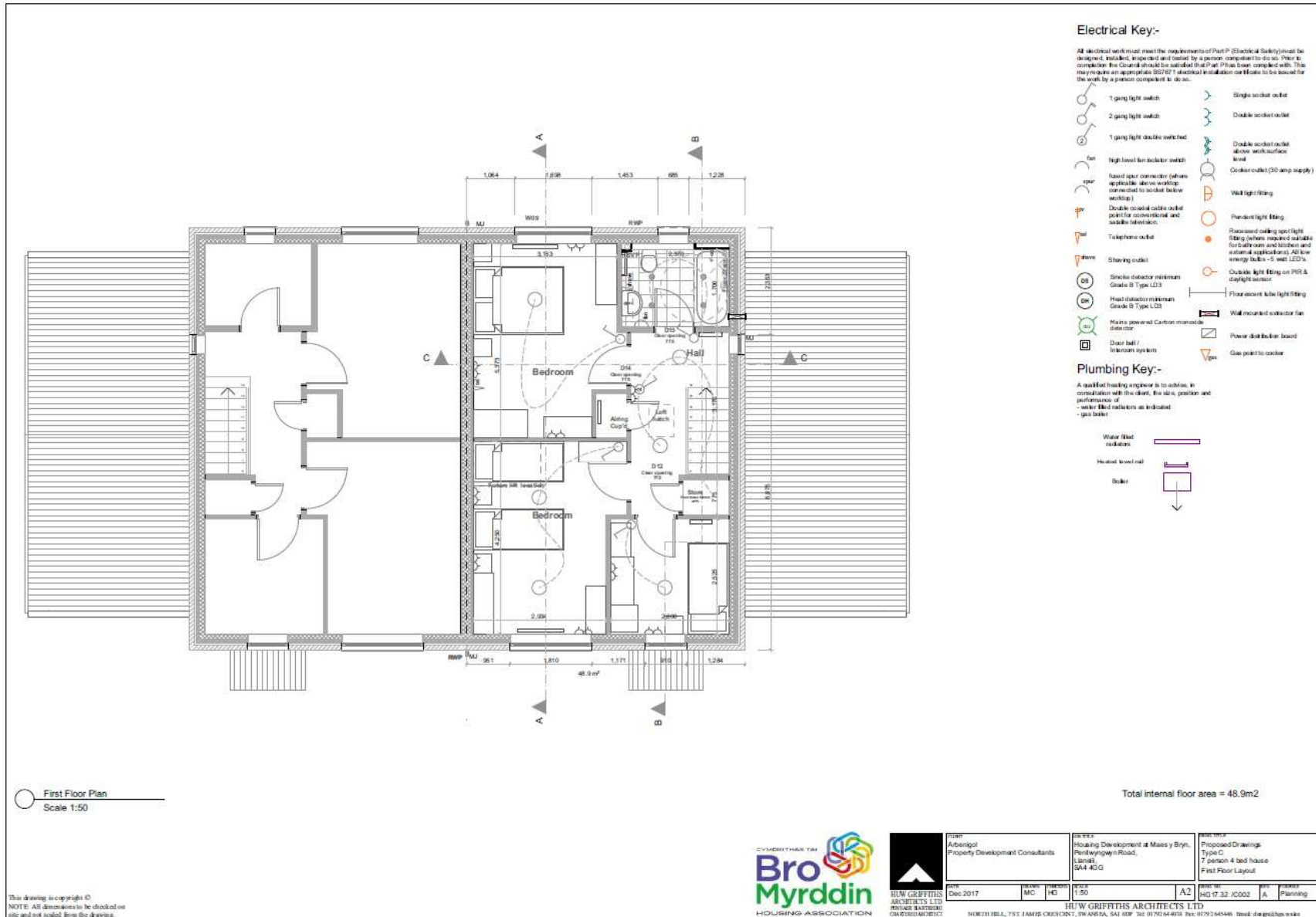
Finish's
 Roof: Blue / Black Concrete interlocking tile
 Facias & Soffits: PVC-u White
 Rain Water Goods: PVC-u Black
 Sill Facing: Brickwork to all elevations
 Doors: Front - Composite panel door
 Rear - PVC-u White (to match window frame) t.b.a.
 Floor: GRP Laminate
 Windows: PVC-u White t.b.a.

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 NOTE: All dimensions to be checked on
 site and not scaled from the drawing.

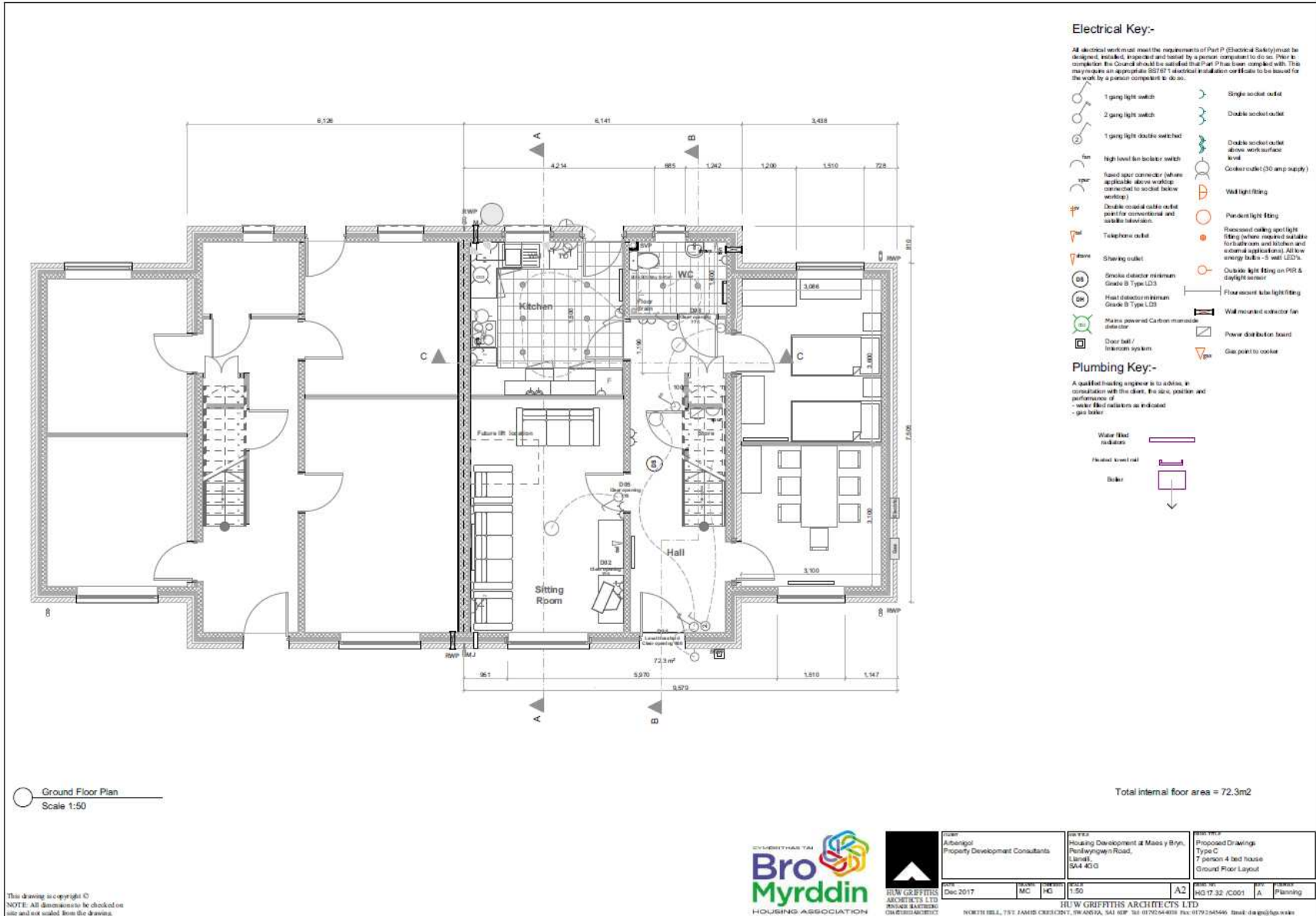


DATE	ISSUE	BY	SCALE	PROJECT	DESCRIPTION
Dec 2017	MC	HG	1:100	Proposed Development at Maes y Bryn, Rhosyngwyn Road, Llanelli, SA4 4QG	Proposed Drawings Type C 7 person 4 bed house Elevations
HUW GRIFFITHS ARCHITECTS LTD 10 NORTH BELL, 151 T. JAMES CRESCENT, SWANSEA, SA1 6BP. Tel: 01792 644478 Fax: 01792 645448 Email: d.g@hgwales.com				A2	HQ 17 32 /C003 A Planning

S/36679

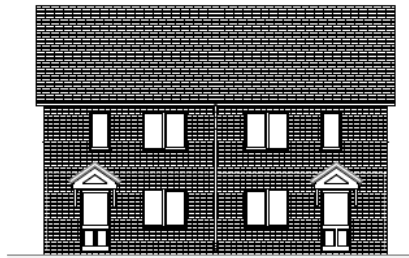


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S/36679

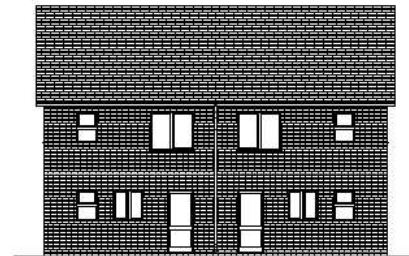
Finishes:
 Roof: Slate / Black Concrete interlocking tile
 Facias & soffits: PVC-u White
 Rain Water Goods: PVC-u Black
 Sill Facing: Brickwork to all elevations
 Doors: Front - Composite panel door
 Rear - PVC-u White (to match window frame) t.b.a.
 Porch: GRP canopy
 Windows: PVC-u White t.b.a.



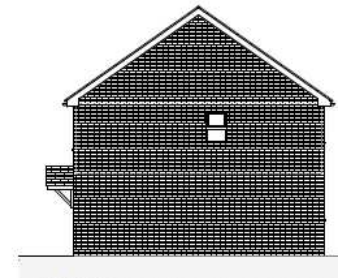
Front Elevation



Typical Section



Rear Elevation



Side Elevation

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 NOTE: All dimensions to be checked on
 site and not scaled from the drawing.



CLIENT:
 Abernol
 Property Development Consultants

DATE:
 Dec 2017

PROJECT:
 Housing Development at Maw y Byn,
 Penlwyngern Road,
 Llanelli,
 SA4 4GG

SCALE:
 1:100

DRAWING:
 HG17.32 (A003)

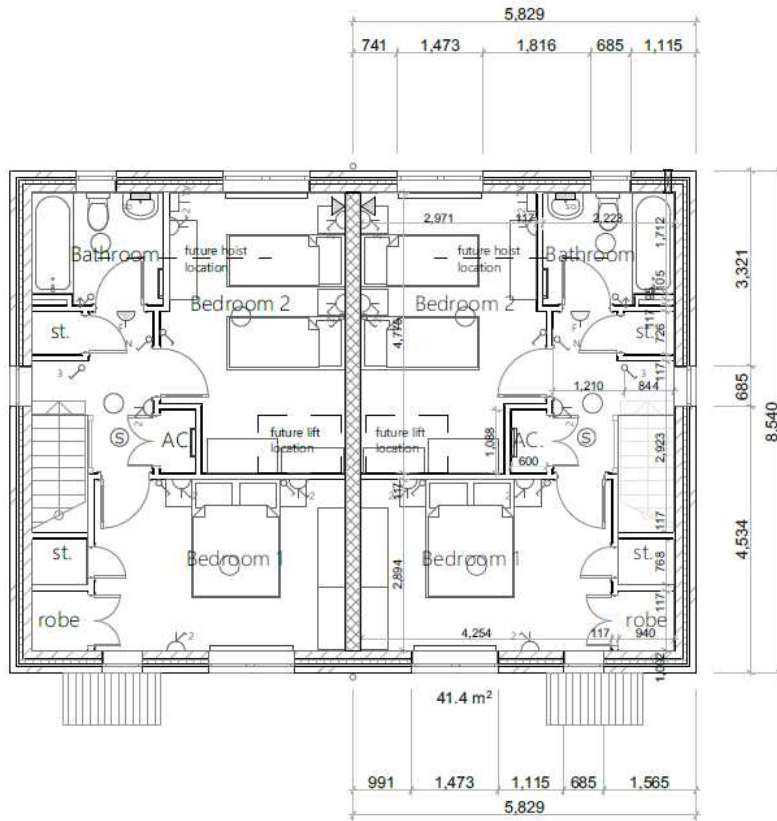
SHEET:
 A

DRAWING:
 Planning

HUW GRIFFITHS ARCHITECTS LTD

NORTH BELL, 755 JAMES CROCKETT, SWANSEA, SA1 6BP Tel: 01792 644033 Fax: 01792 644496 Email: design@hgwales.com

S/36679



Light location

- 1 Gang light switch
- 2 Gang light switch
- 3 Gang light switch
- 4 Gang light switch
- Ceiling pull cord switch
- 1 Gang light switch with neon indicator for attic light
- Light fitting location
- Bulk head light fitting location
- Bulk head light fitting with pir sensor location
- Light fitting with shaver outlet
- Flood light fitting

Outlets & communication

- Switched single socket outlet
- Switched twin socket outlet
- Un-switched fused spur
- Lockable fan isolator switch.
- Fused spur with neon indicator remote single socket outlet below worktop for appliance.
- Boiler fused spur with neon indicator remote single socket outlet above worktop.
- Cooker control unit
- Consumer unit
- Telephone outlet
- Double T.V. aerial point
- Door bell push & bell sounder
- Mains powered smoke detector
- Mains powered heat detector
- Mains powered Carbon monoxide detector
- Room thermostat
- TV distribution point
- Wall mounted extractor fan

Total internal first floor area = 41.4 m²

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NOTE: All dimensions to be checked on
site and not scaled from the drawing.



Client:
Arbergol
Property Development Consultants

Project:
Housing Development at Maes y Bryn,
Rhyddegryn Road,
Llanelli,
SA4 4JG

Drawings:
Proposed Dwelling
Type A
4 person 2 bed house
First Floor Layout

Date:
Dec 2017

Scale:
MC HG 1:50

Sheet:
HG17.32 (A002)

Drawn by:
H/W Griffiths Architects Ltd

Checked by:
A

Discipline:
Planning

NORTH BELL, 75C JAMES CRESSWELL, SWANSEA, SA1 4BP Tel: 01792 644018 Fax: 01792 645446 Email: design@hgw.co.uk

S/36679



S/36679



S/36679



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Page 74



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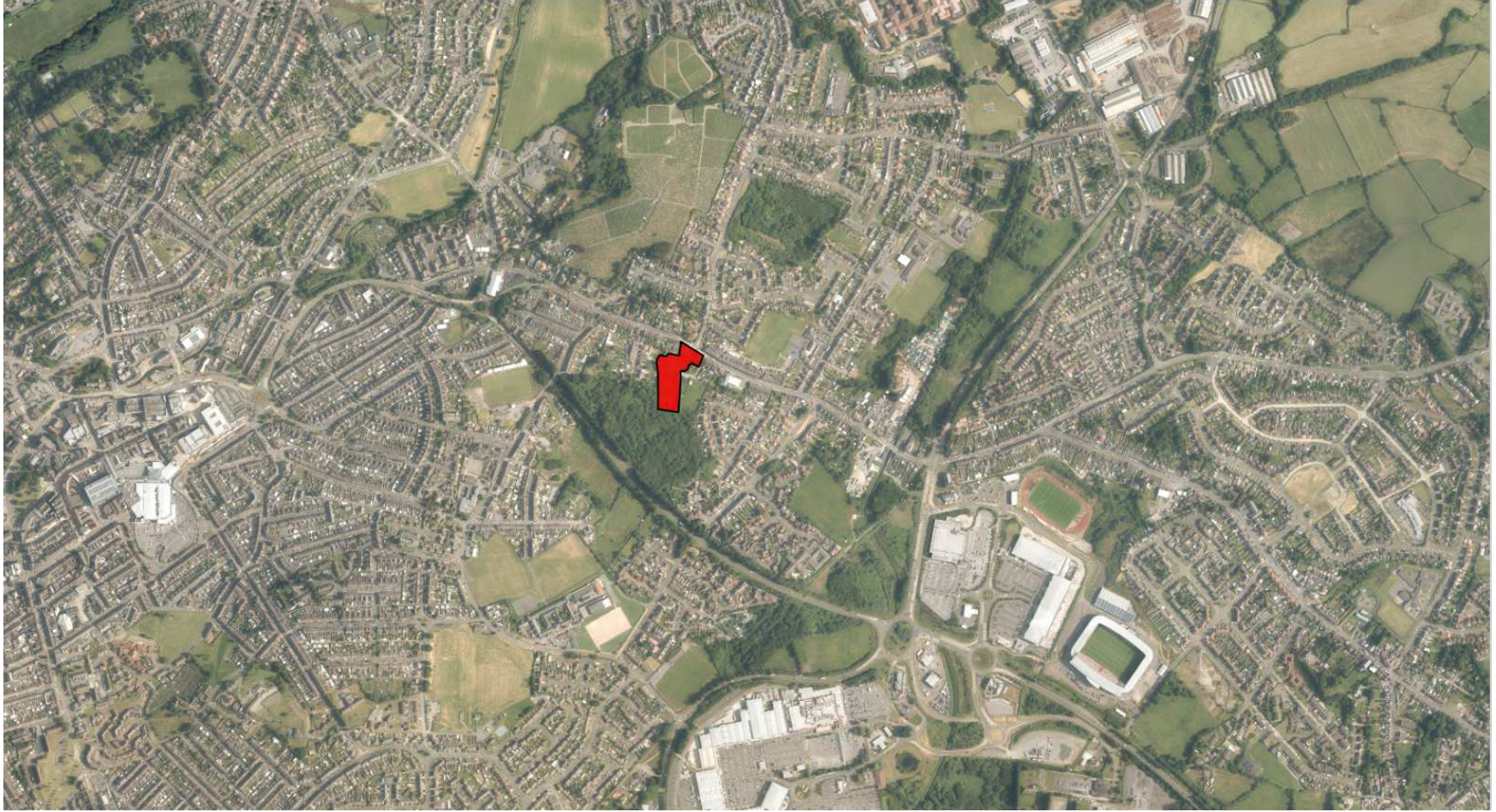


S/36707

S/36707



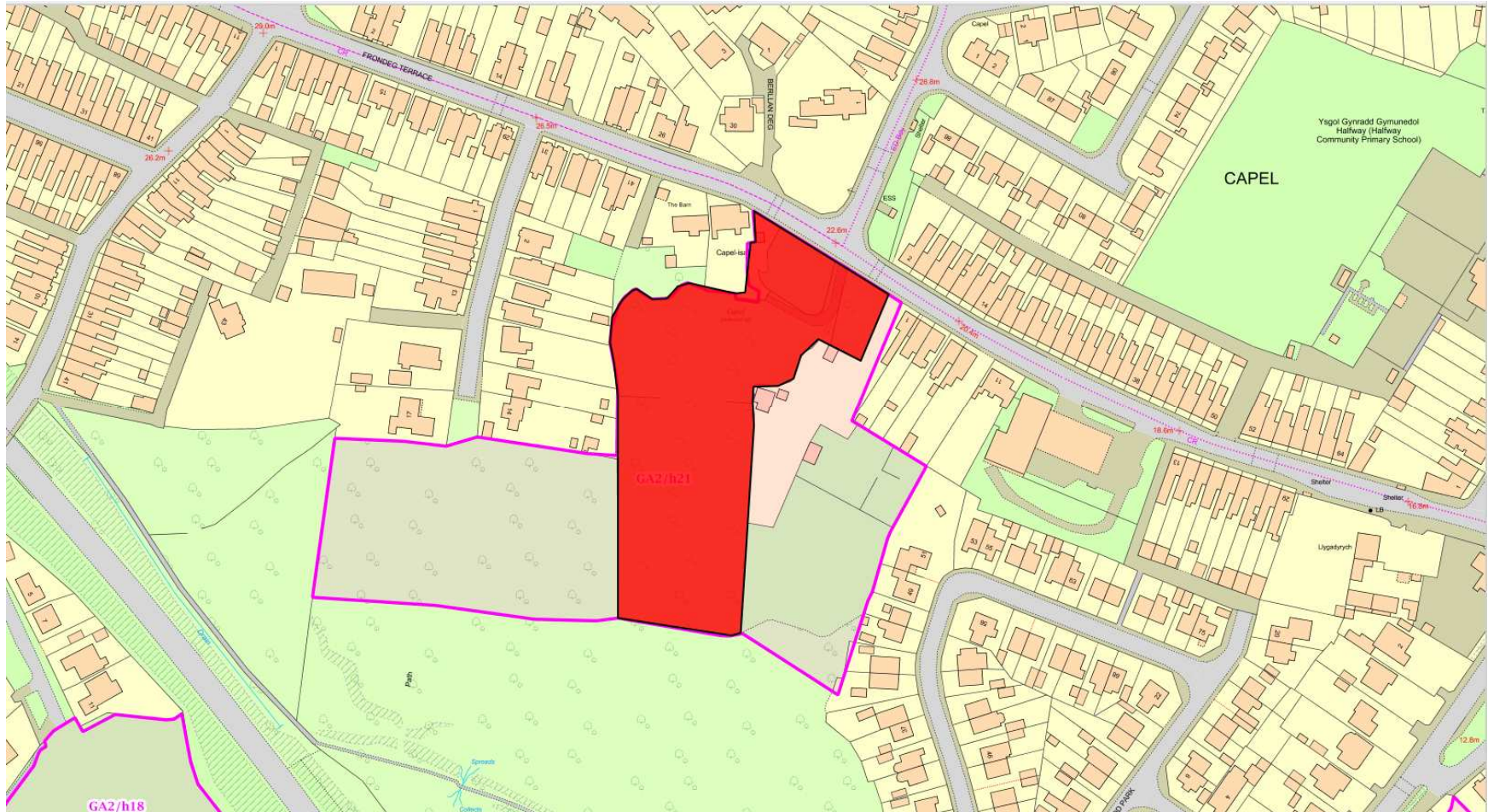
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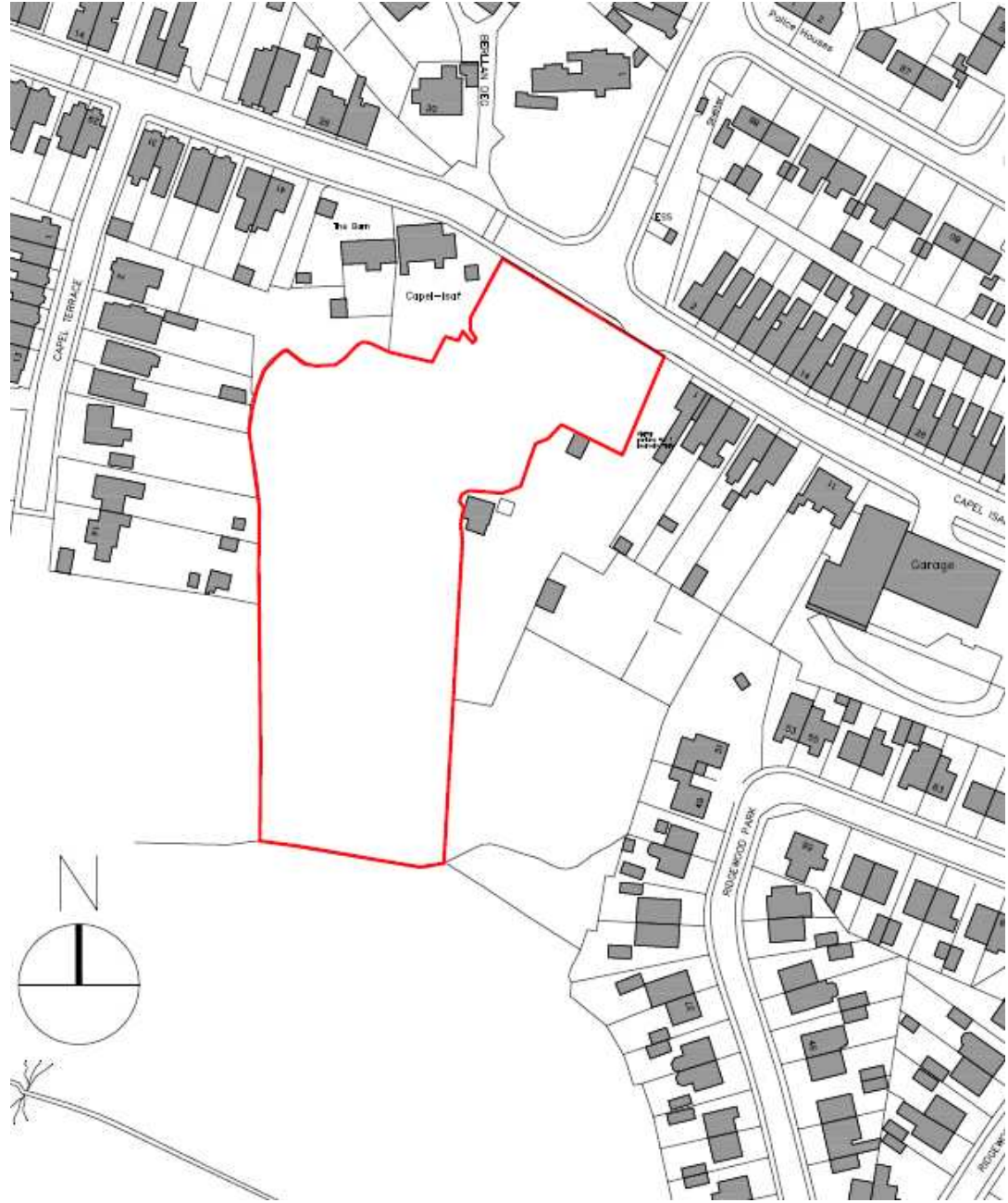
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S/36707



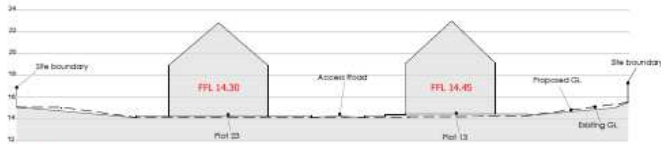
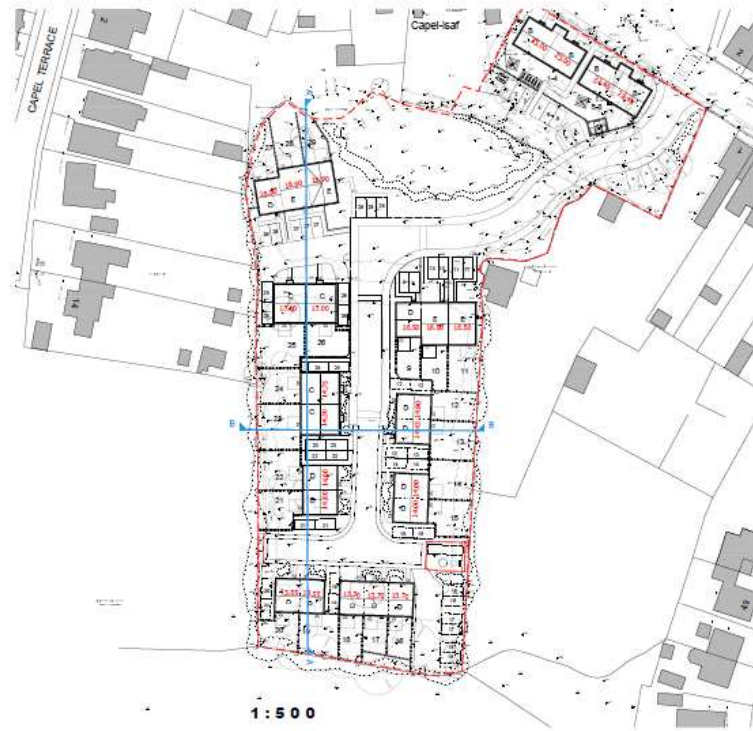
S/36707



S/36707



S/36707



1:200

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	A	16.02.18	Plot 15-20 FFL amended.	MCC		Checked:	MCC			Date:	Jan 2018	Rev:	B
	B	20.02.18	Updated to wall level Site Layout.	MCC		Date:	Jan 2018			Scale:	As Shown (A1)		

S/36707



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

S/36707



GROUND FLOOR PLAN - 51m²
1 BED FLAT UNITS



FIRST FLOOR PLAN - 56m²
1 BED FLAT UNITS

S/36707



FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION

LEFT SIDE ELEVATION

S/36707



Ground Floor Plan Type 2B (4.2.1)



First Floor Plan Type 2B (4.2.1)

S/36707



FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION

LEFT SIDE ELEVATION

S/36707



Ground Floor Plan Type 4B (6.4.1)



First Floor Plan Type 4B (6.4.1)

S/36707



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

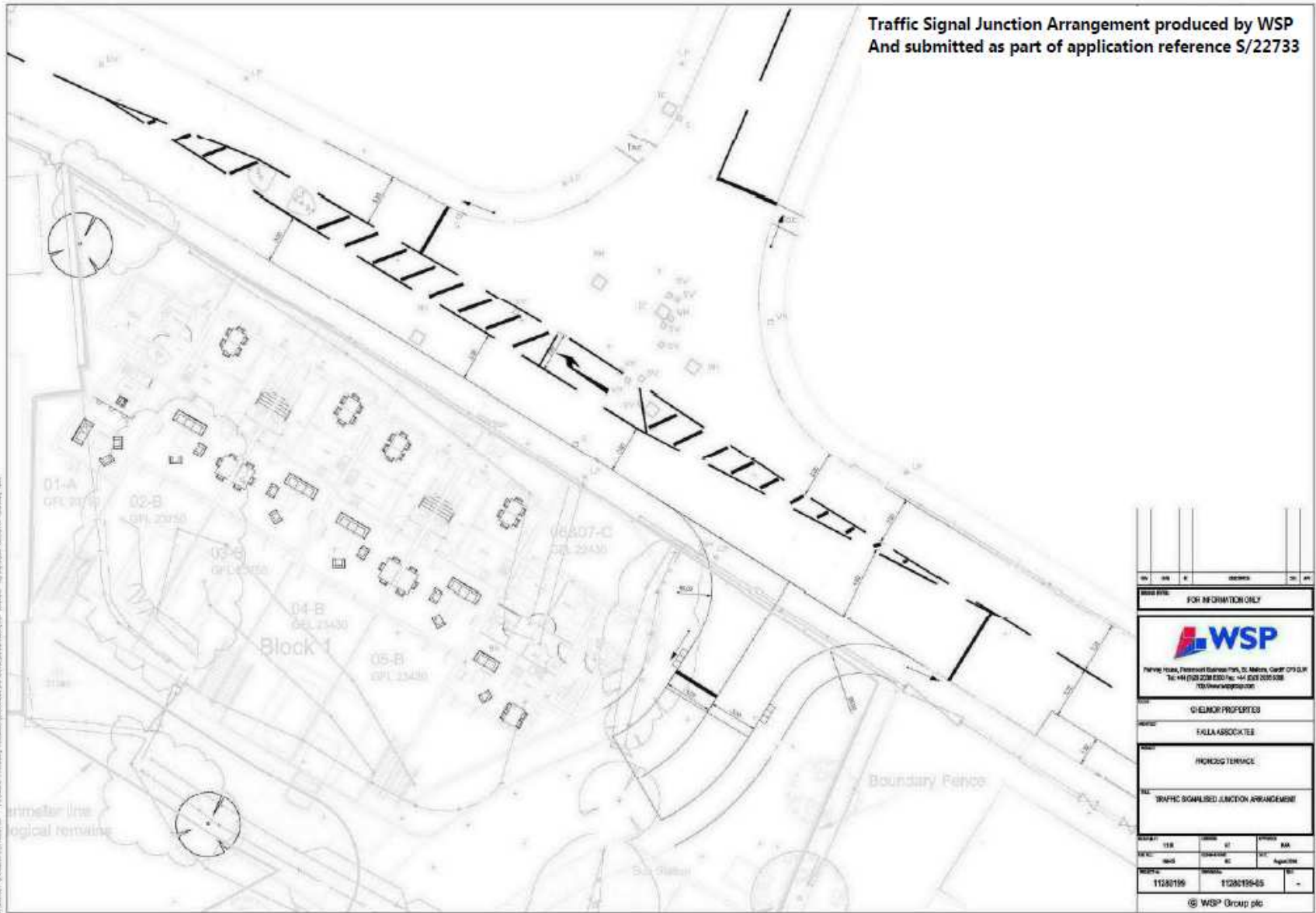


SIDE ELEVATION



3.2.3 TWO BED BUNGALOW
58.1sqm/644 sqft

S/36707



FOR INFORMATION ONLY	
 WSP Planning, Transport & Engineering 11280195 11280194-45	
CLIENT/PROPERTIES	
FULL ASSOCIATE	
PROJECT	
TRAFFIC SIGNALLED JUNCTION ARRANGEMENT	
11280195	11280194-45
© WSP Group plc	

S/36707



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**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 08 MAWRTH 2018
ON 08 MARCH 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal
Gorllewin/
Area West*



ADDENDUM – Area West

<i>Application Number</i>	W/36577
<i>Proposal & Location</i>	VARIATION OF CONDITION 2 OF PLANNING PERMISSION W/30595 (EXTENSION OF TIME IN WHICH TO SUBMIT RESERVED MATTERS) AT LAND AT CAE GLAS, ST CLEARS, CARMARTHEN, SA33 4EY

DETAILS:

CONSULTATIONS

Neighbours/Public – One further objection has been received. The correspondence questions whether notice had been served on the correct other landowners; refers to the application site being different to that previously approved; comments that the reference to the inclusion of the passing bay in the site appraisal section of the report that indicates a passing place is included is misleading in that outline planning permission for the residential development (W/21657) granted by the appeal Inspector specifically excluded the passing bay.

THIRD PARTY REPRESENTATIONS

The first comment relates to whether correct notice had been served on all interested parties. The objector, who states that he is part owner of the estate road that shall serve the proposed development, asserts that no notice has been received. This has been queried with the applicant's agent with a response awaited.

The second element of the late objection relates to the red line application site. As detailed in the report, this application is for variation of condition with regard to which there is no requirement for any plans to be provided. The proposal is merely to extend the period of time for the submission of the reserved matters in relation to the outline permission granted by the Inspector for one further year. The determination of this application has no bearing or effect upon the extent of the application site approved in the outline planning permission.

The final point raised with regard to the report content has served to highlight a typographical error. While the site appraisal refers "*A further area of land to the south of Heol Goi has been included within the application site to allow for the provision of a passing place ...*", the text should have correctly read "...**had** been included...".

Although the original application contained reference to both a passing bay and a footway, it is subsequently clarified in the main committee report that the Inspector did not consider either to be necessary and omitted both from the outline planning permission.



***Y PWYLLGOR
CYNLLUNIO***

08 MAWRTH 2018

***RHANBARTH Y
GORLLEWIN***

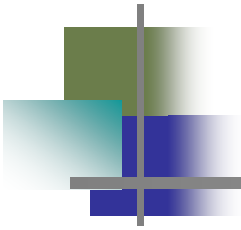
**PLANNING
COMMITTEE**

08 MARCH 2018

**AREA
WEST**

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

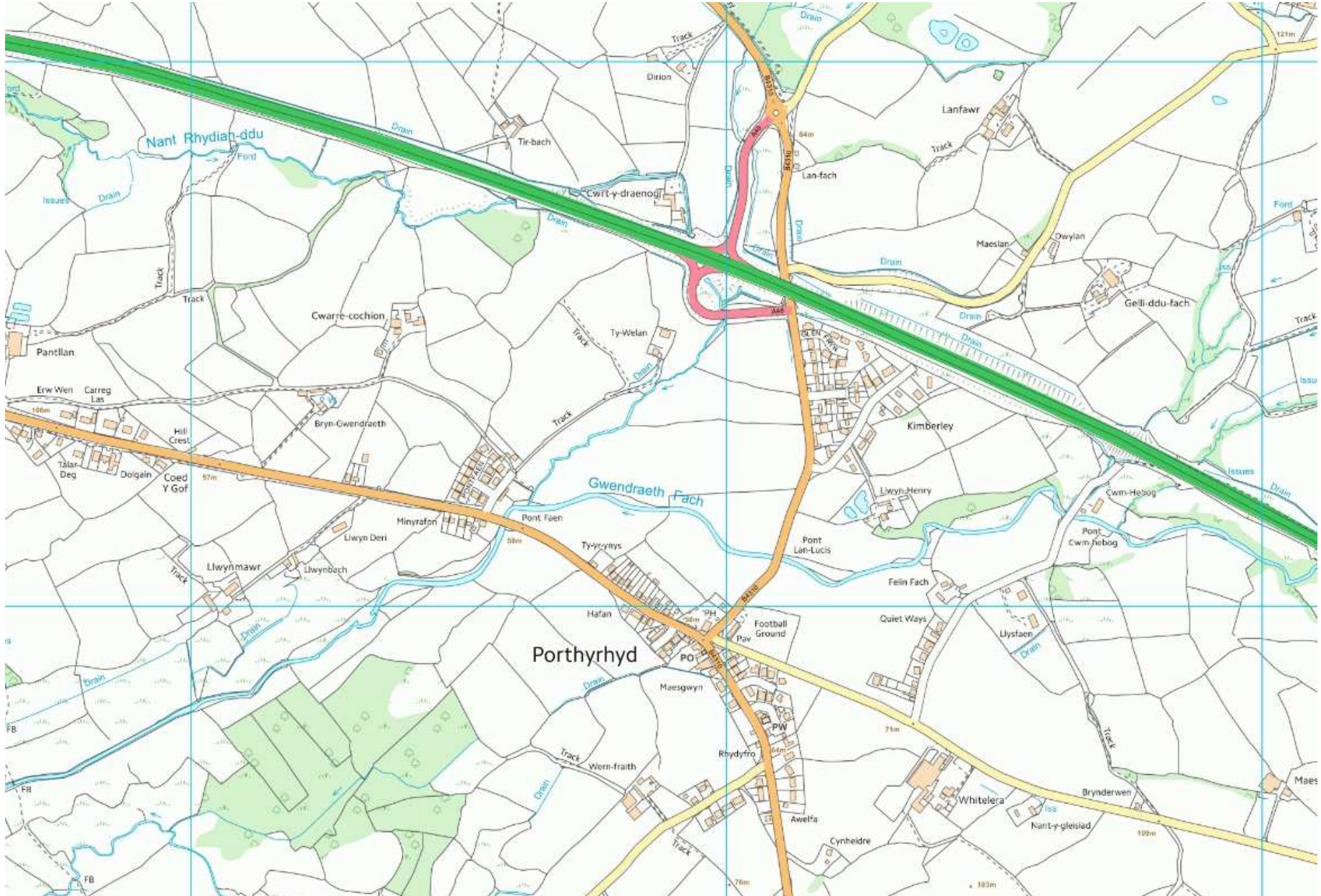
**APPLICATIONS RECOMMENDED
FOR APPROVAL**



W/36448

W/36448

Ordnance Survey Map



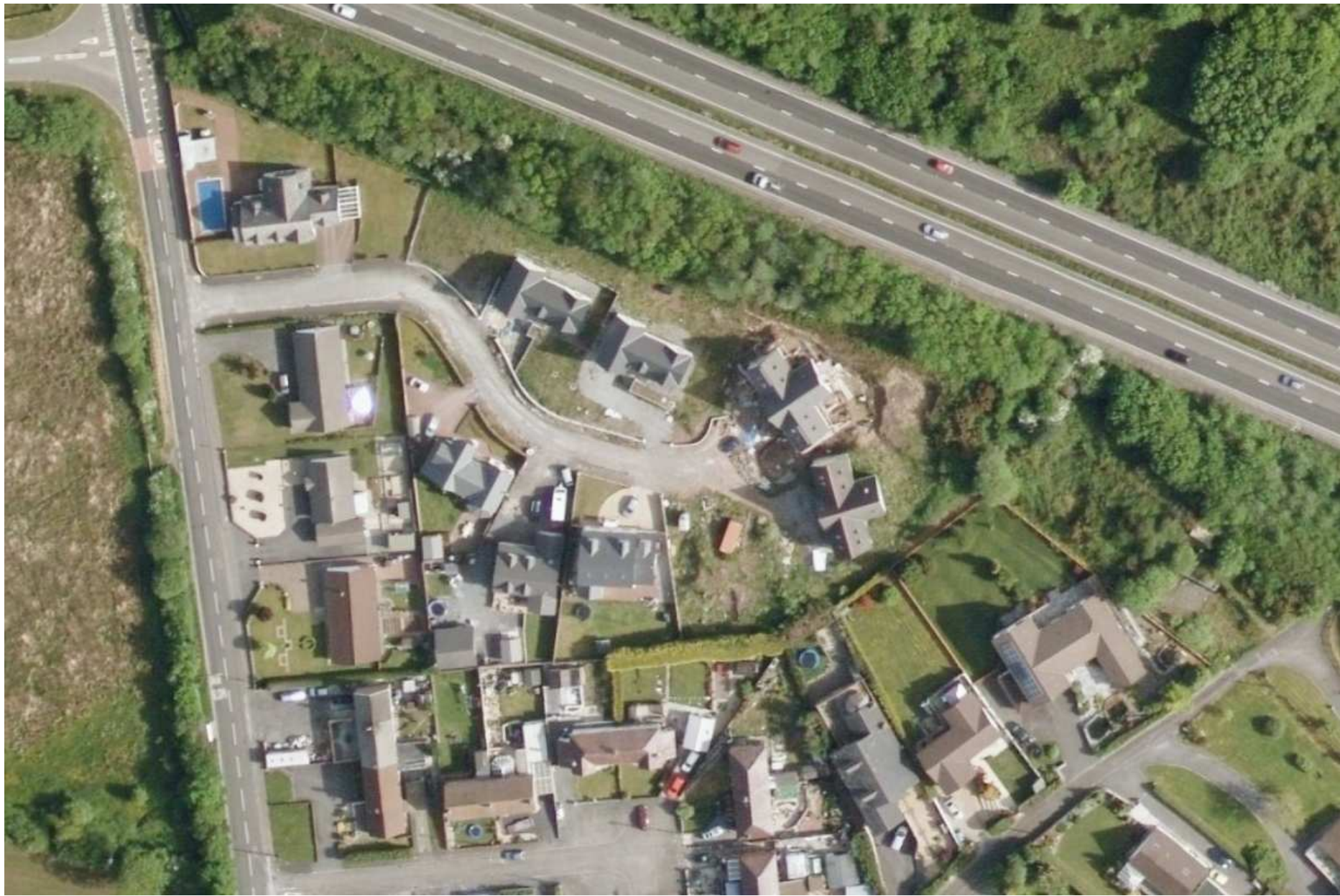
W/36448

Glen Fryn Estate, Porthyrhyd



W/36448

Aerial Photograph



W/36448

Location Plan



W/36448

Site Plan



W/36448

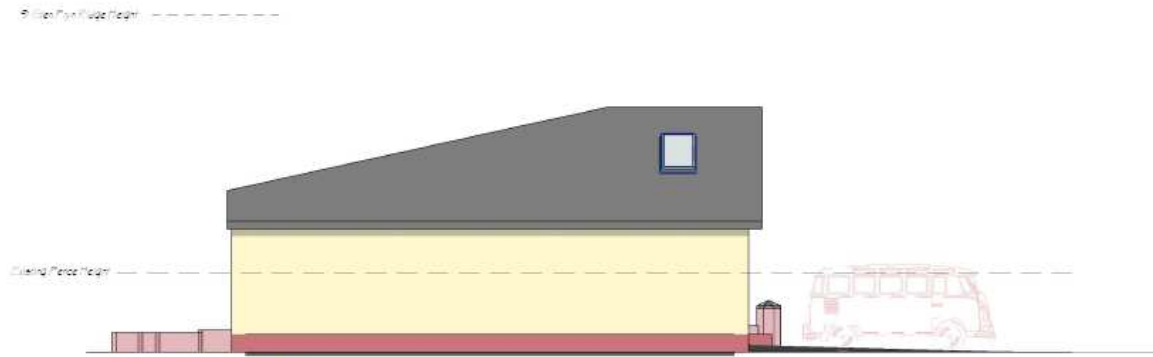
Elevations



Proposed Front Elevation



Proposed Rear Elevation



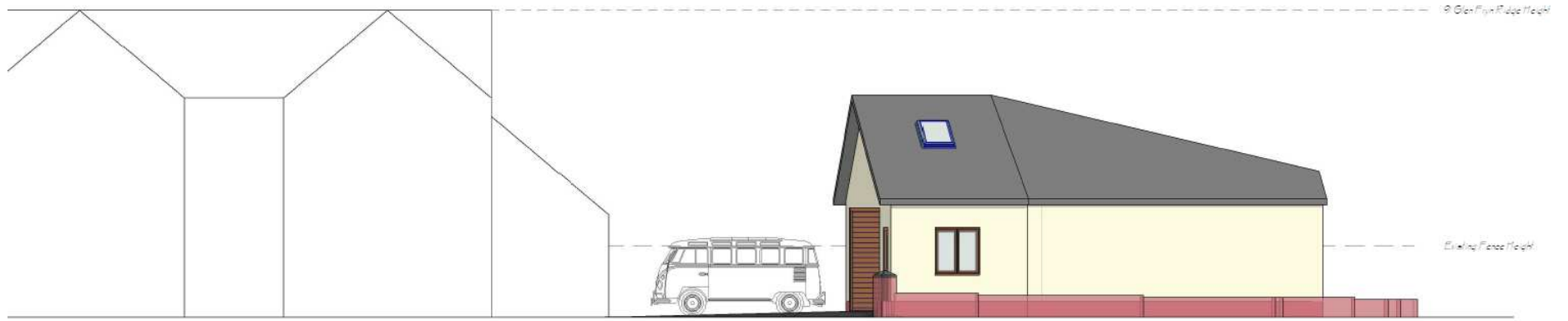
Proposed Side Elevation



Proposed Side Elevation

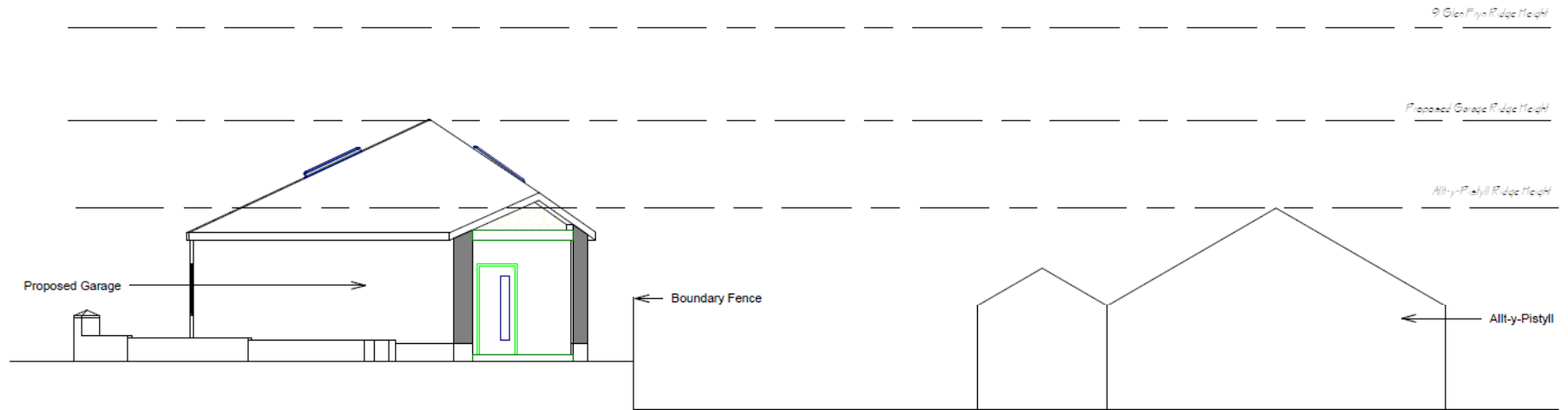
W/36448

Cross Section



W/36448

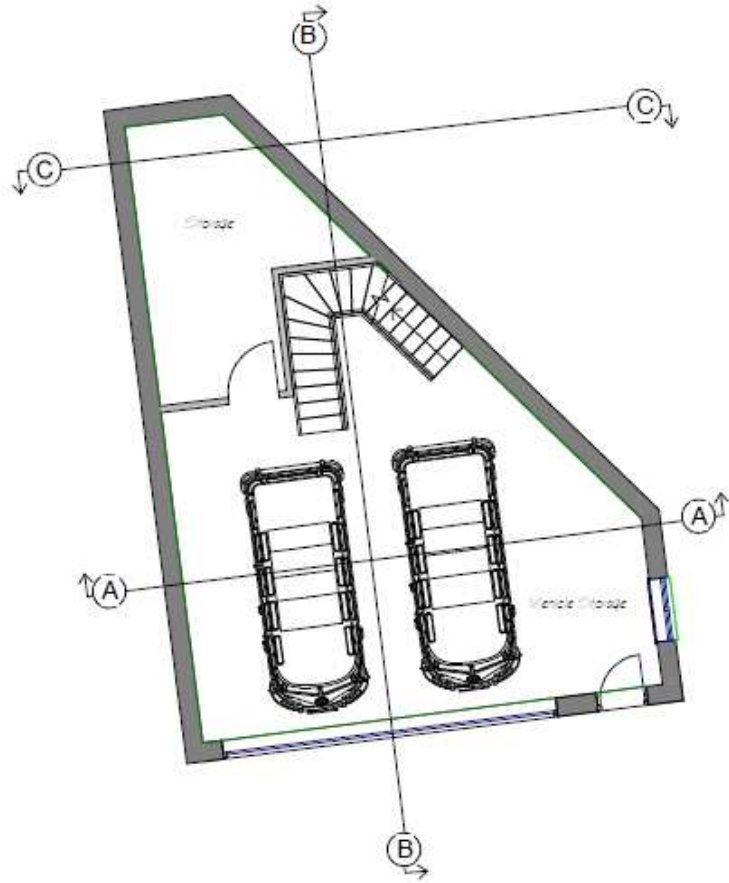
Site Section



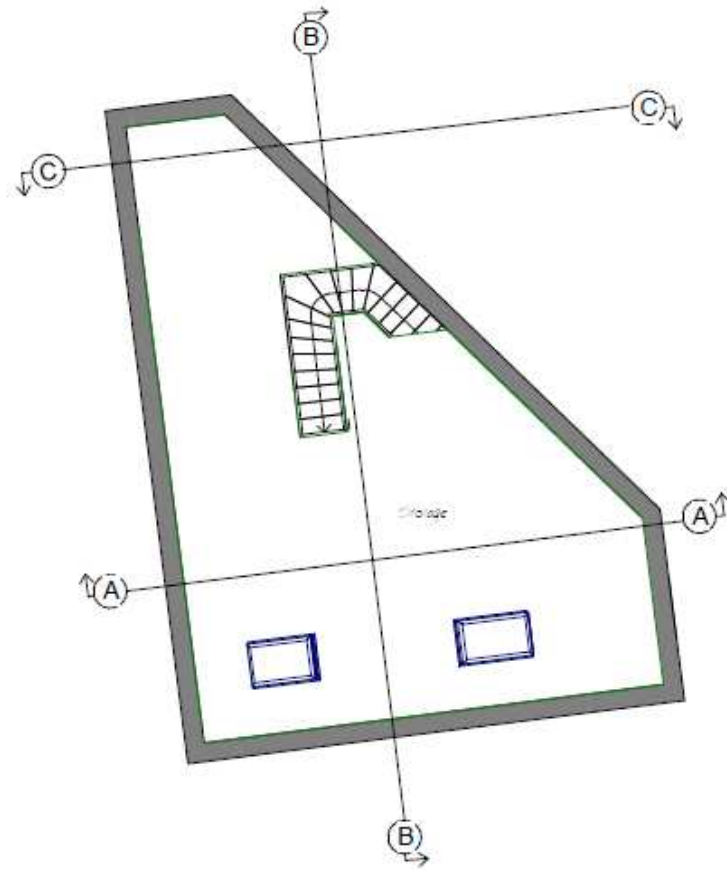
Proposed Section C-C
1:100

W/36448

Floor Plans



Proposed Ground Floor Plan



Proposed First Floor Plan

W/36448 3D Image of Proposal



Front Elevation

Roof Design



Roadside View



W/36448

Superseded proposal



Front Elevation

Roof Design



Roadside View



W/36448 Superseded Proposal



Front Elevation

Roof Design

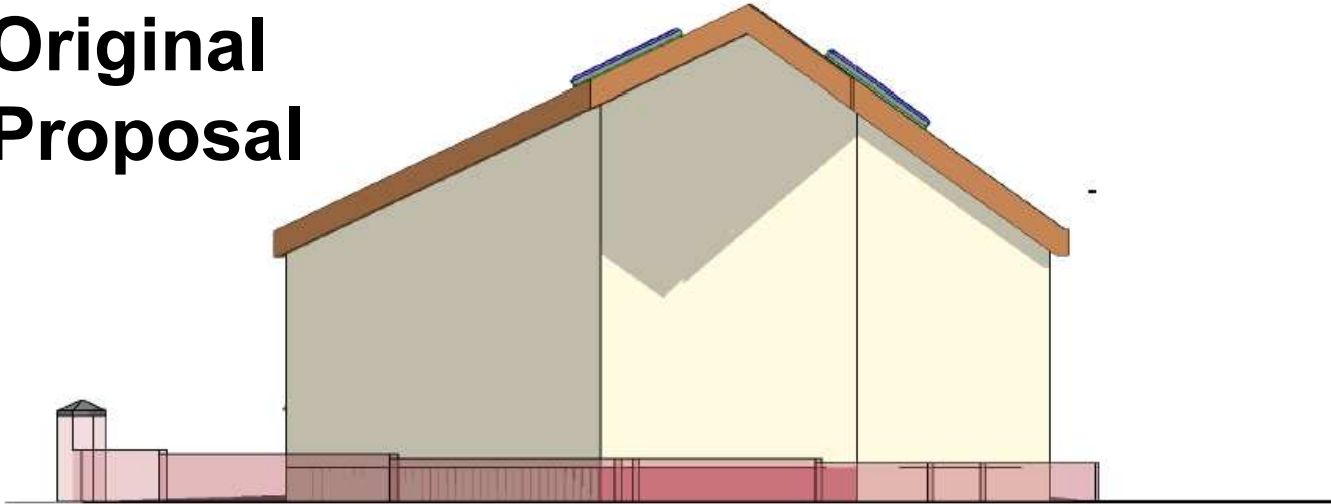


Roadside View



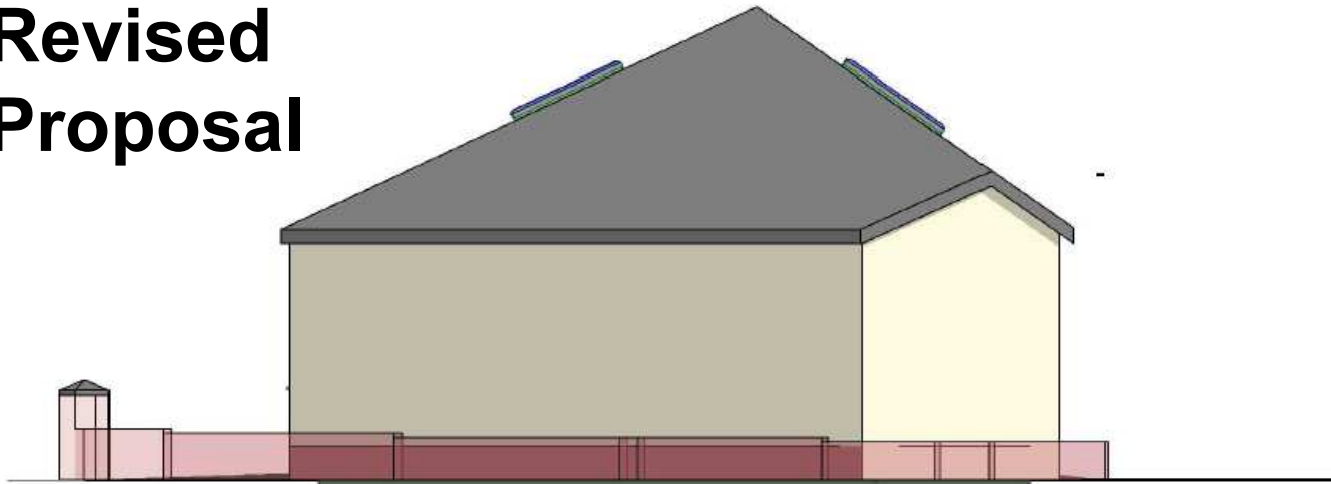
W/36448 Rear elevation as seen from adj property

Original Proposal



Proposed Rear Elevation

Revised Proposal



Proposed Rear Elevation

W/36448



W/36448



W/36448



W/36448



W/36448



W/36448

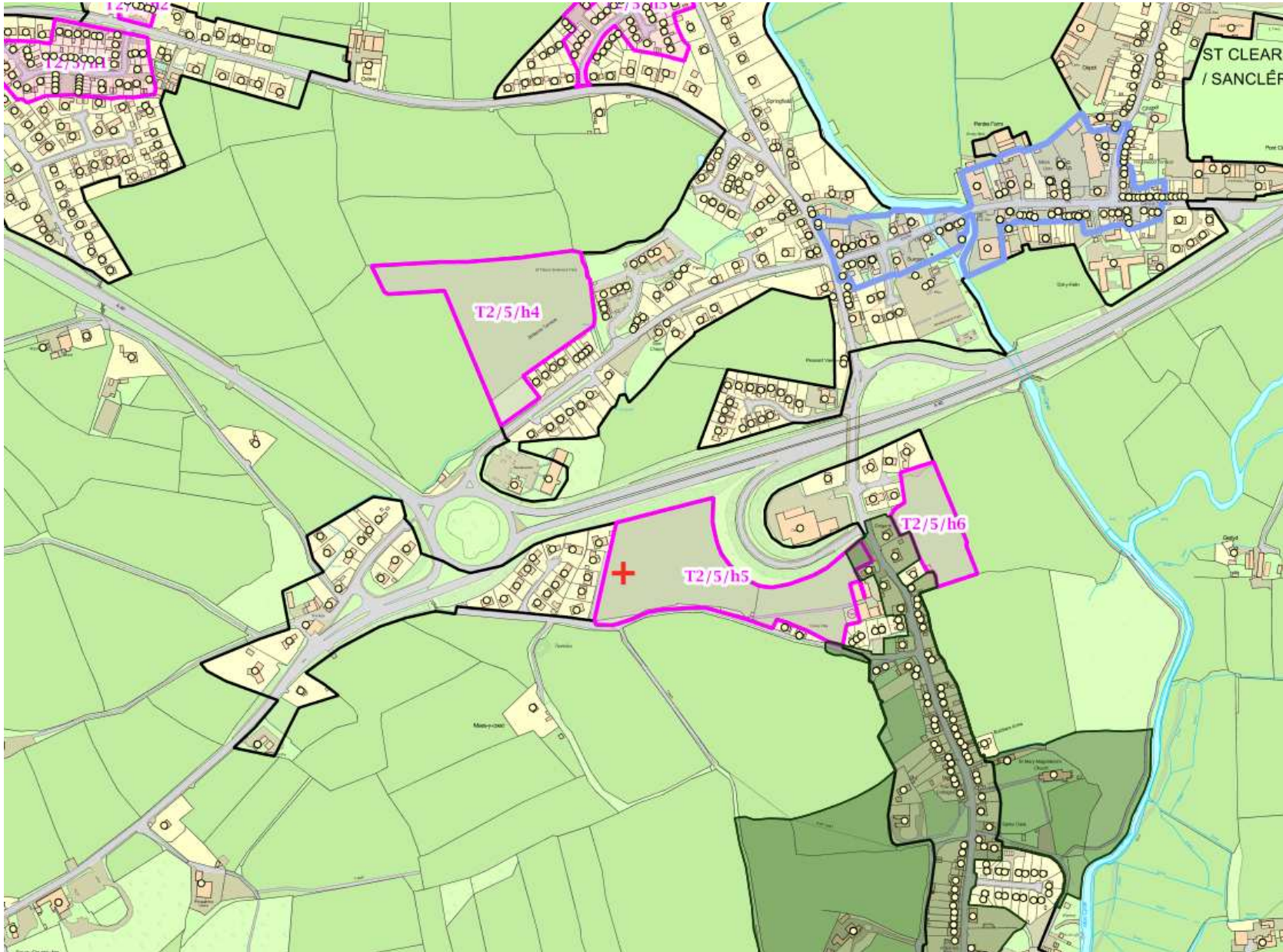


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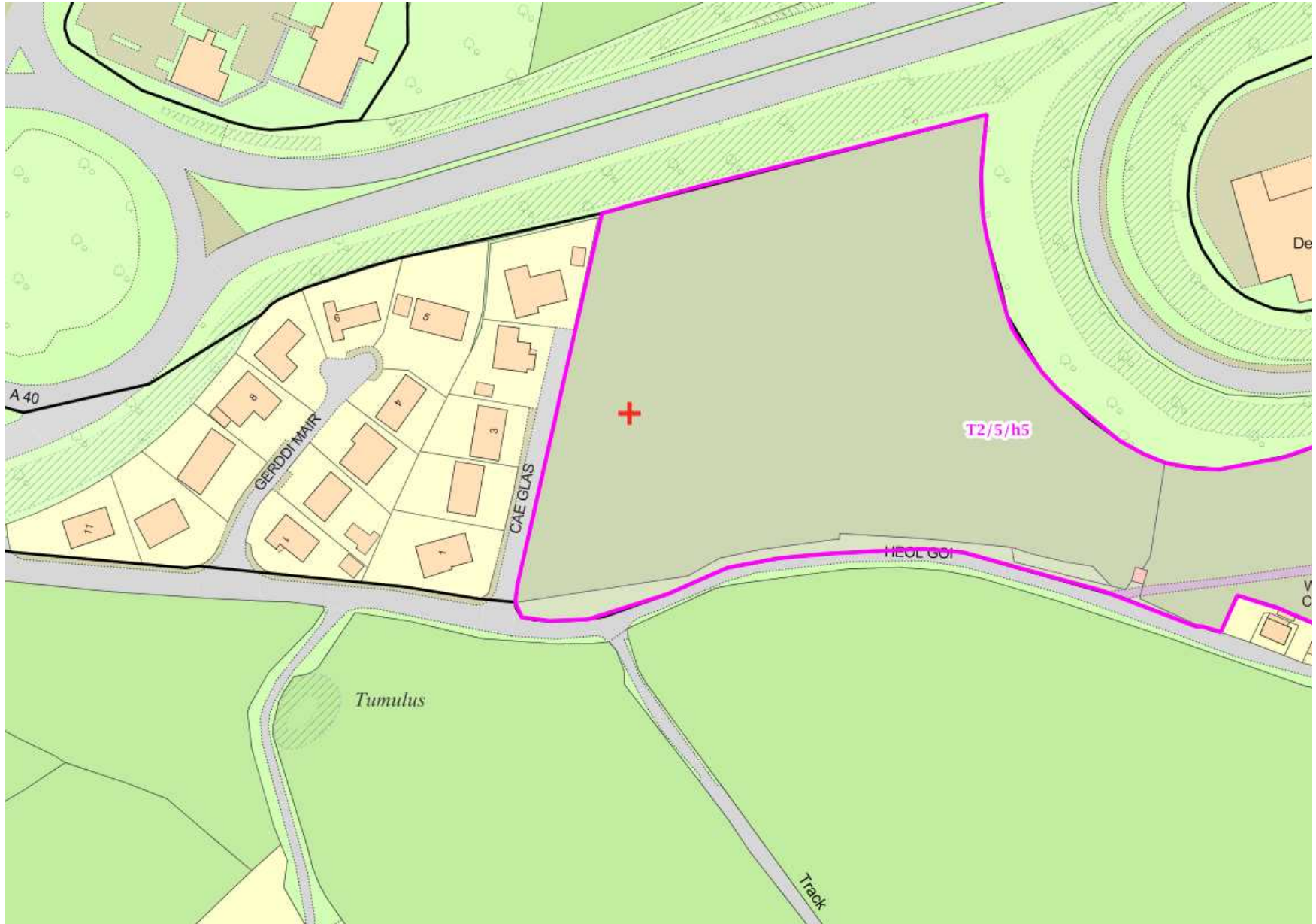


W/36577

W/36577



W/36577



W/36577



W/36577 – Indicative layout



W/36577



W/36577



W/36577



W/36577





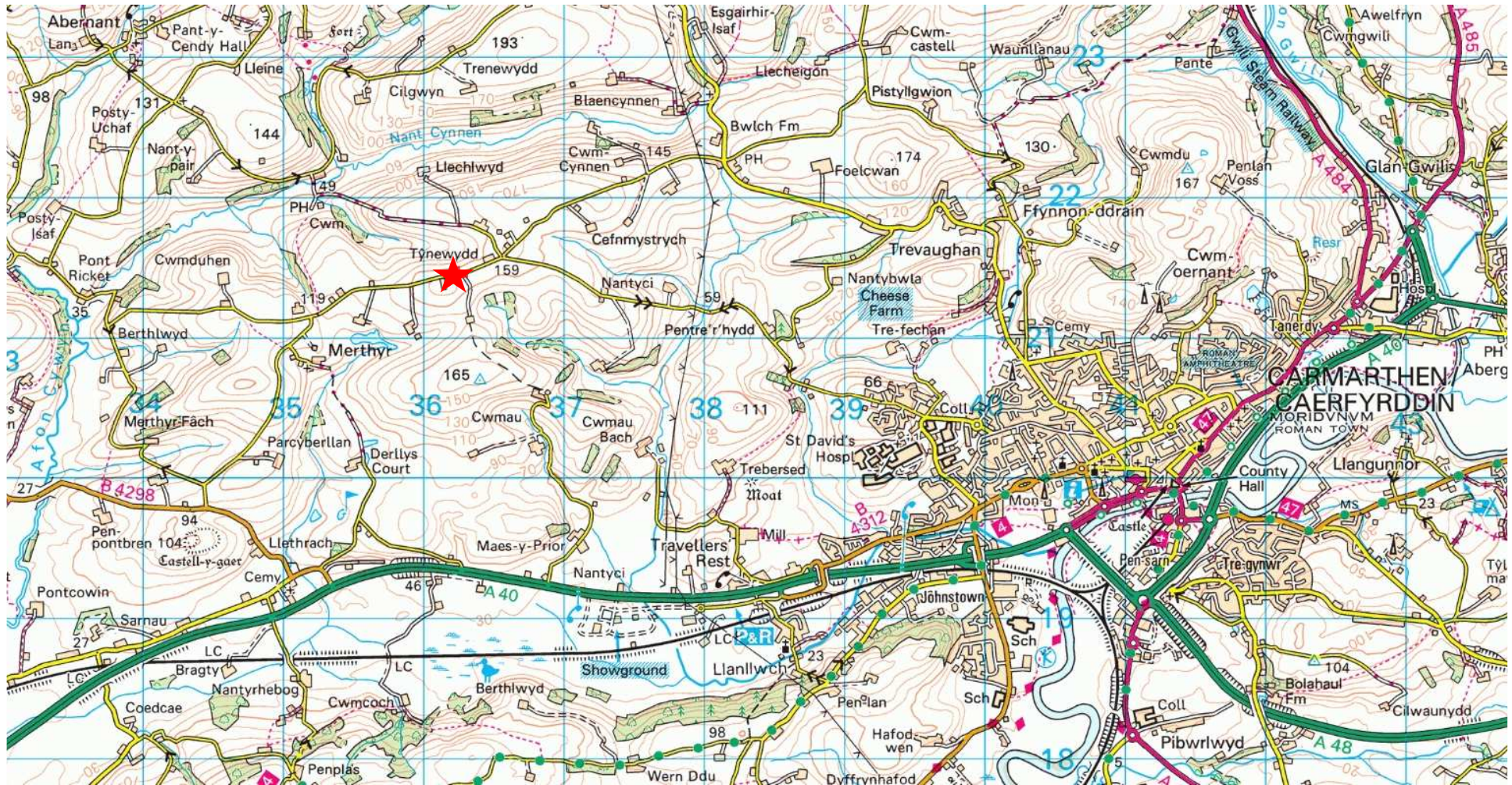
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU GWRTHOD***

**APPLICATIONS RECOMMENDED
FOR REFUSAL**

W/36522

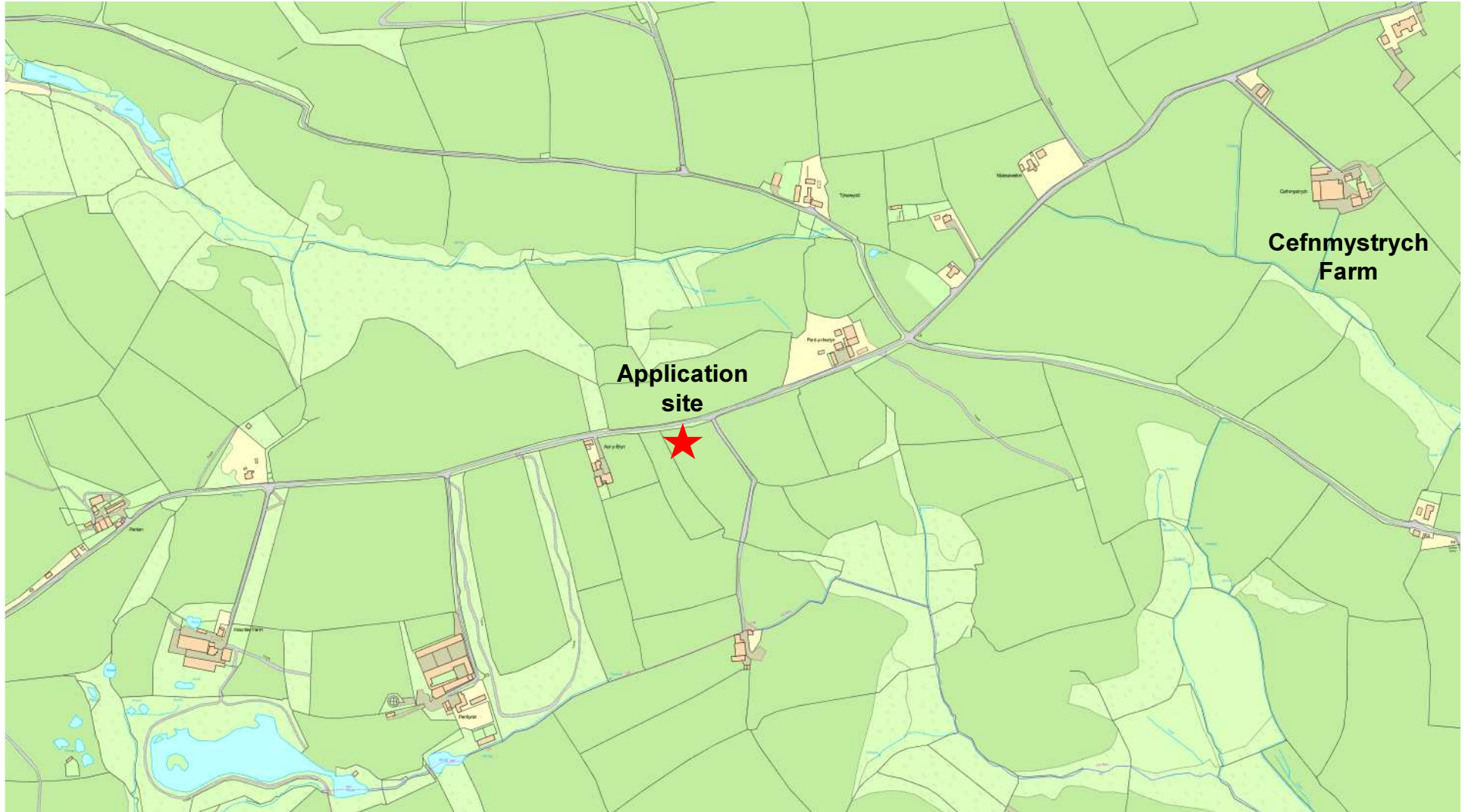
W/36522

Site Location



W/36522

Site Location



W/36522

Site Location

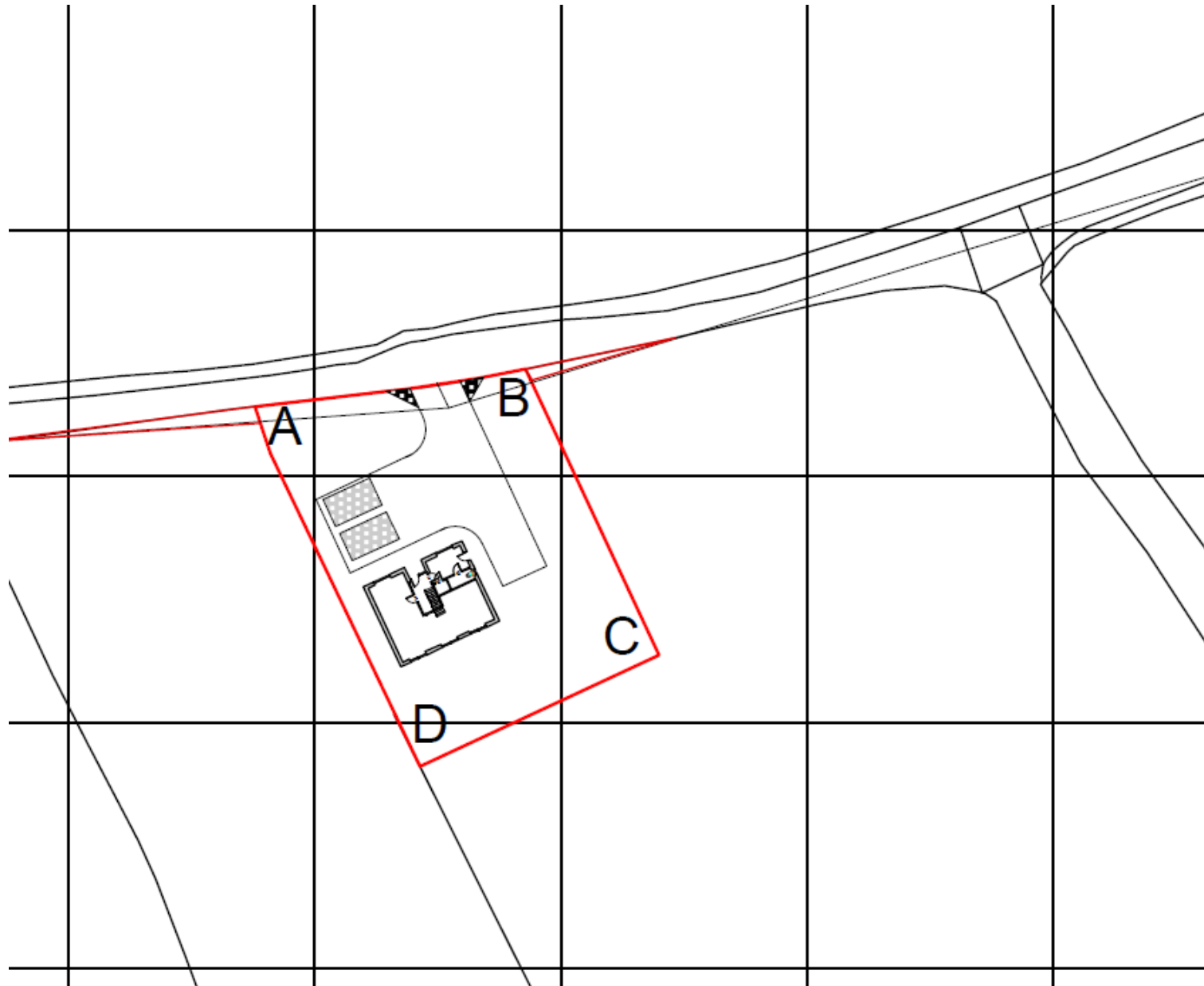


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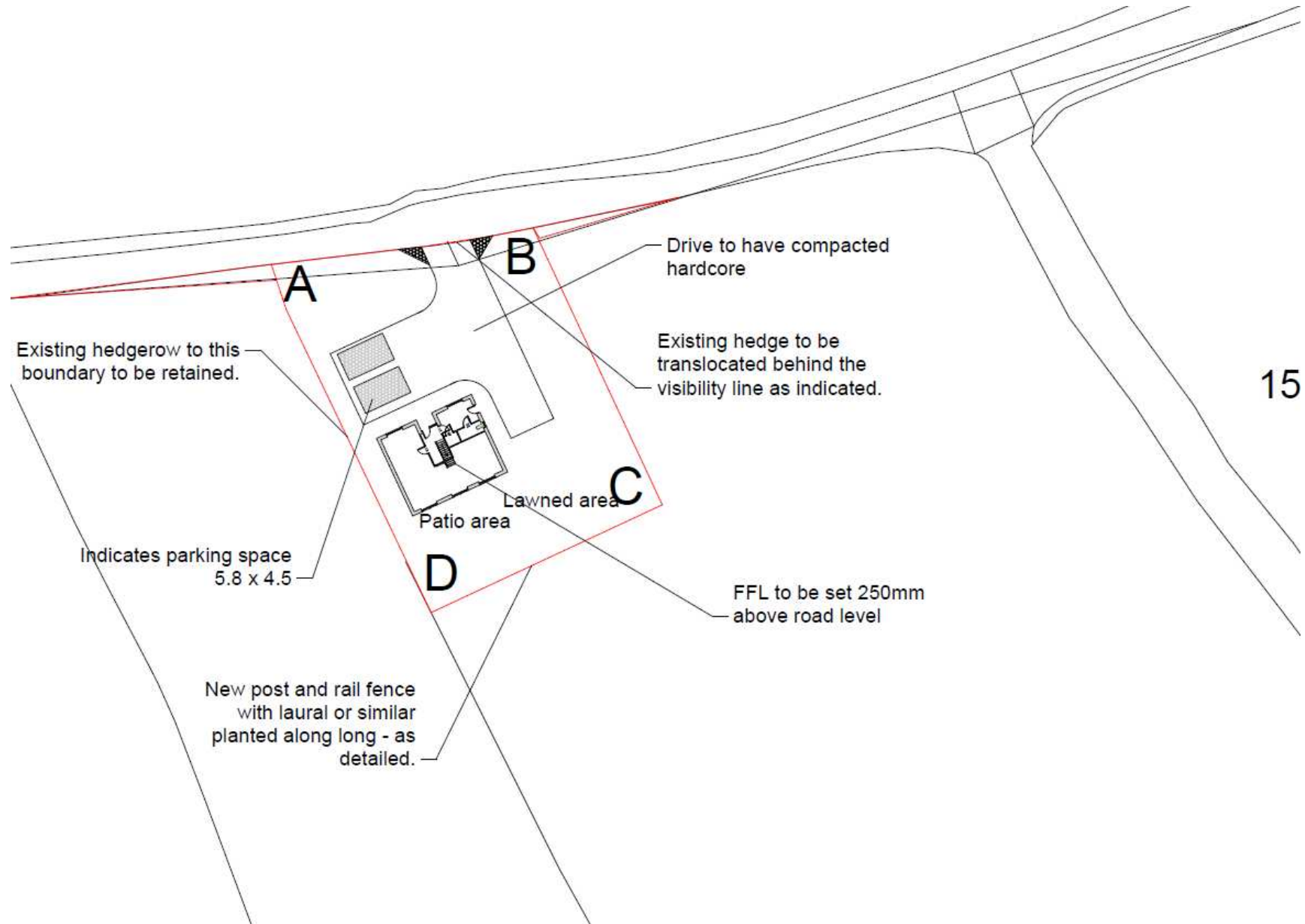
Site Location



W/36522 Site Location Plan



W/36522 Proposed Site Plan



W/36522 Proposed Elevations



W/36522



**Application
site**

19.2.2018

W/36522



Application site

19.2.2018

W/36522 Henfwlch Road looking east



19.2.2018

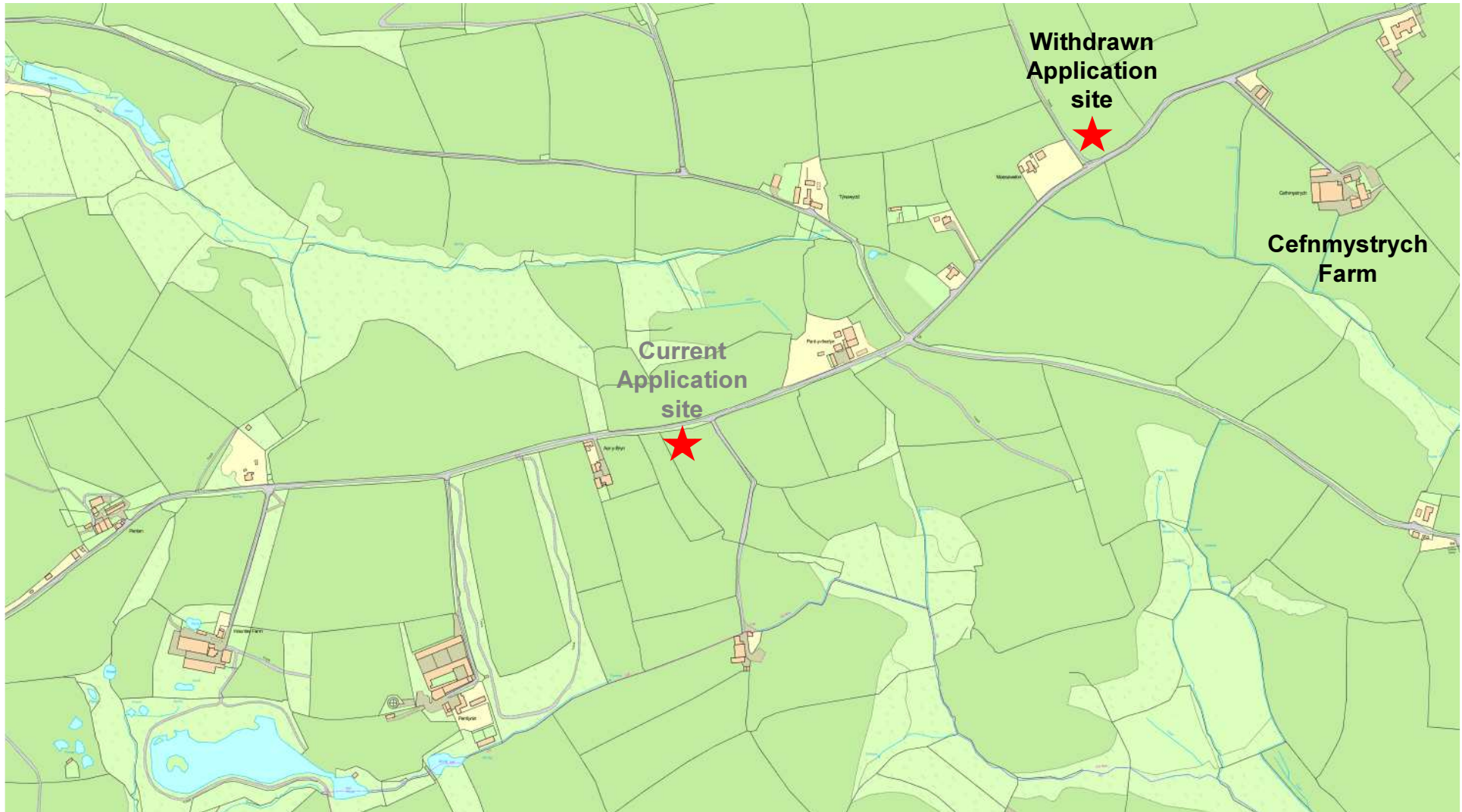
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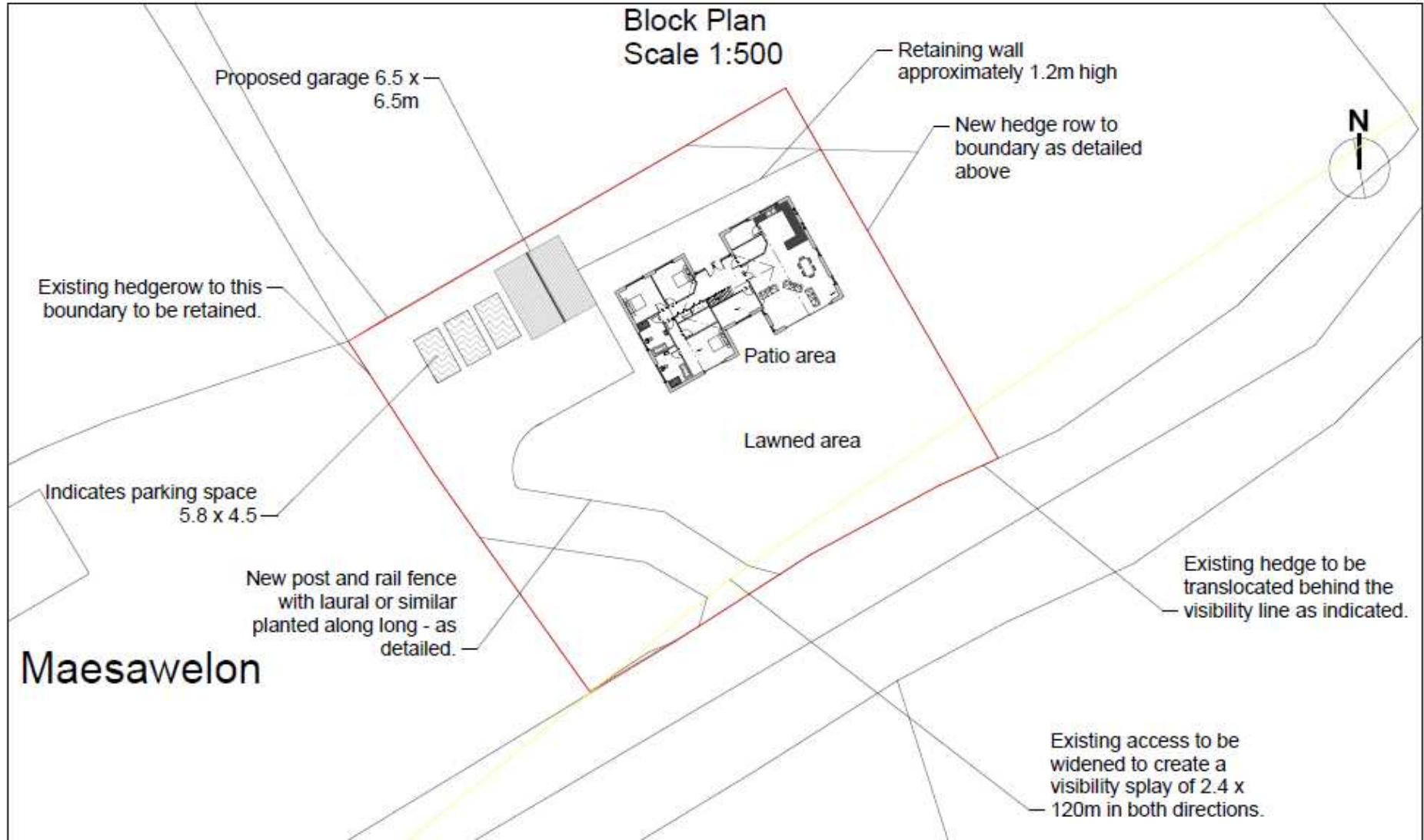
Application
site

19.2.2018

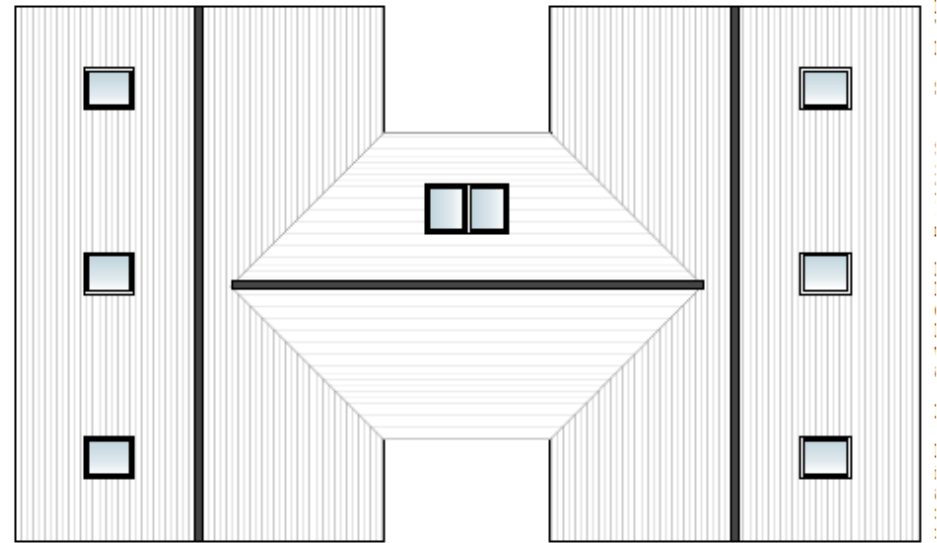
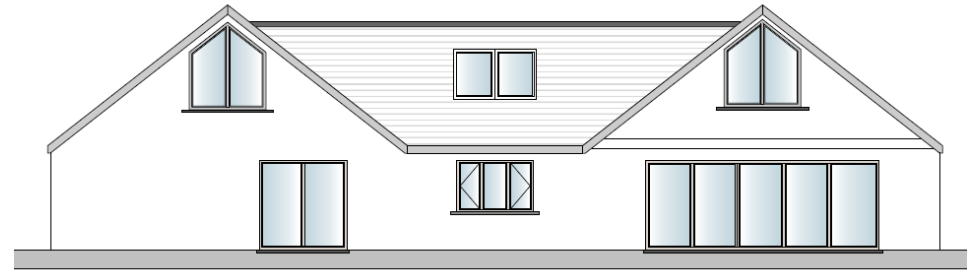
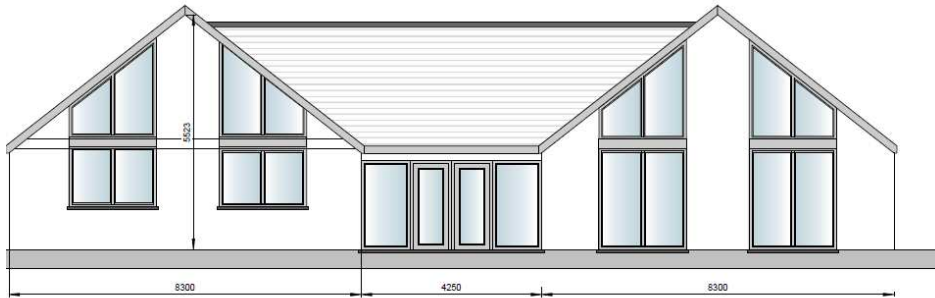
W/36522 Previous Withdrawn Application (W/35899) Location Plan



W/36522 Previous Withdrawn Application



W/36522 Previous Withdrawn Application



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