

Dear Councillor

PLANNING COMMITTEE - TUESDAY, 20TH MARCH, 2018

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

Agenda No Item

3. **TO CONSIDER THE HEAD OF PLANNING'S REPORTS ON THE FOLLOWING PLANNING APPLICATIONS [WHICH HAD BEEN THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE] AND TO DETERMINE THE APPLICATIONS**
FIELD_PAGE_RANGE
 - a) **S/34755 - 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** FIELD_PAGE_RANGE
 - b) **S/36679 - 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** FIELD_PAGE_RANGE

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 20 MAWRTH 2018
ON 20 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:

APPRAISAL

The applicant has confirmed that he no longer rents the field enclosure on the opposite side of the B4306 to graze his horses. As such, he will no longer need to cross or walk along the roadway between the site and the field enclosure.

The recommendation for approval remains unchanged subject to the imposition of the conditions contained in the main report.

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

Neighbours/Public - A further letter of objection has been received from a neighbouring resident who raises the following concerns regarding the proposal:-

- There are currently no visible road markings in Maes y Bryn or on the approach road into it;
- Poor visibility on the bend leading into Maes y Bryn;
- Increased volume of traffic;
- The need to reduce traffic speeds;
- Lack of parking restrictions or enforcement at the junction with numerous vehicles parked on the approach to the estate.

APPRAISAL

The highway and access concerns raised by the respondents have been addressed in main report presented to the Committee wherein members will have noted that the Head of Transport has raised no objection to the application.

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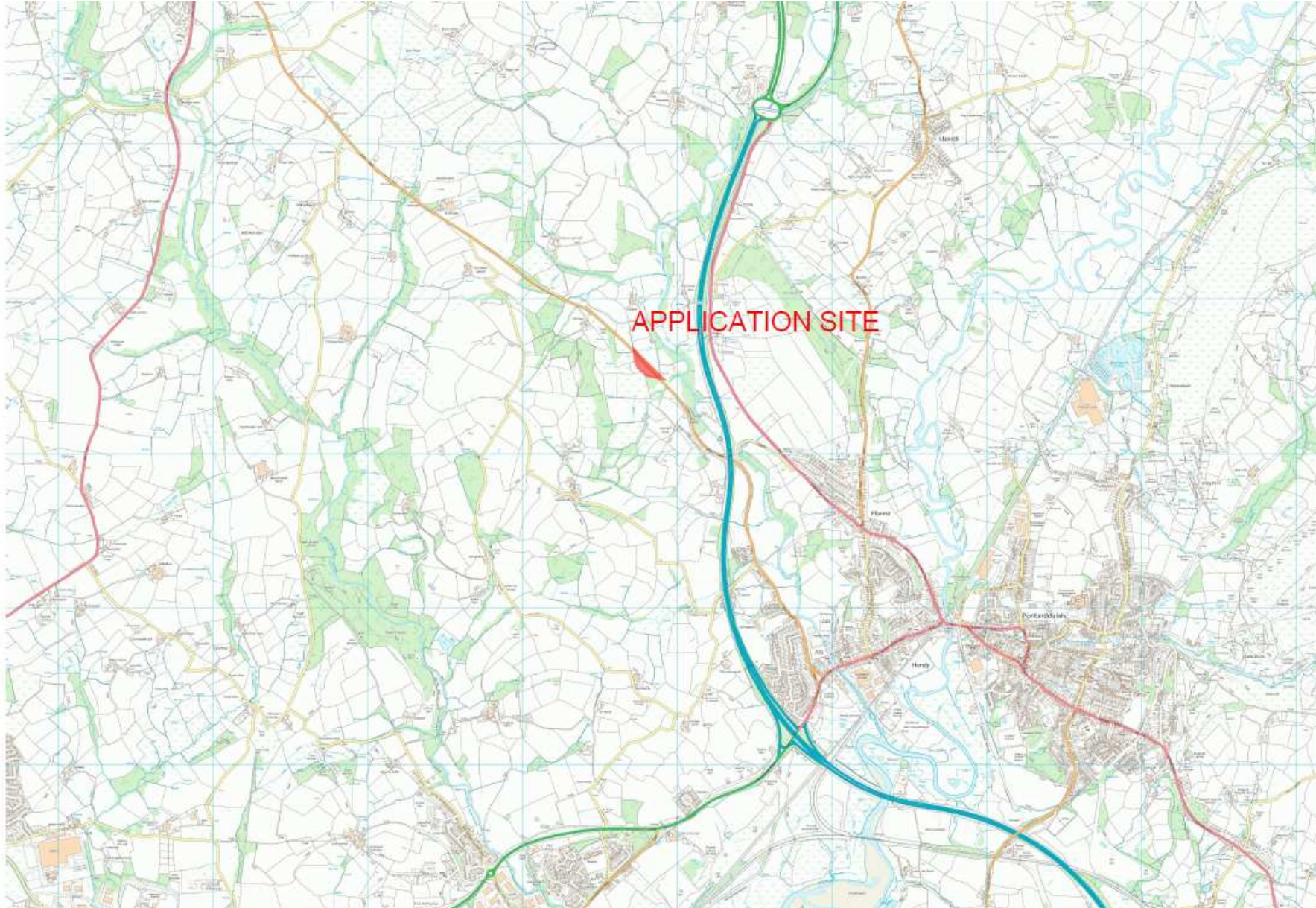


***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

S/34755

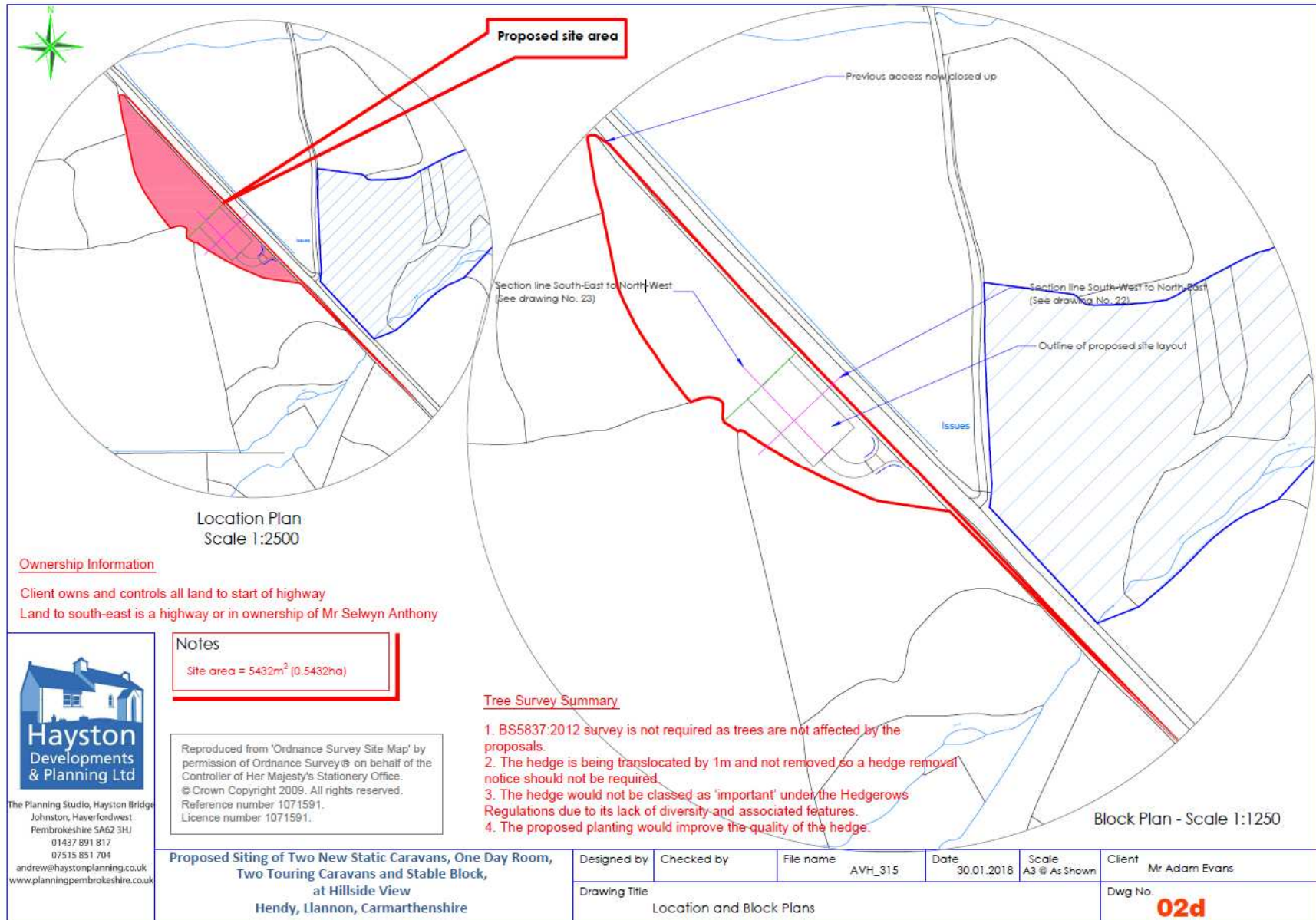
S/34755



S/34755



S/34755



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07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

**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	30.01.2018	A3 @ As Shown	Mr Adam Evans
Drawing Title					Dwg No.
Location and Block Plans					02d

S/34755

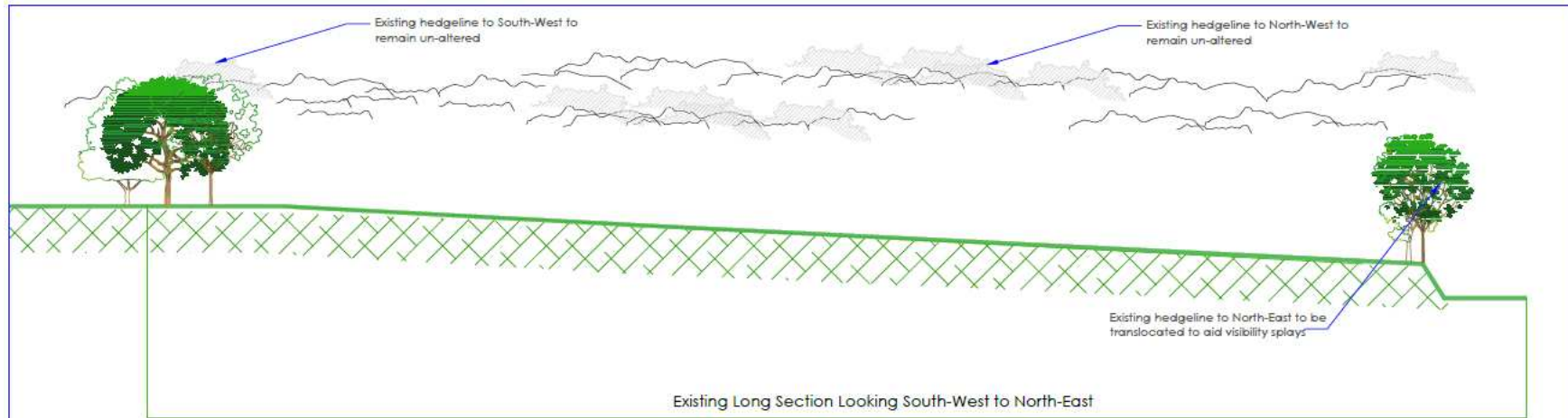


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Proposed Siting of Two New Static Caravans, One Day Room, Two Touring Caravans and Stable Block, at Hillside View, Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_315	19.02.2018	A3 @ 1:200	Mr Adam Evans
Drawing Title					Dwg No.
Site Plan - Showing Option 2 for Portacabin for Utility/Day Room					24

S/34755



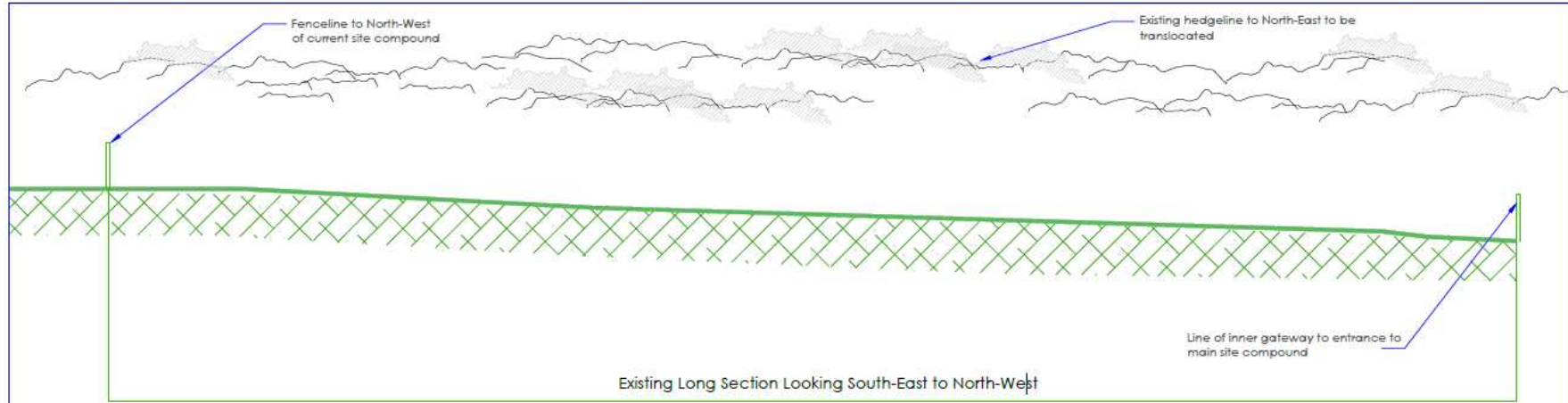
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Two Touring Caravans and Stable Block,
at Hillside View
Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_315	20.02.2018	A3 @ 1:100	Mr Adam Evans
Drawing Title					Dwg No.
Existing & Proposed Site Section taken South-West to North-East					22a

S/34755



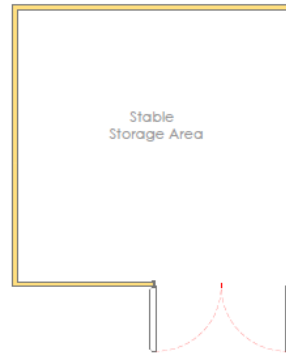
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Two Touring Caravans and Stable Block,
at Hillside View
Hendy, Llannon, Carmarthenshire**

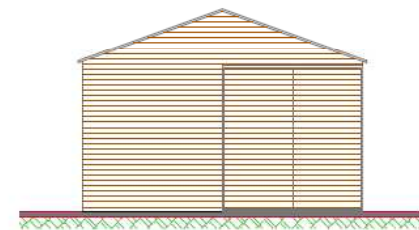
Designed by	Checked by	File name	Date	Scale	Client
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Drawing Title					Dwg No.
Existing & Proposed Site Section taken South-East to North-West					23a

S/34755

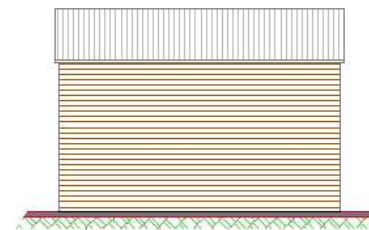


Floor Plan - Scale 1:100

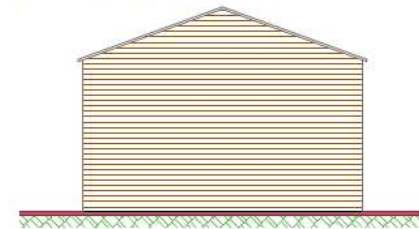
EXTERNAL FINISHES	
1. Roof Covering	Box profile steel sheeting - colour to be agreed
2. Walls	Pressure treated ex 19mm x 150mm rough sawn featheredge horizontal cladding
3. Doors	Timber - Treatment to be agreed
4. Rainwater Goods	Half Round uPVC - black in colour



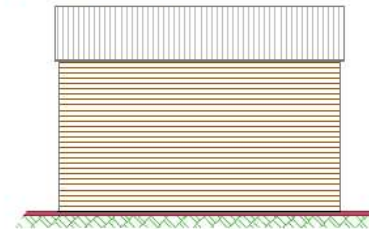
South Elevation



East Elevation



North Elevation



West Elevation

Elevations - Scale 1:100



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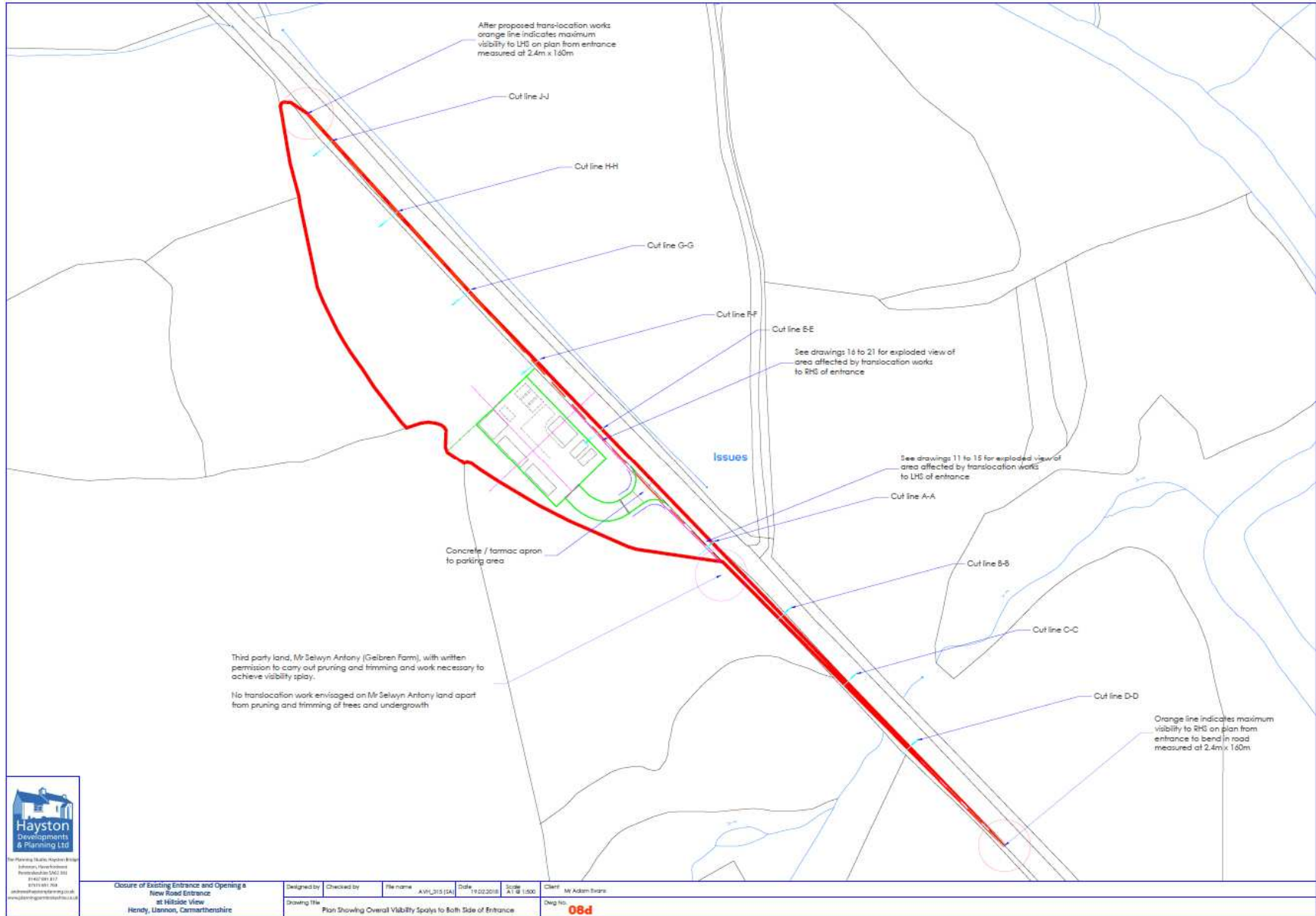
Proposed Siting of Two New Static Caravans, One Day Room,
Two Touring Caravans and Stable Block,
at Hillside View
Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_315	20.02.2018	A3 @ 1:100	Mr Adam Evans

Floor Plan and Elevations of Stable Block

Dwg No. **06c**

S/34755

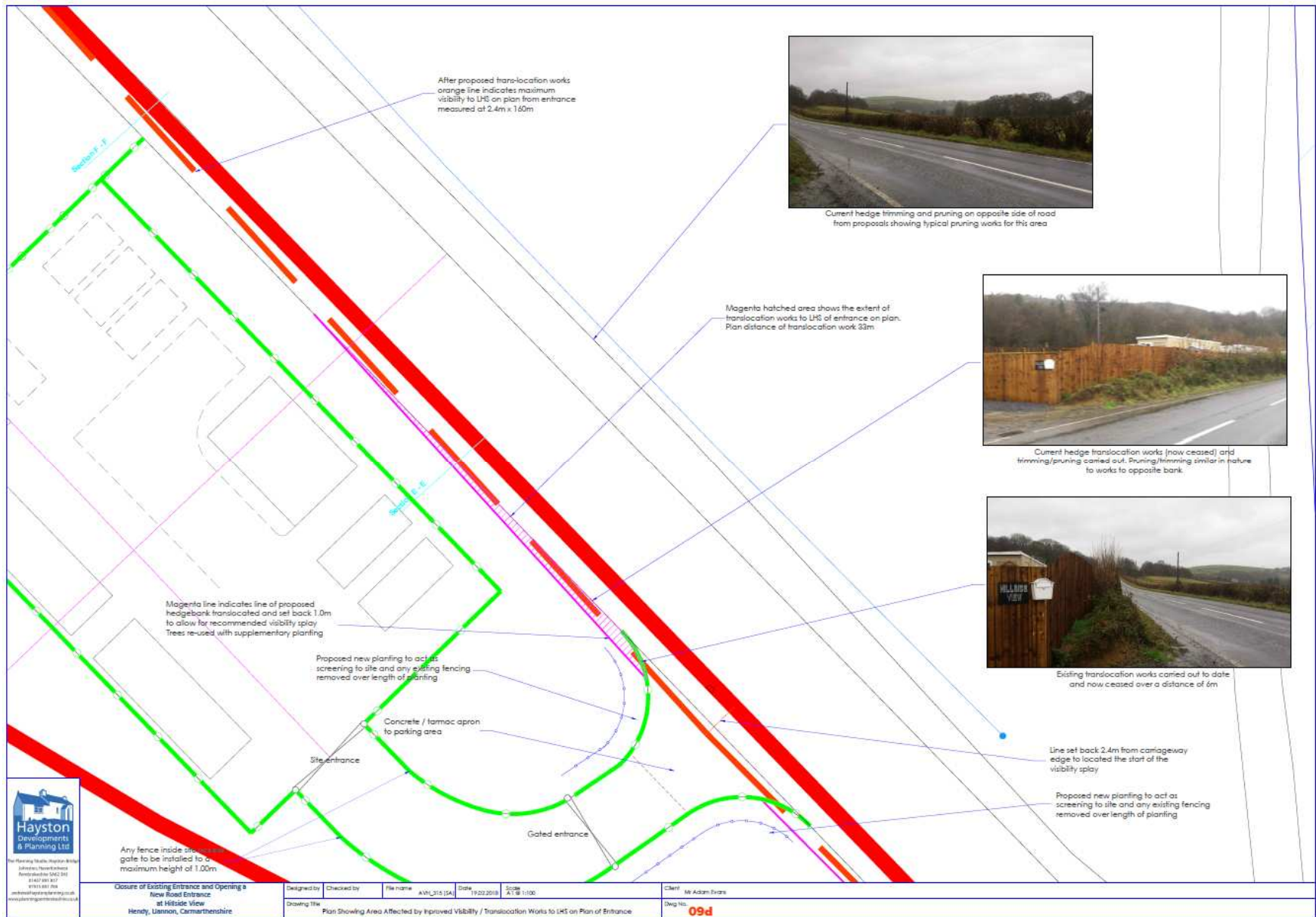


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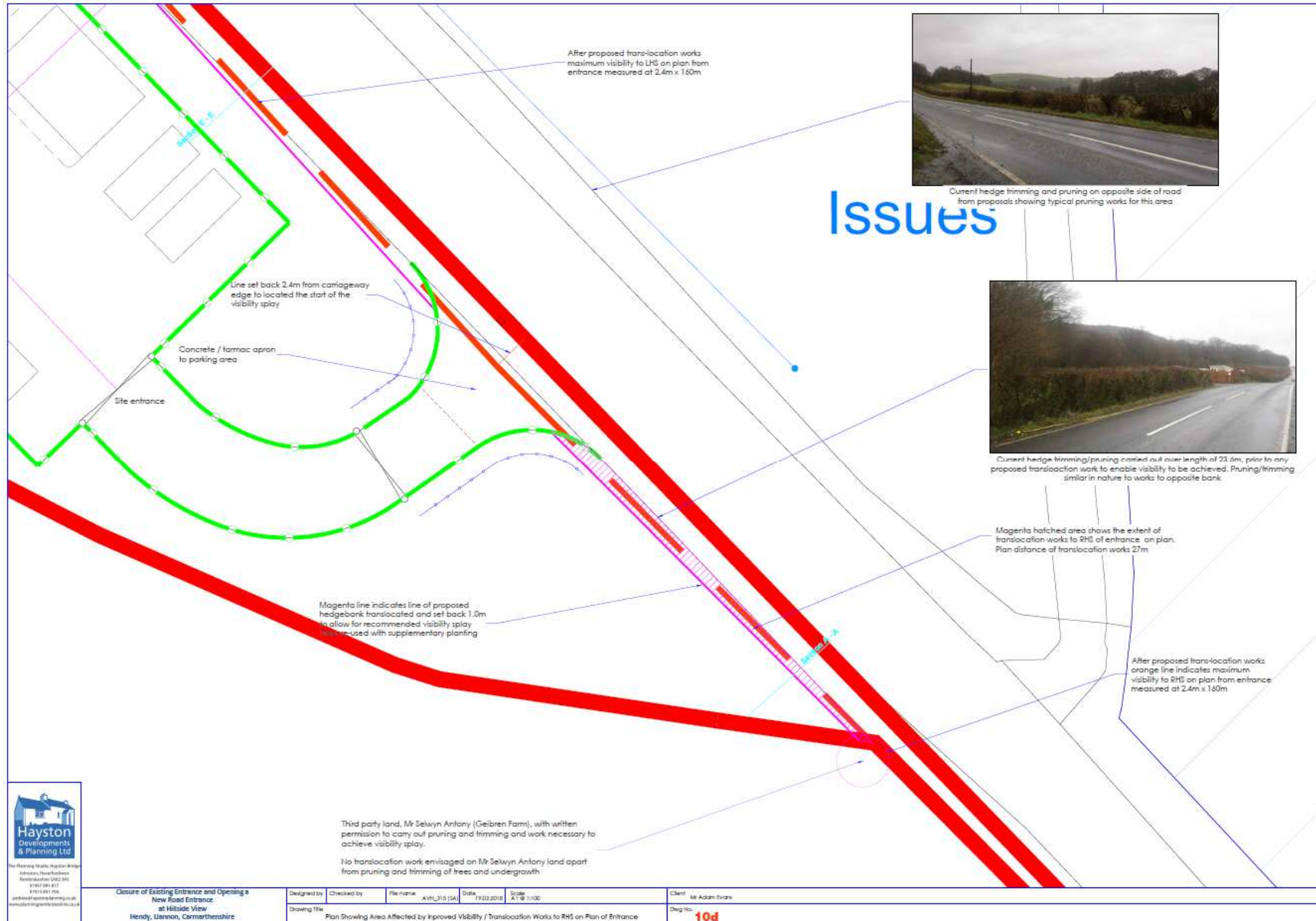
Closure of Existing Entrance and Opening a
New Road Entrance
at Hillside View
Herby, Llanon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVL_213 (A)	19/02/2019	A1 @ 1:500	Mr Adam Evans
Drawing Title					Dwg No.
Plan Showing Overall Visibility Spays to Both Side of Entrance					08d

S/34755



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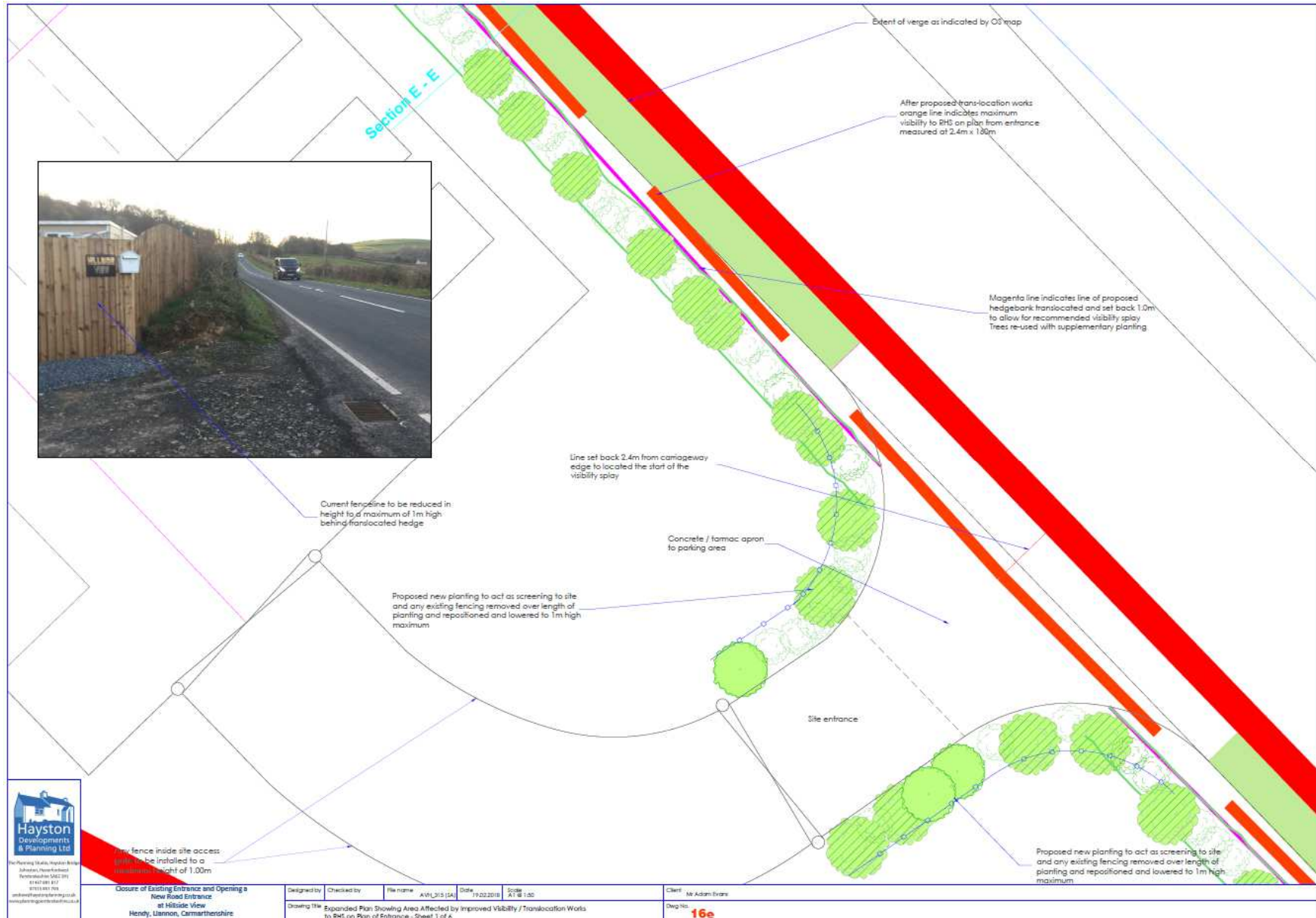
Closure of Existing Entrance and Opening a New Road Entrance at Hillside View Hendy, Llanon, Carmarthenshire

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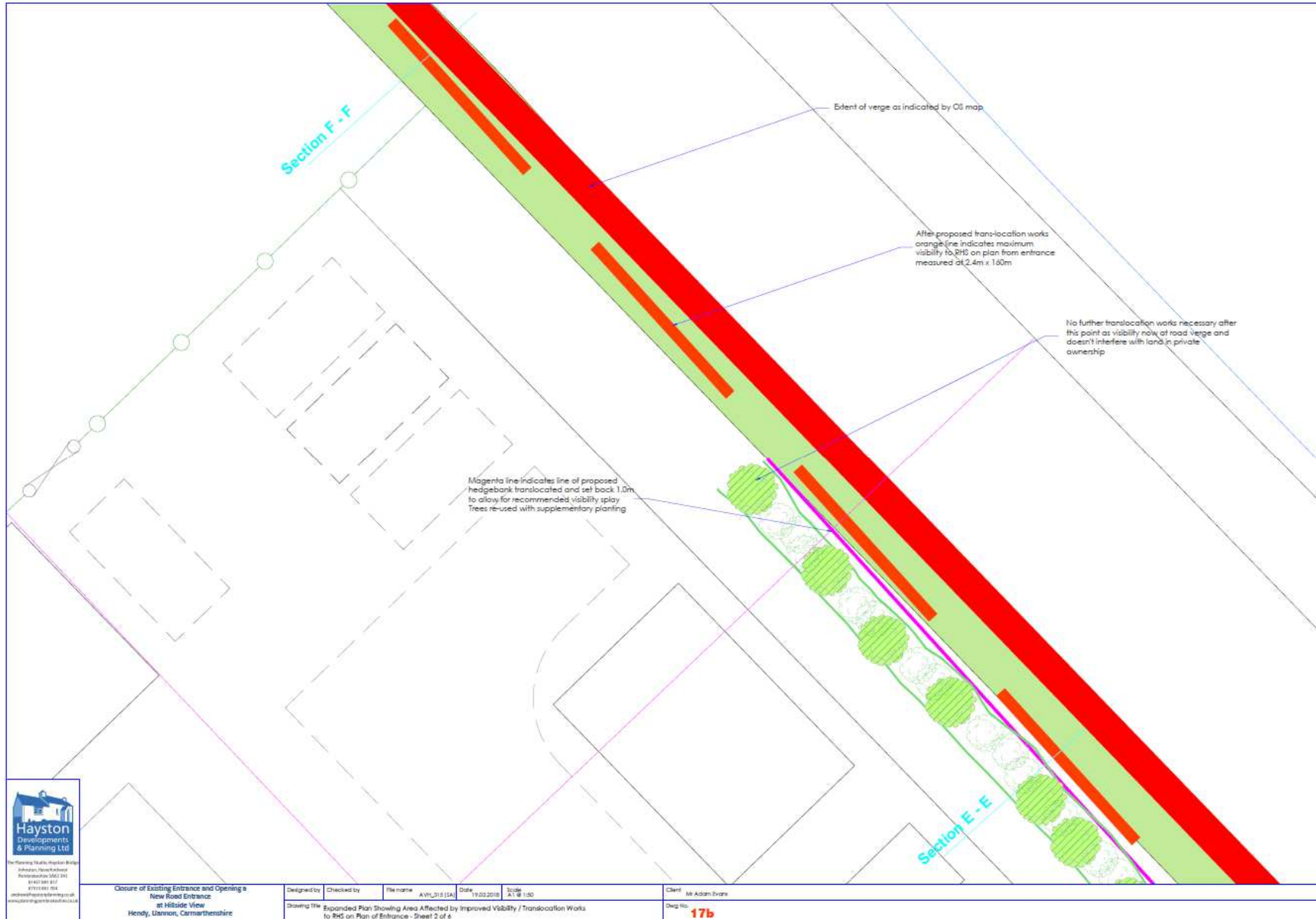
Drawing Title: Plan Showing Area Affected by Improved Visibility / Translocation Works to RHS on Plan of Entrance

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

S/34755



S/34755



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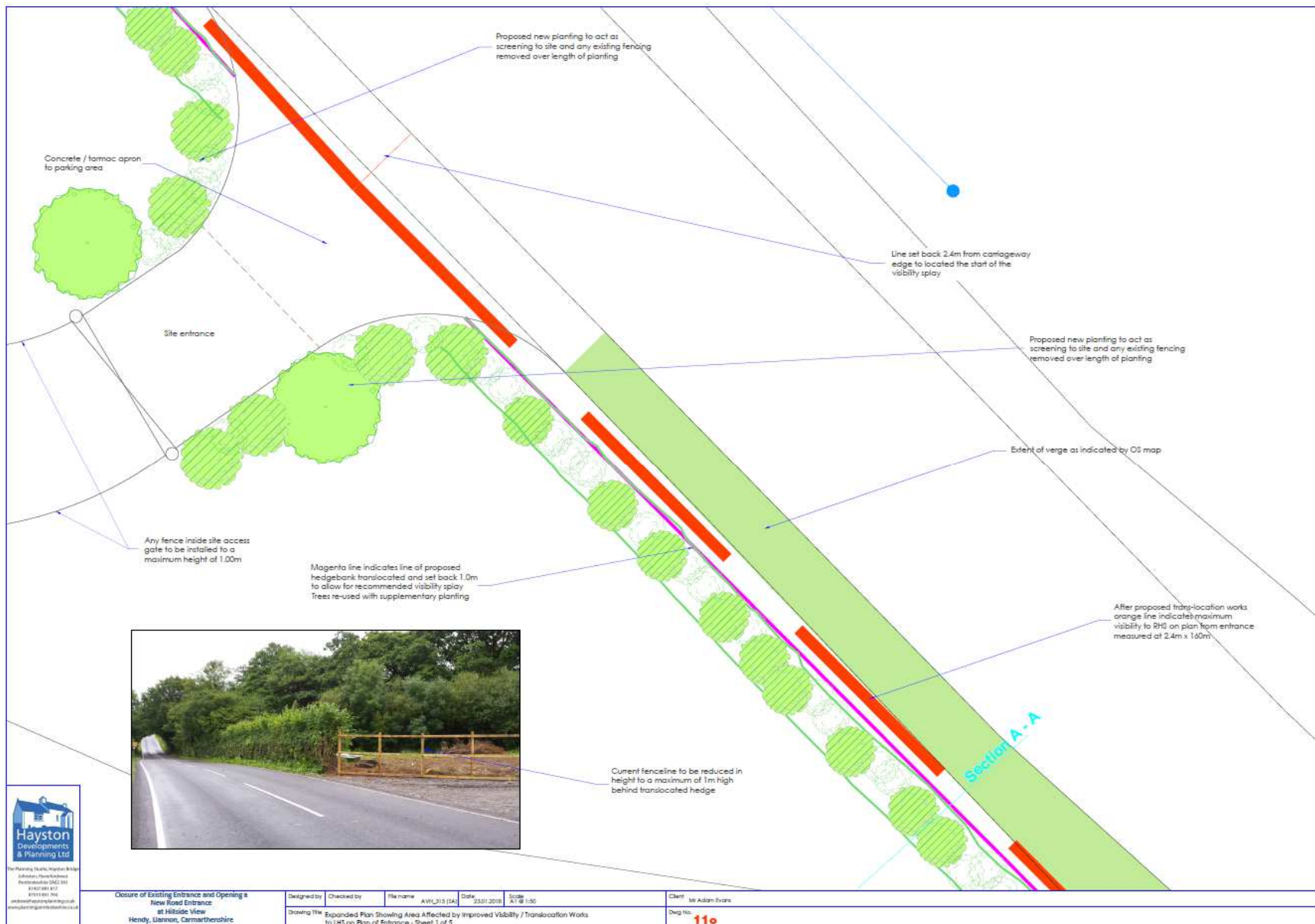
Closure of Existing Entrance and Opening a
New Road Entrance
at Hillside View
Hendy, Dannon, Carmarthenshire

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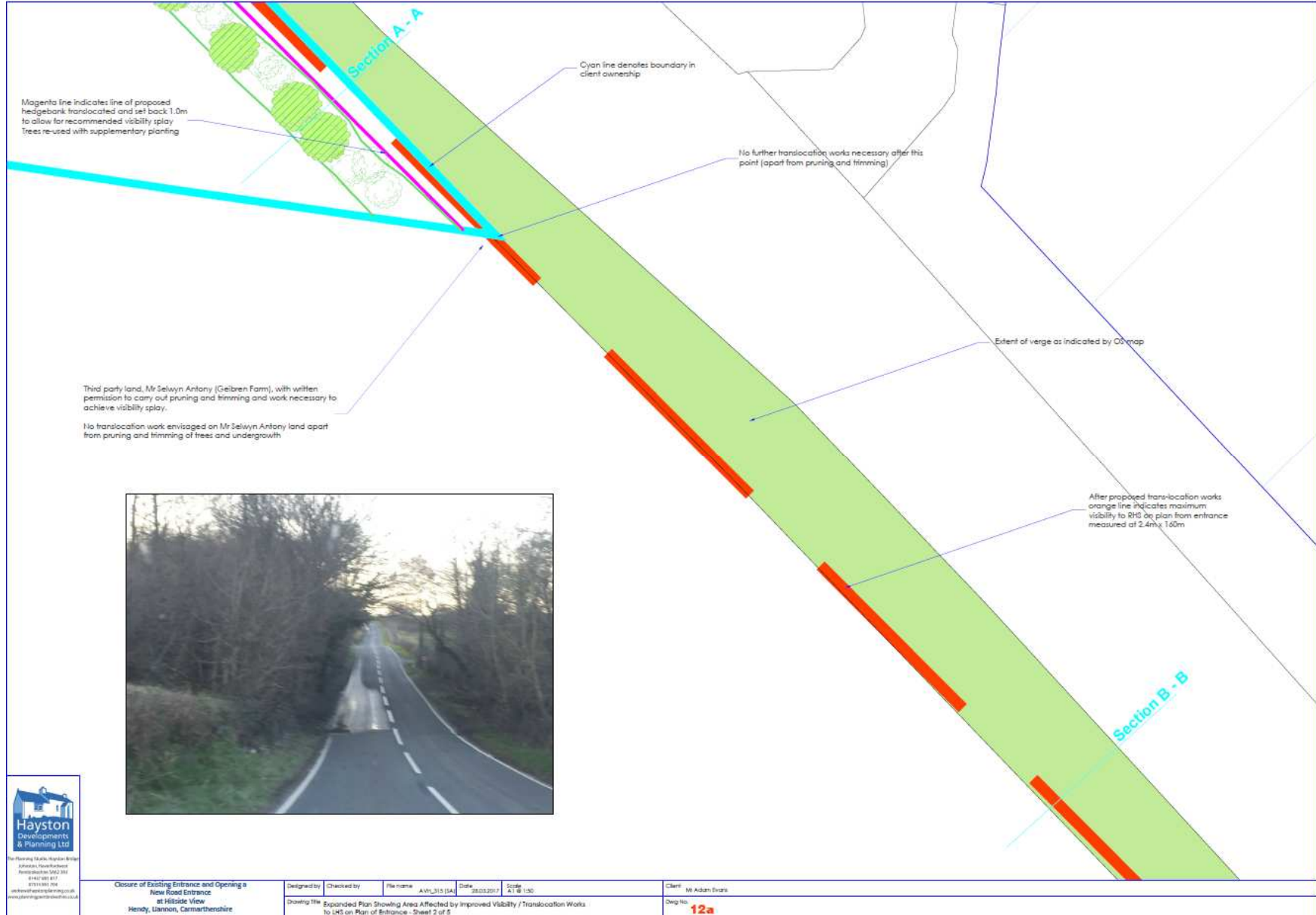
Showing THM Expanded Plan Showing Area Affected by Improved Visibility / Translocation Works to RHS on Plan of Entrance - Sheet 2 of 6.

Client: Mr Adam Evans
Dwg No: **17b**

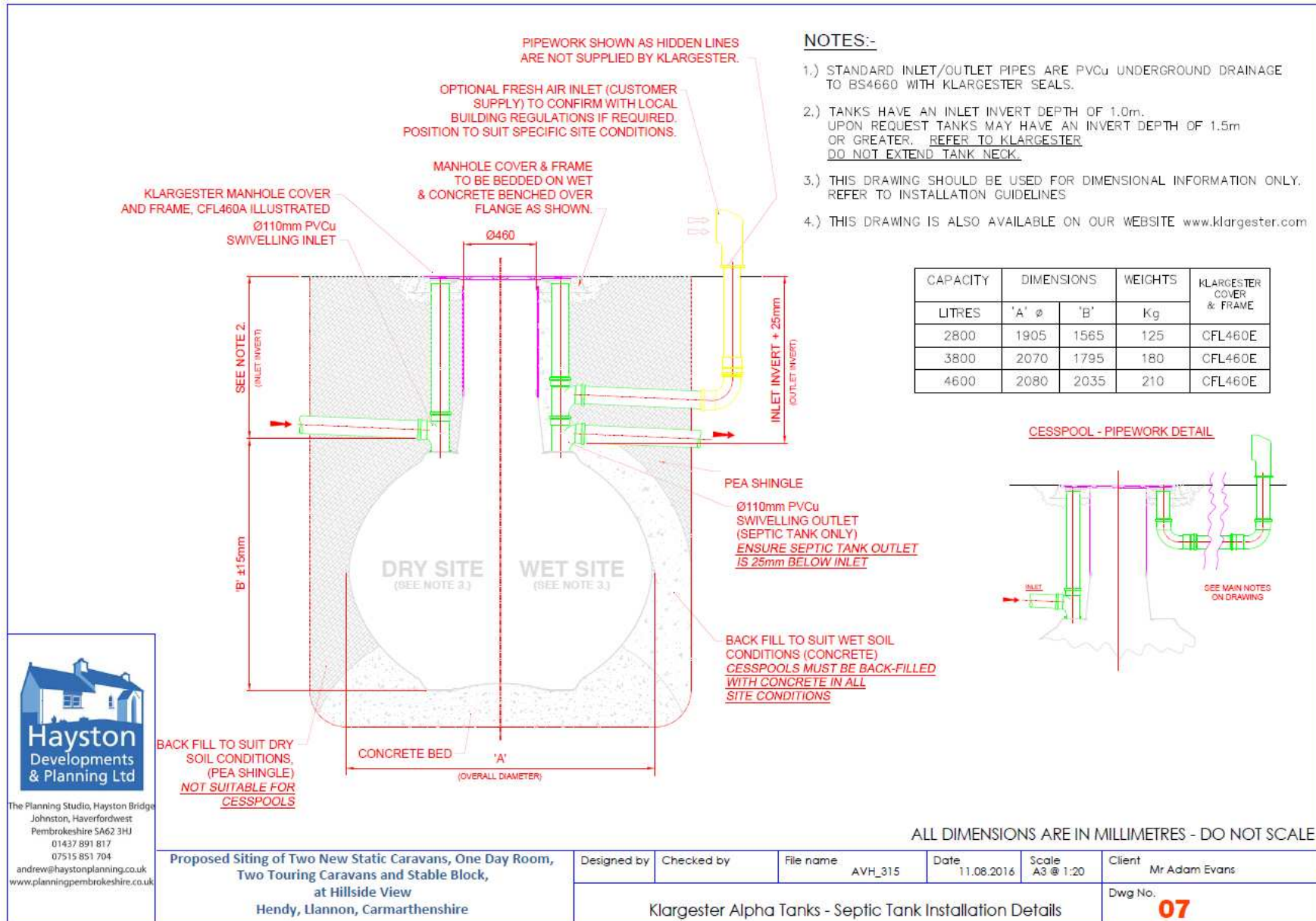
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Proposed Siting of Two New Static Caravans, One Day Room,
 Two Touring Caravans and Stable Block,
 at Hillside View
 Hendy, Llannon, Carmarthenshire

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

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

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

S/36679

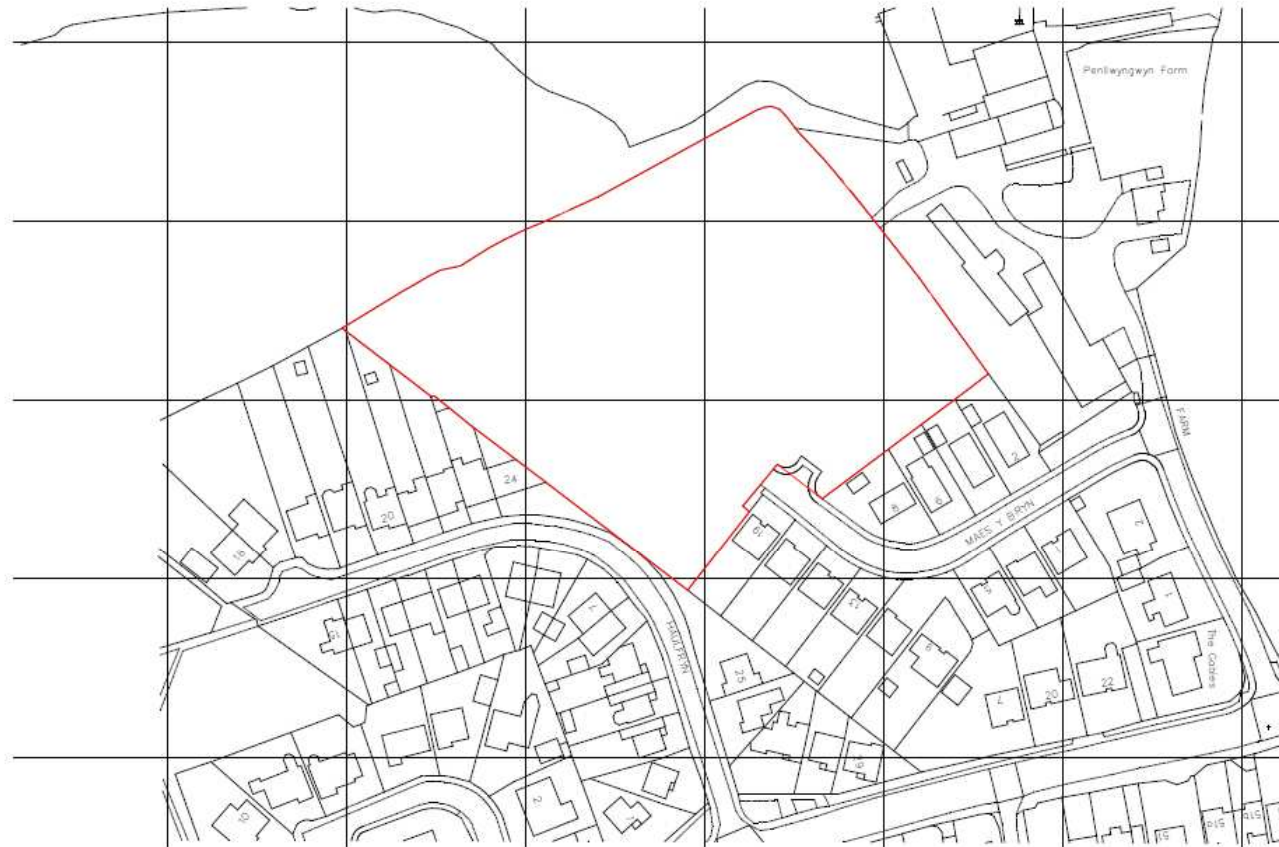
S/36679



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Rev A: Siteplan updated

11/01/2018



CLIENT
Arbenigol
Property Development Consultants

JOB TITLE
Housing Development at Maes y Bryn,
Penllwyngwyn 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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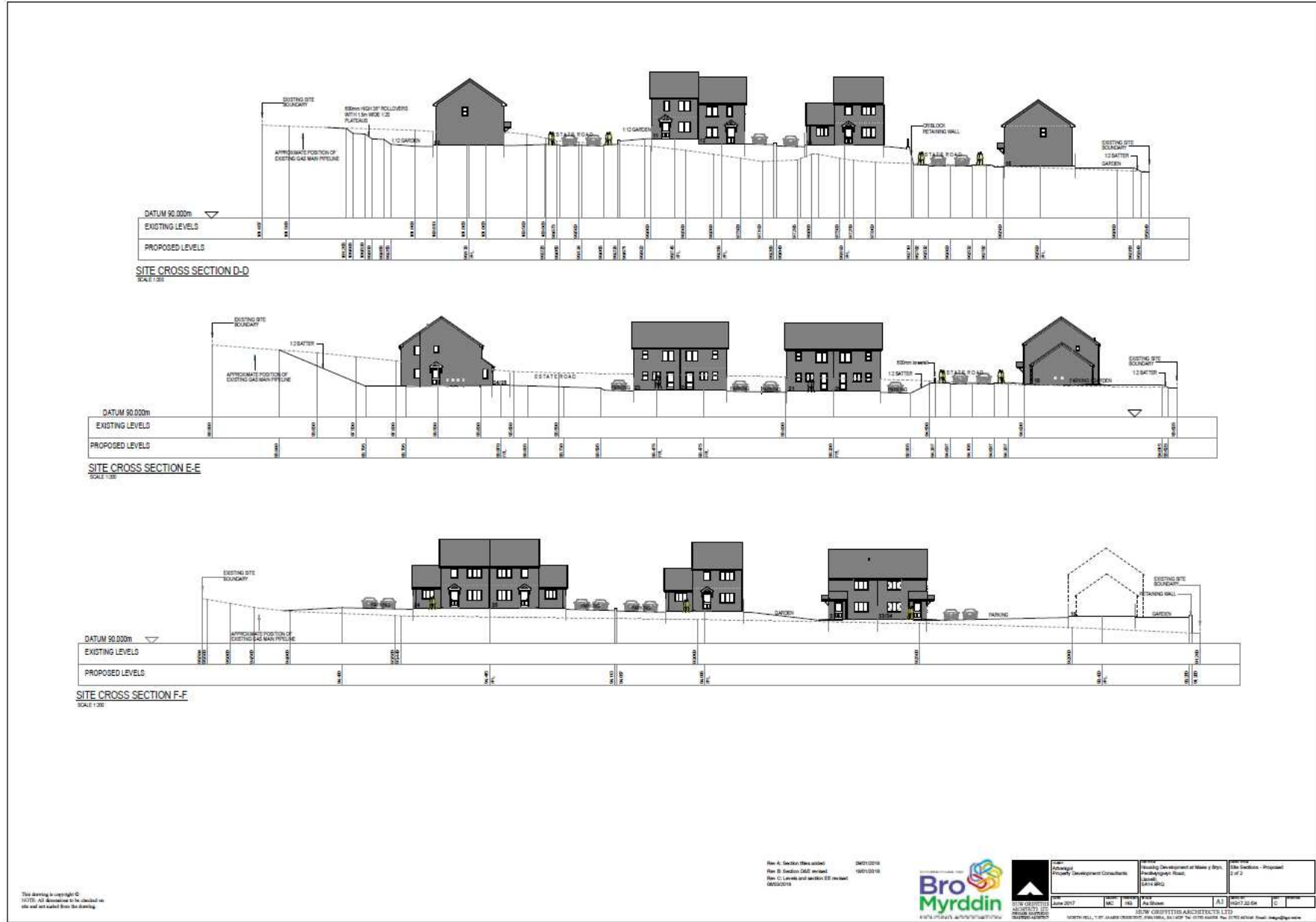




S/36679



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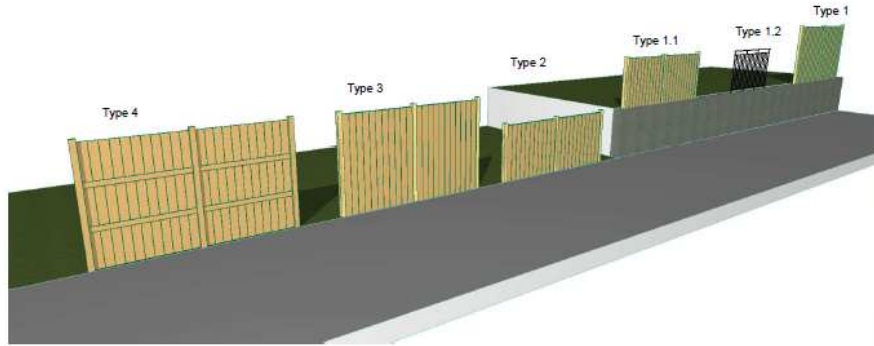
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Rev. A: Section (New added) 26/01/2018
Rev. B: Section D&E moved 16/01/2018
Rev. C: Levels and section E/F moved 16/01/2018



Client: Housing Development at Maes y Bryn, (Brookhays) Road, Llanelli, SA14 6EG	Project: Housing Development at Maes y Bryn, (Brookhays) Road, Llanelli, SA14 6EG	Issue: The Schedules - Proposed 1 of 2
Date: June 2017	Scale: A3	Drawn: 16/07/2016
Drawn: MJC	Checked: RJS	Approved: C
NEW GRIFITHS ARCHITECTS LTD NORTHWELL, 107 LANSBERRY CLOSE, LLANELLI, SA14 6EF. TEL: 01554 830490. FAX: 01554 830491. EMAIL: info@nga.co.uk		

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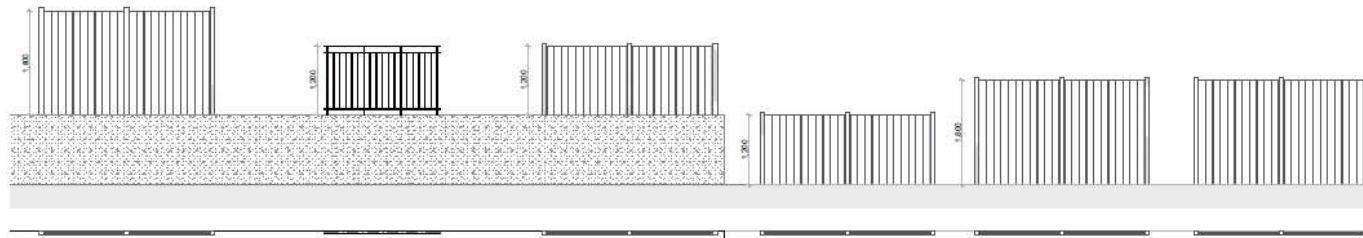
Perspectives
NTS



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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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
PROJECT NO.	HG17.32.07

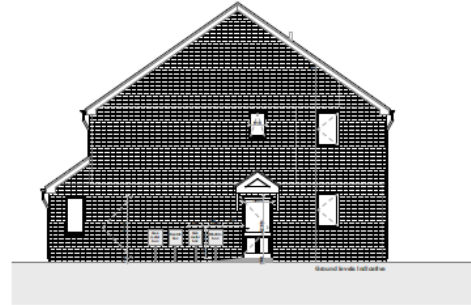
DATE	19/2/2018
SCALE	A3
PROJECT NO.	HG17.32.07
REV	A
DESIGNER	

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

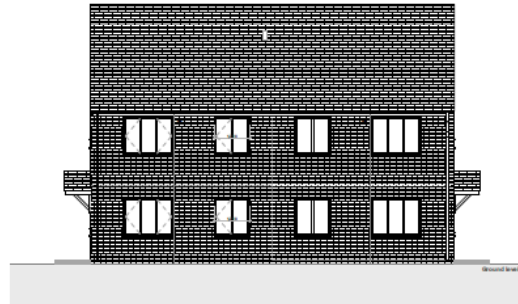
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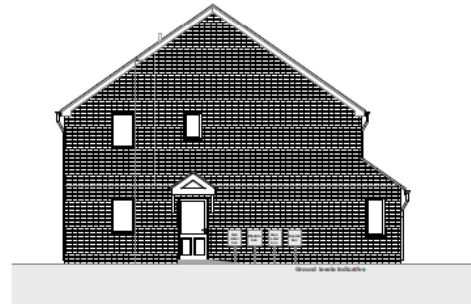
○ Front Elevation
Scale 1:100



○ 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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 Arbenigol
 Property Development Consultants

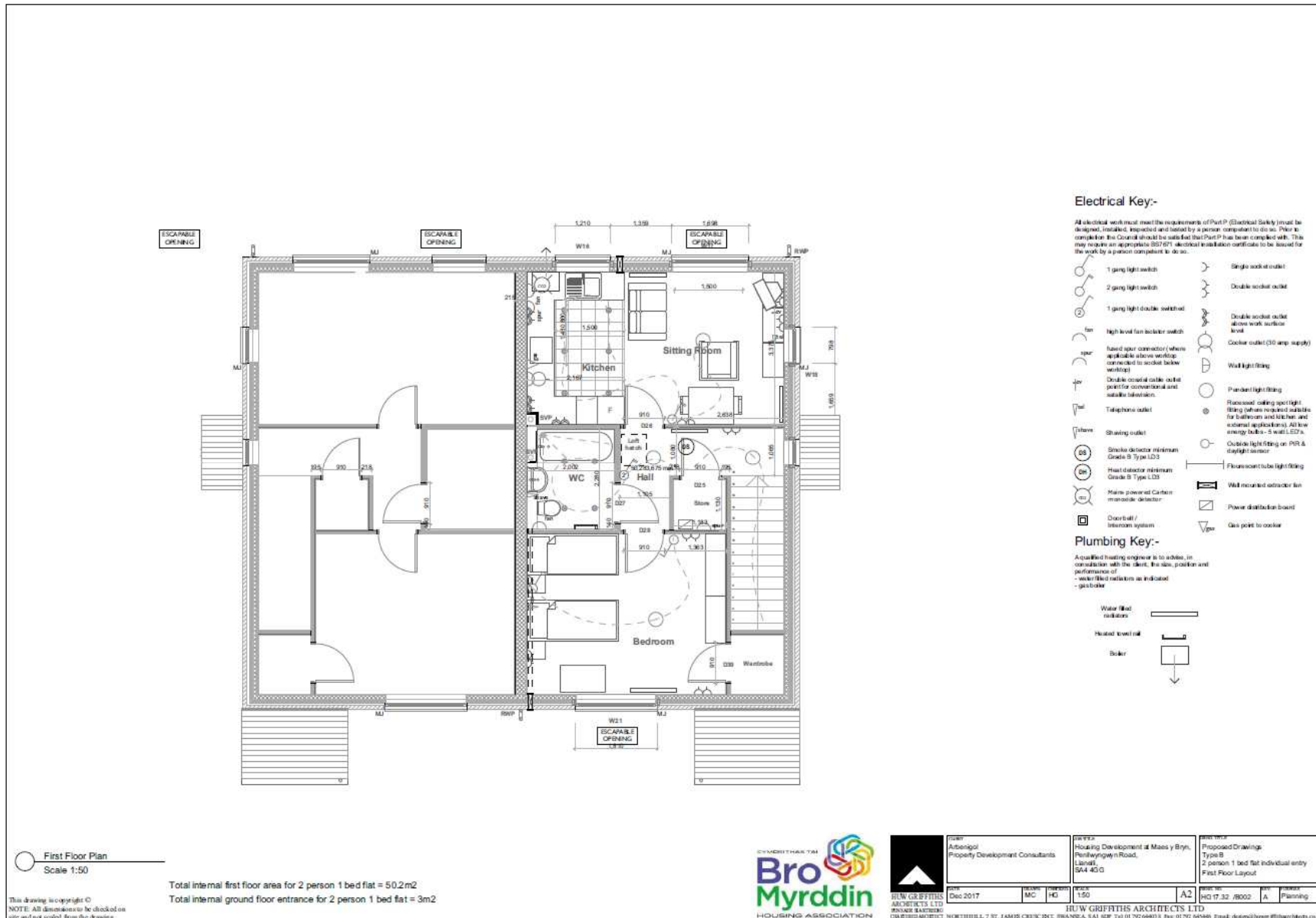
CLIENT
 Housing Development at Maes y Bryn,
 Penlwyngwyn Road,
 Llanelli,
 SA4 4SG

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

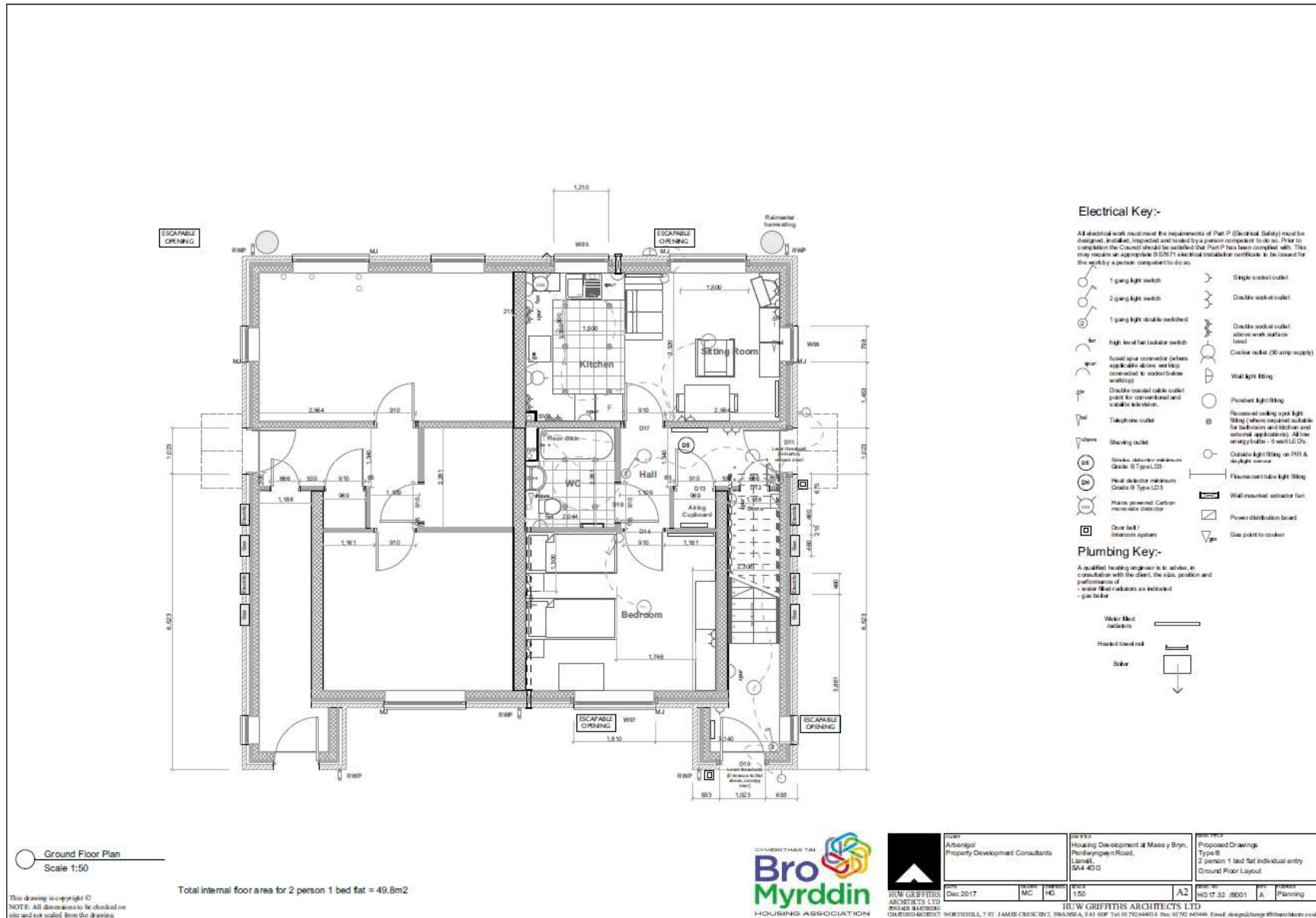
DATE Dec 2017	REVISED MC	DESIGNED HG	SCALE 1:100	SHEET NO. A2	DATE HG 17.32 /B003	BY A	FOR Planning
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 03A RIVERSIDE DRIVE, NORTHWELL, 7 ST. JAMES CRESSENT, SWANSEA, SA1 6BP Tel: 01792 644013 Fax: 01792 644946 Email: design@huwgri Griffiths.co.uk

S/36679



S/36679



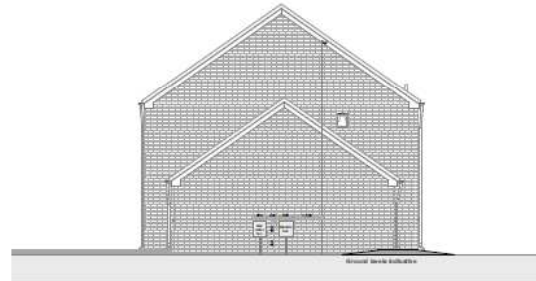
S/36679



○ Front Elevation
Scale 1:100



○ Rear Elevation
Scale 1:100



○ Side Elevation
Scale 1:100

Finish's
 Roof: Blue / Black Concrete interlocking tile
 Facias & Soffs: PVC-u White
 Rain Water Goods: PVC-u Black
 Soff 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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Client:
 Aderngol
 Property Development Consultants

Project:
 Housing Development at Maes y Bryn,
 Rhyderynwyn Road,
 Llanidloes,
 SA4 4QG

Project:
 Proposed Drawings
 Type C
 7 person 4 bed house
 Elevations

Date:
 Dec 2017

Drawn:
 MC

Scale:
 1:100

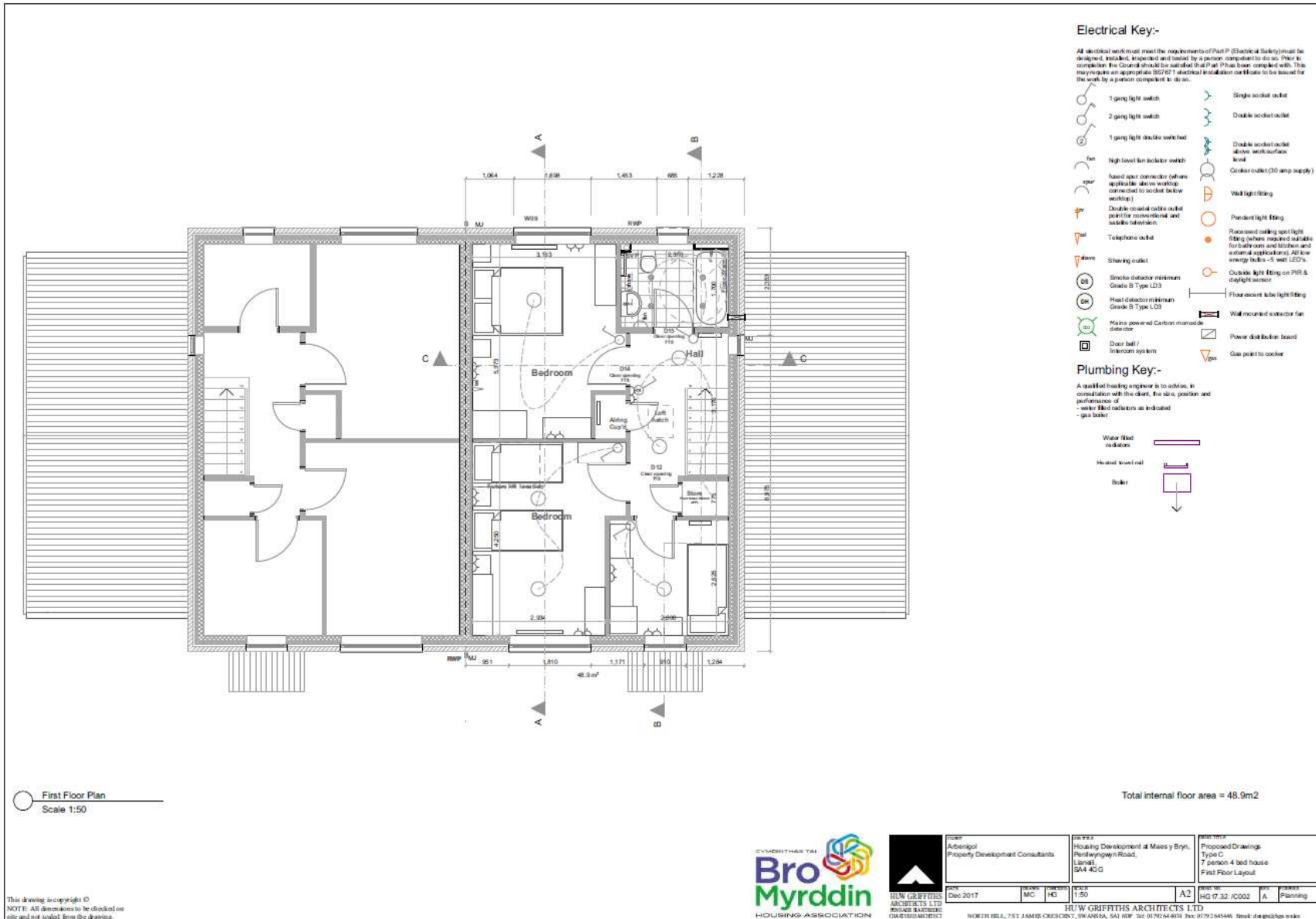
Sheet:
 A2

Project No:
 HQ 17 32 / C003

Discipline:
 A Planning

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 NORTH BELL, 151, JAMES CROSSLAND, SWANSEA, SA1 6BP. Tel: 01792 644478 Fax: 01792 645448 Email: d.g@hgwales.com

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Client:
Arbenigol
Property Development Consultants

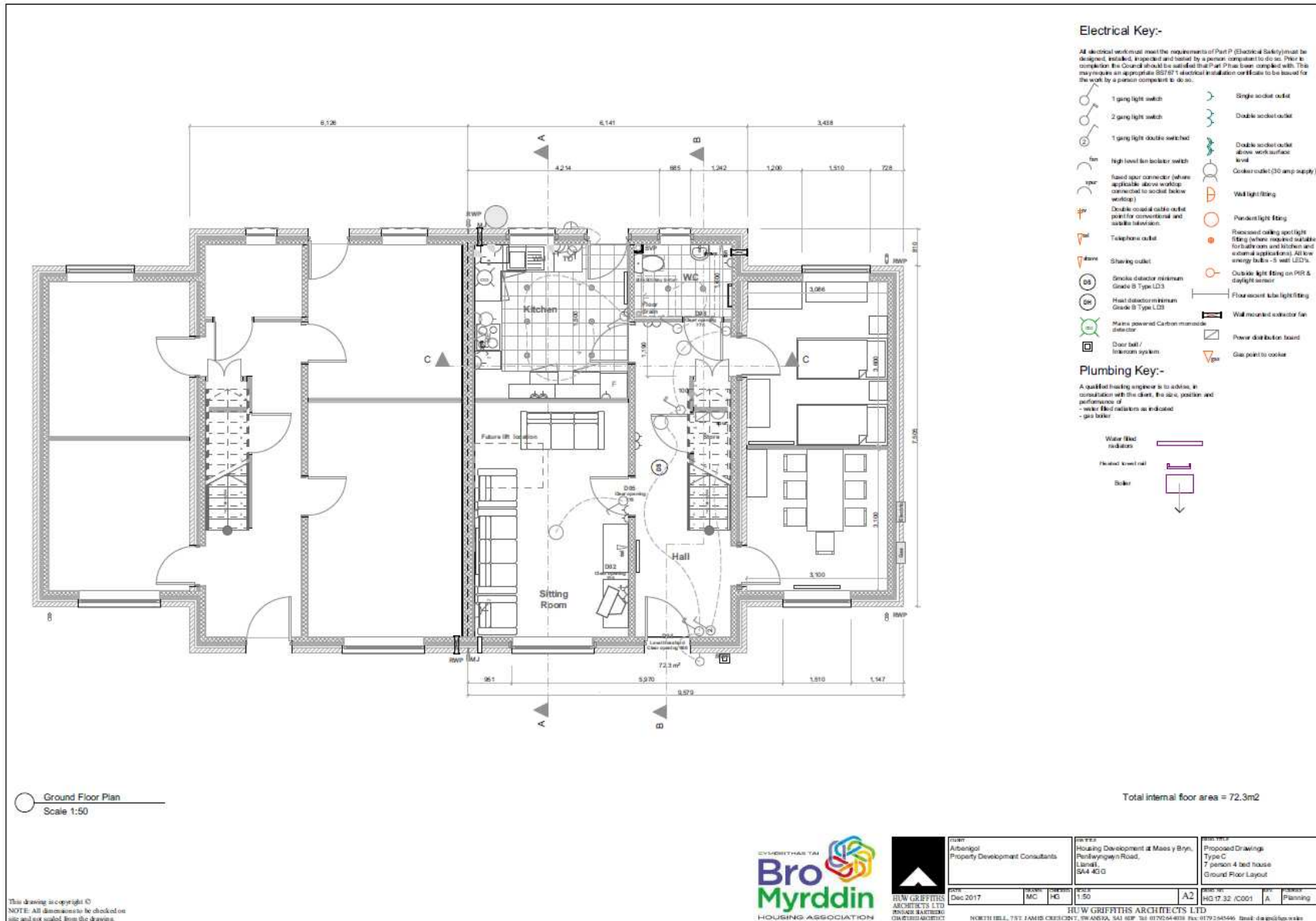
Project:
Housing Development at Maes y Bryn,
Pontypool Road,
Llanelli,
SA4 4DG

Drawings:
Proposed Drawings
Type C
7 person 4 bed house
First Floor Layout

DATE Dec 2017	REVISION MC	BY HG	SCALE 1:50	SHEET NO. A2	PROJECT NO. HG 17.32 /CO02	DATE A	BY A	FOR Planning
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NORTH BELL, 75, JAMES CROFTON, RHANFA, SA1 8AP TEL: 01792 644616 FAX: 01792 644646 Email: d@hgwplanning.com

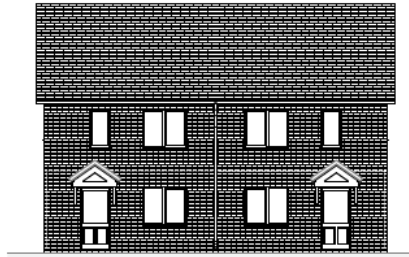
S/36679



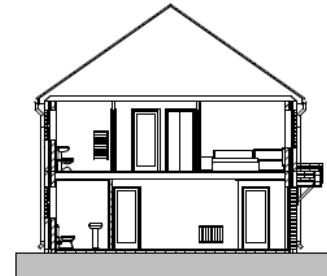
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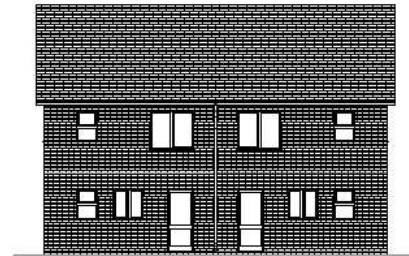
Finishes:
 Roof: Blue / Black Concrete interlocking tile
 Facias & soffits: PVC-u White
 Rain Water Goods: PVC-u Black
 Sill Facing: Brickwork to all elevations
 Doors: Front - Composite panel door
 Rear - PVC-u White (to match window frame) t.b.a.
 Porch: GRP canopy
 Windows: PVC-u White t.b.a.



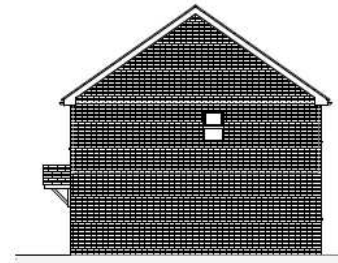
Front Elevation



Typical Section



Rear Elevation



Side Elevation

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



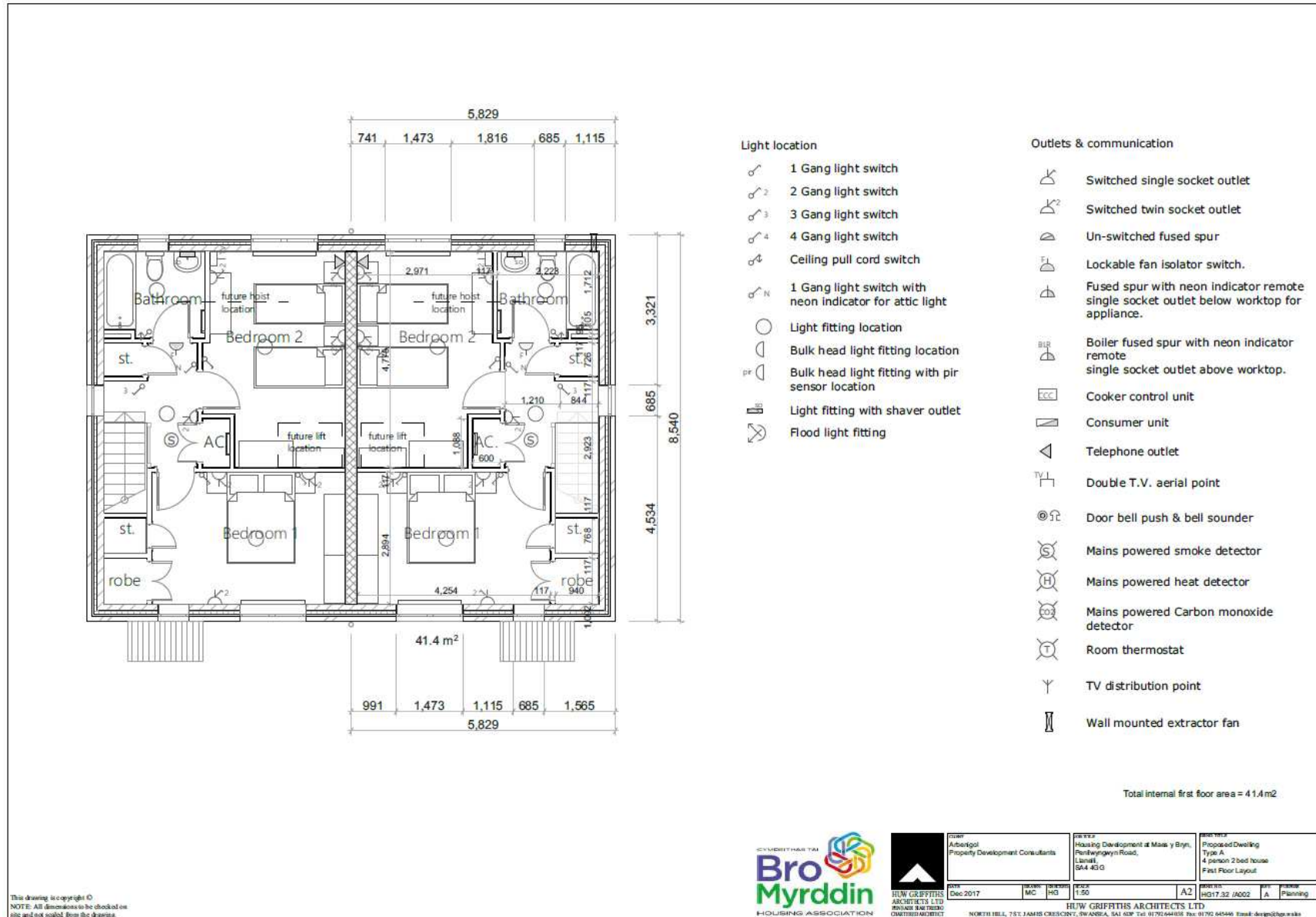
CLIENT:
 Abernol
 Property Development Consultants
 DATE:
 Dec 2017

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

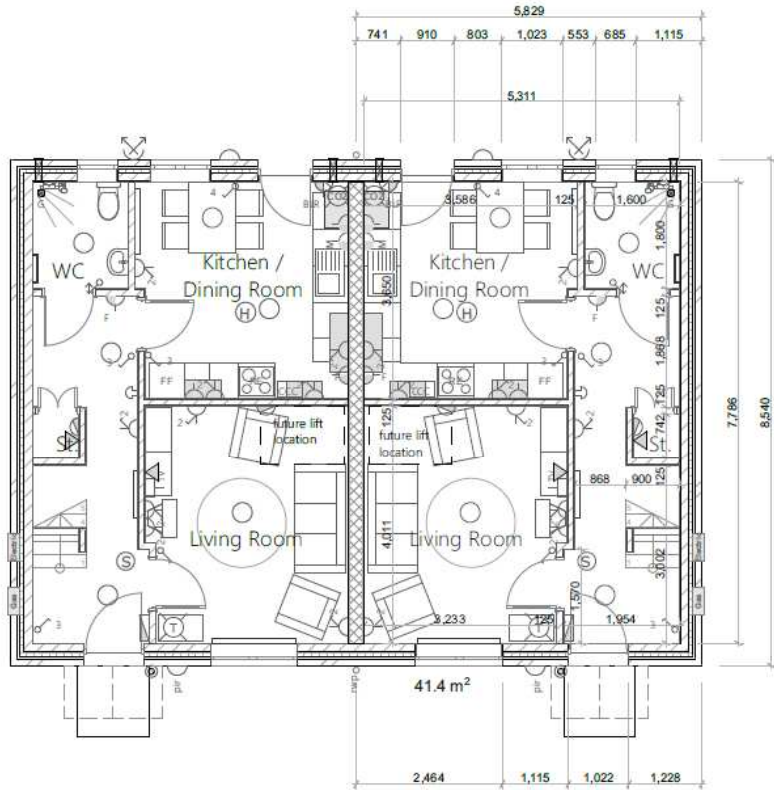
DRAWING:
 Proposed Dwelling
 Type A
 4 person 2 bed house
 Elevations

DATE	REVISED	REVISION	SCALE	SHEET	TOTAL SHEETS
Dec 2017	MC	HG	1:100	A2	10/17.32 (A003)
HUW GRIFFITHS ARCHITECTS LTD PENLWYNGERN ROAD LLANELLI SA4 4GG			HUW GRIFFITHS ARCHITECTS LTD NORTH HILL, 751 JAMES CROFT STREET, SWANSEA, SA1 8BP Tel: 01792 644033 Fax: 01792 644496 Email: design@hgwales.com		

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○ Ground Floor Plan
Scale 1:50

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 ground floor area = 41.4m2

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



DATE	REVISION	BY	CHKD
Dec 2017	MC	HG	

PROJECT	NO
Housing Development at Maes y Bryn, Pen-y-bryn Road, Llanelli, SA4 4DG	A2

DATE	REVISION	BY	CHKD
13/17/32	JA001	A	Planning

RHW GRIFFITHS ARCHITECTS LTD
NORTH BELL, 717, JAMES CROFTS CV17, SW ANKREA, SA1 4DF Tel: 01792 644018 Fax: 01792 644046 Email: design@rhw.co.uk

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