

Annwyl Gyngorydd,

## PWYLLGOR CYNLLUNIO - DYDD MAWRTH, 24AIN IONAWR, 2017

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

**Rhif ar yr  
Agenda**

a) **S34627 - CAIS ÔL-WEITHREDOL AM GADW CANOPI PATIO YN Y CEFN, 91 HEOL Y PARC, PONTARDDULAIS, ABERTAWE, SA4 0XX. (Tudalennau 5 - 22)**

4. **RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO.**  
(Tudalennau 23 - 38)

5. **RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO.** (Tudalennau 39 - 92)

6. **RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO.**  
(Tudalennau 93 - 112)

Yn gywir,

*Mark James* DYB

Prif Weithredwr

Amg.



Mae'r dudalen hon yn wag yn fwriadol

**Y PWYLLGOR  
CYNLLUNIO**

**PLANNING  
COMMITTEE**

**24 IONAWR 2017**

**24 JANUARY 2017**

**RHANBARTH Y DE**

**AREA SOUTH**

**Eitem Rhif 3.1**

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

**APPLICATIONS RECOMMENDED  
FOR REFUSAL**

**S/34627**

# S/34627

Tudalen 8





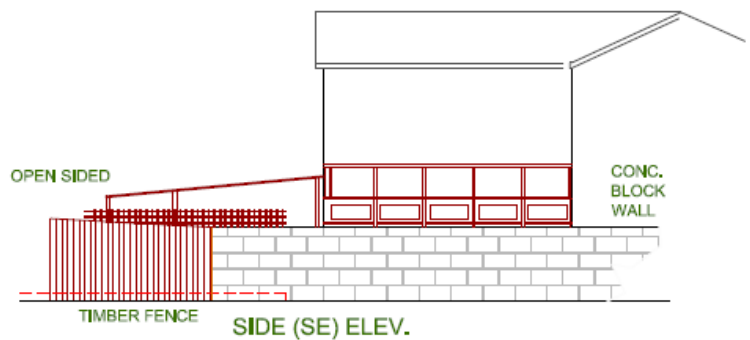
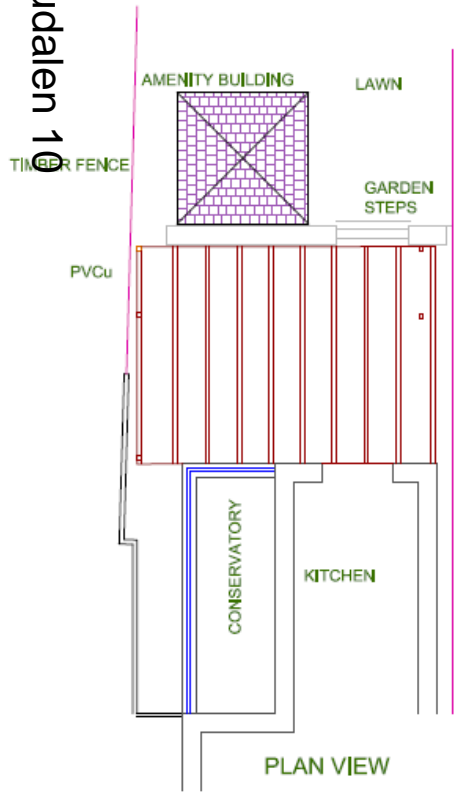
# S/34627



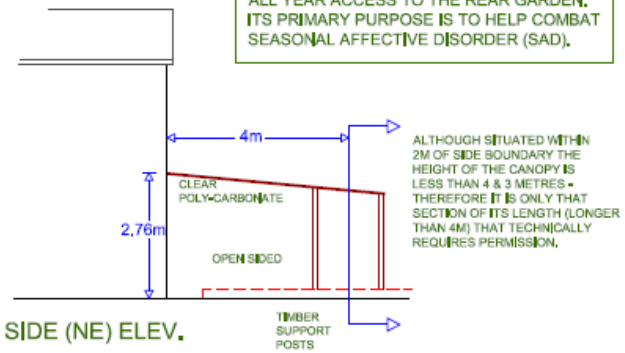
Tudalen 9

# S/34627

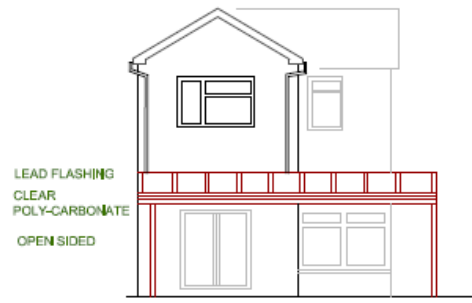
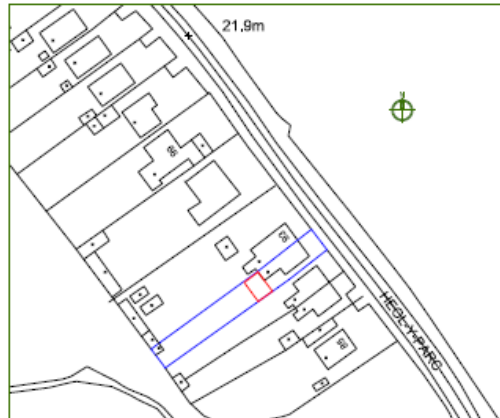
Tudalen 10



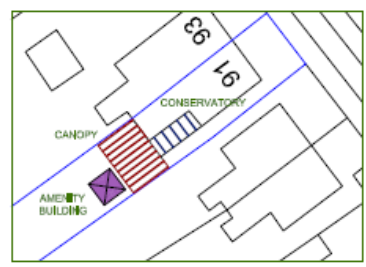
THE CANOPY FUNCTIONS AS AN IMPORTANT HEALTH FACILITY - IN TERMS OF ALLOWING ALL YEAR ACCESS TO THE REAR GARDEN. ITS PRIMARY PURPOSE IS TO HELP COMBAT SEASONAL AFFECTIVE DISORDER (SAD).



ALTHOUGH SITUATED WITHIN 2M OF SIDE BOUNDARY THE HEIGHT OF THE CANOPY IS LESS THAN 4 & 3 METRES - THEREFORE IT IS ONLY THAT SECTION OF ITS LENGTH (LONGER THAN 4M) THAT TECHNICALLY REQUIRES PERMISSION.



NO ADJACENT PROPERTY IMPACT.  
THE CANOPY DOES -  
NOT GIVE RISE TO ANY OVERLOOKING  
NOT REDUCE PRIVACY  
NOT LEAD TO A LOSS OF LIGHT  
NOT REDUCE OPENNESS  
NOT IMPACT UPON OUTLOOK  
NOT CAUSE ANY RESIDENTIAL AMENITY IMPACT  
ITS DESIGN IS COMPARABLE WITH MOST OTHER LEAN-TO CANOPIES. IT IS AN OPEN SIDED STRUCTURE - THE ONLY VISIBLE COMPONENT IS A SECTION OF THE SIDE RAIL AND A SHORT LENGTH OF THE VERTICAL TIMBER SUPPORTS



RETENTION OF REAR PATIO CANOPY  
AT 91 HEOL Y PARC, HENDY, CARMARTHENSHIRE, SA84 0XX  
DRAWING NO: GENPL02AREV  
SCALE 1 : 100, 500, 1250 @ A3 SEPTEMBER 2016



# S/34627



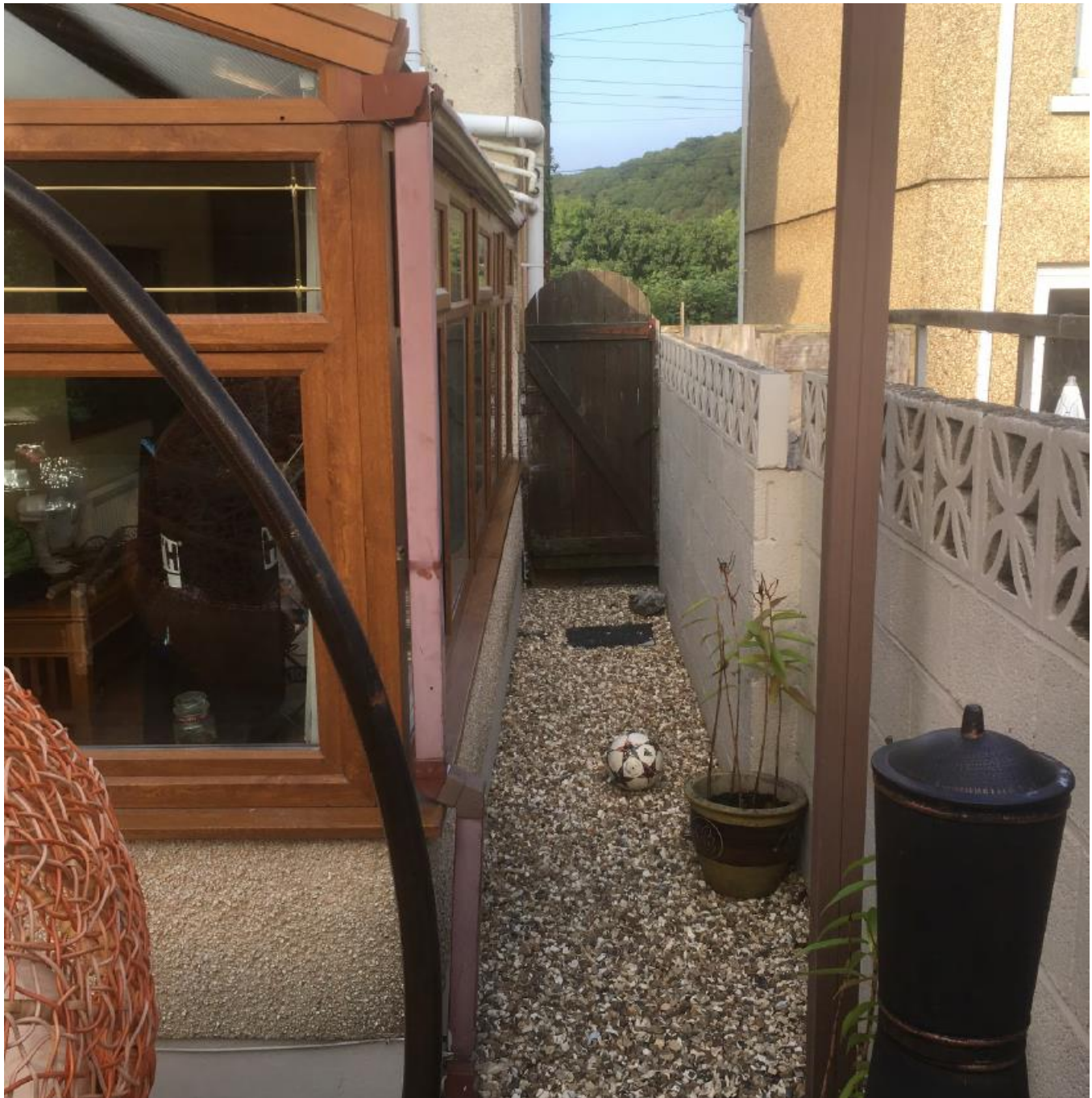
Tudalen 11

# S/34627

Tudalen 12



**S/34627**



Tudalen 13

# S/34627

Tudalen 14



**S/34627**



Tudalen 15

# S/34627

Tudalen 16





S/34627



Tudalen 17

# S/34627

Tudalen 18



**S/34627**

Tudalen 19



S/34627

Tudalen 20



**S/34627**

Tudalen 21



# S/34627

Tudalen 22



**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 24 IONAWR 2017  
ON 24 JANUARY 2017**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**

*Ardal  
Dwyrain/  
Area East*



## ADDENDUM – Area East

<i>Application Number</i>	<b>E/34841</b>
<i>Proposal &amp; Location</i>	ONE RESIDENTIAL DWELLING AT LAND OPPOSITE, BRODAWEL, LLANDEILO, SA19 7TA

### **DETAILS:**

While the application initially proposed a two storey dwelling, the agent has recently submitted a revised Site Layout and Section Detail Plan which shows that the proposed dwelling shall now be single storey form of construction. The revision in height and type of the proposed dwelling addresses one of the principal concerns in the third party representation. The conditions applied to the permission shall be revised to reflect the receipt of the amended plans and to restrict the dwelling to a single storey form of construction.

The Authority's Planning Ecologist has commented on the need for boundary treatments to be considered in the Reserved Matters application which has been imposed as an Outline condition. A condition has also been requested to be applied in relation to the prevention of pollution during construction because of the nature of the wooded area to the east of the application site; a condition will be applied to any permission. The standard nesting bird condition is requested to be added to the application to ensure the vegetation works are done outside the breeding bird season, and this shall also be applied to any permission.

**Head of Transport** - Offers no objection, subject to the imposition of conditions.



***Y PWYLLGOR  
CYNLLUNIO***

**PLANNING  
COMMITTEE**

***24 IONAWR 2017***

**24 JANUARY 2017**

***RHANBARTH Y  
DWYRAIN***

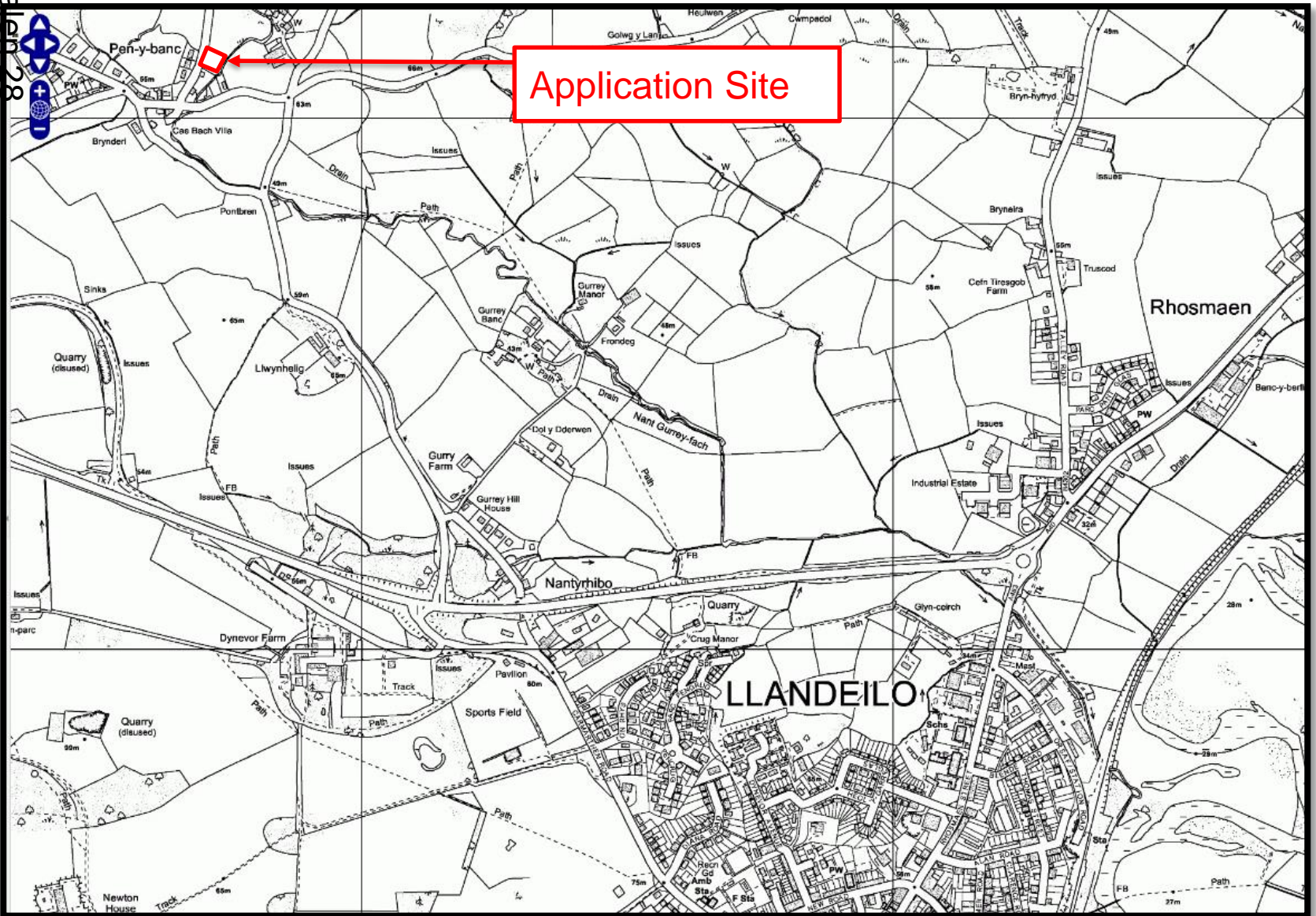
**AREA  
EAST**

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

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

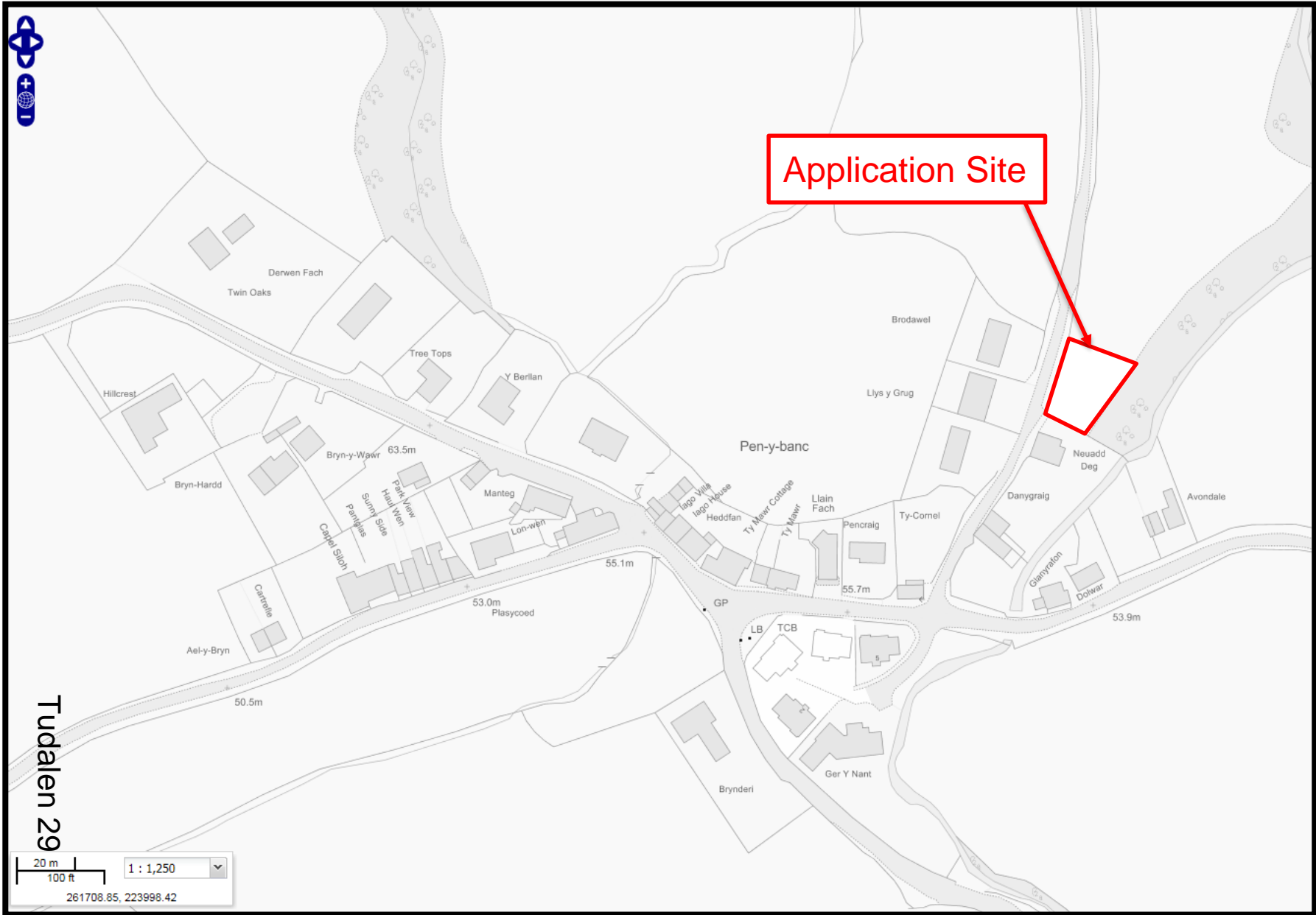
E/34841

Tudalen 27



Tudalen 28

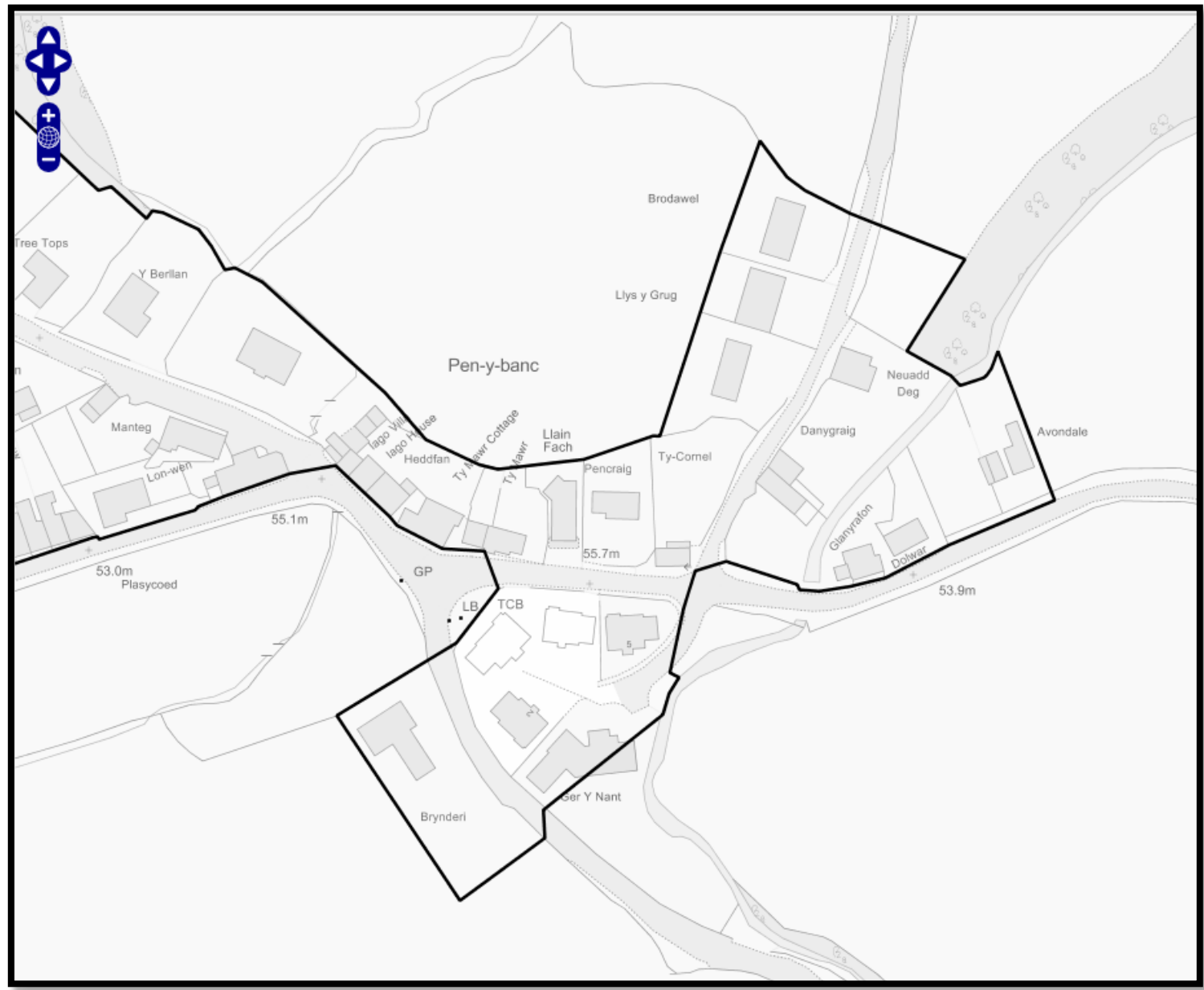




# E/34841

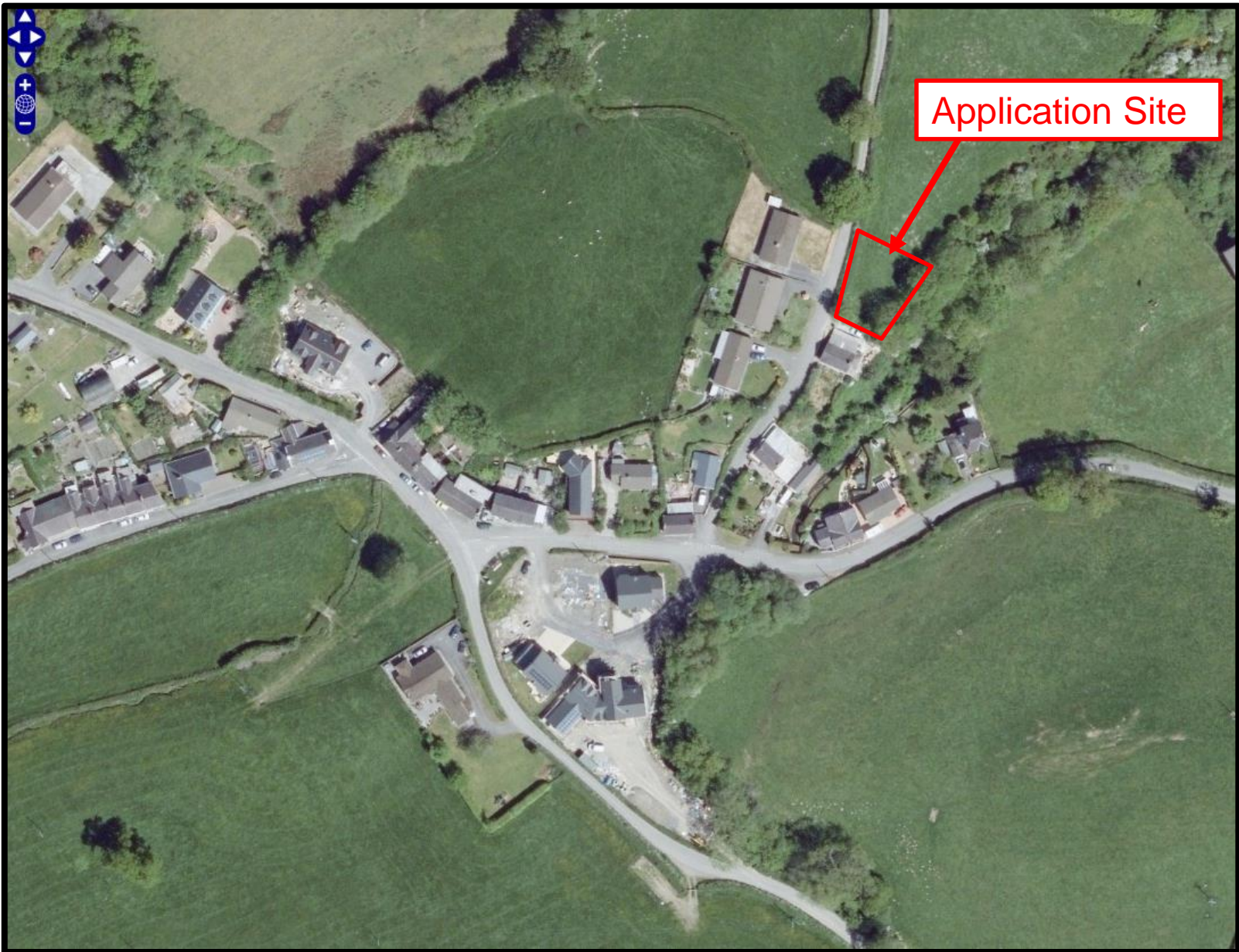
# Site Plan with Development Limits

Tudalen 30



# E/34841

## Aerial Photo showing Application Site



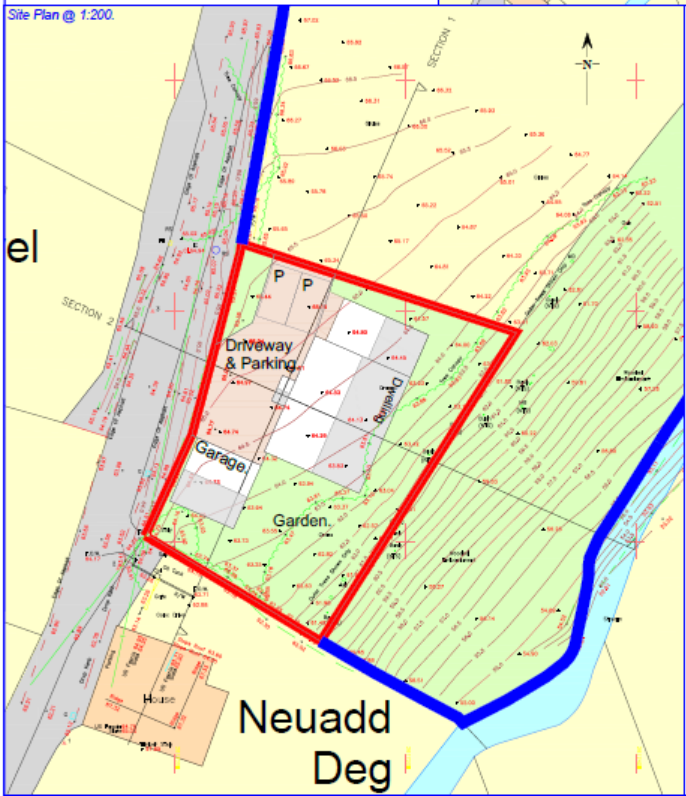
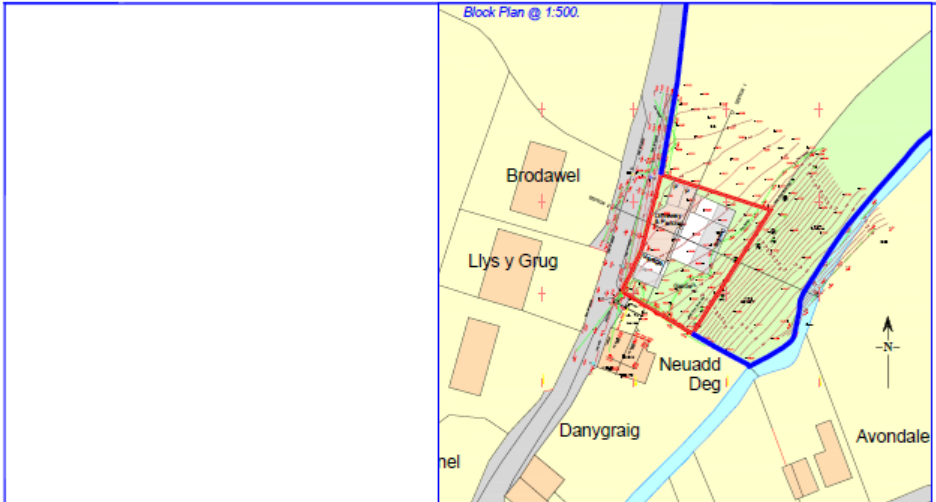
Tudalen 31

# E/34841

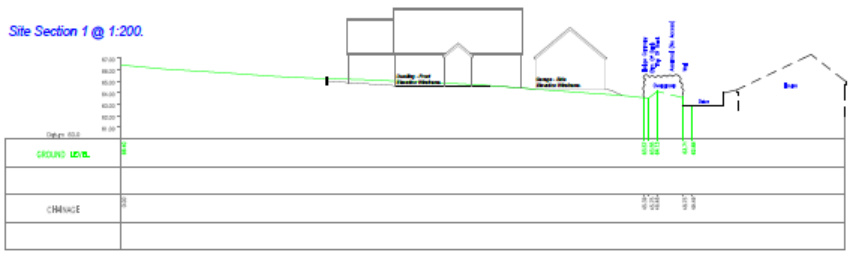
# Location, Site and Section Plans

Tudalen 32

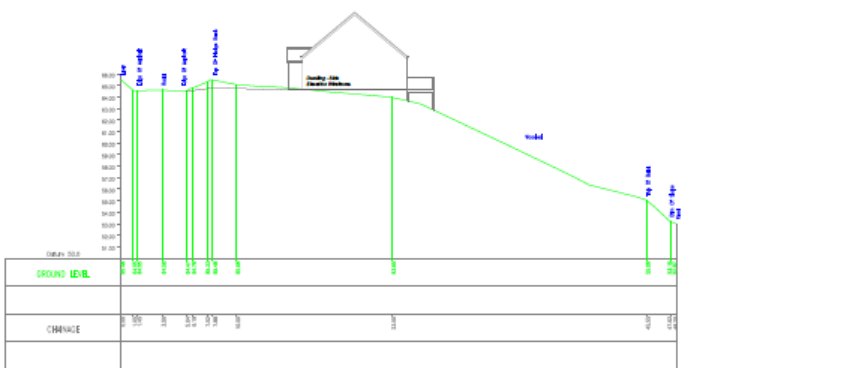
*Plans have not received Building Regulations consent & should not be used for construction purposes.*



Site Section 1 @ 1:200.



Site Section 1 @ 1:200.



Site Section 2 @ 1:200.



E/34841

Site Photo



Tudalen 33

# E/34841

# Site Photo

Tudalen 34



**E/34841**

**Site Photo**



Tudalen 35

E/34841

Site Photo

Tuculan 36



# E/34841

## Google Image of Bungalows opposite Application Site



Tudalen 37

Mae'r dudalen hon yn wag yn fwriadol

*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 24 IONAWR 2017  
ON 24 JANUARY 2017**

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

***ATODIAD  
ADDENDUM***



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34146</b>
<i>Proposal &amp; Location</i>	RESIDENTIAL DEVELOPMENT OF UP TO 24 DWELLINGS AND ASSOCIATED WORKS AT LAND OFF PARK VIEW DRIVE, KIDWELLY, SA17 4UP

### **DETAILS:**

Please note that a Test of Likely Significant Effect (TLSE) has been prepared for the application and has been signed off by Natural Resources Wales.



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34721</b>
<i>Proposal &amp; Location</i>	SITING OF DWELLINGHOUSE TO ENABLE FARM SUCCESSION MANAGEMENT AT LAND PART OF COED DERWEN FARM, LLWYNTEG, LLANNON, LLANELLI, SA14 8JQ

### **DETAILS:**

#### **CONSULTATIONS**

**Head of Transport** – Has no objection subject to the imposition of appropriate conditions.

**Neighbours/public** – One letter of objection has been received objecting on the following grounds.

- Open countryside - The site is not close to an existing settlement.
- The applicant has a home in Llannon and a business in Llwynhendy.
- Access onto A48

#### **THIRD PARTY REPRESENTATIONS**

It is agreed that the site is in open countryside outside the settlement limits of Llannon. Local and national planning policy however does allow development in certain circumstances and the applicant seeks the dwelling for rural enterprise purposes. However, as set out in the main report, it is considered that there is insufficient justification to allow the proposal in the open countryside.

The application states that the applicant has a home approximately 1 mile away in Llannon so the need for a dwelling on site is questioned. There is also a conflict between the applicant's main business and the justification for a dwelling on the grounds of expanding the equestrian business. On balance it is considered that the applicant has no justification for the dwelling as proposed.

The site is located between Llannon and the A48 so access to the trunk road is likely. However, the Head of Transport has no objection so this is not considered likely to be unacceptable.

#### **CONCLUSION**

The objection echoes the concerns highlighted in the main report so the recommendation is to refuse.

Mae'r dudalen hon yn wag yn fwriadol

***Y PWYLLGOR  
CYNLLUNIO***

**PLANNING  
COMMITTEE**

***24 IONAWR 2017***

**24 JANUARY 2017**

***RHANBARTH Y DE***

**AREA SOUTH**

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

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

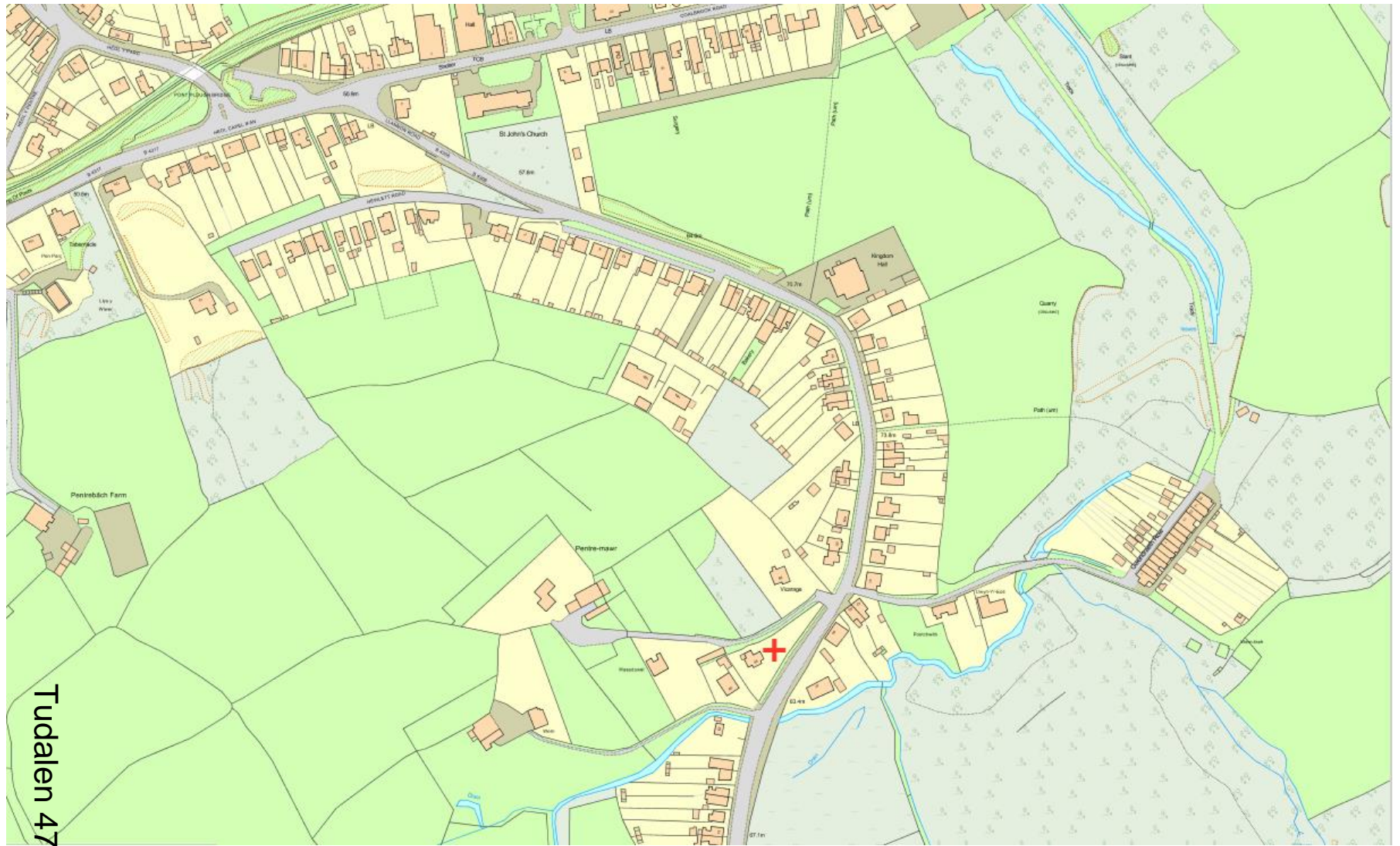
**S/33421**

# S/33421

Tudalen 46



# S/33421

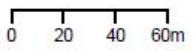
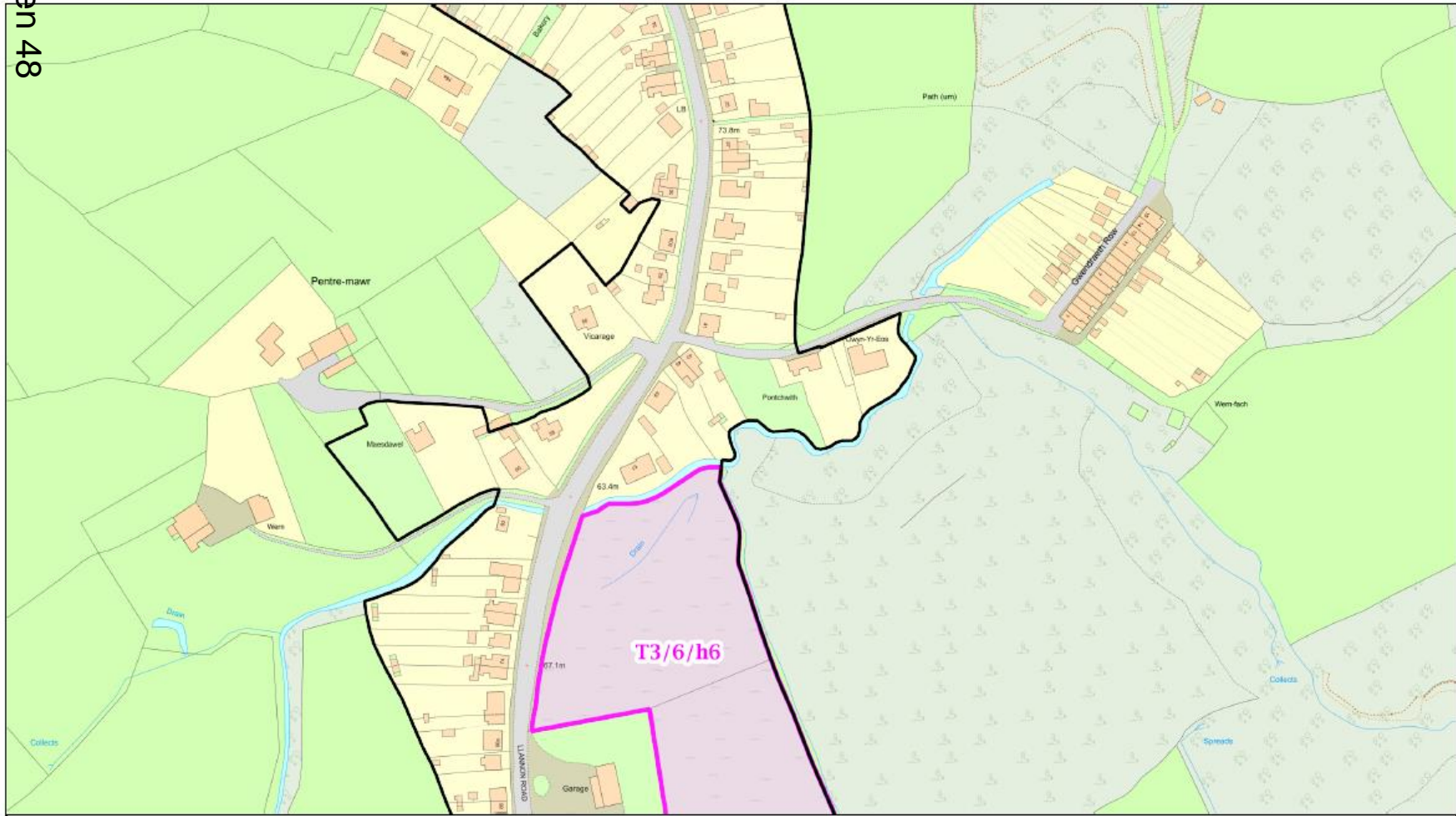


# S/33421

Tudalen 48



LDP Park View Drive



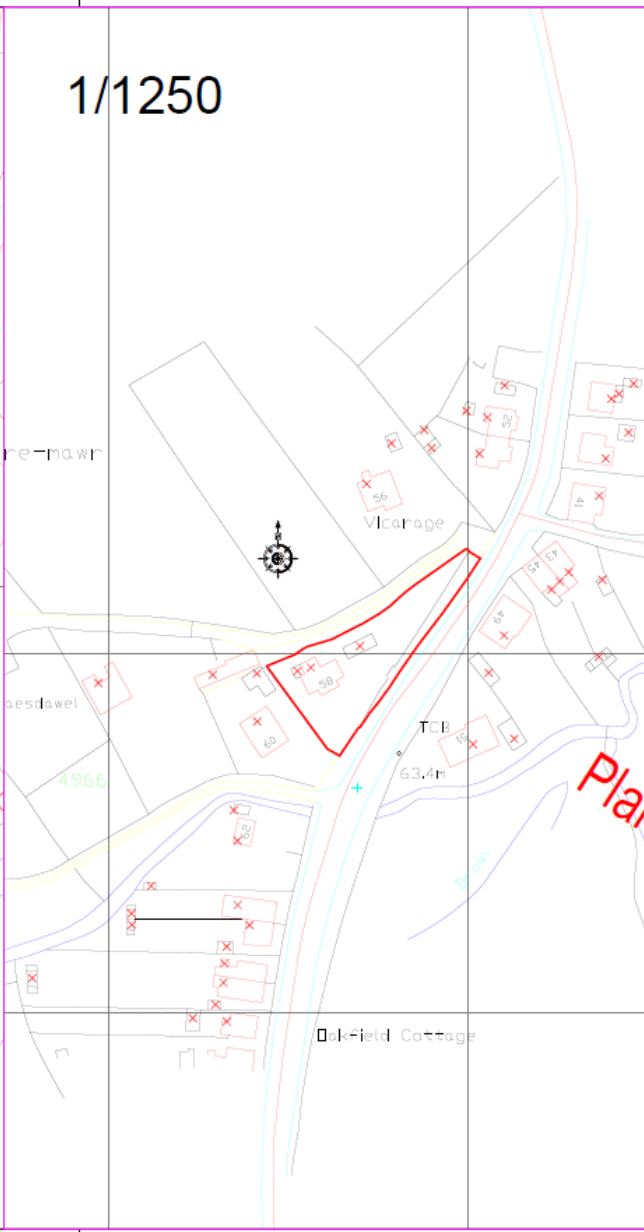
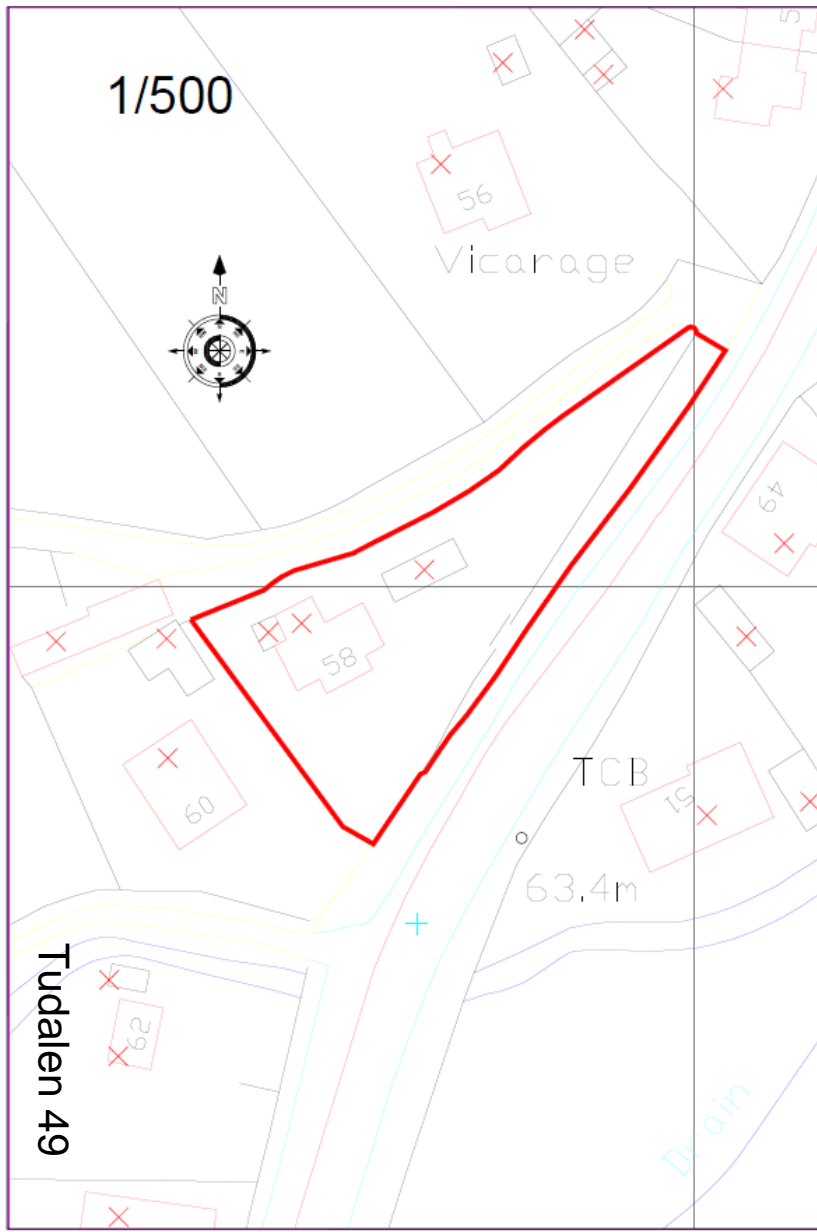
Graddfa Scale 1:2500

Canol y Map Map Centre [250643.3,210702.9]

Dyddiad Date 17/01/2017



# S/33421

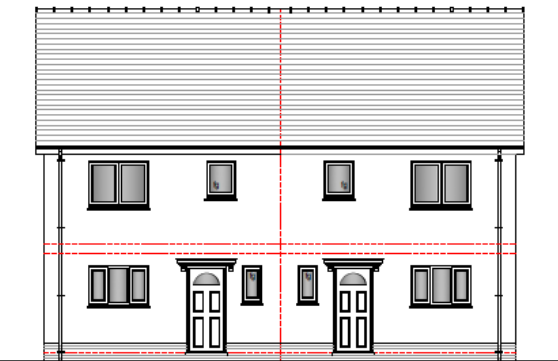


NOTES					
Rev	Details	Dr	Ch	Ap	Date
Client <b>Mr. John Griffiths</b>					
Project Proposed Residential Development 58, Llannon Road, Pontyberem Llanelli, Carmarthenshire					
File No.					
Drawn	DRAWN				
Date					
Scales 1/500 & 1/1250					
Drawing No. GA/01(ii)					REV

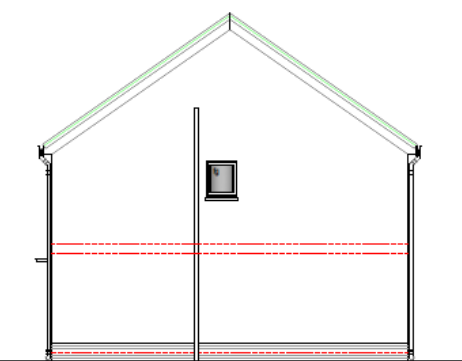
Planning Submission

# S/33421

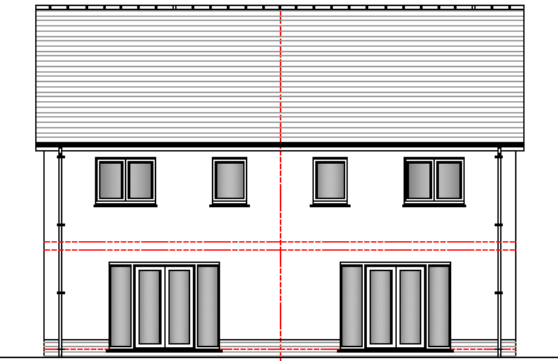
Tudalen 50



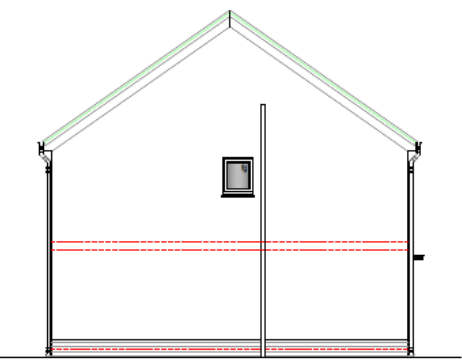
proposed front elevation



proposed side elevation



proposed rear elevation



proposed side elevation

**General Specification.**

**Walls:** Constructed with an internal timber frame and an external finish mainly consisting of a smooth render application with the colour to be confirmed by the client, complete with a facing brick pilinth detail, again with the type of facing brick to be confirmed by the client prior to the commencement of works on site complete with samples provided for approval.

**Roof:** Proposed roof is to be of a preformed truss construction, fully compliant with current Trade / Building Control requirements and designed to a nominated 35 degree pitch. Finish is to be of a lightweight interlocking tile, grey or black in colour and again sympathetic to surrounding properties. Ridge tiles are to match also.

**Windows and Doors:** All doors and windows are to comprise of white Upvc, and are to be installed in full compliance with current FENSA / Building Regulations.

**Fascia's, Soffits, and R.W.G's:** All fascia's and Soffits are to comprise of white Upvc profile, possibly "Swish" as a manufacturer. Gutters and Down pipes are to be of 100mm square sections, complete with all fixing brackets are to be positioned shown on elevations. All components are to be of either "Swish or Osmia" as manufacturers.

NB - total internal floor areas (ground and first floors) excluding partitions 56.37m<sup>2</sup> - two bedroom properties.

total internal floor areas (ground and first floors) excluding partitions to three bedroom property - 82.75m<sup>2</sup>

## Plots 1- 4: Proposed 3 Bedroom House Type

NOTES	
1	THIS IS A C.A.D. PRODUCED DRAWING AND SHOULD NOT BE REPRODUCED BY HAND
2	ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED
3	ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE DESIGNER
4	DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE DEVELOPED AND CHECKED ON SITE.

A	Scheme fully submitted	2017/18
Draw	Details	Date
Client		
Mr. John Griffiths		
Project		
Proposed Residential Development 58, Llanon Road, Pontyberem Llanell, Carmarthenshire		
File No.	0000000000	
Drawn	000000	
Date	00/00/00	
Scale	1/75	
Drawing No.	GA05	

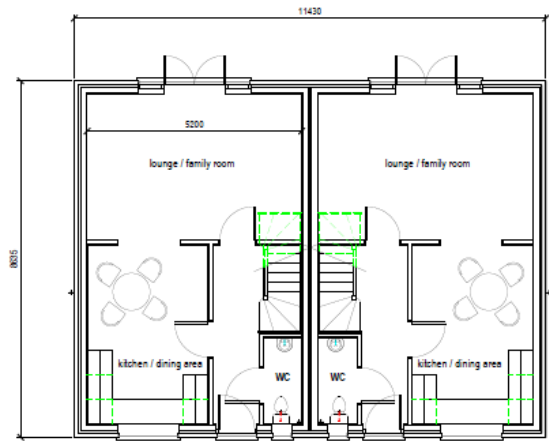
Planning Submission

# S/33421

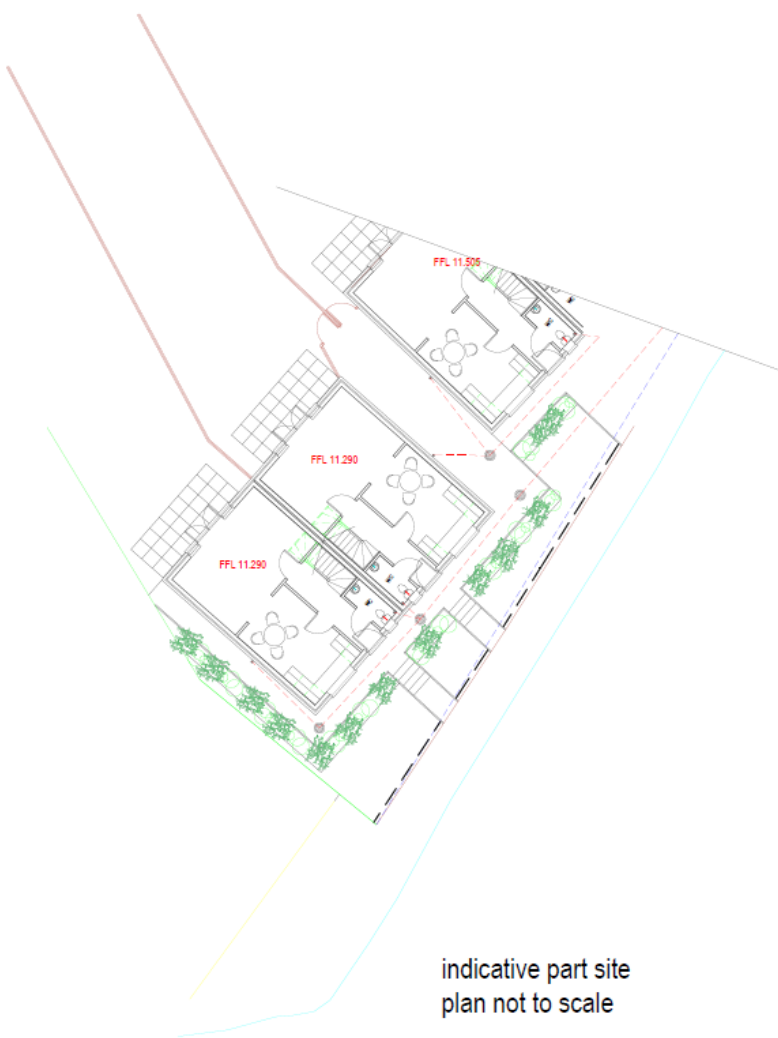
Tudalen 51



proposed first floor plan



proposed ground floor plan



indicative part site plan not to scale

Planning Submission

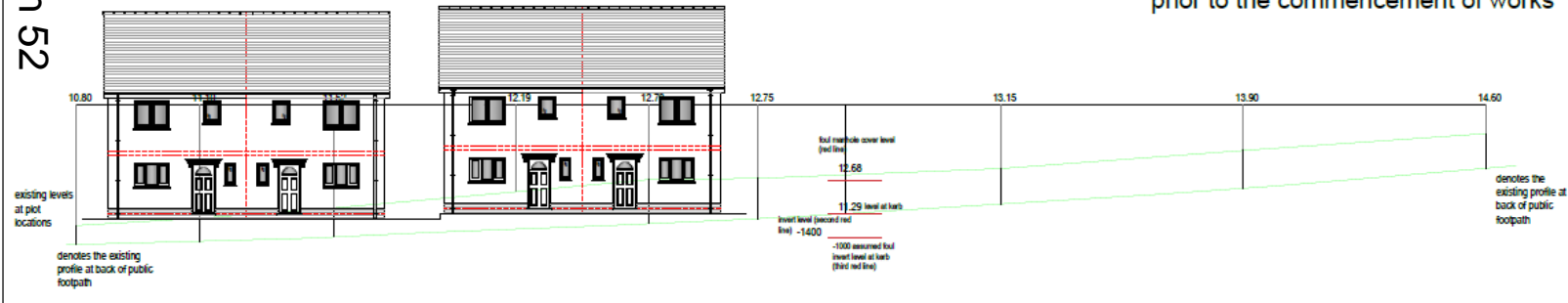
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1	THIS IS A C.A.D. PRODUCED DRAWING AND SHOULD NOT BE AMENDED BY HAND	
2	ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED	
3	ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE DESIGNER	
4	DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE OBTAINED AND CONFIRMED ON SITE	
A	Scheme issued for submission	25/11/15
Rev	Details	Date
Client		
Mr. John Griffiths		
Project		
Proposed Residential Development 58, Llanon Road, Pontyberem Llanelli, Carmarthenshire		
File No.	REVISION CODE	
Drawn	CHKD BY	
Date	15/11/15	
Scale	1/75	
Drawing No.	GA08	A

## Plots 1 - 4: Proposed 3 Bedroom House Type

# S/33421

Tudalen 52

Please note that the street scene is indicative only and that all levels are to be site confirmed & agreed prior to the commencement of works



NOTES

1. THIS IS A C.A.D. PRODUCTION DRAWING AND SHOULD NOT BE MODIFIED BY HAND
2. ALL DIMENSIONS IN COLLECTIVE UNLESS OTHERWISE STATED
3. ANY WORKS IN CONFLICT ARE TO BE REPORTED TO THE DESIGNER
4. DO NOT SCALE OFF THIS DRAWING - ALL DIMENSIONS AND LEVELS TO BE CHECKED AND CONFIRMED ON SITE

For Approval / Discussion



D	Scheme fully adjusted	25/1/19
C	Proposed det. levels adjusted	23/1/19
B	Further adjustments made	11/1/19
A	Scheme adjusted completed	15/1/19

Rev: Details Date

Client: Mr. John Griffiths

Project:  
Proposed Residential Development  
58, Llannon Road, Floriburthem Llaneli, Carmarthenshire

Drawn	02/01/19	
Date	02/01/19	
Scale	1/125 & 1/75	
Drawing No	GA03(I)	D

# S/33421

4 x 3 bedroom properties  
complete with 10 parking spaces



### Legend



Type A - black helleborus - height approx 150mm spread 1.5m



Type B - Fuchsia's Terminalis - green carpet

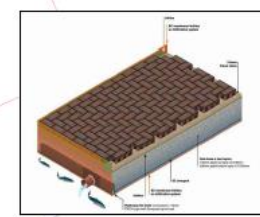


Type C - Eucalyptus Fordii - Emerald Gold tree height 1.5m



Type D - Opuntia Japonica - Gold Rain tree height 1.5m

Decorative permeable paving (shown in inverted brown) in the car parking bays. (1 number parking bay = 1 b bay)



1. THIS IS A C.A.D. PRODUCED DRAWING AND SHOULD NOT BE AMENDED BY HAND.
2. All dimensions in millimetres unless otherwise stated.
3. Any errors or omissions to be reported to the Designer.
4. Do NOT scale this drawing - all dimensions and levels to be checked and confirmed on site.

Planning Submission Purposes

Rev	Details	Date
A	Subarea fully adjusted per the Planning Dept.	05/11/18

Client: Mr. John Griffiths

Project: Proposed Residential Development  
58, Llanon Road, Pontyberem Llanelli, Carmarthenshire

Date:	05/11/18
Scale:	1/125
Drawing No:	GA/03

Tudalen 53

63.4m

Denotes a combination of types A, B & D, planting to the side borders to the boundary complete with bark mulch which will break up urban form & add more interest to the side elevations to the proposed dwellings.

Denotes possible decorative fillings (maximum height 600mm) to add further interest to the boundary.

Additionally close boarded fencing to delineate private garden space to the rear garden area.

As previously noted denotes a combination of types C & D, planting to borders complete with seeded / lawn areas located along the extent of the frontage which will break up urban form & add more interest to the front main elevations to the proposed dwellings.

Denotes a combination of types A, B & D, planting, along the extent of the upper frontage will break up urban form & add more interest to the elevations of the car parking areas.

visibility splay 2400mm

kerb line edge of road

back of footpath

Denotes a combination of types C & D, planting to borders complete with seeded / lawn areas located along the extent of the frontage which will break up urban form & add more interest to the proposed dwellings.

**S/33421**

Tudalen 54



**S/33421**



Tudalen 55

# S/33421

Tudalen 56





**S/33421**



Tudalen 57

S/33421

Tudalen 58



**S/33421**



10Y  
167

Tudalen 59

**S/34146**

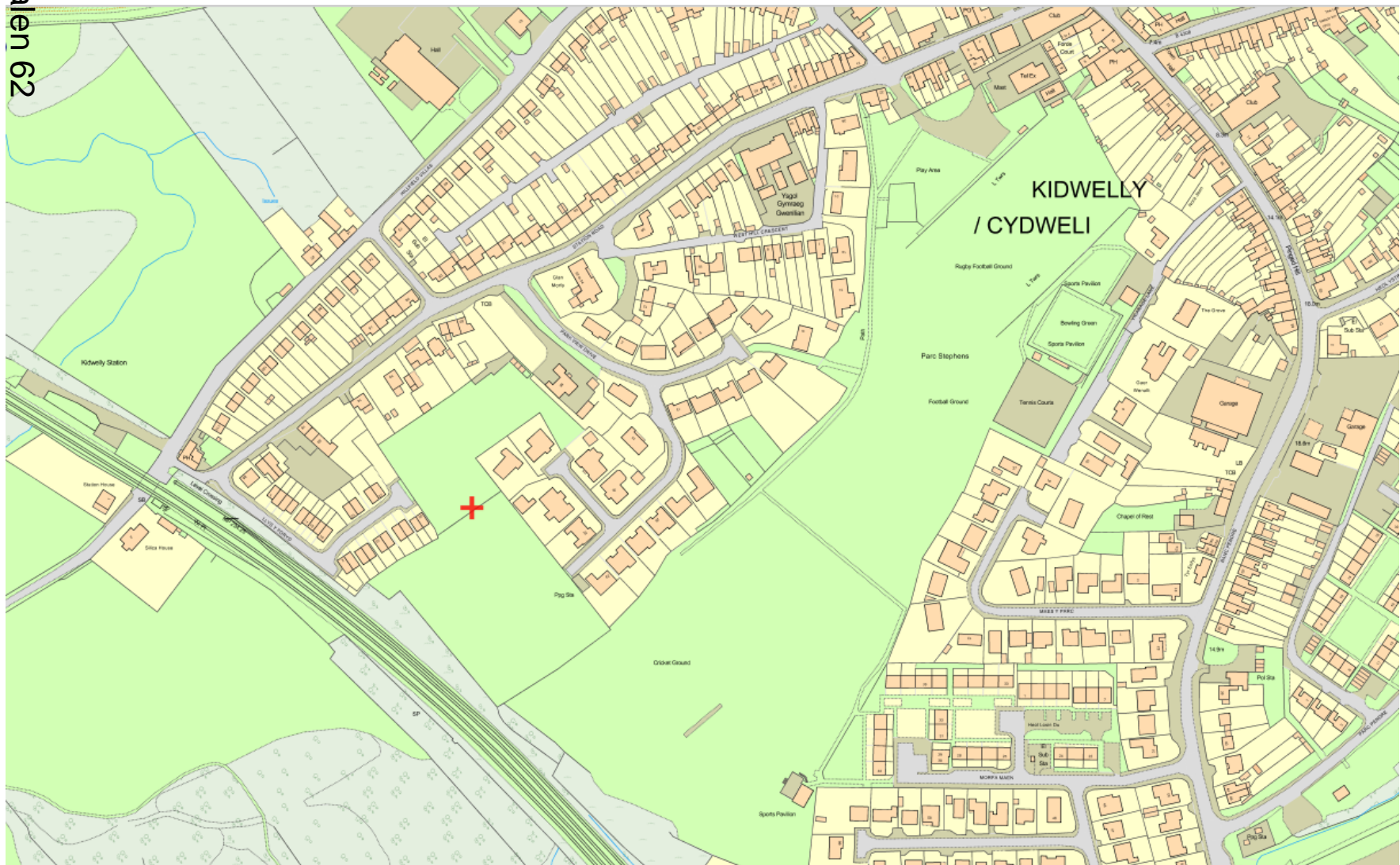
# S/34146



Tudalen 61

# S/34146

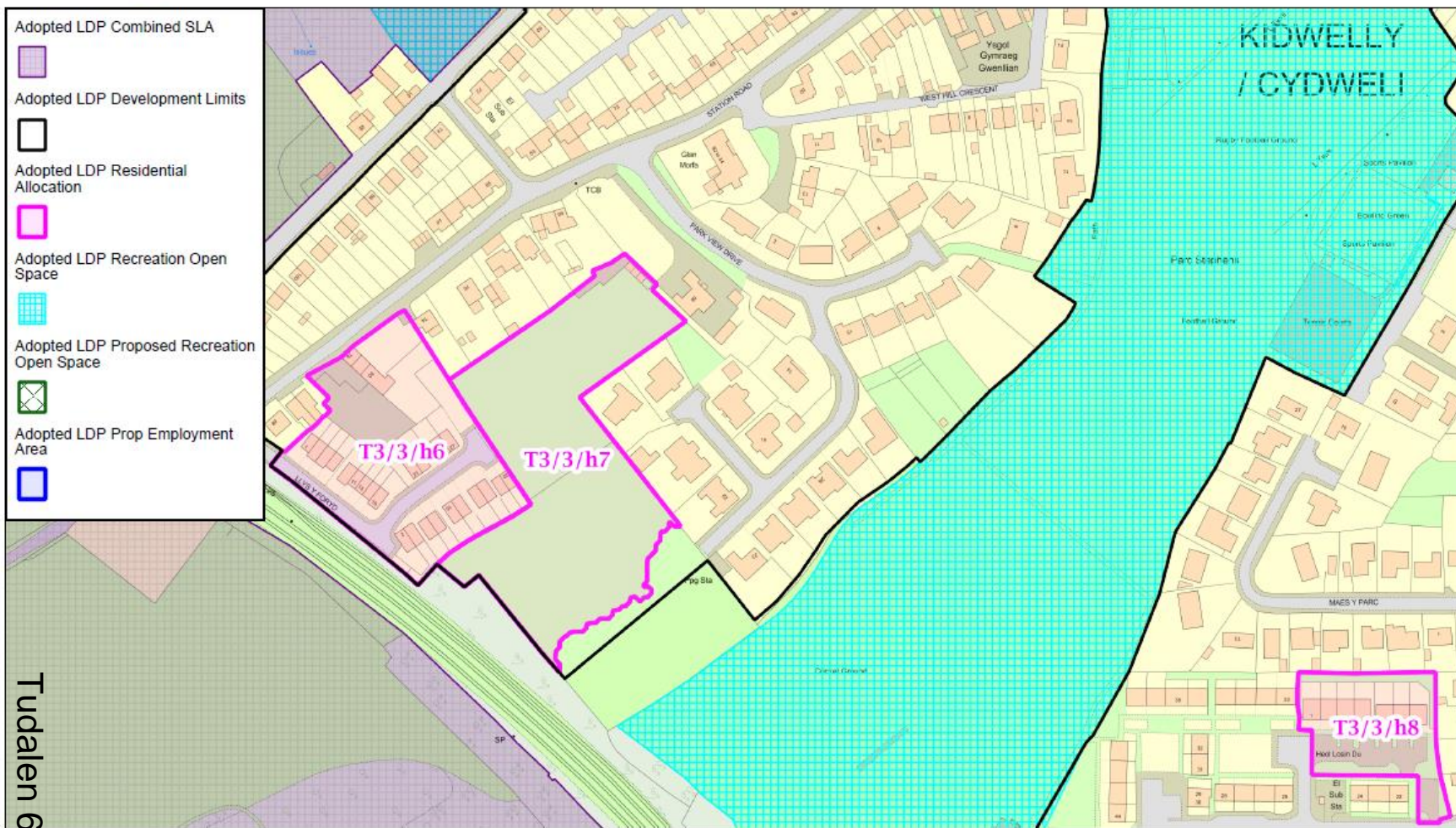
Tudalen 62



# S/34146



## LDP Park View Drive



0 20 40 60m

Graddfa Scale 1:2500

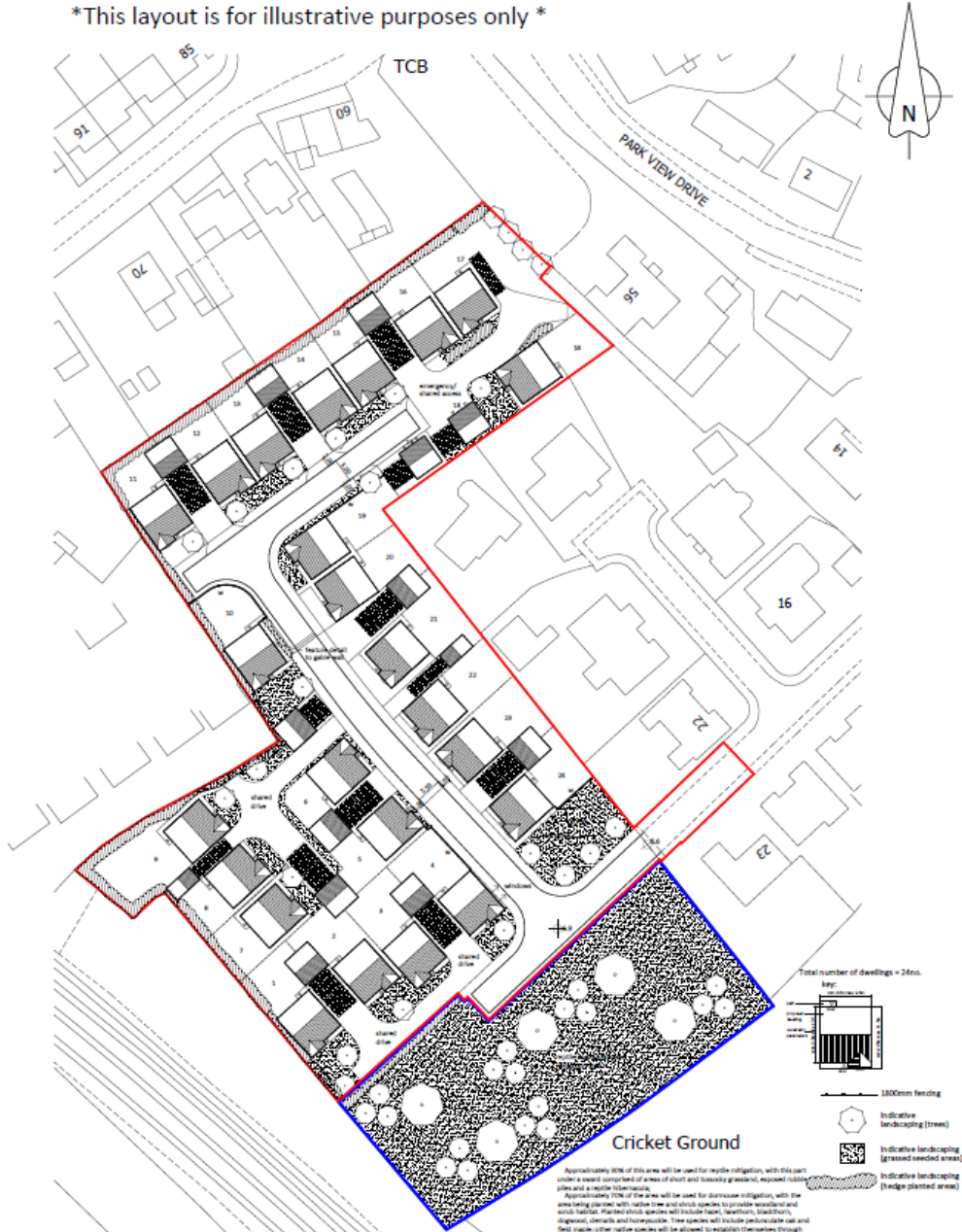
Canol y Map Map Centre [240451.3,206438.8]

Dyddiad Date 17/01/2017

# S/34146

Tudalen 64

\*This layout is for illustrative purposes only \*



Illustrative layout on land off Park View Drive, Kidwelly  
1:500 @ A2. Drg number SK01.'B' 10/01/17

Approximately 80% of this area will be used for mobile irrigation, with this part under a mixed sward of areas of short and lowland grassland, exposed rolling hills and a north westerly aspect.

Approximately 20% of the area will be used for drainage irrigation, with the area being planted with native tree and shrub species to provide windbreak and soil habitat. The native shrub species will include hazel, hawthorn, blackthorn, dogwood, cherry and hawthorn. These species will include pedunculate oak and field maple. Other native species will be allowed to establish themselves through natural regeneration.

The boundary planting to the north and western boundaries will be implemented as per drawing SK02.

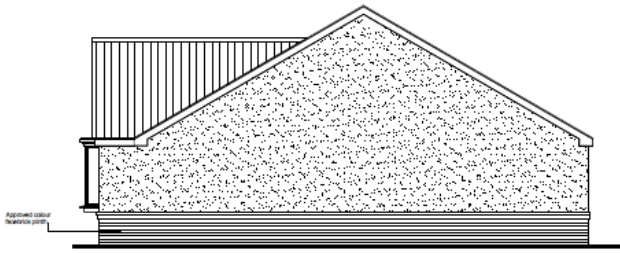
It is considered that there will be public access to the irrigation area and that it will be fenced with post and rail and stock net. A management plan will be established to provide confidence in the ongoing success of the irrigation.



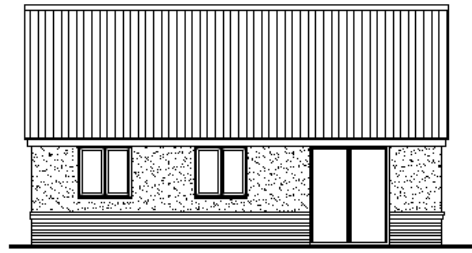
# S/34146 (Indicative)



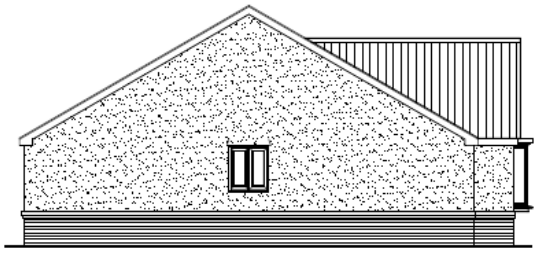
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



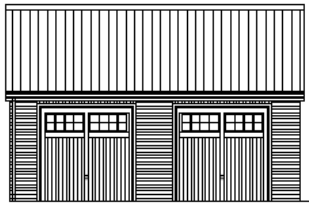
SIDE ELEVATION

Proposed dwellings on land off Park View Drive, Kidwelly  
1:100 @ A3. Drg number SK02. 12/06/16. Illustrative floor plan and elevations.

# S/34146 (Indicative)

Tudalen 66

APPROVED  
COLOR  
PALETTE



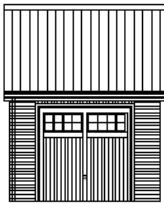
FRONT ELEVATION



SIDE ELEVATION



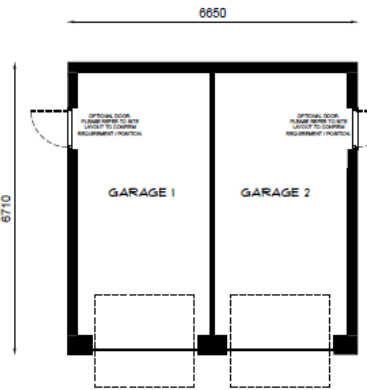
SIDE ELEVATION H100RA2



FRONT ELEVATION



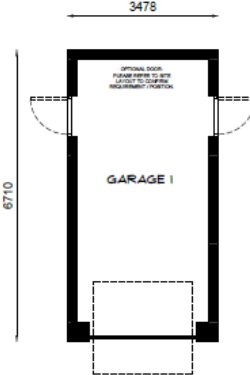
SIDE ELEVATION



FLOOR PLAN  
TYPICAL DOUBLE GARAGE DETAILS



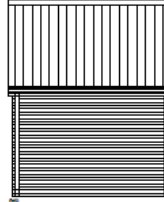
REAR ELEVATION H100RA2



FLOOR PLAN  
TYPICAL SINGLE GARAGE DETAILS.



SIDE ELEVATION



REAR ELEVATION

Proposed garages on land off Park View Drive, Kidwelly  
1:100 @ A3. Drg number SK03. 12/06/16. Illustrative garage plan and elevations.

# S/34146



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Tudalen 68



S/34146

Tudalen 69



**S/34146**

Tudalen 70



**S/34146**



Tudalen 71

# S/34146

Tudalen 72





**S/34146**



Tudajalen 73

**S/34146**

Tudalen 74



S/34146



Tudalen 75

**S/34146**

Tudalen 76



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**S/34146**

Tudalen 78



**S/34146**



Tudalen 79

**S/34146**

Tudalen 80





**S/34146**



Tudalen 81

**S/34146**

Tudalen 82

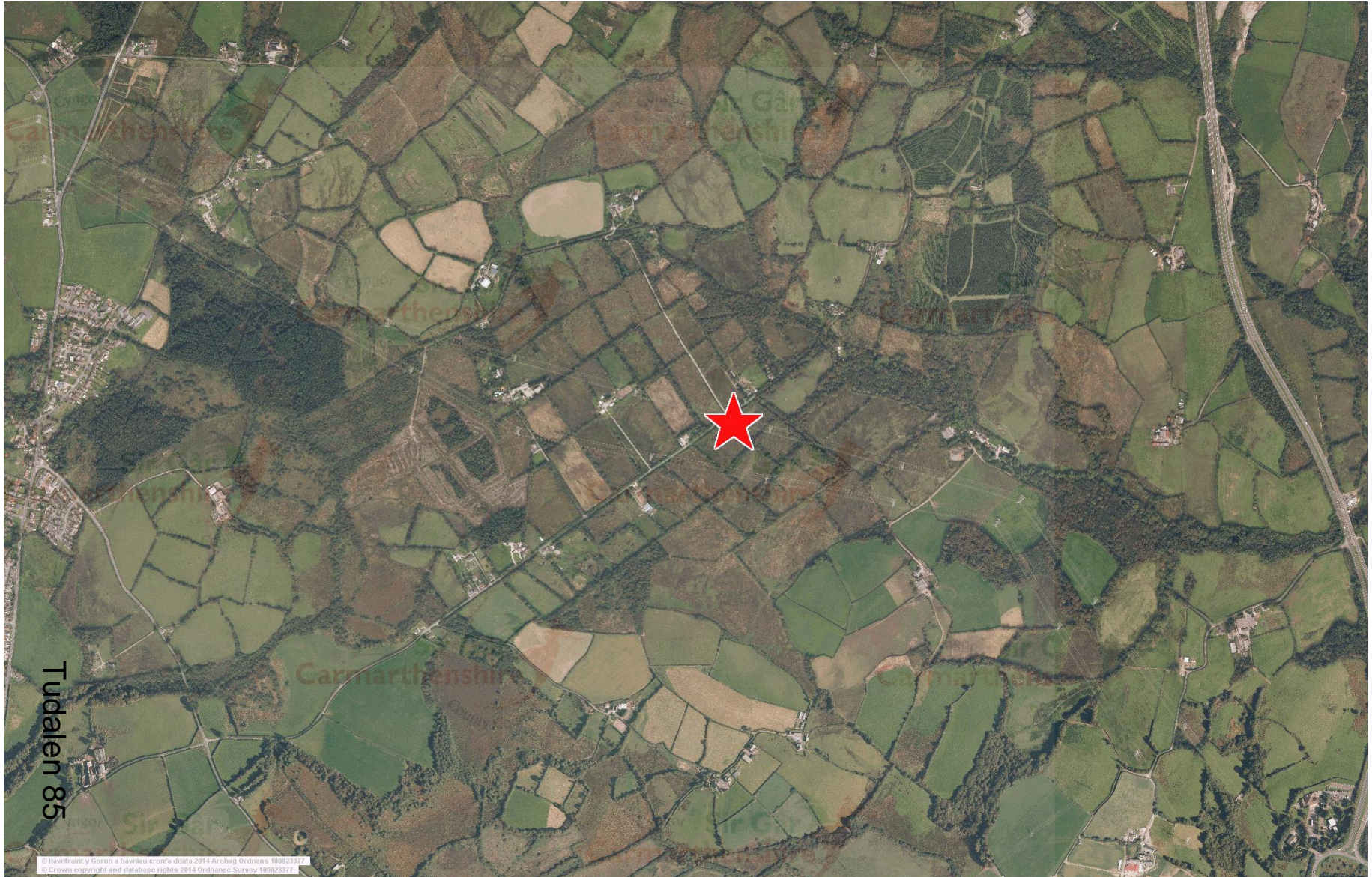


***CEISIADAU YR ARGYMHELLIR EU  
BOD YN CAEL EU GWRTHOD***

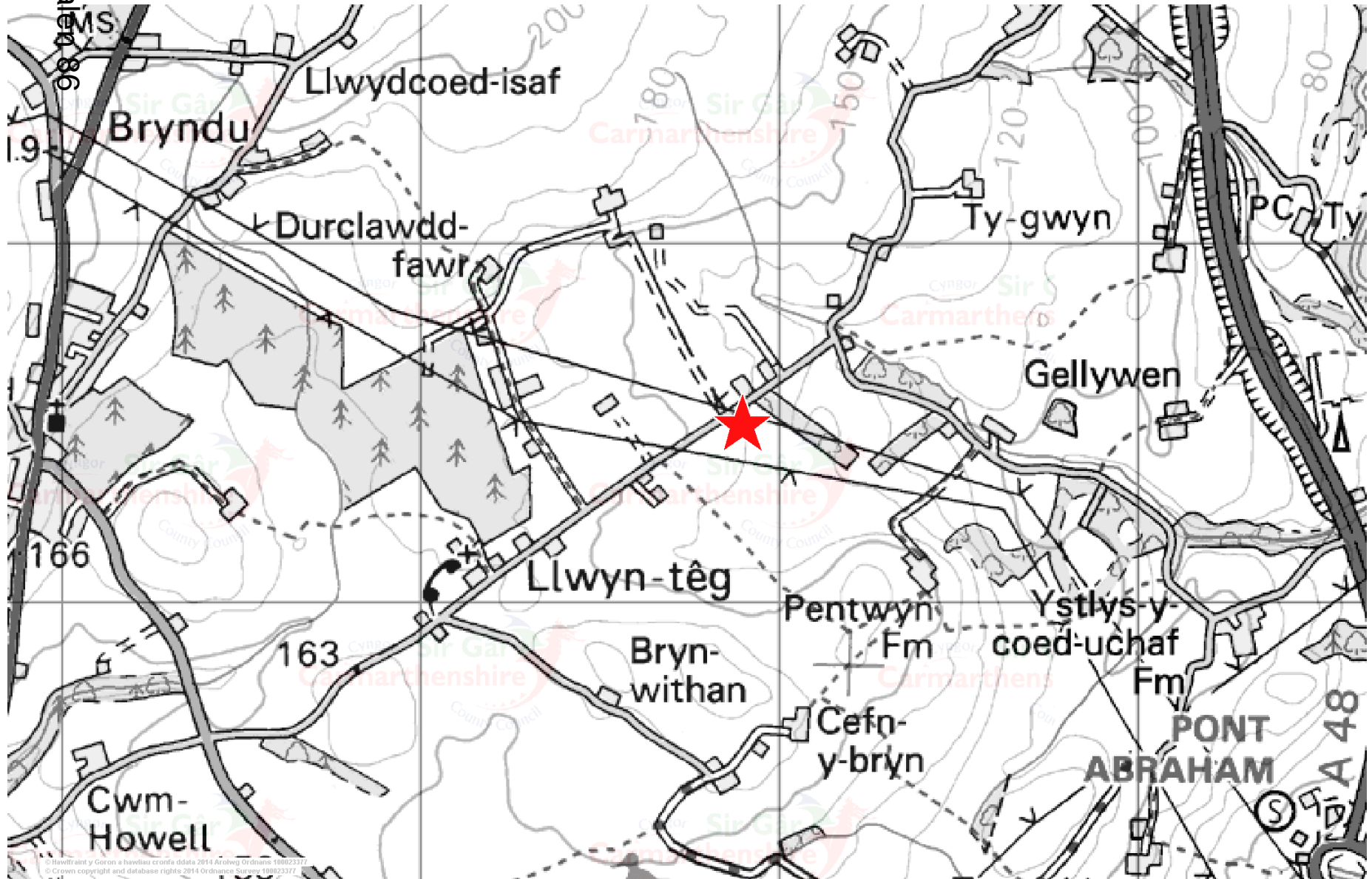
**APPLICATIONS RECOMMENDED  
FOR REFUSAL**

# S/34721

# S/34721



# S/34721



# S/34721



Tudalen 87

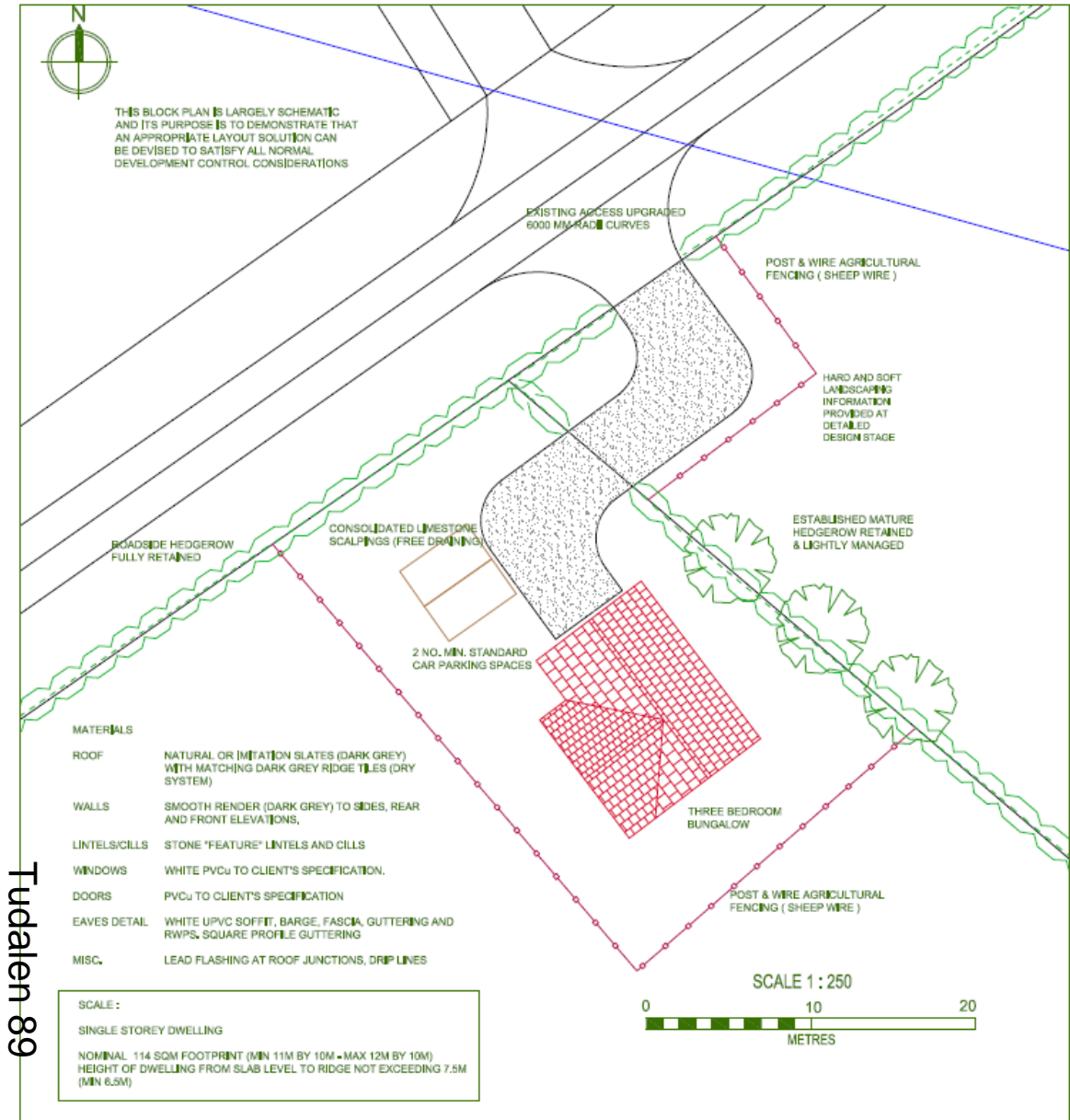
# S/34721

Tudalen 88

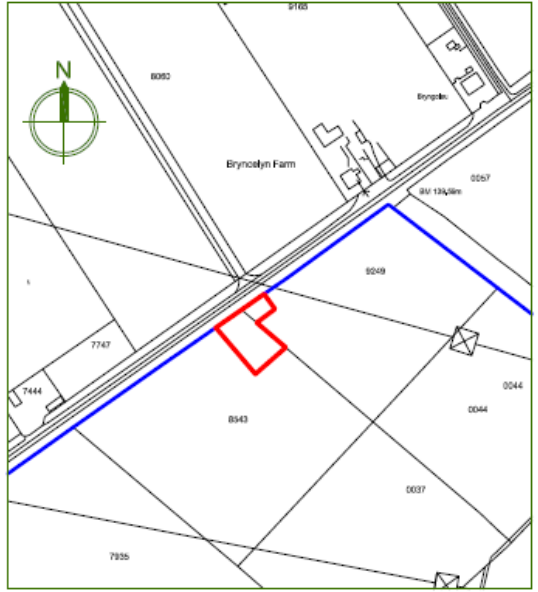




# S/34721



Tudalen 89



SITE AREA APPROX. 805 SQ M (.085HA)  
GRID REF SN 55861 08489

PROPOSED SITING OF DWELLING TO ENABLE FARM SUCCESSION MANAGEMENT

LAND AT COED DERWEN, LLWYNTG, LLANNON, CARMARTHENSHIRE, SA14 8JP

SCALE 1: 250, 2500 @ A3

DRAWING NO: GEN/PL/RB/001A      DATE: NOV 2016



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANCY  
UNIT 2, CROSS HANDS BUSINESS WORKSHOPS, HEOL PARC MAWR, CROSS HANDS, CARMARTHENSHIRE, SA14 6RE  
TEL: 01954 527111

S/34721

Tudalen 20



S/34721



Tudalen 91

# S/34721

Tudalen 92



**Y PWYLLGOR  
CYNLLUNIO**

**24 IONAWR 2017**

**RHANBARTH Y  
GORLLEWIN**

**PLANNING  
COMMITTEE**

**24 JANUARY 2017**

**AREA  
WEST**

Eitem Rhif 6

Tudalen 93



A Better Place...Environment

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

## **APPLICATIONS RECOMMENDED FOR REFUSAL**

**W/34798**

Tudalen 95



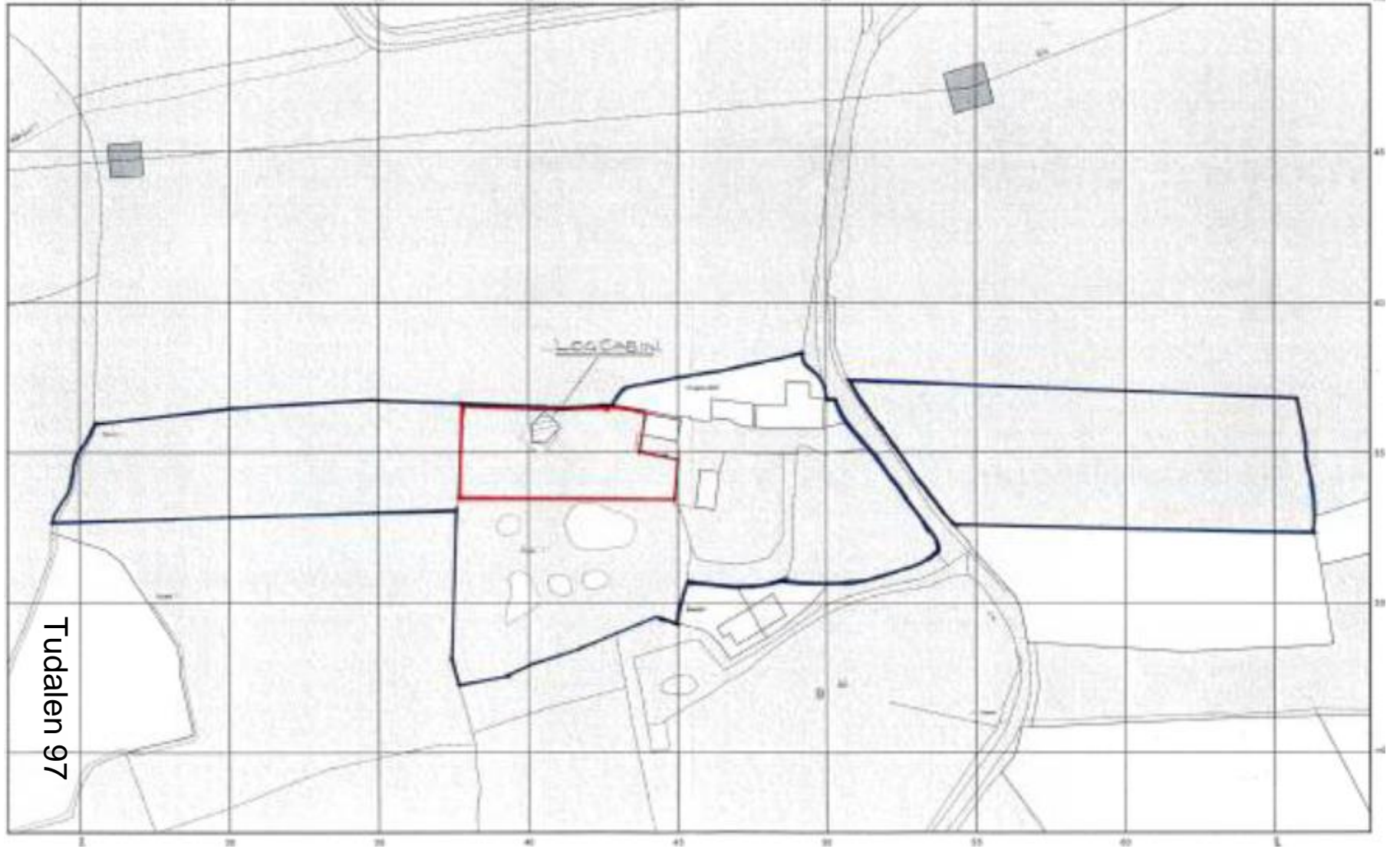
A Better Place...Environment

# W/34798



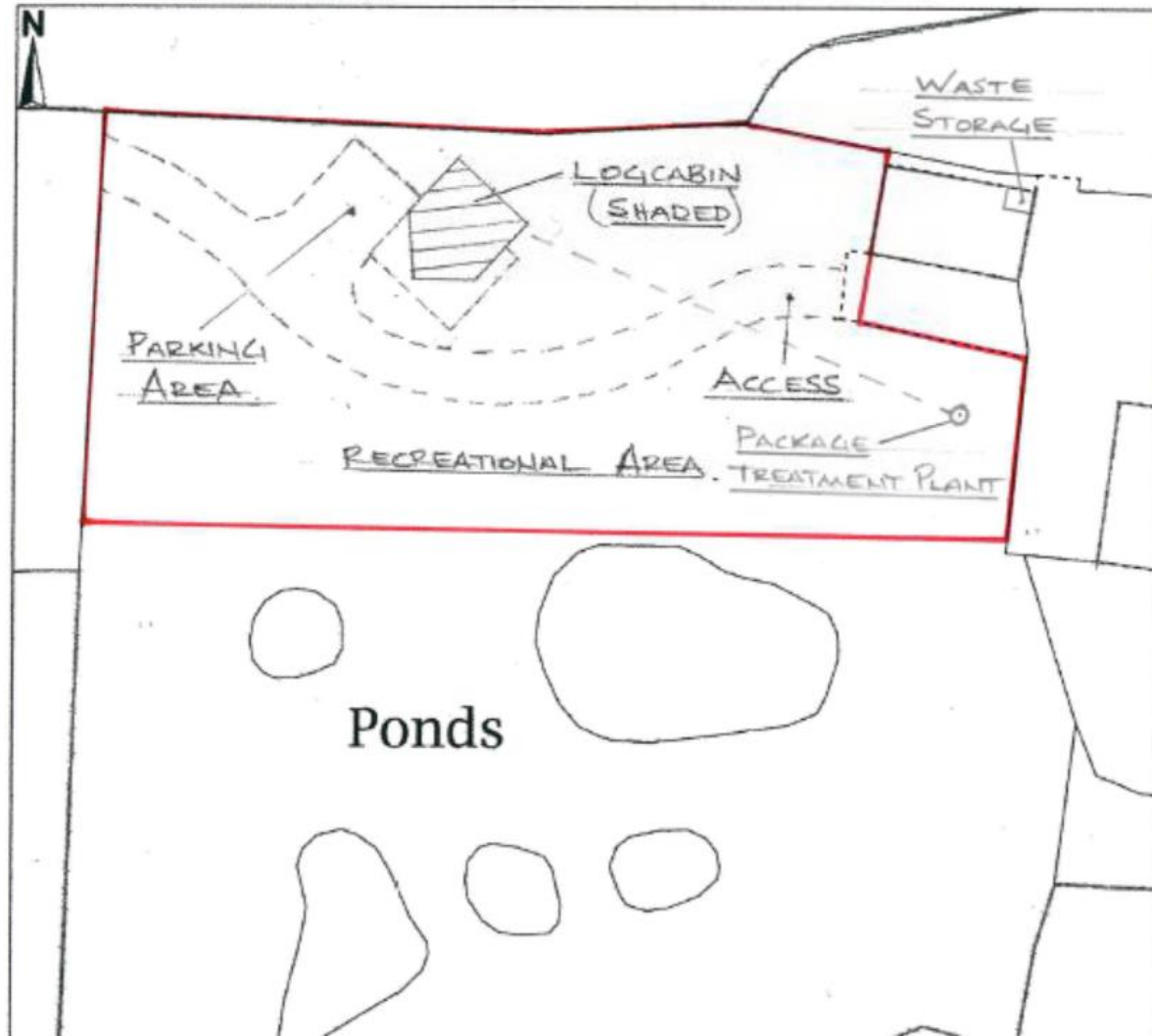


# W/34798

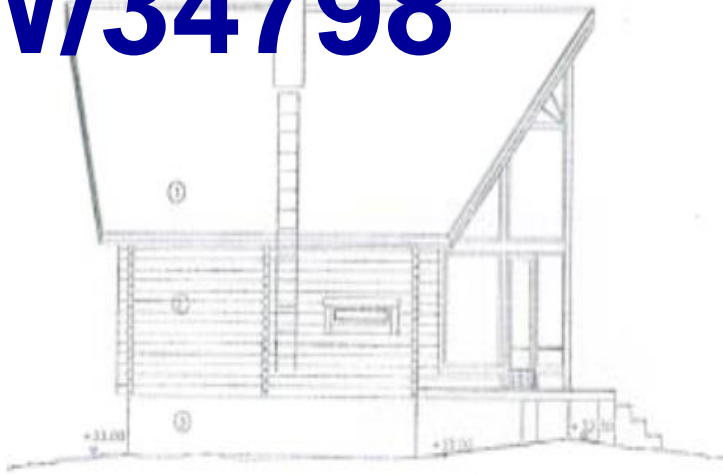


# W/34798

Tudalen 98



# W/34798



NORTH WEST FACING ELEVATION



SOUTH WEST FACING ELEVATION



Tudalen 99

SOUTH EAST FACING ELEVATION

Zichnungen sind urheberrechtlich geschützt und Eigentum der Firma  
**Artichaus/Suomen Lomakoti Oy**  
Pohjoisranta 21, FI-01720 Vantaa  
Nro08130-9-819 4246,  
Fax08130-9-819 4232  
Internet: www.lomakoti.fi

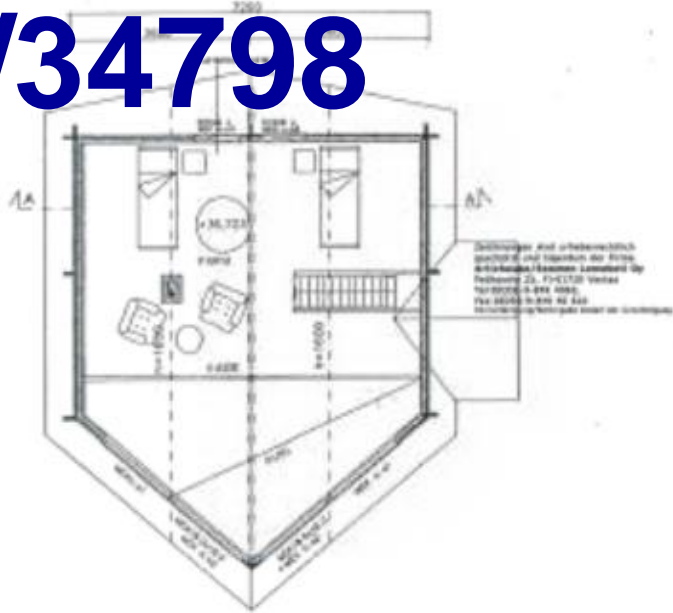


NORTH EAST FACING ELEVATION

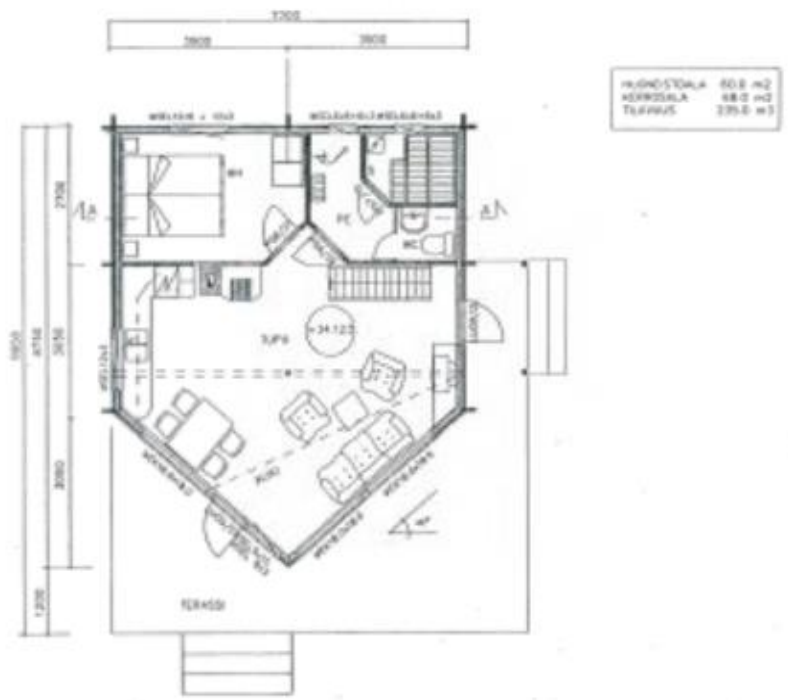
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Nro08130-9-819 4246,  
Fax08130-9-819 4232  
Internet: www.lomakoti.fi

# W/34798

Tudalen 100 0000 0000 0000 0000



Artichouse - Tunturi 110



**Proposed Log Cabin Layout**  
**At Creigiau Bach, SA33 5AY.**  
 Date - 28/11/16    Drg No - 02    Scale 1:100

**W/34798**



Tudalen 101

# W/34798

Tudalen 102



# W/34798



# W/34798

Tudalen 104





# W/34798



Tudalen 105

# W/34798

Tudalen 106



**W/34798**



Tudalen 107

# W/34798

Tudalen 108



**W/34798**



Tudalen 109

W/34798

Fudalen 110



**W/34798**



Tudalen 111

Mae'r dudalen hon yn wag yn fwriadol