

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 24AIN AWST, 2017

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

**Rhif ar yr
Agenda** **Eitem**

3. **RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO**
(Tudalennau 3 - 42)

4. **RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO**
(Tudalennau 43 - 84)

5. **RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO**
(Tudalennau 85 - 140)

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH ADFYWIO A
HAMDDEN**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF REGENERATION
AND LEISURE**

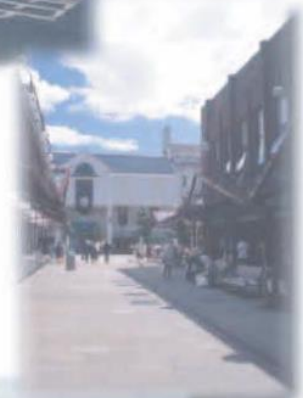
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 24 AWST 2017
ON 24 AUGUST 2017**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM



ADDENDUM – Area East

<i>Application Number</i>	E/33695
<i>Proposal & Location</i>	FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA

DETAILS:

It has been established that the proposed passing bay, north east and opposite the highway that leads to Godre Garreg farm, as required by the Head of Transport is also within the limits of Llangadog Common. Following consultation with the Common Lands Officer, the applicant has agreed to apply for a land exchange under Section 147 of the Commons Act 2006. This is a procedure outside of the remit of Planning where the piece of land that is required for the passing bay would be removed from the register and replaced by another piece of land that is owned by the authority but which is not currently common land. While the required land exchange is not directly a Planning matter there is however, a condition (number 13) that is worded to the effect that the passing bay has to be provided prior to any part of the development being brought into use.

An amended elevation plan has been received which is a digitally improved drawing to that received originally and indicates the feed silos on the elevation and gable plans. A further layout plan has also been received which confirms that the floor level of the building will be 600mm above the road level to the East and it is intended to refer to these most recently received plans in the schedule of approved documents listed in Condition number 2.



***Y PWYLLGOR
CYNLLUNIO***

24 AWST 2017

***RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

24 AUGUST 2017

**AREA
EAST**



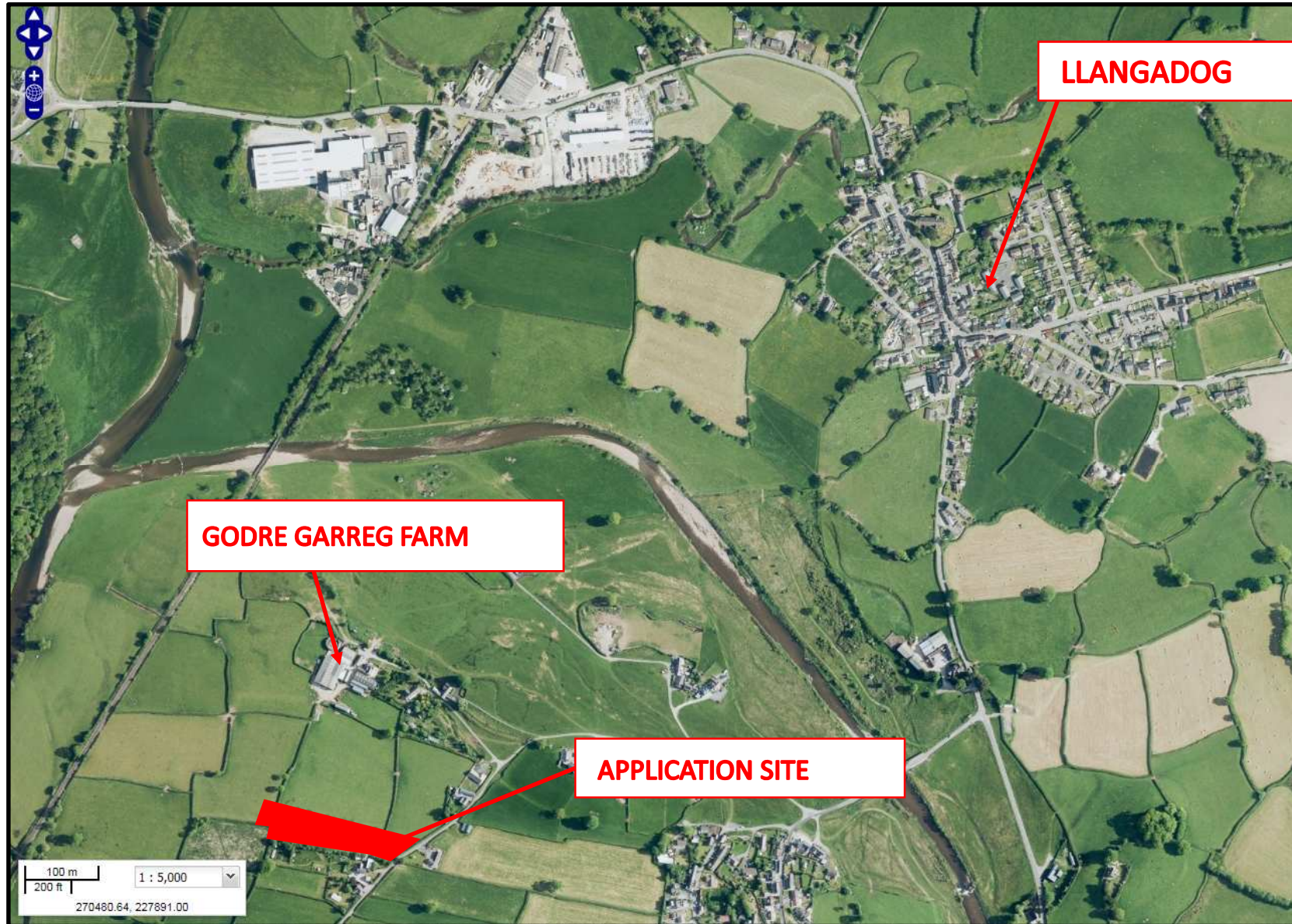
CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

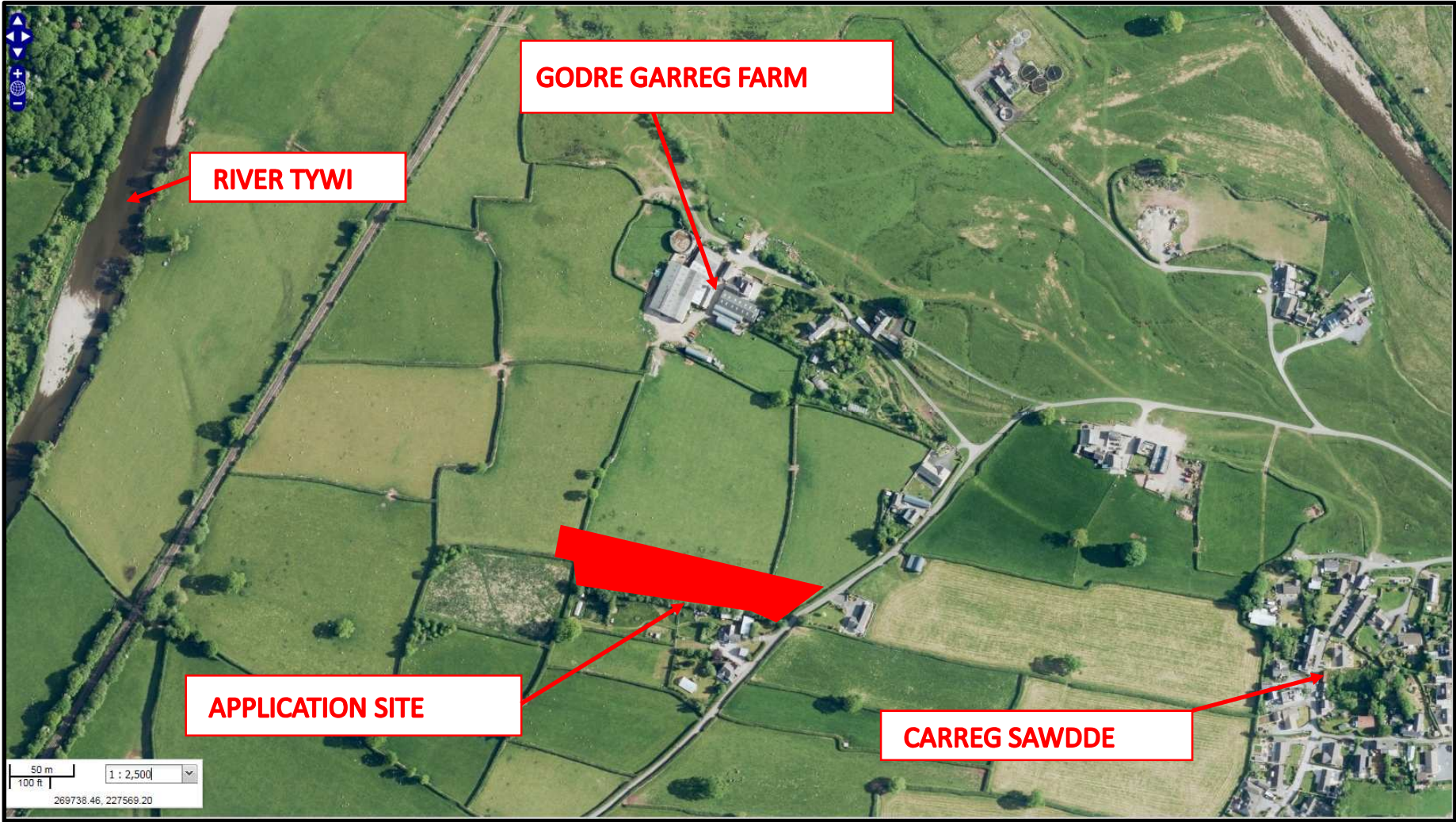


E/33695

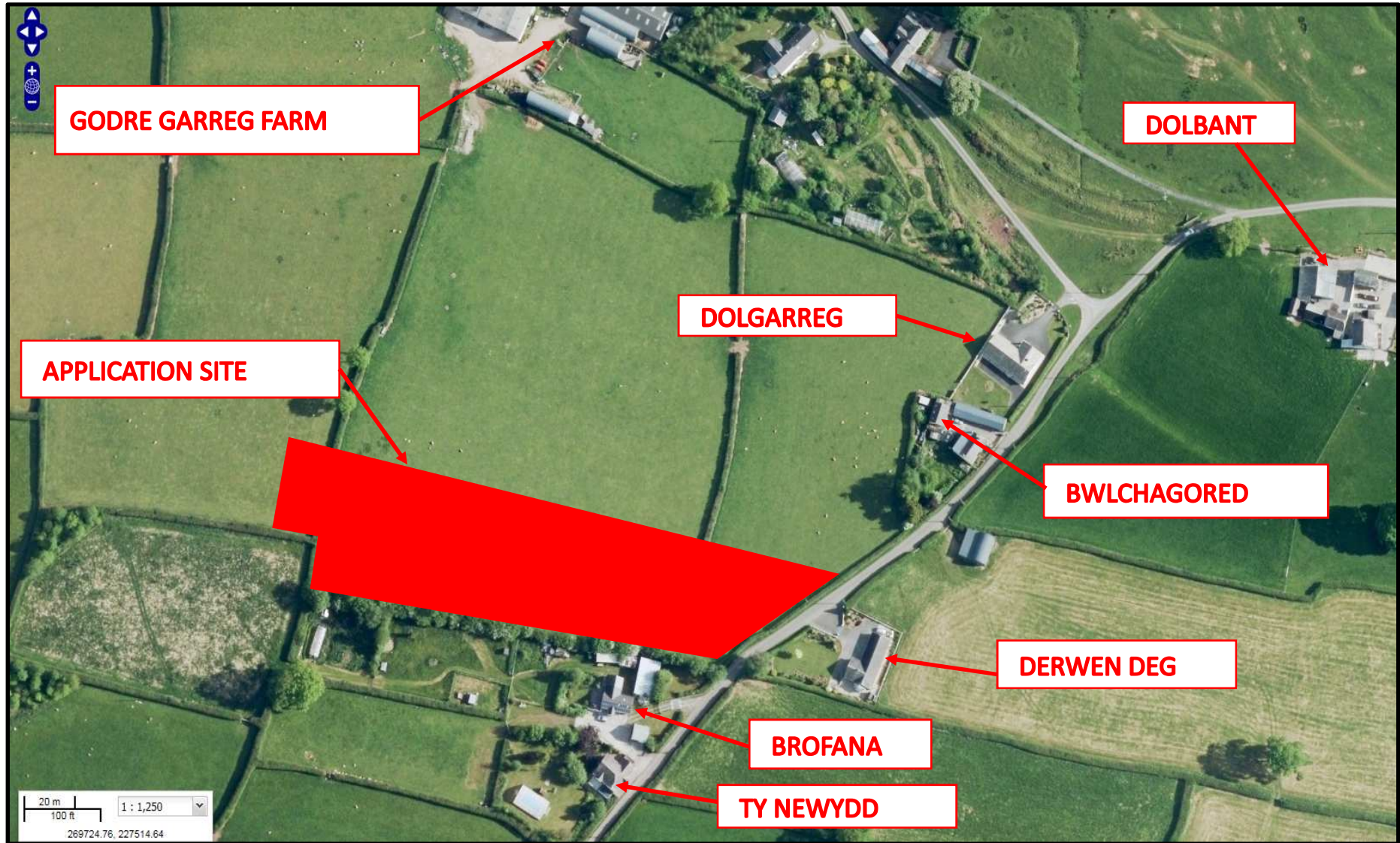
E/33695 AERIAL SITE PLAN



E/33695 AERIAL SITE PLAN



E/33695 AERIAL SITE PLAN



Tudalen 12

E/33695

SITE PHOTO



E/33695

SITE PHOTO



Tudalen 13

Tudalen 14

E/33695

SITE PHOTO SHOWING GODRE GARREG FARM



E/33695

SITE PHOTO



Tudalen 15

E/33695 SITE PHOTO SHOWING TY NEWYDD AND BROFANA



E/33695

SITE PHOTO SHOWING DERWEN DEG



Tudalen 17

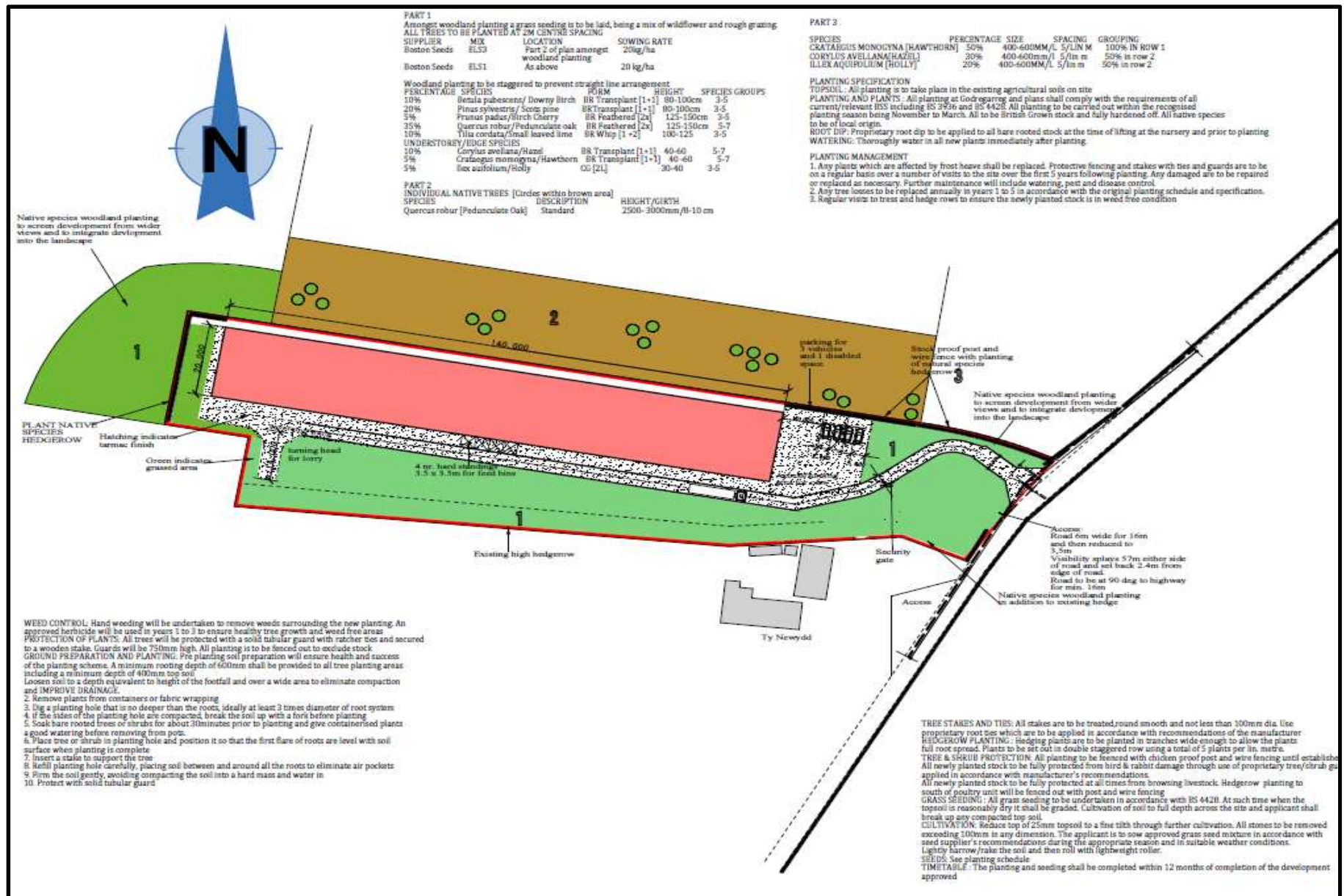
E/33695

SITE PHOTO SHOWING BWLCHAGORED



E/33695

SITE AND LANDSCAPE PLAN

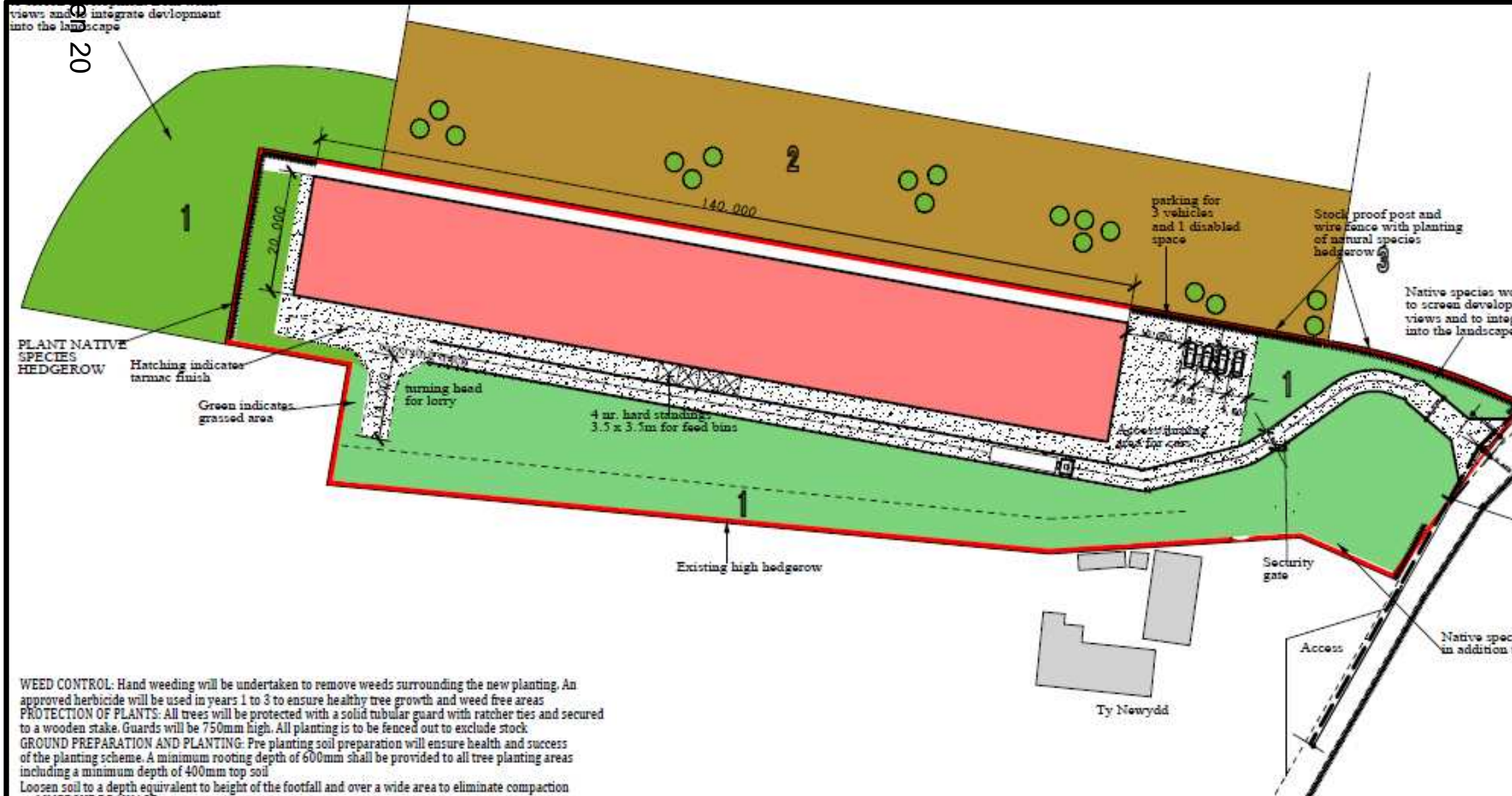


Tudalen 20

E/33695

SITE AND LANDSCAPE PLAN

views and integrate development into the landscape



WEED CONTROL: Hand weeding will be undertaken to remove weeds surrounding the new planting. An approved herbicide will be used in years 1 to 3 to ensure healthy tree growth and weed free areas

PROTECTION OF PLANTS: All trees will be protected with a solid tubular guard with ratchet ties and secured to a wooden stake. Guards will be 750mm high. All planting is to be fenced out to exclude stock

GROUND PREPARATION AND PLANTING: Pre planting soil preparation will ensure health and success of the planting scheme. A minimum rooting depth of 600mm shall be provided to all tree planting areas including a minimum depth of 400mm top soil

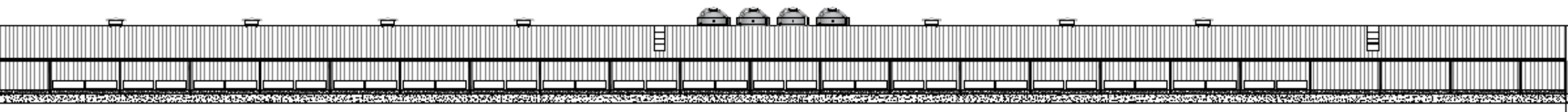
Loosen soil to a depth equivalent to height of the footfall and over a wide area to eliminate compaction

33695

ELEVATION PLANS OF BUILDING



South West Elevation

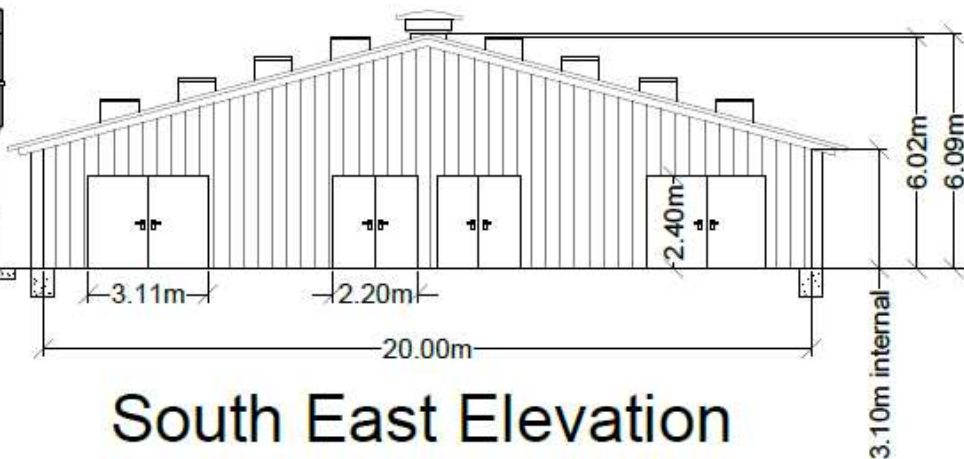


North East Elevation

Tudalen 21

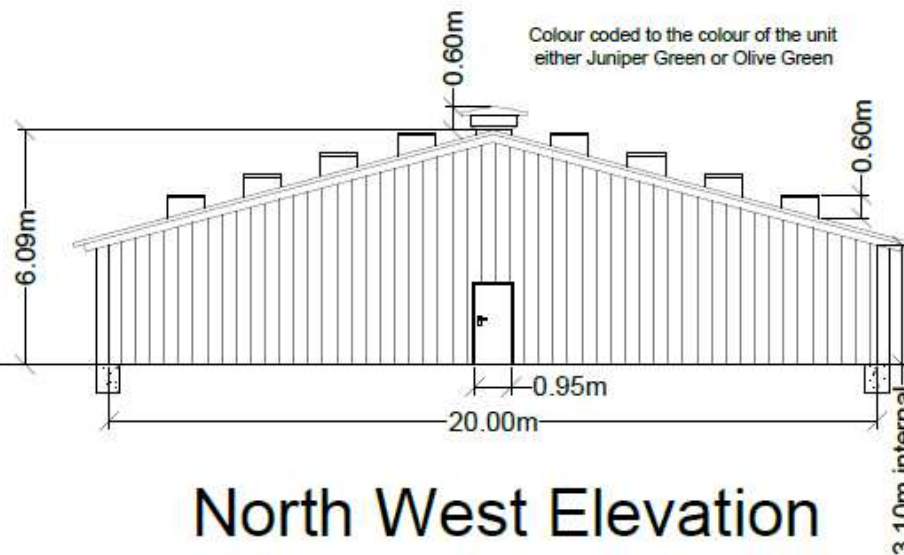
GABLE ELEVATION PLAN OF BUILDING

Colour coded to the colour of the unit
either Juniper Green or Olive Green



South East Elevation

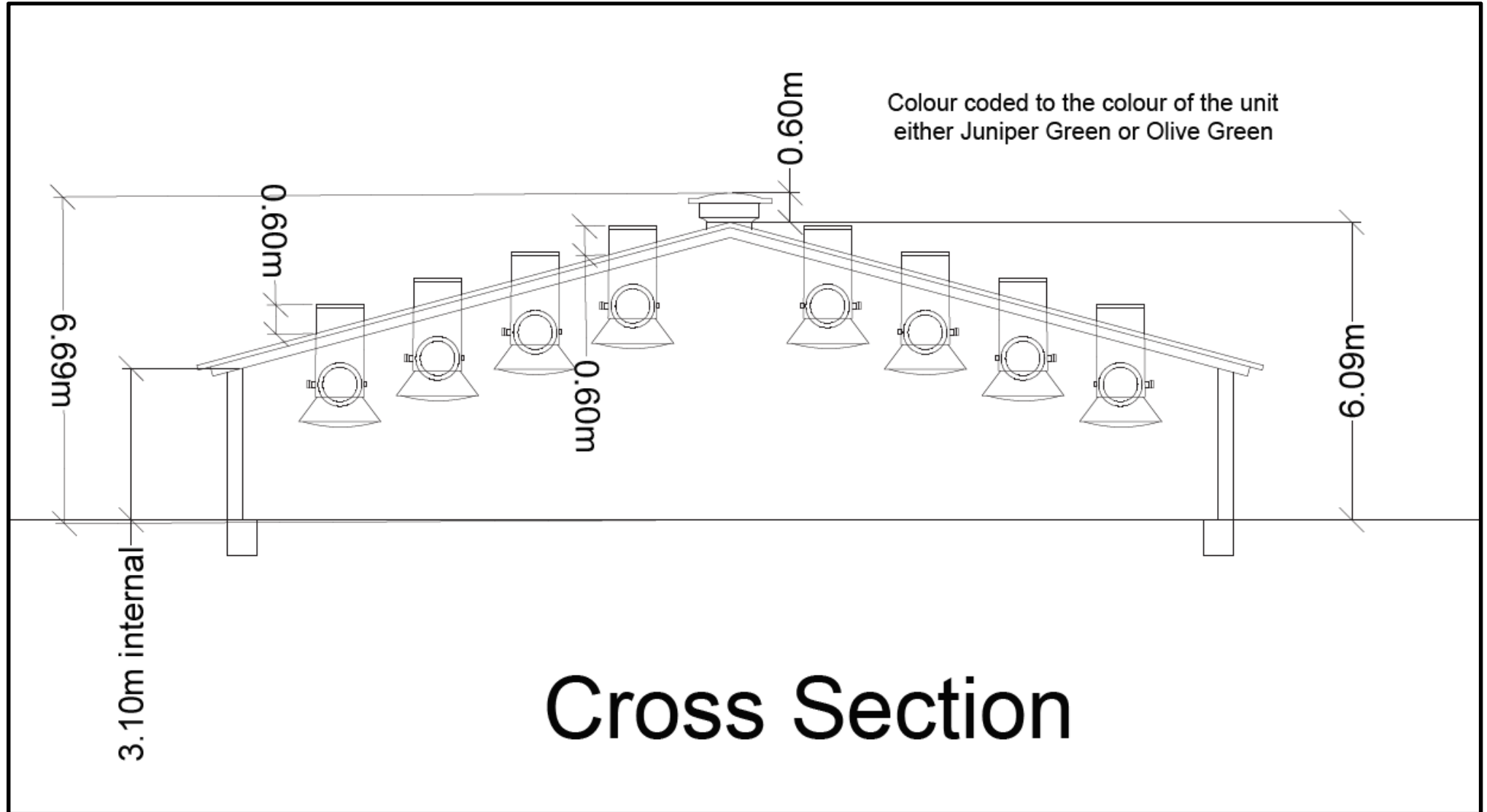
Colour coded to the colour of the unit
either Juniper Green or Olive Green



North West Elevation

/33695

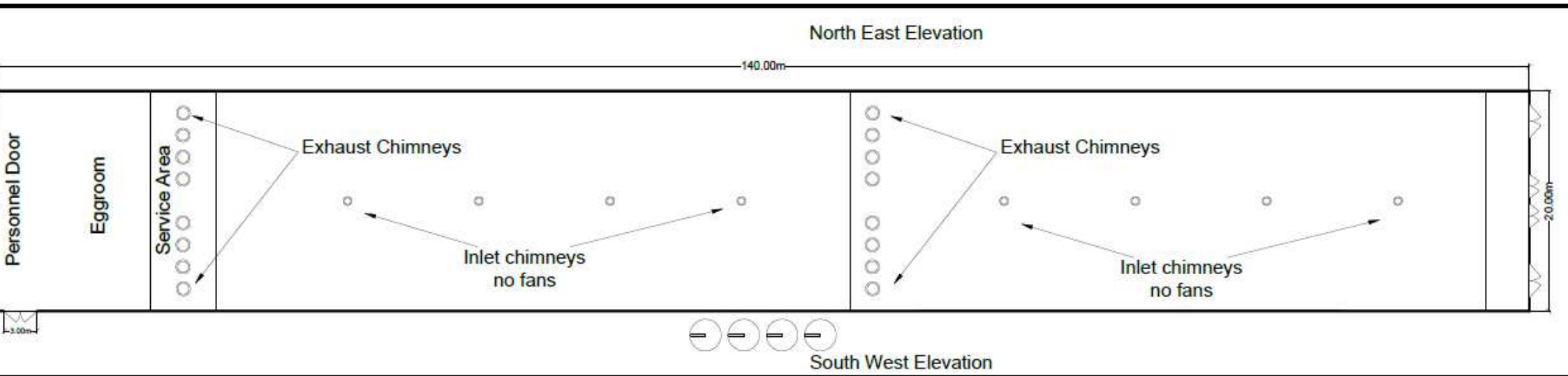
CROSS SECTION PLAN OF BUILDING



33695

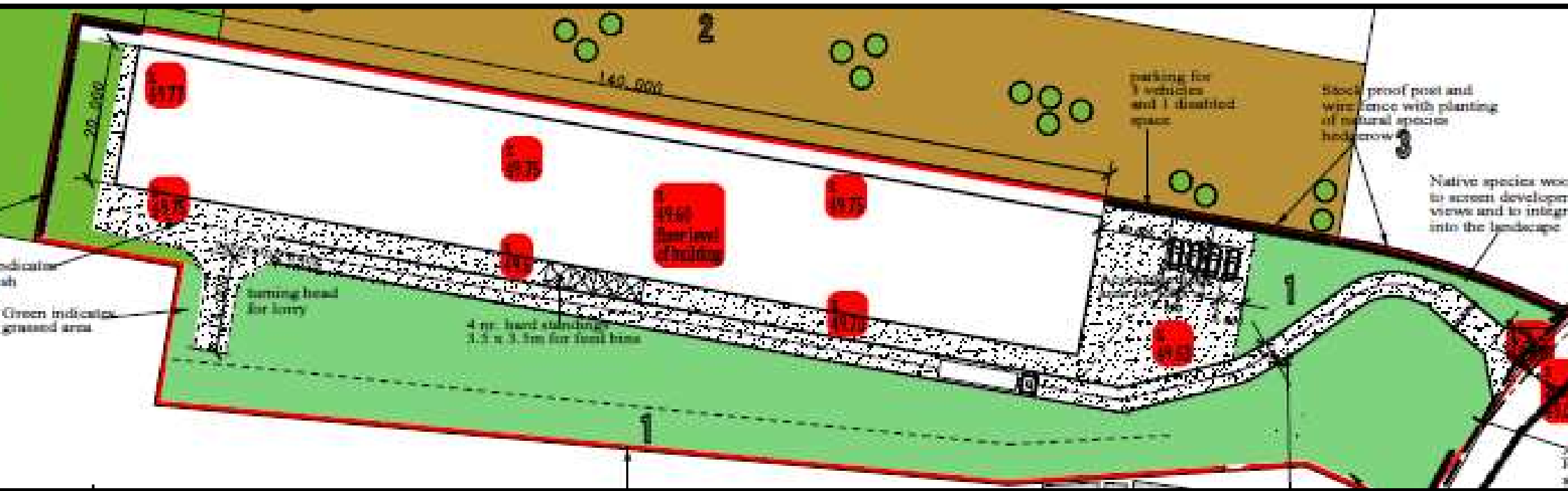
Instalen 24

LAYOUT PLAN OF BUILDING



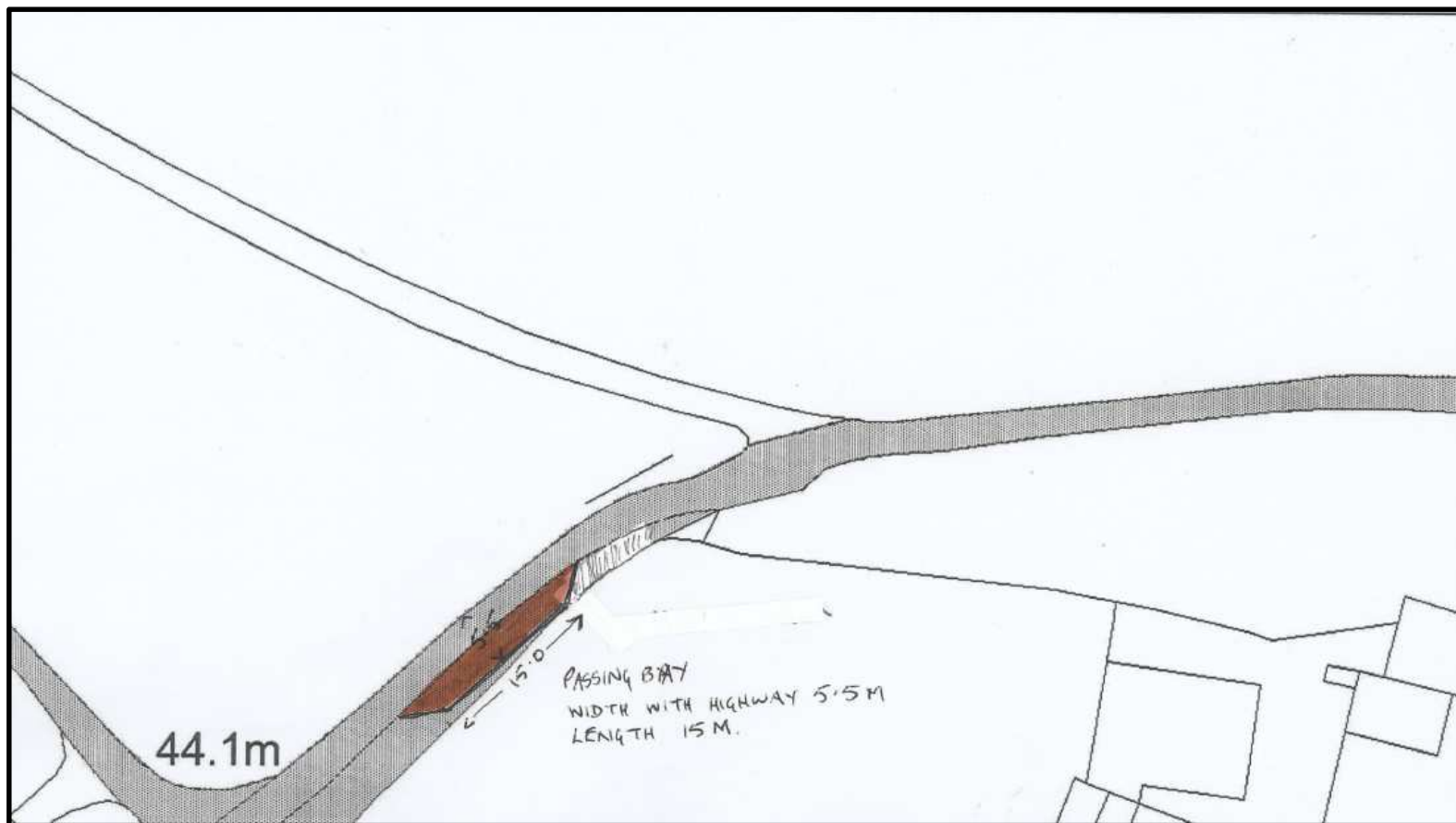
33695

LAYOUT PLAN OF BUILDING SHOWING LEVE



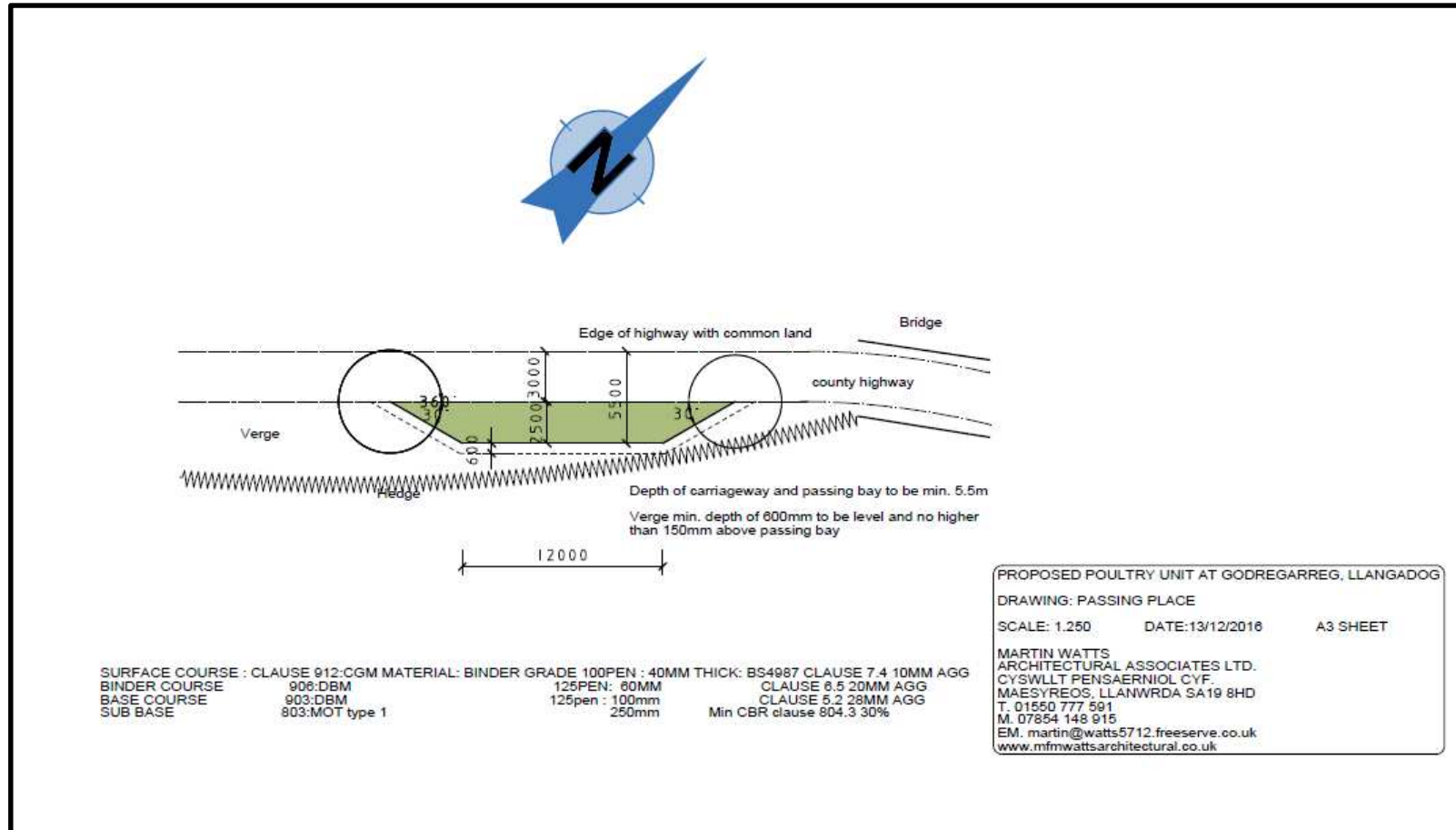
Tadalen-26
33695
BANT

LOCATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND



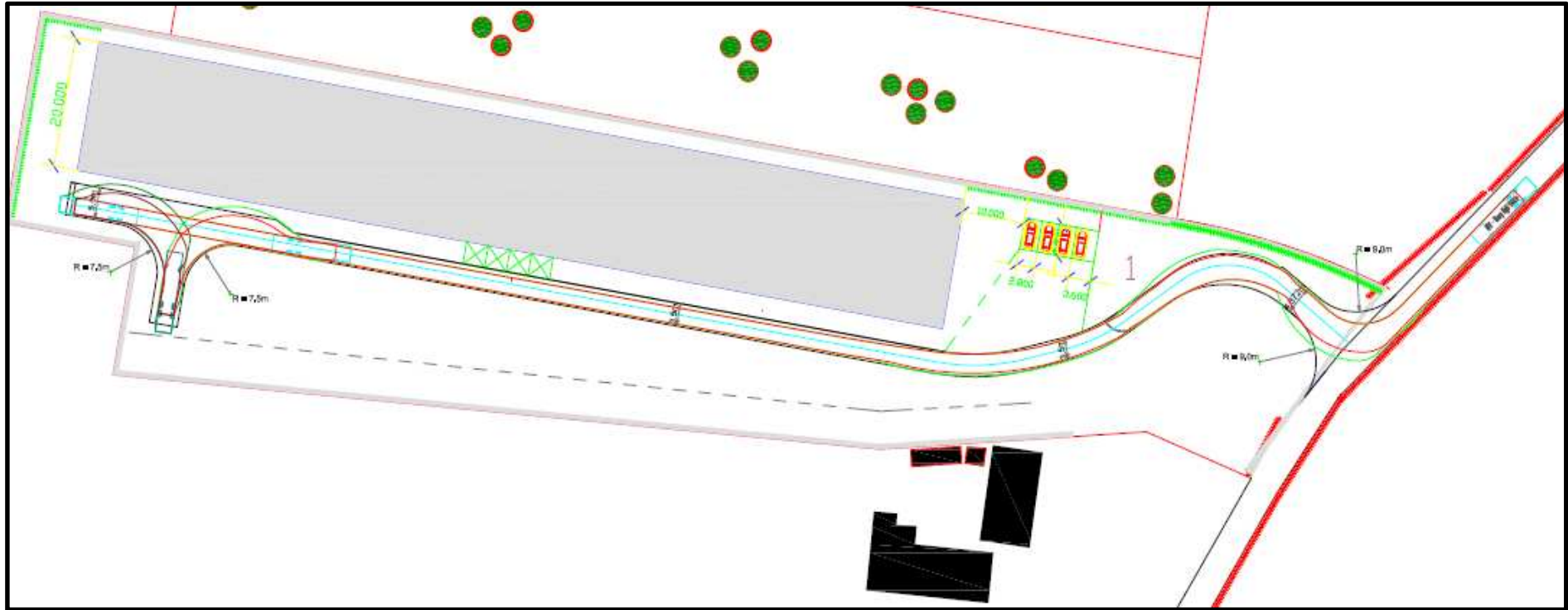
E/33695

SPECIFICATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT



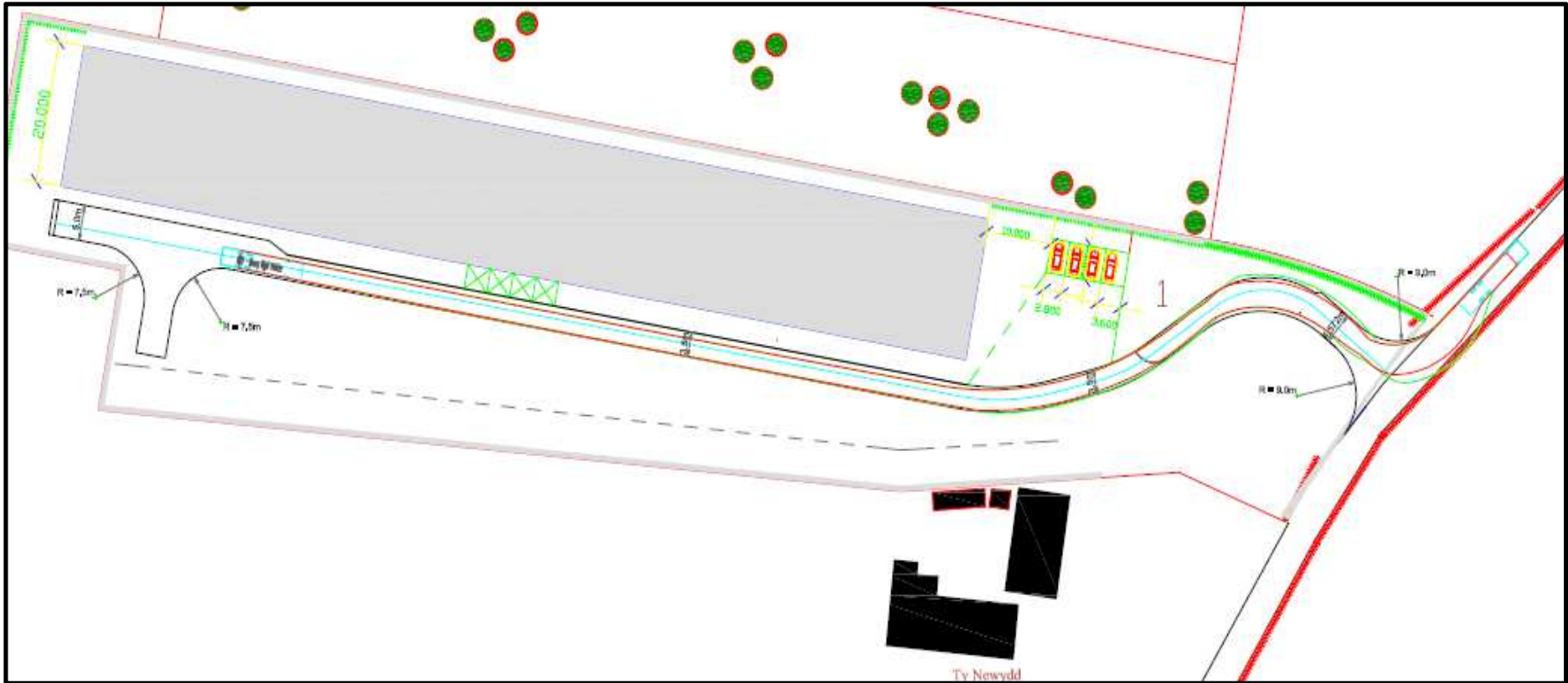
E/33695

HRV TRACKING PLAN



E/33695

HRV TRACKING PLAN





E/35527

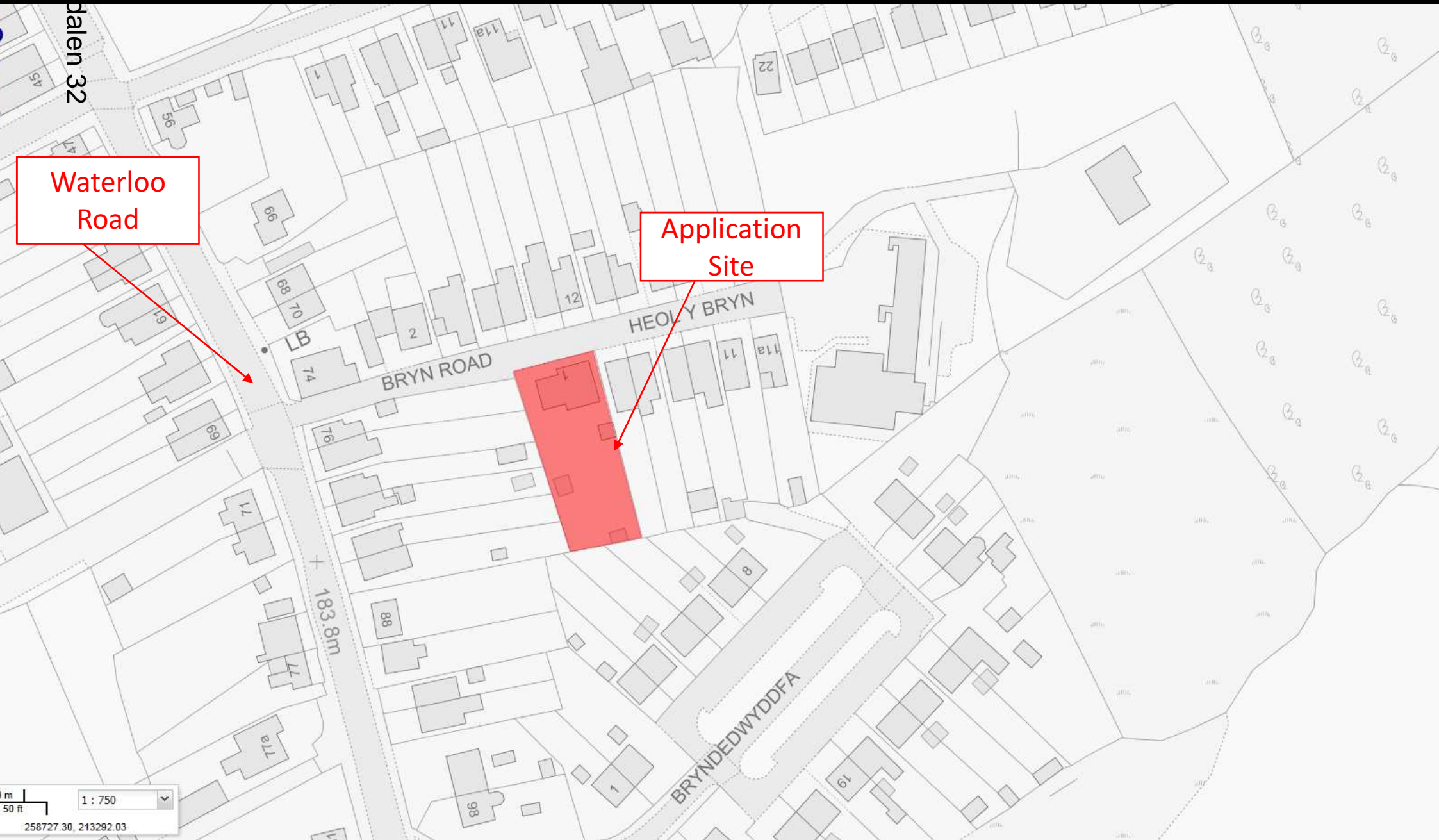
E/35527

SITE PLAN

Tuddalen 32

Waterloo Road

Application Site



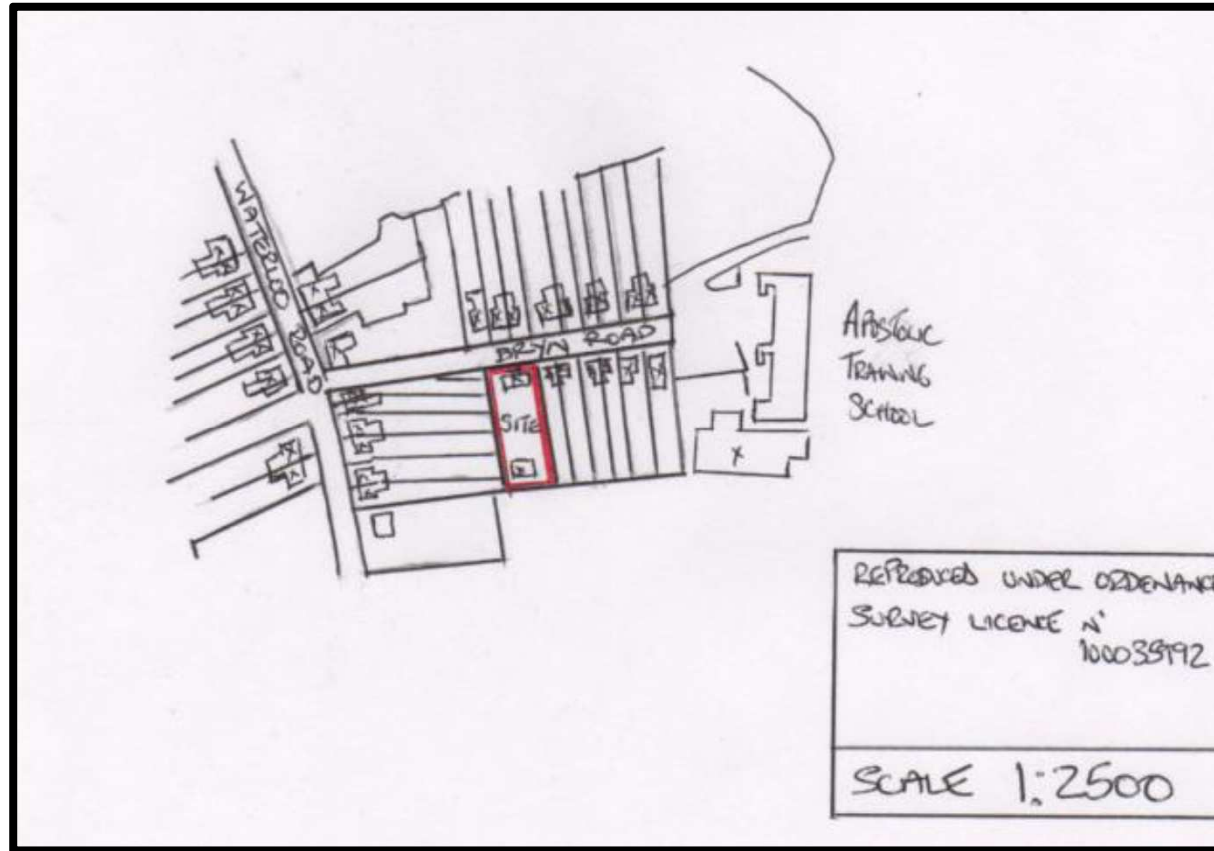
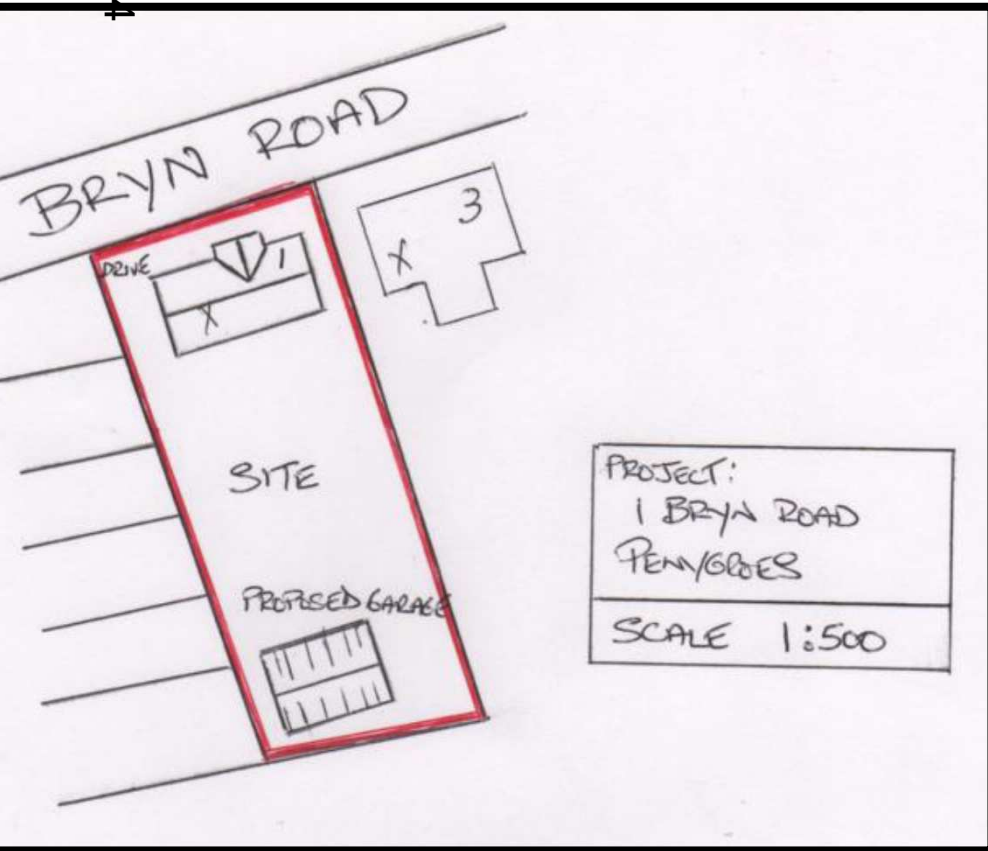
E/35527 AERIAL PHOTO OF APPLICATION SITE



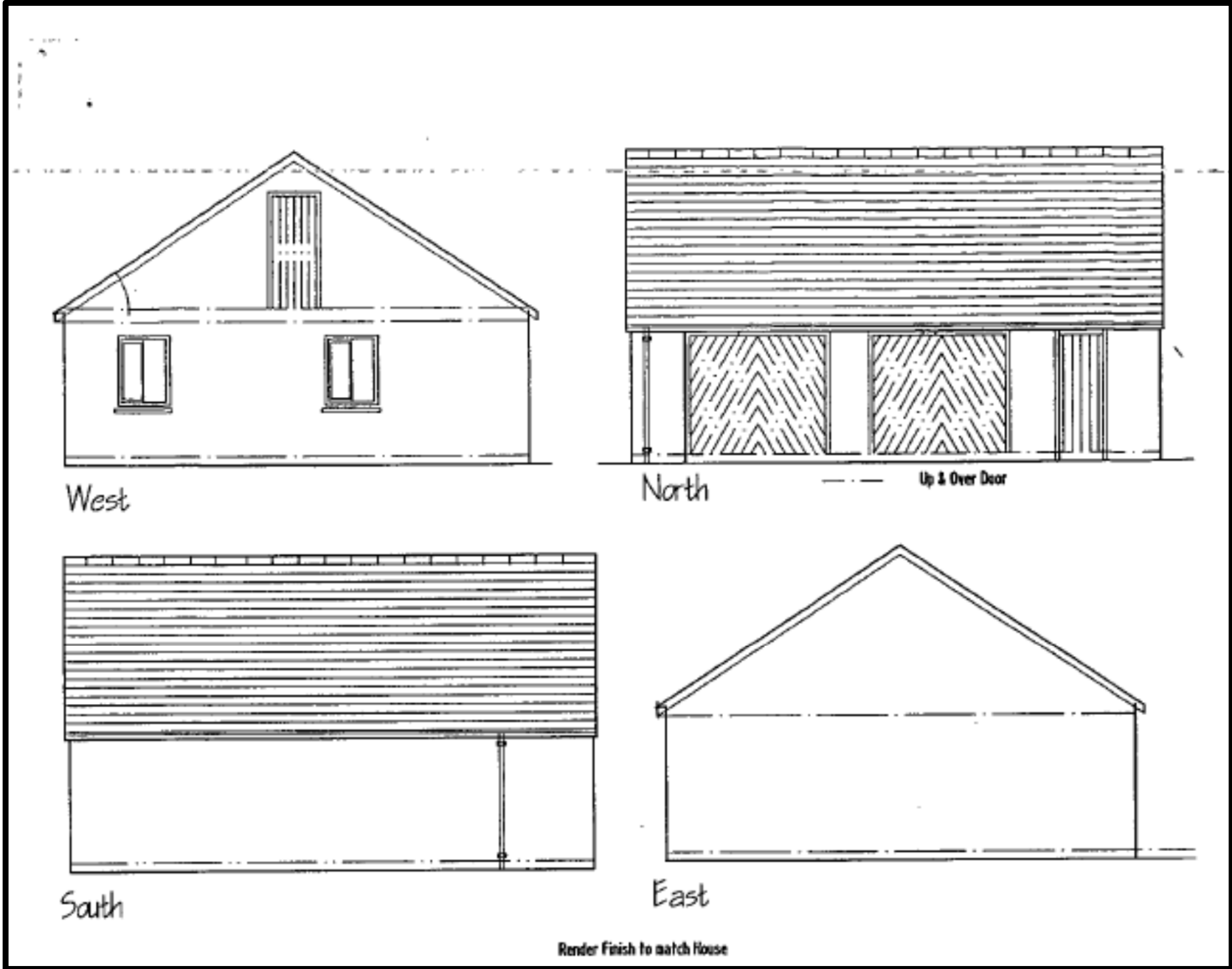
Application Site

Tudalen 33

m 100 ft 1:250
258765.38, 213264.85

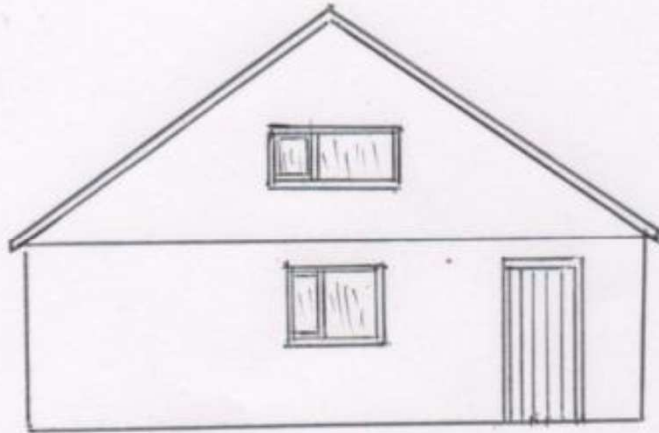


E/19051 ORIGINAL GARAGE ELEVATION PLANS

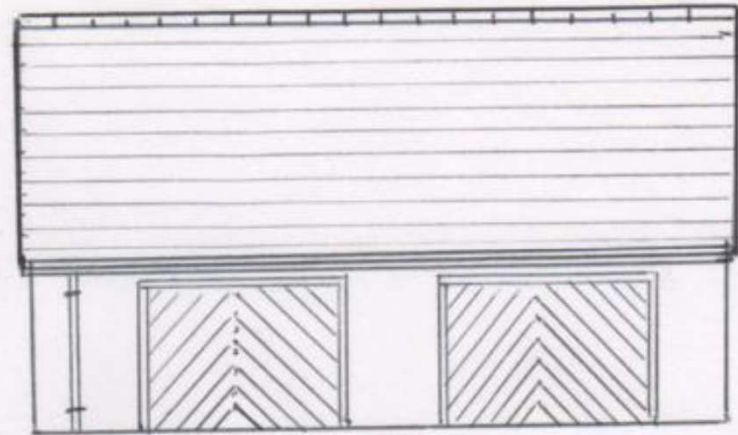


E/35527 PROPOSED GARAGE ELEVATION PLANS

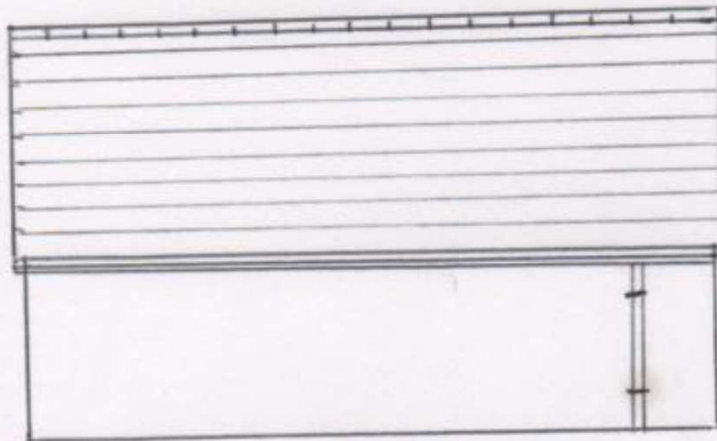
BERESFORD HOUSE 1 BRYN ROAD PENYGOER CARMIS SAH47PW



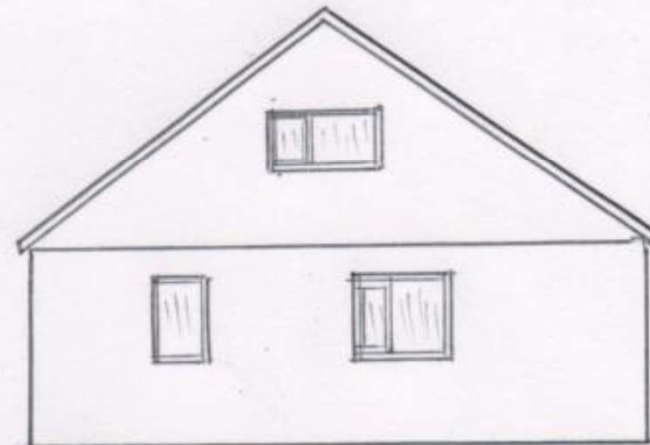
WEST



NORTH



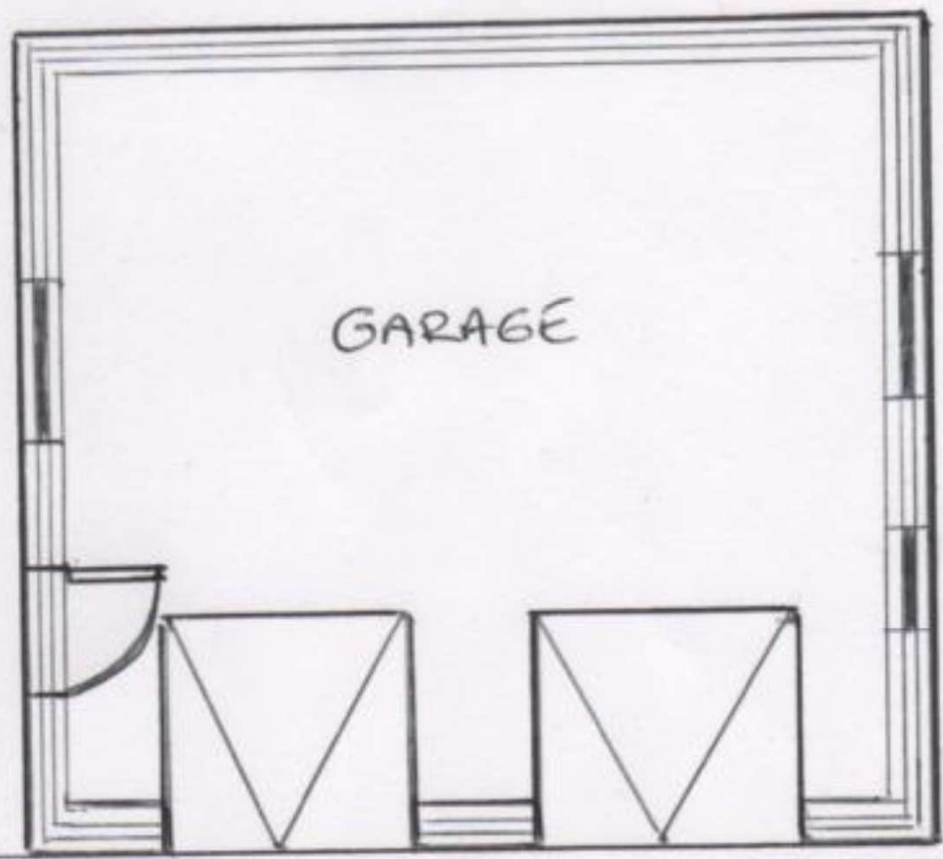
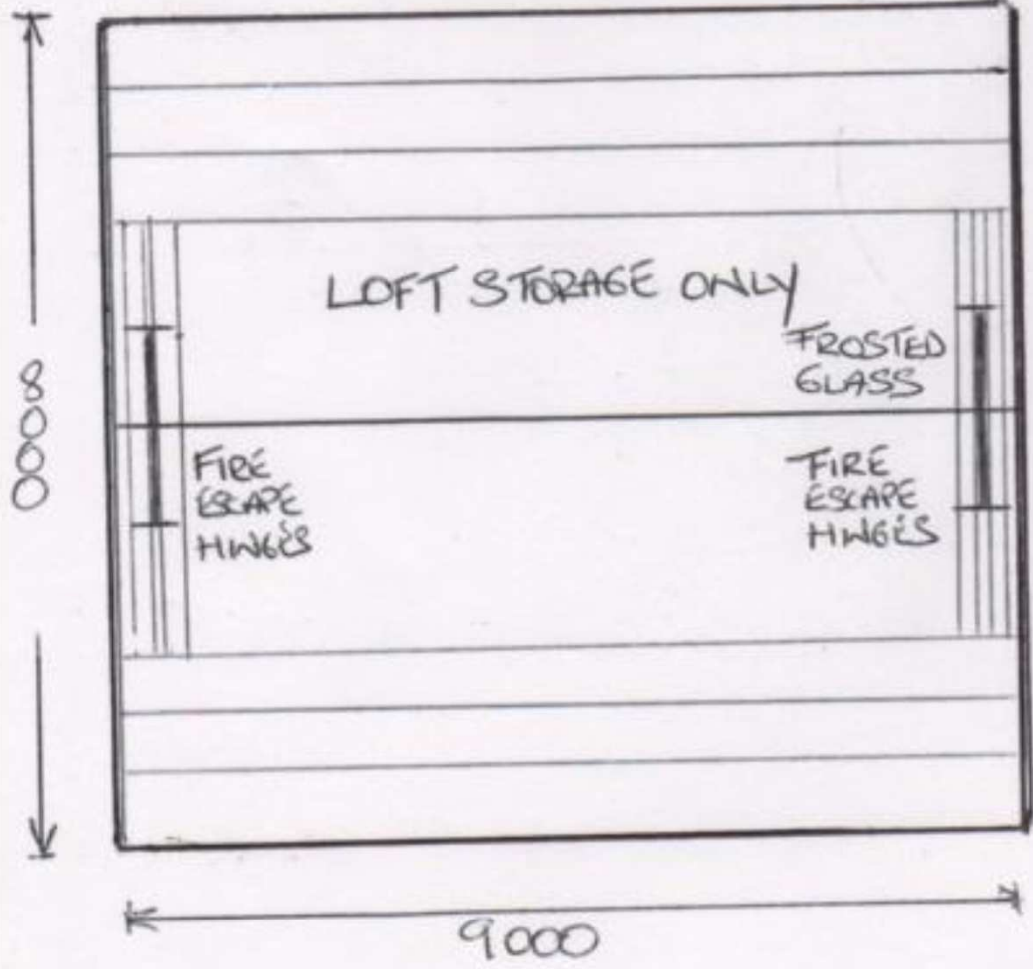
SOUTH



EAST

RENDER FINISH TO MATCH HOUSE

E/35527 PROPOSED GARAGE FLOOR PLANS



MARLEY ETERNIT SLATES

PROJECT: 1 BRYN ROAD PENYGOES
SCALE 1:100

Tudalen 38

E/35527

SITE PHOTO



E/35527

SITE PHOTO



Tudalen 39

Tudalen 40

E/35527

SITE PHOTO



E/35527

SITE PHOTO



Tudalen 41

E/35527

SITE PHOTO

Tudalen 42



*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 24.08.2017
ON 24.08.2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/34071
<i>Proposal & Location</i>	INERT WASTE PROCESSING CENTRE AT FORMER MORLAIS COLLIERY, PONTARDULAIS ROAD, LLANGENNECH, LLANELLI, SA14 8YN

DETAILS:

CONSULTATIONS

Local Member: Additional comments have been received from the County Councillor for the area, Councillor Gwyneth Thomas, the Councillor also requested to speak, her comments are shown below

“As a County Councillor for the Llangennech Ward I wish to record my objections to the planning application S/34071 for an Inert Waste Processing Centre at the former Morlais Colliery Site, Pontarddulais Road, Llangennech. My concerns are regarding highway safety and increased HGV traffic along the A4138 which is known to be one of the busiest roads within the County. There will be 48 vehicle journeys into the site and 18 journeys out if the site daily which I believe will cause increased problems at the junction between the A4138 and the B4297 at the Talyclun lights where there are regular long traffic queues. This proposed development will also add to the already congested junction 48 of the M4 motorway. There will be increased danger to pedestrians and other road users and the access to the site appears inadequate to accommodate the additional daily HGV vehicle journeys.

I would like to address the planning committee at the meeting on 24th August.

ADDENDUM – Area South

<i>Application Number</i>	S/34402
<i>Proposal & Location</i>	DEMOLITION OF FORMER COPPERWORKS SCHOOL AND DEVELOP UP TO 9 NEW HOMES AT FORMER COPPERWORKS INFANTS SCHOOL, LAND AT MORLAN TERRACE, BURRY PORT, SA16 0ND

DETAILS:

Neighbours/Public – One additional item of correspondence has been received from a member of the public who is also a member of Pembrey and Burry Port Town Council. The correspondence states that at a council meeting they agreed to demolish the building previously housed by the scouts and aikido club but adamantly opposed the demolition of the second building where the band meet for rehearsals.

The band require this facility as it is crucial to their practice sessions and the community benefit from their contributions. Residents are appalled that the council want to demolish this historic building.

Applicant – The Clerk of Pembrey and Burry Port Town Council has confirmed in an email that there are other facilities available to accommodate Burry Port Town Band locally. Discussions took place with representatives of the band some time ago and they were amenable to being relocated to suitable alternative accommodation, if necessary.

A new school is shortly to be completed and opened in Burry Port. It is therefore likely that this would be available for community use outside of school hours. Furthermore it is possible that the Council could accommodate the band within its own other facilities. The Council has three buildings on the site of the Memorial Hall in Burry Port and also, there is the possibility of the use of Pembrey Memorial Hall.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

24 AWST 2017

RHANBARTH Y DE

**PLANNING
COMMITTEE**

24 AUGUST 2017

AREA SOUTH

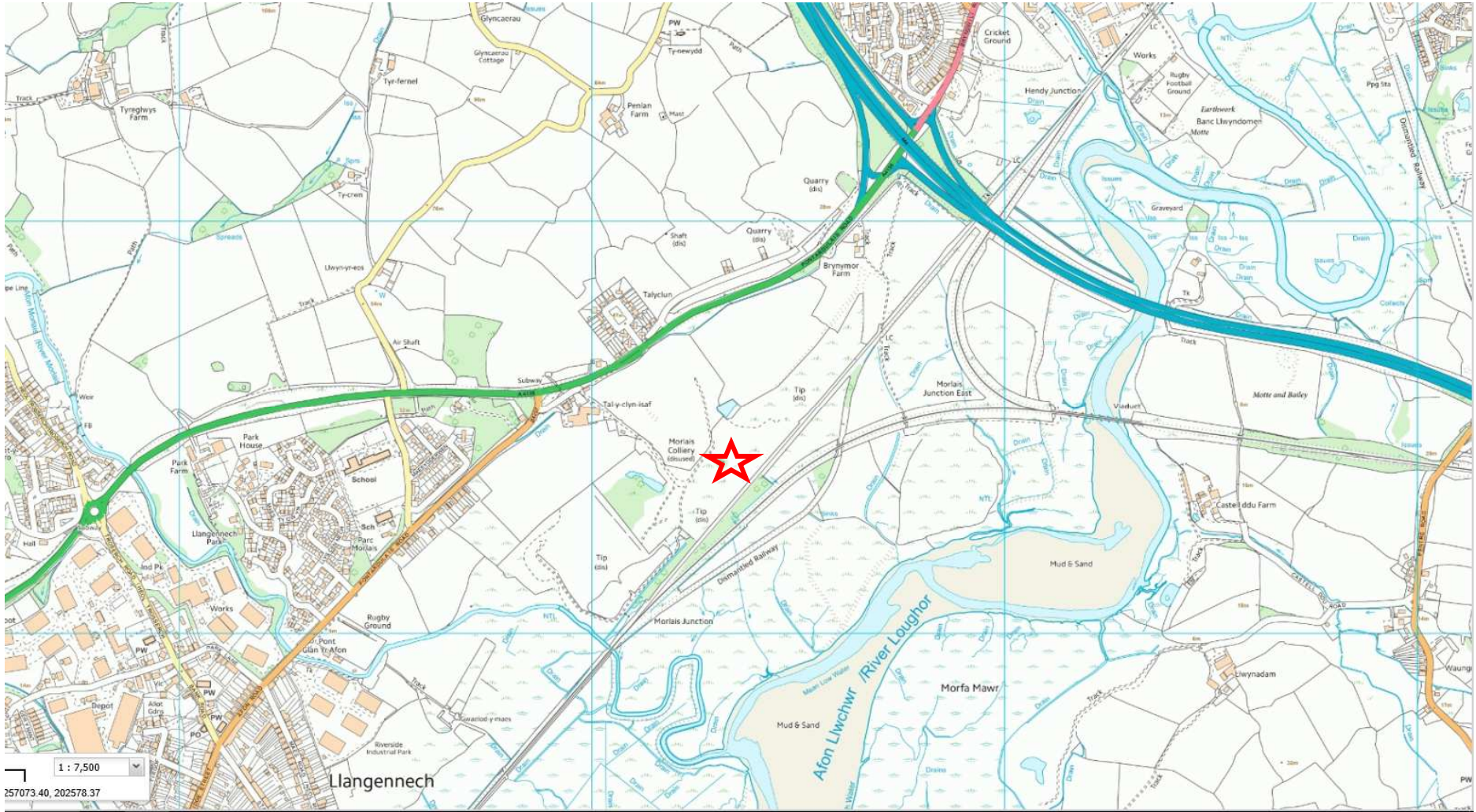
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/34071

S/34071

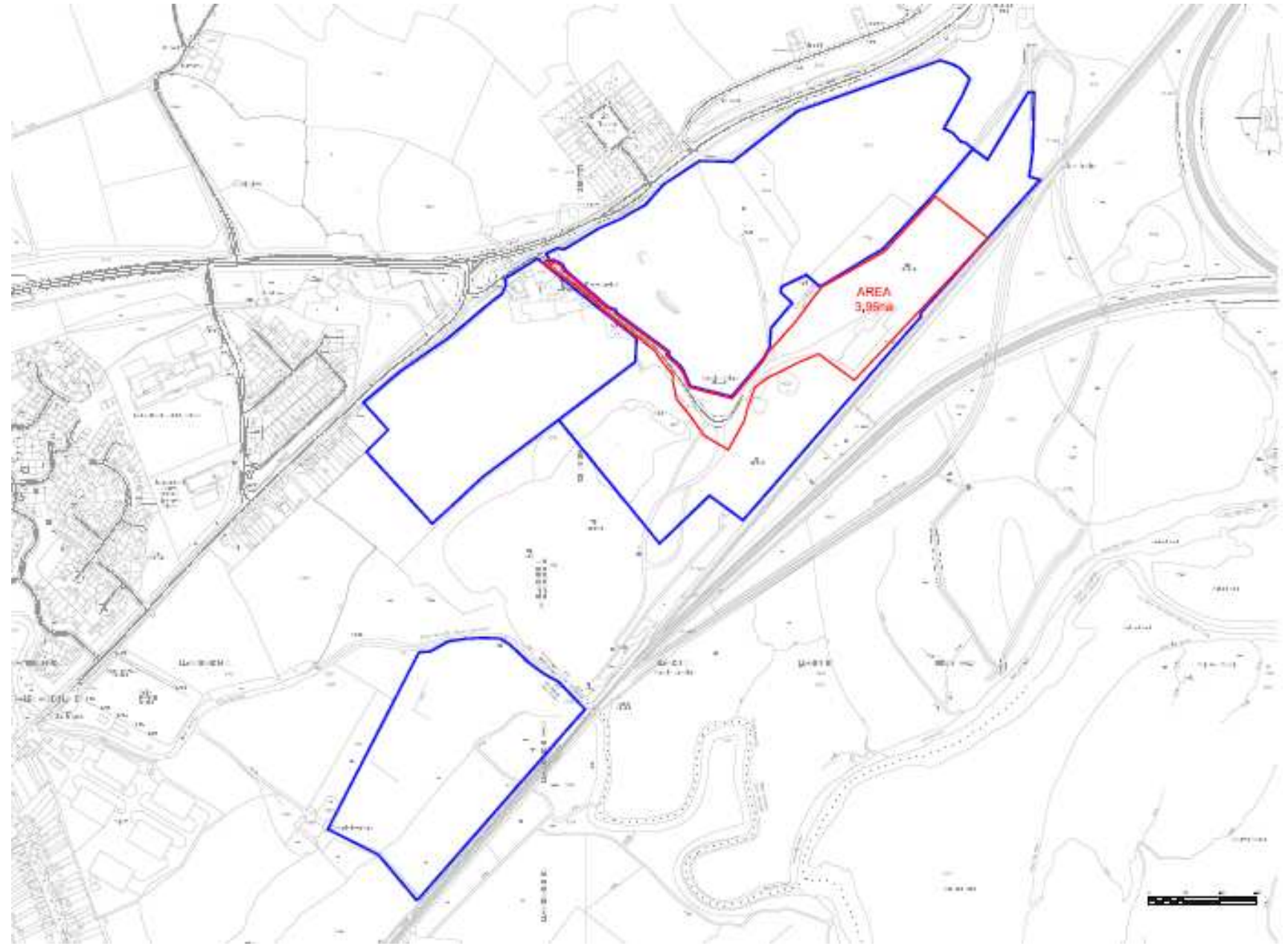


S/34071

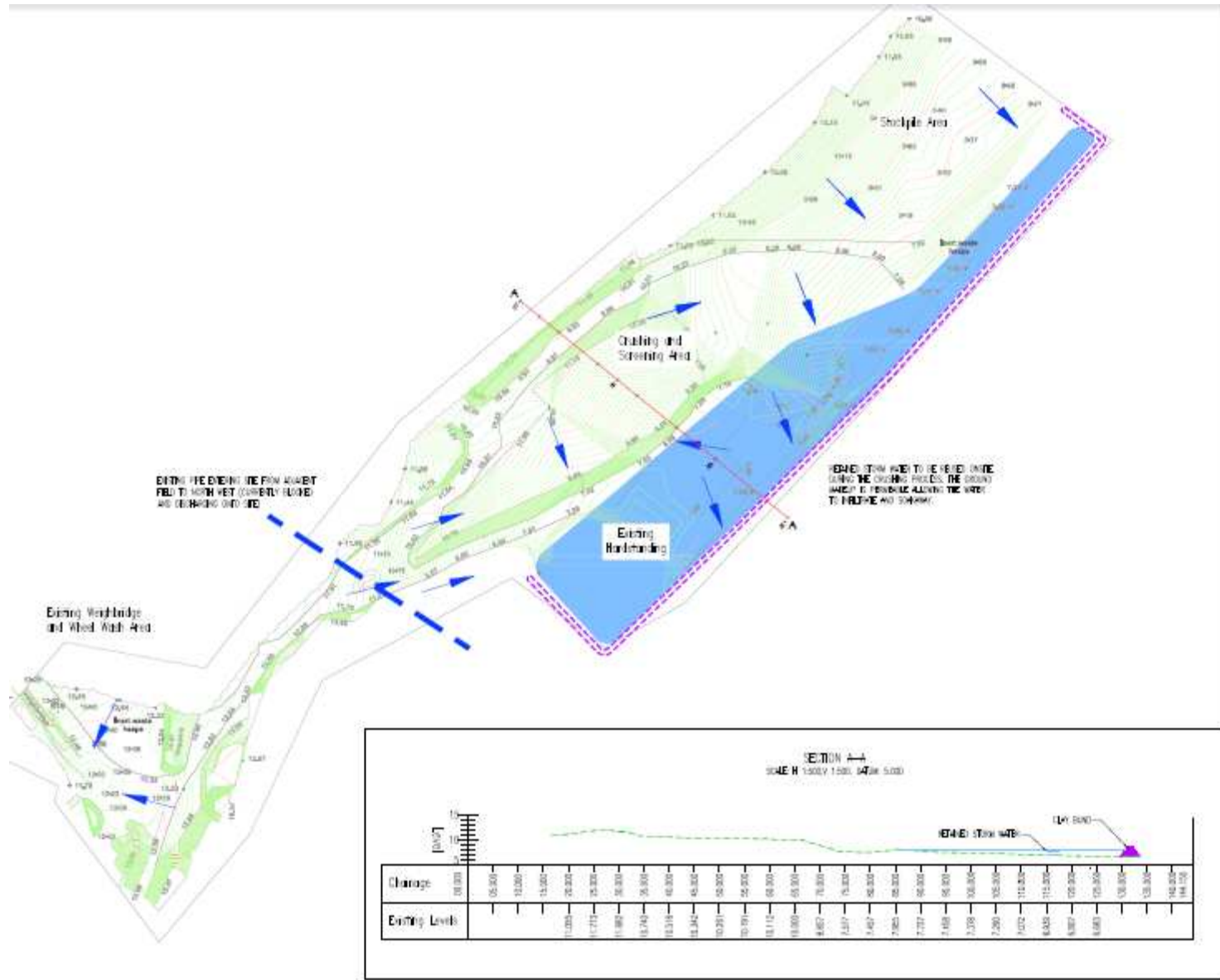


Tudalen 51

S/34071



S/34071



1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
3. ALL LEVELS REFER TO DRAINAGE DATUM UNLESS NOTED OTHERWISE.
4. DO NOT SCALE FROM THE DRAWING UNLESS REQUIRED OTHERWISE.
5. ANY DIMENSIONS TO BE REPORTED MUST BE TO THE DIMENSION LINE.
6. THE DRAWING TO BE REVIEWED IN CONJUNCTION WITH ALL RELEVANT AGREEMENTS, SUBCONTRACTS AND SPECIFIC DRAWINGS AND SPECIFICATIONS.
7. THE DRAWING IS COPYRIGHT © INTRADO ROBBS CONSULTING ENGINEERS.

LEGEND

- OVERLAND FLOW DIRECTION
- AREA OF POSSIBLE FUTURE STORM WATER STORAGE
- - - - - 10% MIN CLAY BOND

REV.	DESCRIPTION	BY	DATE
01			

intrado **robbs**
Consulting Engineers

Staff
JCR PLANNING

Project
FORMER MORLAIS COLLIERY, LLANGENNECH

As Issued
PROPOSED SITE LAYOUT PLAN

Client
CILC

Contract No.
10002842

Date
APR 2016

Subsidiary Title
IR16070

Job No.
001

Sheet No.
B

S/34071



EXISTING HEDGEROW ALONG NORTH-WESTERN BOUNDARY OF SITE REQUIRES JUDICIOUS MANAGEMENT AND RENOVATION INCLUDING "GAPPING-UP", COPPING, LAYING AND DEAD WOOD REMOVAL.

DOMINANT SPECIES - CRATAEGUS MONOGYMA

**NATIVE HEDGEROW GAPPING UP
- DOUBLE STAGGERED ROW**

PLANTS OF NATIVE SPECIES SHOULD BE SMALL BUSHY HEDGING TRANSPLANTS (450MM - 800MM) PLANTED 250MM APART - AND IN A DOUBLE-STAGGERED ROW - 300MM APART (APPROX. 9 NO PLANTS PER METRE)

PLANTS TO BE NOTCH PLANTED INTO EXISTING GROUND AND WATERED

MULCH THE BASE OF THE HEDGE AFTER PLANTING TO RETAIN MOISTURE AND REDUCE WEED COMPETITION.

PROTECT FROM STOCK WITH FENCING.

ALLOW TO GROW FOR MIN 3 YEARS BEFORE STAGED LAYING

HEDGEROW MIX

CRATAEGUS MONOGYMA (HAWTHORN) TRANSPLANT	85%	BR	1+2,
CORYLUS AVELLANA (HAZEL) 2 . BRANCHED, 4 BREAKS	10%	BR	1 +
ILEX AQUIFOLIUM (HOLLY) LEADER WITH LATERALS	2%	3L	
DOG ROSE (ROSA CANINA) 1, 60 - 80 CM, 3 BREAKS	3%	BR	1 +

HEDGEROW REJUVENATION

**LAND AT FORMER MORLAIS COLLIERY,
LLANGENNECH**

SCALE 1:200 @ A3
DRAWING NO GEN/JG/18/00125 JULY 2018



S/34071



Tudalen 55

Tudalen 56

S/34071



2016. 7. 7 13:08

S/34071



Tudalen 57

Tudalen 58

S/34071



S/34071



Tudalen 59

Tudalen 60

S/34071



2016. 7. 7 13:14

S/34071



Tudalen 61

2016. 7. 7 13:14

Tudalen 62

S/34071



S/34071



Tudalen 63

Tudalen 64

S/34071



S/34071



Tudalen 65

Tudalen 66

S/34071



S/34071



Tudalen 67

Tudalen 68

S/34071



S/34071



Tudalen 69

Tudalen 70

S/34071



S/34071

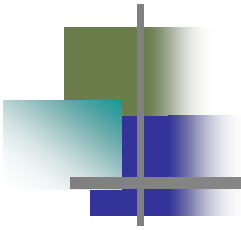


Tudalen 71

Tudalen 72

S/34071





S/34402

S/34402

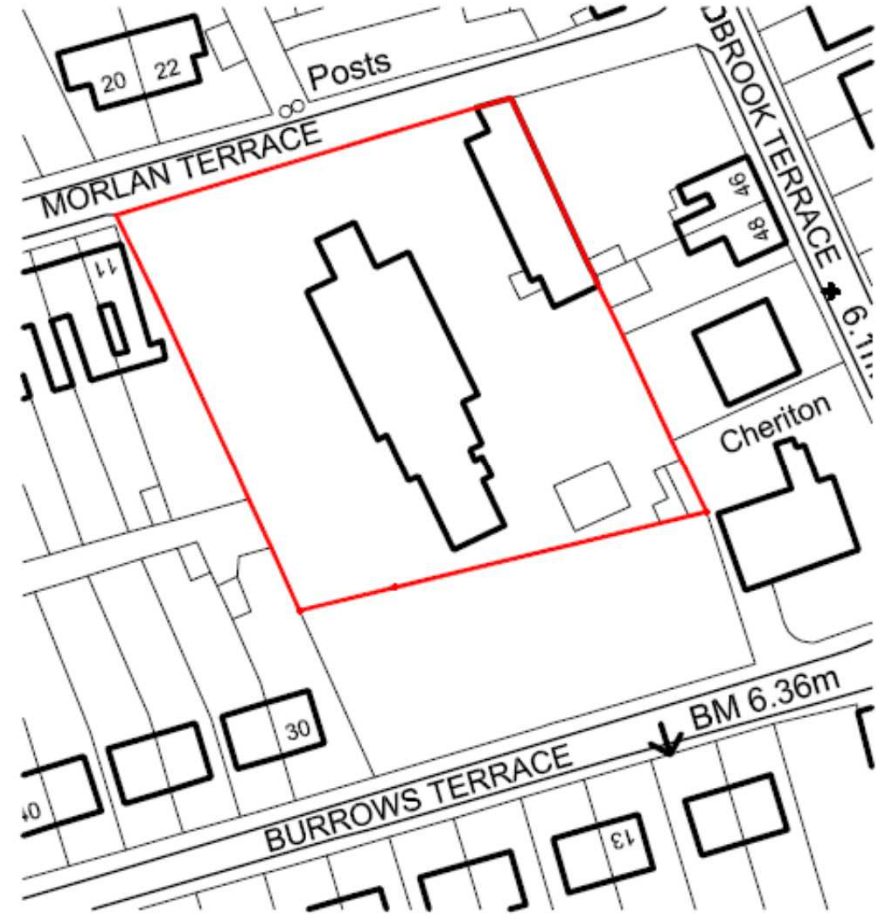


S/34402

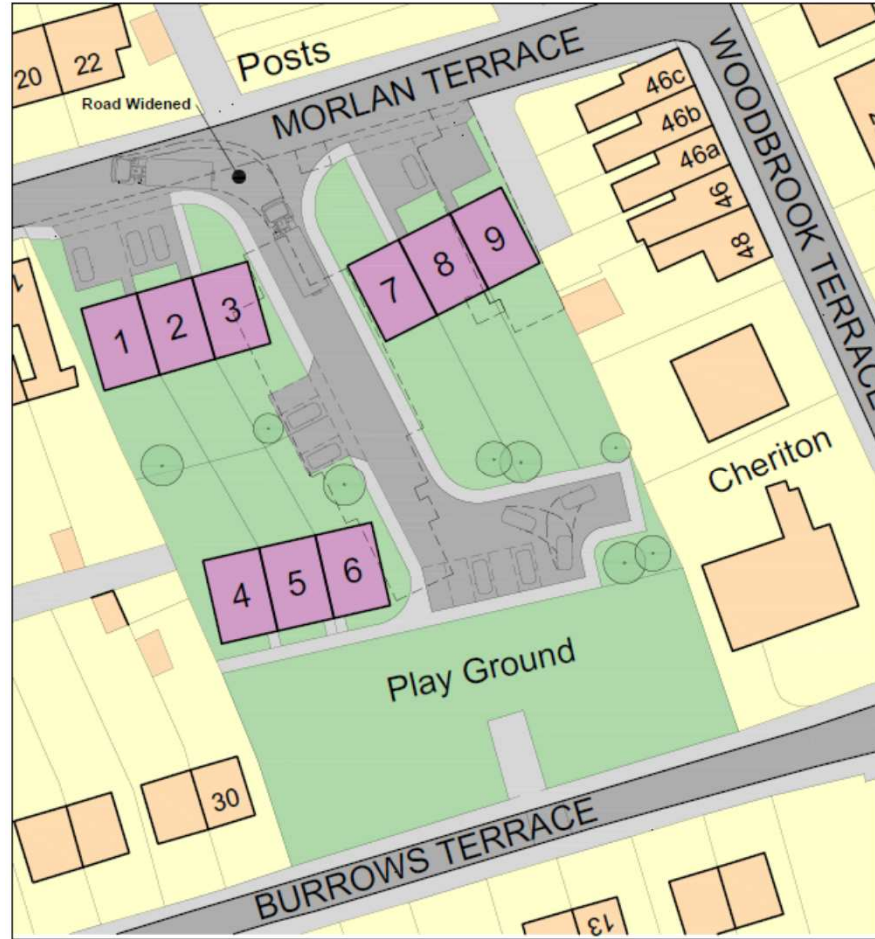


Tudalen 75

S/34402



S/34402



S/34402



S/34402



S/34402



S/34402



Tudalen 82

S/34402



S/34402



S/34402



*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

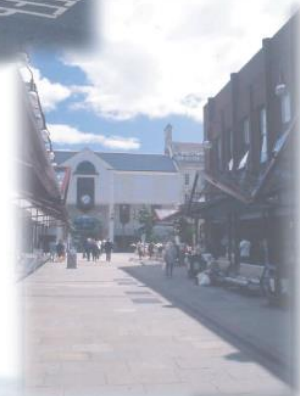
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 24 AWST 2017
ON 24 AUGUST 2017**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM



ADDENDUM – Area West

<i>Application Number</i>	W/35554
<i>Proposal & Location</i>	NEW PUBLIC SQUARE, CAFÉ AND SMALL BUSINESS UNITS TO EXISTING PUBLIC REALM AT JACKSONS LANE SQUARE, CARMARTHEN, SA31 1QD

DETAILS:

Local Member - Cllr Gareth John, Carmarthen Town South

“To Members of the Planning Committee

It had been my intention to exercise my right as local member to attend and address Planning Committee prior to the determination of the above mentioned application. Unfortunately, due to family commitments, I am unable to personally attend. I would therefore respectfully request and greatly appreciate if my comments could be made known to the Planning Committee prior to a decision being made.

Based on various formal and informal consultation exercises undertaken over a number of years, together with the views expressed during the current statutory process, I am firmly of the opinion that an overwhelming majority of people recognise and support the fundamental aim of the proposed scheme (namely providing an effective link between the thriving new shopping centre and the struggling older quarter especially King Street).

Likewise residents and traders alike readily accept that there is an urgent need to increase footfall to and along King Street to ensure a more favourable trading environment.

Having studied the application, taken on board the views of those who have over recent months publicly commented both for and against the proposals and the submitted objections I have concluded, that on balance, I am in agreement with the main elements of the submitted scheme.

That said, I totally respect and understand the concerns expressed and in several cases agree. I would therefore respectfully suggest that committee give the following particular consideration.

- 1) I would be totally opposed to the disappearance of the areas of green space at the bottom of Jacksons Lane. The disappearance of the last grassed area in the town centre has been the subject of a great deal of debate somewhat needlessly in my opinion as the submitted plans clearly show the retention of grassed areas of land. Committee may wish to reassure people that this is indeed the case
- 2) I feel that comments made in respect of the unsuitability of the chosen stone work finish are very valid. Given the scheme’s aim of joining the new with the old I agree that it would be far more appropriate to use local stone-work. The same could be said about the lighting furniture.
- 3) I would suggest that Committee impose operational conditions to mitigate any risk of potential noise nuisance impacting upon residents in the close vicinity”

Neighbours/Public – A further letter of objection has been received that relates to issues already covered within the Planning Report.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

24 AWST 2017

24 AUGUST 2017

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

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

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



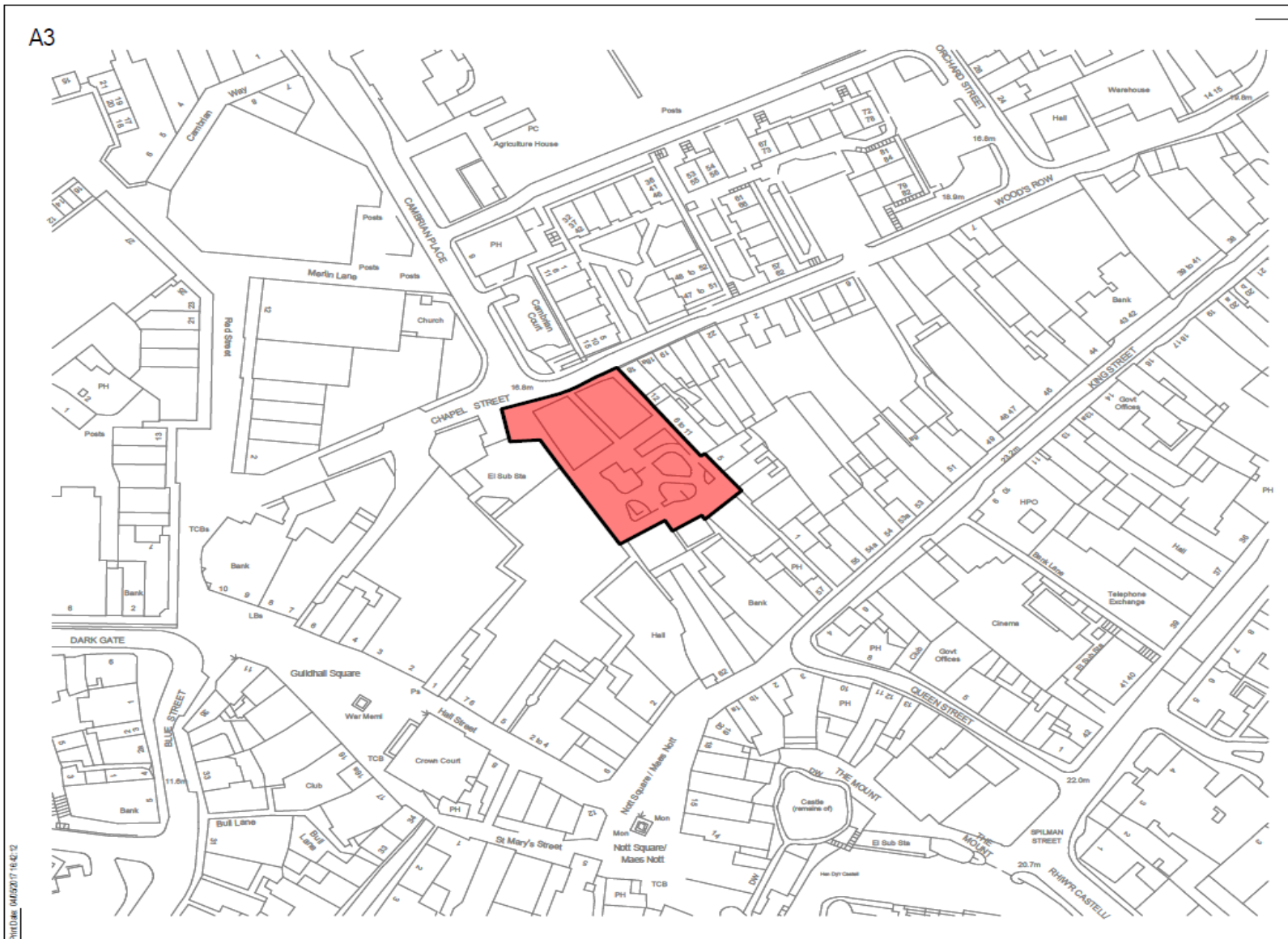
W/35554

Tudalen 92

W/35554



W/35554



W/35554



LEGEND & FINISHES SCHEDULE	
	207 spm - Marshall concrete paving 400x400x50mm finished natural
	27 spm - Marshall red and white concrete paving 400x400x50mm finished natural
	400 spm - Marshall natural granite paving 300x500mm (thickness 50) Lattice fine picked finish
	27 spm - Marshall natural granite faced paving paving 400x400mm (thickness 50) Lattice fine picked finish
	125 spm - Marshall granite step out to pattern, varying thickness - Lattice fine picked finish
	5 spm - Marshall natural granite tree surrounds cut to pattern, thickness as paving - fine picked flamed finish
	200 spm - Terrace to match existing
	00 spm - Grass
	Existing trees to be removed, refer to JSL-CAP-61-33-DR-V-020001 for location
	Boundary line
	Relocation of Memorial Benches
	Temporary timber kerb

Rev: Description By / Drawn / App'd Date
 S2



Project: Jackson Square

Drawing: Proposed Site Plan

W/35554



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35.56 x 21.33 in

W/35554



Tudalen 97

5.56 x 21.33 in

Tudalen 98

W/35554



.33 in

W/35554



Tudalen 99

35.56 x 21.33 in

Tudalen 100

W/35554



35.56 x 21.33 in

W/35554



Tudalen 101

W/35554



W/35554



Tudalen 103

Tudalen 104

W/35554



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Tudalen 105

W/35554



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Tudalen 107

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Tudalen 110

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Tudalen 116

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Tudalen 117

W/35554



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Tudalen 120

W/35554



W/35554



Tudalen 122

W/35554





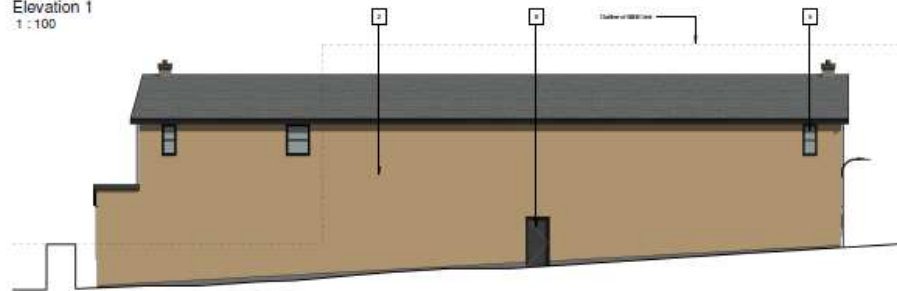
Tudalen 123

Tudalen 124

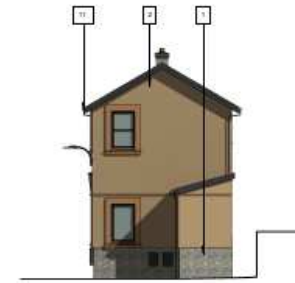
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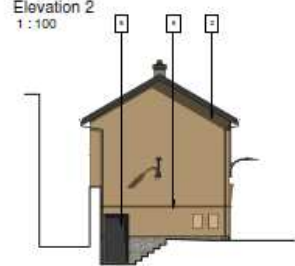
Elevation 1
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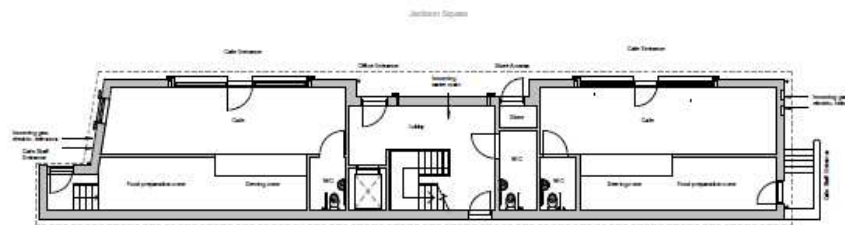
Elevation 3
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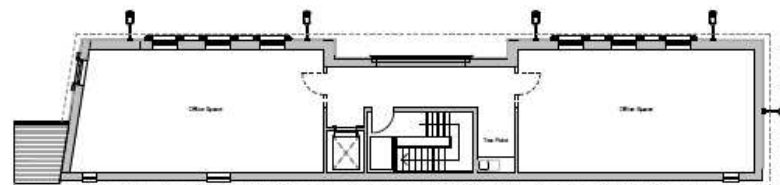
Elevation 2
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Elevation 4
1 : 100



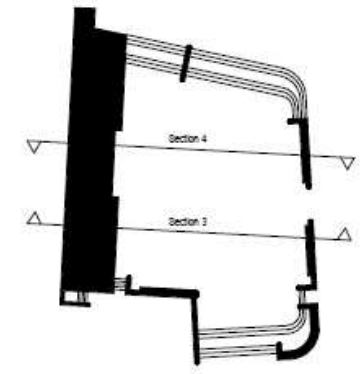
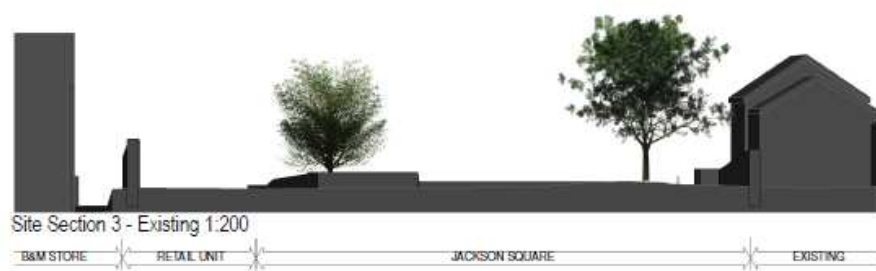
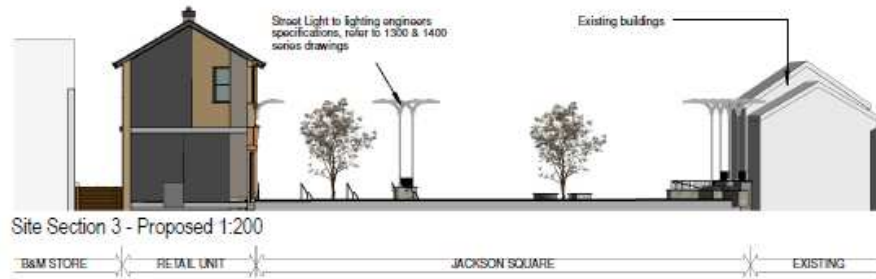
Level 0
1 : 100



Level 1
1 : 100



W/35554

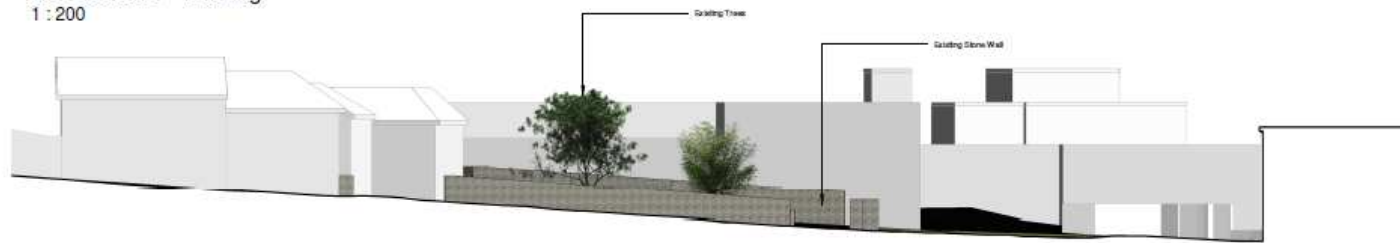


Location Key
1:500

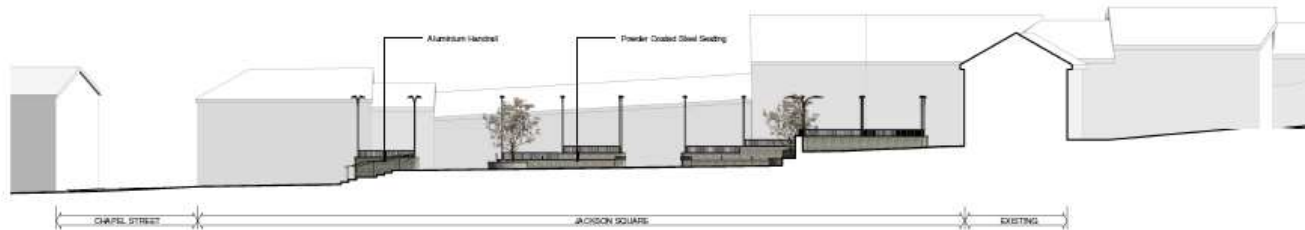
W/35554



Site Section 1 - Existing
1 : 200



Site Section 2 - Existing
1 : 200

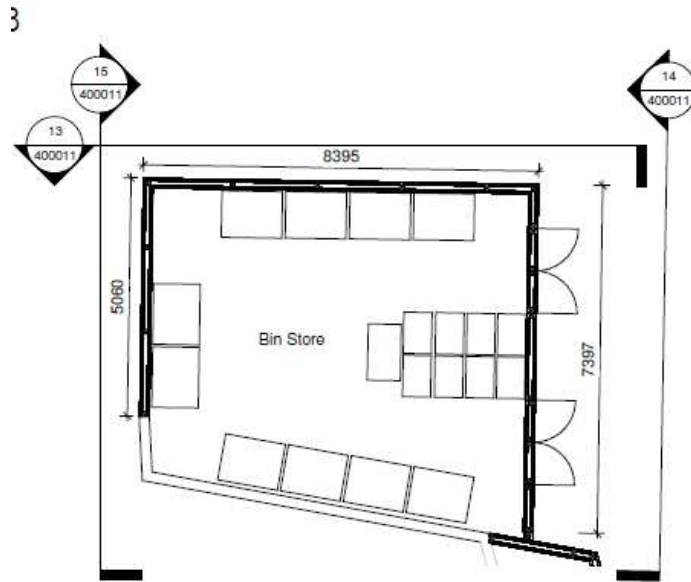


Site Section 1 - Proposed
1 : 200

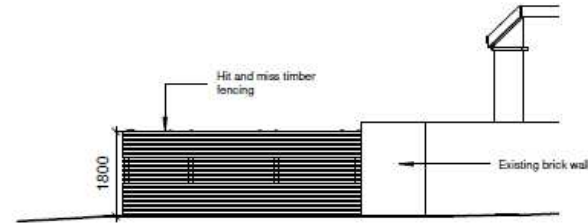


Site Section 2 - Proposed
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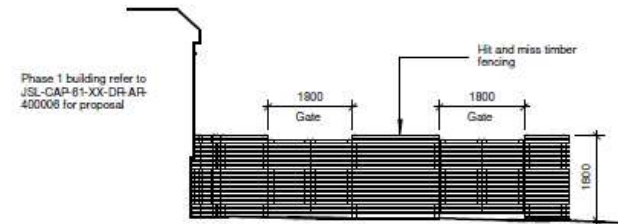
W/35554



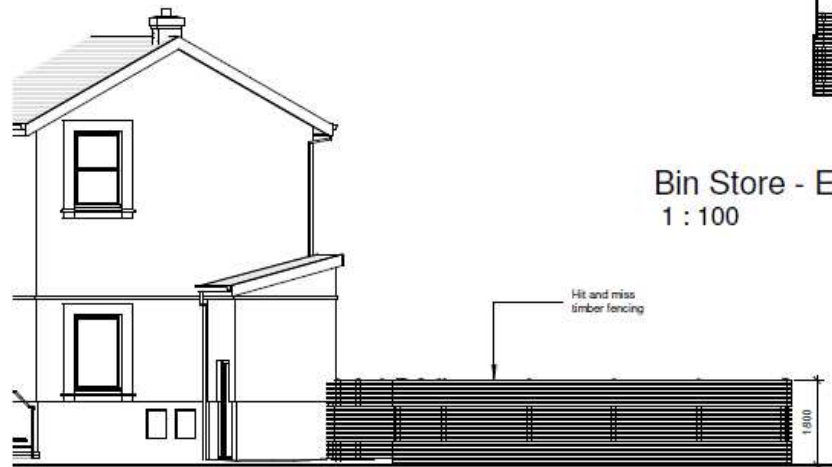
Bin Store - Plan
1 : 100



Bin Store - Elevation 15
1 : 100

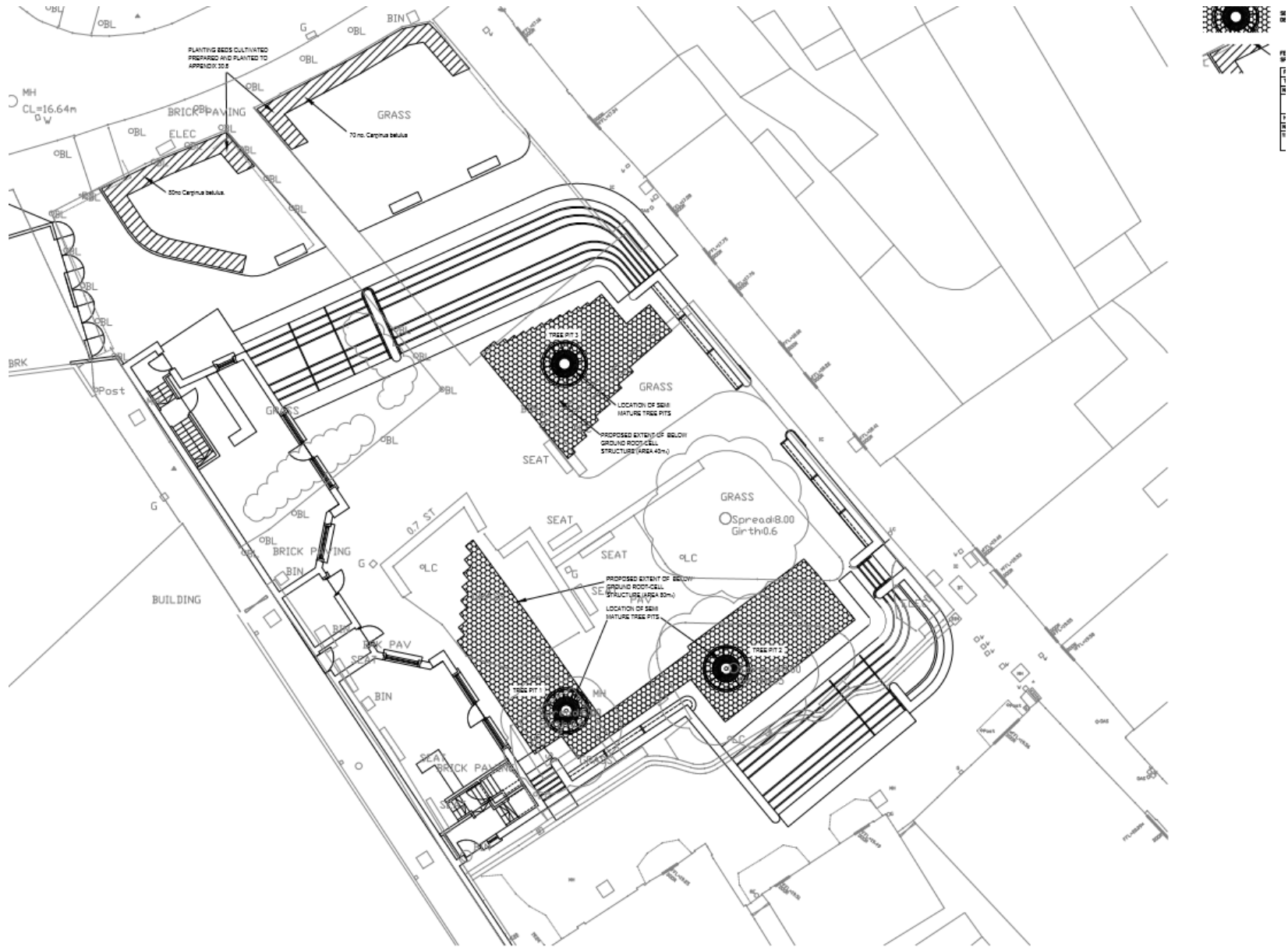


Bin Store - Elevation 14
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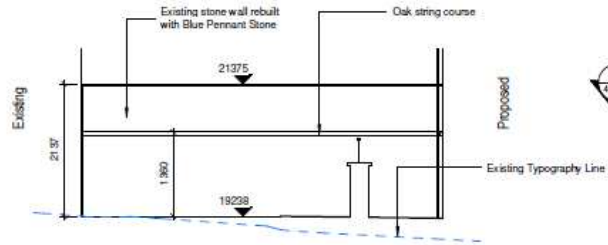
Bin Store - Elevation 13
1 : 100

W/35554

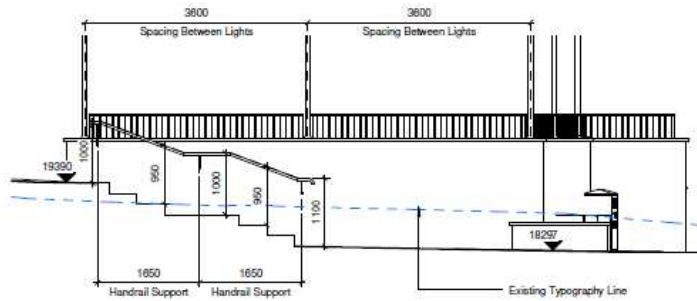


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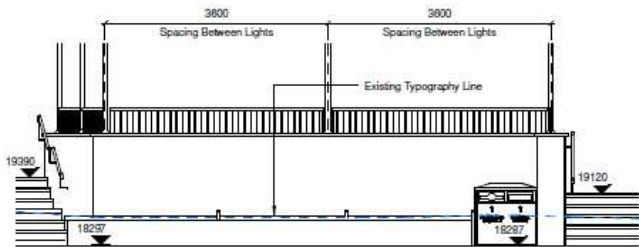
Tudalen 129



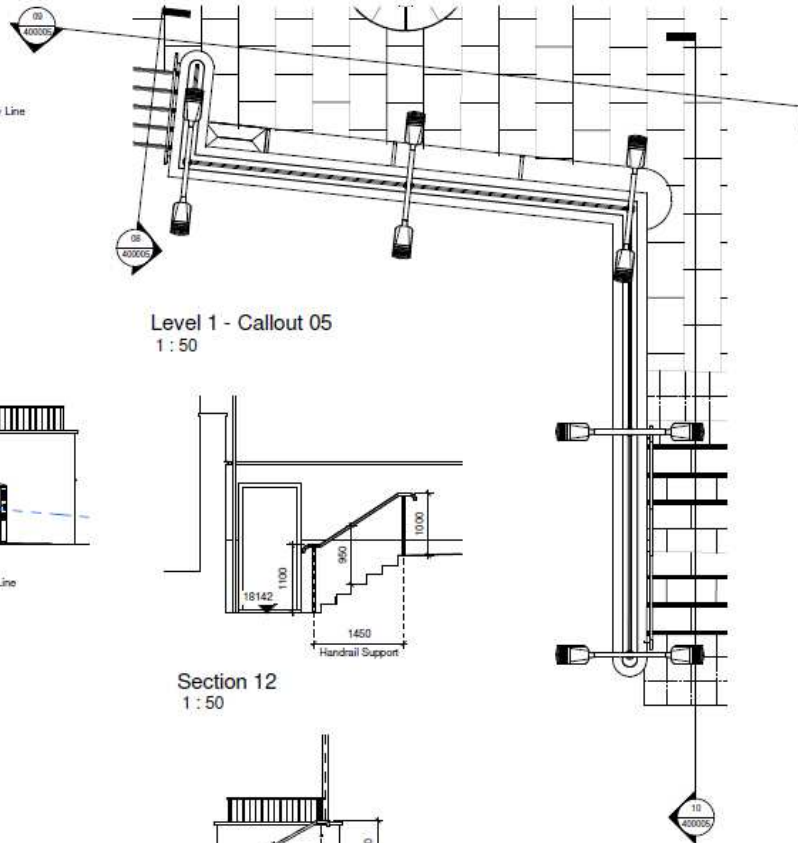
Section 11
1 : 50



Section 10
1 : 50

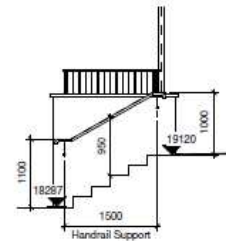


Section 09
1 : 50



Level 1 - Callout 05
1 : 50

Section 12
1 : 50



Section 08
1 : 50

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All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

Discrepancies and/or omissions within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

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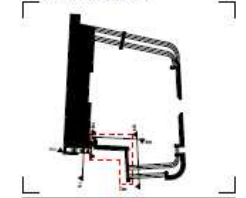
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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Location Key Plan (Not to Scale)



Rev.	Description	By/Checked/Approved	Date
1	Revision 1		Date 1
2	CS2		Date



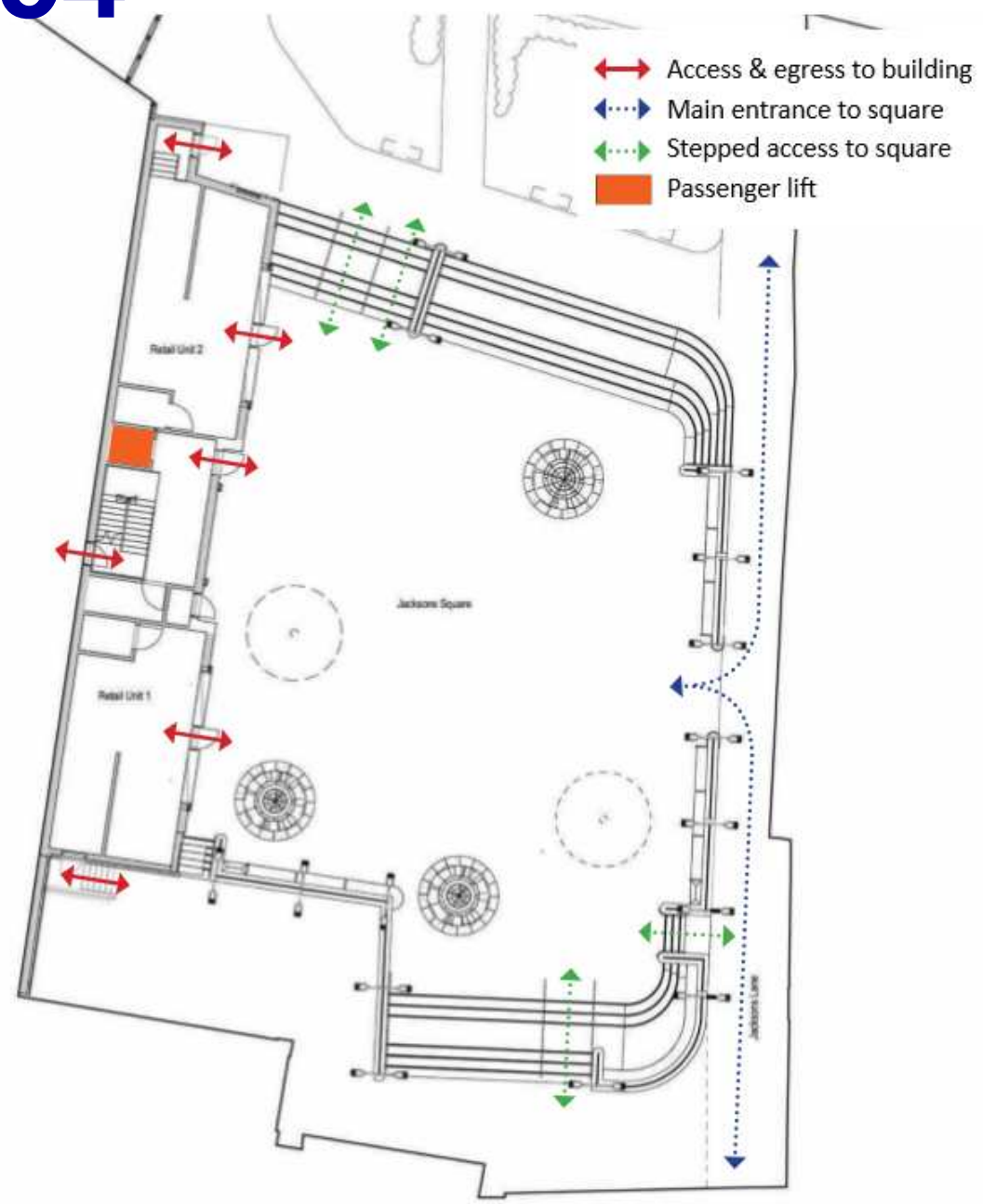
Project
Jackson Square

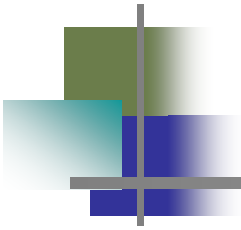
Project
Jackson Square - 1.50 Detail Design - Sheet 2 of 2

Scale @ A2	Drawn	Checked	Approved
1 : 50	JM	MT	JA
Project No.	Date		
CS_087280-01	06/02/2017		
Drawing Number	Project	Zone	Level
JSL	CAP	61	XX
DPP	AR	400005	1



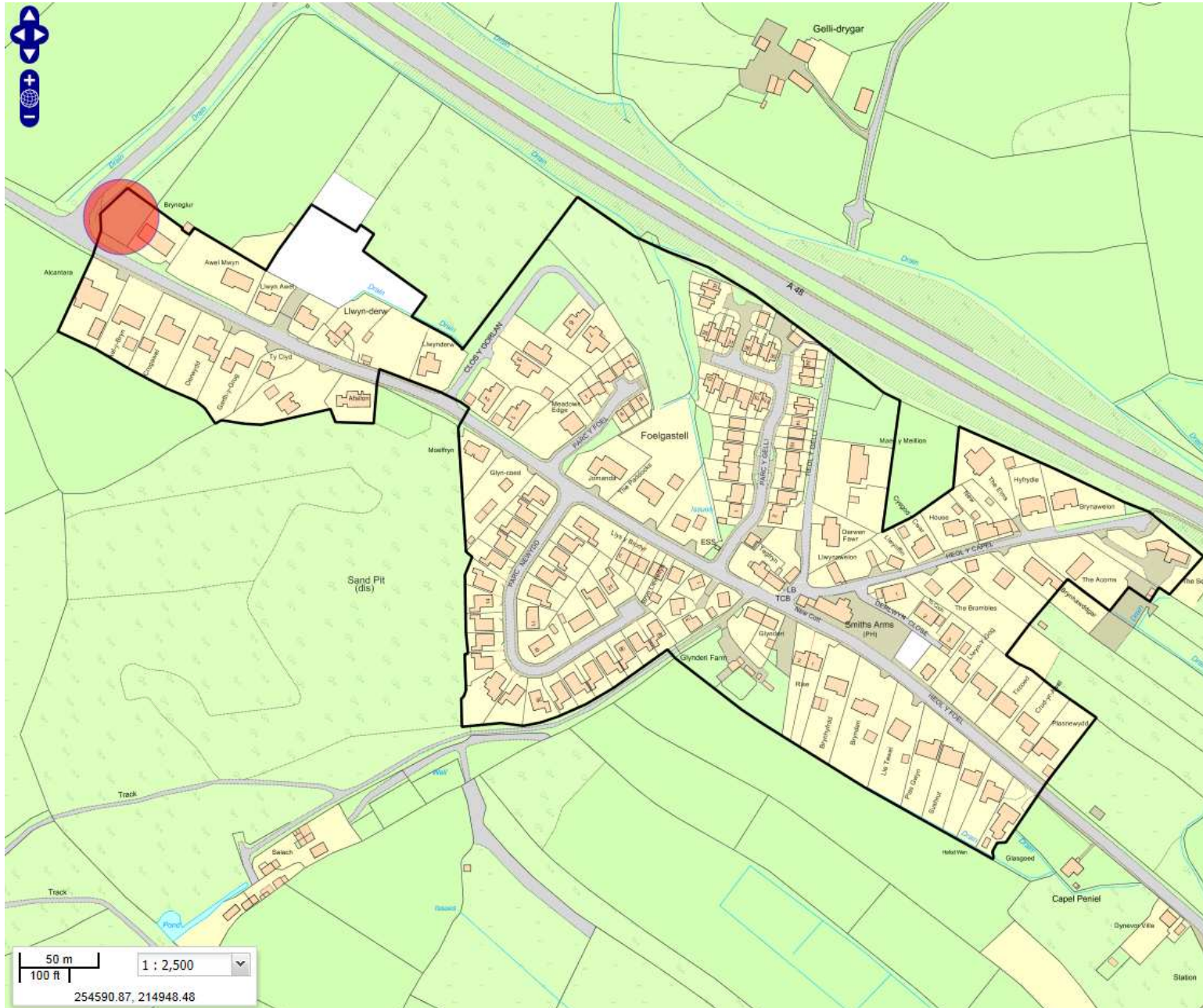
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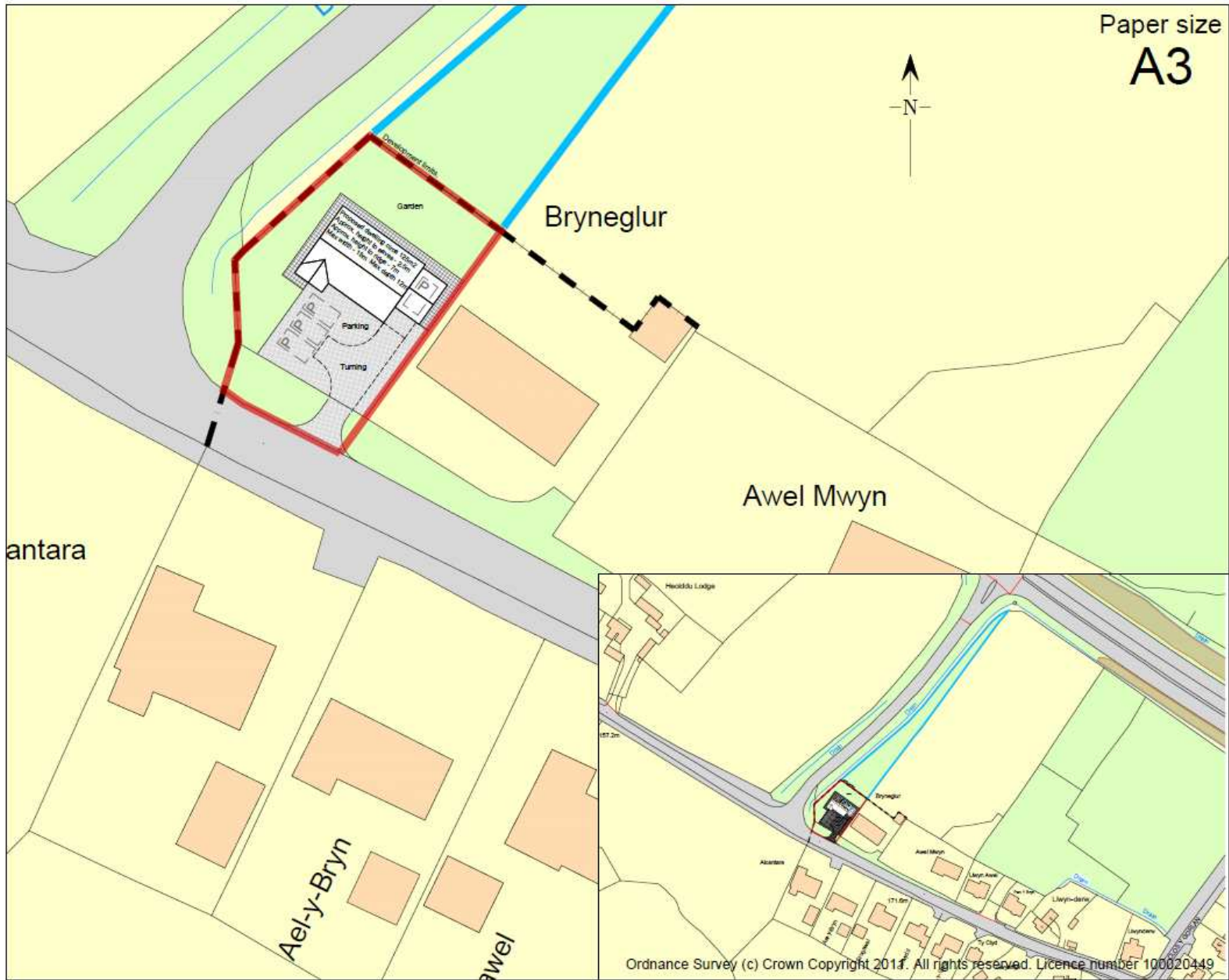


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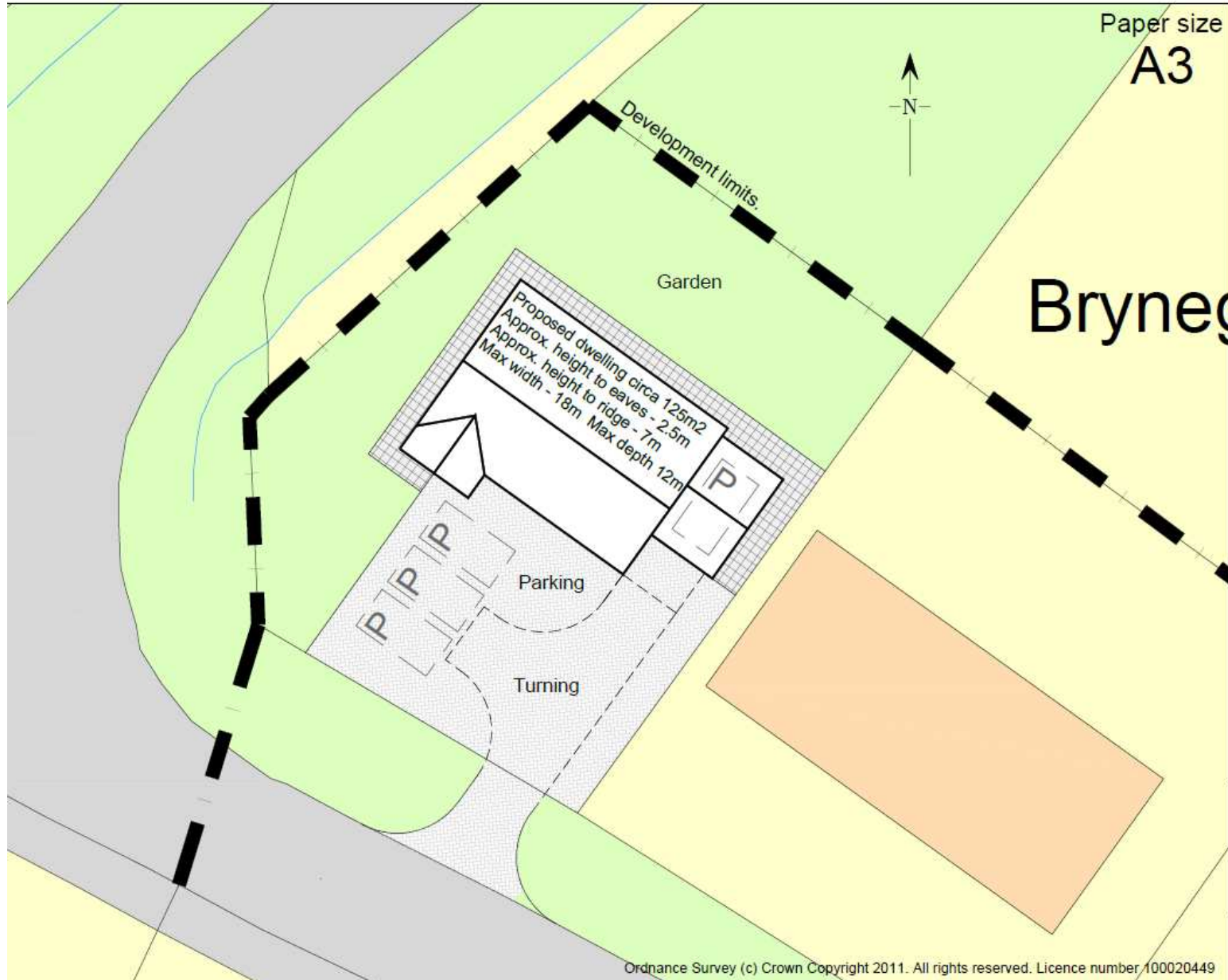
W/35759



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Tudalen 136

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Tudalen 137

Tudalen 138

W/35759



W/35759



Mae'r dudalen hon yn wag yn fwriadol