

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 11^{EG} IONAWR, 2018

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

Rhif ar yr Agenda	Eitem
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3.	<u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 3 - 98)
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Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

*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 11 IONAWR 2018
ON 11 JANUARY 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/35215
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT FOR 51 DWELLINGS TOGETHER WITH ASSOCIATED WORKS AT LAND OFF CLOS Y BENALLT FAWR, FFOREST, SWANSEA, SA4 0TQ

DETAILS:

CONSULTATIONS

Llanedi Community Council – Has re-submitted previous observations provided to the applicant as part of the pre-application consultation stage which took place prior to the submission of the application. The observations include the following concerns regarding the development:-

- The density is not in keeping with the adjacent development and exceeds that allocated in the LDP.
- The increased density will have an adverse impact on the community and Welsh language.
- The design of the houses does not compliment those of adjacent housing.
- The site and adjacent fields have environmental value which should be preserved.
- The need for a contribution towards the improvement of the play area at Bronallt Road.
- The proposal will exacerbate current traffic problems in the Hendy area.

Neighbours/Public - A number of further letters of objection have been received from neighbouring residents which reiterate previous concerns that have been summarised in the main report while also highlighting the following additional issues:

- Question the reliability of the ecological surveys submitted in support of the application and the need for the Authority's Planning Ecologist to scrutinise these.
- Lack of sufficient public consultation.
- Concerns that the occupiers of the dwellings backing onto the properties of Llanedi Road will not be able to maintain their rear gardens given the presence of retaining walls and lack of access.
- Potential pollution and flooding impacts upon the River Loughor.
- The introduction of a speed hump at the entrance to the development will cause noise and surface water problems.

- The plans submitted do not show sprinkler systems being fitted within the dwellings.

APPRAISAL

The various concerns raised by Llanedi Community Council have been addressed in the main report presented to Members.

Turning to the additional concerns raised by neighbouring residents, suggestions that the ecological surveys submitted with the application are unreliable are unfounded in that they have been scrutinised by the Authority's Planning Ecologist and deemed to be acceptable for the purposes development. The Ecologist concurs with the conclusions of the surveys and has raised no objection to the development from an ecological perspective subject to the implementation of the tree protection and ecological enhancement measures detailed in the main report. These will be secured via the imposition of the conditions contained in the report.

Officers are satisfied that the proposal will have no unacceptable pollution or flooding impacts upon the River Loughor and the Authority's Ecologist and Natural Resources Wales have, again, raised no concerns in this regard. Members will have noted that condition no.8 of the main report requires the approval and implementation of a construction method statement as part of the development which will include measures to prevent any detriment to the surrounding environs including the River Loughor and its drainage catchment.

Suggestions that the development will include the introduction of a speed hump at the entrance to the site are mistaken in that it does not form part of the application nor shown on any of the drawings submitted.

Those dwellings proposed to the rear of the existing properties of Llanedi Road will have stepped accesses to the raised areas of the rear gardens that will provide safe access for maintenance purposes.

As to concerns regarding the publicity of the application, the original submission as well as subsequent amendments have all been publicised in accordance with the relevant statutory requirements.

Finally, the provision of sprinkler systems in new developments is a Building Regulations requirement and, as such, there is no requirement to provide details of these as part of the current planning application.

The recommendation to approve remains unchanged subject to the completion of a Section 106 Agreement and the imposition of the conditions contained in the main report.

ADDENDUM – Area South

<i>Application Number</i>	S/36429
<i>Proposal & Location</i>	TWO STOREY SIDE EXTENSION WITH A CAR PORT TO THE GROUND LEVEL AT 36 STRADEY PARK AVENUE, LLANELLI, SA15 3EF

DETAILS:

CONSULTATIONS

Local Member – County Councillor J Jenkins requested a site visit on the following grounds:

My grounds for requesting such is that there are two aspects of the application that are highly subjective and I believe that Planning Committee members need to see the site for themselves so that they can make decision on whether the application will result in an overbearance and loss of light to the immediate neighbour at 38 Stradey Park Avenue and also that the application would result in a change of character to the street scene of Stradey Park Avenue given the infilling of the space to the side of the property would give the appearance of changing the character of the north side of Stradey Park Avenue from a lightly dense street of semi-detached properties into a more dense terraced-effect style of frontage.

Neighbours/Public – Further letters of objection have been received from a neighbouring resident who have already raised an objection to the proposal. They have raised the following concerns:-

- Such a small separation distance from this two storey extension, will mean overshadowing of the whole of the eastern side of our home and completely overwhelm it.
- We feel that the proposal is in breach of Carmarthenshire County Council's planning policy GP6.
- Adversely affected in that our amenity of natural light would be reduced to an unacceptable level.
- The deprivation of natural light would have an adverse effect on our health and well-being and enjoyment of our home.

Matters relating to the impact of the development upon residential amenity and concerns relating to light are addressed in the main report.

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

ADDENDUM – Area South

<i>Application Number</i>	S/35028
<i>Proposal & Location</i>	TWO STOREY DWELLING AT 15A BRYNCAERAU, TRIMSARAN, KIDWELLY, SA17 4DW

DETAILS:

CONSULTATIONS

Head of Highways and Transport - Has provided further information on the severity of the visibility shortfall as follows. Please note that the proposed central access has been assessed as well as alternative locations for the access point, all of which fall considerably short on the required access visibility.

The Head of Highways and Transport states:-

“The site fronts the B4308 subject to a statutory speed limit of 30mph. A new vehicular access at this location requires a visibility splay of 2.4m x 43m either side of the proposed access in relation to the near edge of carriageway. Please see below the existing visibility:

Access located centrally:

- *West side – 17m*
- *East side – 19m*

Access located adjacent to the east boundary:

- *West side – 30m*
- *East side 7m (18m if first pillar removed).*

Access located adjacent to the west boundary:

- *West side – 13m*
- *East side – 26m”*

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

11 IONAWR 2018

RHANBARTH Y DE

**PLANNING
COMMITTEE**

11 JANUARY 2018

AREA SOUTH

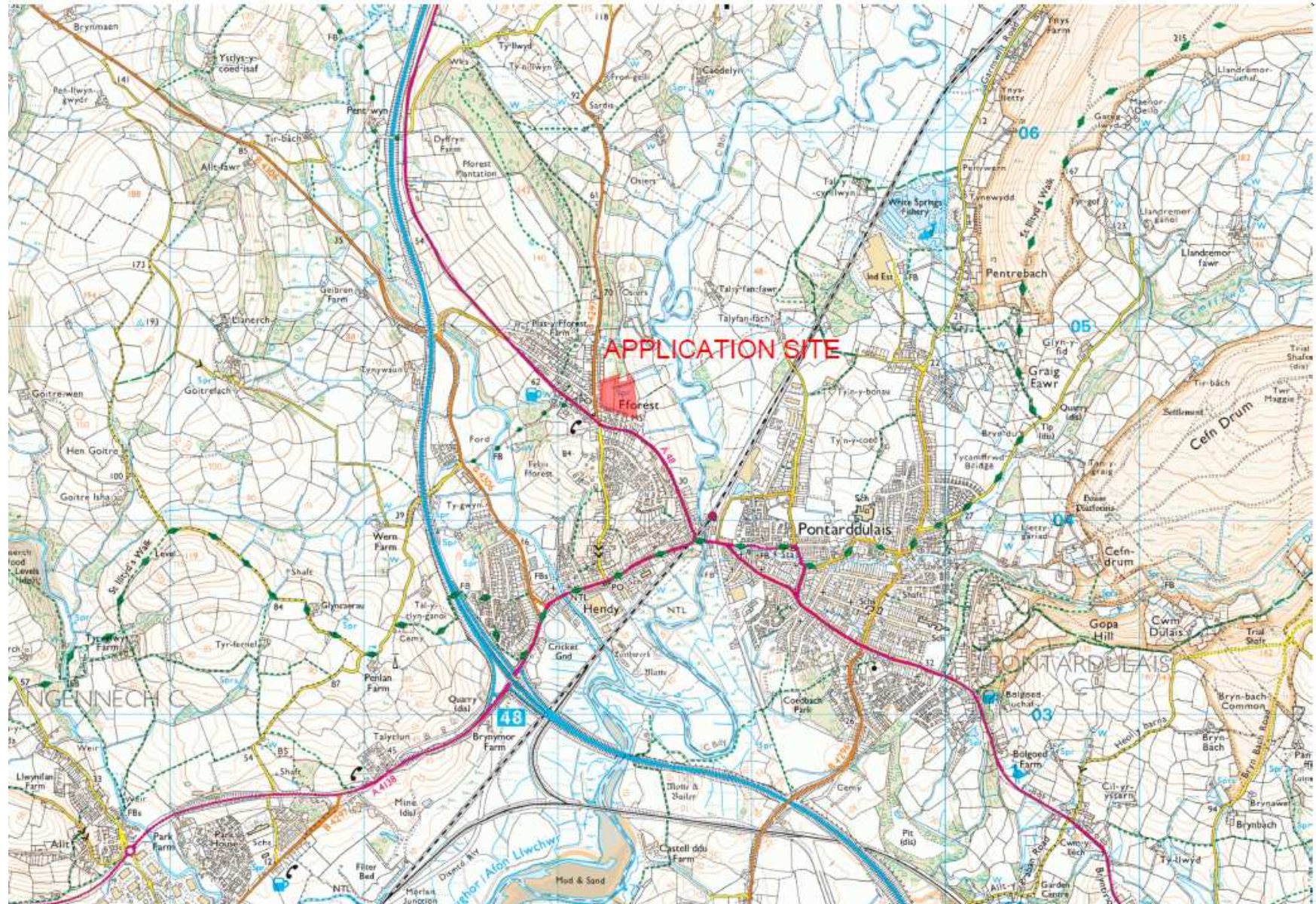
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/35215

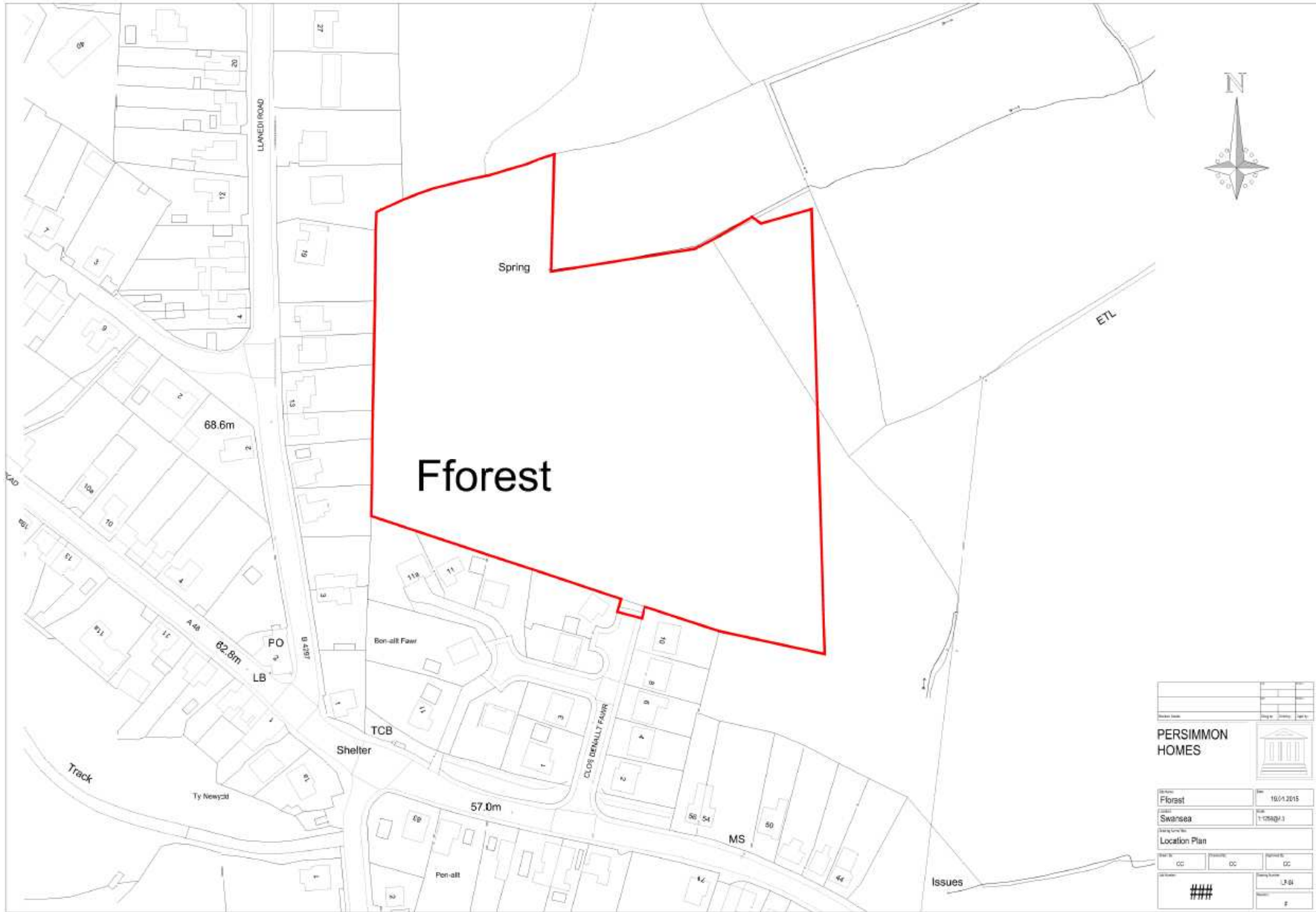
S/35215



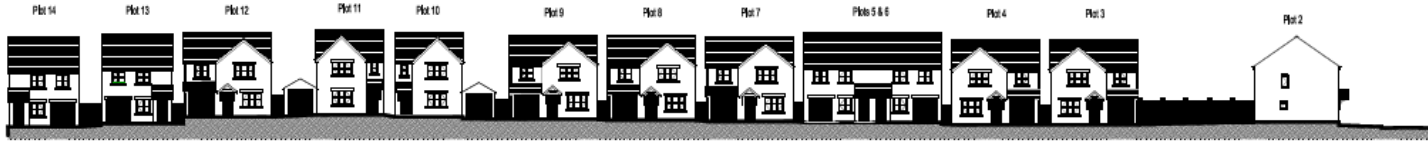
S/35215



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S/35215



SECTION 1-1

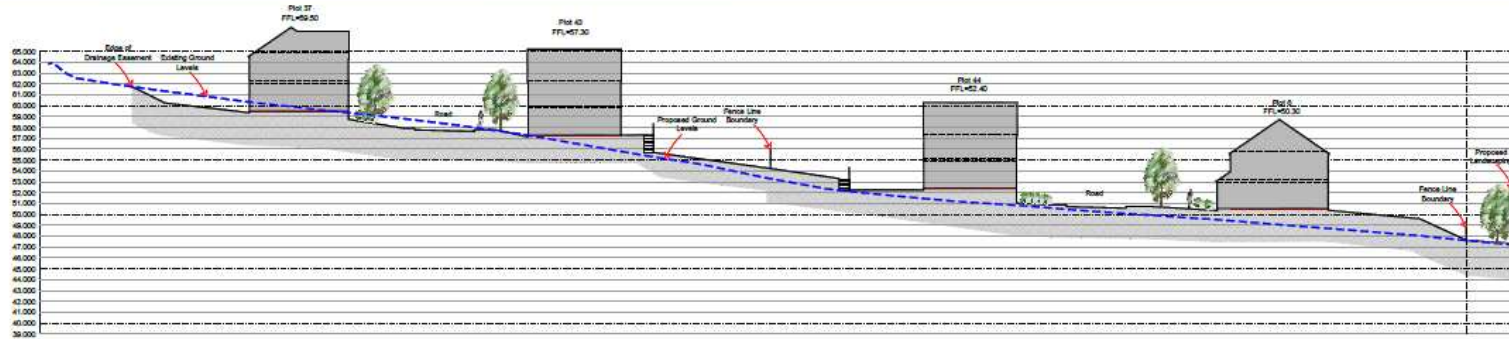


SECTION 2-2

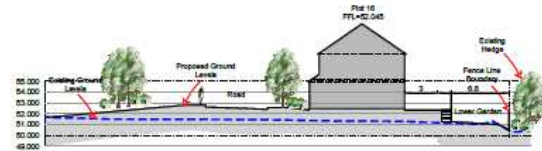


SITE NAME: FFOREST
DRAWING TITLE: STREET ELEVATIONS
DRAWING NO: SE-01
SCALE: 1:250@A1, 1:500@A3
REV: #
DATE: 21.02.17

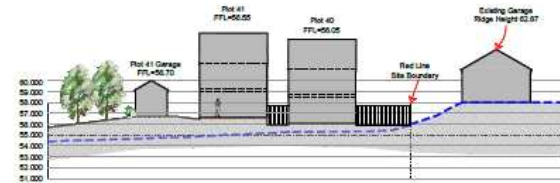
S/35215



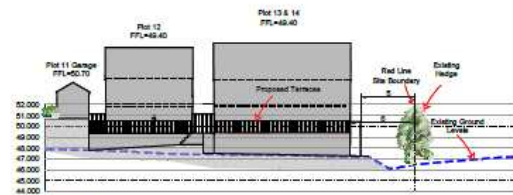
SECTION 4-4



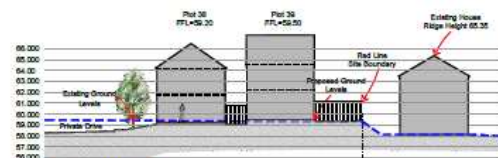
SECTION 5-5



SECTION 8-8



SECTION 6-6



SECTION 7-7



REV C - SECTIONS 7-7 & 8-8 AMENDED
30/11/17 CC
REV A - SECTIONS AMENDED IN ACCORDANCE WITH
LATEST ENGINEERING LAYOUT 05/01/17 CC

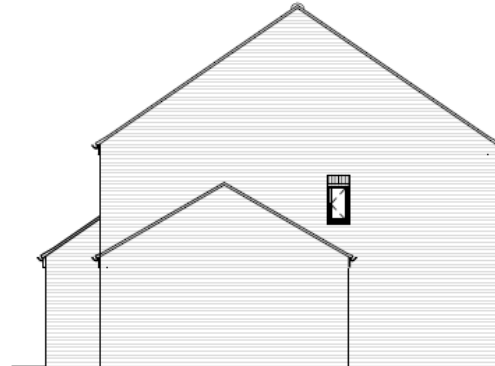


SITE NAME: FFOREST
DRAWING TITLE: SITE CROSS SECTION
DRAWING NO: SCS-42
SCALE: 1:100@A1, 1:200@A3
REV: B
DATE: 17.08.2017

S/35215



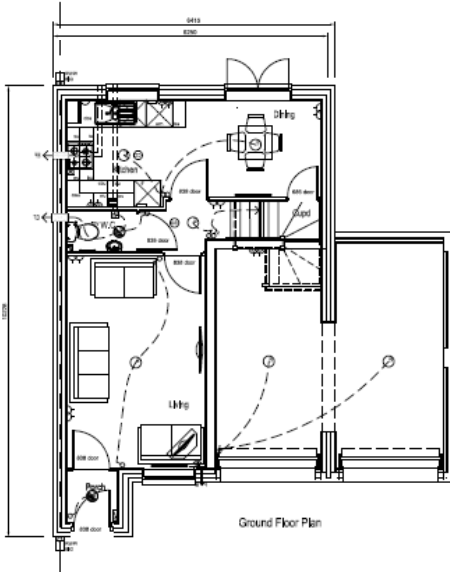
Front Elevation



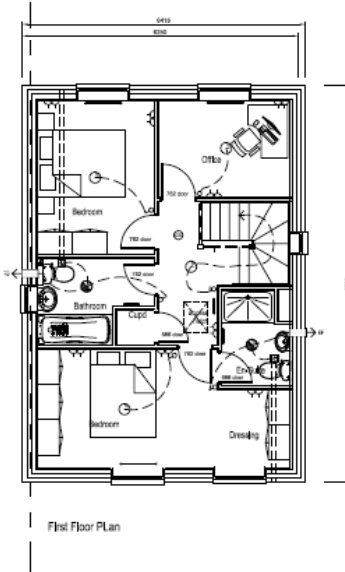
Side Elevation



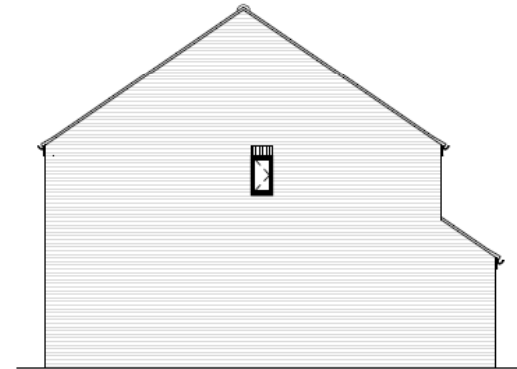
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

Rev A - 8th double window moved to bednd to 02/12/2007
 Rev B - 1st floor window, porch floor removed for 01/05/11/2008
 Rev C - Bed 1 window corrected on plan to align LL 10/11/2008

PERSIMMON
 HOMES

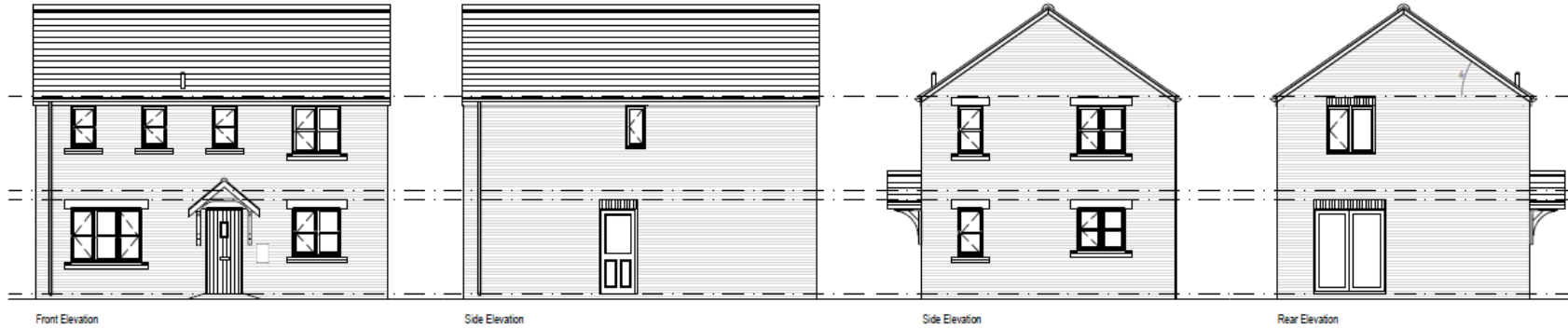


918 sqft	
Chatsworth (Village)	2203/6
CT-WD11	500@A1 100@A3
Plans & Elevations (Planning)	

PLOT 1

Rev G	

S/35215

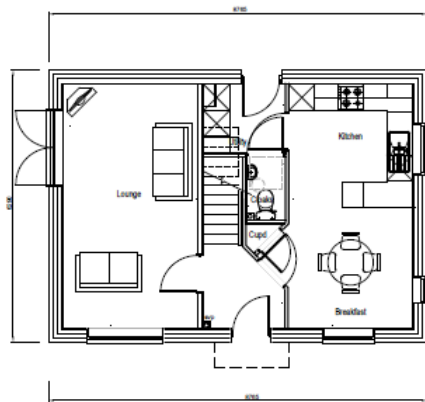


Front Elevation

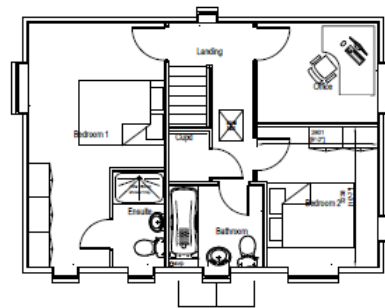
Side Elevation

Side Elevation

Rear Elevation



Ground Floor Plan.



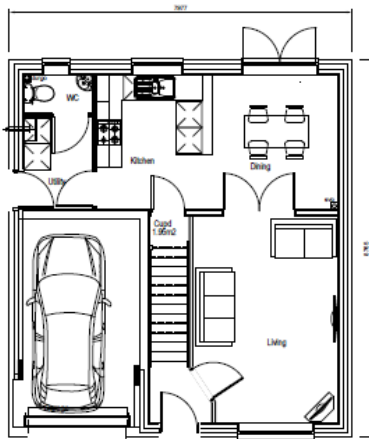
First Floor Plan.

PERSIMMON
HOMES

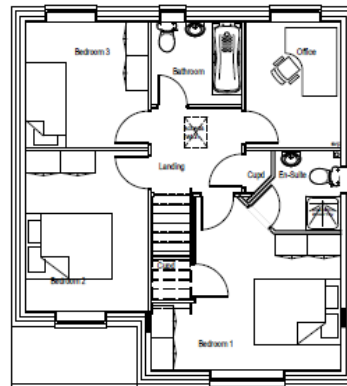


999sqft	
Clayton Corner (Village)	170413
CCA-WD16	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev 0

S/35215



Ground Floor Plan



First Floor Plan

PERSIMMON
HOMES



1006sqft	
Roseberry (Village)	100613
RS-WD16	50@A1, 100@A5
Plans & Elevations (Planning)	
	Rev 3

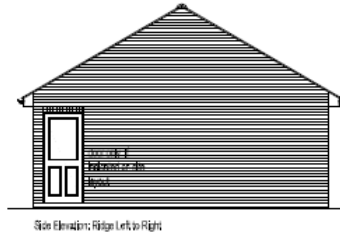
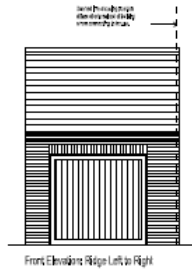
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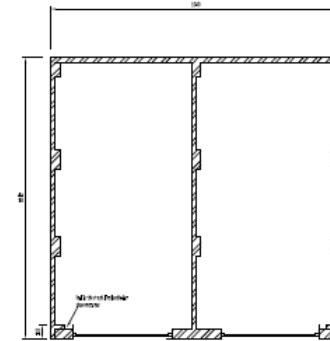
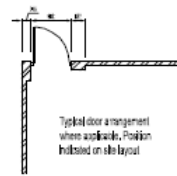
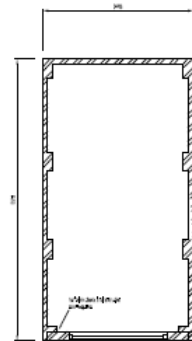
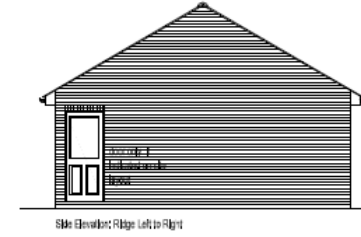
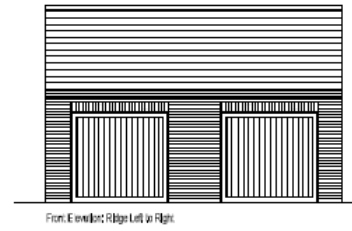
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Garages

Single



Double / Single

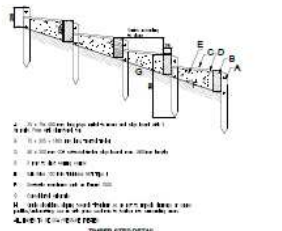


PERSIMMON HOMES



Soft	
Single / Double Garage	Date: 17/01/2014
SGD-01	SGD-01, 1002A3
Plans and Elevations	

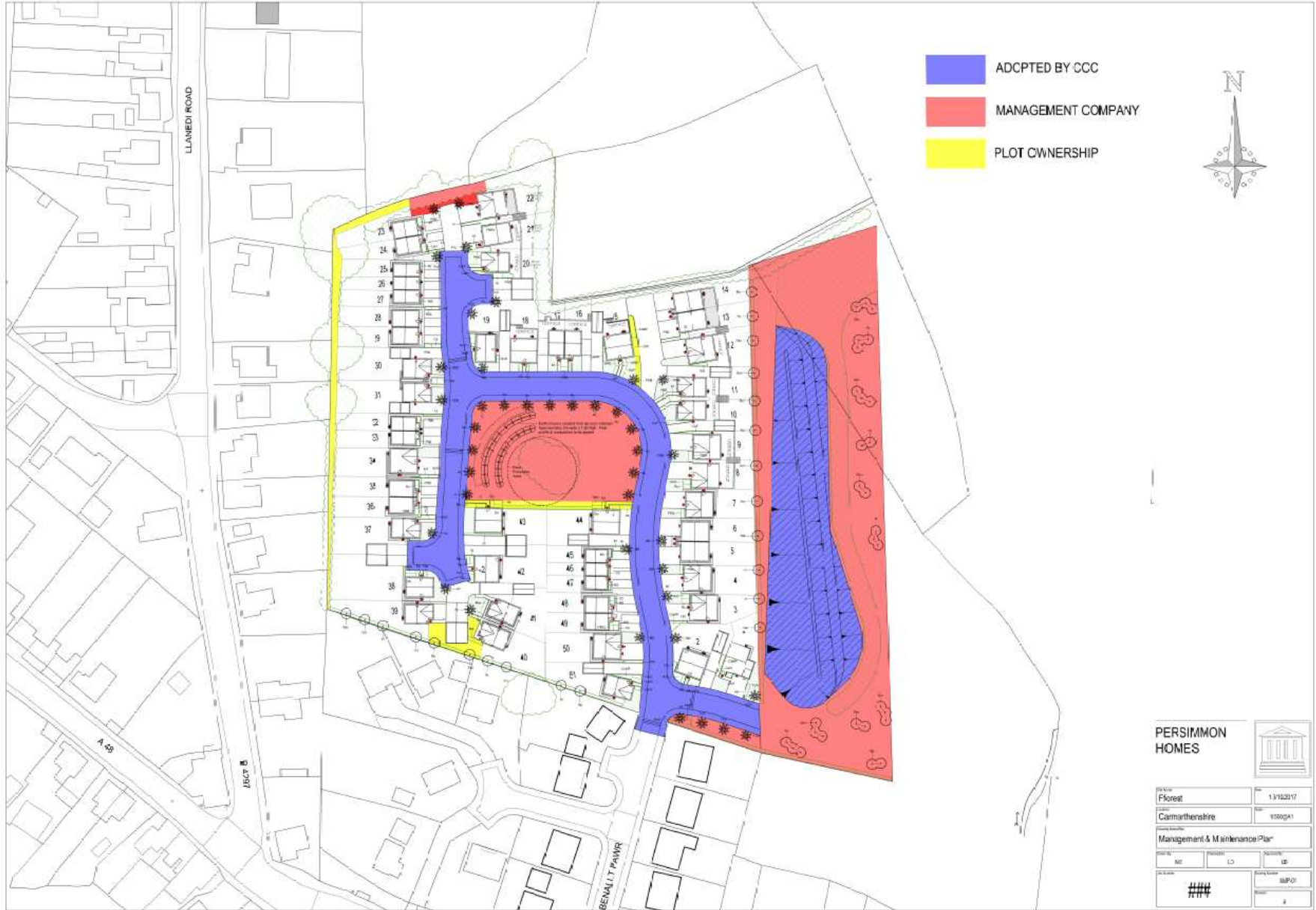
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Tudalen 30

S/35215



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Tudalen 32

S/35215



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Tudalen 33

S/35215



S/35215



Tudalen 35

S/35215



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Tudalen 40

S/35215



S/35215



Tudalen 42

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Tudalen 43

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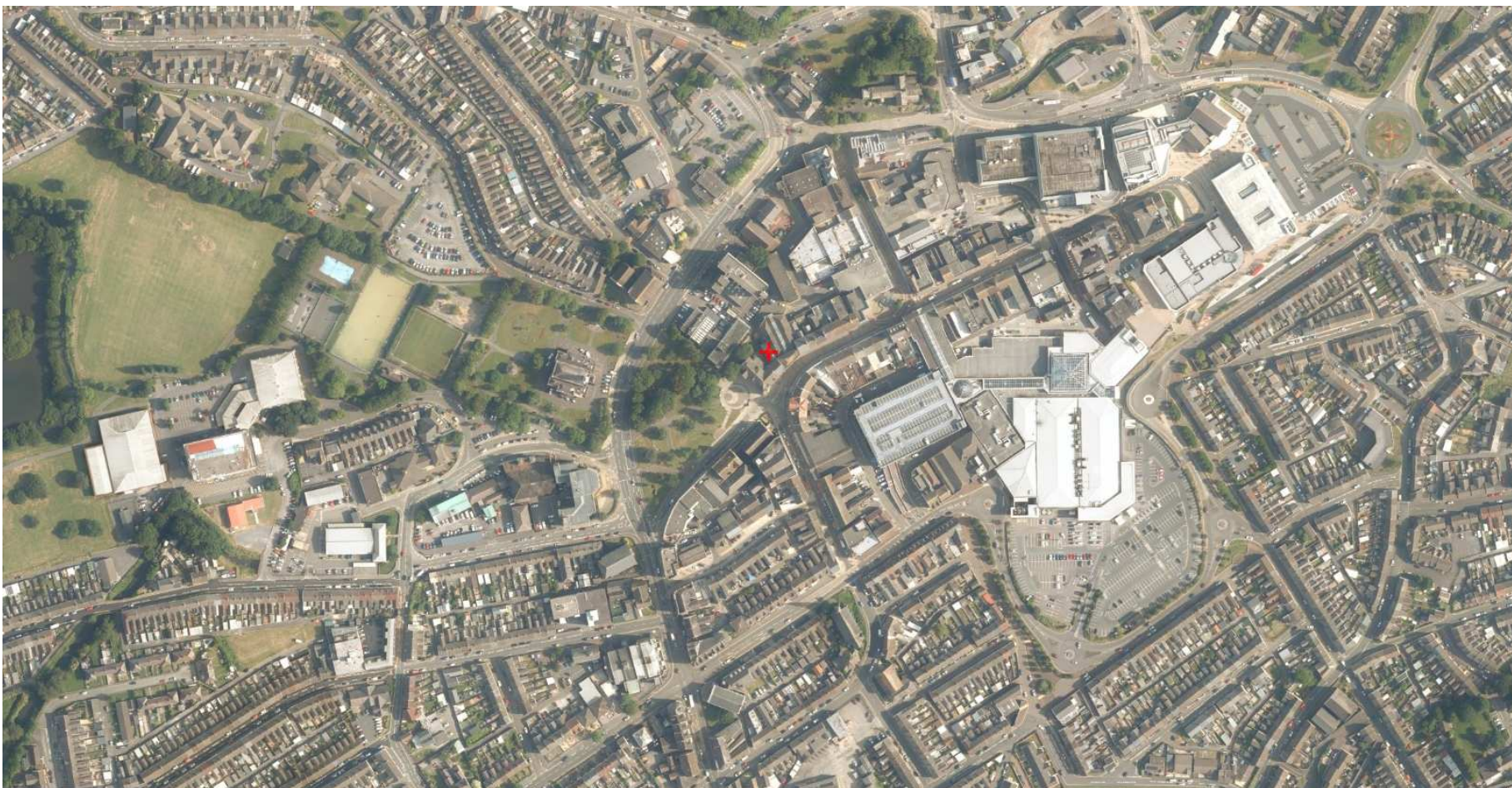




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Tudalen 46

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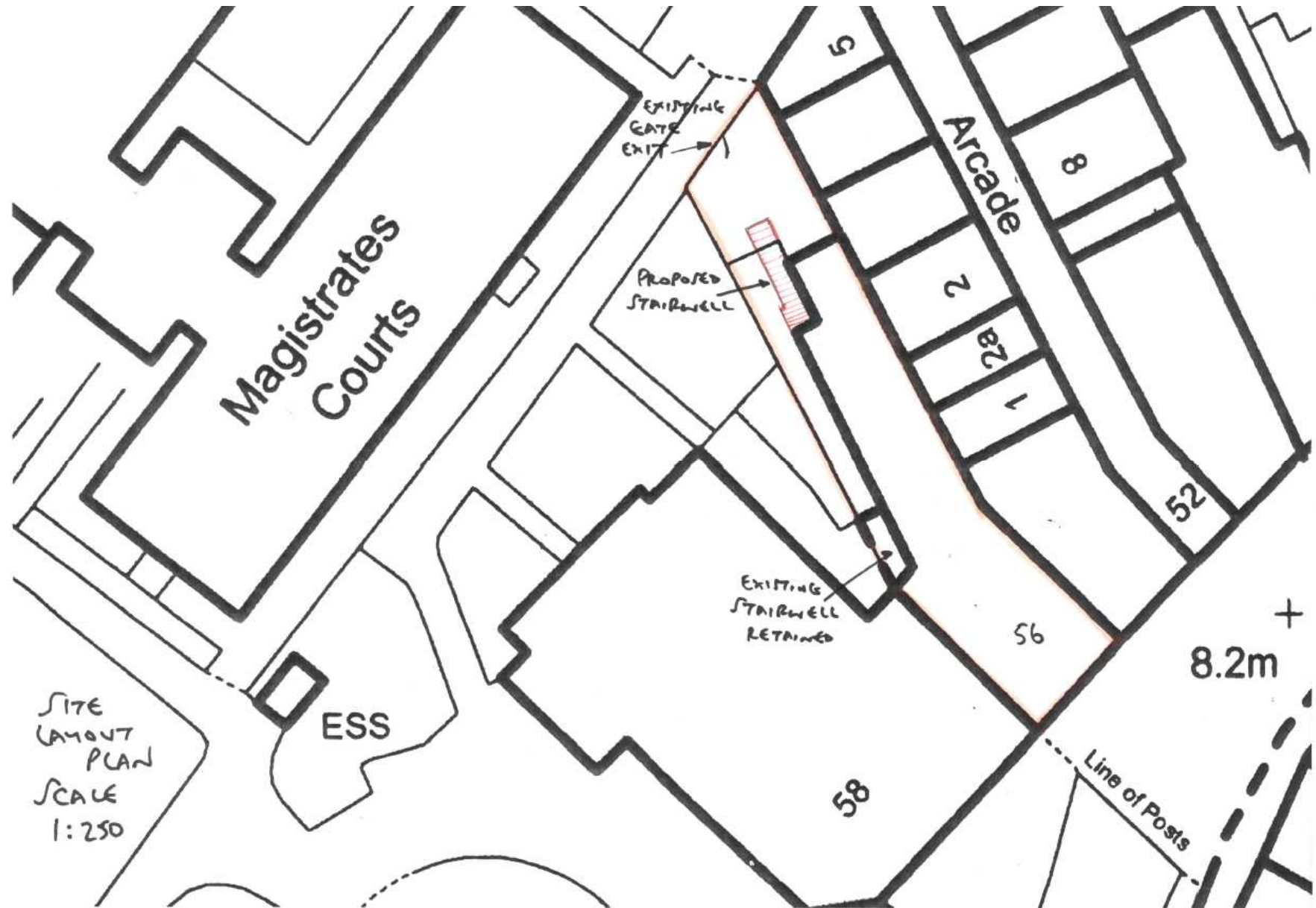
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SITE LAYOUT PLAN
SCALE 1:250

Tudalen 52

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Tudalen 53

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Tudalen 56

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Tudalen 57

Tudalen 58

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Tudalen 59



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Tudalen 61

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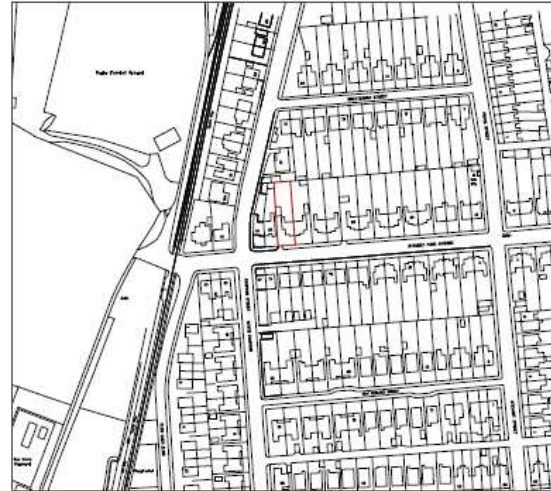
S/36429

SITE BLOCK & LOCATION PLAN

Reference Drawing (S) Created: 04/01/2014, 14:48:49, Version: 1, License number: 18022322



SITE BLOCK PLAN 1:500



SITE LOCATION PLAN 1:2500



PROPOSED SITE PLAN 1:2500

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PLANNING

Rev No.	Description	Date



Client
Mr Carl Brown

Project No.
35 Strategy Park Avenue, Llandudno, SA15 3EP

Drawing No.
1:500-1:250 and proposed site PLAN

Scale
1:500-1:250

Date
17/10/2017

Rev No.
-

Drawn
JAT

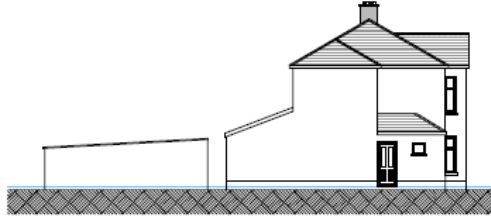
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TIG 21007 235 004
email: info@sauro.co.uk
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S/36429

EXISTING FLOOR PLANS & ELEVATIONS



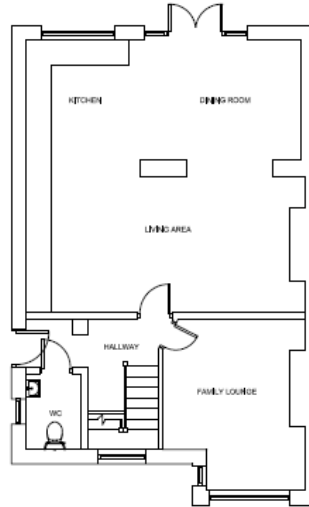
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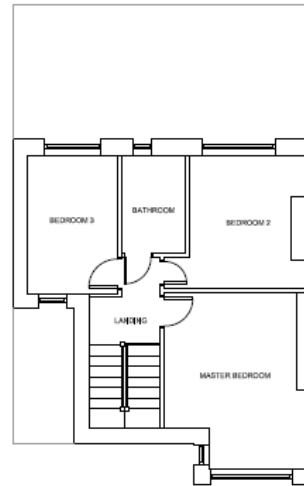
Existing Side Elevation 1:100



Existing Rear Elevation 1:100



Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

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SURVEY		
Worked	Drawn	Date



SAURO ARCHITECTURAL DESIGN		
9 ELIJAH TERRACE, CARRMARTHON		
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T: 01547 223 884		
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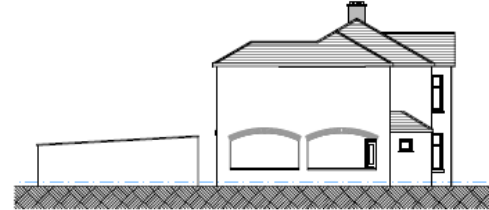
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36 Straley Park Avenue, Llanelw, SA19 3EP		
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EXISTING FLOOR PLANS & ELEVATIONS		
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17, 10, 17	738	01
Revised:	Checked:	Drawn by:
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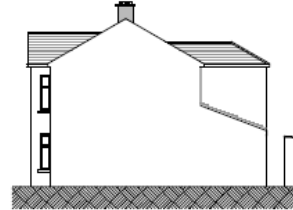
PROPOSED FLOOR PLANS & ELEVATIONS



Proposed Front Elevation 1:100



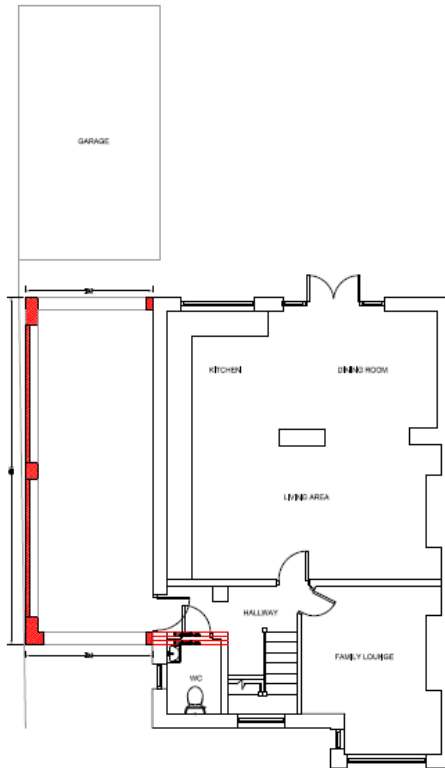
Proposed Side Elevation 1:100



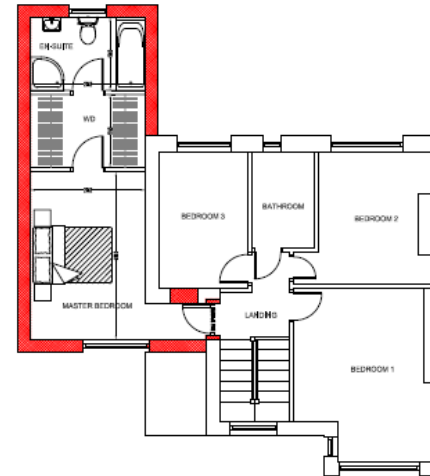
Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

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PLANNING

Scale:	Drawn by:	Date:



SAURO ARCHITECTURAL DESIGN
38 Straley Park Avenue, Llandil, SA15 3EP

Drawn by:	PROPOSED FLOOR PLANS & ELEVATIONS	
Scale:	Drawn by:	
1:100/50	T	
Date:	Issue No.:	Drawn by No.:
17/10/2017	758	02
Rev. No.:	Checked:	Drawn by:
-		A1

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Tudalen 66

S/36429



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Tudalen 69

Tudalen 70

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Tudalen 72

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Tudalen 73

Tudalen 74

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Tudalen 75

Tudalen 76

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Tudalen 78

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Tudalen 79

Tudalen 80

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Tudalen 81

Tudalen 82

S/36429



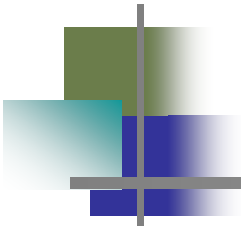
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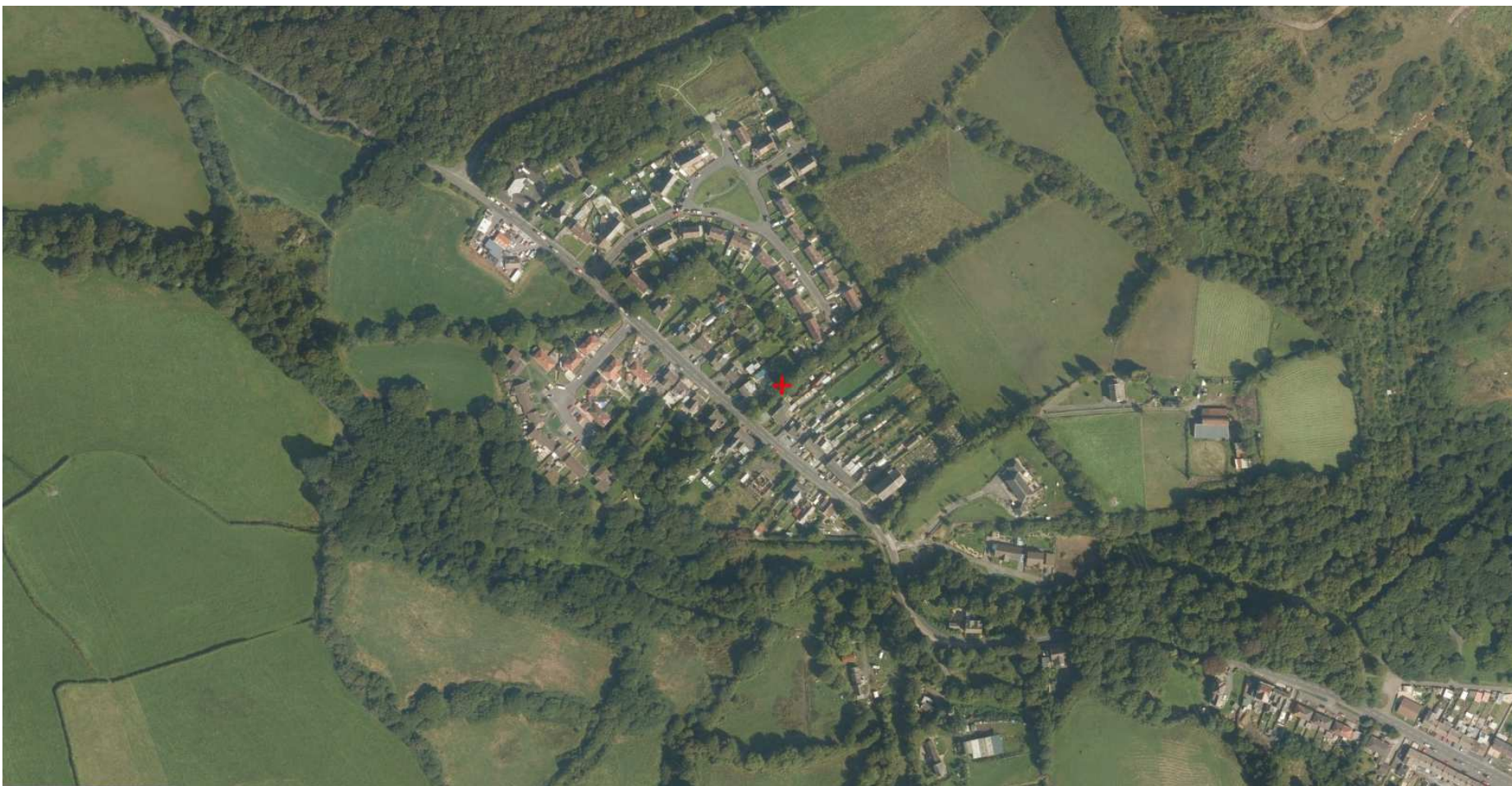
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU GWRTHOD***

**APPLICATIONS RECOMMENDED
FOR REFUSAL**



S/35028

S/35028



S/35028



S/35028



S/35028



S/35028



Species Records 1 km buffer

SN 44420 05235

Report produced for David Rees on the 10th June 2016 by West Wales Biodiversity Information Centre.

This is a data search for protected and priority species, other species of conservation concern and locally important species within 1 km of the site.




Please see the species list for more detail.

Legend

-  Site
-  1 km buffer

Species Records

Designation

-  1 - Protected and priority species
-  2 - Other species of conservation concern
-  3 - Locally important species



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S/35028



Tudalen 91

Tudalen 92

S/35028



S/35028



Tudalen 93

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