

Annwyl Gynghorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 8FED CHWEFROR, 2018

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

Rhif ar yr Agenda	Eitem
3.1	<u>E/35356 - GWELLA'R MYNEDIAD PRESENNOL I GAE I HWYLUSO MYNEDIAD I SAFLE LLEOLIAD ARDYSTIEDIG Â 5 CARAFÂN, TIR BRYNHYFRYD, HEOL TALYLLYCHAU, LLANDEILO, SA19 7HU. (Tudalennau 5 - 20)</u>
4.	<u>RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 21 - 40)</u>
5.	<u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 41 - 60)</u>
6.	<u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 61 - 130)</u>

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

***08 CHWEFROR
2018***

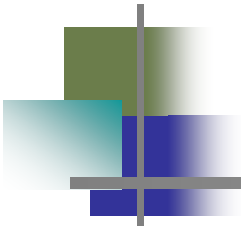
**08 FEBRUARY
2018**

***RHANBARTH Y
DWYRAIN***

**AREA
EAST**

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

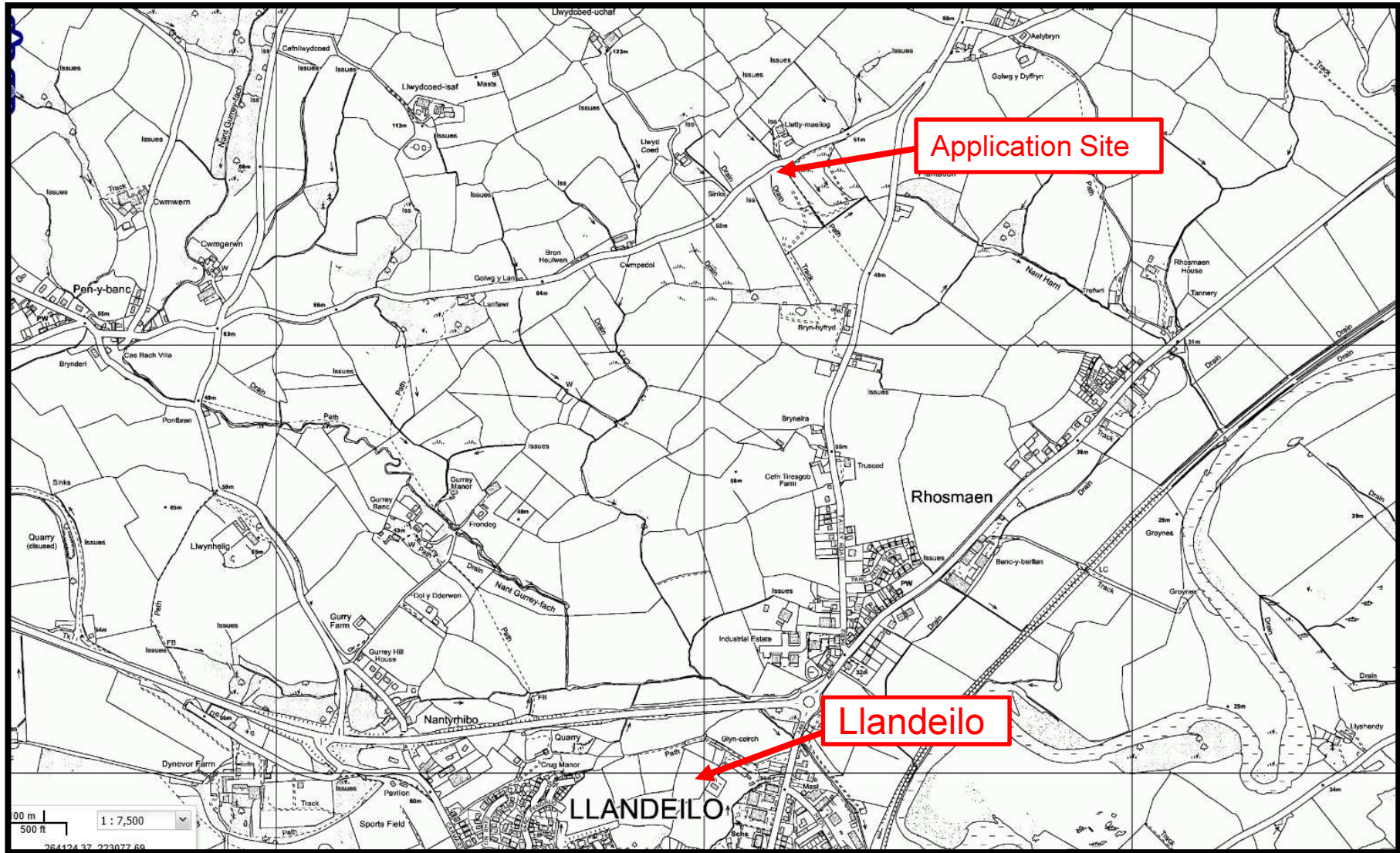
**APPLICATIONS RECOMMENDED
FOR APPROVAL**



E/35356

E/35356

Location Plan



E/35356 Aerial Photo of Site



E/35356

Aerial Photo of Site



E/35356

Site Photo



E/35356

Site Photo



Tudalen 11

Tudalen 12

E/35356

Site Photo



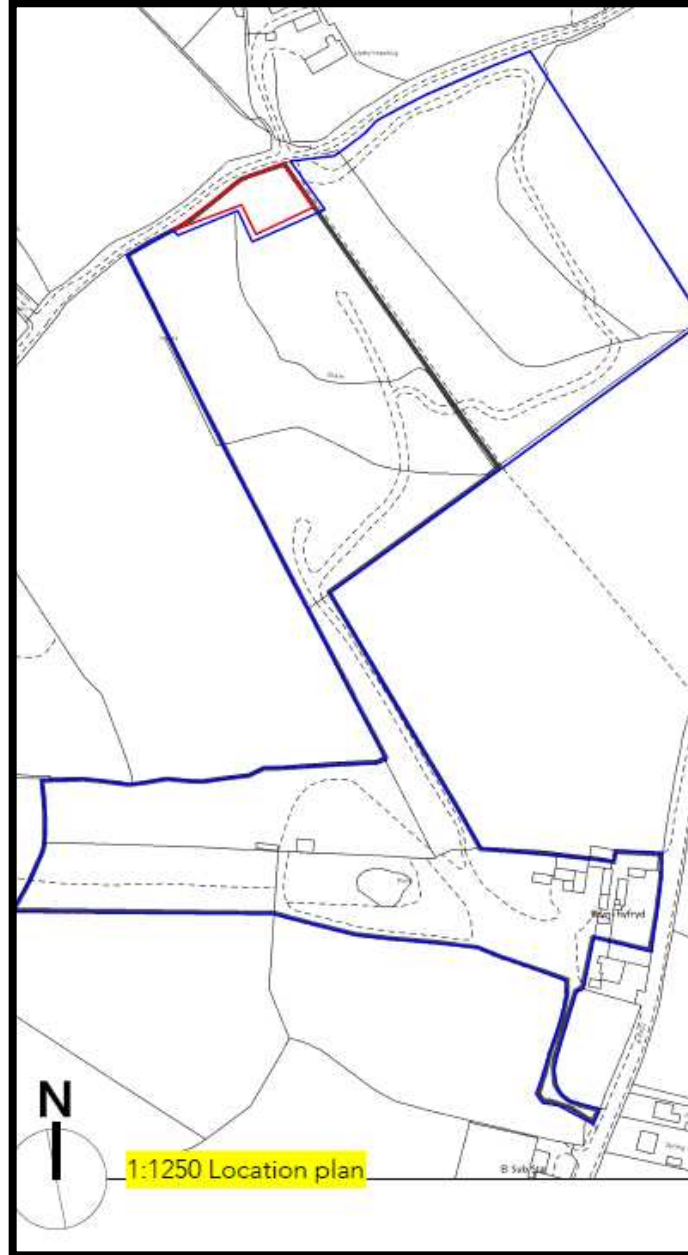
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Site Photo



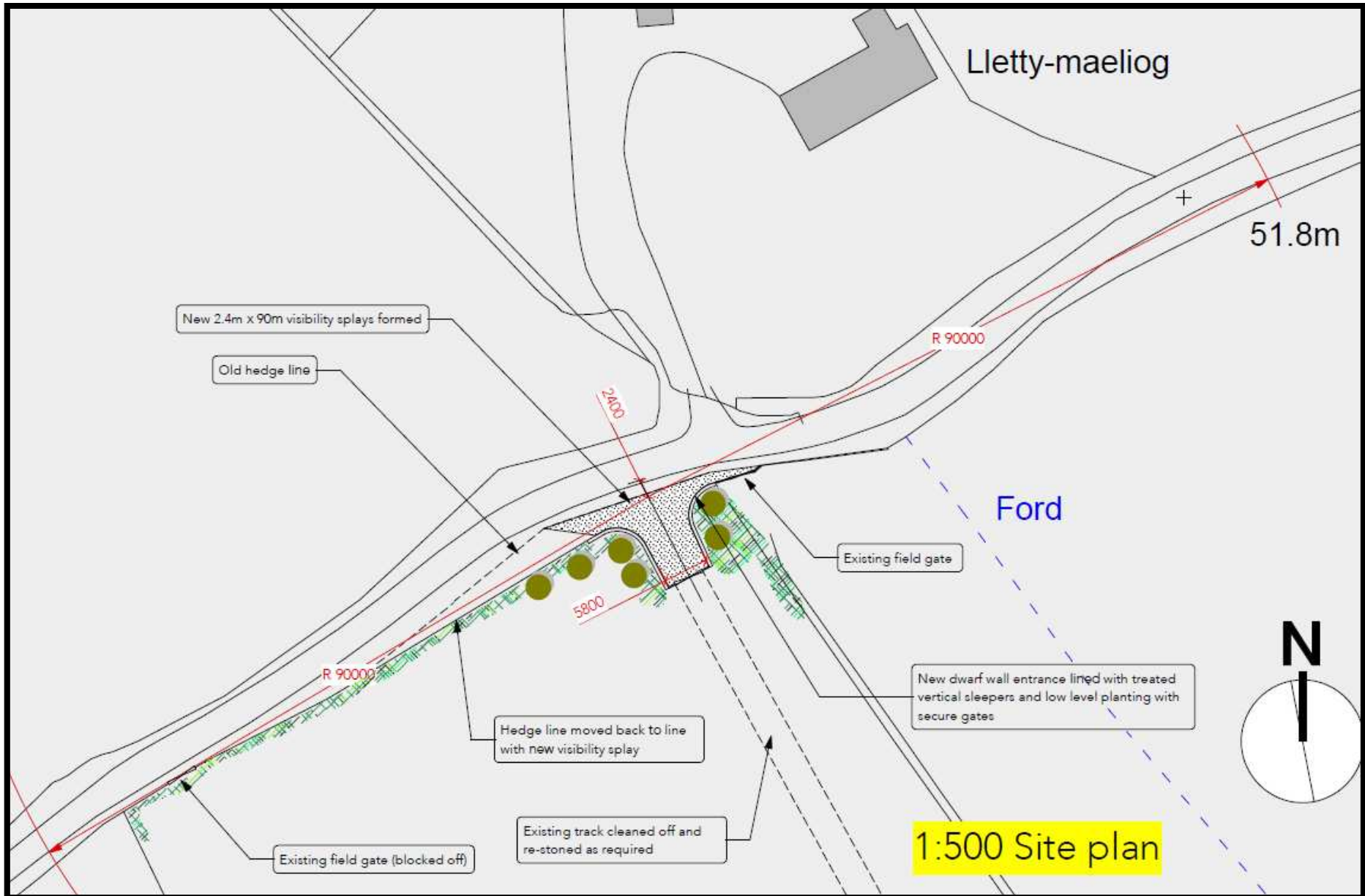
E/35356

Application Site



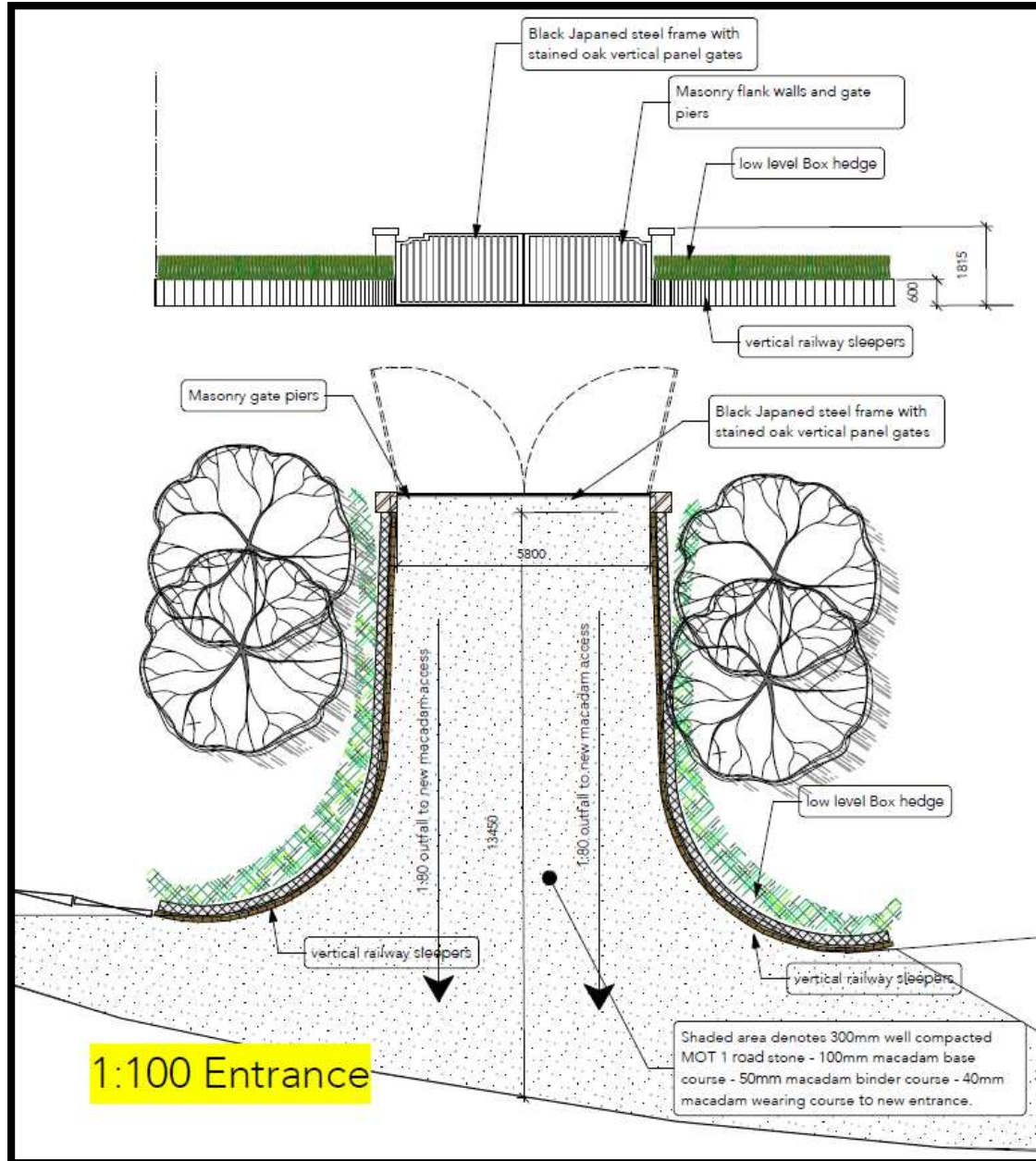
E/35356

Site Plan



E/35356

Layout and Elevation Plan



E/35356

Junction of B4302 and C2118



E/35356

Junction of B4302 and C2118





***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

***08 CHWEFROR
2018***

**08 FEBRUARY
2018**

***RHANBARTH Y
DWYRAIN***

**AREA
EAST**

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

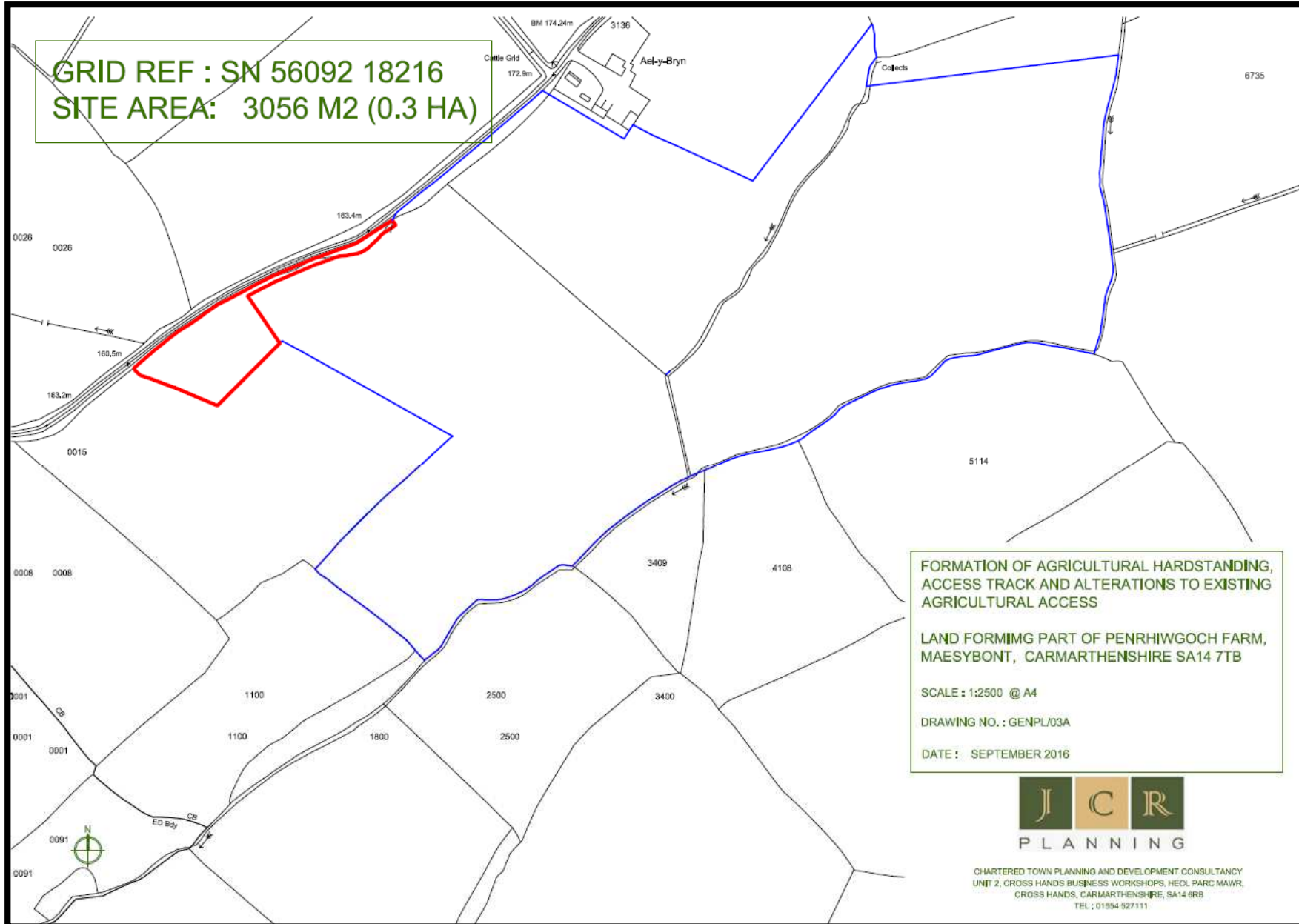
**APPLICATIONS RECOMMENDED
FOR APPROVAL**



E/35139

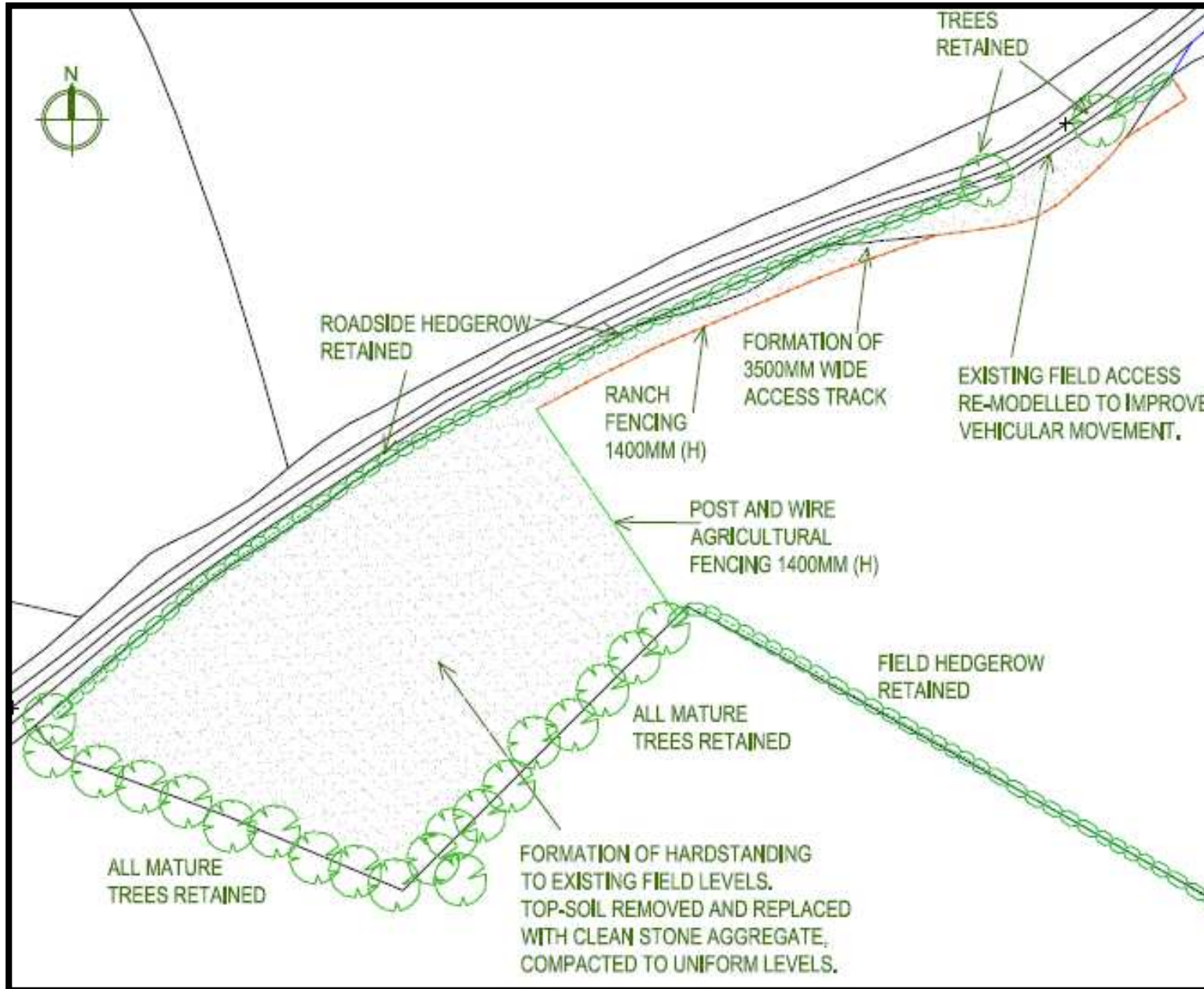
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Location Plan



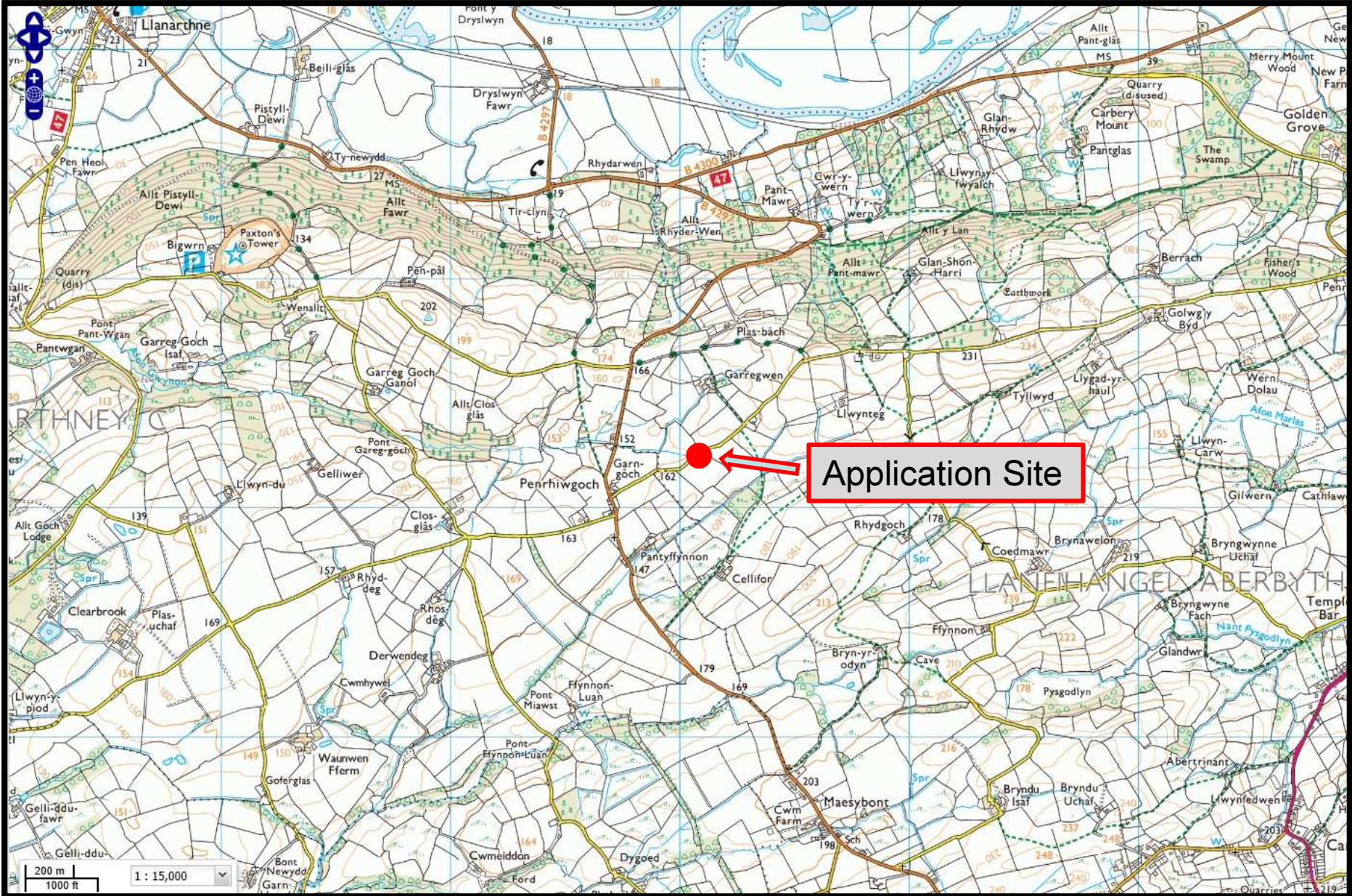
E/35139

Site Plan



E/35139

Location of Site



E/35139

OS Map showing position of Pond



E/35139 Aerial Photo 2013-2014



E/35139 Aerial Photo 2009-2010



Tudalen 27

E/35139

Aerial Photo 2006



E/35139 Aerial Photo 1999-2001



E/35139 Ecology Compensation Scheme



E/35139

Site Entrance



E/35139 View of access track from the east (Spring)



E/35139 View of access track from the east (Summer)



E/35139

View of Hardstanding from the east



E/35139 view of hardstanding from south-east



E/35139

Silage/Implement storage



E/35139

View of Hardstanding from the west



E/35139 View of Hardstanding from the west





***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

08 CHWEFROR 2018

08 FEBRUARY 2018

RHANBARTH Y DE

AREA SOUTH

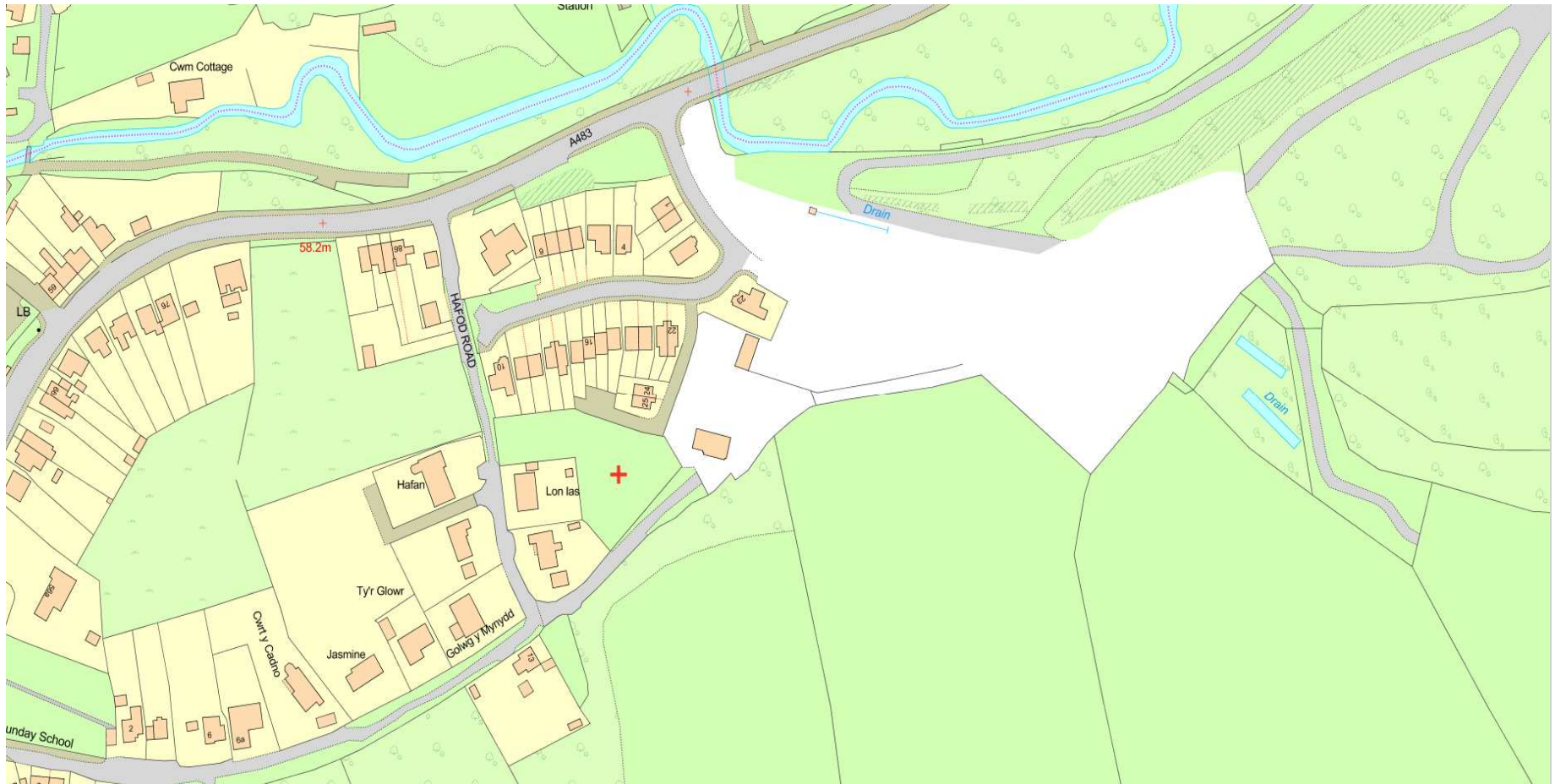
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/35645

S/35645

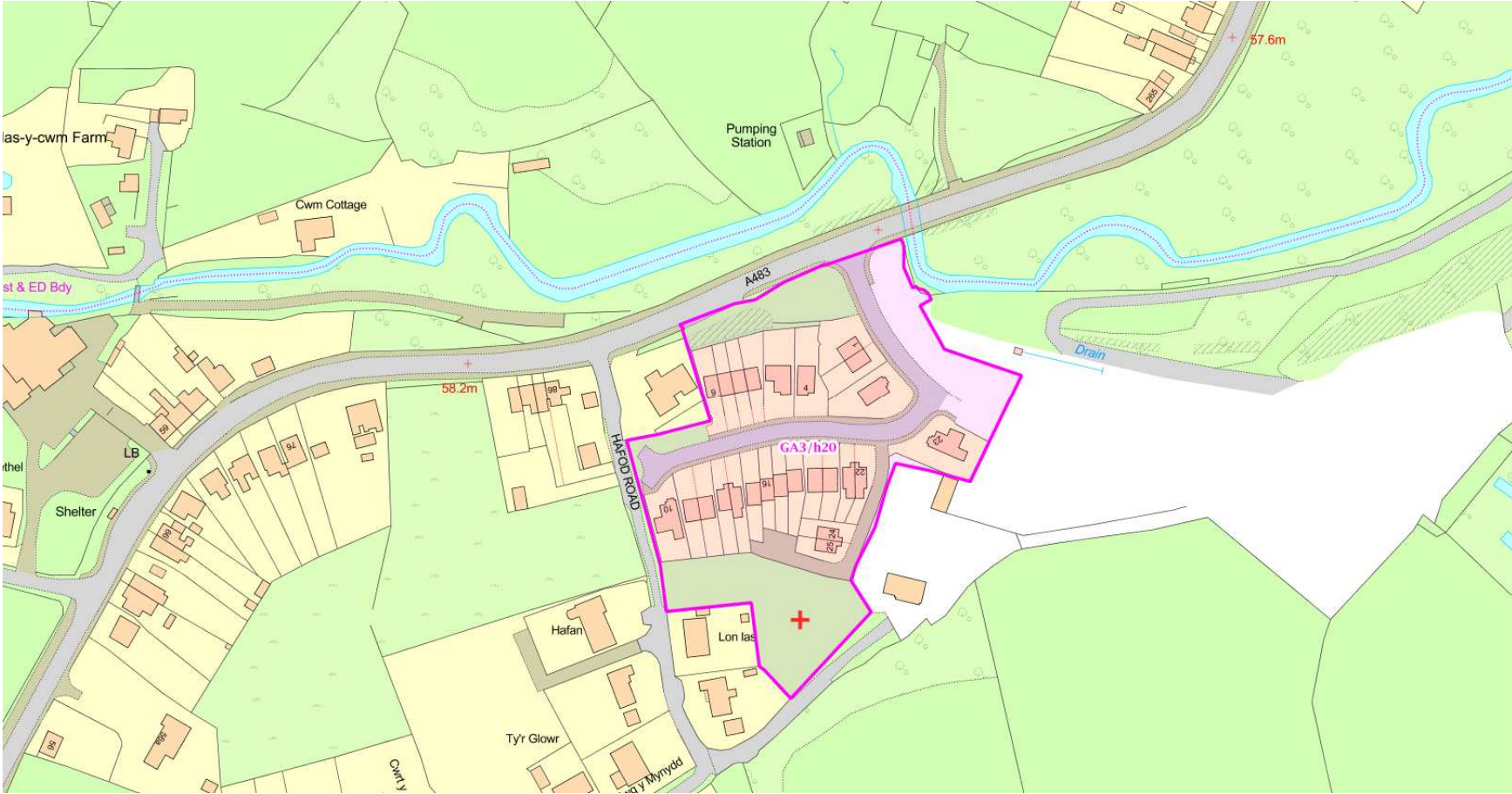


S/35645

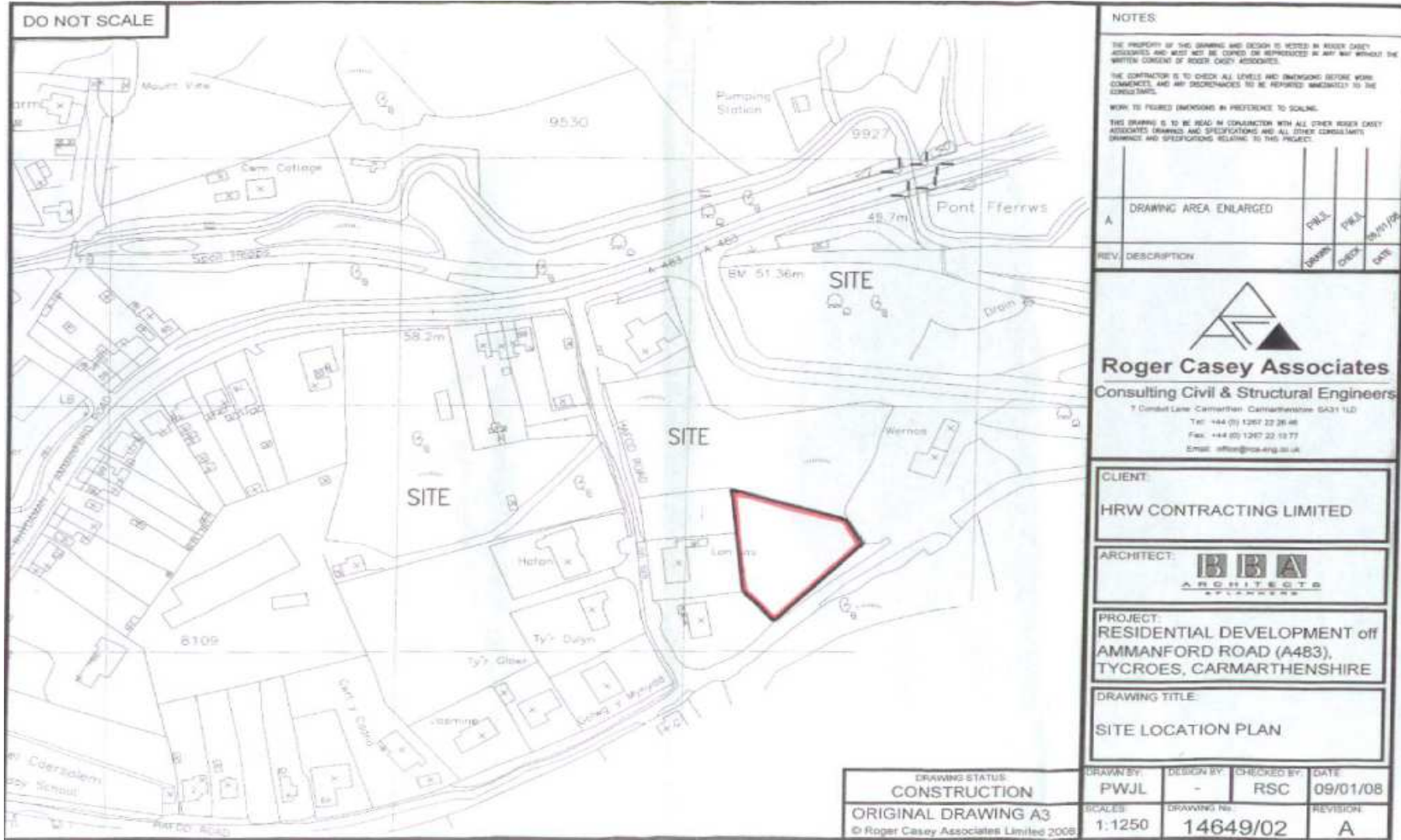


Tudalen 43

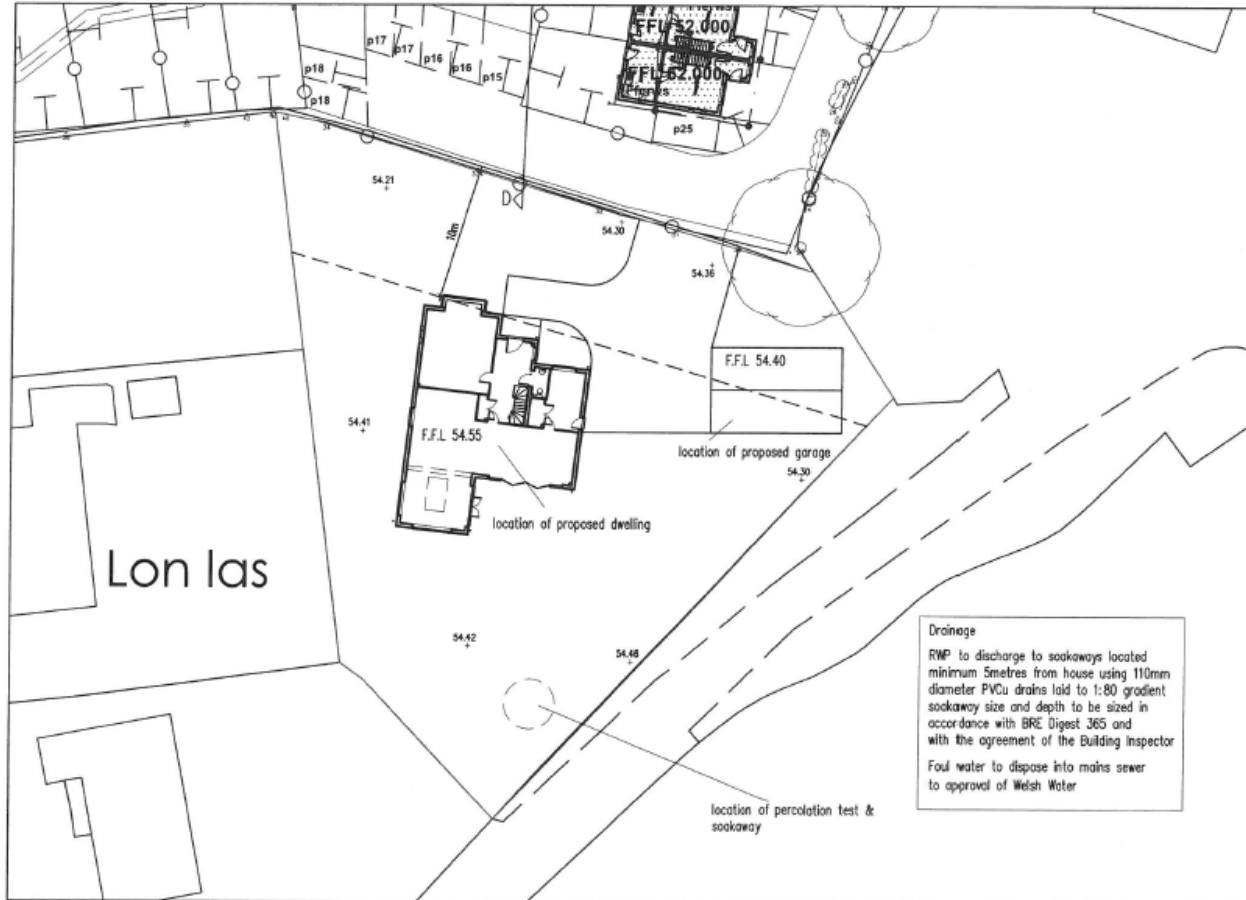
S/35645



S/35645



S/35645



BLOCK PLAN



- D: **addition and level altered, and soakaway location location added** 01-09-17
- C: **level text made bolder & enlarged** 08-08-17
- B: **levels altered as requested** 26-05-17
- A: **dwelling moved 2m, and drive enlarged** 23-05-17


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AMAN HOUSE TYPE, TYCROES DEVELOPMENT FOR HRW CONTRACTING LTD

BLOCK PLAN

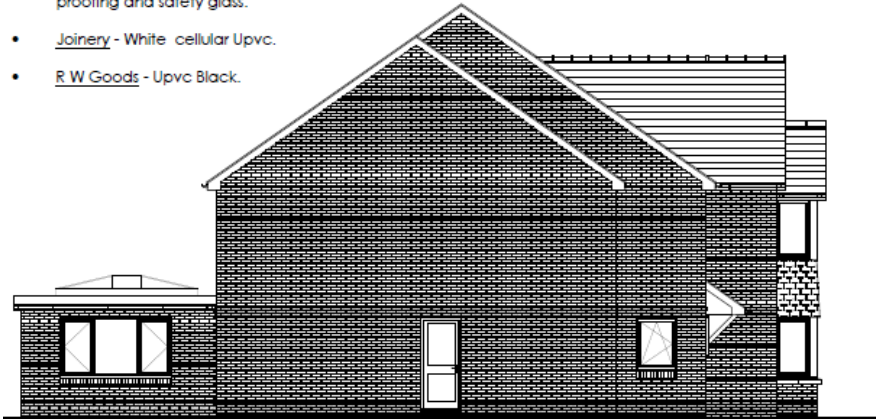
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PROPOSAL		1:500			
CT		26-01-17			
Original Size A4					



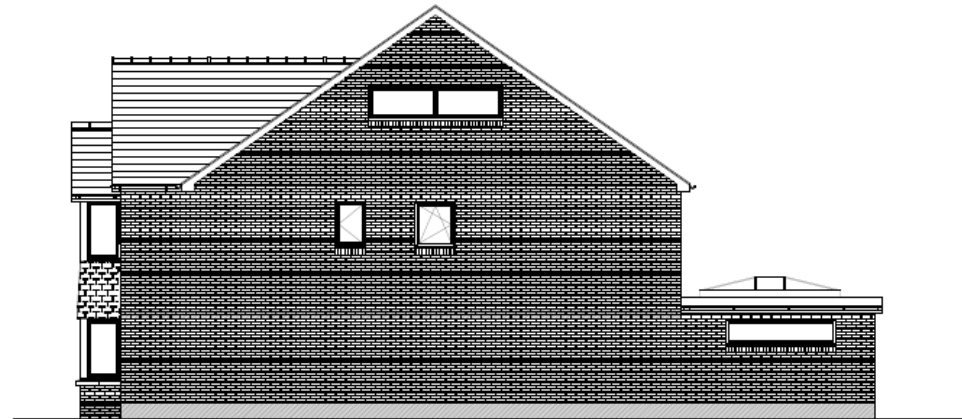
S/35645

External Finishes

- **Roof Covering** - Conc. Tile Laid and fixed in accordance with manufacturers recommendations.
- **Walls** - Facebrick as indicated
- **Windows** - White Upvc with brick on edge cills.
- **Doors** - White Upvc/Aluminium/Oak with draught proofing and safety glass.
- **Joinery** - White cellular Upvc.
- **R W Goods** - Upvc Black.



Side Elevation



Side Elevation



Front Elevation

Rear Elevation



A: 2nd floor windows removed/abraded 08-08-17

The Contractor is to check all dimensions before commencing work on site.
Any discrepancies to be reported immediately.
IF IN DOUBT PLEASE ASK

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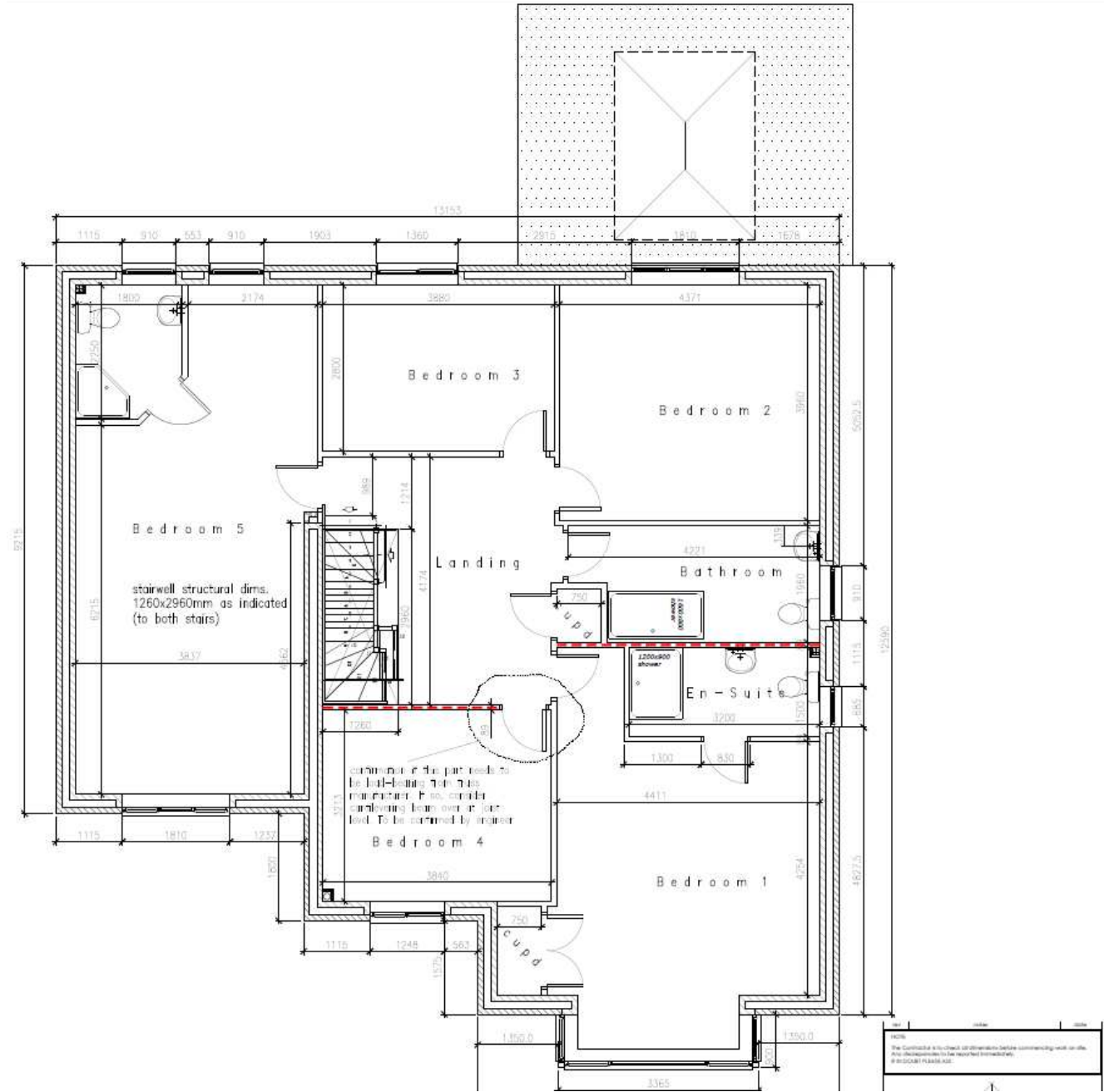
AMAN HOUSE TYPE, TYCROE'S DEVELOPMENT FOR HRW CONTRACTING LTD

ELEVATIONS

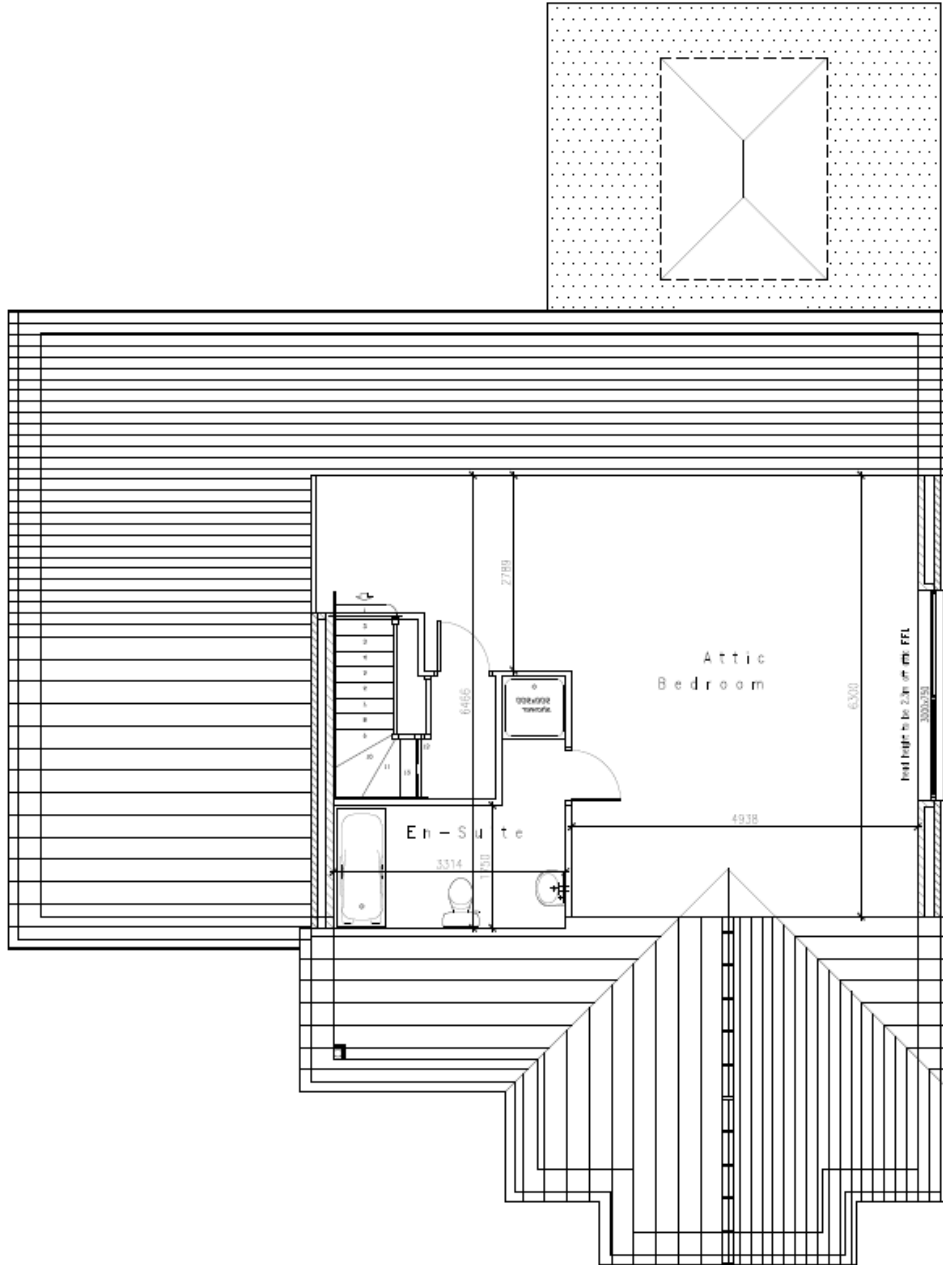
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PROPOSAL		1:100			
CT		26-01-17			

Original Size A3

S/35645



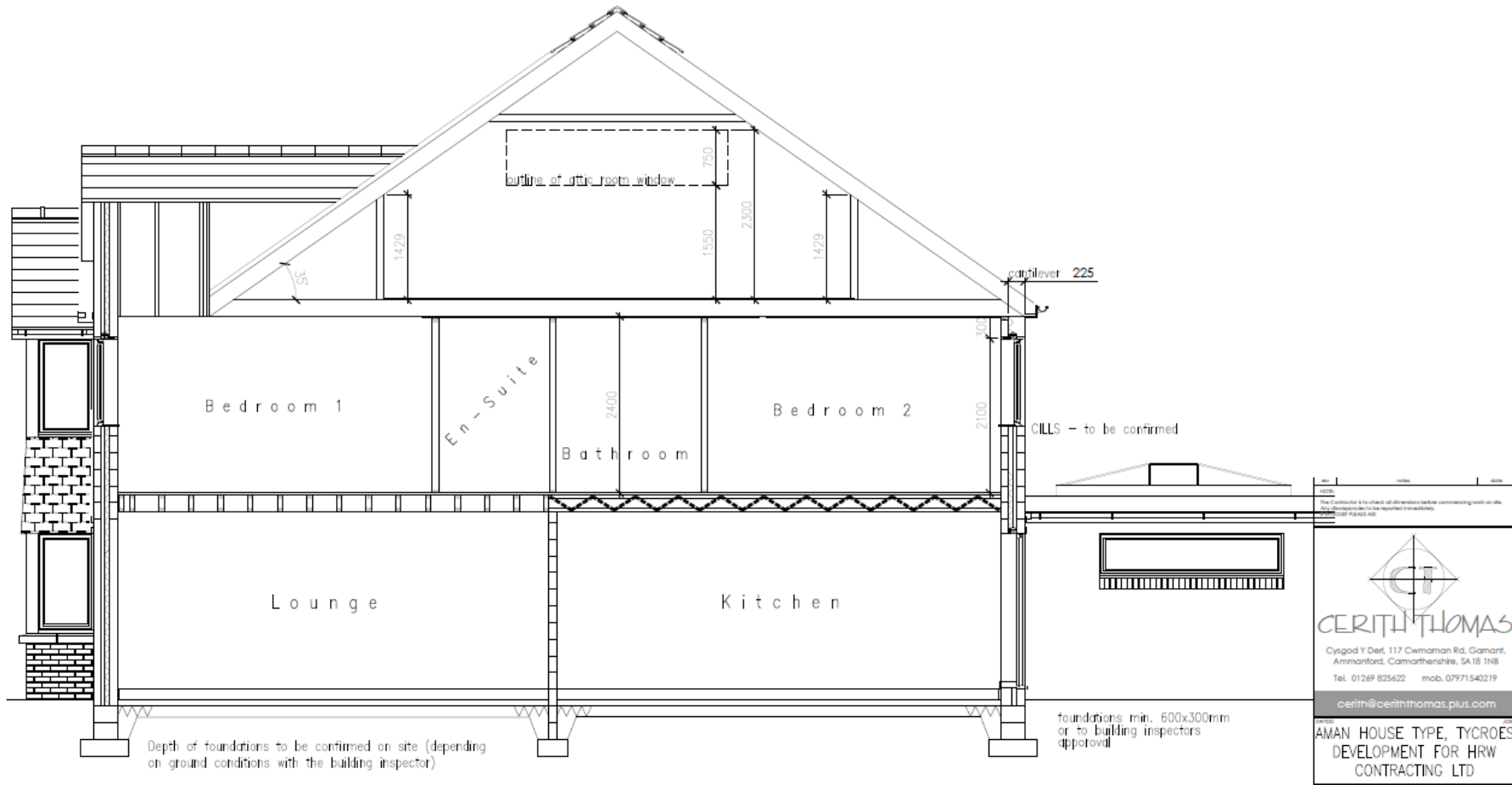
S/35645




A - 2nd floor window cross/section
1:100
The Contractor is to check all dimensions before commencing any
work and is to report any discrepancies to the architect immediately.
IF IN DOUBT PLEASE ASK



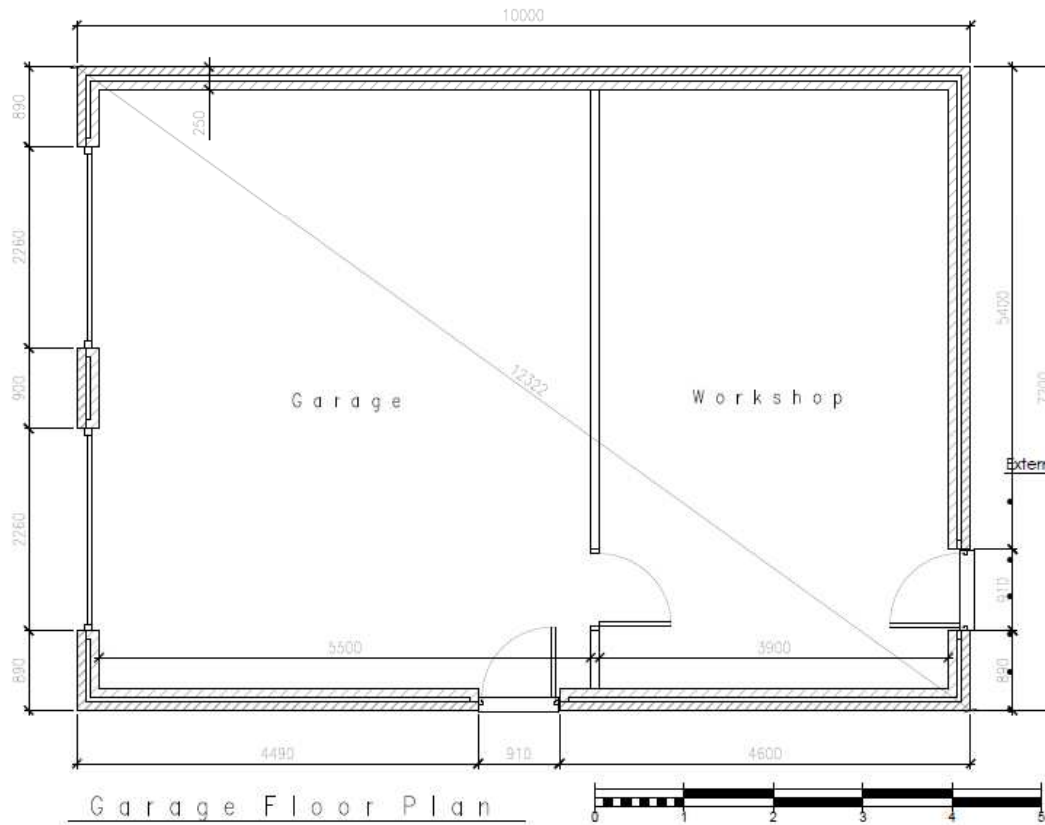
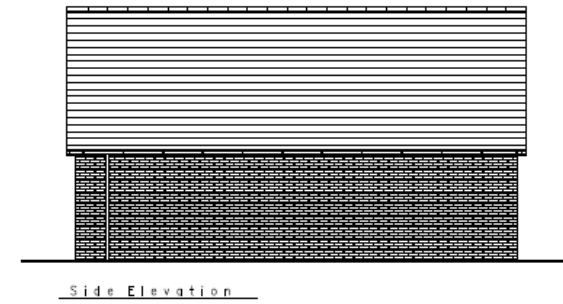
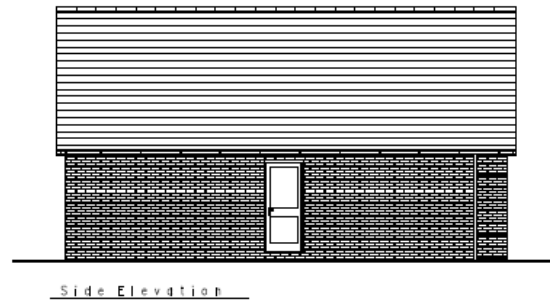
S/35645



Typical Section

REV	DATE	BY	CHKD
<p>The Contractor to check all dimensions before commencing work on site. Any discrepancies to the reported instructions, shall be reported immediately.</p>			
 <p>CERITH THOMAS</p> <p>Cygod Y Dref, 117 Cwmaman Rd, Gaman, Ammanford, Carmarthenshire, SA18 1NB Tel. 01269 825622 mob. 07971540219 cerith@ceriththomas.plus.com</p>			
<p>AMAN HOUSE TYPE, TYCROES DEVELOPMENT FOR HRW CONTRACTING LTD</p>			
<p>TYPICAL SECTION</p>			
NO	DESCRIPTION	DATE	SCALE
01	CTA339.108		
02	PROPOSAL		1:50
03	CT	08-08-17	
<p>Original Size A3</p>			

S/35645



External Finishes

- Roof Covering - Conc. Tile Laid and fixed in accordance with manufacturers recommendations.
- Walls - Facebrick as indicated
- Windows - White Upvc with brick on edge cills.
- Doors - White GRP
- Joinery - White cellular Upvc.
- W Goods - Upvc Black.

CT
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AMAN HOUSE TYPE, TYCROES DEVELOPMENT FOR HRW CONTRACTING LTD

GARAGE DESIGN

CTA339.107	1:50, 1:100
PROPOSAL	23-05-17
Original Size A3	

S/35645



Tudalen 53

Tudalen 54

S/35645



S/35645



Tudalen 55

Tudalen 56

S/35645



S/35645



Tudalen 57

Tudalen 58

S/35645



*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

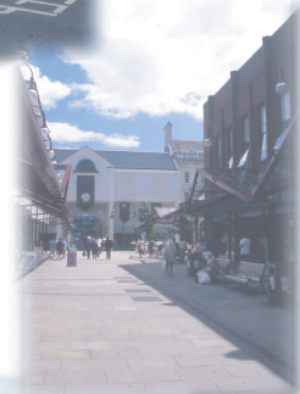
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 08 CHWEFROR 2018
ON 08 FEBRUARY 2018**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM



ADDENDUM – Area West

<i>Application Number</i>	W/36320
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT - 2 DETACHED UNITS AT LAND OFF HEOL YR YSGOL, CEFNEITHIN, SA14 7EA

DETAILS:

CONSULTATIONS

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

CONDITIONS

- 1 The new vehicular access shall be laid out and constructed strictly in accordance with Typical Layout No. 5 (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 2 Any access gates shall be set back a minimum distance of 5.0 metres from the amended highway boundary, and shall open inwards into the site only.
- 3 The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.
- 4 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4m metres x 25m metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway.
- 5 Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 6 All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.
- 7 No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

REASONS

- 1-7 In the interests of highway safety.

Other Observation(s):

- 1 Condition no.4 above requires the removal/lowering/translocation of the front boundary hedgerow, as well as the removal/lowering of trees situated to the south-west of the proposed site access, included within the red splay line.
- 2 Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by him. This is required to have the type 5 access adopted.
- 3 It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway.

The Head of Transport has been made aware of the objections raised with regard to road width and highway safety, however, the above response and offer of no objection, confirms that there are insufficient grounds to object to the application.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

08 CHWEFROR 2018

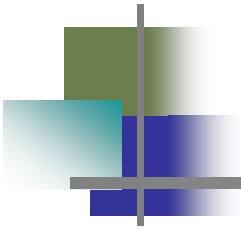
08 FEBRUARY 2018

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

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

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



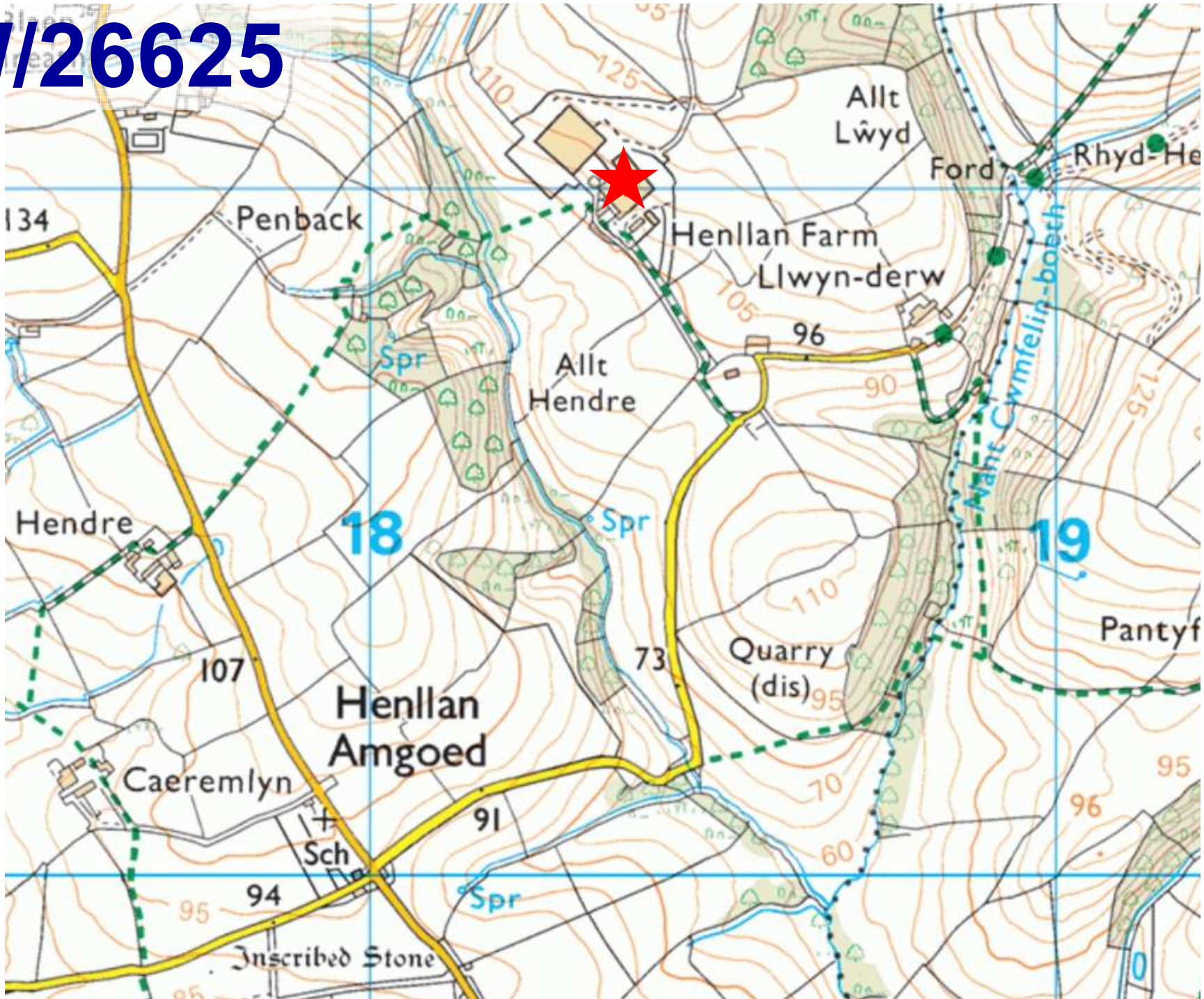
W/22625

Tudalen 66

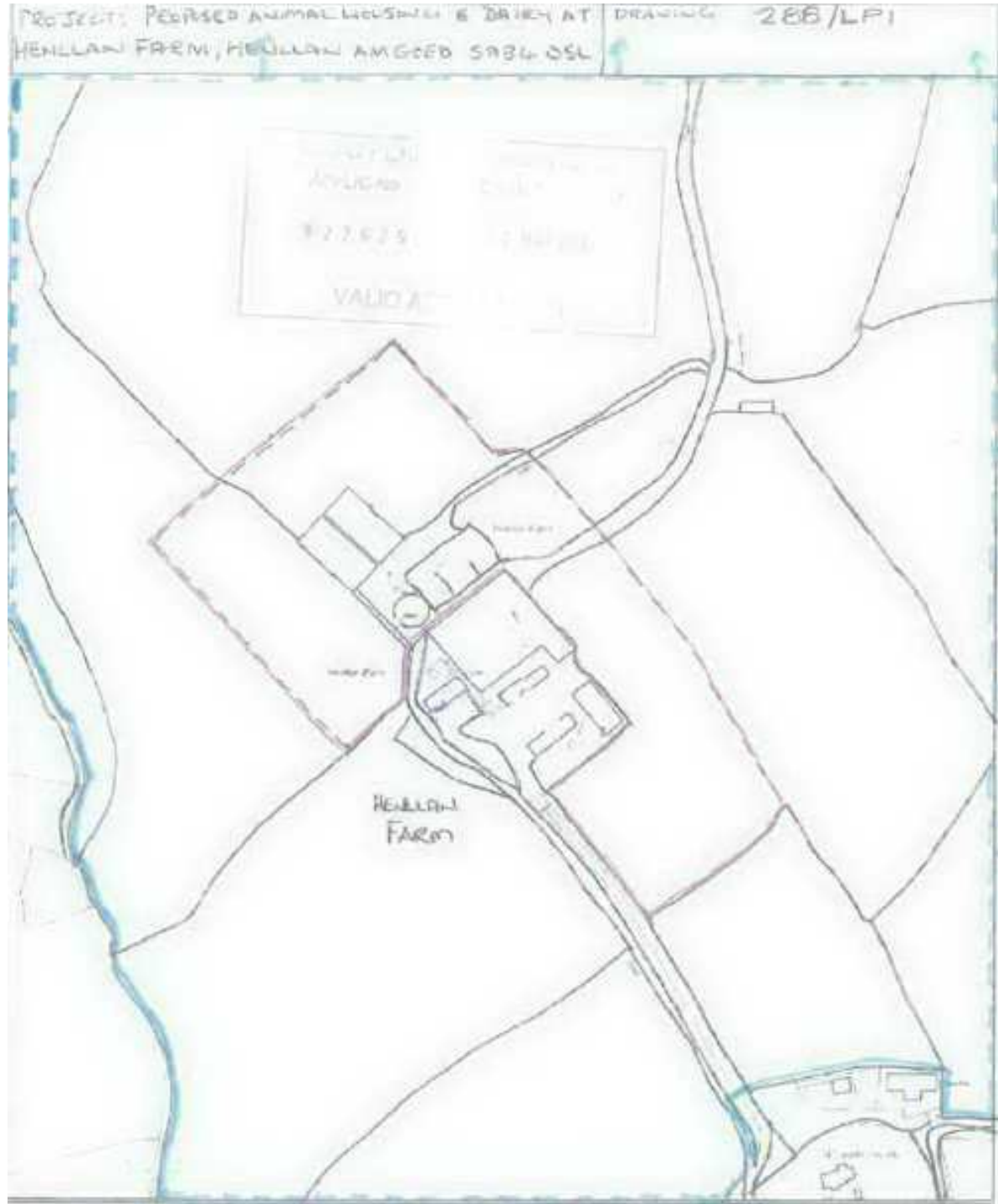
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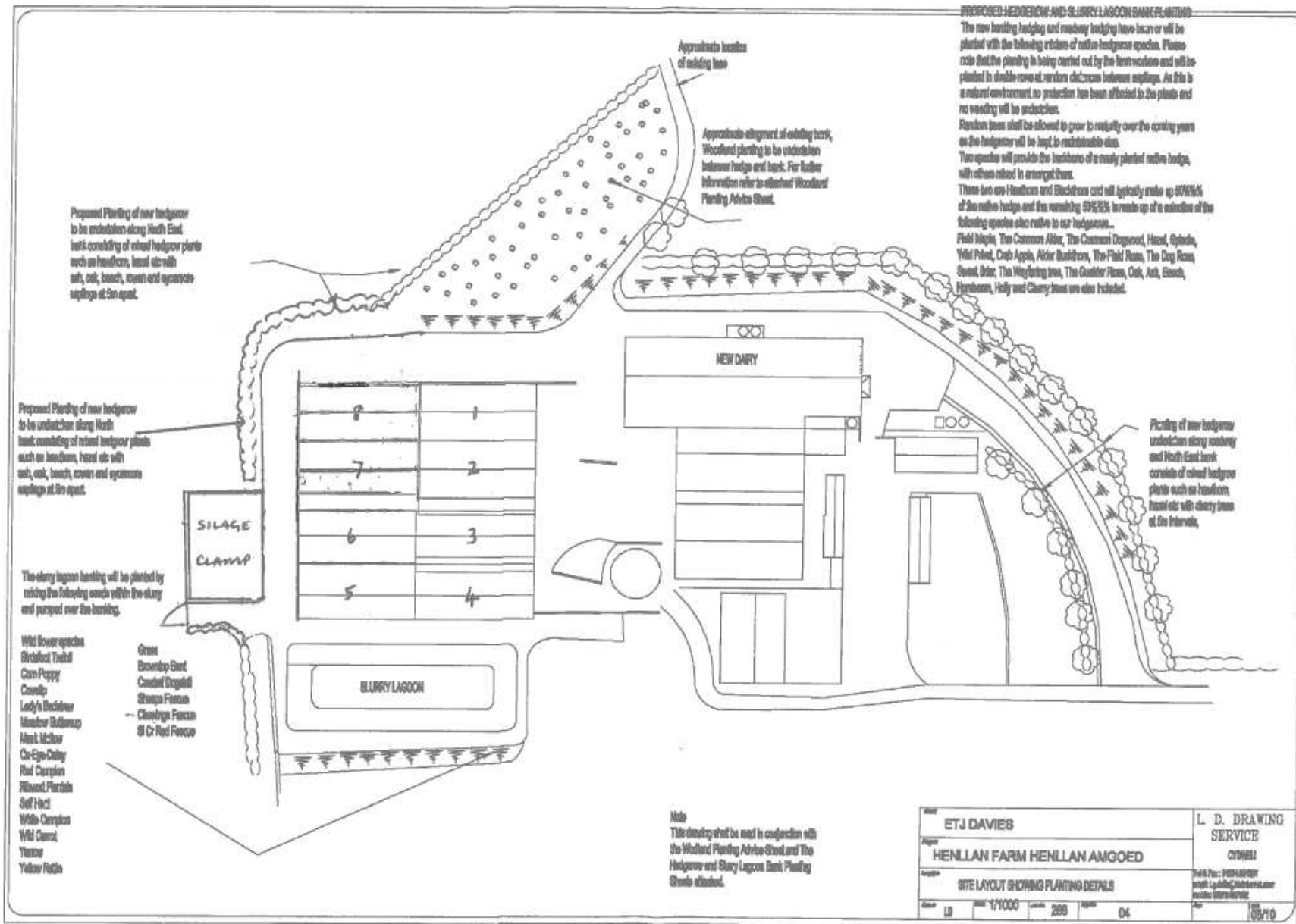
W/26625



W/22625



W/22625 Layout Plan



W/22625 2000 Aerial



W/22625 2006



W/22625 2009 Aerial



W/22625 2013 Aerial



Tudalen 75

Tudalen 76

W/22625 Farm entrance



2.2.2018

W/22625 Access road



W/22625 Access Road



W/22625 Dairy Parlour



W/22625 Dairy building hardstanding



W/22625 Dairy Parlour side



W/22625 Dairy Parlour



W/22625 Dairy Parlour Rear



W/22625



2.2.2018

W/22625 Animal Housing 1,2,3,4



W/22625



W/22625



W/22625 Animal Housing 5,6,7,8



W/22625

Dairy Parlour

Animal Housing

Building 4

Building 8

Building 7



2.2.2018

W/22625



2.2.2018

W/22625



W/22625 Slurry Lagoon 2012



W/22625 Slurry Lagoon 2018



Tudalen 93

2.2.2018

Tudalen 94

W/22625 Silage Clamp



2.2.2018

W/22625 Henllan Amgoed Crossroads

The Old Smithy



W/22625 Henllan Amgoed Crossroads



W/22625 Henllan Amgoed Crossroads



Tudalen 98

W/22625



W/22625



Tudalen 99

2.2.2018

Tudalen 100

W/22625



W/22625



Tudalen 101

Tudalen 102

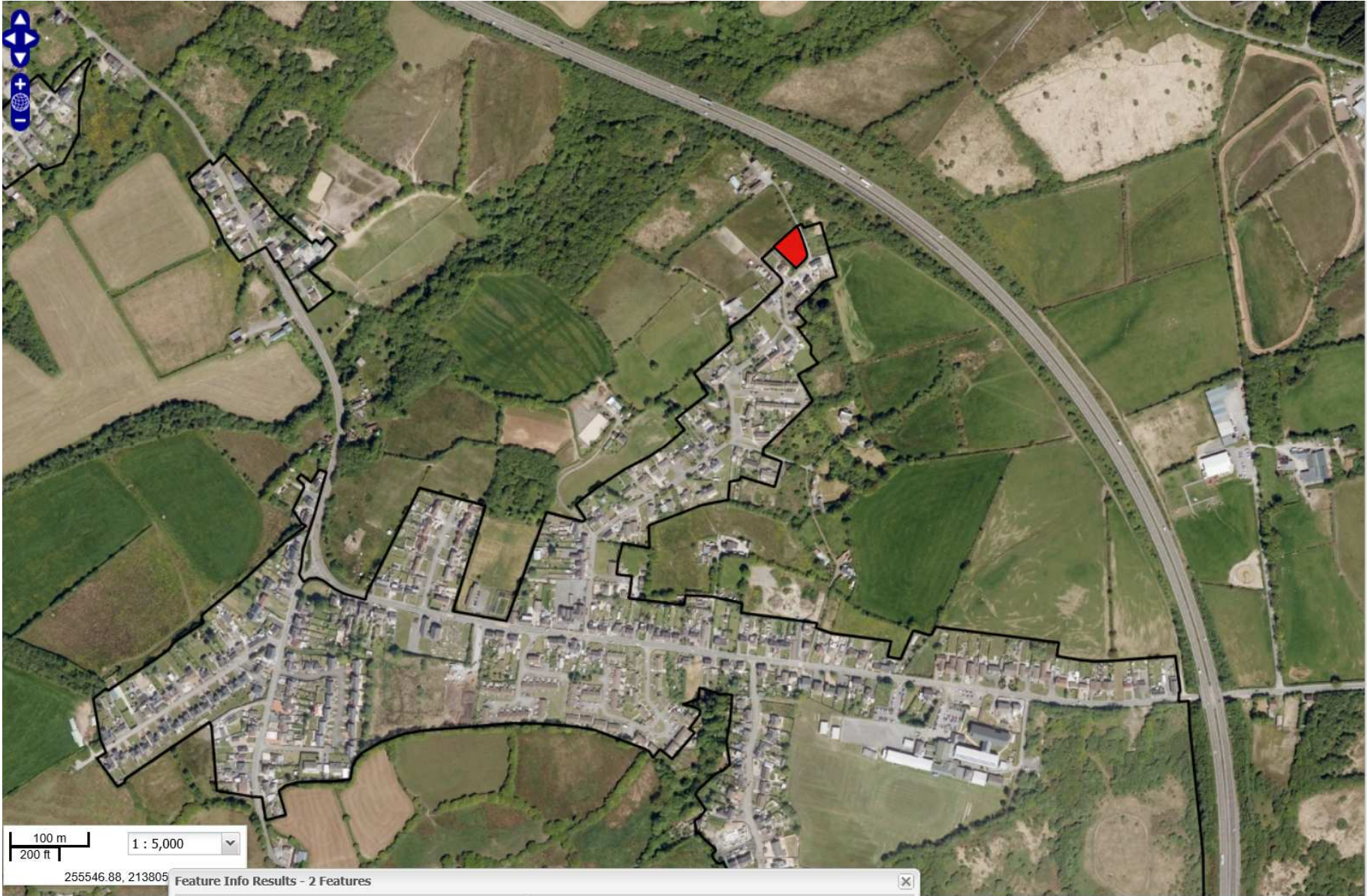
W/22625 2013 Aerial





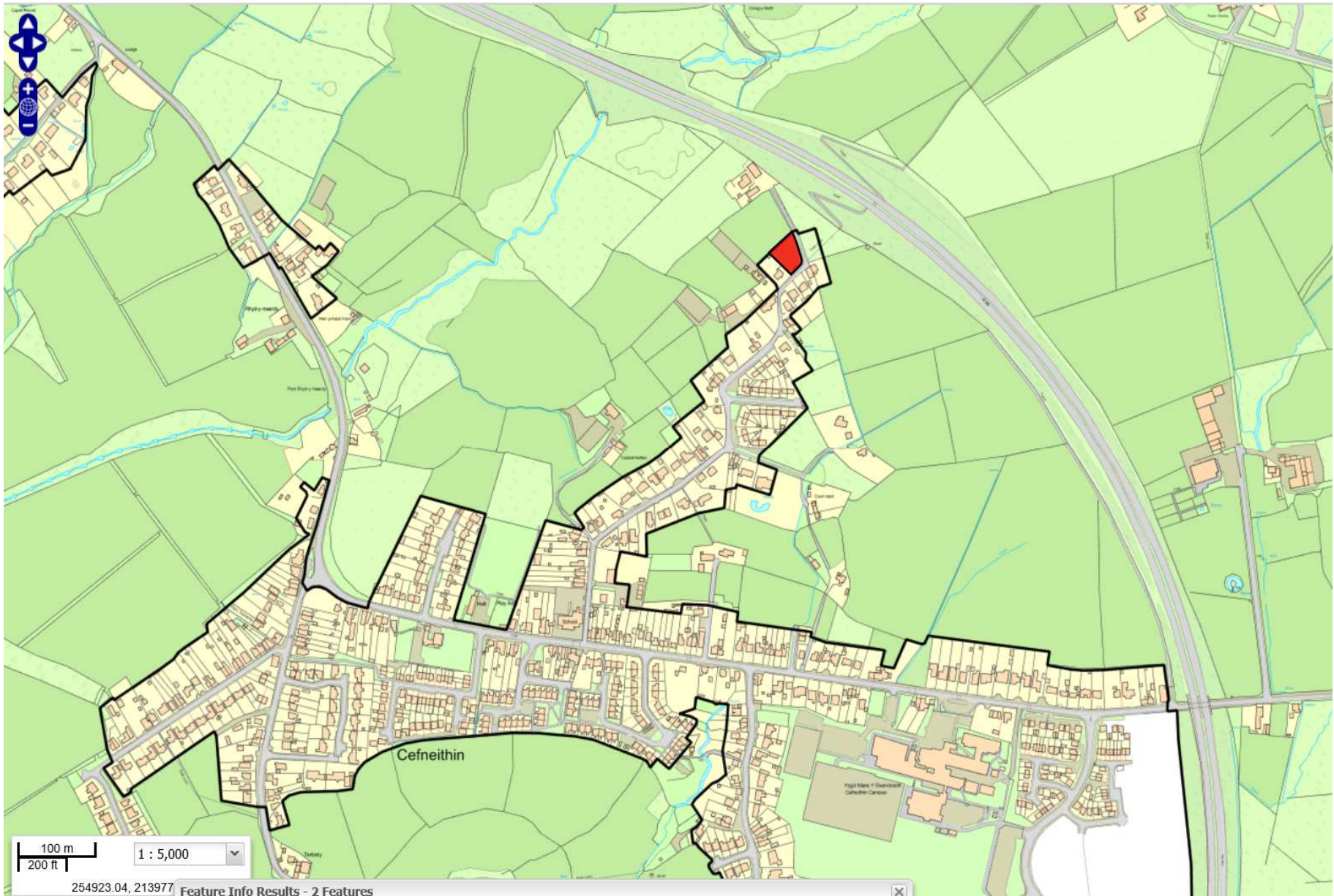
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W/36320

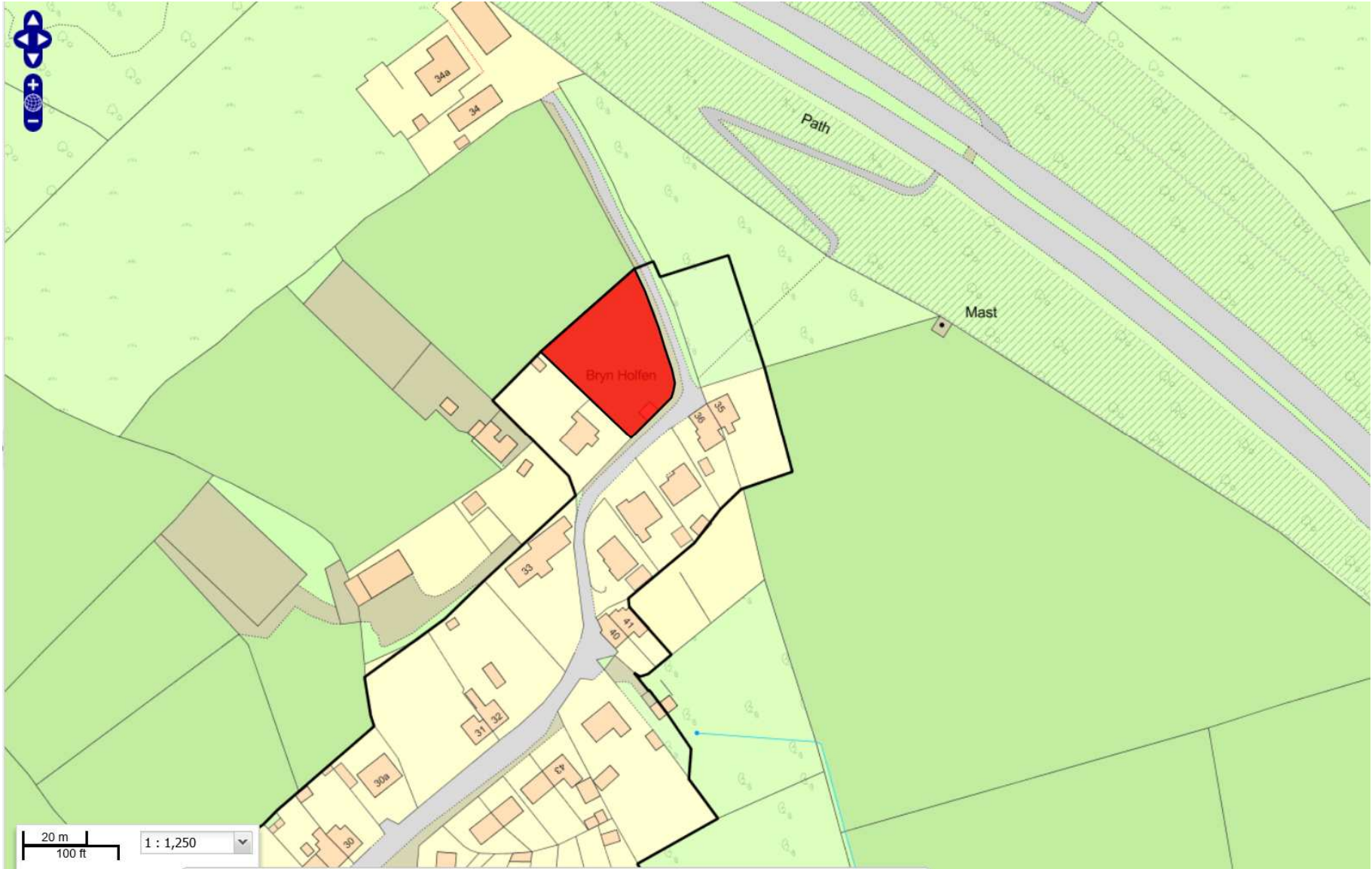


255546.88, 213805 Feature Info Results - 2 Features

W/36320



W/36320



W/36320



Tudalen 107

Tudalen 108

W/36320



W/36320



Tudalen 109

W/36320



W/36320



Tudalen 111

W/36320

PROPOSED SITE PLAN



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SETS, LEVELS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY AND RE-SURVEY. OTHERWISE, ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THE DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIFIC DRAWINGS OR DOCUMENTS. SAURO ARCHITECTURAL DESIGN MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL DIMENSIONS RELATIVE TO DESIGN OF FOUNDATION, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL CALCULATIONS FOR ADEQUACY.

Revision	Description	Date



Project Client
Mr A.H. John

Project Title
Land off Heol yr Ysgol,
Cefnelithin.

Drawing Title
Site plan

Scale 1:250	Drawn by 01	Job No. 721	Drawing No. 03
Date 16.09.2017	Checked	Sheet Size A3	

SAURO ARCHITECTURAL DESIGN
52 LAMMAS STREET, CARMARTHEN,
CARMARTHENS-HIRE, SA31 3AL.
Tel: 01267 233 684
email: design@sauroarchitectural.co.uk
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SITE PLAN 1:250

W/36320

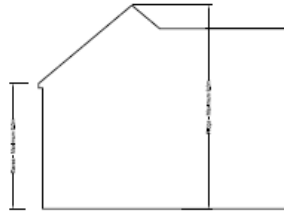
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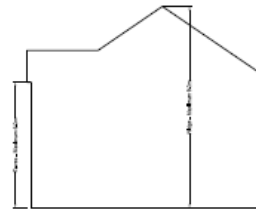
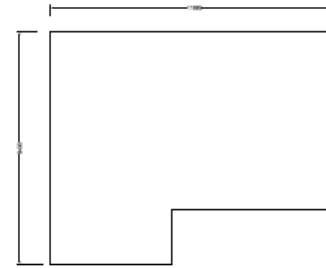
W/36320



Proposed Section A:A 1:100



Scale parameters 1:100



Scale parameters 1:100

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PLANNING		
Revision	Description	Date



Client: Mr A.H. John

Project Title: Land off Ffoc yr Ysgol, Cefnffrîn,

Drawing Title: Proposed site plan, street scene & scale parameters

Scale: 1:100/50
 Drawn by: 1

Date: 18/09/2017
 Job No.: 721
 Drawing No.: 01

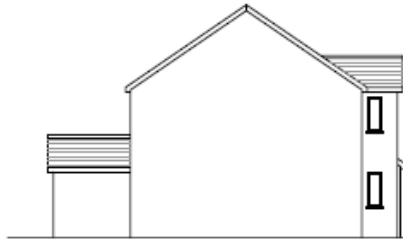
Rev. No.: *
 Checked:
 Sheet Size: A1

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 CARMARTHENSHIRE, SA31 1HA.
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W/36320

PROPOSED FLOOR PLANS & ELEVATIONS

PLOT 1



Proposed Rear Elevation 1:100



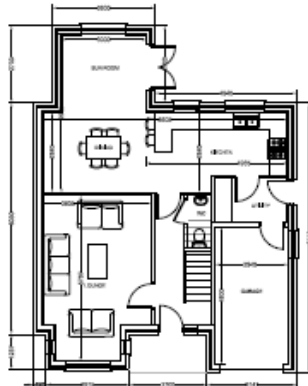
Proposed Side Elevation 1:100



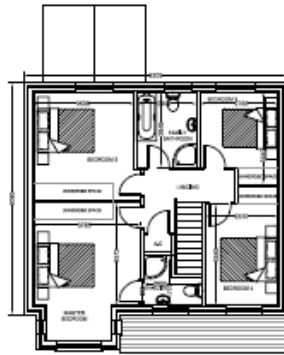
Proposed Side Elevation 1:100



Proposed Front Elevation 1:100



Proposed Ground Floor plan 1:100



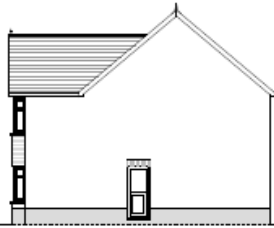
Proposed First Floor plan 1:100

W/36320

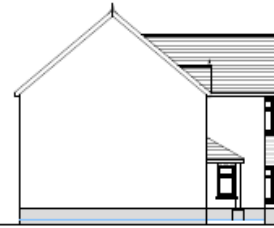
PLOT 2



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Side Elevation 1:100



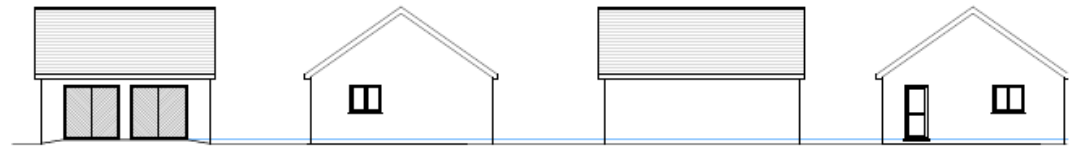
Proposed Front Elevation 1:100



Proposed Ground Floor plan 1:100



Proposed First Floor plan 1:100

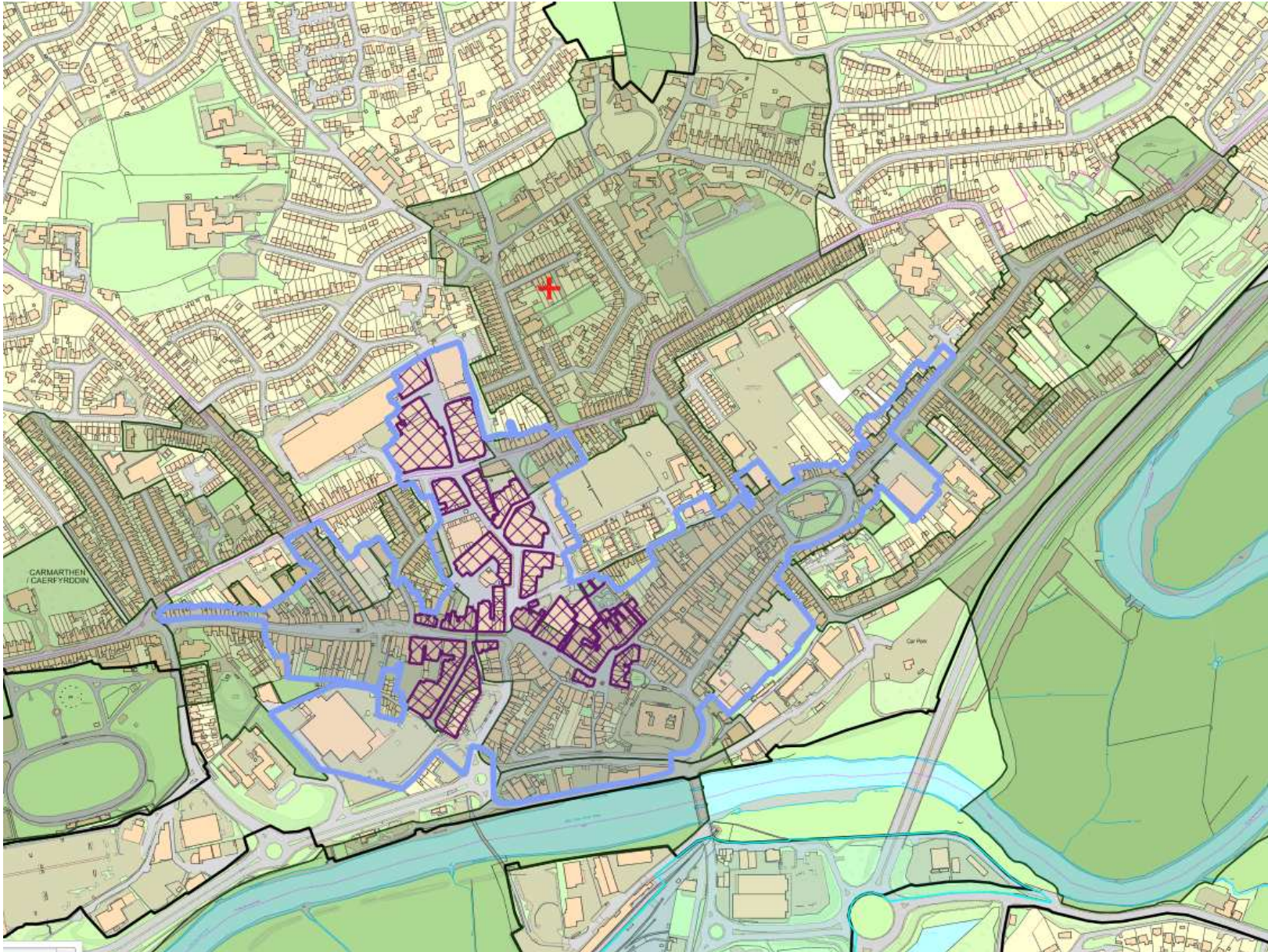


Proposed Garage elevations 1:100

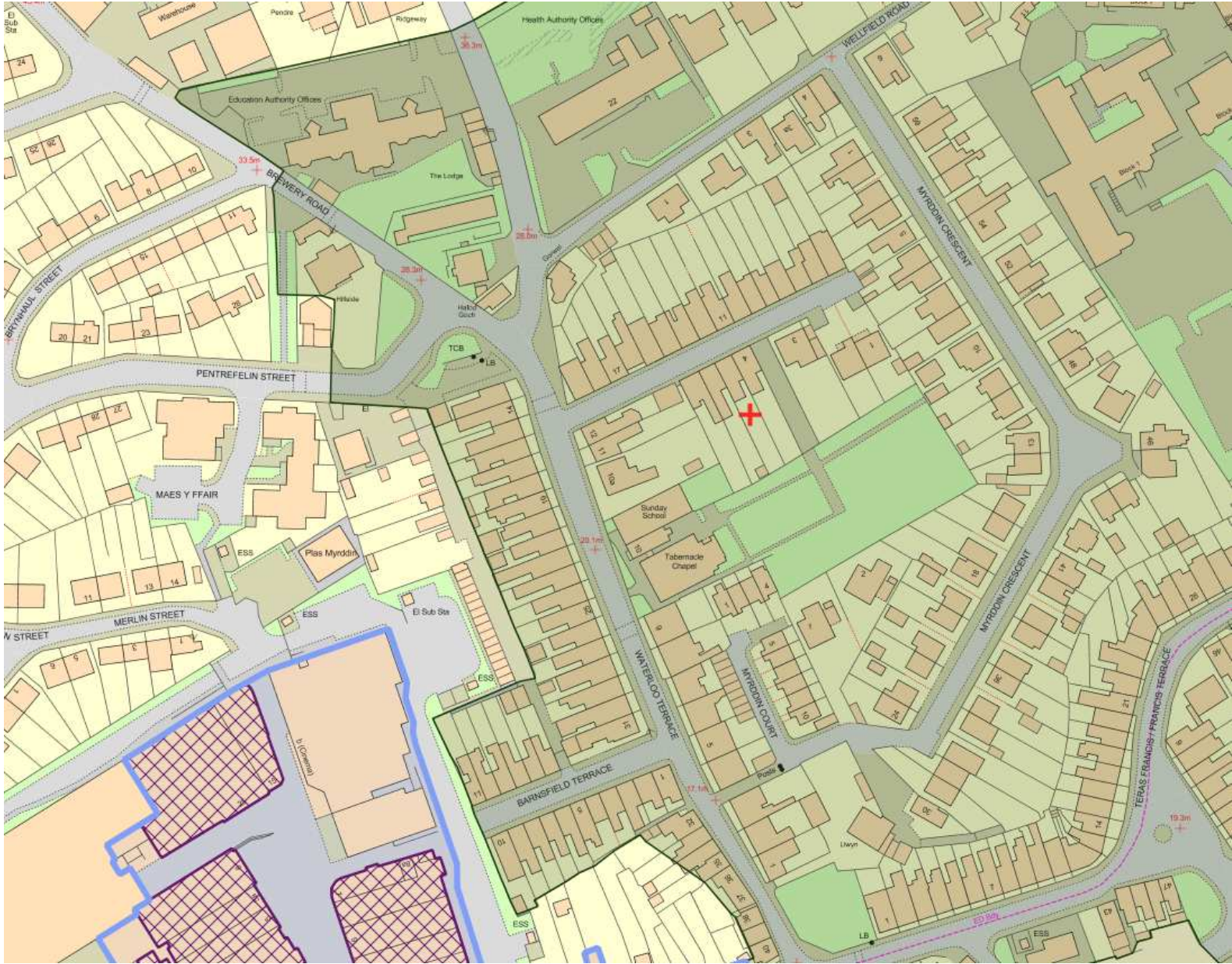


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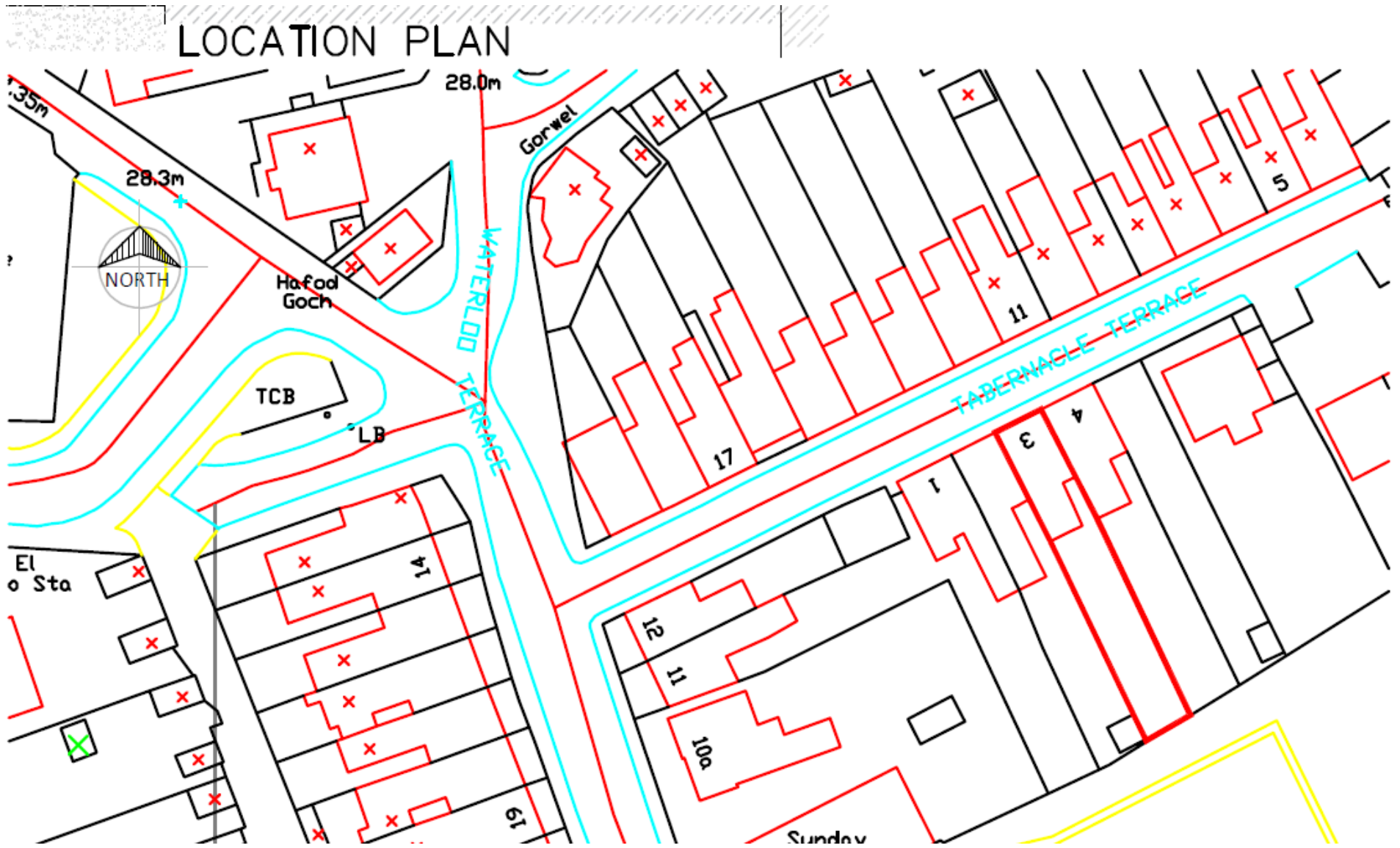
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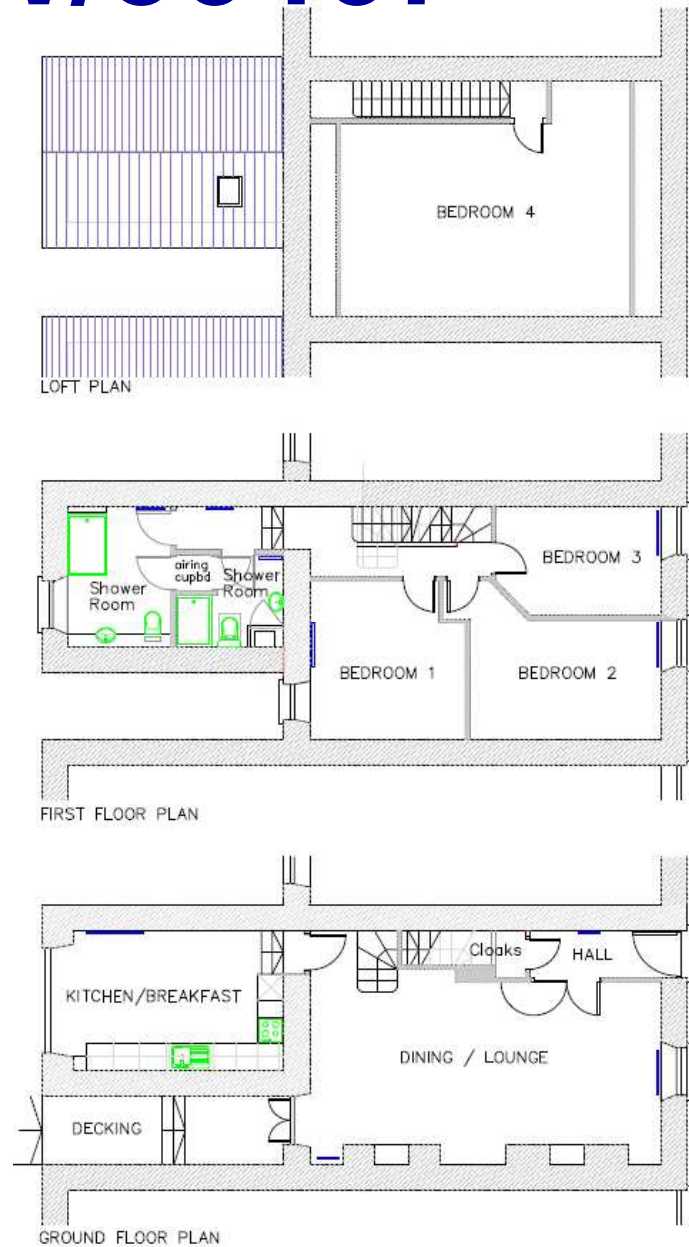
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W/36467



W/36467



Scale correct printed at A3

Title
3 TABERNACLE TERRACE, CARMARTHEN SA31 1DL

Drawing
LOCATION PLAN
EXISTING FLOOR PLANS
FRONT & REAR ELEVATIONS and SECTION

Scale 1:1250 1:100
Drwg Ref TAB.EX

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Previous and/or existing HMO's



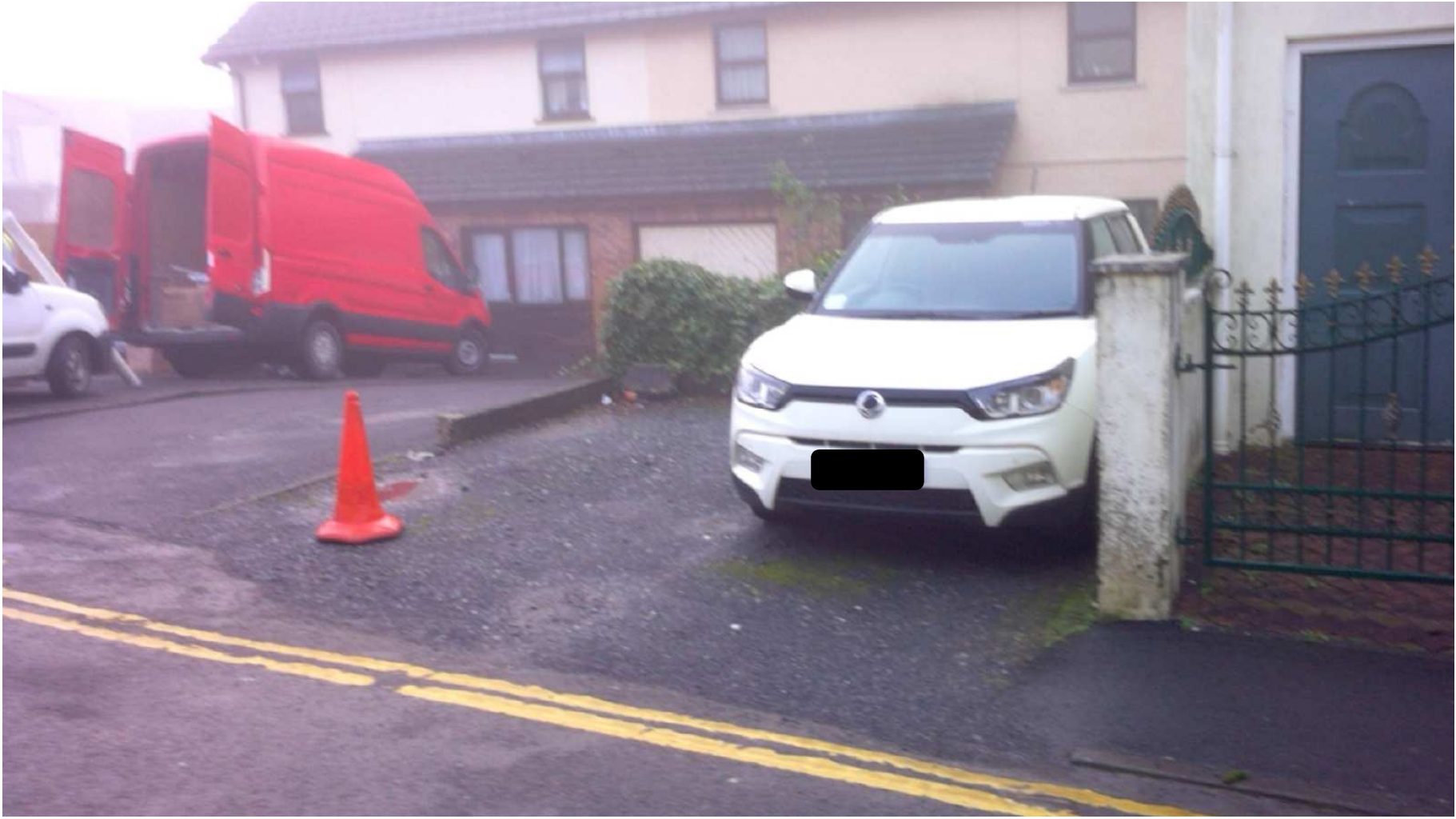
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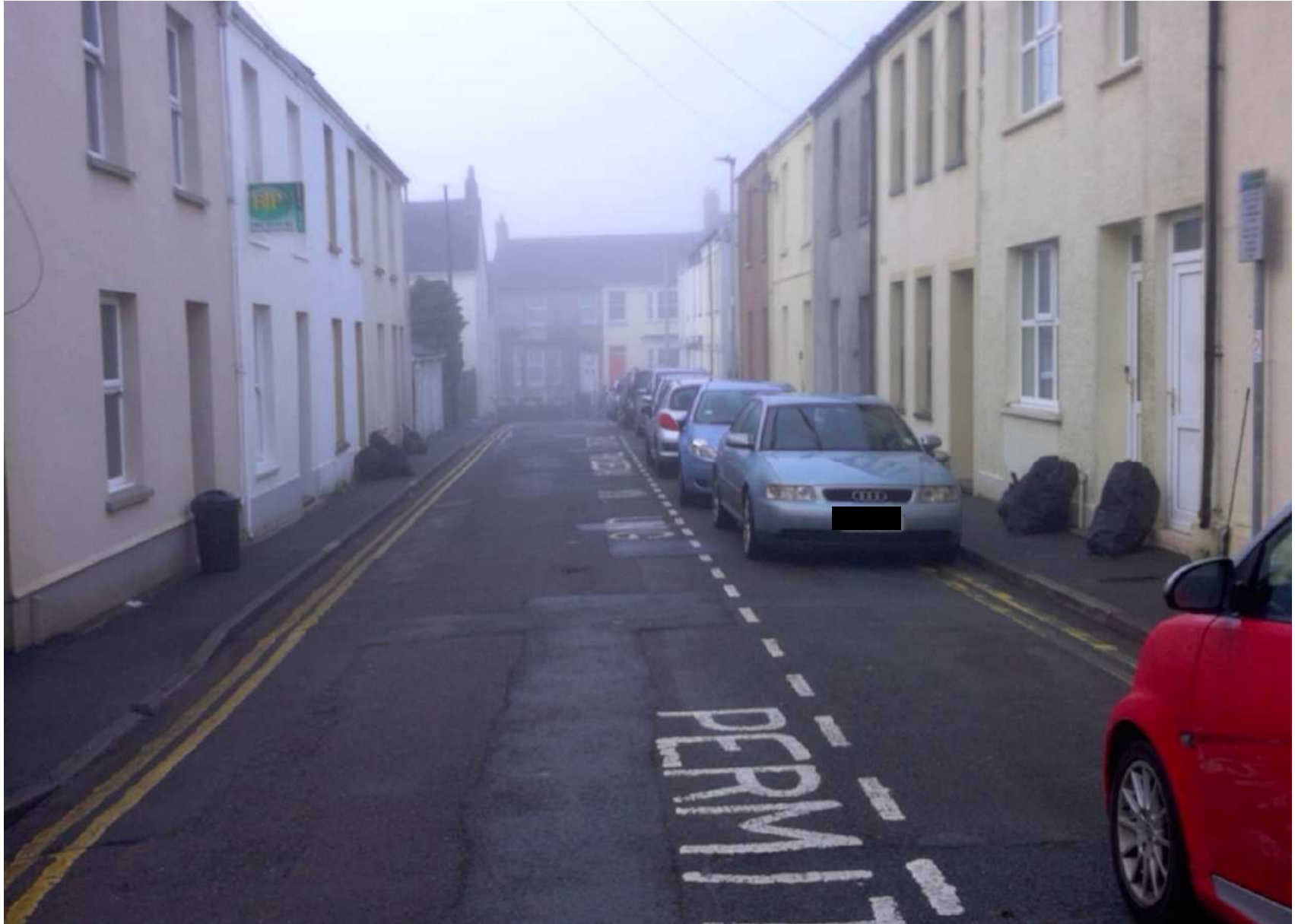
Tudalen 123

Tudalen 124

W/36467



W/36467



Tudalen 125

Tudalen 126

W/36467



W/36467



Mae'r dudalen hon yn wag yn fwriadol