

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 7FED MAWRTH, 2019

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

Rhif ar yr Agenda	Eitem
3.	<u>RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 3 - 20)
4.	<u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 21 - 96)
5.	<u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 97 - 114)

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

07 MAWRTH 2019

***RHANBARTH Y
DWYRAIN***

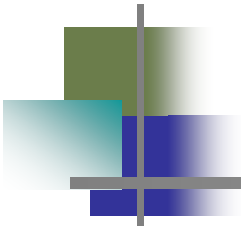
**PLANNING
COMMITTEE**

07 MARCH 2019

**AREA
EAST**

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

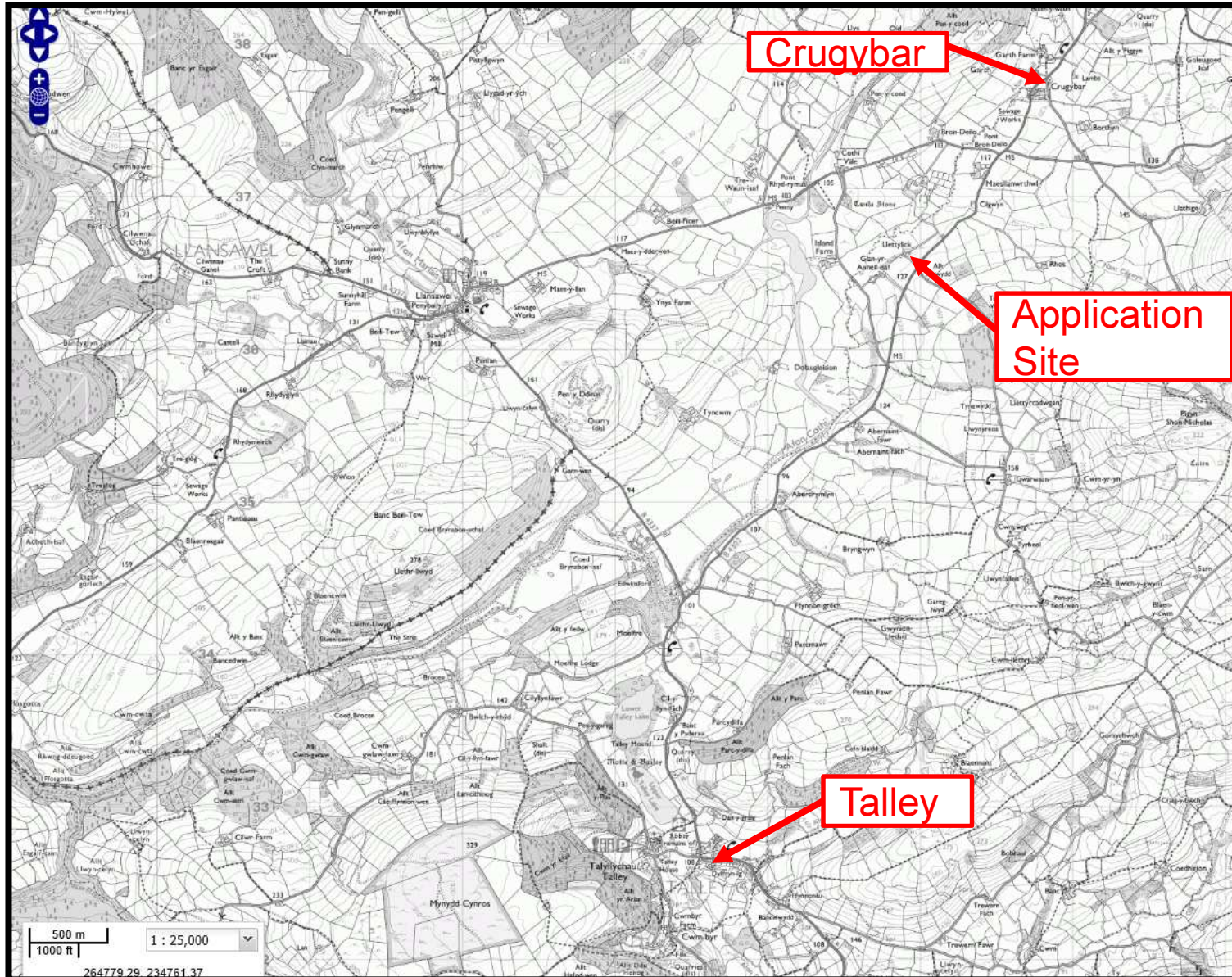
**APPLICATIONS RECOMMENDED
FOR REFUSAL**



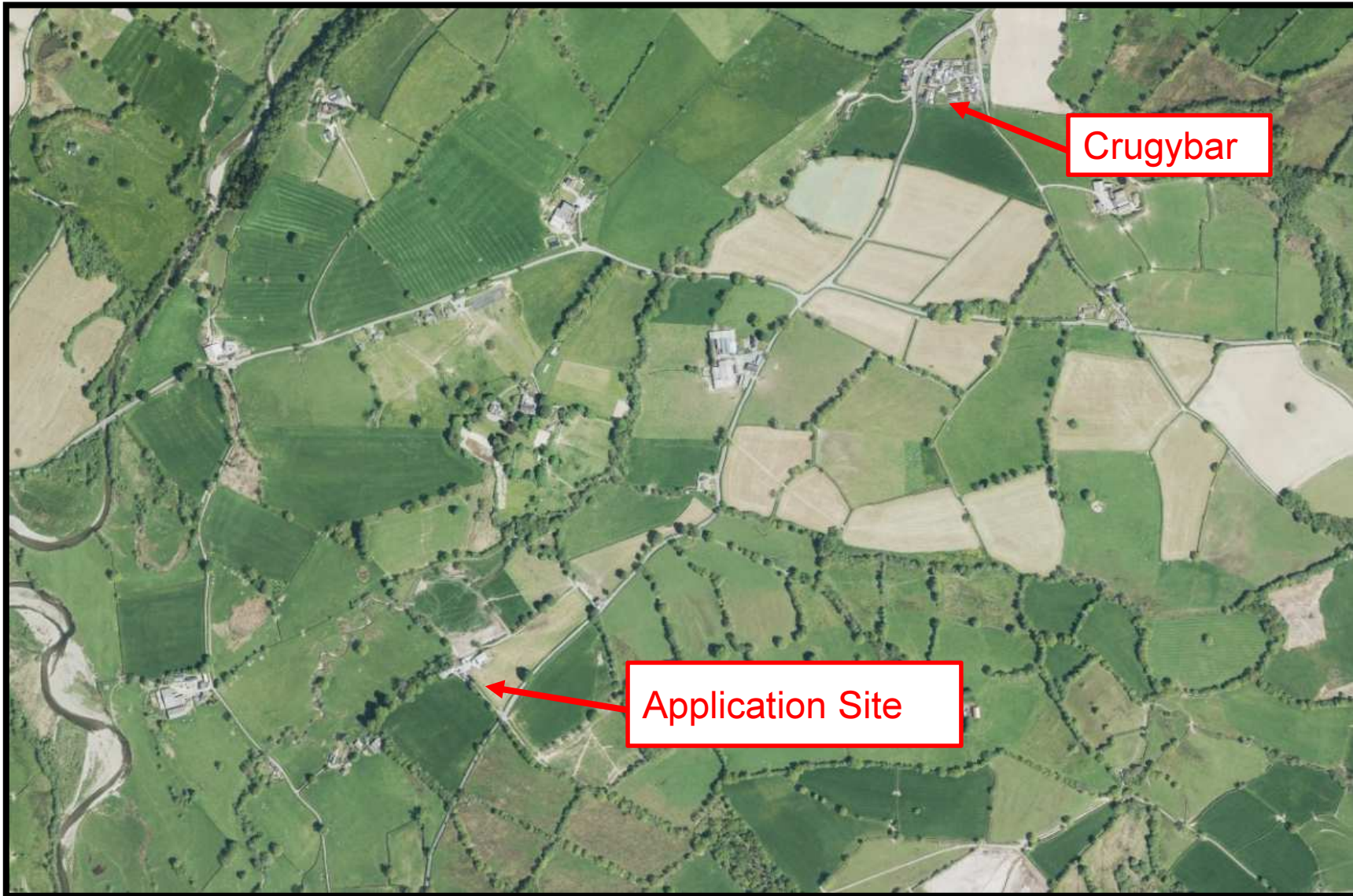
E/37577

E/37577

Location Plan

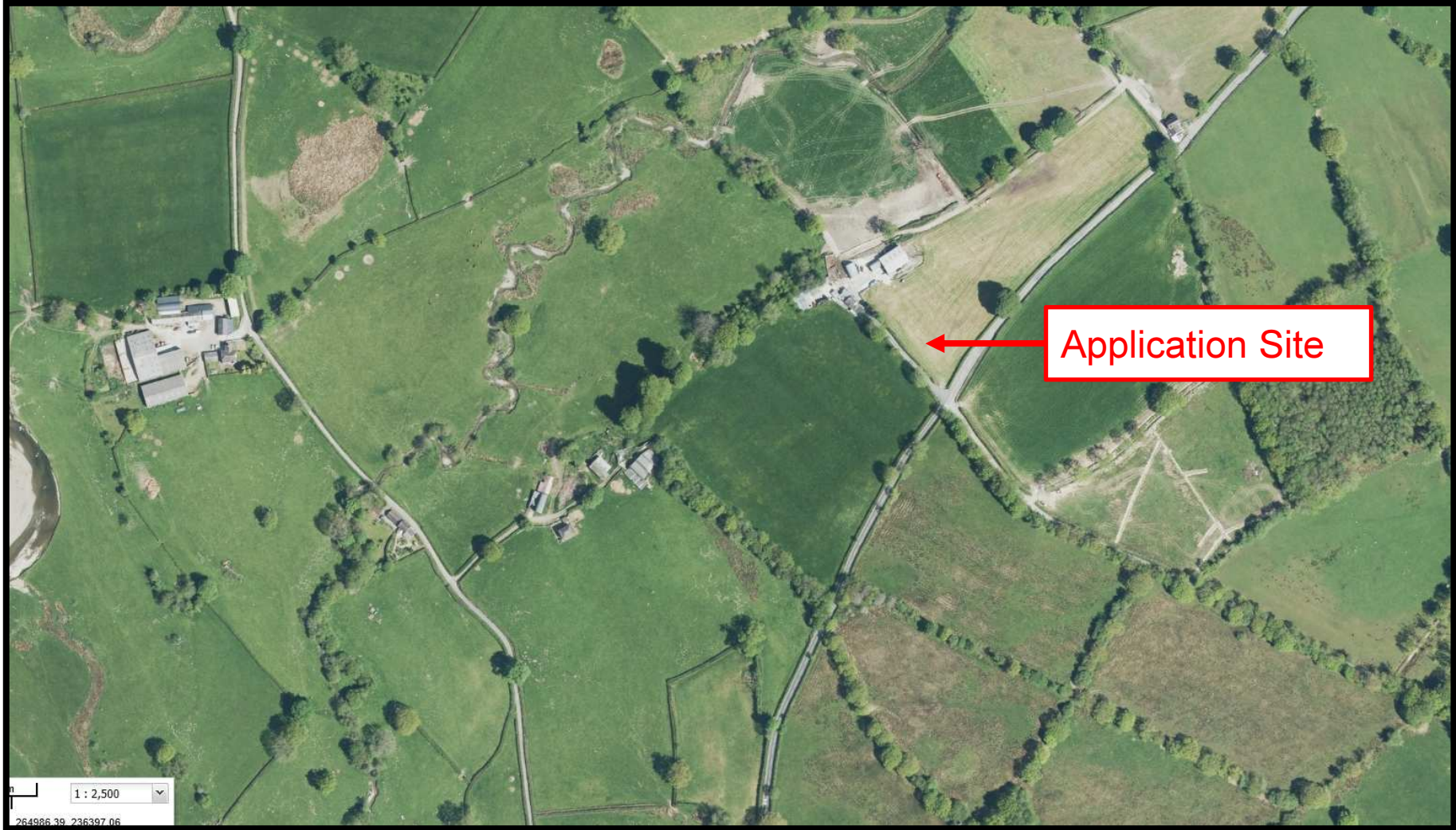


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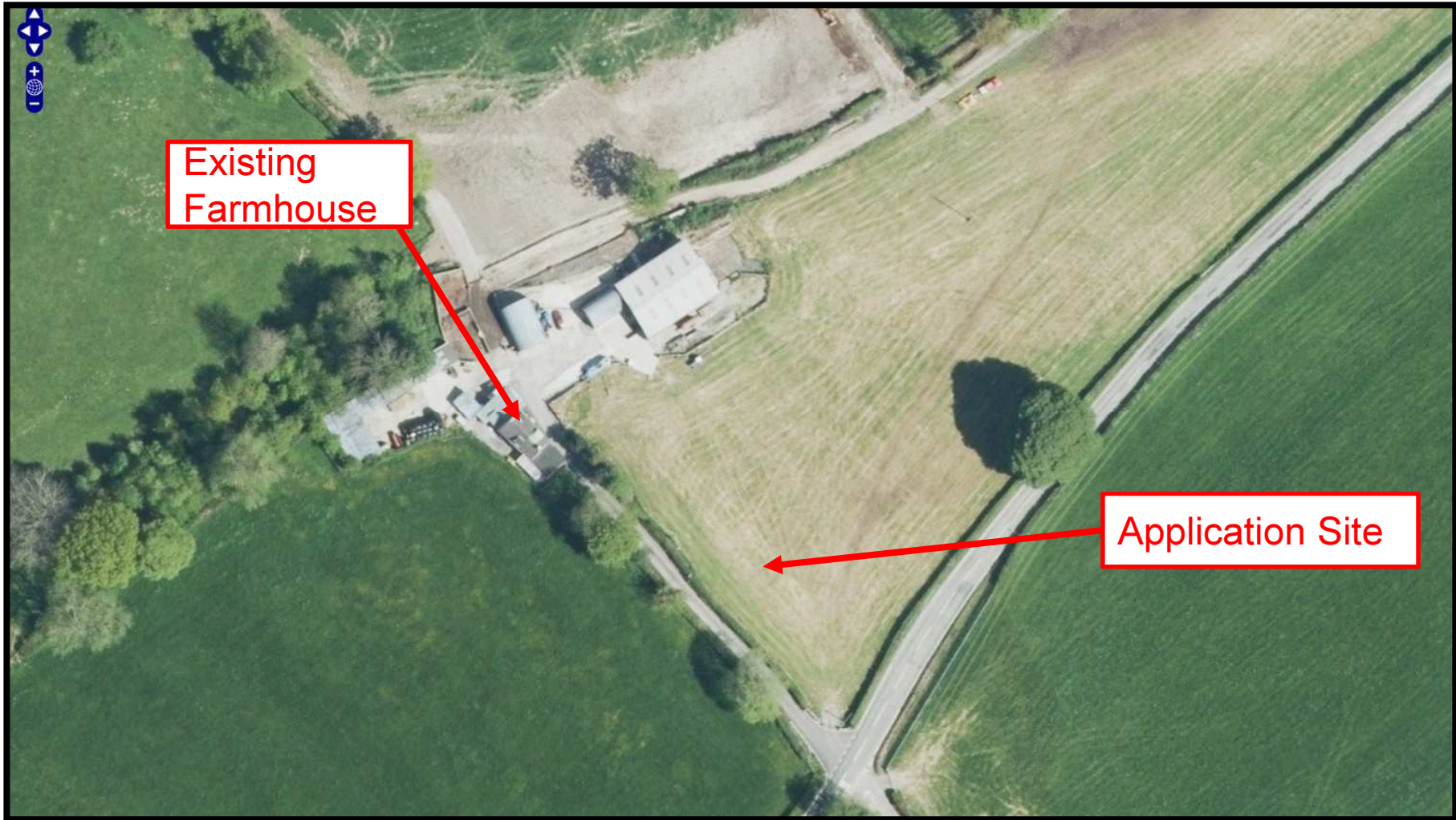
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Aerial Photo



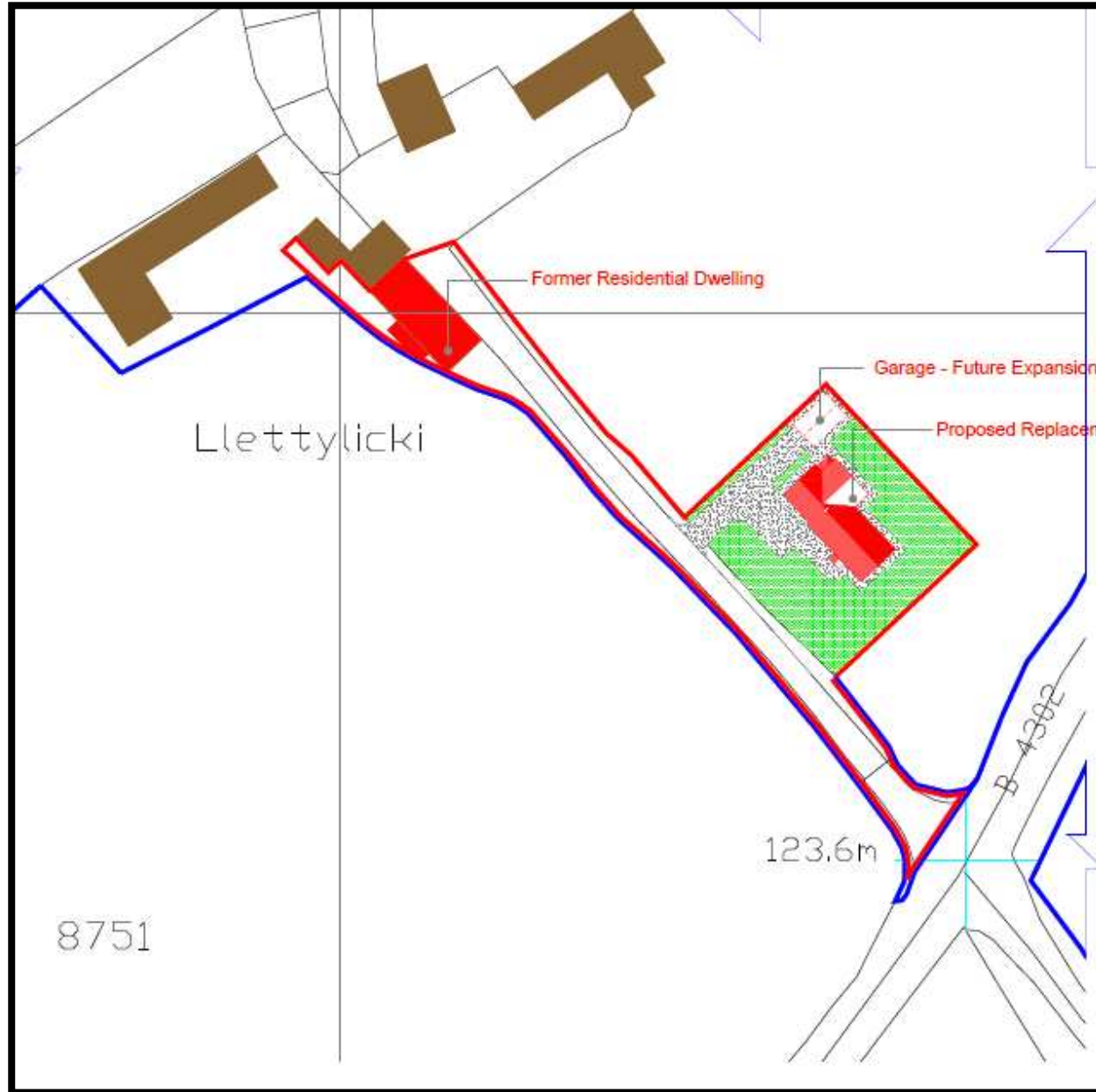
E/37577

Aerial Photo



E/37577

Site Plan



Tudalen 11

E/37577 Elevation and Layout plans

Wyneb Blaen / South West Elevation

Wyneb Ochr / North West Elevation

Llawr Cyntaf / First Floor Plan

Wyneb Ochr / South East Elevation

Wyneb Gefn / North Elevation

Scale: 0 1 2 3 4 5 10

North Arrow: N

Technical Notes:

- THIS IS A CAD PRODUCED & AMENDED BY HAND. (AutoCAD)
- CYFADDASIAD LLAWR GROUND FLOOR ACC
- See Drawing
- CYFADDASIAD LLAWR FIRST FLOOR ACCO
- See Drawing
- PROTECTION OF D
- All drains within 1.0m of buildi
- Drains through walls to be pro
- shells and with prestressed B
- SOIL/WASTE CONN
- All Soil/Waste connections to
- a) WCs 100 diam up to 6.0m
- b) Basins 32 diam up to 1.7m
- c) Sinks 32 diam up to 1.7m
- d) Sinks 40 diam up to 3.0m
- e) Showers 40 diam up to 3.0m
- NB: All traps to be 75mm Min S

EXTERNAL FINISHE
For Specification of Finishes

BUILDING REGULAT
For Building Regulations Subst
detailed information
(Not Applicable to Planning Ap

partner LABC CYMRU

E/37577

Site Photo



Tudalen 13

Tudalen 14

E/37577

Site Photo



E/37577

Site Photo



Tudalen 15

Tudalen 16

E/37577

Site Photo



E/37577

Site Photo



Tudalen 17

Tudalen 18

E/37577

Site Photo



E/37577

Site Photo



Tudalen 19

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 07 MAWRTH 2019
ON 07 MARCH 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/38288
<i>Proposal & Location</i>	PROPOSED DEMOLITION OF EXISTING SCHOOL BUILDING AND REDEVELOPMENT OF SITE TO PROVIDE NEW 270 PLACE ENGLISH MEDIUM PRIMARY SCHOOL WITH 30 PLACE NURSERY AND UP TO 23 FULL TIME PLACES FOR EARLY YEARS (WRAP AROUND CARE) PROVISION WITH CAR PARK, SPORTS PITCH, MUGA AND ASSOCIATED LANDSCAPING & INFRASTRUCTURE WORKS AT YSGOL Y CASTELL, PRIORY STREET, KIDWELLY, SA17 4TR

DETAILS:

CONSULTATIONS

Head of Transport – There is ongoing discussion in respect of the on street highway markings which are subject to a separate Traffic Regulation Order. The objections to the planning application are noted and the scheme will be amended accordingly where necessary. The highway works are however outside the red line application site and the initial plan is shown on the PowerPoint for information only. The scheme overall is being reported for decision on the school only and the highway works will be adapted to reflect a Road Safety Audit and a Traffic Regulation Order.

Kidwelly Town Council – Has asked if determination can be deferred until discussions take place between highways and residents regarding traffic issues as reported elsewhere.

CONDITIONS

Amended plans have been received with an additional footpath around the car park and raised plateau crossing within the site, so Condition 2 needs to be amended to read as follows:-

- 2 The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-
 - 1:1250 scale Location Plan. Drawing No. PA001 dated 18th December 2018;
 - 1:100 scale Proposed Roof Plan. Drawing No. PA035 dated 18th December 2018;
 - 1:100 scale Proposed Floor Plans. Drawing No. PA20A dated 18th December 2018;
 - 1:100 scale Proposed Elevations. Drawing No. PA30A dated 18th December 2018;
 - 1:250 scale Landscape Sections. Drawing No. 05 RevA dated 18th December 2018;
 - 1:500 scale Foul and Surface Water Drainage Strategy Plan. Drawing No. 001-RevP02 dated 18th December 2018;
 - 1:500 Proposed Swept Path Analysis. Sheet 01 of 03. Drawing No. 0002-RevP03 dated 18th December 2018;

- 1:500 Proposed Swept Path Analysis. Sheet 02 of 03. Drawing No. 0005-RevP03 dated 18th December 2018;
- 1:500 Proposed Swept Path Analysis. Sheet 03 of 03. Drawing No. 0006-RevP02 dated 18th December 2018;
- 1:500 scale Proposed Site Layout Visibility Splay Plan. Drawing No. 0003 Rev P03 dated 18th December 2018;
- 1:250 scale Planting Plan. Drawing No. 04 RevA dated 18th December 2018;
- NTS Phasing Plan (Indicative). Drawing No. PA003 dated 18th December 2018;
- 1:250 scale Landscape Plan. Drawing No. 18/621/03RevD dated 4th February 2019;
- 1:200 & 1:1250 scale Section through Priory Street. Drawing No. PA072 dated 27th February 2019;
- 1:500 scale Proposed Site Plan & Boundary Treatment Plan dated 5th March 2019;
- 1:500 scale Proposed Site Plan / Landscape Plan dated 5th March 2019.

ADDENDUM – Area South

<i>Application Number</i>	S/38295
<i>Proposal & Location</i>	CONSTRUCTION OF NEW HOUSE WITH INTEGRAL GARAGE AT PLOT 3, HEOL BRONALLT, FFOREST, LLANELLI, SA4 7TE

DETAILS:

An additional consultation response has been received from the Llanelli Ramblers and the applicant has verbally advised the drainage scheme will not include soakaways.

CONSULTATIONS

Llanelli Ramblers – Further to the correction to the alignment of the public right of way advised by the PRoW team, the initial objection submitted on behalf of Llanelli Ramblers has now been withdrawn. The withdrawal is subject to the conditions requested by the PRoW team (in their comments 11/02/19) being fulfilled.

RELEVANT PLANNING HISTORY

In addition to the previous application (ref. S/37293) for construction of a new house in July 2018 (refused), the following previous applications have been received on the application site prior to 2007:-

D5/16775	Residential development Full planning permission	16 March 1995
D5/15196	Residential development 37 detached dwellings Reserved Matters granted	18 March 1993
D5/11875	Residential development Outline planning permission	23 October 1989
D5/11616	Construct 8 semi-detached and 4 detached houses Approved	26 June 1989
D5/5740	Construction of detached houses Refused	25 June 1981
D5/5237	Residential Outline planning refused	11 September 1980
D5/949	Residential development Outline planning permission	31 July 1975

OTHER MATTERS

The applicant has also verbally advised that soakaways are not proposed for the scheme and therefore the concerns raised by the Sustainable Drainage Approval Body are not relevant. The applicant advised that revised plans are being submitted detailing the drainage measures proposed, yet these have not been received as yet.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

07 MAWRTH 2019

RHANBARTH Y DE

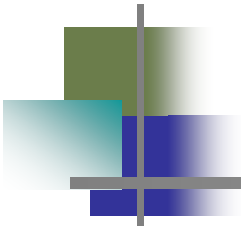
**PLANNING
COMMITTEE**

07 MARCH 2019

AREA SOUTH

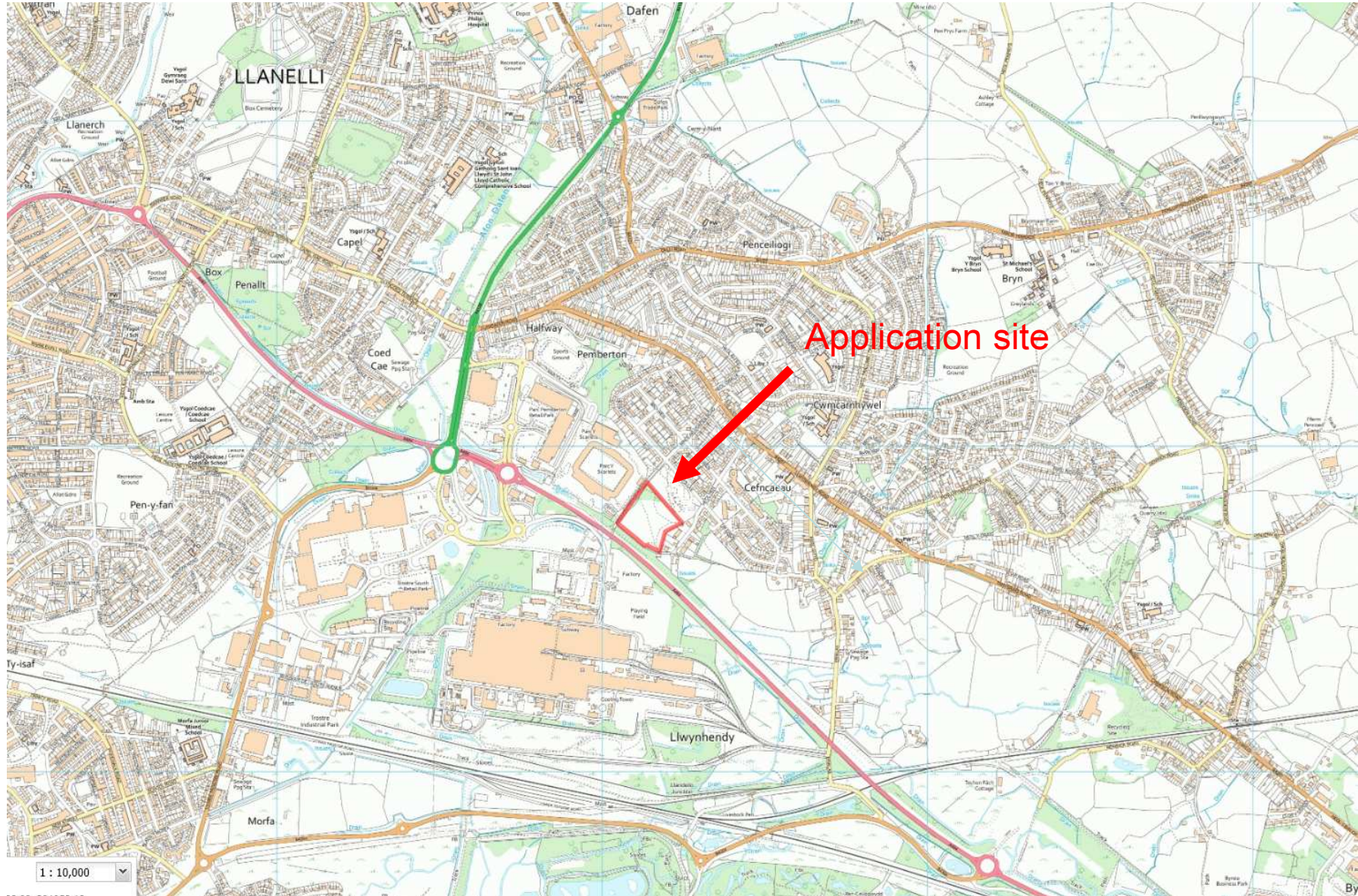
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/34991

S/34991

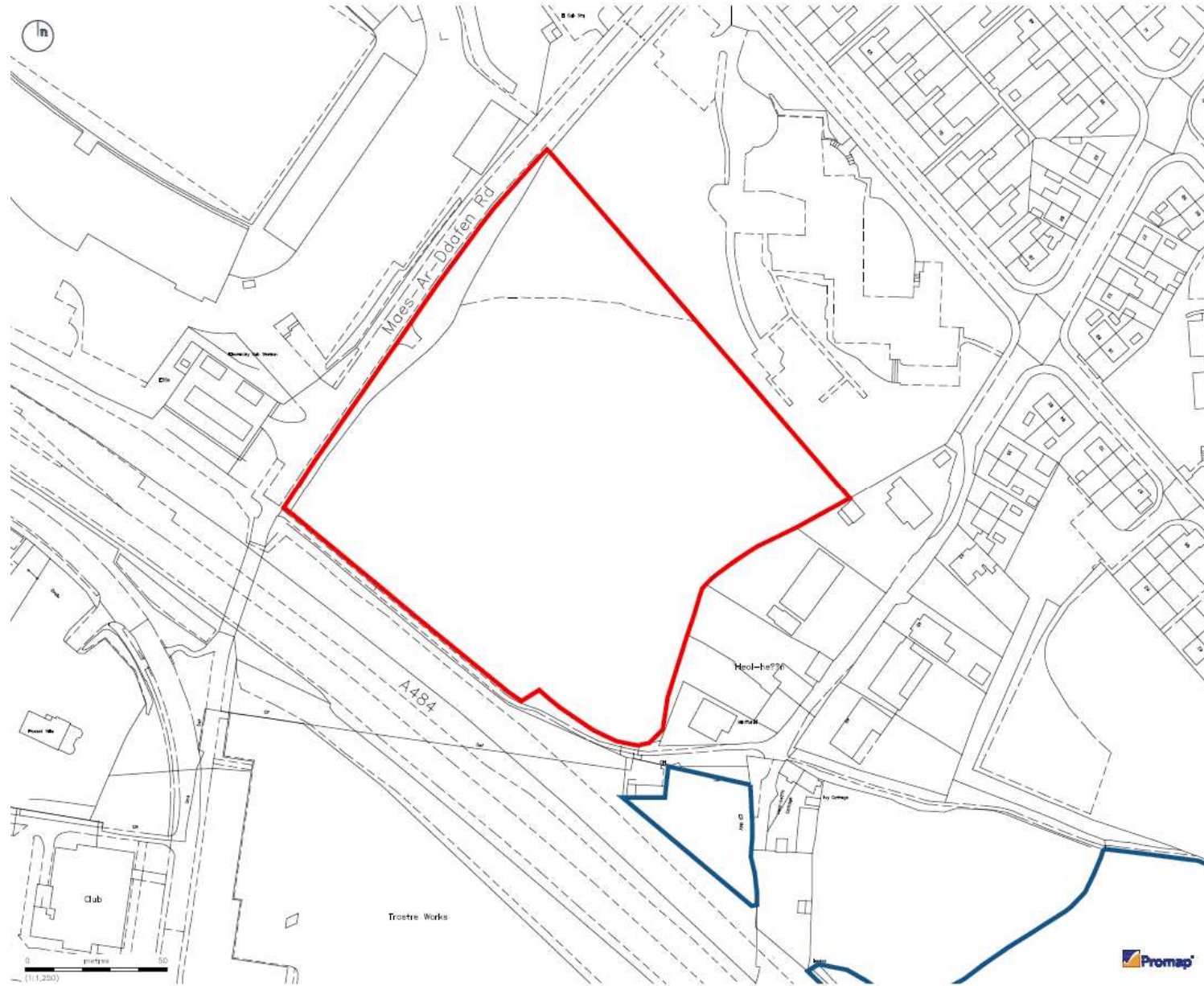


S/34991



Tudalen 31

S/34991



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-  Site Boundary - 2.12 Ha
-  Land under Tata Steel Ownership

CLIENT: _____
TATA Steel

PROJECT: _____
Pemberton, Uffwell
Application update ref: S\34991

DRAWING: _____
Site Location Plan

PROJECT NUMBER: _____
TATT3002

DRAWING NUMBER: 1003 CHECKED BY: LM

REVISION: _____ STATUS: Final

DATE: 26/09/2018 SCALE: 1:1250 @ A3



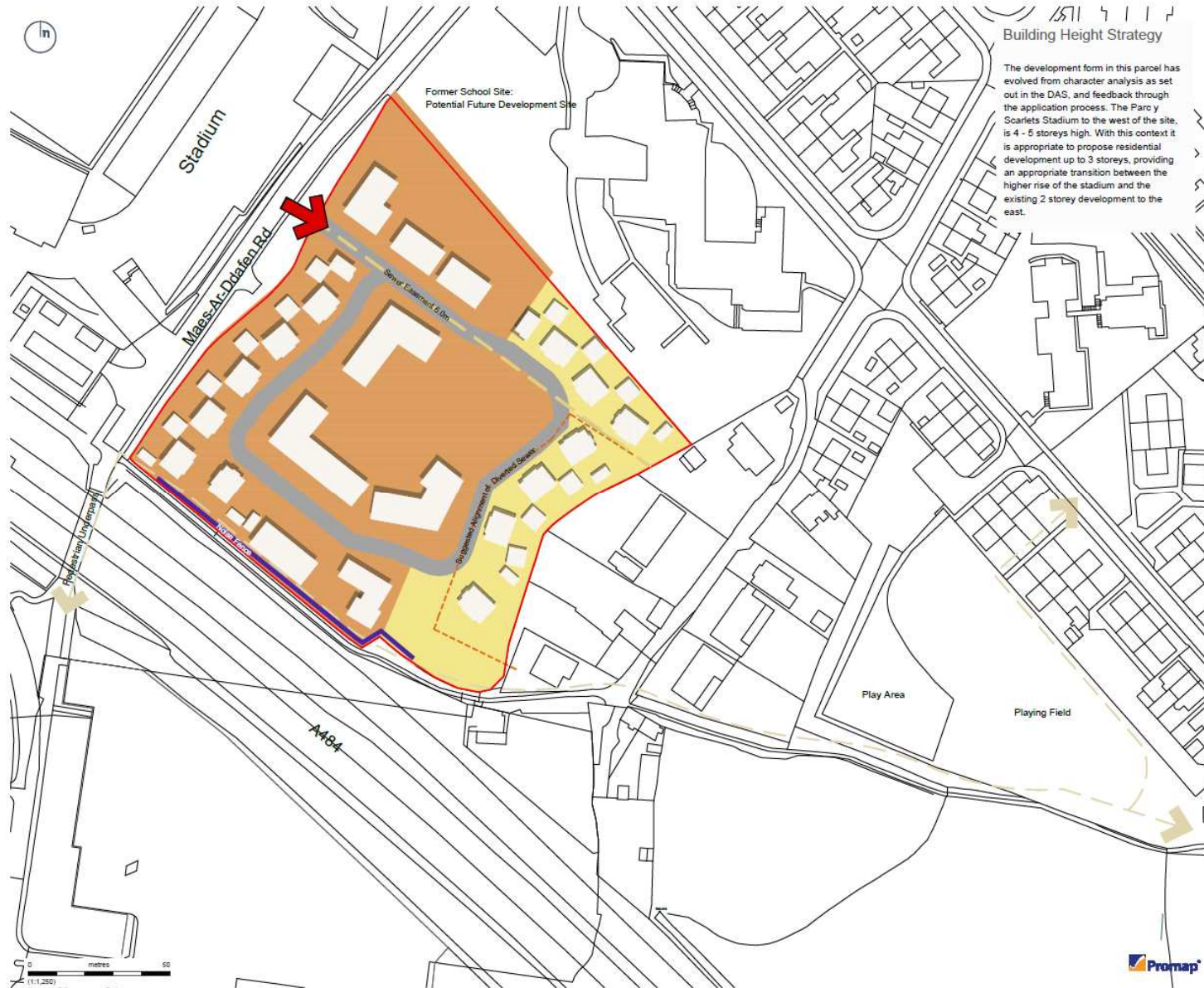
S/34991

INDICATIVE LAYOUT



S/34991

INDICATIVE BUILDING HEIGHTS



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- Site Boundary
- Access
- Up to 2.5 Storey
- Up to 3.0 Storey
- Illustrative Development Form
- Primary Road

CLIENT:
TATA Steel

PROJECT:
Pemberton, Llanelli
Application update ref: S/34991

DRAWING:
Building Height Strategy Plan

PROJECT NUMBER:
TATT3002

DRAWING NUMBER: 5003 CHECKED BY: SM

REVISION: - STATUS: Draft

DATE: 18/04/2018 SCALE: 1:1250 @ A3



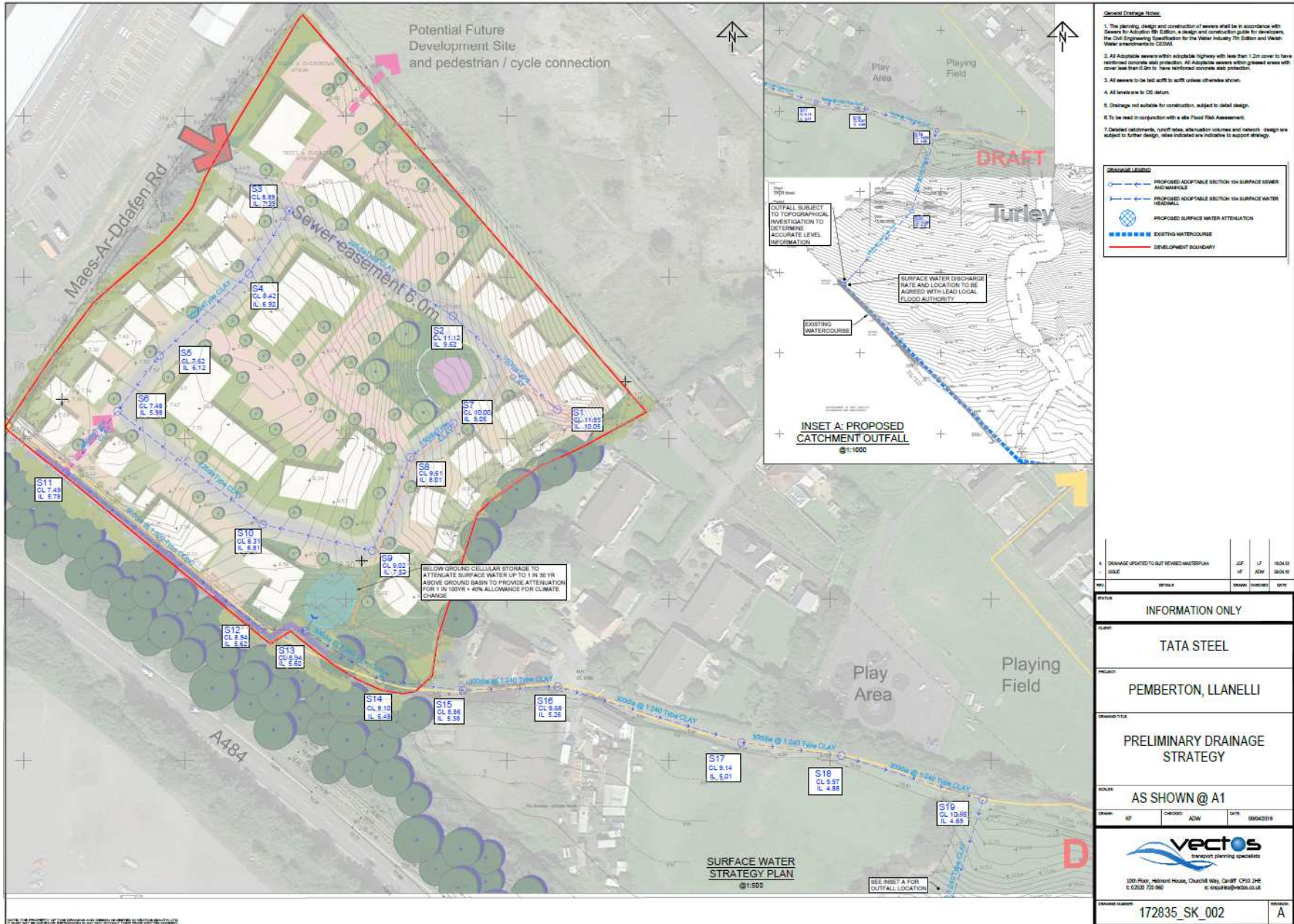
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INDICATIVE LANDSCAPE STRATEGY



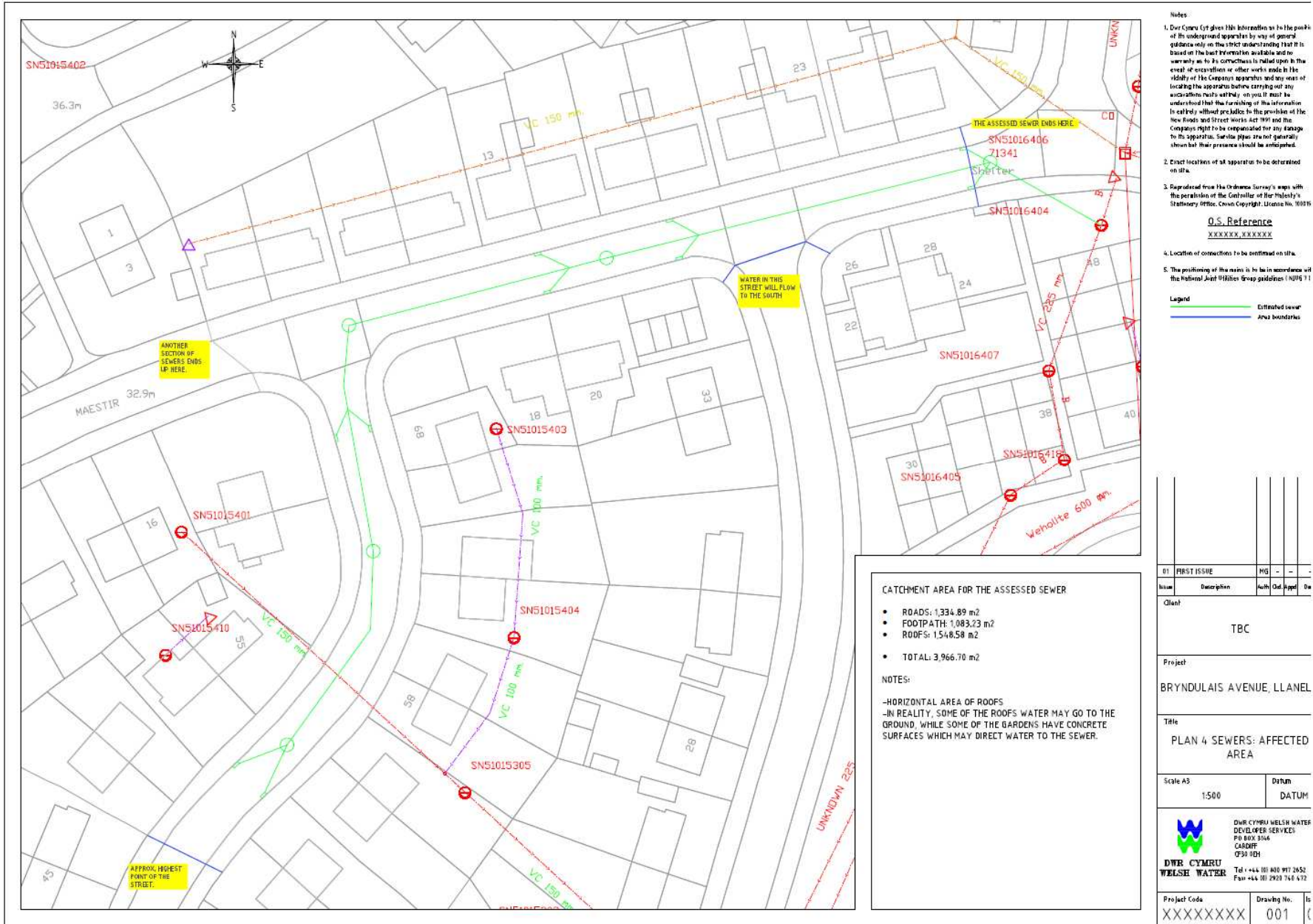
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DRAINAGE STRATEGY



S/34991

SURFACE WATER BETTERMENT



S/34991

SURFACE WATER BETTERMENT



S/34991



Tudalen 39

Tudalen 40

S/34991



S/34991



S/34991



S/34991



Tudalen 43

Tudalen 44

S/34991



S/34991



Tudalen 45

Tudalen 46

S/34991



S/34991



Tudalen 48

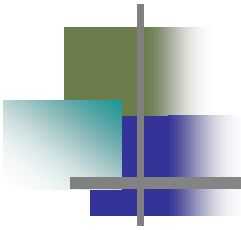
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Tudalen 49



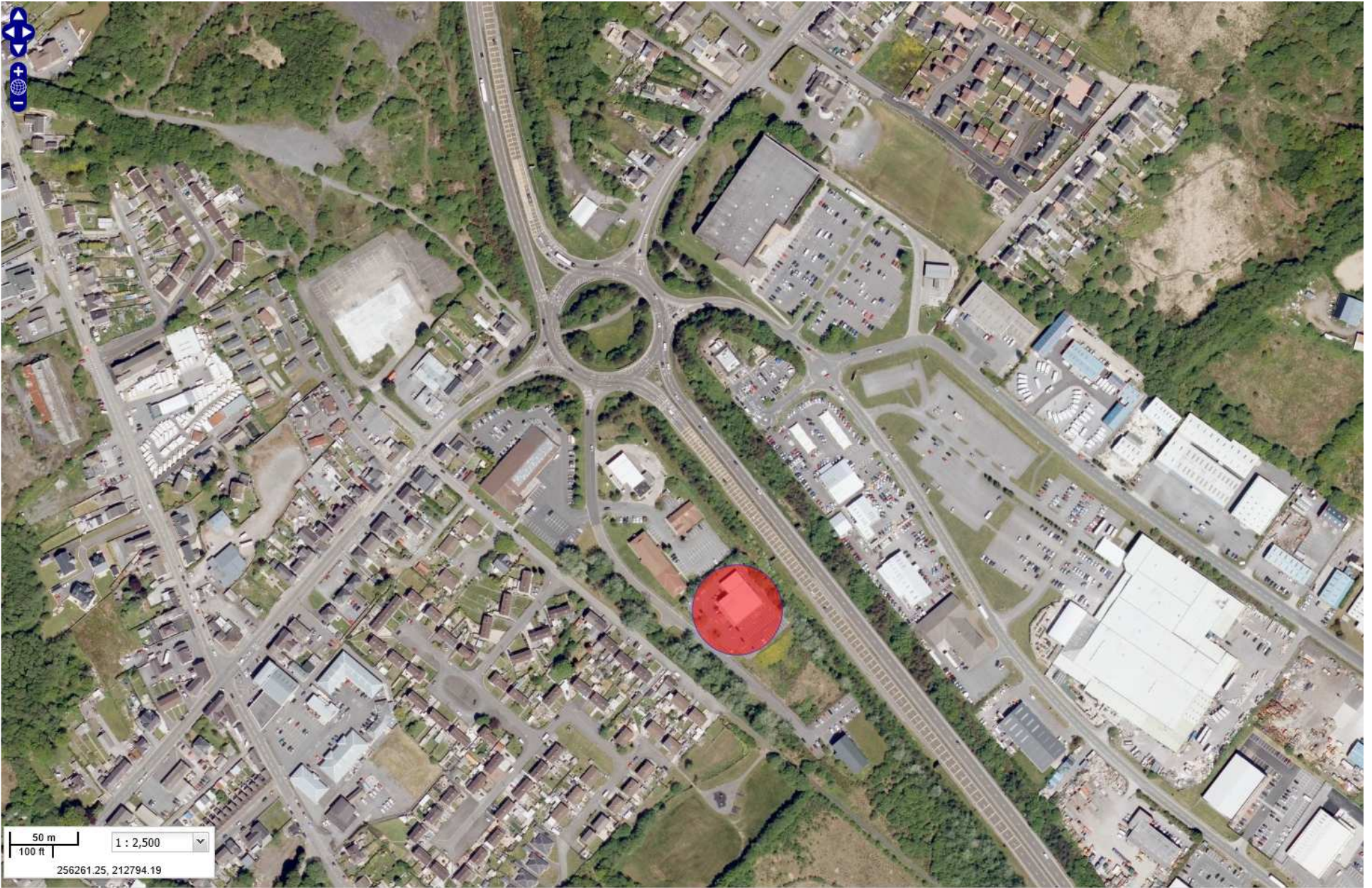
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Tudalen 51

S/38166



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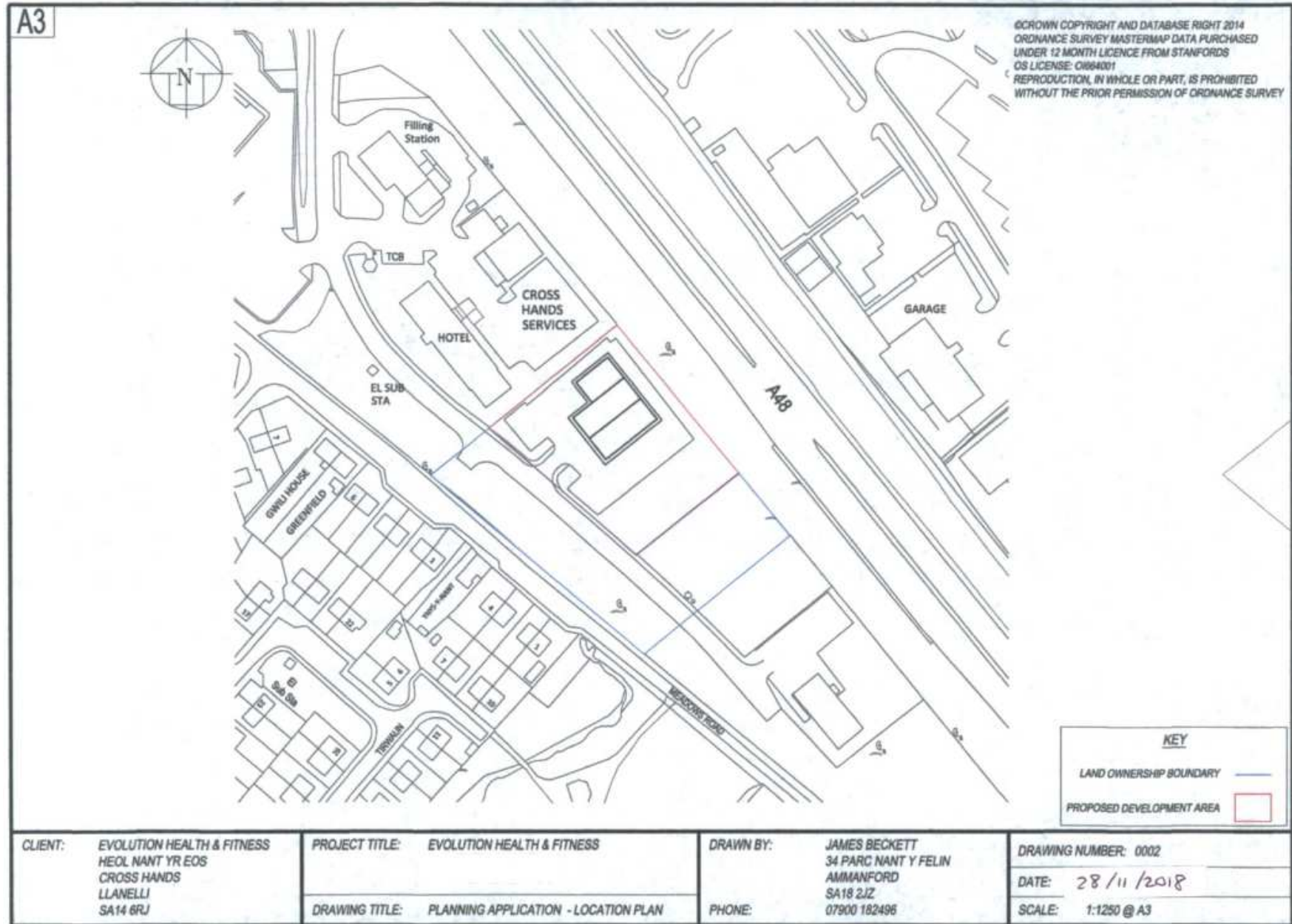


Tudalen 53

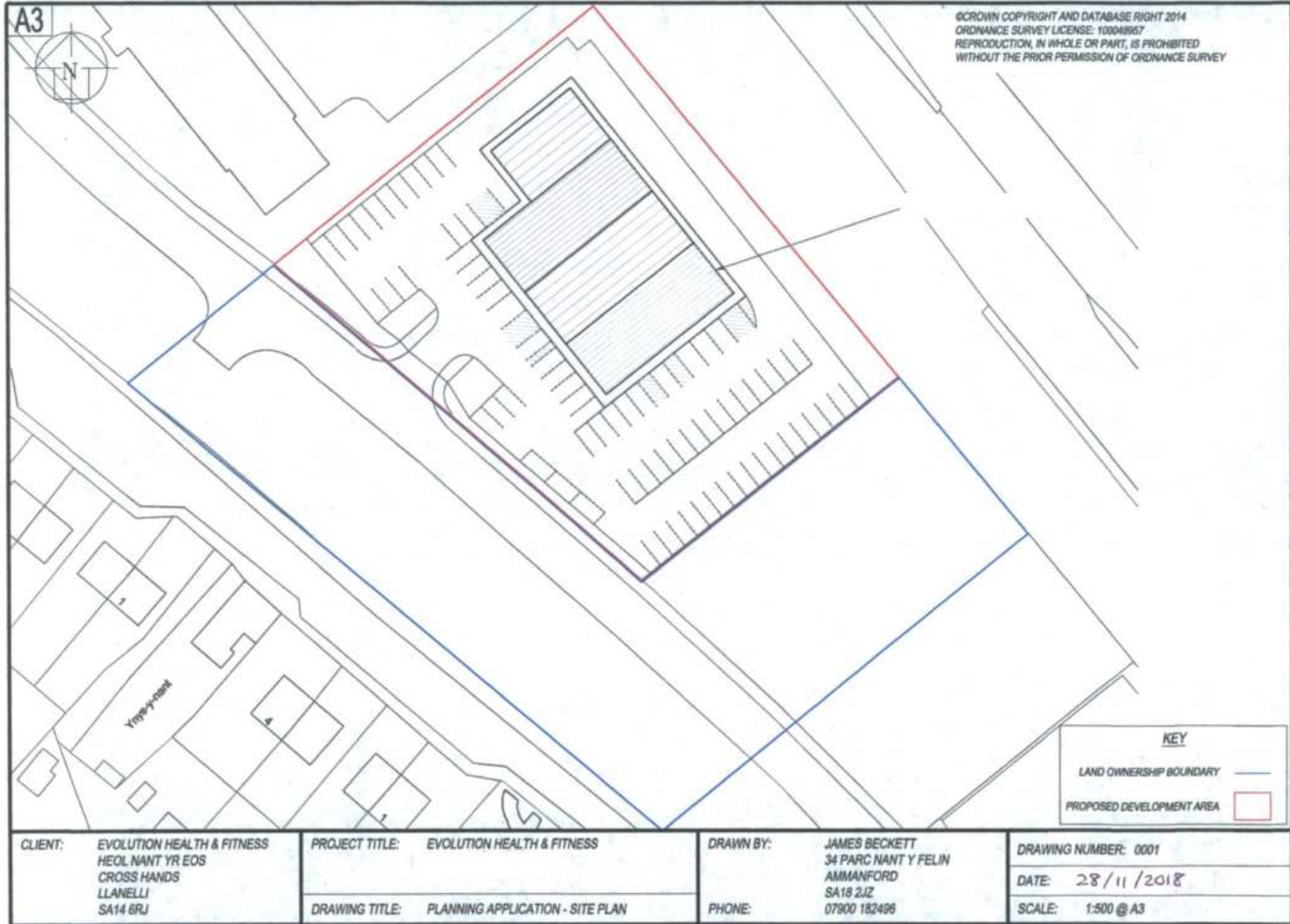
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S/38166



S/38166



Tudalen 57

Tudalen 58

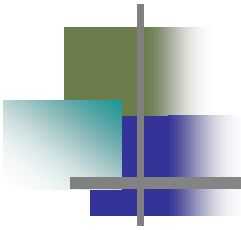
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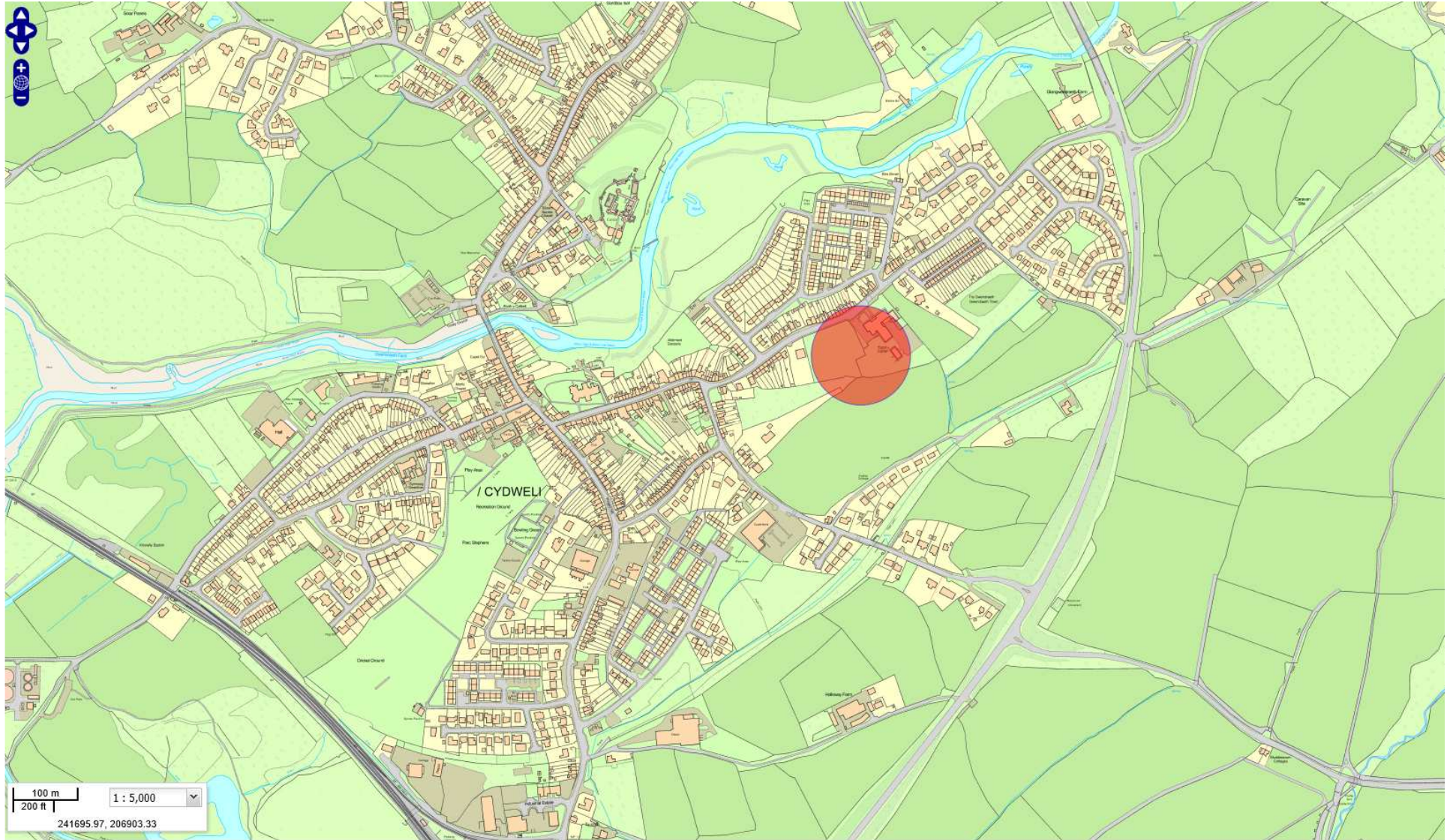


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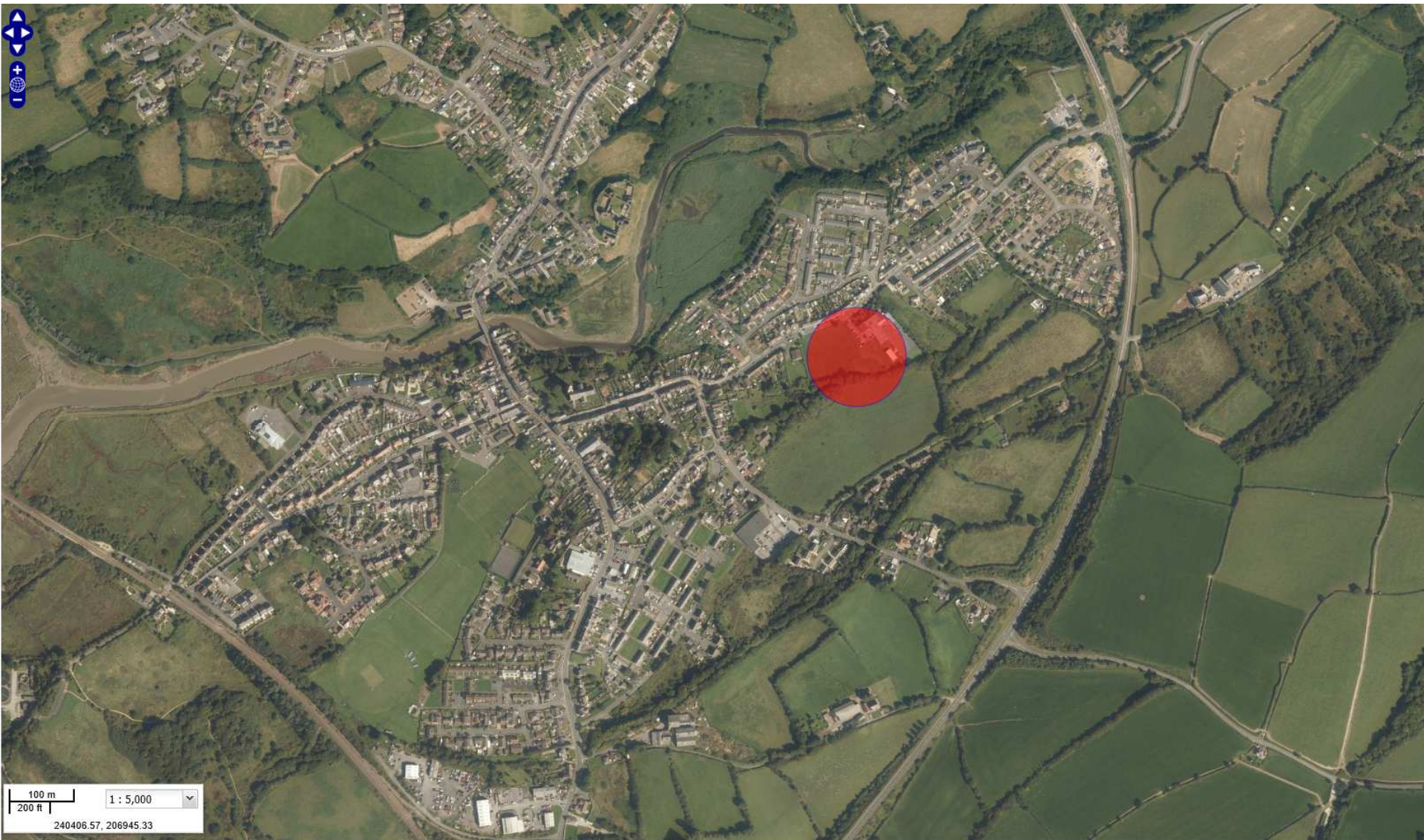
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Tudalen 61

S/38288



S/38288

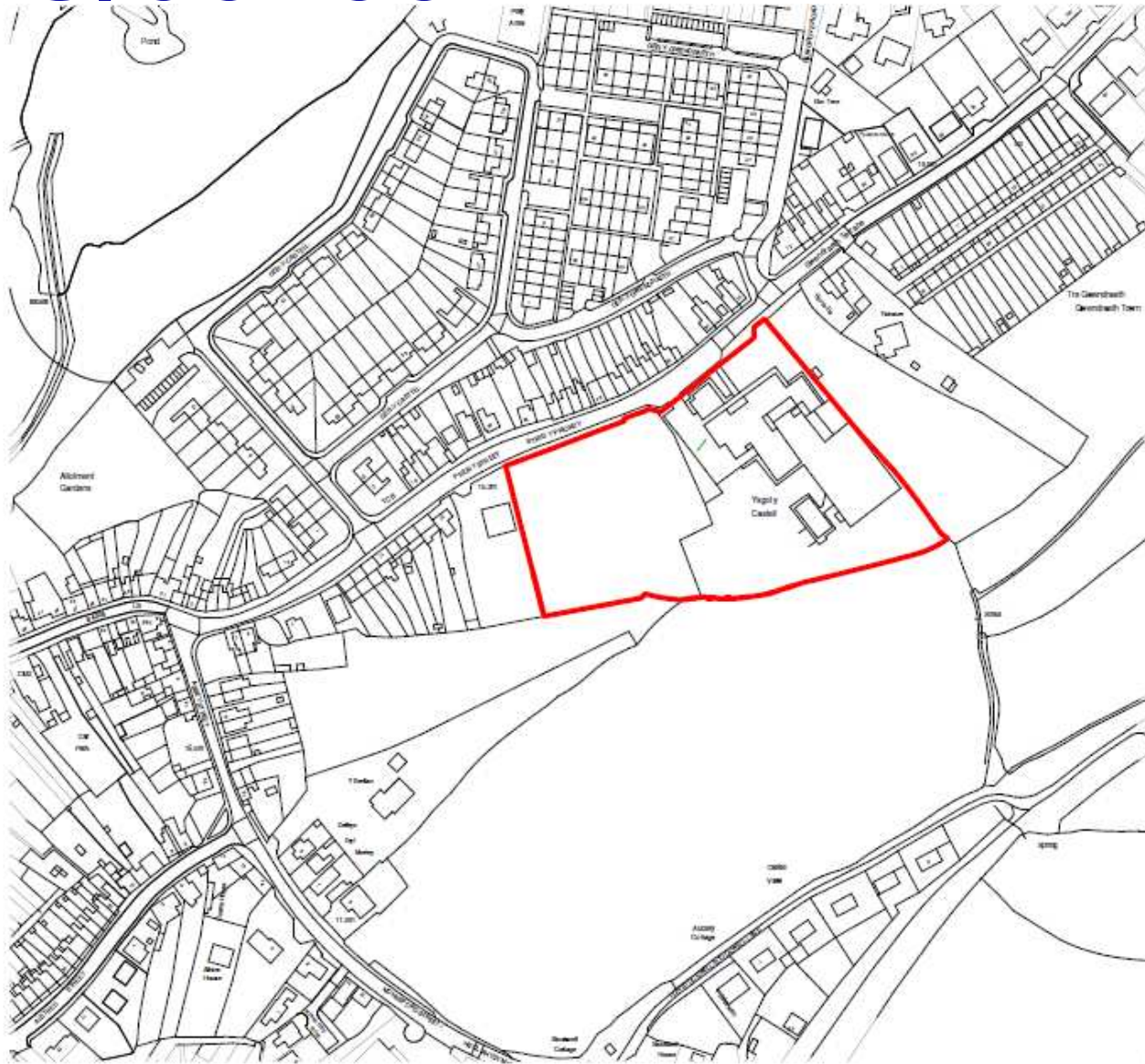


Tudalen 64

S/38288



S/38288



Tudalen 65

Location Plan

1 : 1250

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S/38288



Proposed Site Plan
1 : 500

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Refer to Mackley Davies Associates Ltd Drawings for Detail Site / Landscape Plan

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DO NOT SCALE THIS DRAWING.
It is the contractor's responsibility to verify all dimensions on site with a surveying with the works. All formal notices, dimensions and to be worked to unless otherwise instructed. Such dimensions, unless otherwise stated, shall be in metres and millimetres and therefore the allowances should be made for plaster, finishes, etc.

Any discrepancies between drawings and the real-world site works are to be verified and accepted with Carmarthenshire County Council's written permission.

READ ALL DRAWINGS AND OHS
Plans should be read in conjunction with all other drawings and all of them. If conflicts arise contact the allocated Carmarthenshire County Council person responsible for the project.

Drawings are to be read in conjunction with the latest notices, or revisions, of all other relevant plans and schedules.

Where any contradiction or variation arises between the drawings and/or for the purposes of works, it is the contractor's responsibility to seek the Builder from Carmarthenshire County Council before proceeding. No claims will be held by Carmarthenshire County Council where the contractor carries out work in absence of such coordination.

NOT FOR SITE PROPOSALS
This drawing is a general conceptual plan only, and is not intended for site proposals.

PLANNING													
10	Proposed site plan												
9	Proposed site plan												
8	Proposed site plan												
7	Proposed site plan												
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1	Proposed site plan												
<table border="1"> <tr> <td>Author</td> <td>Created/Revised</td> <td>Date</td> </tr> <tr> <td colspan="3"> Planning Section Drawing No. Proposed Site Plan Drawn by A. Jones / S. Evans Date 15/03/2018 Scale 1:500 Drawn by A. Taly </td> </tr> <tr> <td colspan="3"> Carmarthenshire County Council (Education & Children Department) </td> </tr> <tr> <td colspan="3"> Proposed New School Ffynnon Castell Ffynnon Street Ffynnon Carmarthenshire </td> </tr> </table>		Author	Created/Revised	Date	Planning Section Drawing No. Proposed Site Plan Drawn by A. Jones / S. Evans Date 15/03/2018 Scale 1:500 Drawn by A. Taly			Carmarthenshire County Council (Education & Children Department)			Proposed New School Ffynnon Castell Ffynnon Street Ffynnon Carmarthenshire		
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Carmarthenshire County Council (Education & Children Department)													
Proposed New School Ffynnon Castell Ffynnon Street Ffynnon Carmarthenshire													



S/38288



North Elevation
1 : 100



East Elevation
1 : 100



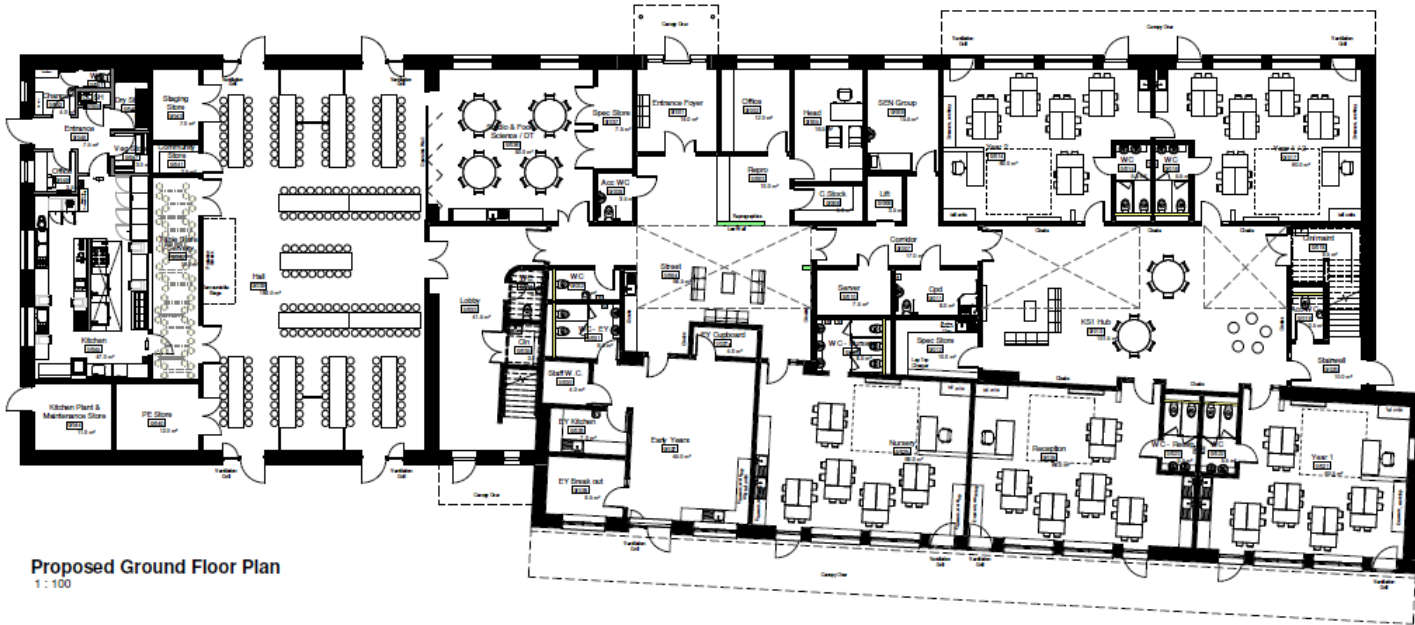
West Elevation
1 : 100



South Elevation
1 : 100

Tudalen 68

S/38288

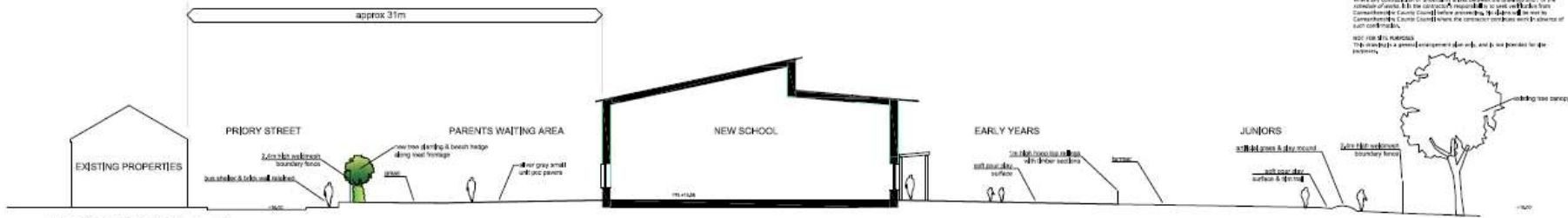


Proposed Ground Floor Plan
1:100



Proposed First Floor Plan
1:100

S/38288



Section through A - A
Scale 1 : 200



Section through B - B
Scale 1 : 200



Key Site Plan showing Sections through the Site
Scale 1 : 1250

CONTRACTOR
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Any alterations to this drawing must be made on a separate sheet and must be approved by the architect and the contractor.

READ ALL INSTRUCTIONS ON THIS DRAWING. The contractor is responsible for ensuring that the drawing is used in accordance with the contract documents and any amendments thereto.

Drawings are to be used for the purpose of the design and construction of the project and are not to be used for any other purpose.

Where any conflict or ambiguity arises between the drawing and the contract documents, the contract documents shall prevail.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

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PLANNING

<p>Project Details</p> <p>Project Name: Planning Issue</p> <p>Section: Section through Pridry Street</p> <p>Site: Tudalen 70</p> <p>Applicant: Sir Gâr Carmarthenshire</p> <p>Reference: S/38288</p> <p>Date: 15/10/2019</p> <p>Scale: 1:200</p> <p>Author: [Name]</p>	<p>Project Details</p> <p>Project Name: Planning Issue</p> <p>Section: Section through Pridry Street</p> <p>Site: Tudalen 70</p> <p>Applicant: Sir Gâr Carmarthenshire</p> <p>Reference: S/38288</p> <p>Date: 15/10/2019</p> <p>Scale: 1:200</p> <p>Author: [Name]</p>
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Sir Gâr Carmarthenshire County Council
 Planning Department
 Tudalen 70
 Pridry Street
 Carmarthenshire
 SA31 1PP

Sir Gâr Carmarthenshire County Council
 Planning Department
 Tudalen 70
 Pridry Street
 Carmarthenshire
 SA31 1PP

Property Design Section
 Sir Gâr Carmarthenshire County Council
 Tudalen 70
 Pridry Street
 Carmarthenshire
 SA31 1PP

S/38288



Tudalen 73

Tudalen 74

S/38288



S/38288



Tudalen 75

Tudalen 76

S/38288



S/38288



Tudalen 77

Tudalen 78

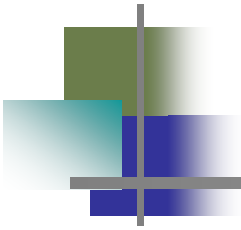
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***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU GWRTHOD***

**APPLICATIONS RECOMMENDED
FOR REFUSAL**



S/38295

S/38295



Tudalen 81

S/38295



S/38295



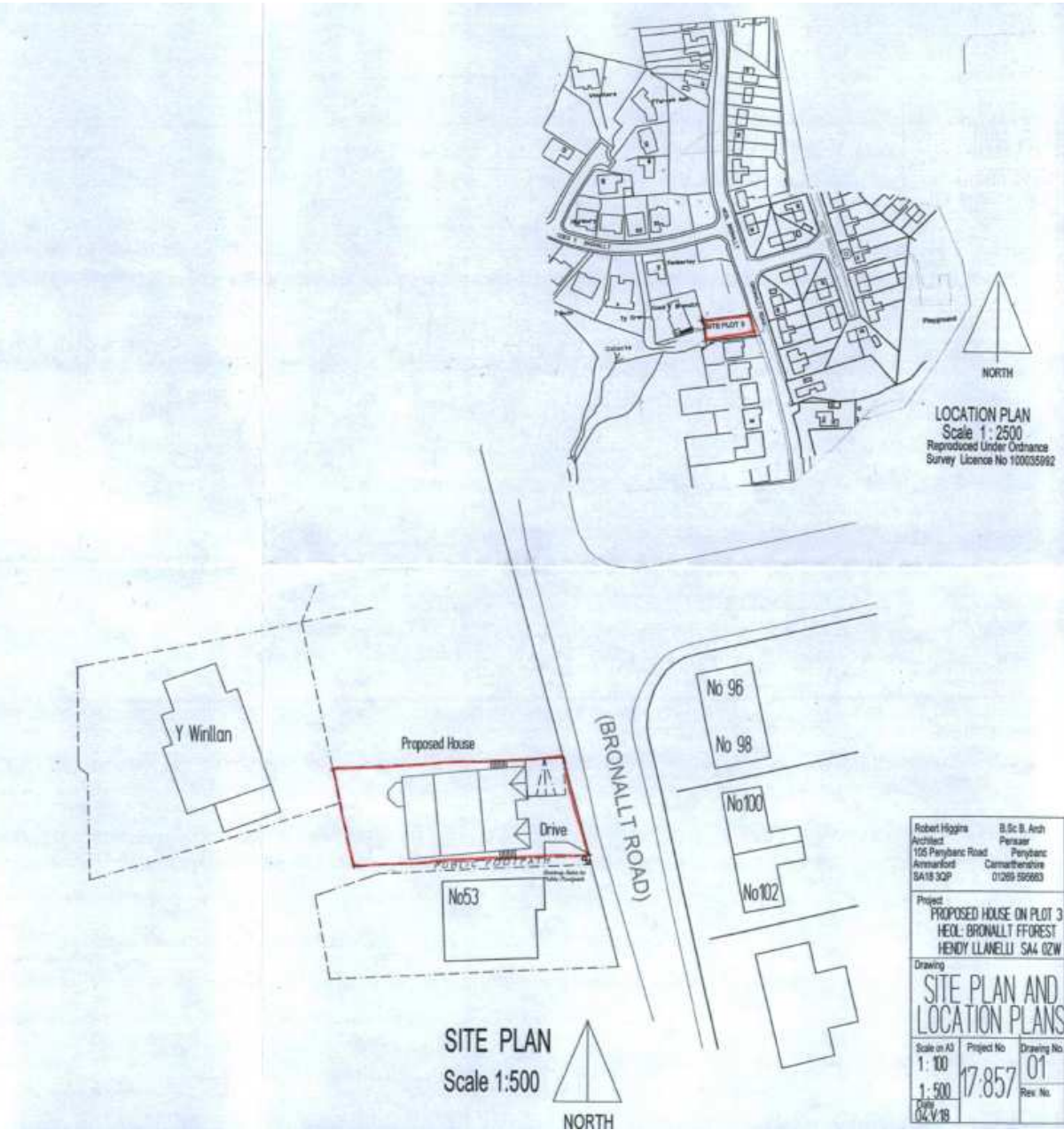
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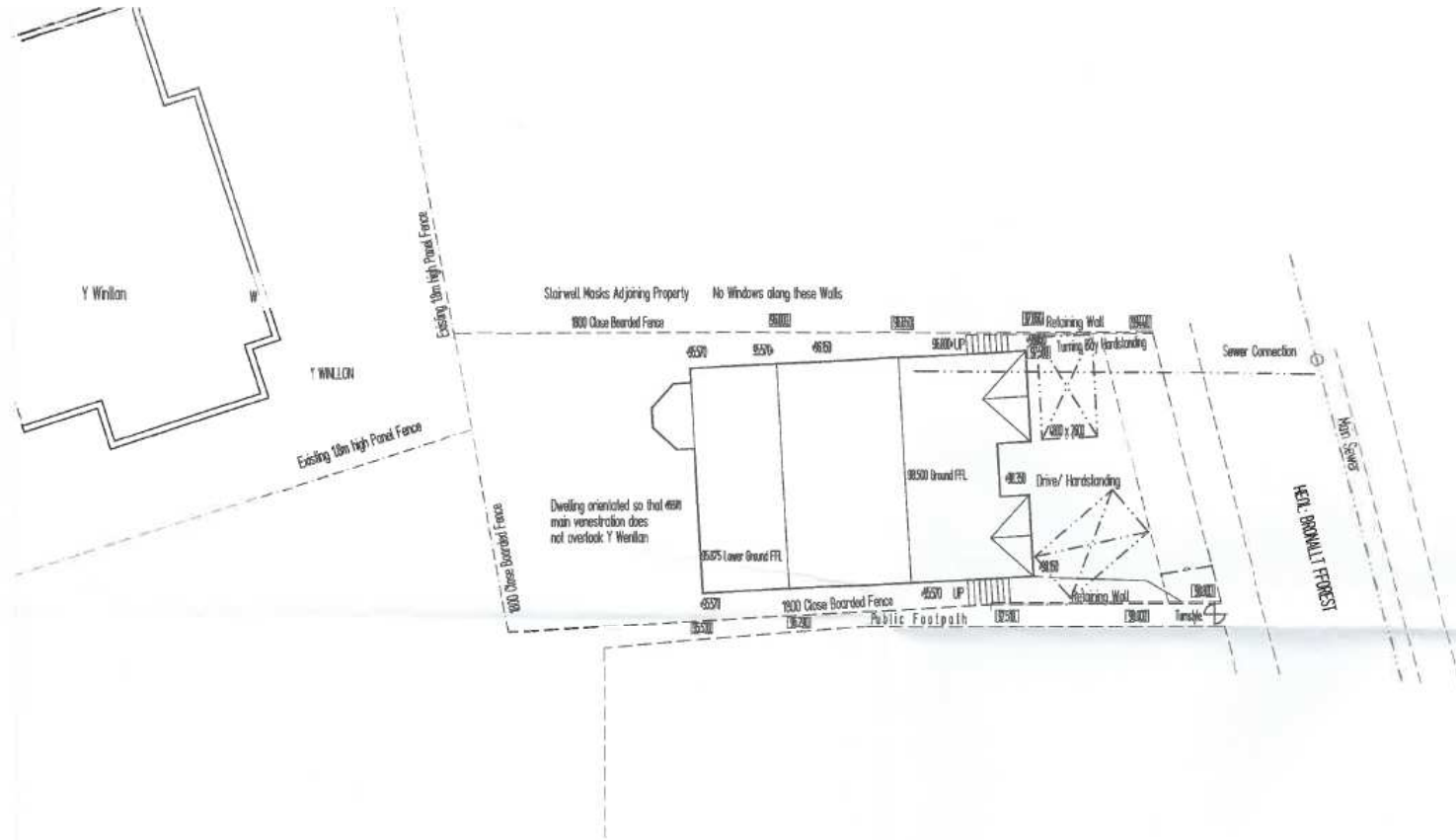
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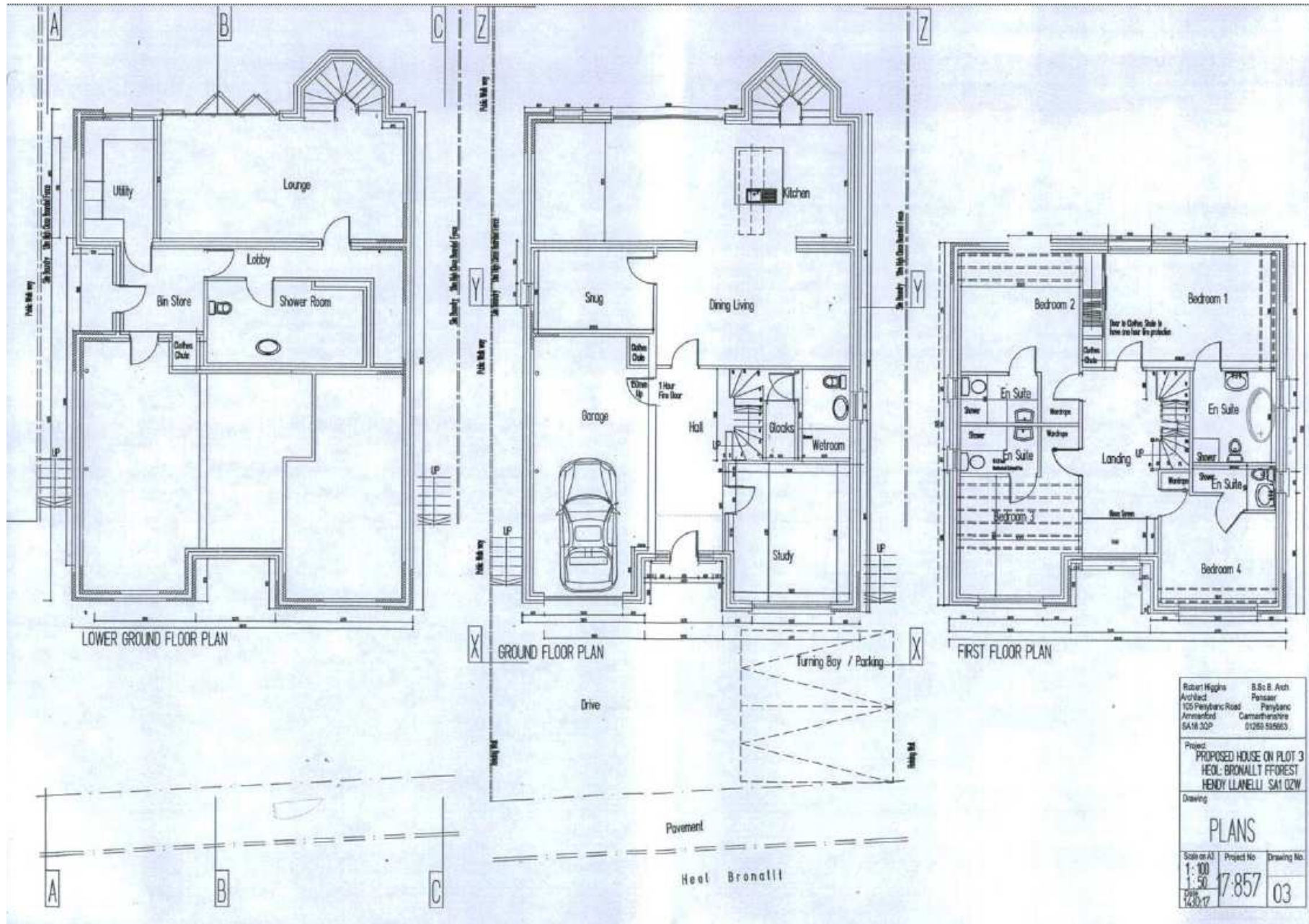
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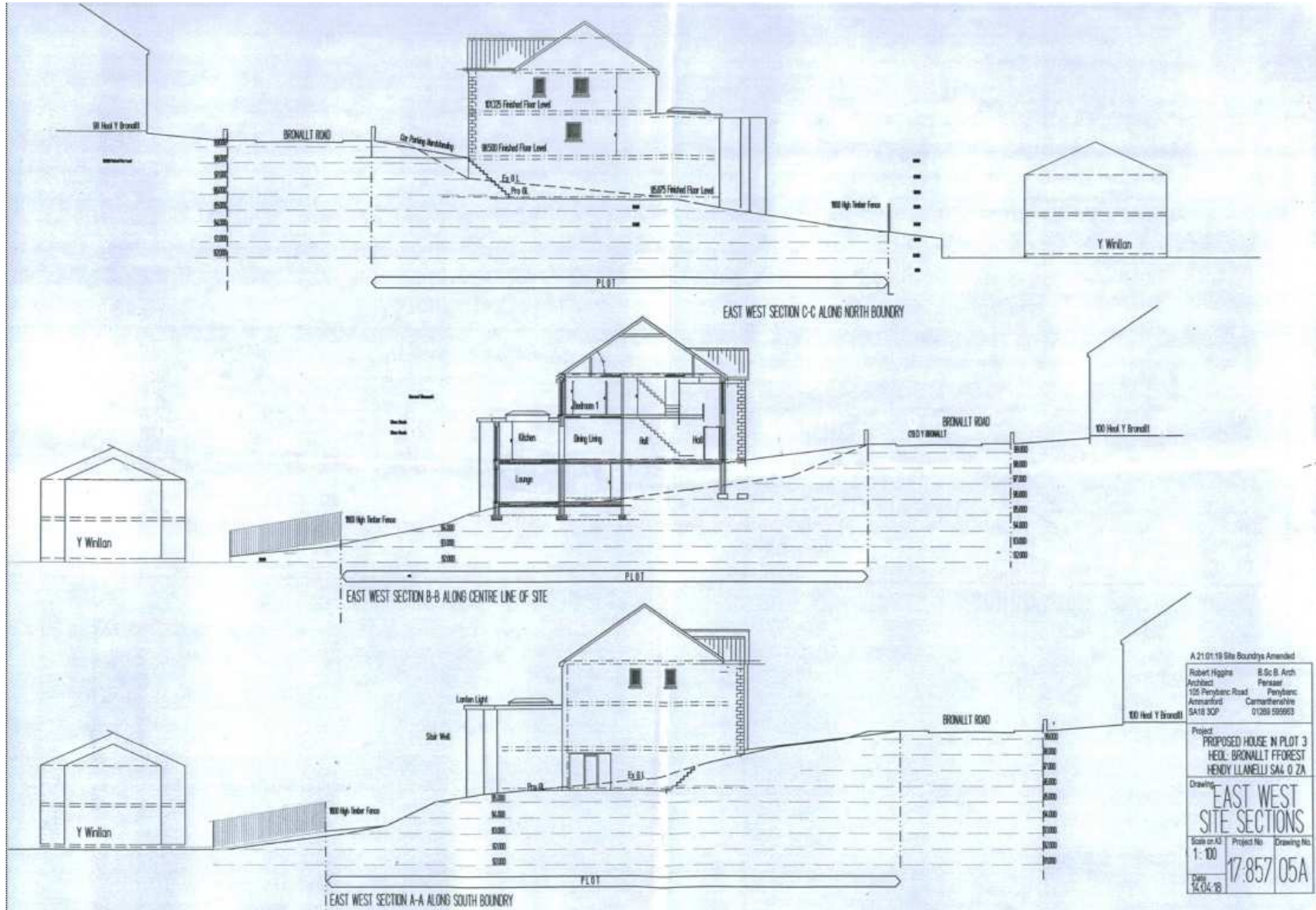


48.50	PROPOSED LEVELS
50.00	EXISTING LEVELS
C 01.02.18	Parking Bays Amended
B 21.01.18	Site Boundaries Amended
A 18.12.18	Sewer Connection Shown
Robert Higgins	B.Sc B. Arch
Architect	Peniarth
105 Peniarth Road	Peniarth
Amersford	Carmarthenshire
SA418 3QP	01269 566083
Project	
PROPOSED HOUSE IN PLOT 3	
HEUL BRONALLT FFOREST	
hendy llunelli SA18 7TE	
Drawing	
SITE LAYOUT	
Scale on A3	Project No
1:200	17.857
Date	Drawing No
18.IV.18	02C

S/38295



S/38295



A.21.01.19 Site Boundry Amended	
Robert Higgins Architect 105 Penybanc Road Ammanford SA118 3QP	B.Sc B. Arch Penyban Penybanc Carmarthenshire 01269 555963
Project PROPOSED HOUSE IN PLOT 3 HELD: BRONLLY FFOREST HENDY LLANELLI SA4 0 ZA	
Drawing EAST WEST SITE SECTIONS	
Scale on A3 1:100	Project No. 17.857
Date 12.04.18	Drawing No. 05A

Tudalen 90

S/38295



S/38295



Tudalen 91

Tudalen 92

S/38295



S/38295



Tudalen 93

Tudalen 94

S/38295



S/38295



Tudalen 95

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

07 MAWRTH 2019

***RHANBARTH Y
GORLLEWIN***

**PLANNING
COMMITTEE**

07 MARCH 2019

**AREA
WEST**

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

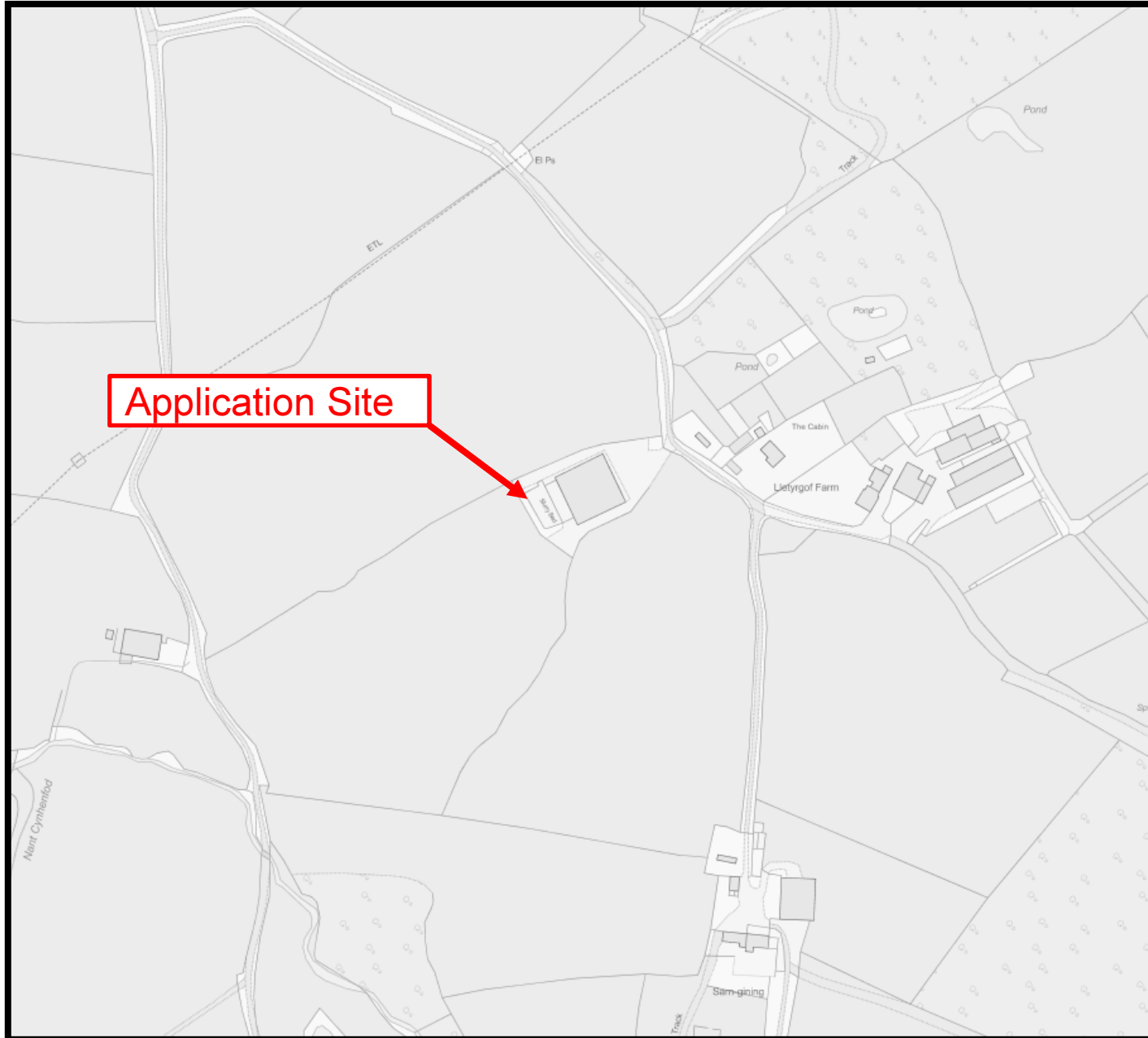
**APPLICATIONS RECOMMENDED
FOR APPROVAL**



W/35345

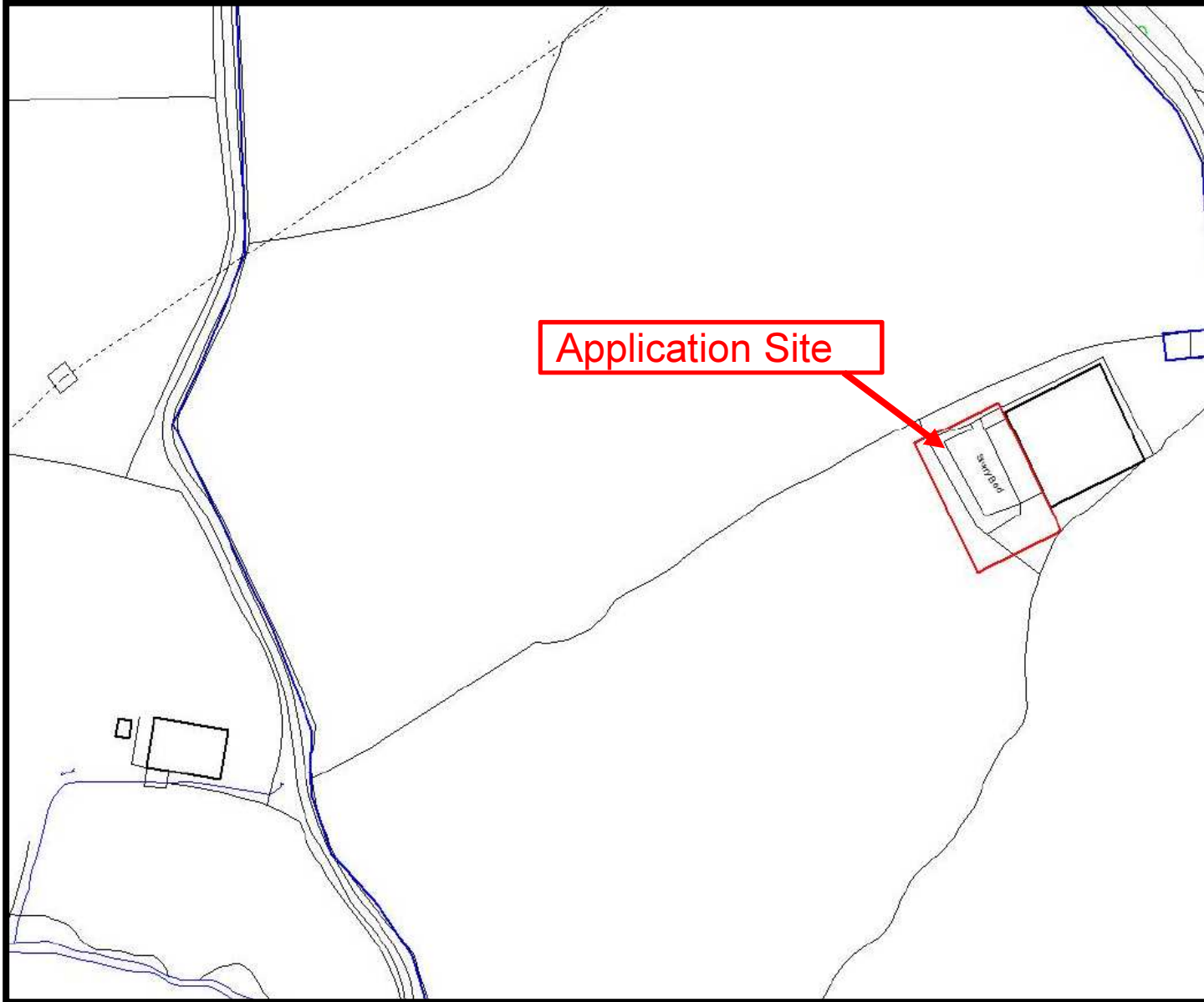
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Location Plan



W/35345

Location Plan



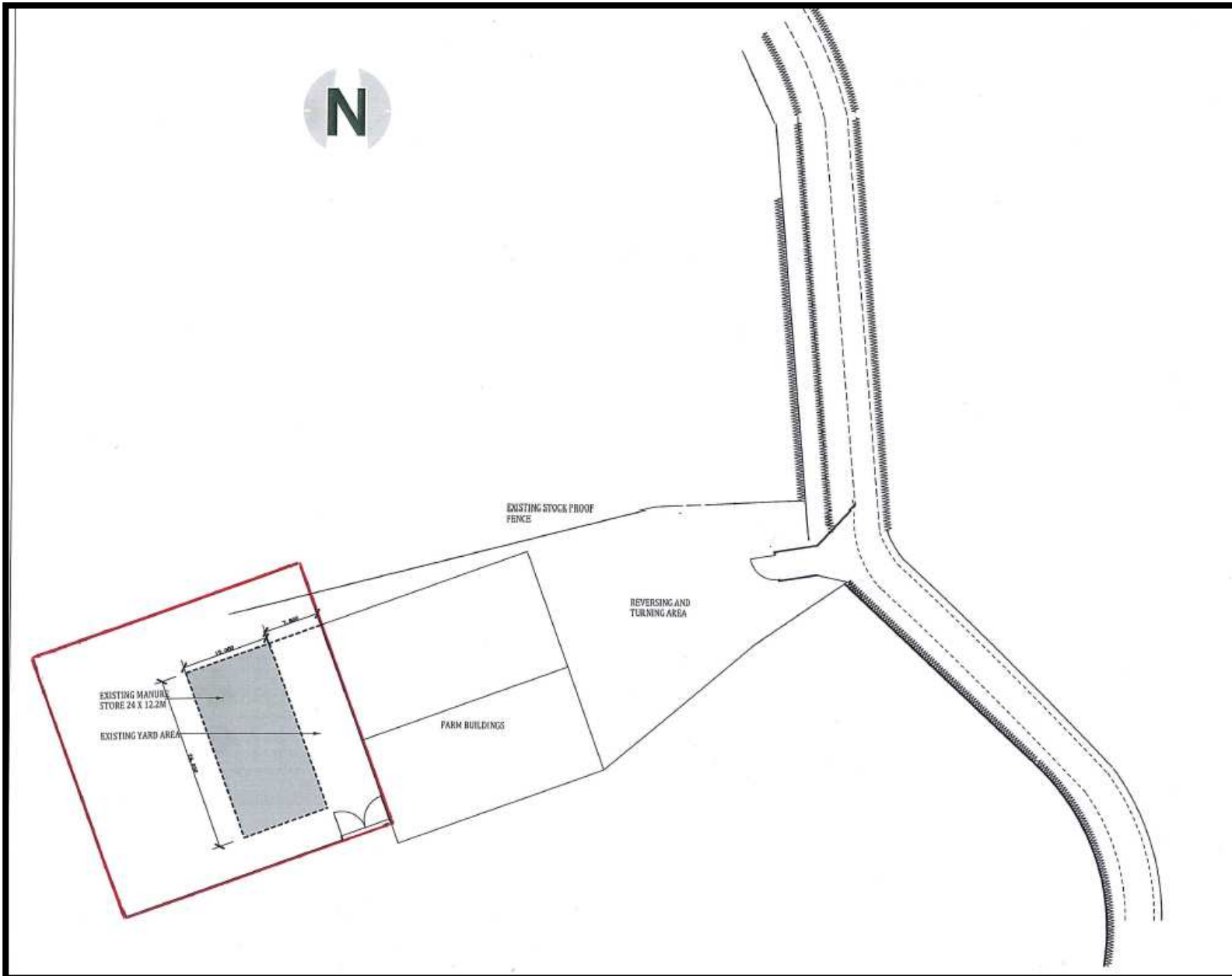
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Aerial Photo



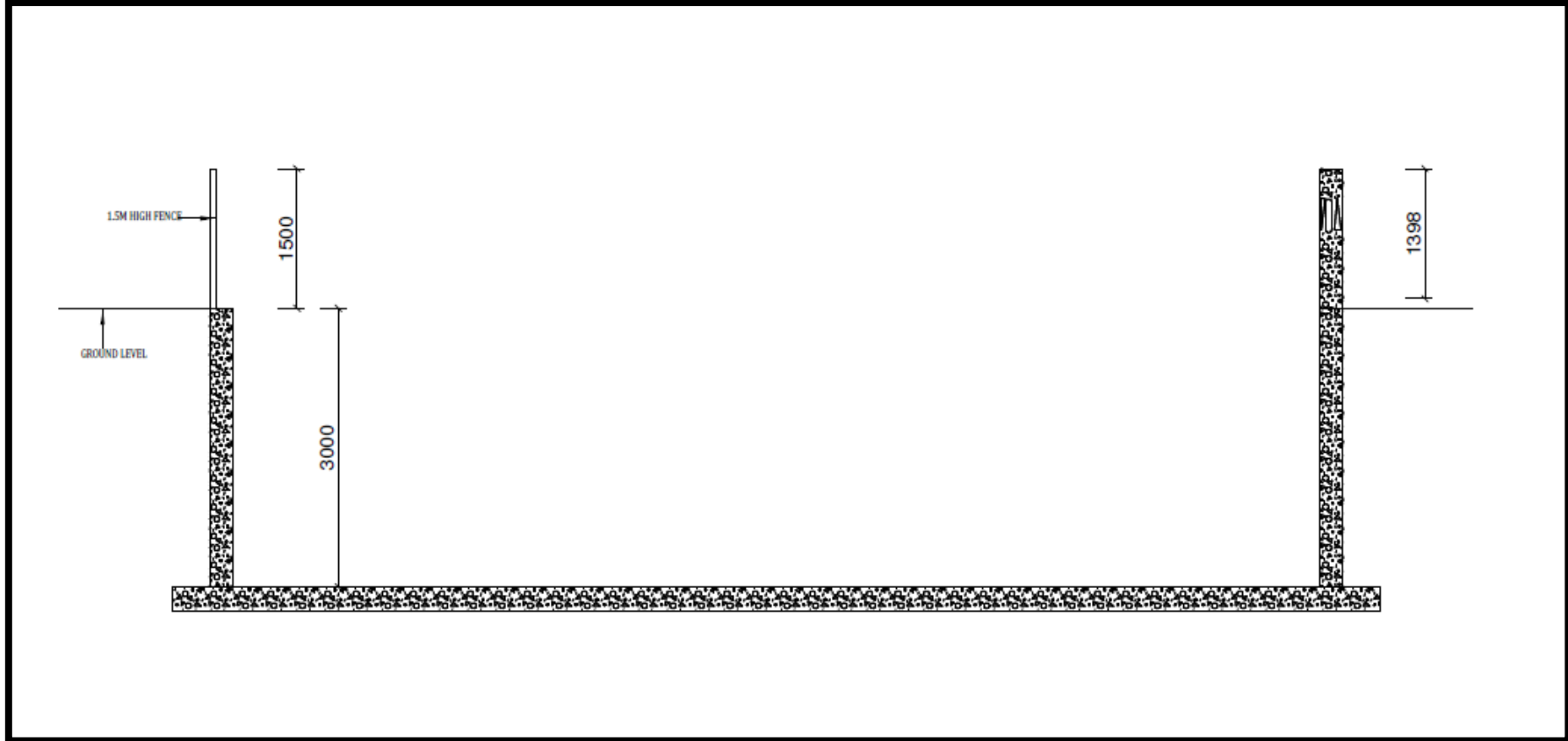
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Site Plan



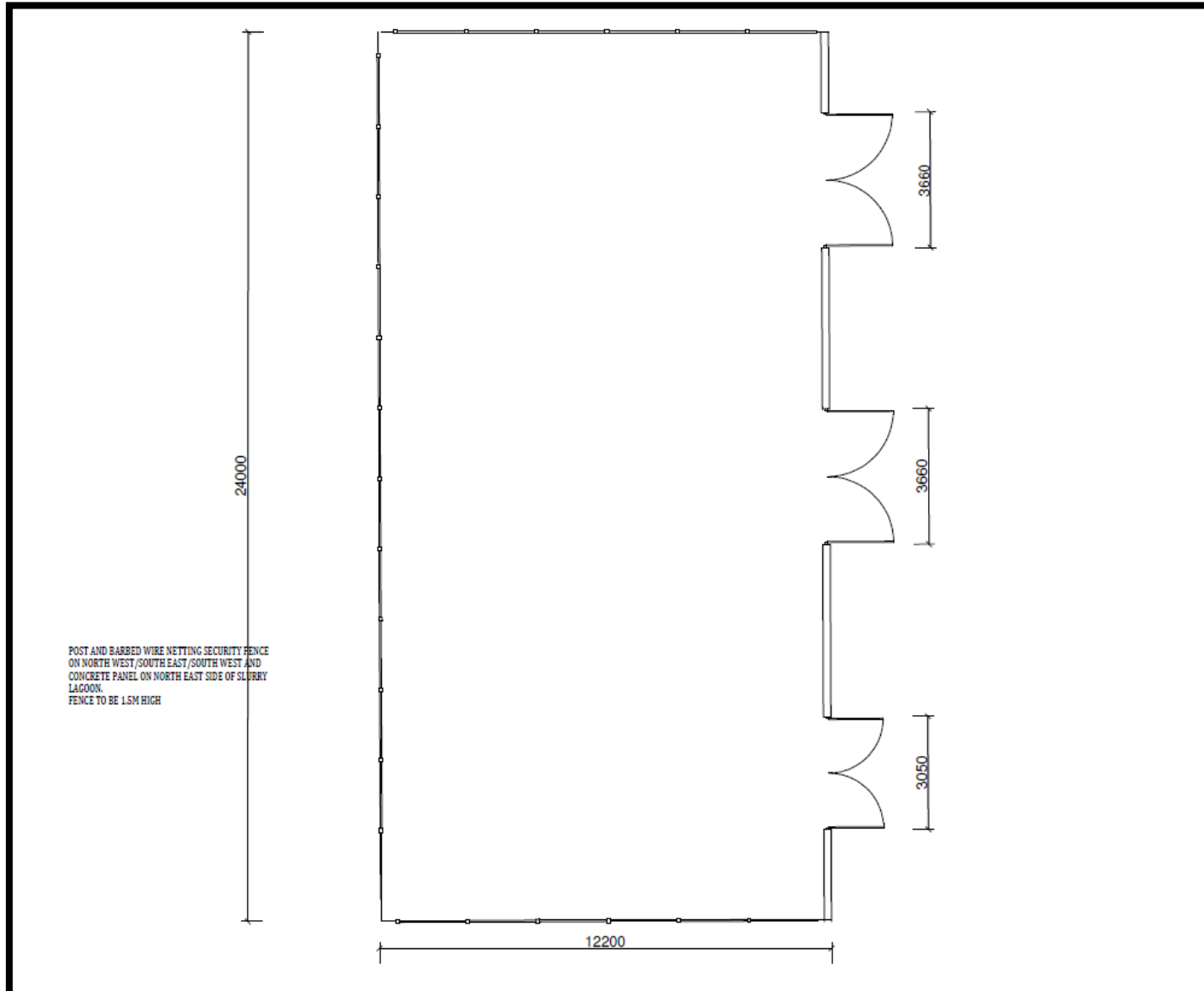
W/35345

Section of Slurry Store



W/35345

Plan View of Slurry Store



W/35345

Site Photo



Tudalen 108

W/35345

Site Photo



19.12.2016 11:16

W/35345

Site Photo



Tudalen 109

19.12.2016 11:15

Tudalen 110

W/35345

Site Photo



19.12.2016 11:15

W/35345

Site Photo



Tudalen 111

Tudalen 112

W/35345

Site Photo



W/35345

Site Photo



Tudalen 113

Mae'r dudalen hon yn wag yn fwriadol