

**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 27 GORFFENNAF 2017  
ON 27 JULY 2017**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**

*Ardal Del/  
Area South*



Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34537</b>
<i>Proposal &amp; Location</i>	CONSTRUCTION OF 8 HOUSES TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESSES, CAR PARKING, LANDSCAPING, DRAINAGE AND OTHER ANCILLARY DEVELOPMENT AT LAND ON EASTERN SIDE OF, HEOL BRONALLT, HENDY, LLANELLI

### **DETAILS:**

#### **CONSULTATIONS**

**Neighbours/Public** – One further letter of objection has been received raising the following further objections:

- The drainage strategy report is questioned where the proposal includes an infiltration swale as a “factor of safety”
- Concern that the development would exacerbate any surface water run-off through increased ground water seepage and arises by the lateral movement of water.
- It is documented on the property particulars for certain houses on Clayton Road that there is a well in the field behind.
- Where is evidence to show that there are no underground streams beneath or below the application site?
- The presence past coal workings in the area can exacerbate ground water problems.
- The wisdom of vesting responsibility for the surface water system with a private company is questioned.
- The inclusion of an exclusion clause in the drainage report further heightens concerns expressed.

The submitted Drainage Strategy Report has been subject to consultation with the authority’s own Drainage Section, Welsh Water and NRW and has elicited no objection.

#### **CONDITIONS**

The applicant has submitted a number of amended plans correcting a number of anomalies in the original plans.

The submission of these updated Plans require consequential changes to the wording of condition no. 2 contained in the main report presented to the Committee. Also, condition no. 7 in the report shall be amended to read as follows, together with the inclusion of a

further supplementary condition no. 16. The revised and additional conditions are as follows:

2. The development shall be carried out in accordance with the following approved plans and documents:

- Location plan referenced PAS01 REV 01 received on 29 June 2017
- Block Plan Phase 1 drawing referenced PAS02 REV 04 received on 21 July 2017.
- Existing levels drawing referenced PAS56 REV 0 received on 29 June 2017.
- Proposed levels drawing referenced PAS57 REV 02 received on 21 July 2017.
- Visibility splays drawing referenced PAS50 REV 03 received on 29 June 2017.
- Parking and splays drawing referenced PAS50a REV 03 received on 21 July 2017.
- Pedestrian visibility splays drawing referenced PAS50b REV 04 received on 21 July 2017.
- Vertical visibility envelope drawing referenced PAS50c REV 01 received on 29 June 2017.
- Drainage Strategy Report referenced C0675/R2 dated June 2017 received on 29 June 2017.
- Plot 6 Ground floor drawing referenced PAS29 REV01 received on 20 December 2016.
- Plot 6 First Floor Plan drawing referenced PAS30 REV 01 received on 20 December 2016.
- Plot 6 Roof plan drawing referenced PAS33 REV 01 received on 20 December 2016.
- Plot 6 Elevations drawing referenced PAS31 REV 01 received on 20 December 2016.
- Plot 6 Cross Sections drawing referenced PAS32 REV 01 received on 20 December 2016.
- Reptile Survey Report referenced GHD081116 received on 15 November 2016.
- Dust Pollution Prevention Statement dated November 2016 received on 29 June 2017.
- Plot 7 elevations referenced PAS 38 REV 02 received on 18 July 2017.
- Plot 7 elevations referenced PAS 39 REV 02 received on 18 July 2017.

- Plot 7 basement plan referenced PAS 34 REV 02 received on 19 July 2017.
- Plot 7 ground floor plan referenced PAS 35 REV 02 received on 19 July 2017.
- Plot 7 garage plan referenced PAS 37 REV 02 received on 19 July 2017.
- Plot 7 first floor plan referenced PAS 36 REV 02 received on 19 July 2017.
- Plot 7 roof plan referenced PAS 41 REV 02 received on 19 July 2017.
- Plot 7 section referenced PAS 40 REV 02 received on 19 July 2017.
- Plot 8 elevations referenced PAS 46 REV 02 received on 21 July 2017.
- Plot 8 elevations referenced PAS 47 REV 02 received on 21 July 2017.
- Plot 8 basement plan referenced PAS 42 REV 02 received on 21 July 2017.
- Plot 8 ground floor plan referenced PAS 43 REV 02 received on 21 July 2017.
- Plot 8 garage plan referenced PAS 45 Rev 02 received on 21 July 2017.
- Plot 8 first floor plan referenced PAS 44 REV 02 received on 21 July 2017.
- Plot 8 roof plan referenced PAS 49 REV 02 received on 21 July 2017.
- Plot 8 section referenced PAS 48 REV 02 received on 21 July 2017.
- Plot 1 elevations referenced PAS 06 REV 01 received on 26 September 2016.
- Plot 1 first floor plan referenced PAS 05 REV 01 received on 26 September 2016.
- Plot 1 ground floor plan referenced PAS 04 REV 01 received on 26 September 2016.
- Plot 1 roof plan referenced PAS 08 REV 01 received on 26 September 2016.
- Plot 1 typical section referenced PAS 07 REV 01 received on 26 September 2016.
- Plot 1 garage elevations referenced PAS 57 REV 02 received on 21 July 2017.
- Plot 1 garage plan referenced PAS 56 REV 02 received on 21 July 2017.
- Plot 1 garage roof plan referenced PAS 58 REV 02 received on 21 July 2017.
- Plot 2 elevations referenced PAS 11 REV 01 received on 26 September 2016.

- Plot 2 first floor plan referenced PAS 10 REV 01 received on 26 September 2016.
- Plot 2 ground floor plan referenced PAS 09 REV 01 received on 26 September 2016.
- Plot 2 roof plan referenced PAS 13 REV 01 received on 26 September 2016.
- Plot 2 typical section referenced PAS 12 REV 01 received on 26 September 2016.
- Plot 3 elevations referenced PAS 16 REV 01 received on 26 September 2016.
- Plot 3 first floor plan referenced PAS 15 REV 01 received on 26 September 2016.
- Plot 3 ground floor plan referenced PAS 14 REV 01 received on 26 September 2016.
- Plot 3 roof plan referenced PAS 18 REV 01 received on 26 September 2016.
- Plot 3 sections referenced PAS 17 REV 01 received on 26 September 2016.
- Plot 4 elevations referenced PAS 21 REV 00 received on 26 September 2016.
- Plot 4 first floor plan referenced PAS 20 REV 00 received on 26 September 2016.
- Plot 4 ground floor plan referenced PAS 19 REV 00 received on 26 September 2016.
- Plot 4 roof plan referenced PAS 23 REV 00 received on 26 September 2016.
- Plot 4 section referenced PAS 22 rev 01 received on 26 September 2016.
- Plot 3 and 4 garage elevations referenced PAS 51 REV 01 received on 26 September 2016.
- Plot 3 and 4 garage plan referenced PAS 50 REV 01 received on 26 September 2016.
- Plot 3 and 4 roof plan referenced PAS 52 REV 01 received on 26 September 2016.
- Plot 5 elevations referenced PAS 26 REV 00 received on 26 September 2016.
- Plot 5 first floor plan referenced PAS 25 REV 00 received on 26 September 2016.
- Plot 5 garage elevations referenced PAS 54 REV 01 received on 26 September 2016.

- Plot 5 garage plan referenced PAS 53 REV 01 received on 26 September 2016.
  - Plot 5 garage roof plan referenced PAS 55 REV 01 received on 26 September 2016.
  - Plot 5 ground floor plan referenced PAS 24 REV 00 received on 26 September 2016.
  - Plot 5 roof plan referenced PAS 28 REV 00 received on 26 September 2016.
  - Plot 5 section referenced PAS 27 REV 00 received on 26 September 2016.
  - Geotechnical and Geo-Environmental Site Investigation Report referenced 13706 received on 27 September 2016.
  - Preliminary Ecological Appraisal prepared by ECOSA dated August 2016 received on 26 September 2016.
7. No development or site clearance shall take place until an appropriate and comprehensive Detailed Landscape Design Scheme, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the indication of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development, together with detailed design proposals which effectively integrate appropriate site specific landscape, ecological and biodiversity objectives and functions and shall be in compliance with relevant guidance as provided by the Local Planning Authority.
16. The Detailed Landscape Design Scheme as submitted to discharge condition 7 shall be fully implemented prior to the occupation of any dwelling on the development site. Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved Detailed Landscape Design Scheme which, within a period of 5 years after implementation are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the Local Planning Authority, the function of the landscape elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

## **REASONS**

- 2 To ensure that only the approved works are carried out
- 7 & 16 To ensure the provision, establishment and maintenance of a suitable landscape scheme.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35403</b>
<i>Proposal &amp; Location</i>	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO, 32 ERW TERRACE, BURRY PORT, LLANELLI, CARMARTHENSHIRE, SA16 0DA

### CONSULTATIONS

**Local Member** – County Councillor A Fox has advised that she along with County Councillor J James have met with residents of Erw Terrace and Penybryn Avenue to discuss their concerns and objections.

Councillor A Fox fully supports their objections as this area is the parking area for the residents who live in both streets. The parking is a major issue on both roads leading to the application site. Emergency vehicles would have great difficulty accessing the area. The land needs to stay as parking for the community.

**Pembrey and Burry Port Town Council** – Object on the basis that this site has been used for parking for the last 50 years.

**Additional Condition** – Members will have noted that the main body of the Planning Committee report recommends the imposition of a condition requiring the submission of a scheme of eradication for Japanese Knotweed, however this was not subsequently listed in the conditions part of the report.

Therefore Condition 13 should be imposed and should read as follows:-

#### **Condition**

*The development hereby permitted shall not be commenced (including any ground works or site clearance) until details of a scheme to eradicate and prevent the spread of invasive species has been submitted to and approved in writing by the local planning authority. Furthermore works should be implemented in accordance with the approved scheme.*

#### **Reason**

*To eradicate and prevent the spread of an invasive species*

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35440</b>
<i>Proposal &amp; Location</i>	RESIDENTIAL DEVELOPMENT - DEMOLITION OF EXISTING BUNGALOW & REPLACE WITH 3 BEDROOM RESIDENTIAL DWELLING AT O'KEIP, OCEAN VIEW, BURRY PORT, CARMARTHENSHIRE, SA16 0DW

### **DETAILS:**

### **CONSULTATIONS**

**Drainage Engineer** – Whilst acknowledging the results of the percolation tests the Land Drainage Team express reservations over the use of soakaways on a terraced site. There are no records of flooding incidents in the locality and whilst the Land Drainage Team does not have any technical information to justify their stance, they do have experience of such developments and the issues that can potentially occur.

The Agent has confirmed that the surface water runoff from the existing dwelling enters the combined sewer system and hence the proposal to use soakaways to achieve betterment in comparison to the existing situation.

In light of the above, it is recommended that the following condition is imposed requiring full details of surface water drainage to be agreed by the Local Planning Authority:-

### **Condition 9**

No building shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a period for its implementation; and
- iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

### **Reason**

To ensure a satisfactory form of surface water drainage.