

**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**

***Ardal Del/
Area South***



**Cyngor Sir Gâr
Carmarthenshire**
County Council



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.