

Wendy Walters Prif Weithredwr, *Chief Executive,* Neuadd y Sir, Caerfyrddin. SA31 1JP *County Hall, Carmarthen. SA31 1JP*

Annwyl Gynghorydd,

PWYLLGOR CYNLLUNIO - DYDD MAWRTH, 9FED GORFFENNAF, 2019

Gweler yn amgaeedig, yr atodiad a cynlluniau ar gyfer y cyfarfod uchod.

Rhif ar yr Eitem Agenda

- a) <u>NEWID DEFNYDD Y LLAWR GWAELOD O BRESWYLFA (C3) I SIOP GOFFI</u> <u>DEFNYDD CYMYSG (A1/A3) AC YCHWANEGU TO AR OLEDDF I'R GAREJ AR</u> <u>WAHÂN YN Y CEFN AC YCHWANEGU FFENESTRI VELUX AT DO'R BRIF</u> <u>BRESWYLFA (AILGYFLWYNO CAIS W/37493), CROFT HOUSE, LLANSTEFFAN,</u> <u>CAERFYRDDIN, SA33 5LW</u> (Tudalennau 3 - 32)
- 4. <u>RHANBARTH Y GORLLEWIN PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 33 - 74)

Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.



Eitem Rhif 3.1

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 09 GORFFENNAF 2019 ON 09 JULY 2019

> > I'W BENDERFYNU/ FOR DECISION

ADDENDUM

Ardal Gorllewin/ Area West







ADDENDUM – Area West

Application Number	W/38447
Proposal & Location	CHANGE OF USE OF GROUND FLOOR FROM DWELLING (C3) TO MIXED USE COFFEE SHOP (A1/A3) AND ADDITION OF PITCHED ROOF TO REAR DETACHED GARAGE AND ADDITION OF VELUX WINDOWS TO THE ROOF OF THE MAIN DWELLING (RESUBMISSION OF W/37493) AT CROFT HOUSE, LLANSTEFFAN, CARMARTHEN, SA33 5LW

DETAILS:

Summary of Consultation Responses

Llansteffan and Llanybri Community Council – Has raised the following material objections in respect of the proposal:-

- Changing the property to a commercial premises will detract from the character of the area and the surrounding conservation area.
- There are already similar businesses in the village and the proposal would impact upon their sustainability.
- The extension to the garage would overshadow and affect the light of the neighbouring property and also harm the character and appearance of the conservation area.
- The opening hours of 8:00 am to 6:00 pm would create noise and odours in the area.
- The proposal provides no consideration for the needs of disabled customers.
- Lack of bathroom facilities.
- Allowing the proposal would set a dangerous precedent in this and other conservation areas.

Appraisal

The matters raised by the community council regarding the impact of the proposal upon the character and appearance of the conservation area and existing businesses have been addressed in the main report as have the impacts upon the neighbouring property.

With regard to the proposed opening hours, it is not considered that a small coffee shop will generate a level of disturbance that would unacceptably harm the living conditions of surrounding occupiers. The Head of Public Protection has raised no objection to the proposal in this regard and is satisfied that the coffee shop will not result in any unacceptable odour impacts.

Turning to the concerns raised regarding the lack of consideration for disabled customers, the new café is to be on the ground floor of the property which will allow for use by disabled customers. Matters relating to any access improvements required will be considered separately under the building regulations.

Whilst the details submitted do not show a bathroom facility within the proposal, there are nonetheless existing public conveniences available in the car park to the front of the property which are within a short walking distance.

Concerns regarding the proposal setting a precedent for other developments in the conservation area are mistaken in that proposals are considered and determined on their own individual merits against the policy objectives of the Authority's Local Development Plan.

The recommendation for approval therefore remains unchanged.

Mae'r dudalen hon yn wag yn fwriadol



Y PWYLLGOR CYNLLUNIO

PLANNING COMMITTEE

09 GORFFENNAF 2019

09 JULY 2019

RHANBARTH Y GORLLEWIN

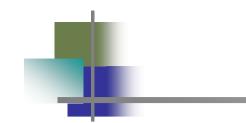
AREA WEST



CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

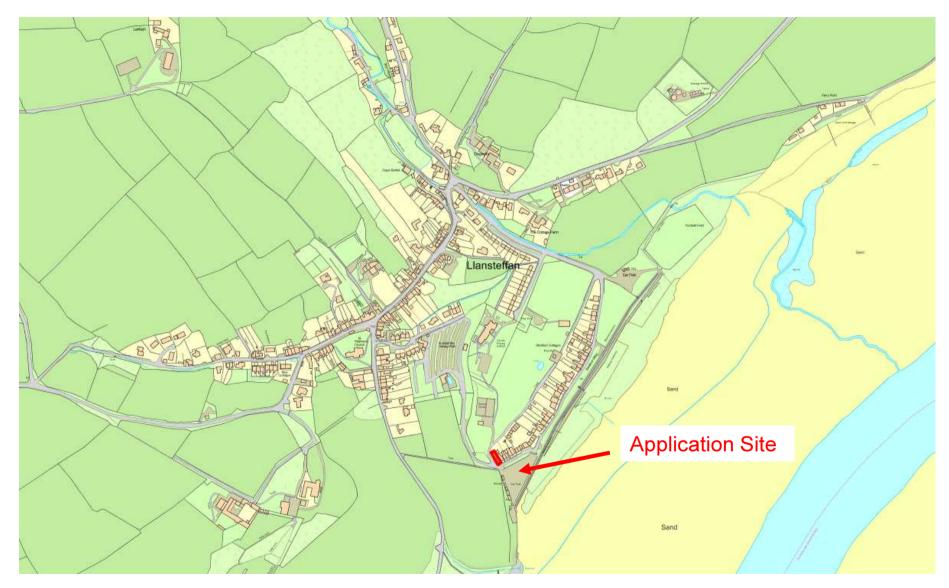








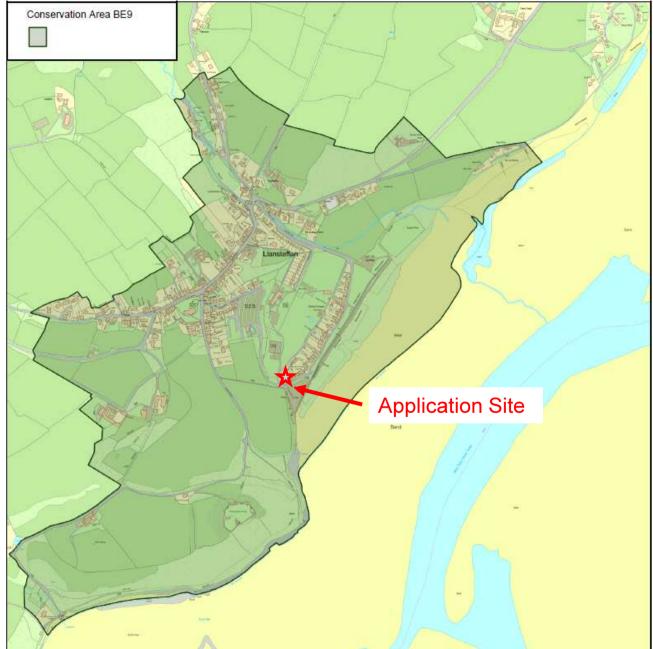
SITE LOCATION

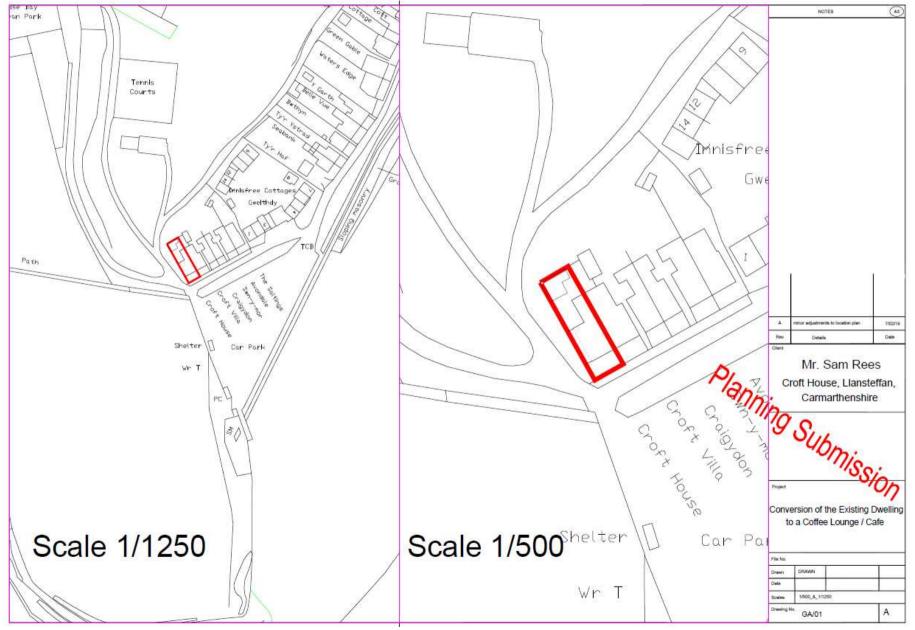


AERIAL PHOTOGRAPH



EXTENT OF CONSERVATION AREA





W/38447 EX

EXISTING ELEVATIONS



EXISTING GROUND FLOOR PLAN



EXISTING ELEVATIONS AND FLOOR PLANS OF GARAGE



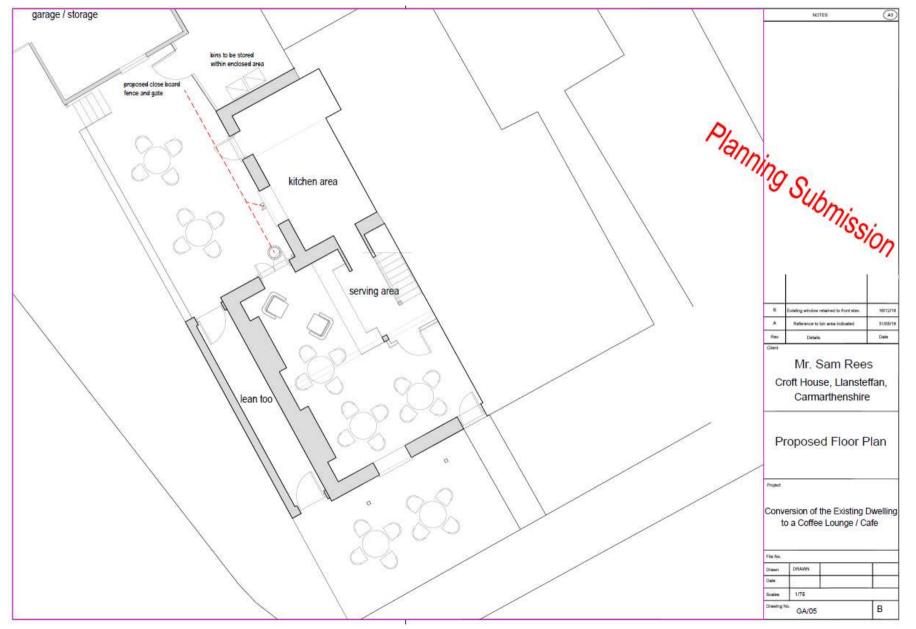
W/38447

W/38447 PROPOS

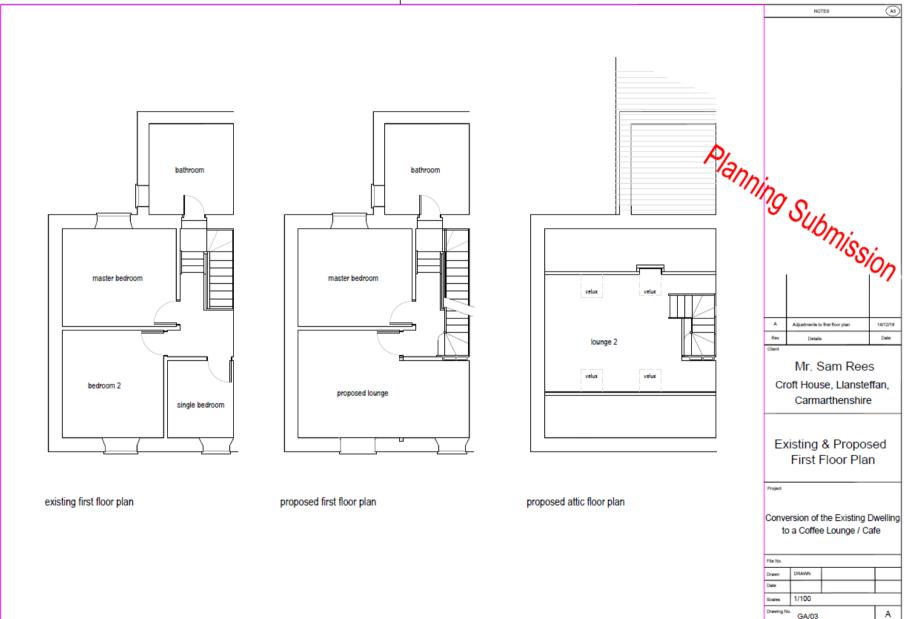
PROPOSED ELEVATIONS



PROPOSED GROUND FLOOR PLAN



EXISTING AND PROPOSED FIRST FLOOR AND ATTIC PLANS

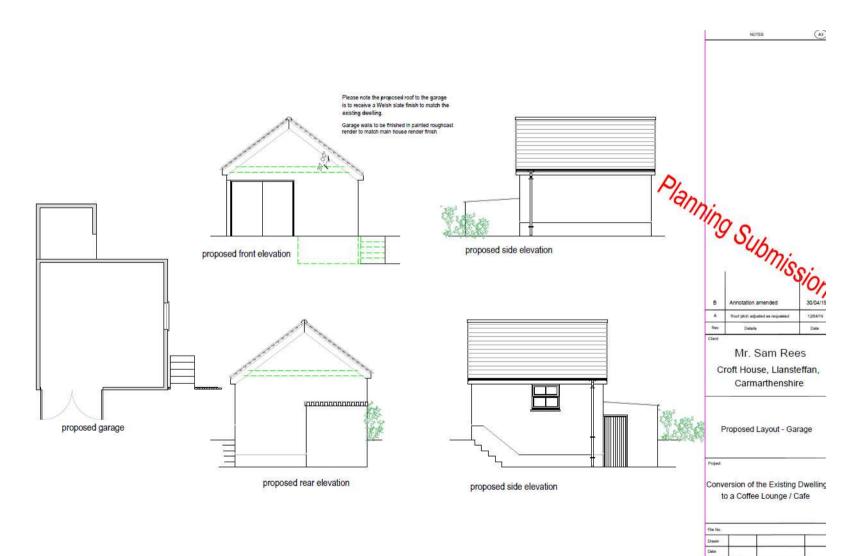


PROPOSED ELEVATIONS AND FLOOR PLANS OF GARAGE

Scales 1/75 Drawing No.

Garage 02

в



W/38447

W/38447 ORIGINAL COFFEE SHOP PLANS AND ELEVATIONS – PREVIOUSLY REFUSED



ORIGINAL GARAGE PLANS AND ELEVATIONS – PREVIOUSLY REFUSED



W/38447

W/38447 VIEWS OF APPLICATION PROPERTY















W/38447 VIEW ALONG THE LANE TO THE REAR OF THE PROPERTY



W/38447 VIEW TOWARDS THE APPLICATION PROPERTY ALONG 'THE GREEN'



W/38447 VIEW TOWARDS THE REAR OF THE GARAGE



W/38447 VIEW TOWARDS THE PROPERTY FROM THE PUBLIC FOOTPATH LEADING UP TO THE CASTLE



WI38447 VIEW TOWARDS THE PROPERTY FROM THE PUBLIC FOOTPATH LEADING UP TO THE CASTLE





Y PWYLLGOR CYNLLUNIO PLANNING COMMITTEE

09 GORFFENNAF 2019

09 JULY 2019

RHANBARTH Y GORLLEWIN

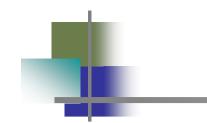
AREA WEST



CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

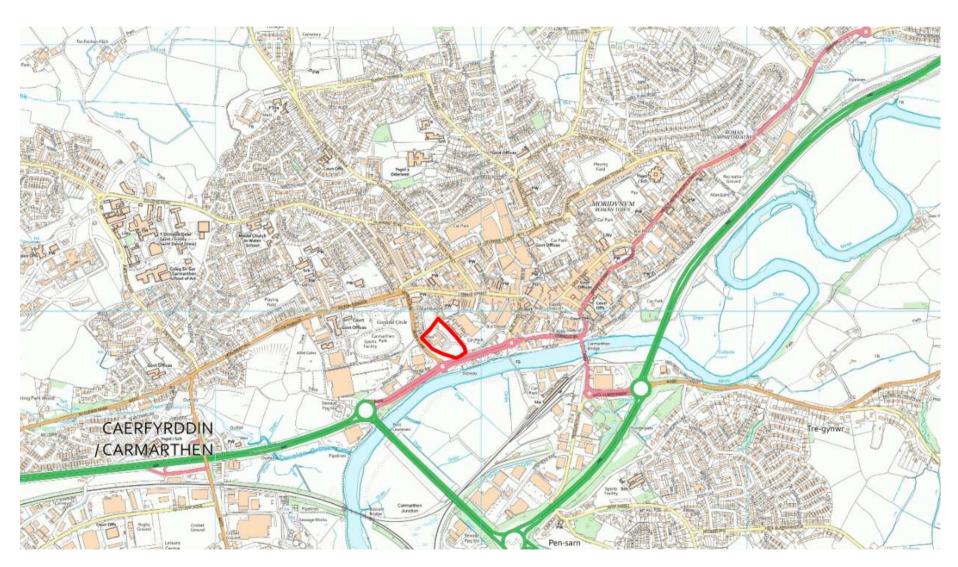






Tudalen 36

SITE LOCATION

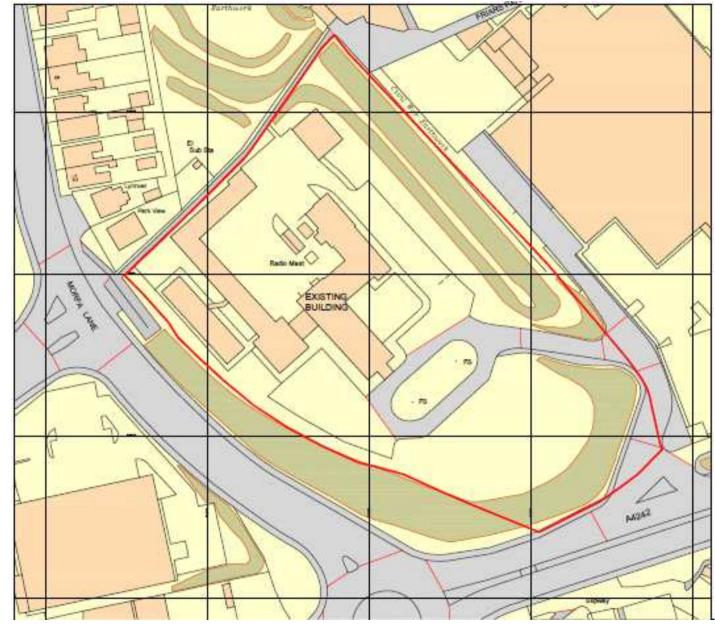


AERIAL PHOTOGRAPH



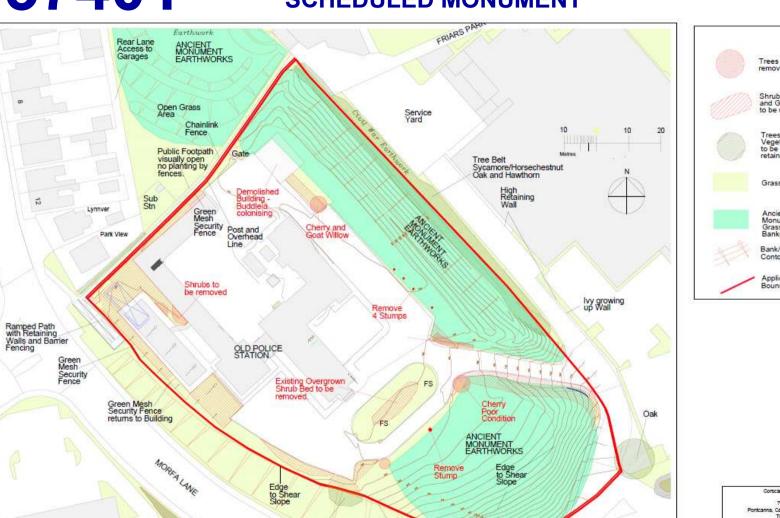


EXISTING SITE LAYOUT



EXISTING SITE PLAN AND EXTENT OF W/37401 SCHEDULED MONUMENT

N



Edge to Shear Slope

Existing Overgrown Trees and Shrubs part retained



	Conscadiden Associates
	77 Fairleigh Road
Pontza	tel 02920 373053
	Fax 0870 0518185
email ca@c	orscadden.demon.co.uk
Project	1844 - 196
LIDL UK Gr	nbH at
FRIARS PA	RK
CARMARTH	IEN
Drawing Title	
EXISTING	FEATURES
Scale	Date
1:500 at A2	1 September 2018
	Drawing No
173	2018./81

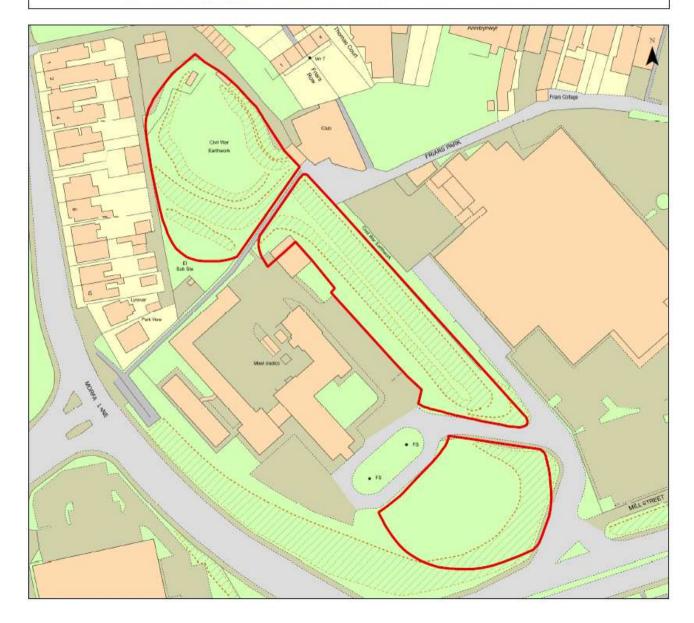
A4242

Slipway

Tudalen 39

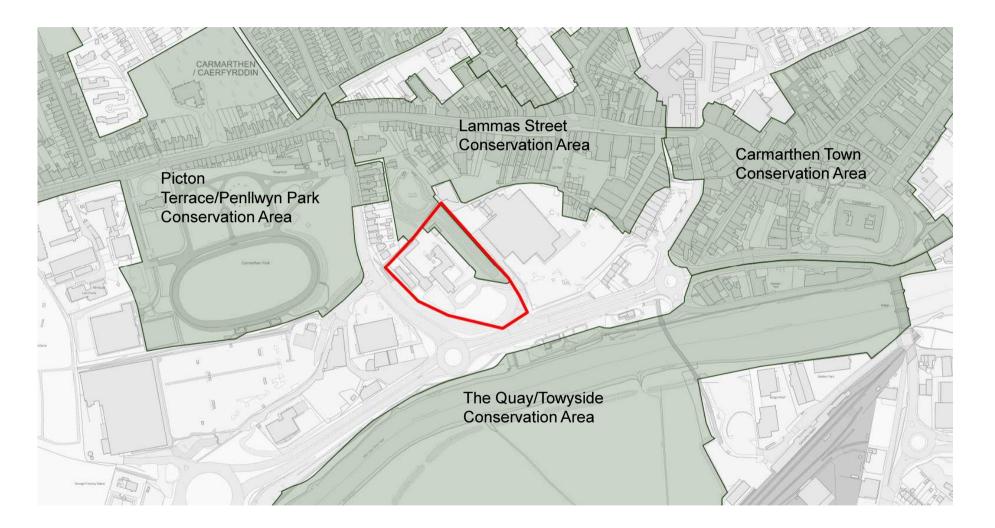
EXTENT OF SCHEDULED MONUMENT

DEDDF MANNAU ARCHAEOLEGOL A HENEBION 1979 ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979

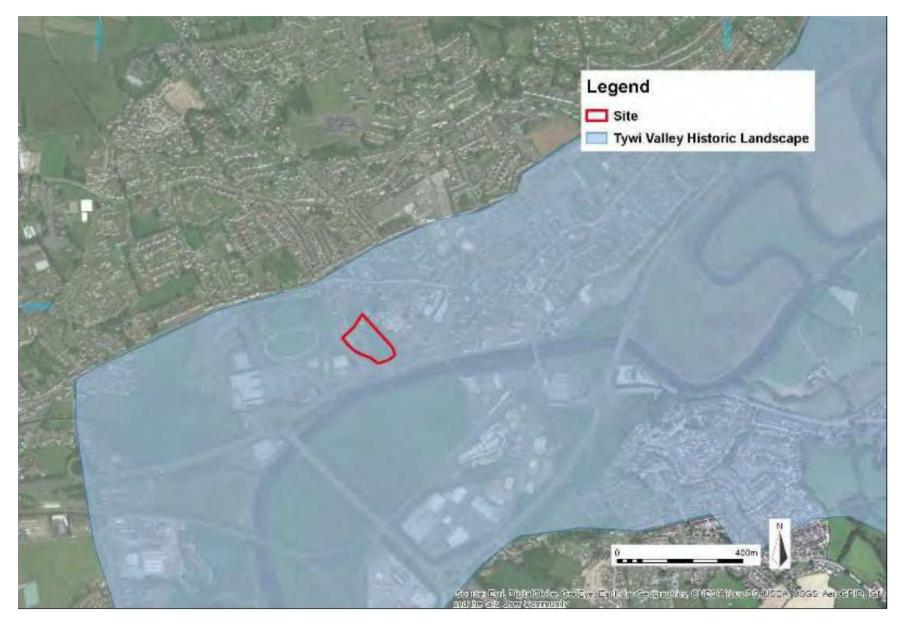


Tudalen 40

EXTENT OF CONSERVATION AREAS WITHIN THE VICINITY OF THE SITE



W/37401 EXTENT OF TYWI VALLEY HISTORIC LANDSCAPE

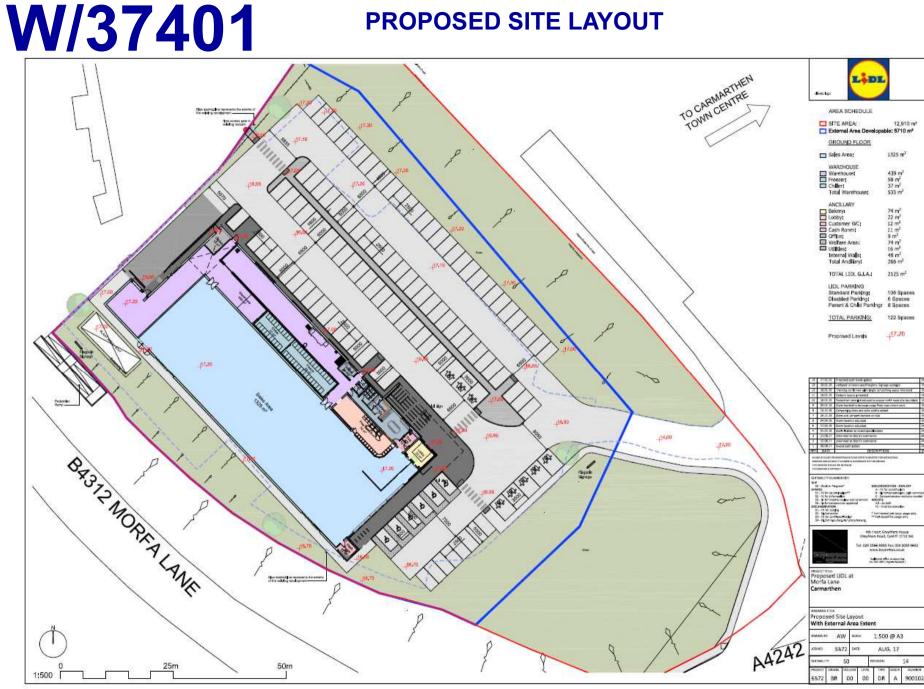


W/37401 LOCATION OF LISTED BUILDINGS WITHIN THE VICINITY OF THE SITE





Tudalen 45



PROPOSED SITE LAYOUT

PROPOSED SITE PLAN AND EXTENT OF SCHEDULED MONUMENT

Trees to be

Shrub Beds

Trees and

Vegetation to be

Grass Areas

Ancient Monument

Grass and Banks

Bank/

Contours Application Boundary

> Proposed Layout

Protective fence to restrict the working

also to prevent access to shear slopes.

area and protect existing grass areas,

2 Feb 2019

Revised Layout

Conscadden Associates

77 Fairleigh Roa Pontranza Cardiff CE11 9/M Tel 02920 373053

Fax 0870 0518185

Drawing No.

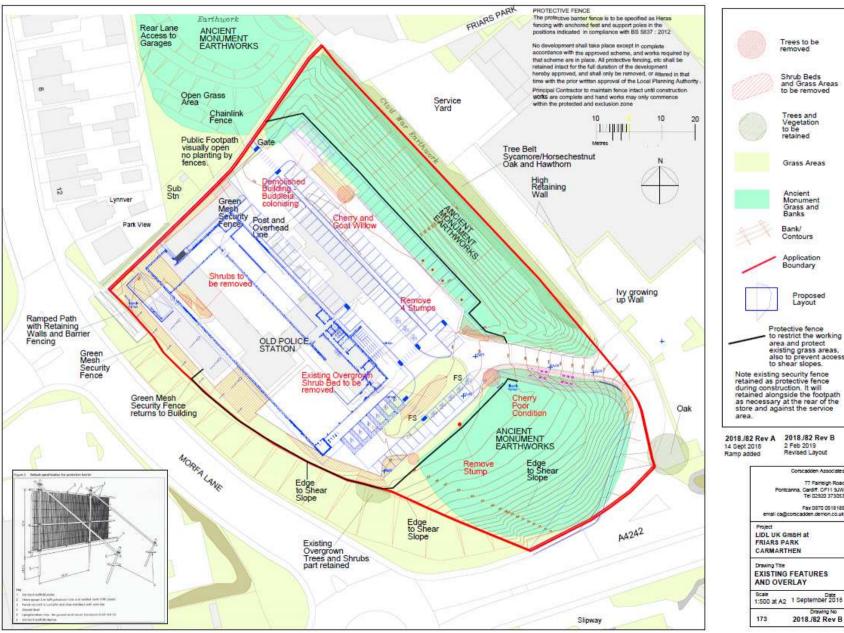
2018./82 Rev B

retained

and Grass Areas

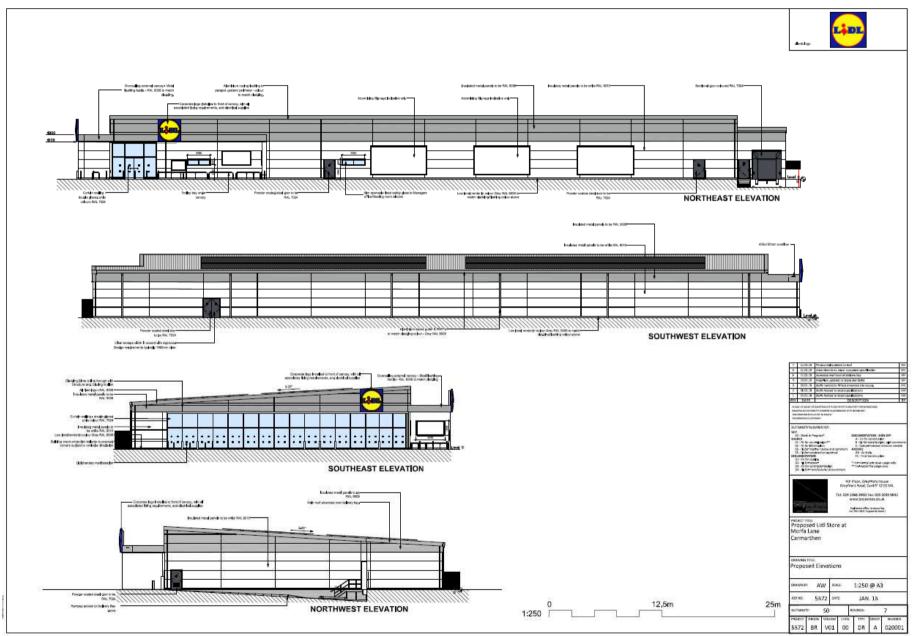
to be removed

removed



Tudalen 46

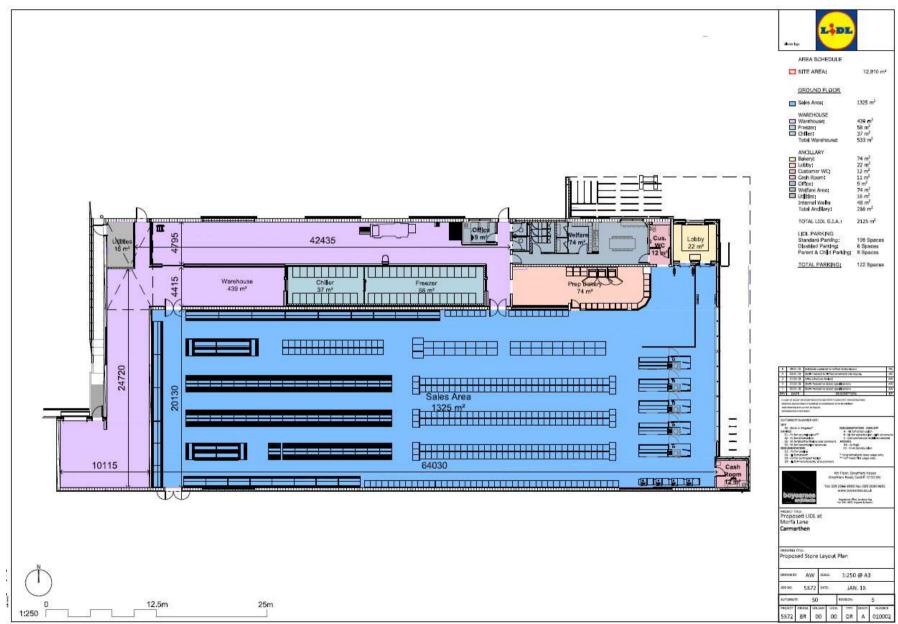
PROPOSED ELEVATIONS



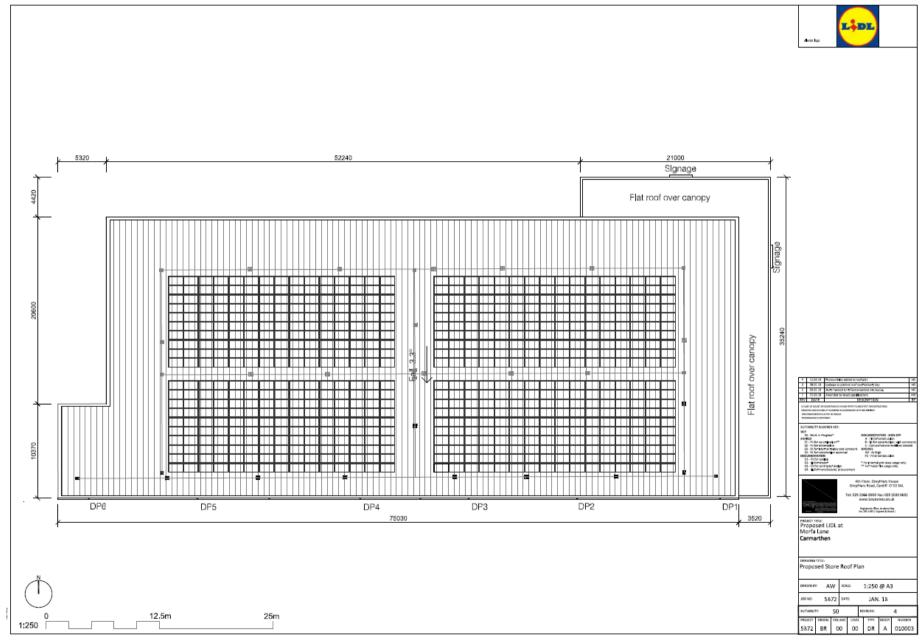
Tudalen 47

Tudalen 48

PROPOSED FLOOR PLAN



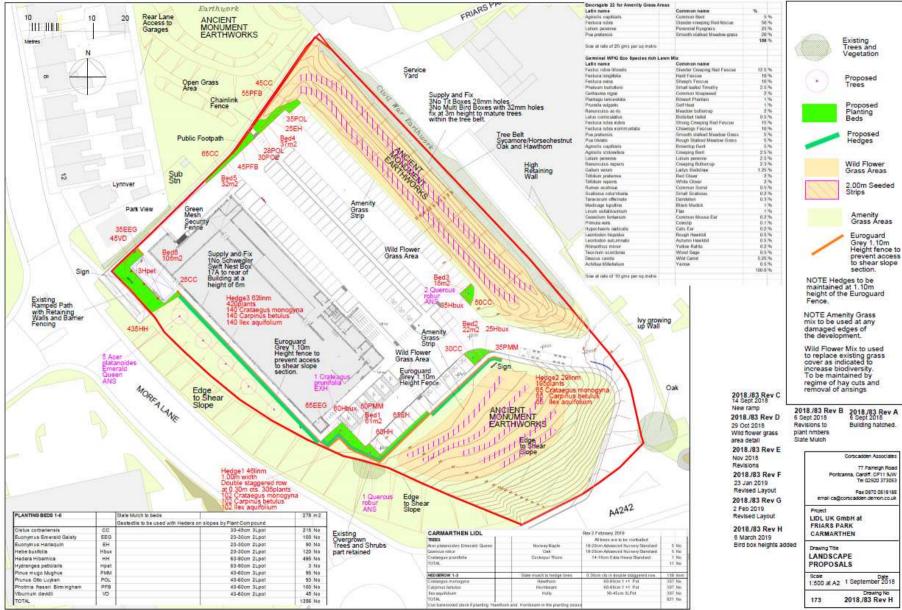
PROPOSED ROOF PLAN



Tudalen 49

Tudalen 50

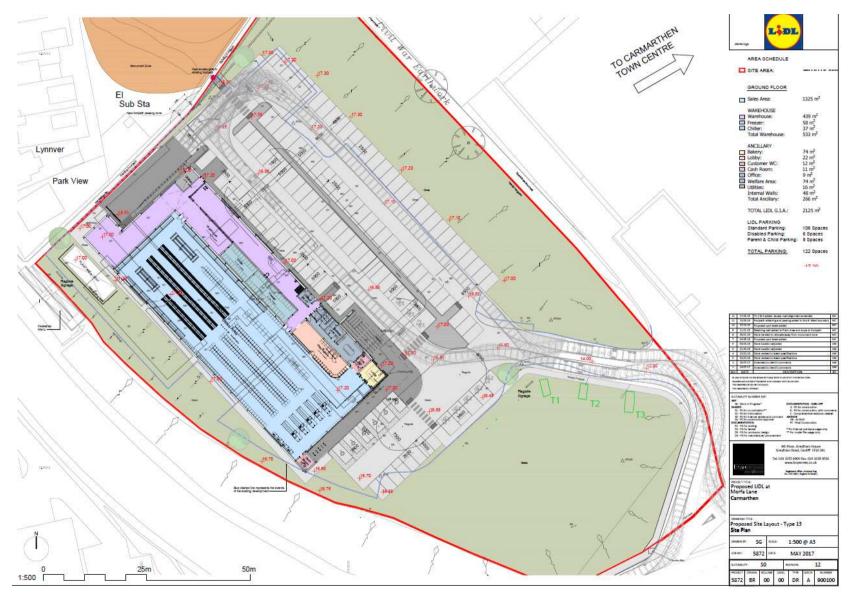
LANDSCAPING PLAN



W/37401 LOCATION OF ARCHAEOLOGICAL **EVALUATION TRENCHES** (E) (D) 1:200 10m Т3 Site boundary Evaluation trench Archaeological feature (excavated/unexcavated) Modern 1:500 Archaeological feature Deposit/fill Treethrow (A), (A) Section location 219925 Motalane 1:750 25m = II T1 0 T2 ()_{T3} © Grown copyright and database rights 2019 Orthwares Survey 01000 Plan of proposed development supplied by client and a 1265 77102 RA Cotswold Easter 01382 573970 Cotswold Million Kaynes orace seese www.citewolderchamdoos Carmathen Police Station, Friars Park Carmarthen, Carmarthenshire Site location plan showing trench locatons, archaeological features, and proposed development DRAWN BY EC PROJECT NO. 6791 CRECKED BY DJB DATE 01/05/19 ANYROVED BY SW SCALEDAN 1:750 2

Tudalen 51

W37401 LOCATION OF ARCHAEOLOGICAL EVALUATION TRENCHES IN RELATION TO DEVELOPMENT LAYOUT



W37401 PROPOSED NARROWING OF ACCESS ROAD TO ACCORD WITH CADW'S ADVICE





VIEW FROM THE SOUTH (A4242)



W/37401 VIEW FROM THE SOUTH EAST (A4242)



VIEW FROM THE SOUTH WEST (A4242)



ACCESS ONTO THE A4242



Tudalen 58

VIEW FROM WEST (ACCESS LEADING TO TESCO)



WI37401 VIEW FROM CARMARTHEN PARK (TO THE WEST)



WI37401 VIEW FROM CARMARTHEN PARK TOWARDS SITE AND ADJACENT PROPERTIES/DEVELOPMENTS



W137401 VIEW OF SITE FROM & PROPERTIES OF MORFA LANE FROM CARMARTHEN PARK (TO THE WEST)



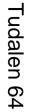
W/37401 VIEW NORTH ALONG MORFA LANE



W/37401 ACCESS ROAD INTO THE SITE



ACCESS ROAD LEADING DOWN TO THE A4242





W/37401 NORTH WESTERLY VIEW TOWARDS POLICE STATION



W/37401 SOUTH WESTERLY VIEW TOWARDS POLICE STATION



W/37401 NORTHERLY VIEW TOWARDS POLICE STATION



W/37401 NORTHERLY VIEW OF CENTRAL SECTION OF BULWARKS



W37401 NORTHERLY VIEW OF CENTRAL SECTION OF BULWARKS AND PROPOSED CAR PARK EXTENSION





SOUTHERLY VIEW OF CENTRAL SECTION OF BULWARKS AND PROPOSED CAR PARK EXTENSION



W/37401 PUBLIC FOOTPATH TO THE NORTH OF THE SITE



W37401 NORTHERY VIEW TOWARDS NORTHERLY BASTION OF BULWARKS TO THE NORTH OF THE SITE



W/37401 COMPUTER GENERATED IMAGE OF PROPOSAL FROM A4242 TO THE SOUTH WEST



W137401 COMPUTER GENERATED IMAGE OF PROPOSAL FROM ACCESS ROAD TO TESCO

