

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD MAWRTH, 1AF HYDREF, 2019

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

Rhif ar yr Agenda	Eitem
3.1	<u>S/21597 - ADEILADU 100 O ANHEDDAU A GWAITH CYSYLLTIEDIG AR DIR GER GARREGLWYD, PEN-BRE, SIR GAERFYRDDIN (Tudalennau 3 - 58)</u>
4.	<u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 59 - 78)</u>

Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.

Y Pwyllgor
Cynllunio

Planning
Committee

01.10.2019

**RHANBARTH
Y DE**

**AREA
SOUTH**



EICH CYNGOR arleinamdani
www.sirgar.llyw.cymru

YOUR COUNCIL doitonline
www.carmarthenshire.gov.wales

Y Pwyllgor Cynllunio

Planning Committee

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



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Y Pwyllgor
Cynllunio

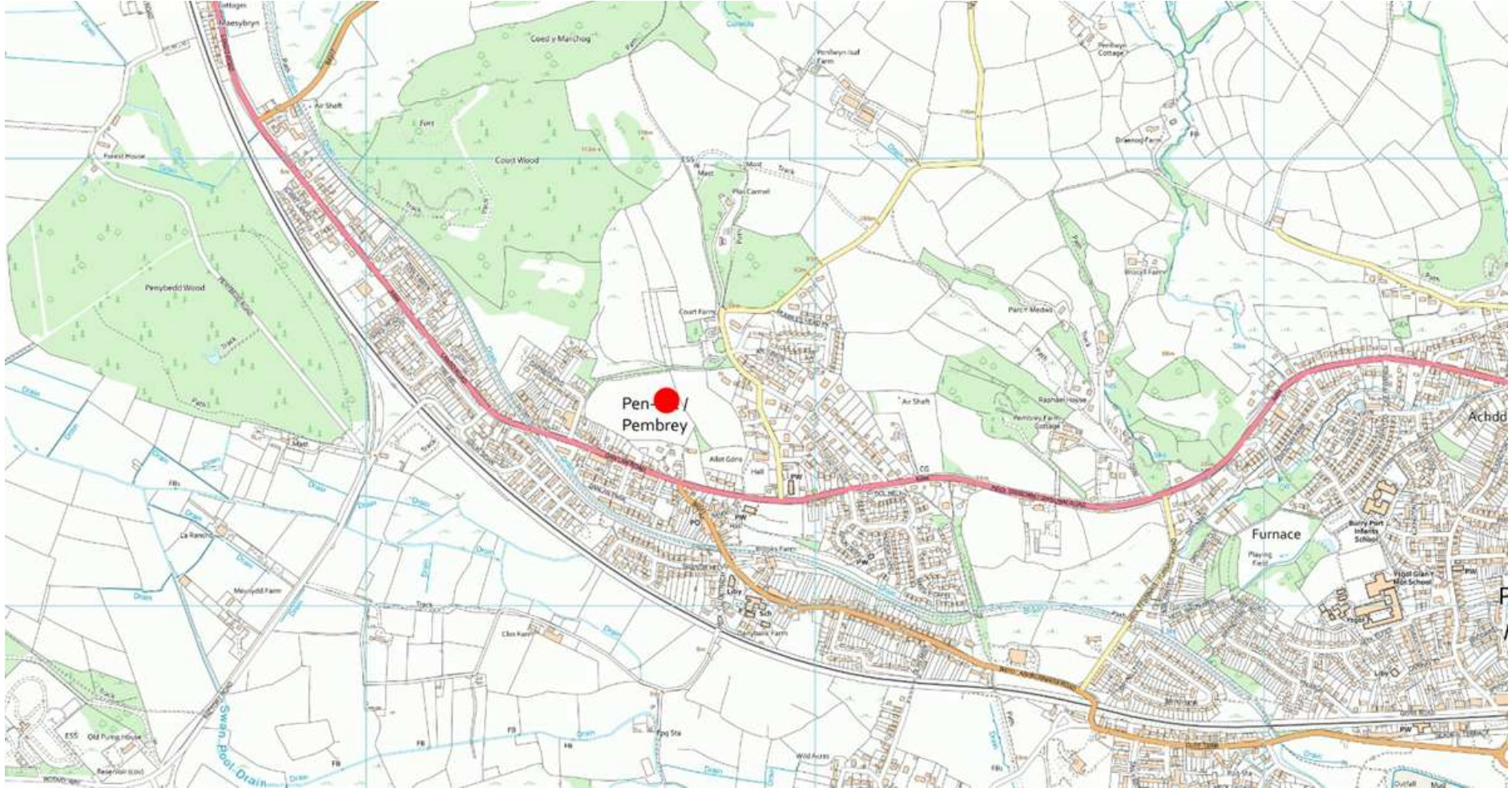
Planning
Committee

S/21597

S/21597



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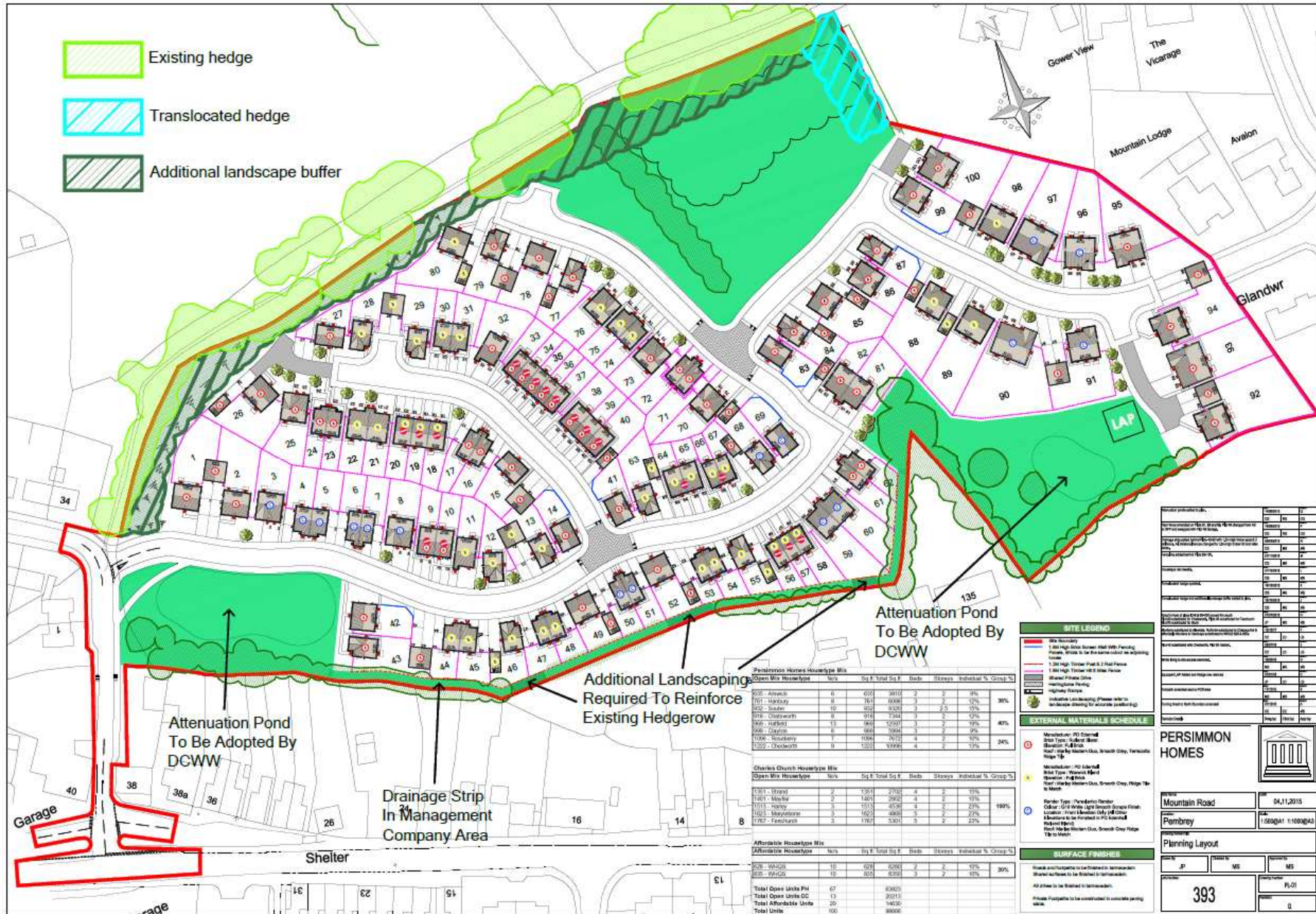


S/21597



S/21597

Tudalen 9



Item	Quantity	Unit	Notes
1.000	1.000	m ²	...
2.000	2.000	m ²	...
3.000	3.000	m ²	...
4.000	4.000	m ²	...
5.000	5.000	m ²	...
6.000	6.000	m ²	...
7.000	7.000	m ²	...
8.000	8.000	m ²	...
9.000	9.000	m ²	...
10.000	10.000	m ²	...
11.000	11.000	m ²	...
12.000	12.000	m ²	...
13.000	13.000	m ²	...
14.000	14.000	m ²	...
15.000	15.000	m ²	...
16.000	16.000	m ²	...
17.000	17.000	m ²	...
18.000	18.000	m ²	...
19.000	19.000	m ²	...
20.000	20.000	m ²	...

PERSIMMON HOMES

Project: Tudalen 9

Site: 393

Date: 04.11.2015

Location: Pembrey

Planning Layout

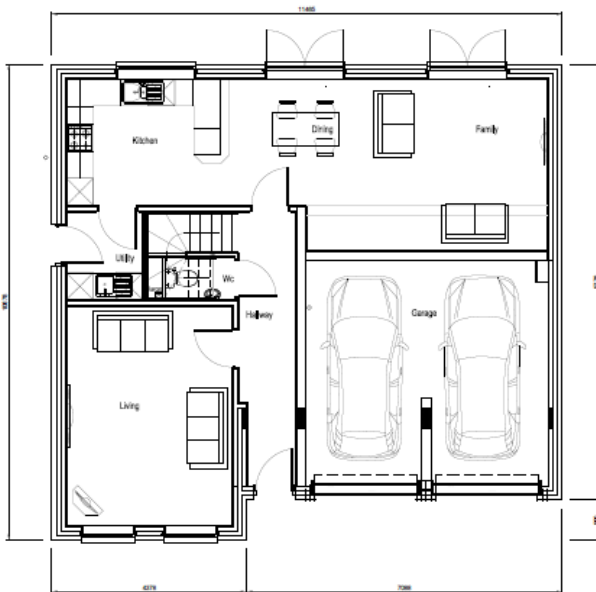
S/21597



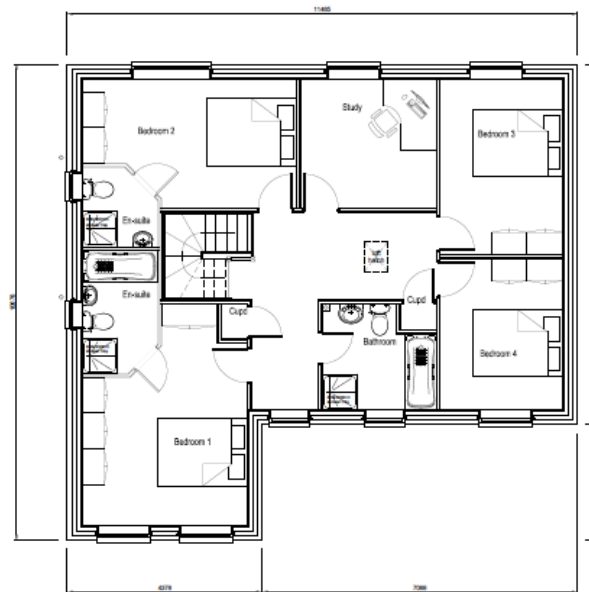
Front Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



1767sqft	
Fenchurch	221113
FH-WD10	50Q A1, 100Q A3
Plans & Elevations (Planning)	
	Rev. J

S/21597

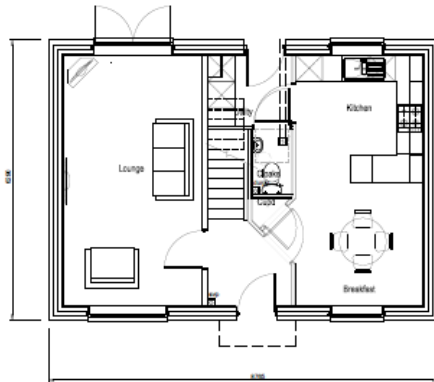


Front Elevation

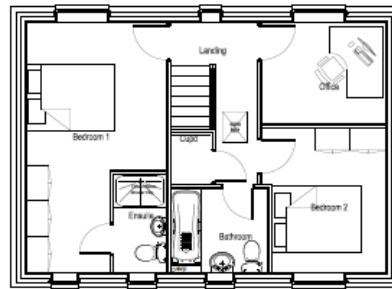
Rear Elevation

Side Elevation

Side Elevation



Ground Floor Plan.



First Floor Plan.

PERSIMMON
HOMES



99sqft	
Clayton (Village)	170413
CA-WD16	50QA1, 100QA3
Plans & Elevations (Planning)	
	REV 2 Rev 2

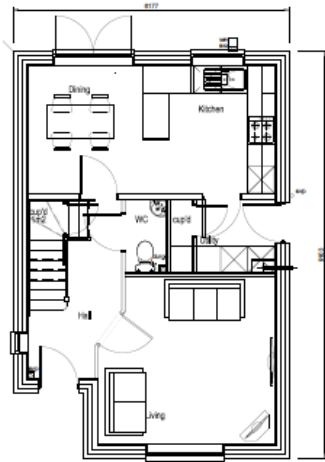
S/21597



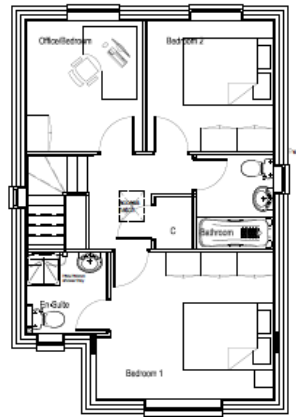
Front Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

PERSIMMON
HOMES



969sqft	
Hatfield (village)	240413
HT-WD16	500A1, 1000A1
Plans & Elevations (Planning)	
	Rev 12

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Tudalen 13

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S/21597



S/21597

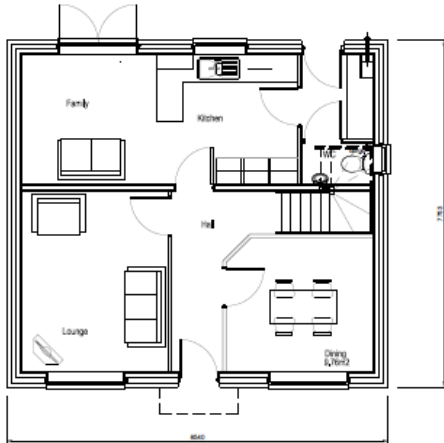


Front Elevation

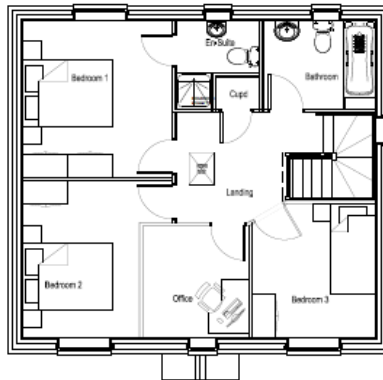
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan,



First Floor Plan,

PERSIMMON
HOMES



1222sqft	
Chedworth	02/07
CD-WD10	50@A1 100@A3
Plans & Elevations (Planning)	
	Rev 1

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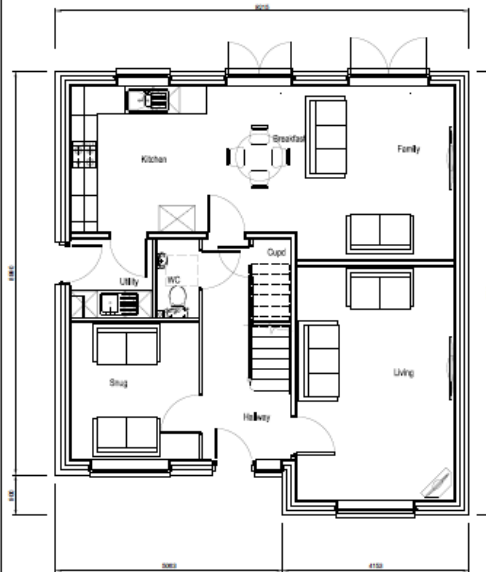
Front Elevation



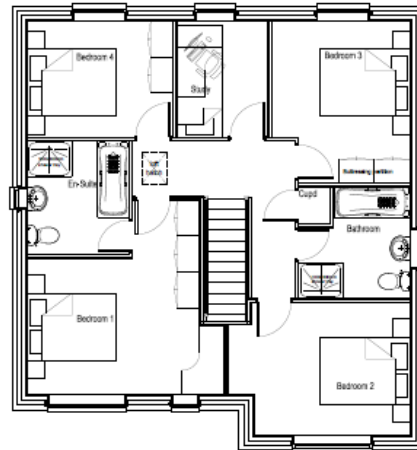
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation



1623sqft	
Marylebone	221115
ME-WD10	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev H

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1513sqft	
Harley	221113
HY4WD10	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev N

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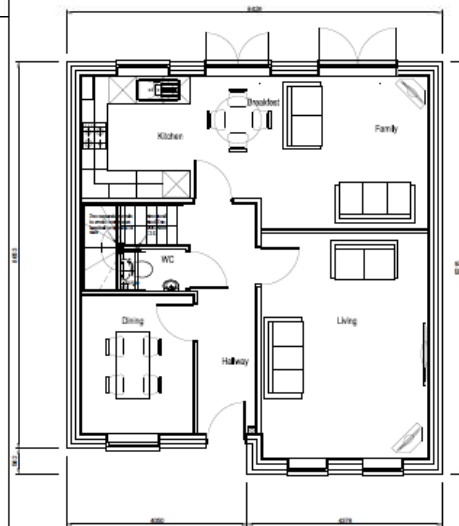


Front Elevation

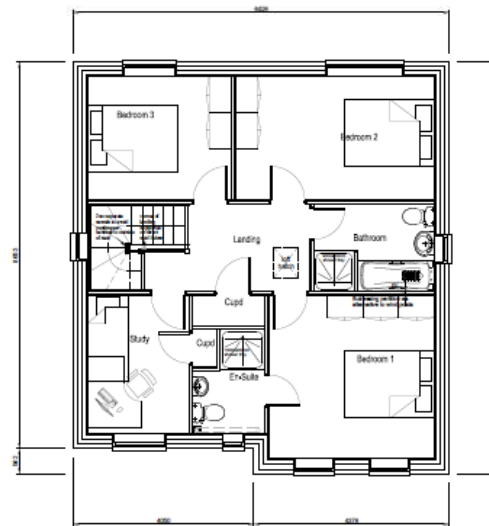
Rear Elevation

Side Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



Charles Church

1401sqft	
Mayfair	22113
MY-WD10	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev J.

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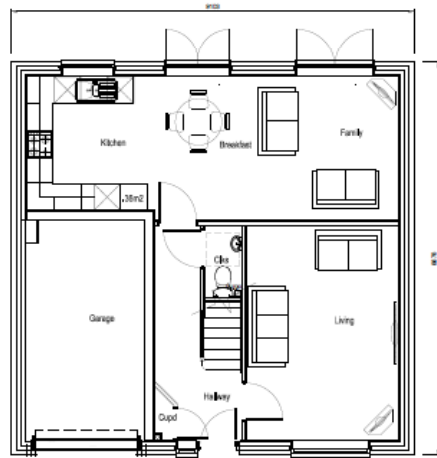


Front Elevation

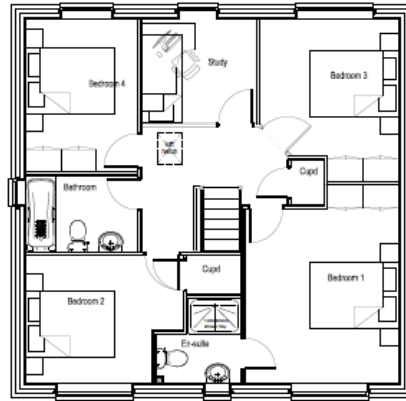
Rear Elevation

Side Elevation

Side Elevation



Ground Floor Plan



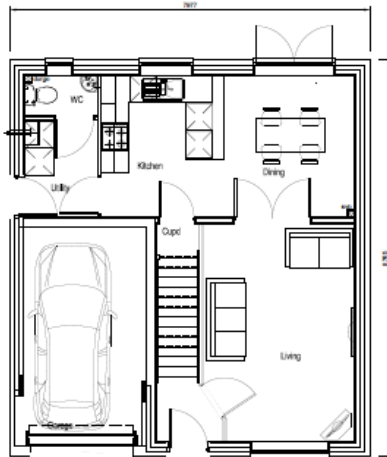
First Floor Plan



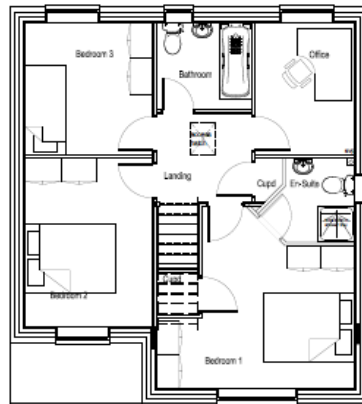
Charles Church

1351sqft	
Strand	221113
ST-WD10	EQ@A1, 100@A3
Plans & Elevations (Planning)	
	Rev L -

S/21597



Ground Floor Plan



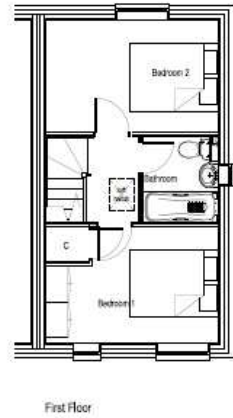
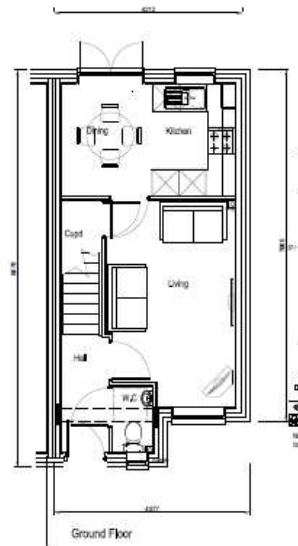
First Floor Plan

PERSIMMON
HOMES




1096sqft	
Roseberry (Village)	190613
RS-WD16	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev U

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- Rev A: Draft of house information 12/11/18 09:00
- Rev B: Placeholder added to the 01/11/18 09:00
- Rev C: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev D: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev E: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev F: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev G: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev H: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev I: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev J: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev K: Section 1 - 1st floor layout updated on 01/11/18 09:00
- Rev L: Section 1 - 1st floor layout updated on 01/11/18 09:00

PERSIMMON HOMES



638sqft	
The Alnwick (Village)	02/25/13
AN-WD16	50q/A1 100q/A3
Plans & Elevations (Planning)	
	Rev L

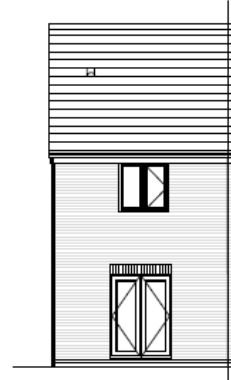
S/21597



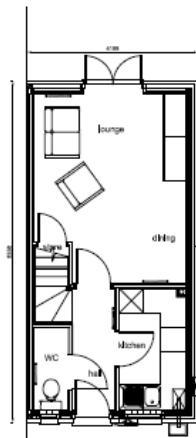
Front Elevation



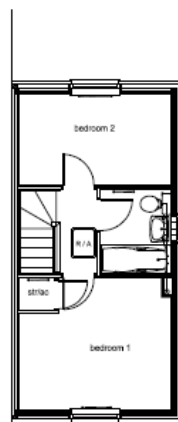
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

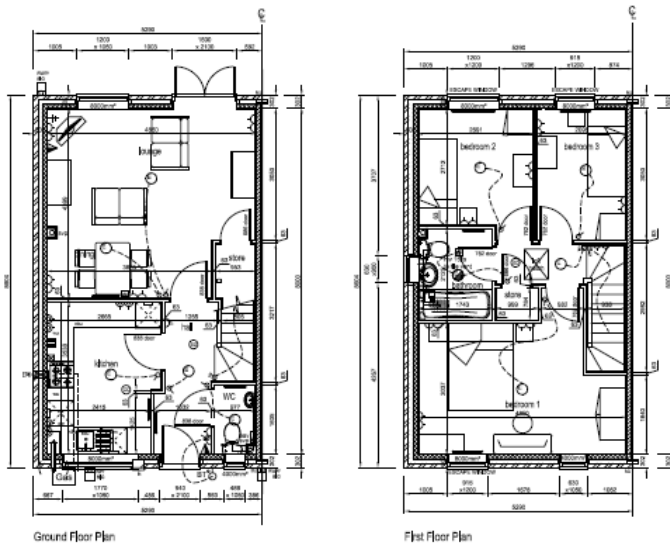
Rev. A - Persimmon Homes Ltd. 21/11/19
 Rev. B - 01/02/2020 - 01/02/2020 - 01/02/2020
 Rev. C - 01/02/2020 - 01/02/2020 - 01/02/2020
 Rev. D - 01/02/2020 - 01/02/2020 - 01/02/2020
 Rev. E - 01/02/2020 - 01/02/2020 - 01/02/2020
 Rev. F - 01/02/2020 - 01/02/2020 - 01/02/2020
 Rev. G - 01/02/2020 - 01/02/2020 - 01/02/2020
 Rev. H - 01/02/2020 - 01/02/2020 - 01/02/2020
 Rev. I - 01/02/2020 - 01/02/2020 - 01/02/2020

PERSIMMON
 HOMES



628 sqft	
628 - WHQS	00012
628-WHQS-WD01	00@A1, 100@A3
Plans & Elevations (Planning)	
	Rev / -

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General Notes

1. All dimensions are in millimetres unless otherwise stated.
 2. All work to be in accordance with the Building Regulations 2010.
 3. The client is responsible for obtaining all necessary planning and building control permissions.
 4. The contractor is responsible for obtaining all necessary building control permissions.
 5. The contractor is responsible for ensuring that all work is completed in accordance with the Building Regulations 2010.
 6. The contractor is responsible for ensuring that all work is completed in accordance with the Building Regulations 2010.
 7. The contractor is responsible for ensuring that all work is completed in accordance with the Building Regulations 2010.
 8. The contractor is responsible for ensuring that all work is completed in accordance with the Building Regulations 2010.
 9. The contractor is responsible for ensuring that all work is completed in accordance with the Building Regulations 2010.
 10. The contractor is responsible for ensuring that all work is completed in accordance with the Building Regulations 2010.

Electrical Key

- 1. 13A socket outlet
- 2. 13A socket outlet
- 3. 13A socket outlet
- 4. 13A socket outlet
- 5. 13A socket outlet
- 6. 13A socket outlet
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- 97. 13A socket outlet
- 98. 13A socket outlet
- 99. 13A socket outlet
- 100. 13A socket outlet

Note: for kitchen refer also to kitchen suppliers drawing

Triple vent requirements = 77m² 3 bed house =
 35,000mm² (2006 regs DAP 10)
 35,000mm² (2010 regs DAP 5.1).
 All vent rates are EQUIVALENT rates - total 48,000mm²

F	Escape window symbol and note added	16/04/10
E	Electric shower added to Bath & lounge relative connected to electrical	16/04/10
D	Cost reference amended to 835	15/12/14
C	Internal layout amended	16/12/14
B	Stairwell amended	21/07/14
A	Rear to WC repositioned	17/06/14
Rev.		



835 sqft	
835-WHQ5	June 2014
835-WHQ5-WD01	500@A1, 1000@A3
Plans Elevations & Section	
	Rev F

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Tudalen 26

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Tudalen 27

S/21597



S/21597



Tudalen 30

S/21597



S/21597



Tudalen 31

S/21597



S/21597



Tudalen 33

Tudalen 34

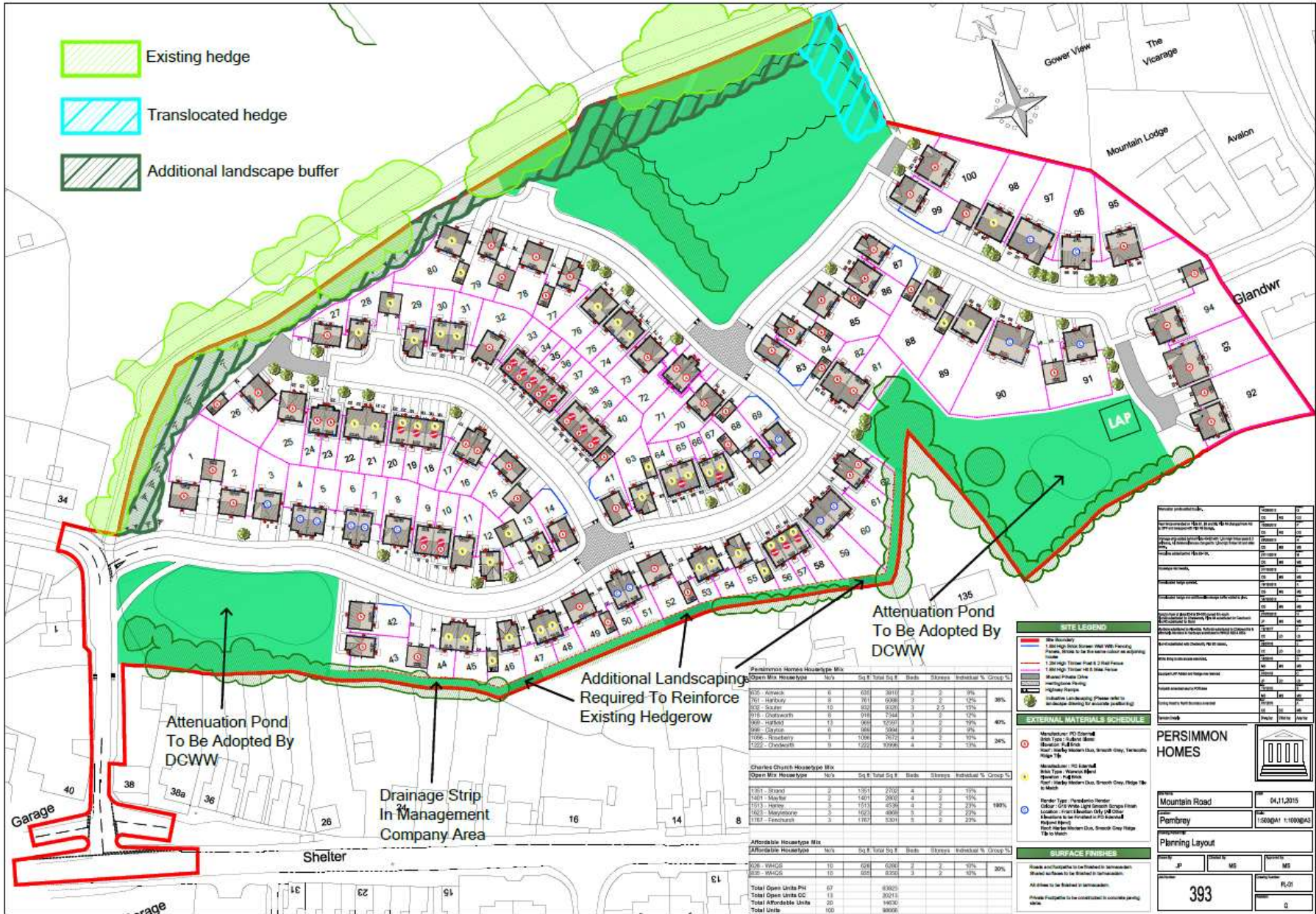
S/21597



S/21597



S/21597



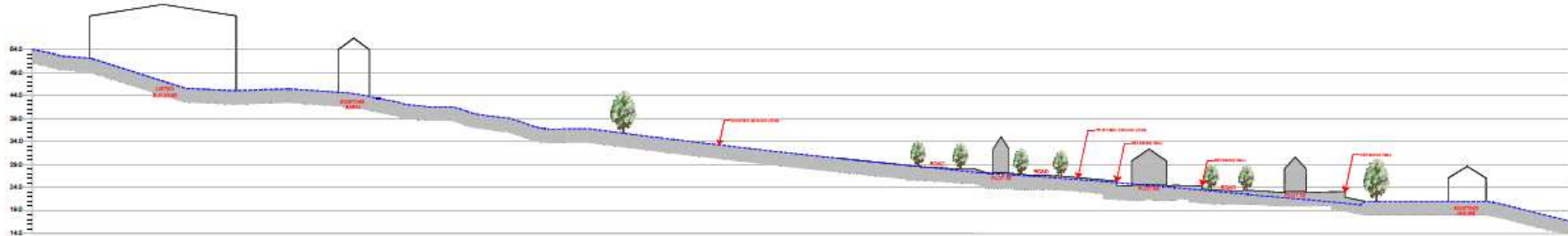
EXTERNAL MATERIALS SCHEDULE

PERSIMMON HOMES

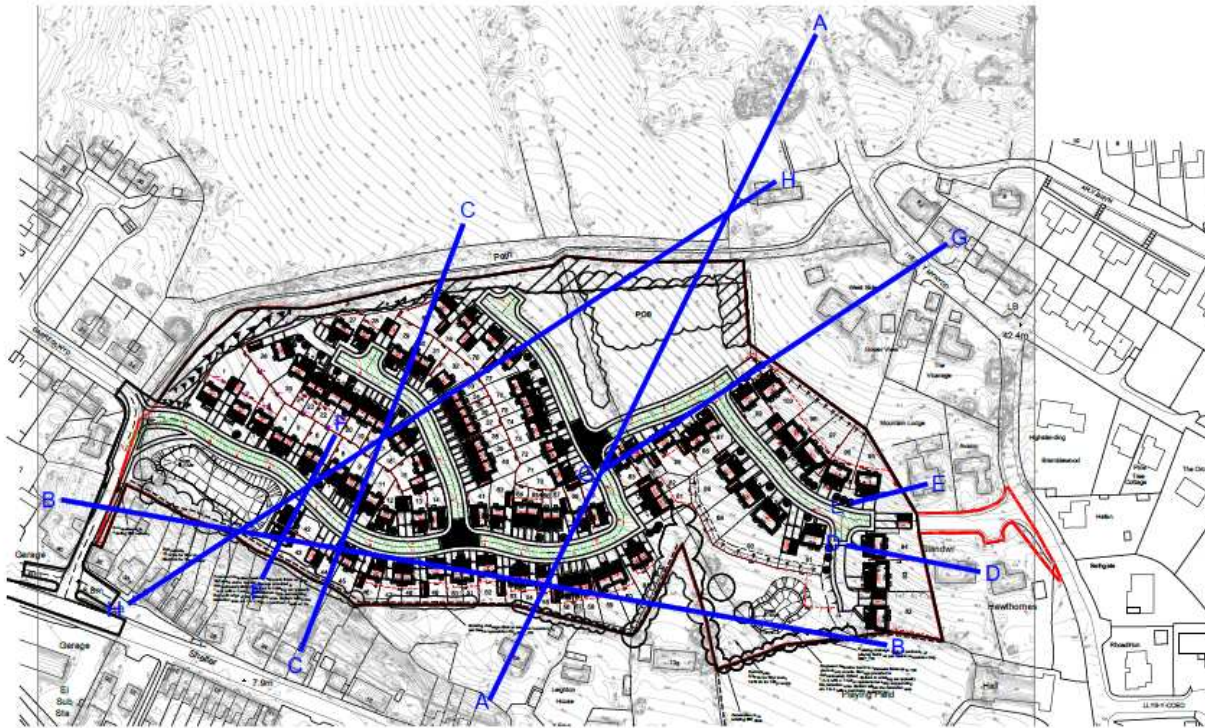
Planning Layout

393

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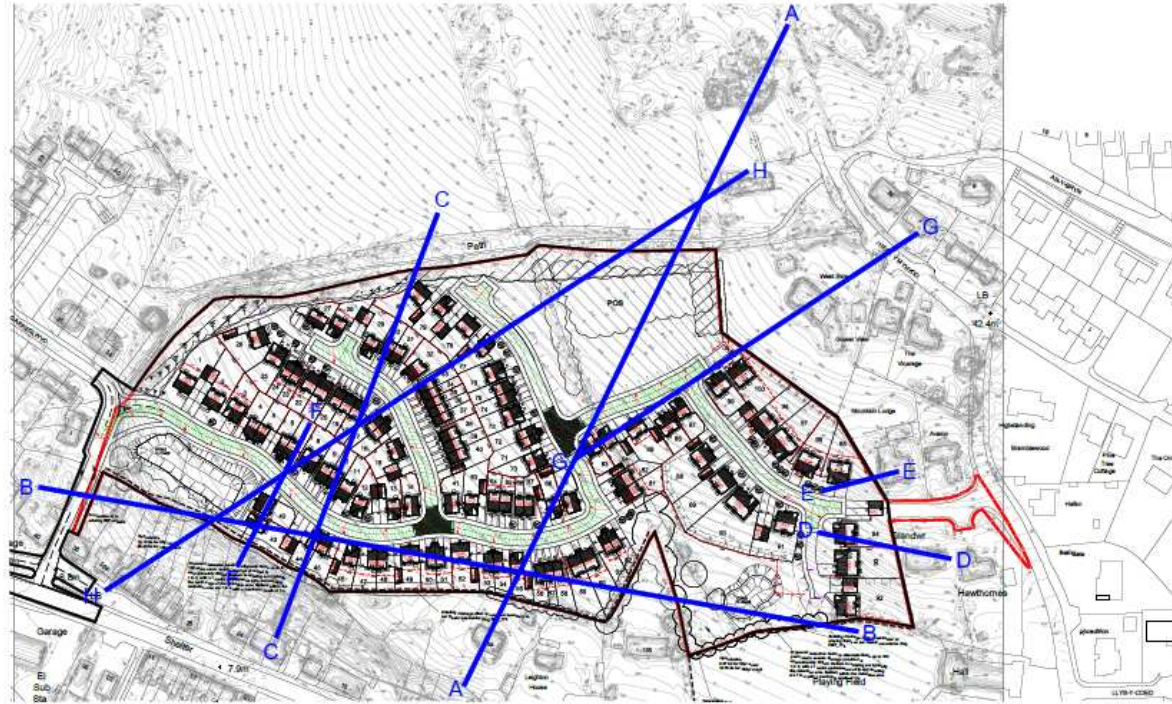
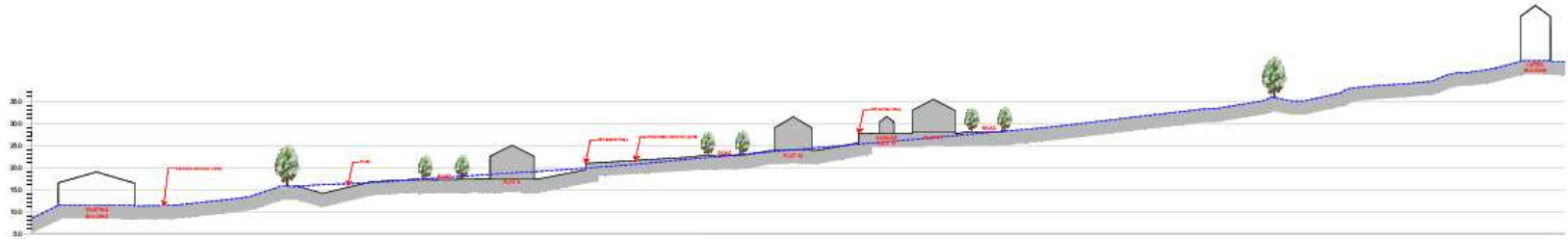
SECTION A-A



DATE: 27/05/2018		SCALE: 1:100
PROJECT: Mountain Road		NO: 27052018
SHEET: 1		TOTAL SHEETS: 1
DRAWN BY: J.P.		CHECKED BY: M.S.
DATE: 27/05/2018		SCALE: 1:100
PERSIMMON Together, we make a home		
Mountain Road		27052018
Pembrey		Layer: 13/05/2018
Section A-A		Scale: 1:100
CS	JP	MS
###		SS1
		8

MOUNTAIN ROAD - SITE SECTIONS

S/21597



Project Name		Project No.	
Client		Date	
Site No.		Scale	
Drawing No.		Revision	
PERSIMMON Together, we make a home			
Project Name		Project No.	
Client		Date	
Site No.		Scale	
Drawing No.		Revision	
Section H-H			
DATE	DESIGN	APPROVED	PROJECT
CG	JP	MS	
###		558	
		E	

MOUNTAIN ROAD - SITE SECTIONS

S/21597



Image EDP 5: Representative view of Court Farmhouse looking south from the bridleway running up the hillside from Heol y Mynydd; here illustrating the experience of the building, the screening effect of the mature trees defining Mucky Lane and the focus on the distant views of Burry Inlet in the background (in spite of the low cloud).

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Image EDP 6: Representative view of Court Farm from the top of the hill to the north, here showing the extent to which the mature trees defining Mucky Lane visually separate the two listed buildings from the site area beyond.

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Image EDP 7: Long range view looking north east from the end of Factory Road, illustrating the extent to which the buildings of Court Farm stand separate from the village and the degree of visual separation between the site and the listed buildings which the mature trees on Mucky Lane serve to maintain.

S/21597



Image EDP 8: A slightly closer view of the listed buildings from Factory Road, here showing the farm complex set within a well wooded landscape, but also the nature and appearance of substantial modern dwellings in its immediate surroundings.

S/21597



Image EDP 12: Typical view looking north east towards Court Farm from the western field within the site, here not only illustrating the screening effect of the mature trees along Mucky Lane, but also the scale of the existing residential dwellings which stand adjacent to the site's eastern edge and where the roofs can be experienced projecting above the internal hedgerow.

S/21597



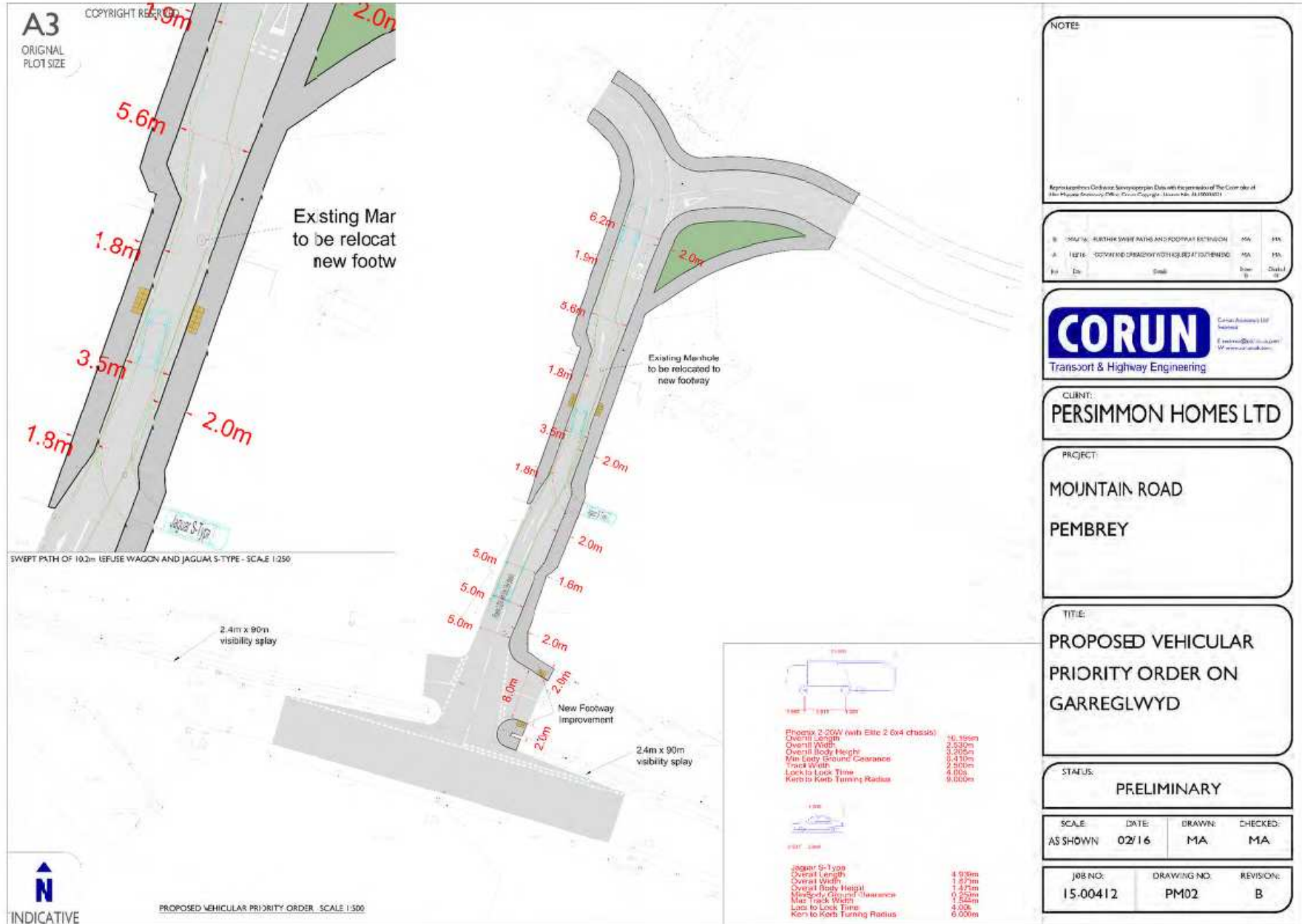
Image EDP 13: Typical view looking north-north east from within the eastern field at the site, and showing clearly the screening effect of the trees on Mucky Lane, but also the scale of the existing residential dwellings adjoining the eastern fringe.

S/21597



Image EDP 14: A close-up of the view of Court Farm from the northern edge of the eastern field at the site, where one single chimneystack can be identified through the vegetation.

S/21597



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BY	DATE	DESCRIPTION	MA	MA
BY	DATE	DESCRIPTION	MA	MA

CORUN Consulting & Engineering

Transport & Highway Engineering

CLIENT:
PERSIMMON HOMES LTD

PROJECT:
**MOUNTAIN ROAD
PEMBREY**

TITLE:
**PROPOSED VEHICULAR
PRIORITY ORDER ON
GARREGLWYD**

STATUS:
PRELIMINARY

SCALE	DATE	DRAWN	CHECKED
AS SHOWN	02/16	MA	MA

JOB NO.	DRAWING NO.	REVISION
15-00412	PM02	B



PROPOSED VEHICULAR PRIORITY ORDER SCALE 1:500

S/21597



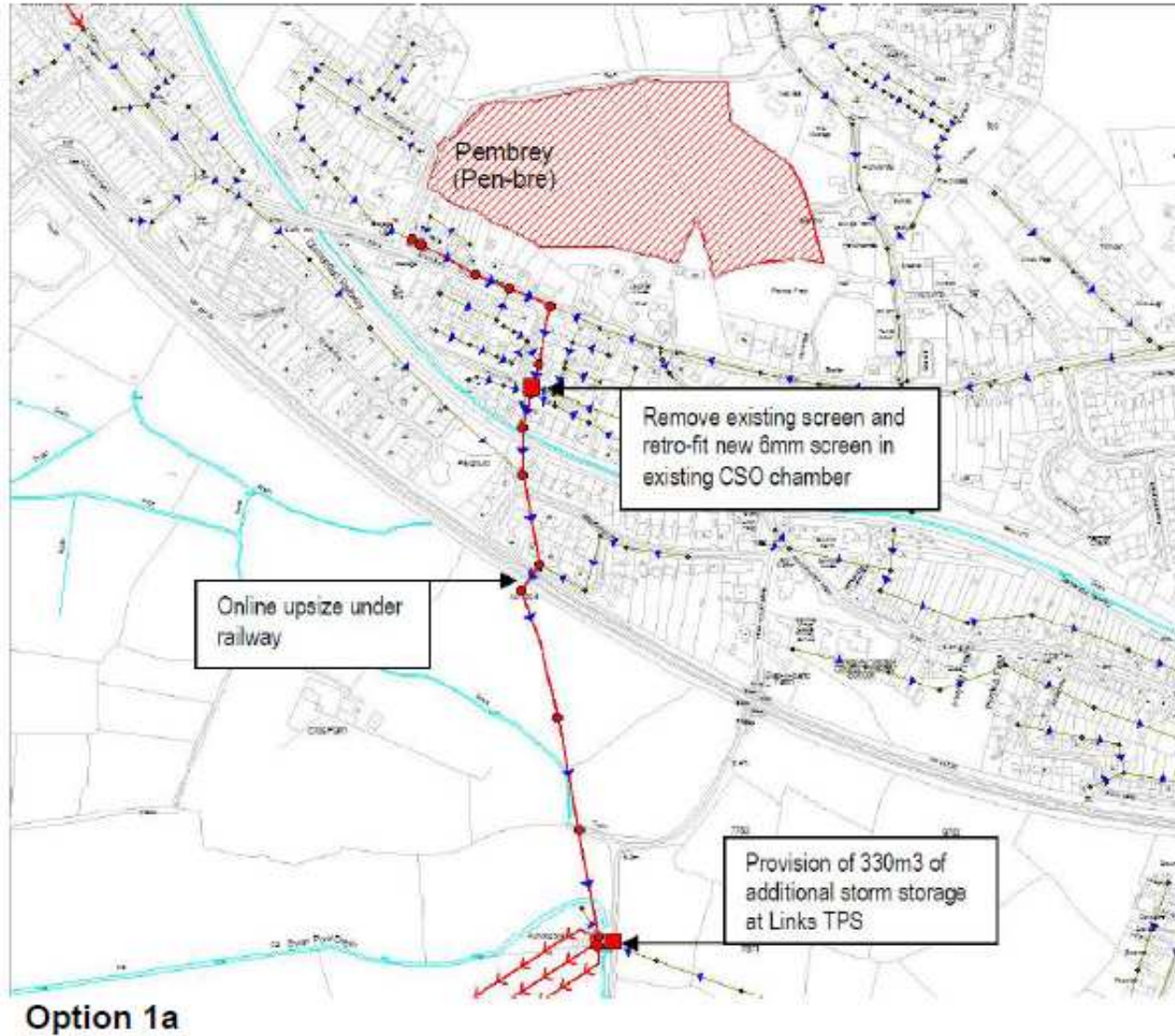
Tudalen 48

S/21597

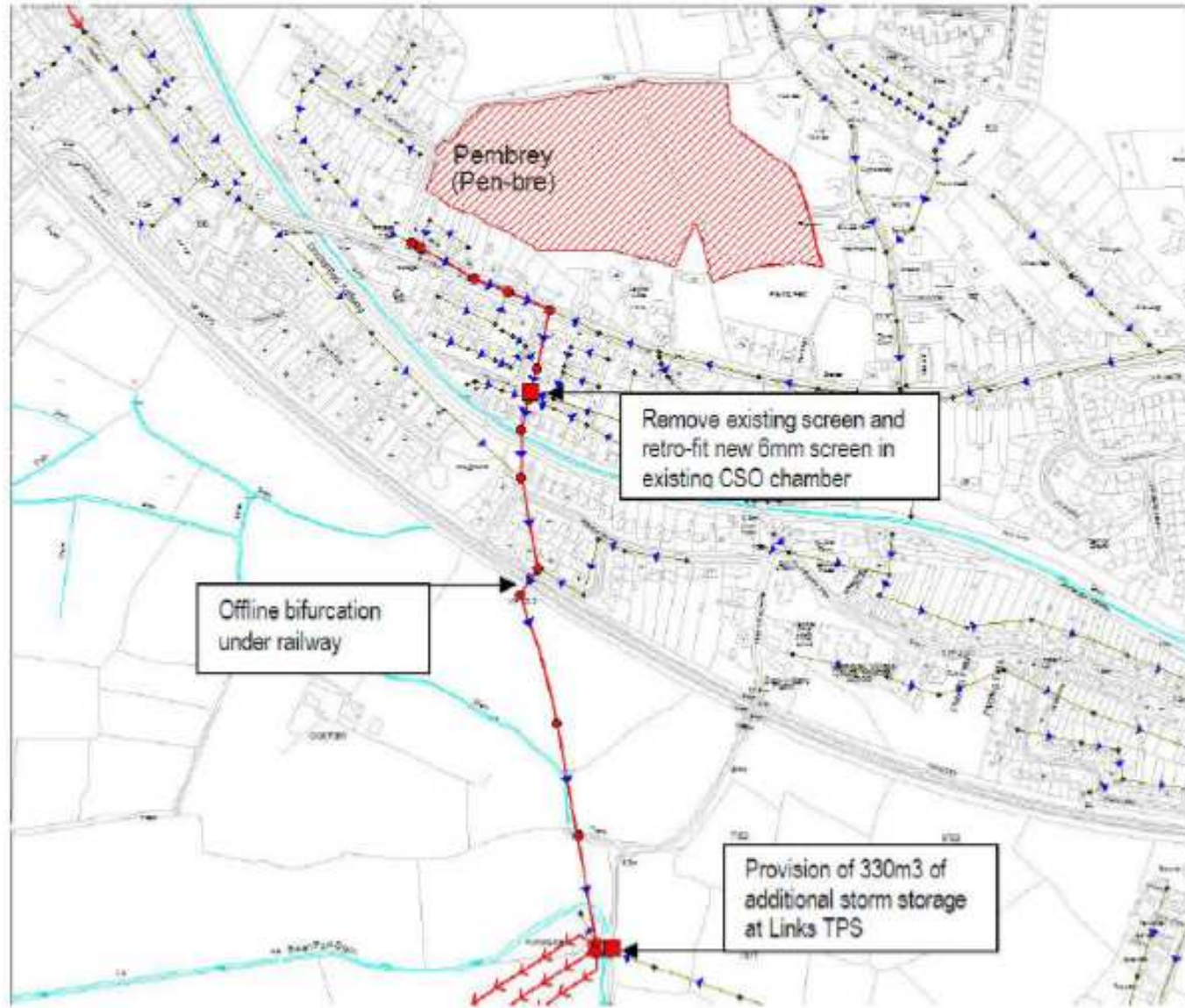


S/21597

- Options 1a and 1b – Online Sewer Upsize with Offline Storage at Links Pump Station



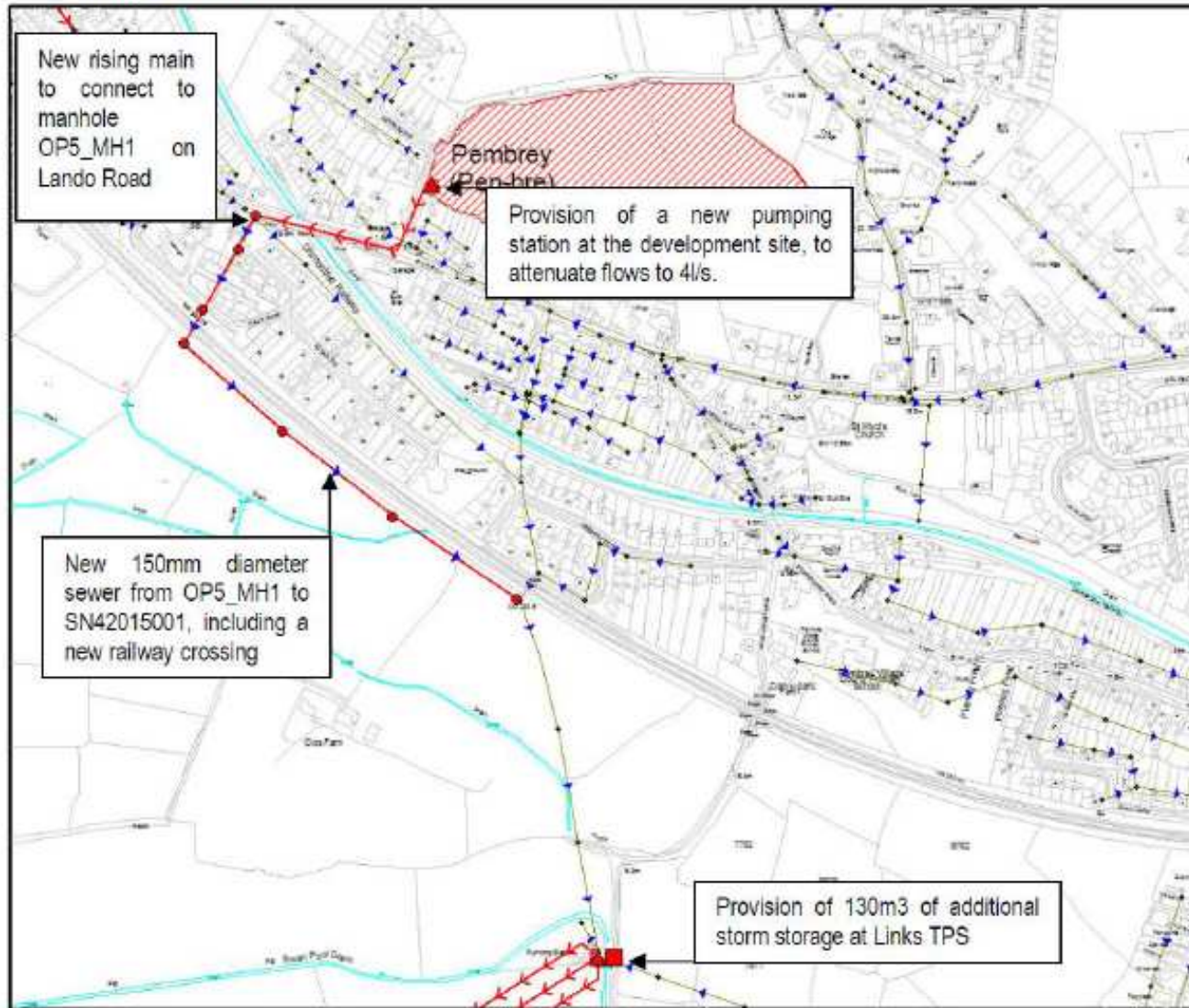
S/21597



Option 1b

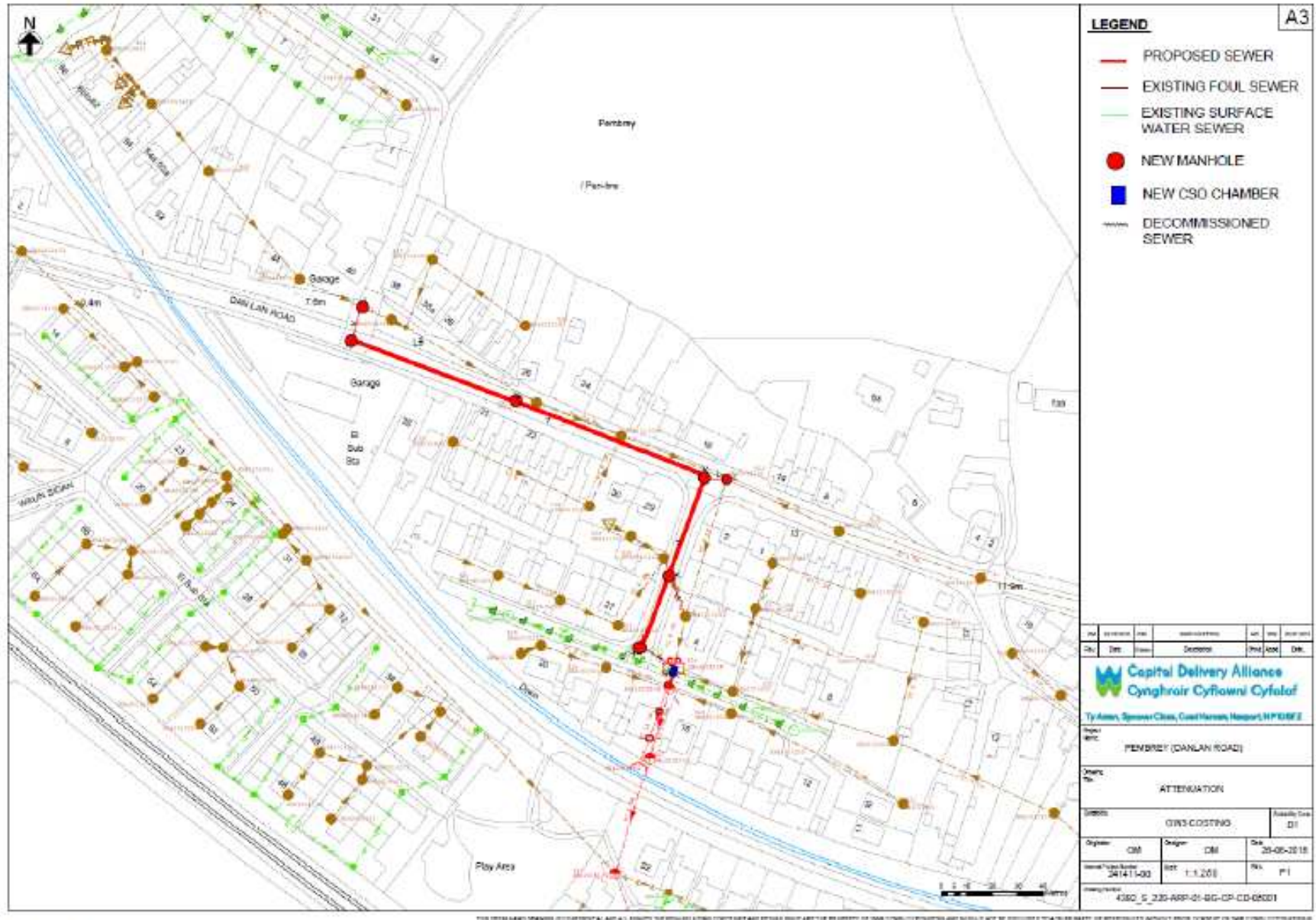
S/21597

- Option 2 – New Development Pump Station, Sewerage and Offline Storage at Links Pump Station



Option 2

S/21597



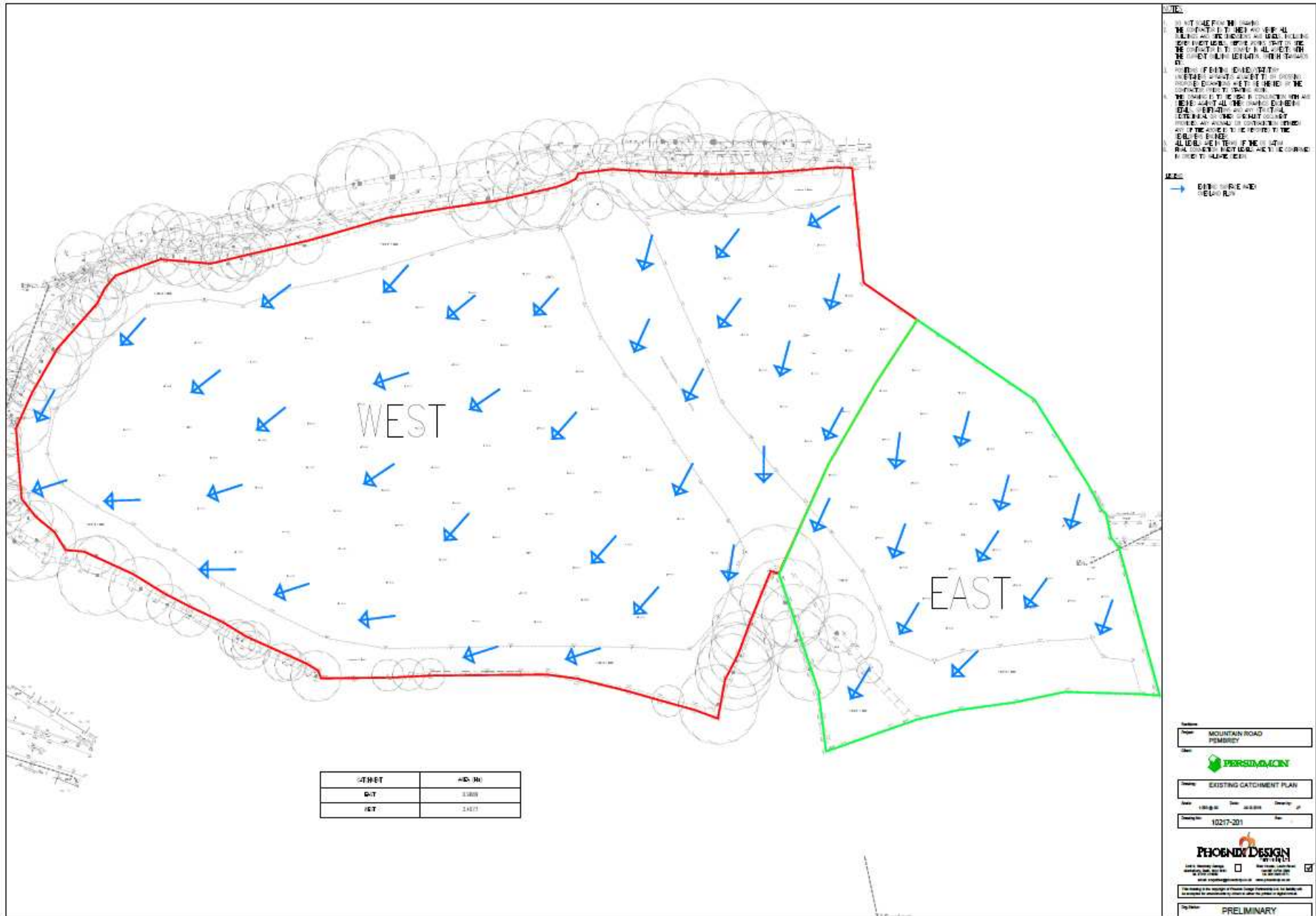
LEGEND A3

- PROPOSED SEWER
- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER
- NEW MANHOLE
- NEW CSO CHAMBER
- - - DECOMMISSIONED SEWER

Proj	Section	Rev	Issue/Description	Iss	Rev	Issue Date
21597	21597	001	Design	2018	001	01/08/2018
 Ty Amod, Sponner Clwb, Cwm Hanner, Hanner, Hanner						
Project Name: PEMBREY (DANLAN ROAD)						
Project Type: ATTENUATION						
System: OWS COSTING						Facility Code: 01
Design	DM	Design	DM	Date	20-08-2018	
Drawn/Checked	24141-003	Rev	1:1,200	File	P1	
Project Number: 4380_S_230-APP-01-SG-CP-CD-05001						

Option 3

S/21597



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LEGEND
 → DRAINAGE AREA
 → FLOW DIRECTION

Project: MOUNTAIN ROAD
 PROPERTY

Client: PERSIDIAN INC

Phase: EXISTING CATCHMENT PLAN

Date: 1/20/2021
 Drawing No: 10217-201

PHOENIX DESIGN
 1000 N. CENTRAL EXPRESSWAY, SUITE 100
 PHOENIX, AZ 85004
 (602) 998-1111
 www.phoenixdesign.com

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City: PRELIMINARY

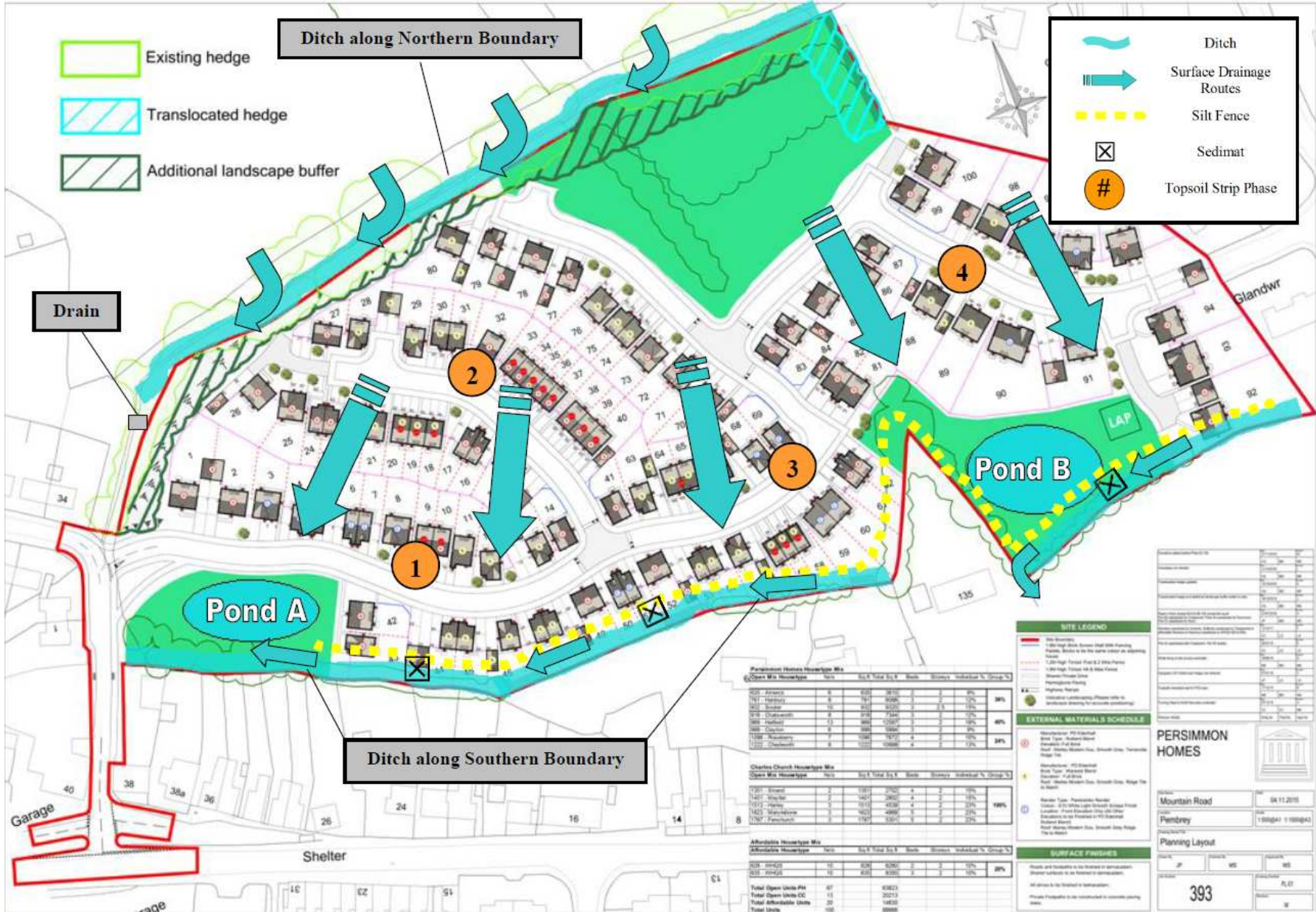
Tudalen 53

S/21597

Tudalen 55



S/21597



S/21597

Tudalen 57



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DATE: 15/01/18
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:500 @ A0
PROJECT: MOUNTAIN ROAD, PEMBREY
DRAWING TITLE: DETAILED SOFT LANDSCAPE PROPOSALS

S/21597



*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 01 HYDREF 2019
ON 01 OCTOBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area West

<i>Application Number</i>	W/39269
<i>Proposal & Location</i>	PROPOSED DWELLING AT LAND ADJACENT TO TALAR DEG, LLANBOIDY, WHITLAND, CARMS, SA34 0EL

DETAILS:

Amended plans

Following concerns raised by the Planning Officer in relation to the cross section/site level detail provided and the height of the retaining walls shown at the frontage of the site, amended plans have been received. These were received following the publication of the Committee report.

The amended plans show a much lower retaining wall, the design and detailing of which, reduces the impact of the development on the character and appearance of the area.

Conditions

It is therefore also recommended that the following conditions are updated accordingly:

Condition 2:

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-

- 1:1250 scale Location Plan received 13th September 2019;
- 1:500 scale Proposed Block Plan received 13th September 2019;
- 1:200 scale Existing Cross Section received 31st July 2019;
- 1:200 scale Site Cross Section received 24th September 2019;
- 1:50, 1:100 scale Proposed Elevations, Floor Plans, Sections and Cut Throughs received 27th September 2019.

Condition 3:

The proposed retaining walls shall be constructed in accordance with the amended 1:50, 1:100 scale Proposed Elevations, Floor Plans, Sections and Cut Throughs received 27th September 2019. In addition and prior to the occupation of the dwelling hereby approved full details of the boundary treatments to be erected, including any further retaining works required, on the northern, eastern and southern boundaries of the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

THIRD PARTY REPRESENTATIONS:

Three third party representations were received objecting in response to publicity of the application as originally submitted. Following the submission of amended plans the same third parties have submitted revised representations commenting that they no longer object to the development. Had the withdrawal of objections occurred earlier the

application could have been determined under delegated authority to the Head of Planning.

Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor
Cynllunio

Planning
Committee

01.10.2019

**RHANBARTH
Y GORLLEWIN**

**AREA
WEST**

Y Pwyllgor Cynllunio

Planning Committee

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



EICH CYNGOR arleinamdani
www.sirgar.llyw.cymru

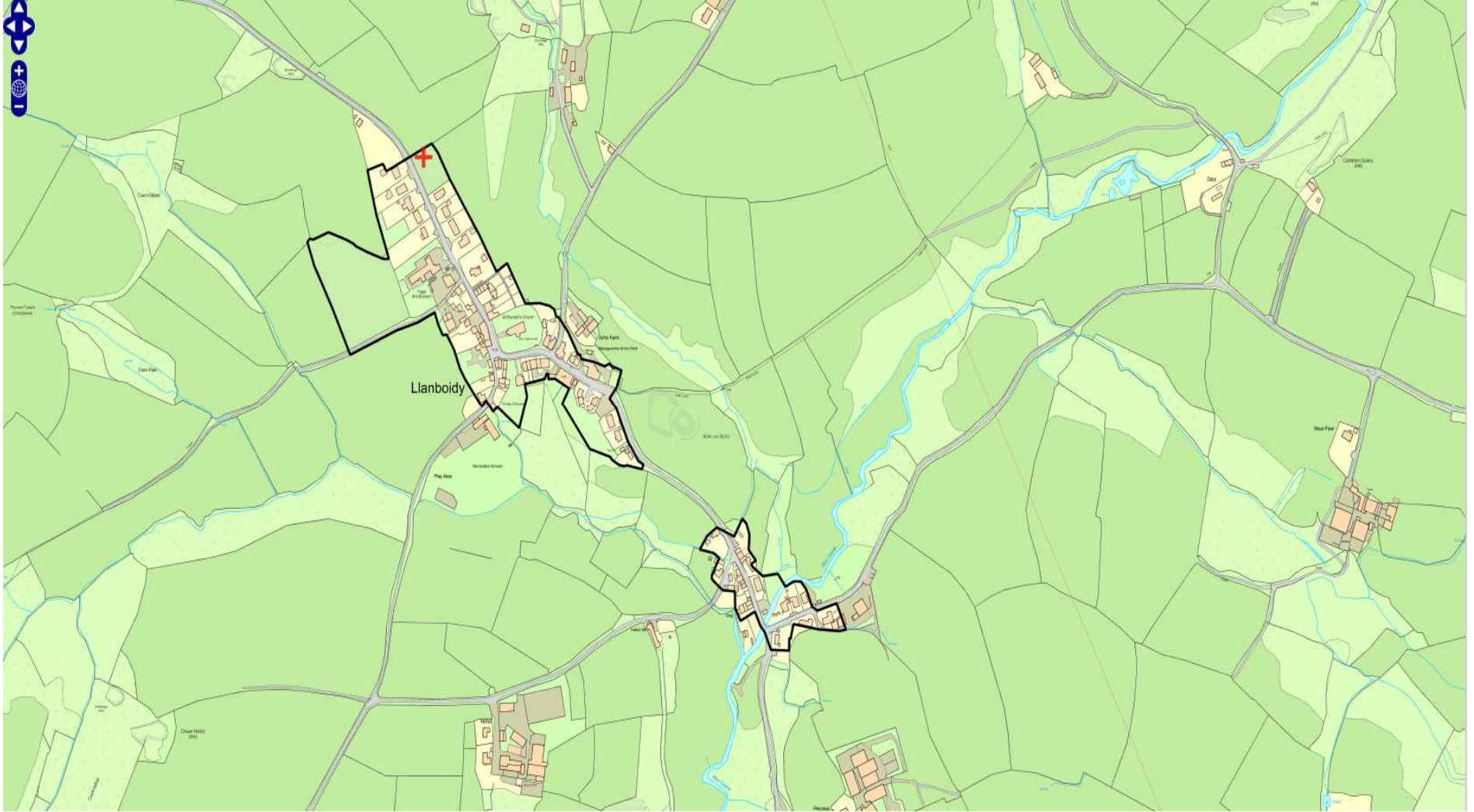
YOUR COUNCIL doitonline
www.carmarthenshire.gov.wales

Y Pwyllgor
Cynllunio

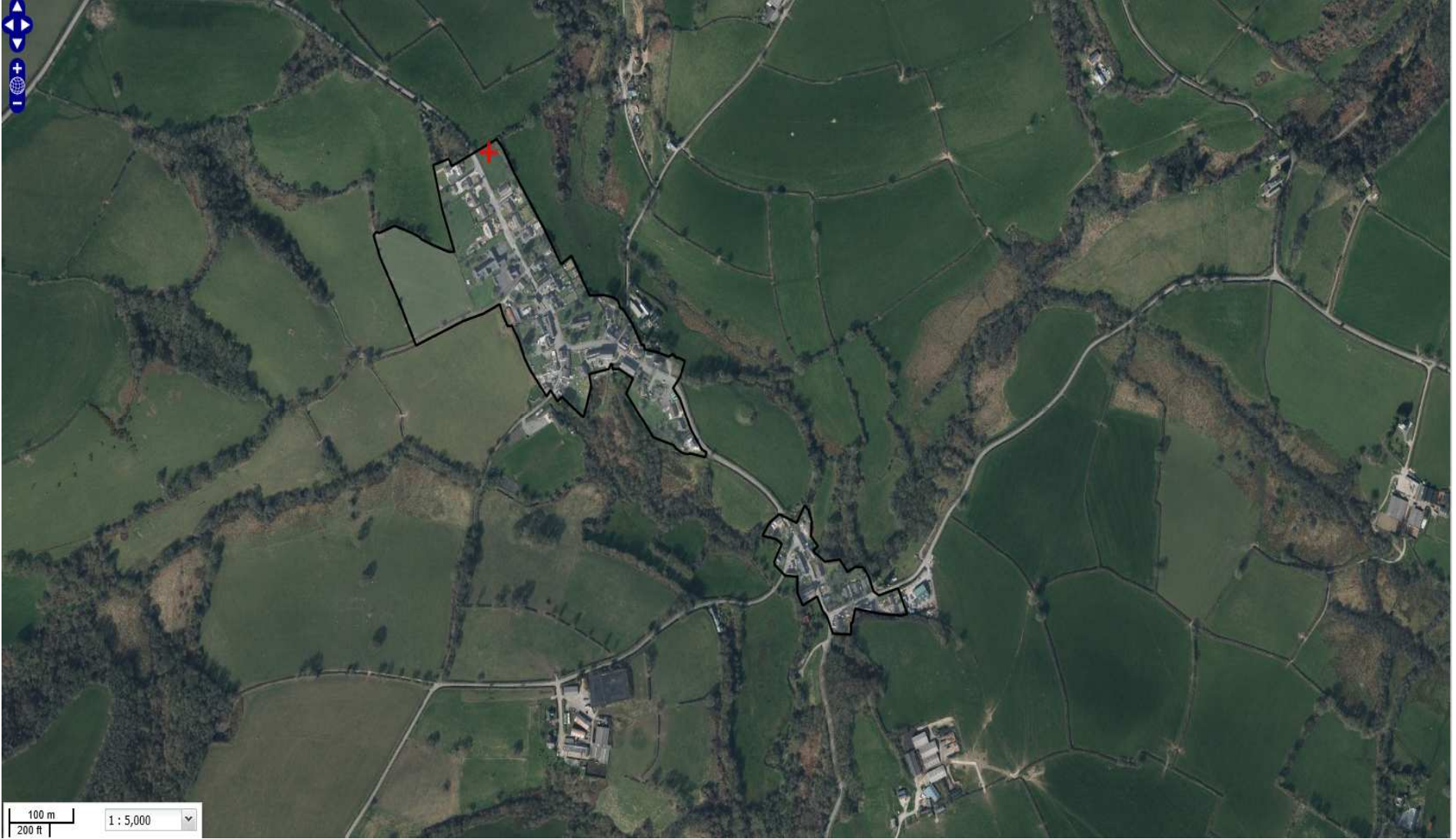
Planning
Committee

W/39269

W/39269



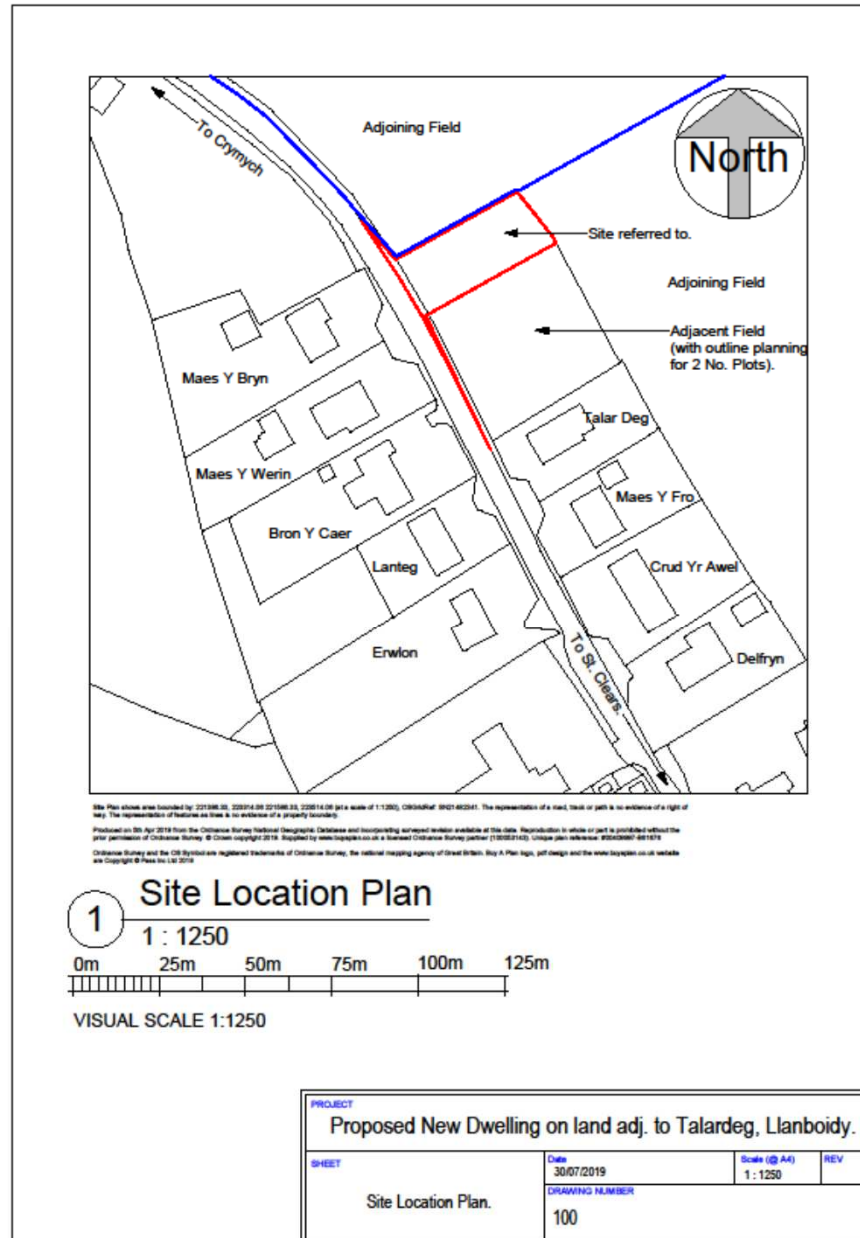
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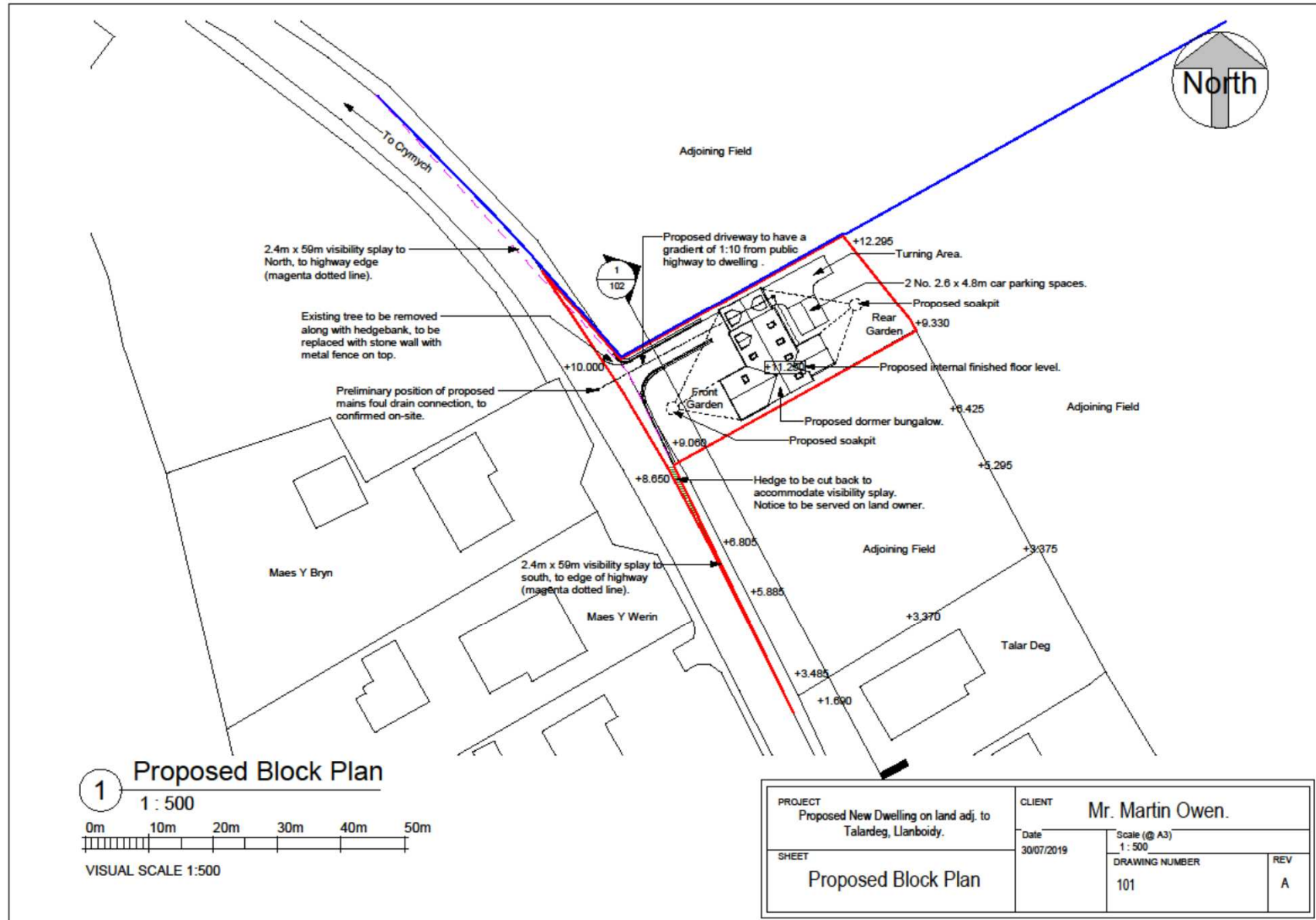
W/39269

Site Location Plan

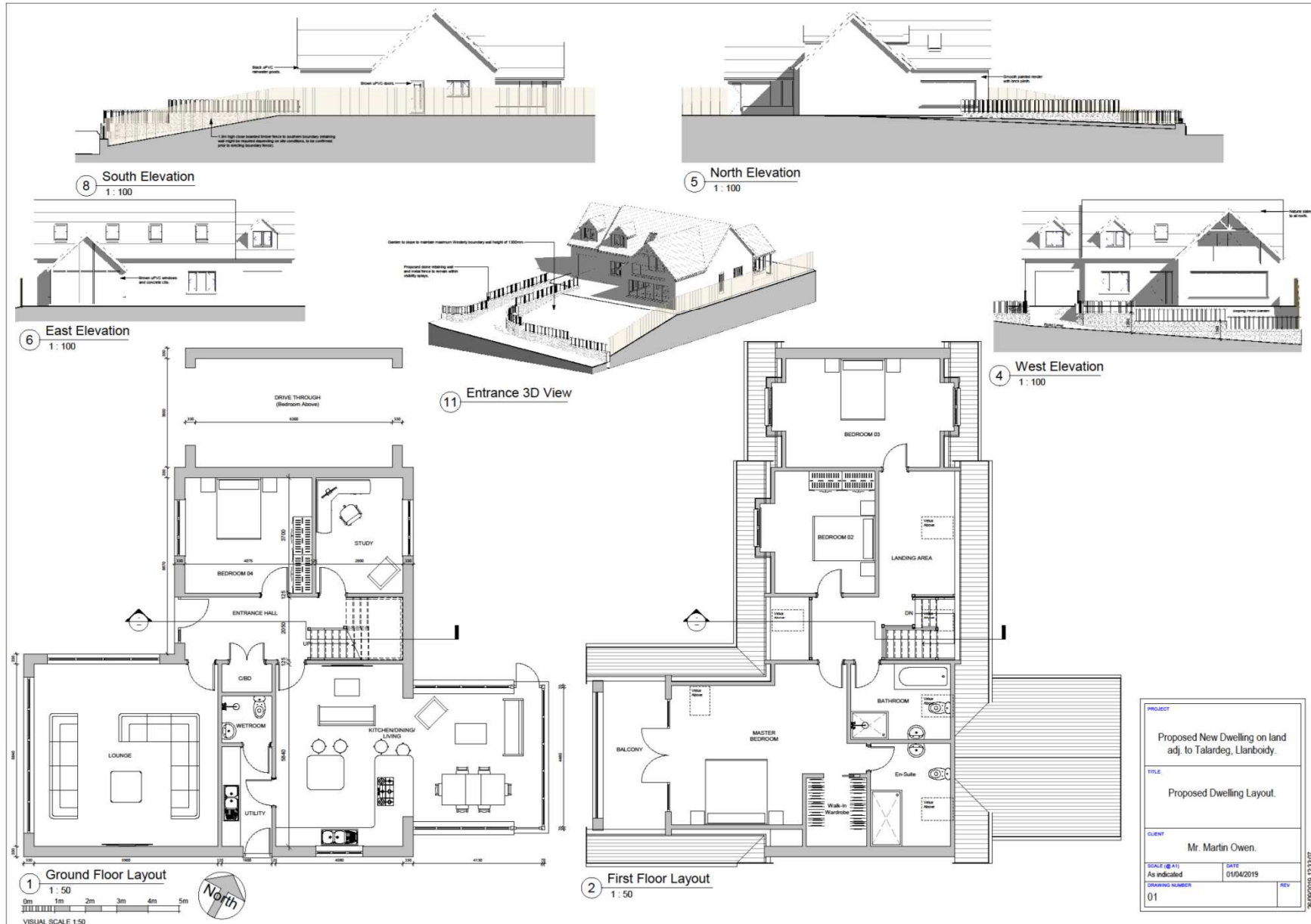


W/39269

Proposed Block Plan



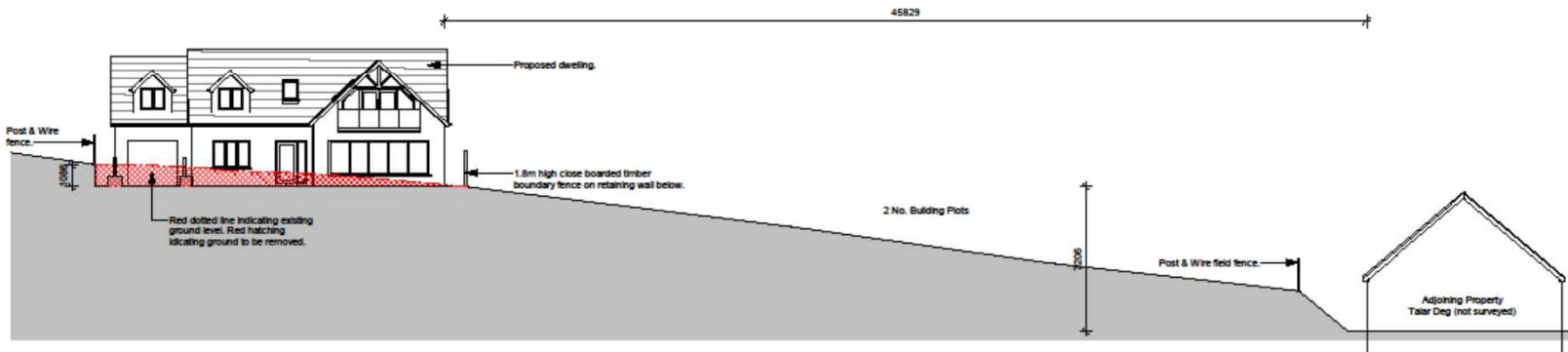
W/39269 Proposed Elevation & Floor Plans



PROJECT	
Proposed New Dwelling on land adj. to Talardeg, Llanbody.	
TITLE	
Proposed Dwelling Layout.	
CLIENT	
Mr. Martin Owen.	
SCALE @ A1	DATE
As indicated	01/04/2019
DRAWING NUMBER	REV
01	

26/06/2019 12:33:07

W/39269 Proposed Cross Sections



1 Site Cross Section
1 : 200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200

PROJECT Proposed New Dwelling on land adj. to Talardeg, Llanboidy.	CLIENT Mr. Martin Owen.
SHEET Site Cross Section	Date 30/07/2019
	Scale (@ A3) 1 : 200
	DRAWING NUMBER 102
	REV

W/39269

Site photograph from south (Talar Deg)



W/39269 Site photograph from south (properties opposite site)



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W/39269 Site photograph from south west – entrance to Bron Y Caer)



W/39269 Site Photograph from west (entrance to Maes Y Bryn)



Tudalen 76

W/39269 Site Photograph from west (front of Maes Y Bryn)



W/39269

Google street view from north looking towards Llanboidy



Tudalen 77

Mae'r dudalen hon yn wag yn fwriadol