

Annwyl Gynghorydd,

## PWYLLGOR CYNLLUNIO - DYDD IAU, 17EG HYDREF, 2019

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

Rhif ar yr Agenda	Eitem
3.	<b><u>RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u></b> (Tudalennau 3 - 22)
4.	<b><u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO</u></b> (Tudalennau 23 - 44)
5.	<b><u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u></b> (Tudalennau 45 - 64)

Yn gywir,

*Wendy Walters*

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol

*Ardal  
Dwyrain/  
Area East*

**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 17 HYDREF 2019  
ON 17 OCTOBER 2019**

**I'W BENDERFYNU  
FOR DECISION**

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area East

<i>Application Number</i>	<b>E/39168</b>
<i>Proposal &amp; Location</i>	CHANGE OF USE AND EXTENSION OF EXISTING BUILDING TO FORM AN A3 HOT FOOD PREMISES INCLUDING BOTH DELIVERY AND COLLECTION OF HOT DINNERS, AND THE RETENTION OF PREVIOUSLY APPROVED (TEMPORARY) A1 RETAIL USE FOR THE SALE OF GUNS AND AMMUNITION AT 2 FFORDD Y GLOWYR, BETWS, AMMANFORD, SA18 2FG

### **DETAILS:**

#### **Appraisal**

Please note there is an omission on the Appraisal in respect of parking spaces. Under “Traffic Calming Needed” the report should state that there are a minimum of 4 spaces for customers, one for a commercial vehicle for the applicant to do home deliveries and two spaces for domestic vehicles. As stated, the collection from the premises is proposed to be by appointment only with specified time slots, so the applicant can manage traffic generation to ensure that there are no parking issues.

As a point of clarification, the applicant refers to the expansion of the car park if necessary. This does not form part of this submission and would be subject to a separate planning application.



Y Pwyllgor  
Cynllunio

Planning  
Committee

**17.10.2019**

**RHANBARTH  
Y DWYRAIN**

**AREA  
EAST**

# 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](http://www.sirgar.llyw.cymru)

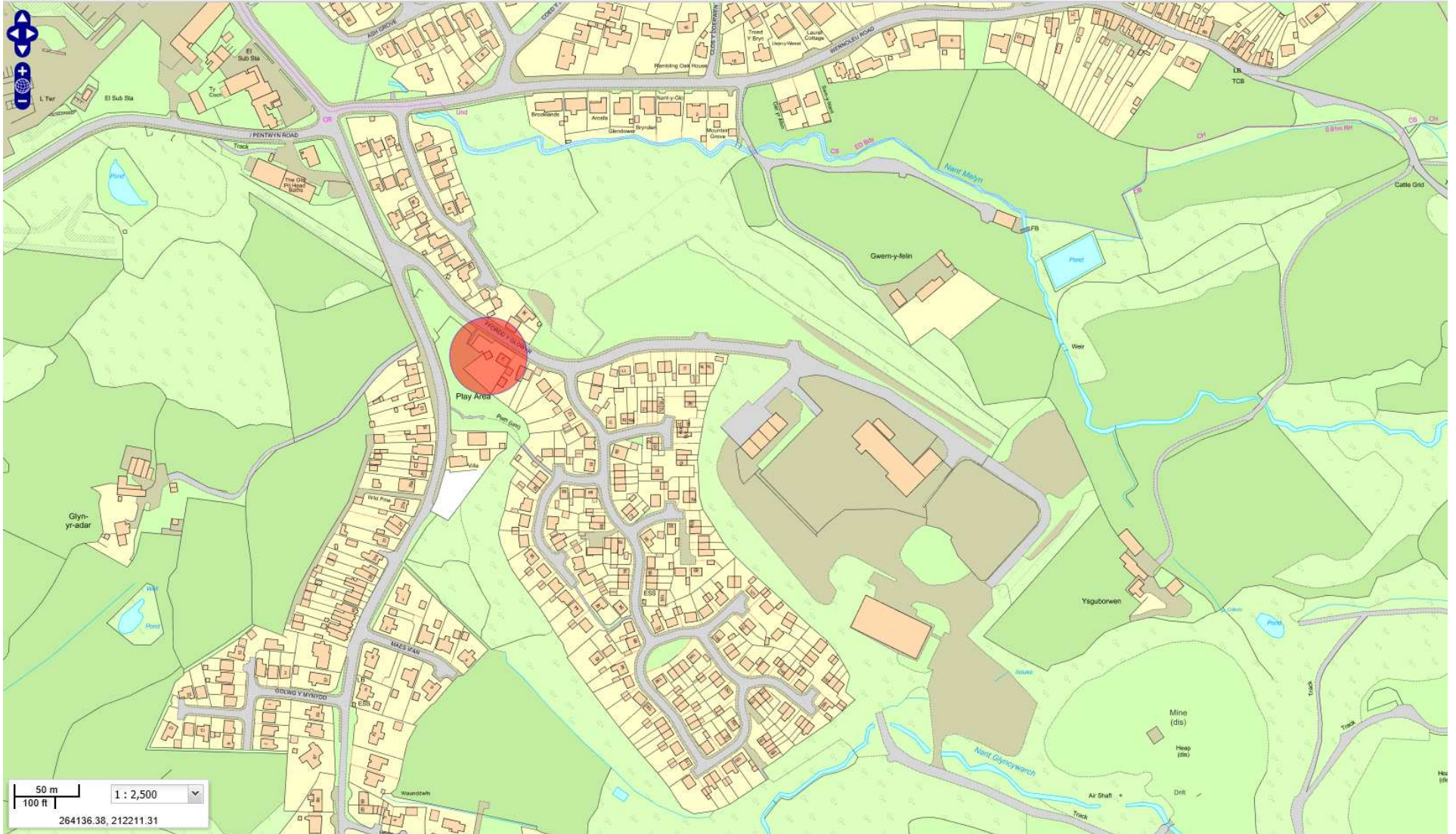
**YOUR COUNCIL doitonline**  
[www.carmarthenshire.gov.wales](http://www.carmarthenshire.gov.wales)

Y Pwyllgor  
Cynllunio

Planning  
Committee

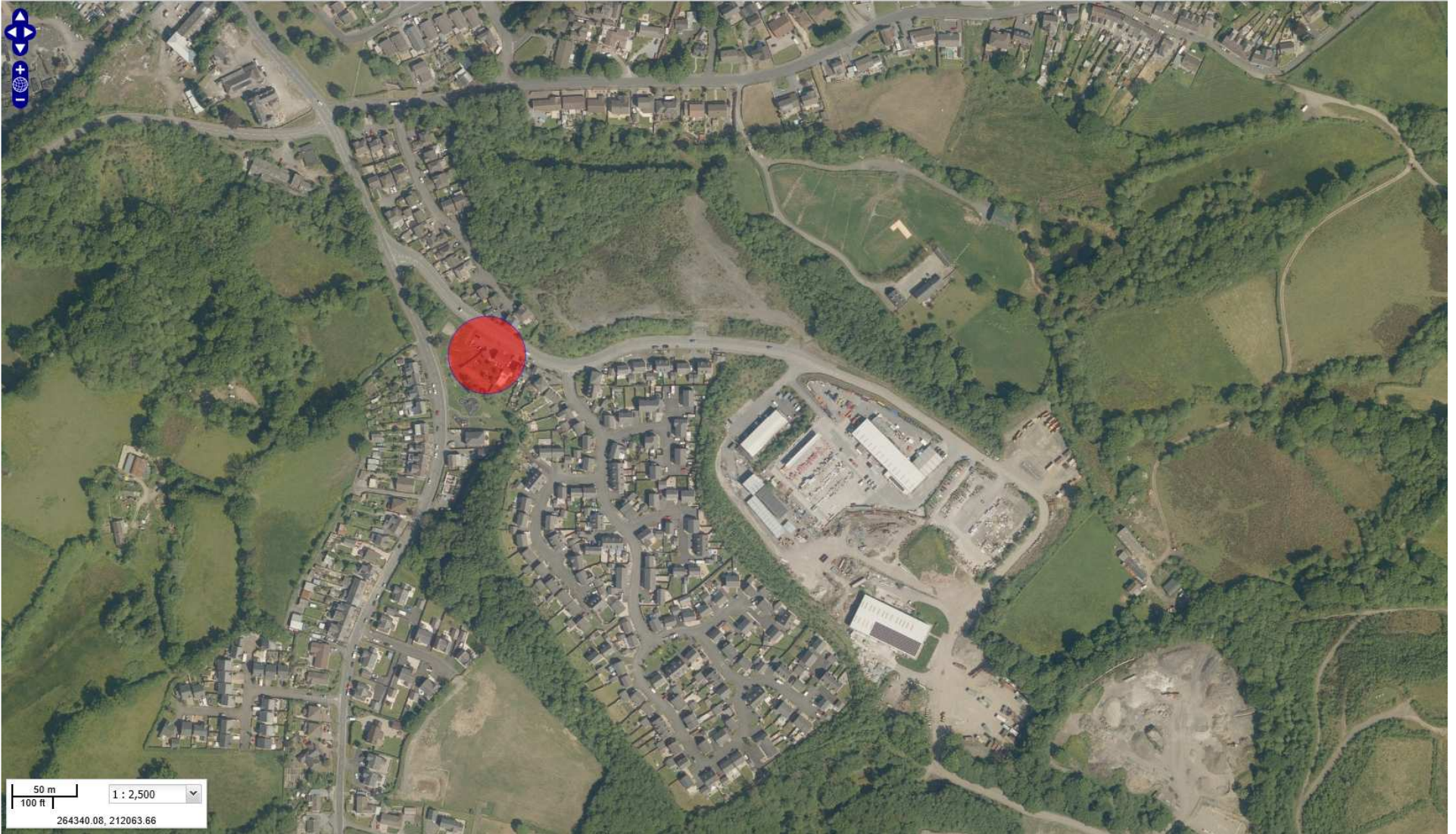
E/39168

# E/39168





# E/39168



Tudalen 9

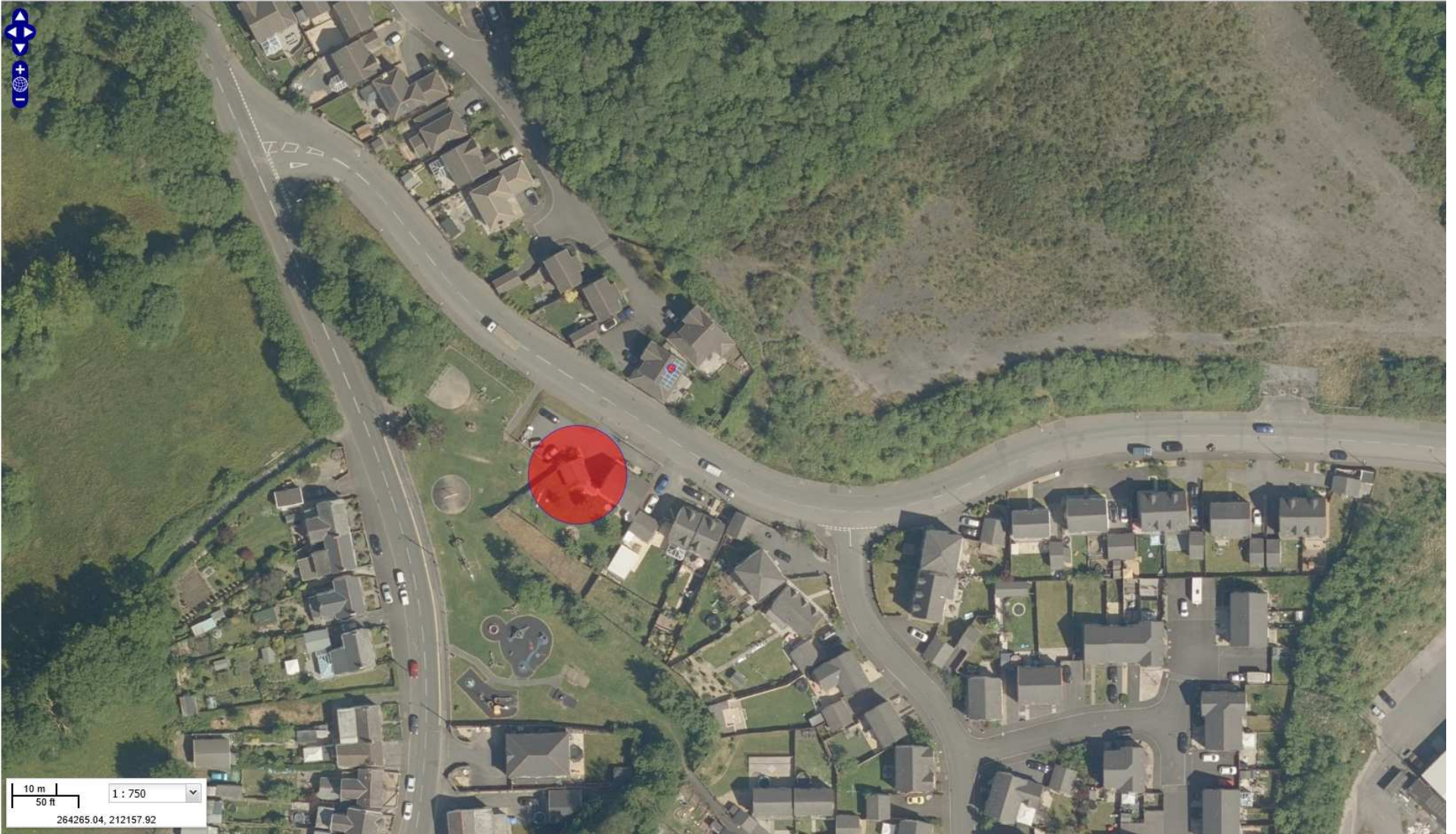


# E/39168





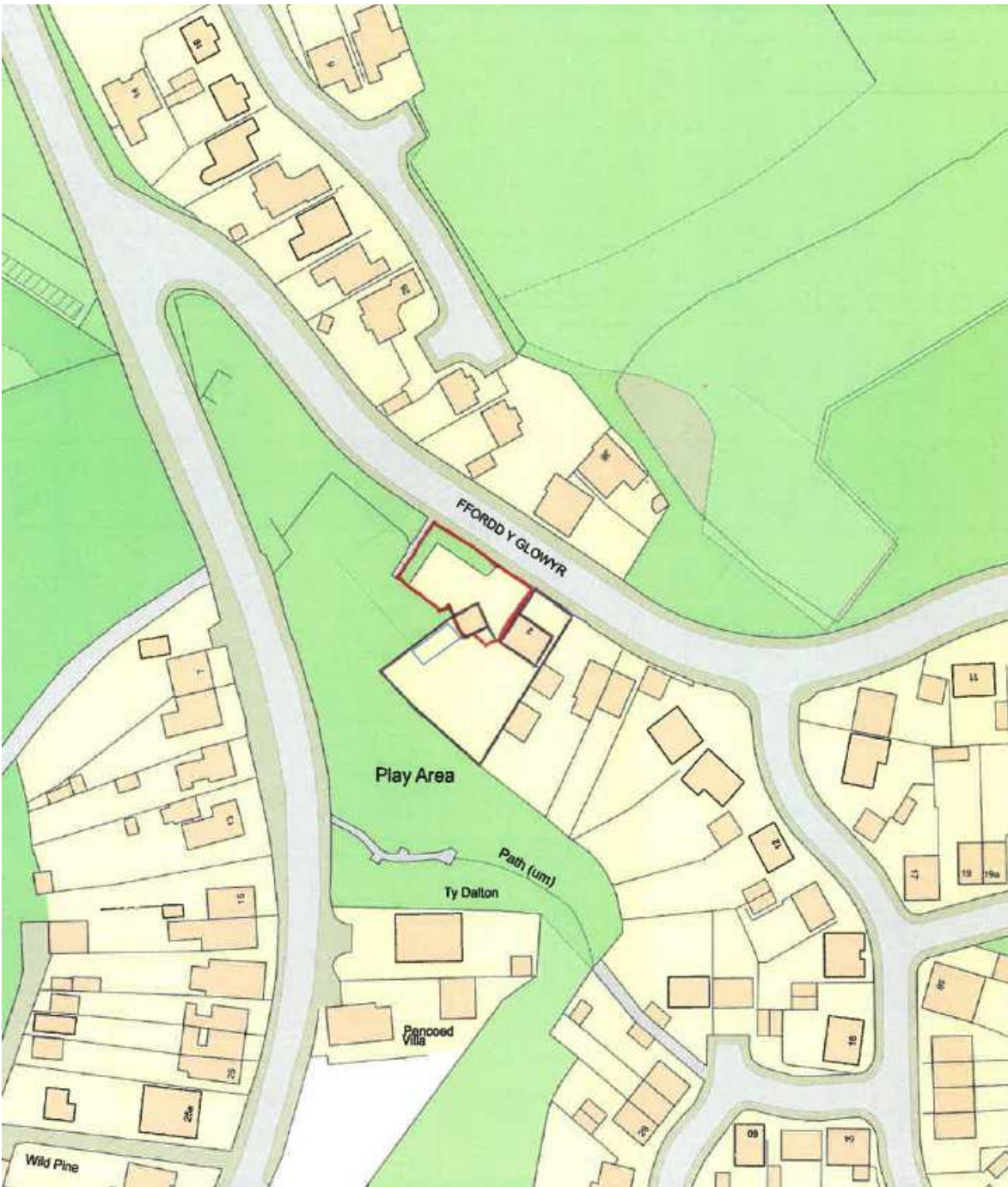
# E/39168



Tudalen 11



# E/39168

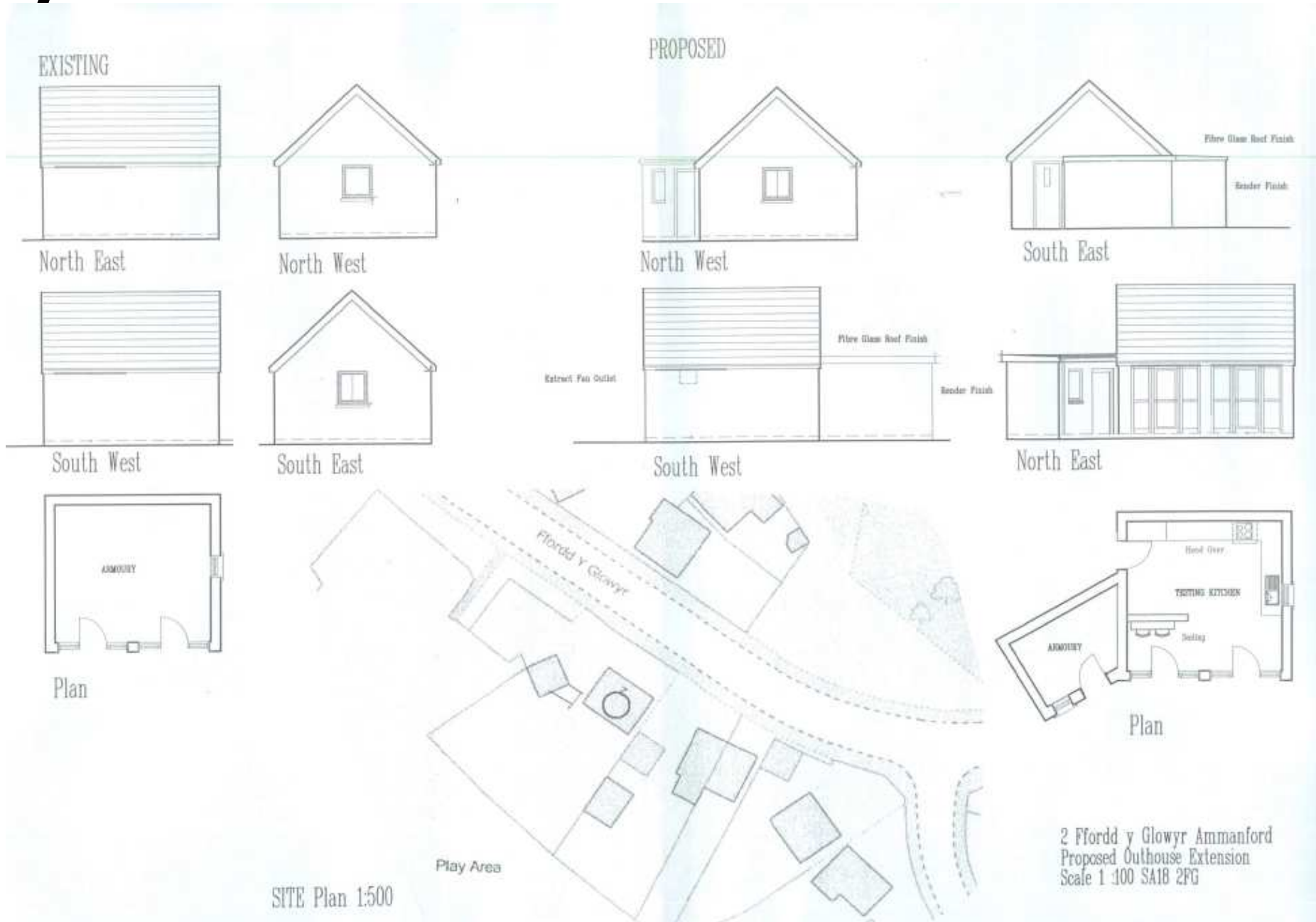




# E/39168



# E/39168



2 Ffordd y Glowyr Ammanford  
Proposed Outhouse Extension  
Scale 1:100 SA1B 2PG



E/39168





Tudalen 16

# E/39168





**E/39168**



Tudalen 17



Tudalen 18

# E/39168





# E/39168





Tudalen 20

E/39168





**E/39168**





Tudalen 22

**E/39168**



*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 17 HYDREF 2019  
ON 17 OCTOBER 2019**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**





## ADDENDUM – Area South

<i>Application Number</i>	<b>S/39356</b>
<i>Proposal &amp; Location</i>	PROPOSED 4 BEDROOM RESIDENTIAL DWELLING AT LAND REAR OF 43 PENLLWYNGWYN ROAD, BRYN, LLANELLI, SA14 9UG

### **DETAILS:**

The Committee Report contained a typing error within the Privacy Impacts of the Planning Appraisal section. Within the second paragraph this should read that there would be no further loss of privacy on properties at Penlan backing onto the site than at present given the proposed dwelling is situated in line with existing properties Woodfield, Leafy Lodge and Dawnine Villa located to the south of the site.

The following amendment in **red text** is added to the second paragraph within the Privacy Impacts section:

“Turning to loss of privacy, the side elevation towards Penllwyngwyn Road has one window for the en-suite. A condition is suggested to ensure obscure glazing is used to address any privacy concerns. No windows are proposed on the south side elevation. To the rear elevation apex glazing and an integral balcony is proposed. As identified above, the proposed dwelling is situated in line with existing properties Woodfield, Leafy Lodge and Dawnine Villa located to the south of the site. As such, there will be **no** further loss of privacy arising from the proposed dwelling on properties at Penlan backing onto the site than at present. The orientation of the glazing and integral balcony will not allow for direct overlooking onto properties fronting Penllwyngwyn Road.”

Y Pwyllgor  
Cynllunio

Planning  
Committee

**17.10.2019**

**RHANBARTH  
Y DE**

**AREA  
SOUTH**



**EICH CYNGOR arleinamdani**  
[www.sirgar.llyw.cymru](http://www.sirgar.llyw.cymru)

**YOUR COUNCIL doitonline**  
[www.carmarthenshire.gov.wales](http://www.carmarthenshire.gov.wales)

# 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](http://www.sirgar.llyw.cymru)

**YOUR COUNCIL doitonline**  
[www.carmarthenshire.gov.wales](http://www.carmarthenshire.gov.wales)

Y Pwyllgor  
Cynllunio

Planning  
Committee

S/39356

# S/39356





# S/39356



Tudalen 30

# S/39356





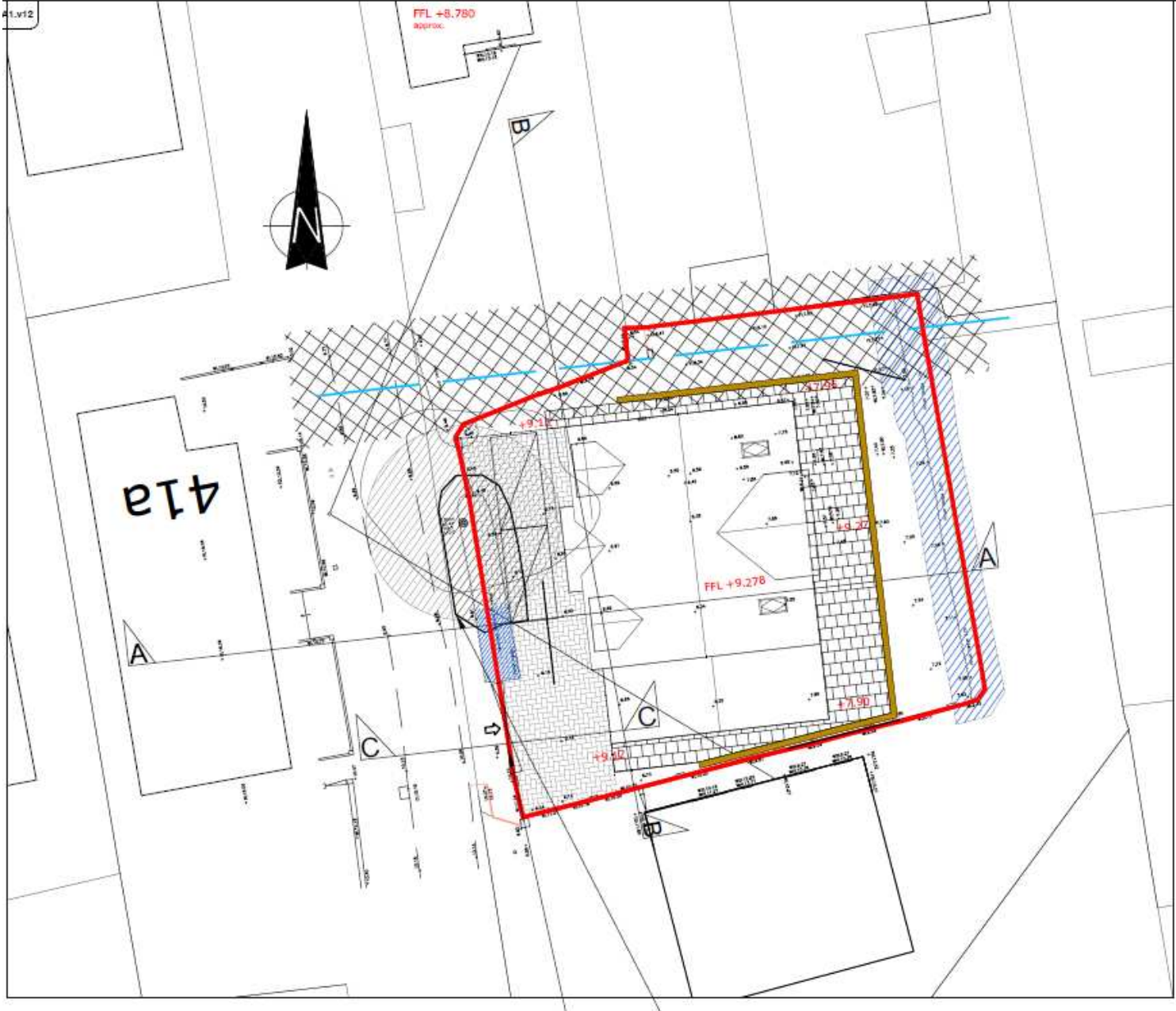
# S/39356



# S/39356



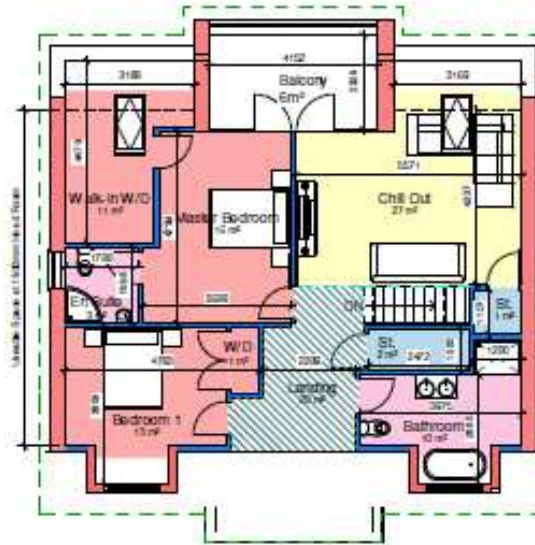
# S/39356



# S/39356



**Ground Floor Plan**  
1 : 100



**First Floor Plan**  
1 : 100



# S/39356



**Side Elevation A**  
1 : 100



**Front Elevation**  
1 : 100



**Side Elevation B**  
1 : 100



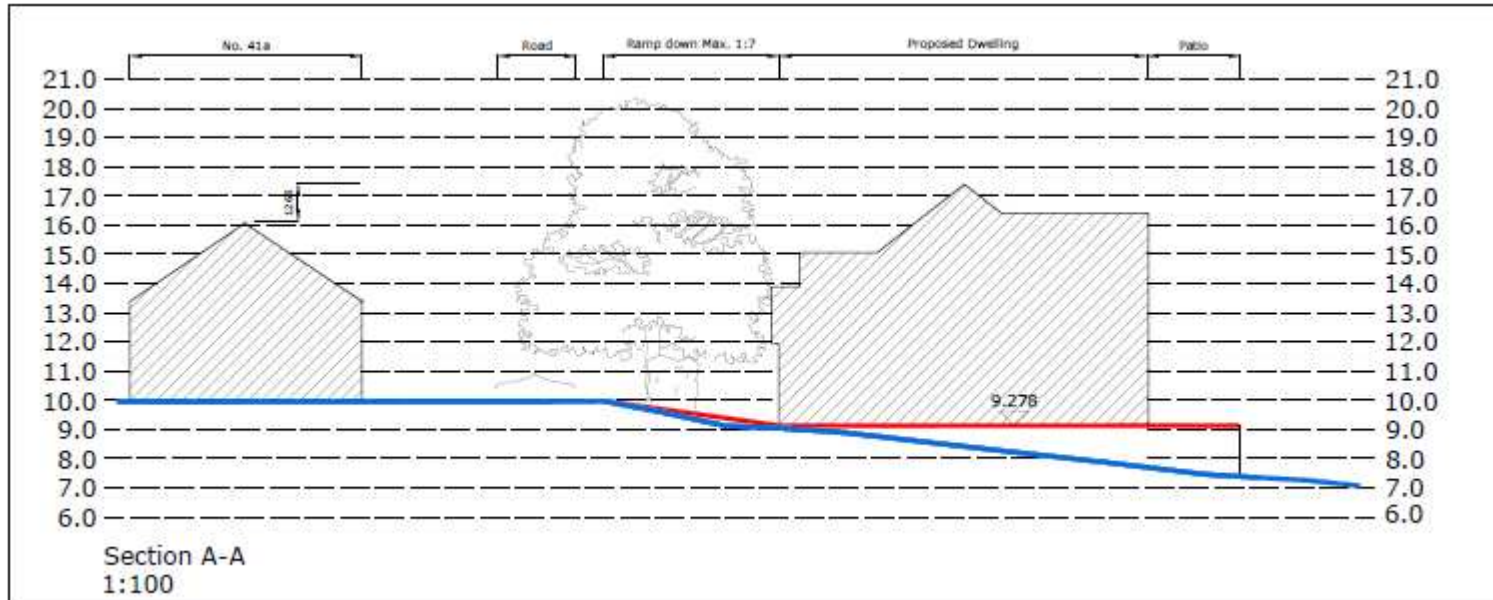
**Rear Elevation**  
1 : 100

# S/39356



## Materials Schedule

Roof	Fibre Cement Slate
RWG	Grey PVCu
Walls	Mixture of Natural Stone, White Painted Render
Windows	Grey Powder Coated Aluminium
Doors	Grey Powder Coated Aluminium
Decking	Timber Cladding - TBC
Handrail	Galvanised Steel and Glass





**S/39356**



Tudalen 37



Tudalen 38

S/39356





S/39356



Tudalen 39



Tudalen 40

S/39356





**S/39356**



Tudalen 41



Tudalen 42

S/39356





S/39356



Mae'r dudalen hon yn wag yn fwriadol



*Ardal  
Gorllewin/  
Area West*

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE  
HEAD OF PLANNING,  
DIRECTORATE OF ENVIRONMENT**

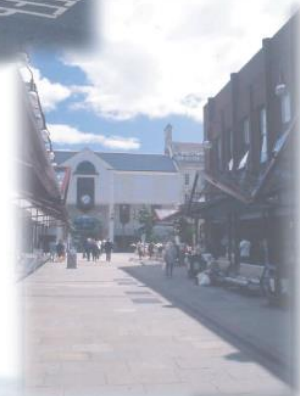
**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN/**

**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>	<b>W/39269</b>
<i>Proposal &amp; 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 13<sup>th</sup> September 2019;
- 1:500 scale Proposed Block Plan received 13<sup>th</sup> September 2019;
- 1:200 scale Existing Cross Section received 31<sup>st</sup> July 2019;
- 1:200 scale Site Cross Section received 24<sup>th</sup> September 2019;
- 1:50, 1:100 scale Proposed Elevations, Floor Plans, Sections and Cut Throughs received 27<sup>th</sup> 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 27<sup>th</sup> 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**



**EICH CYNGOR arleinamdani**  
[www.sirgar.llyw.cymru](http://www.sirgar.llyw.cymru)

**YOUR COUNCIL doitonline**  
[www.carmarthenshire.gov.wales](http://www.carmarthenshire.gov.wales)

# 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](http://www.sirgar.llyw.cymru)

**YOUR COUNCIL doitonline**  
[www.carmarthenshire.gov.wales](http://www.carmarthenshire.gov.wales)

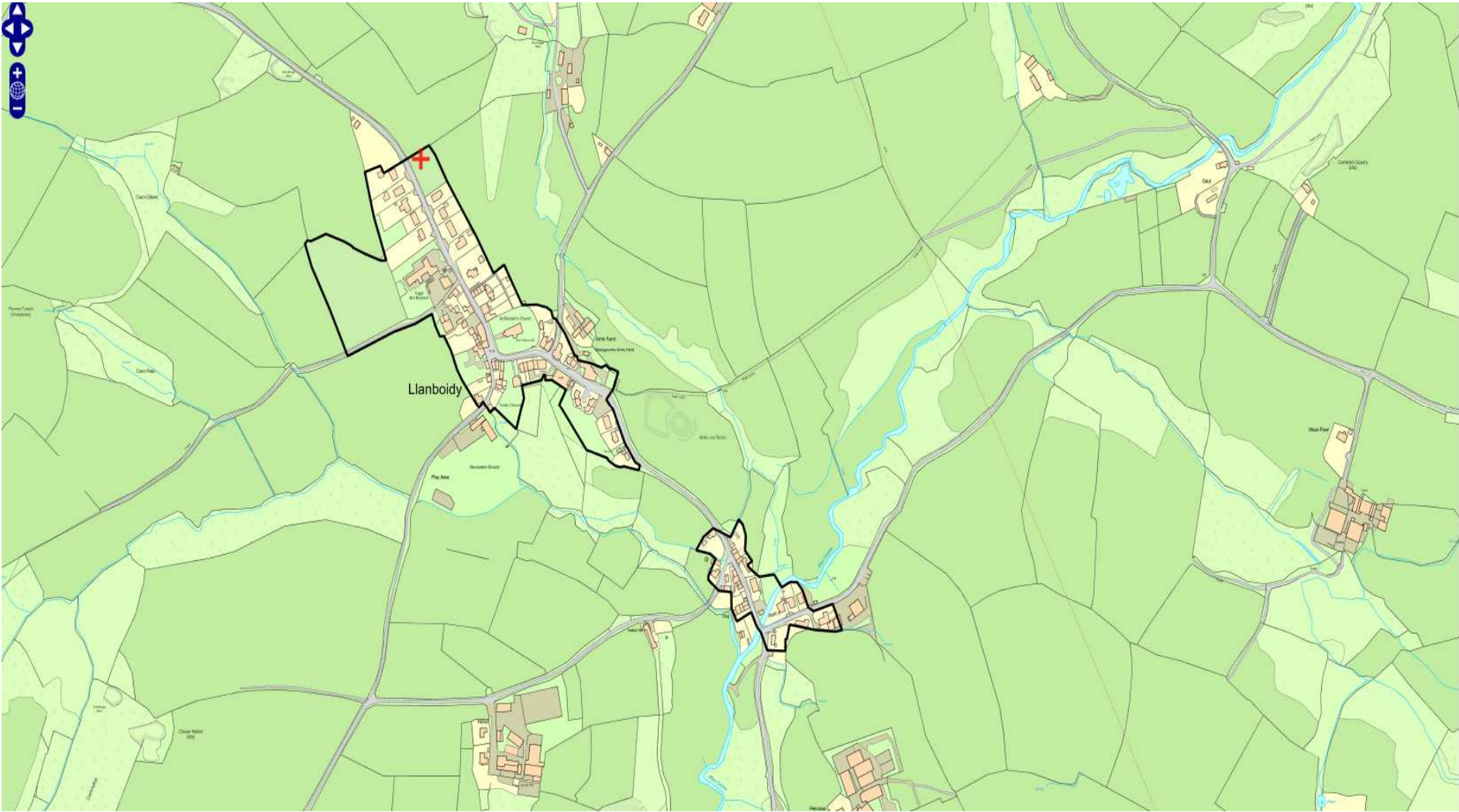


Y Pwyllgor  
Cynllunio

Planning  
Committee

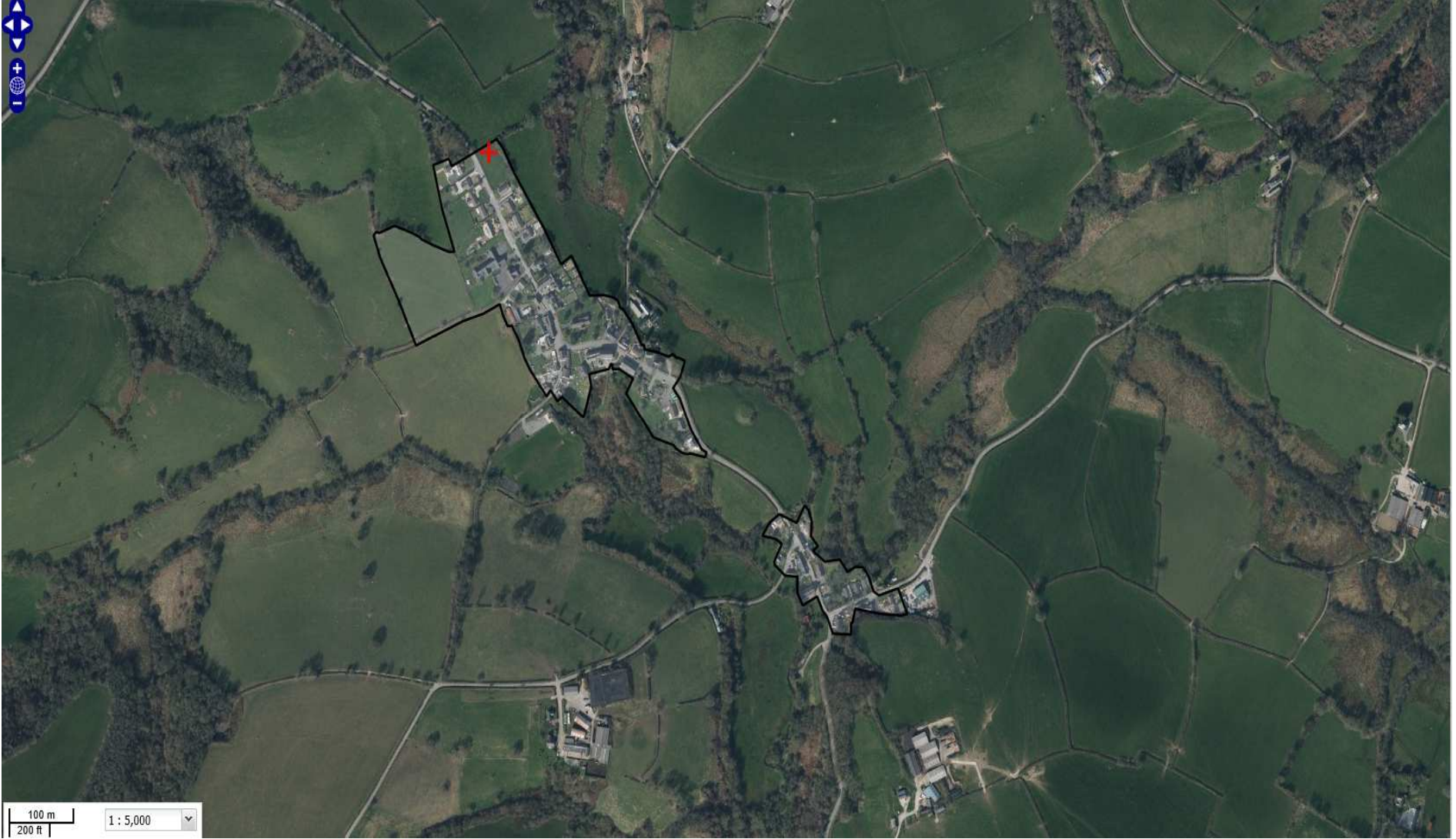
W/39269

# W/39269





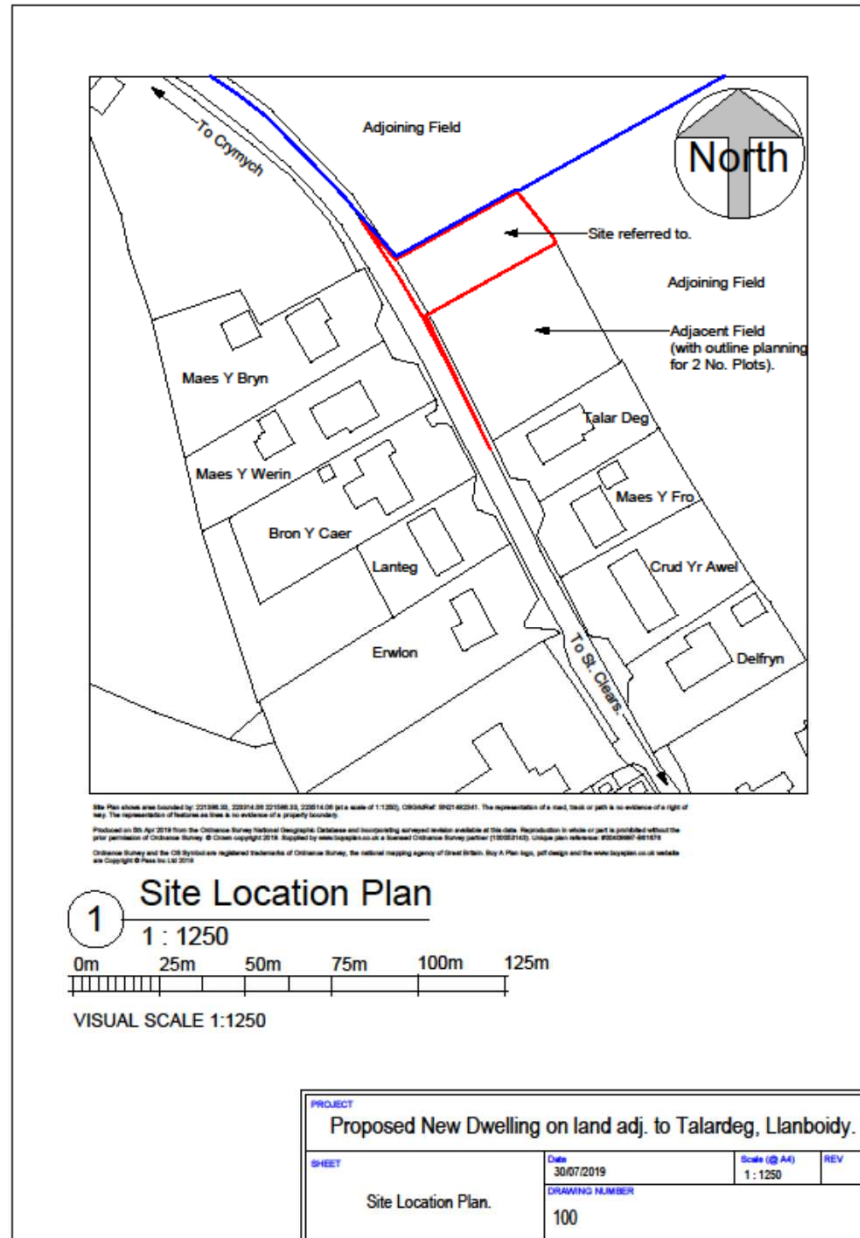
# W/39269



Tudalen 53

# W/39269

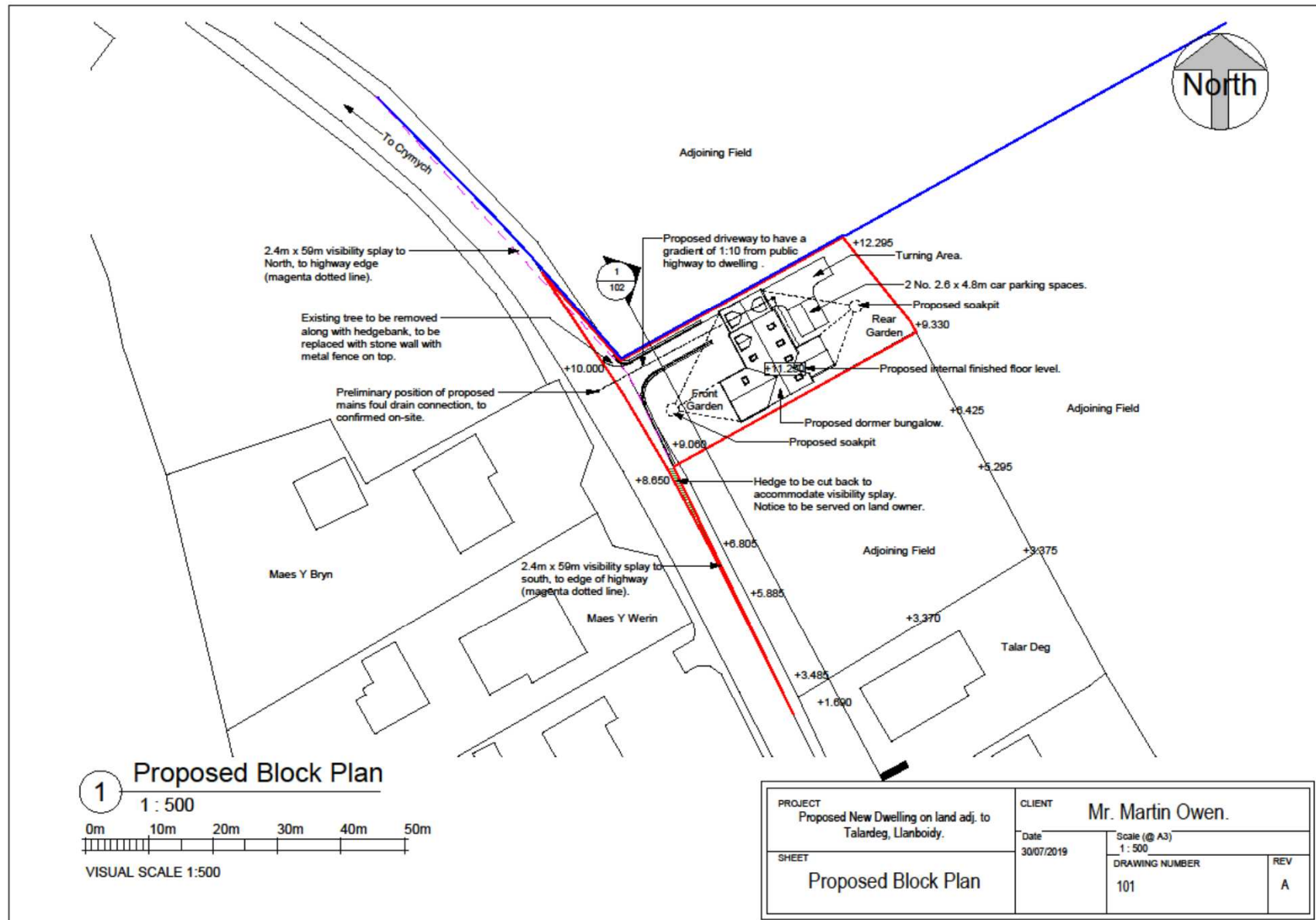
# Site Location Plan



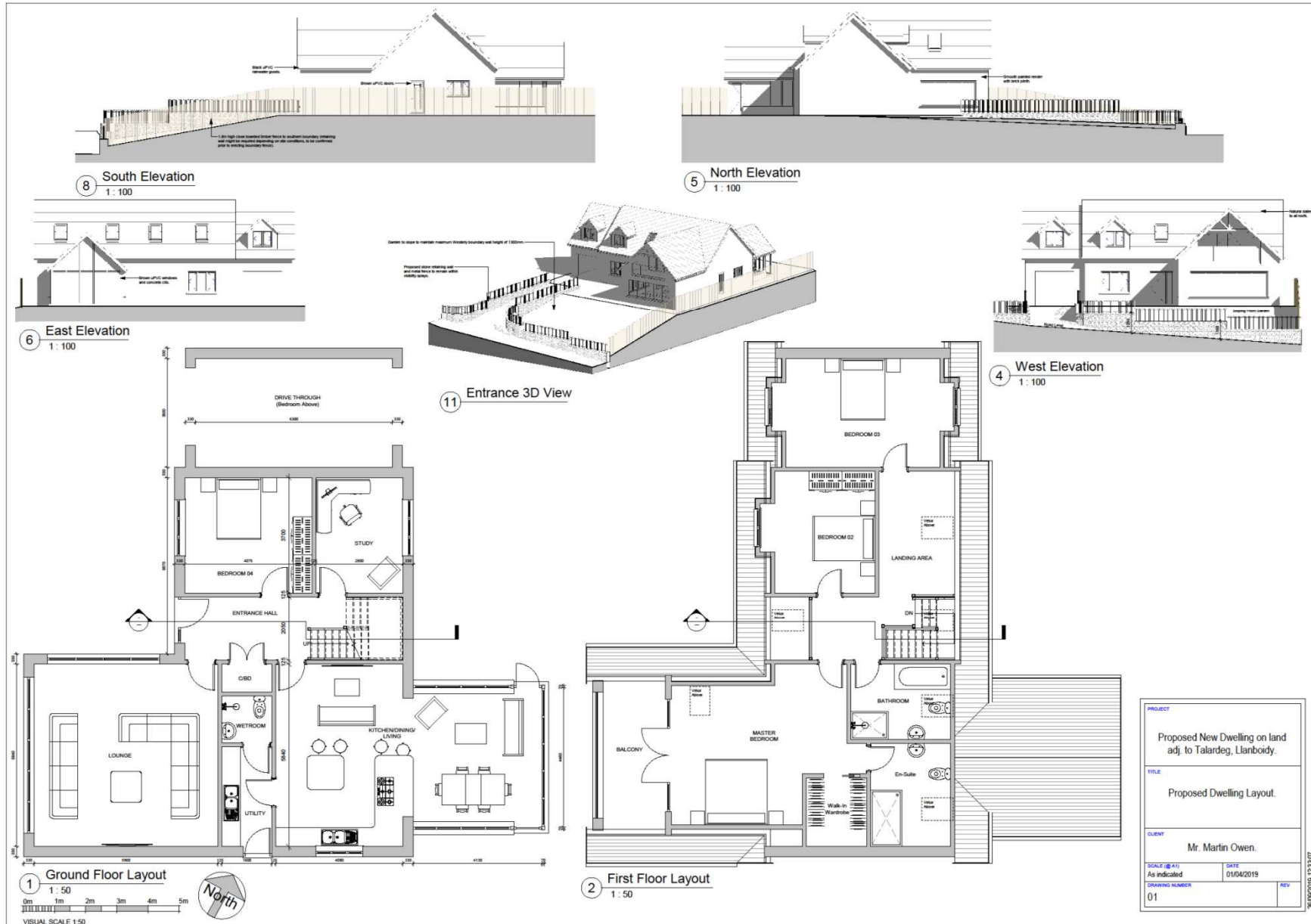


# W/39269

# Proposed Block Plan



# W/39269 Proposed Elevation & Floor Plans

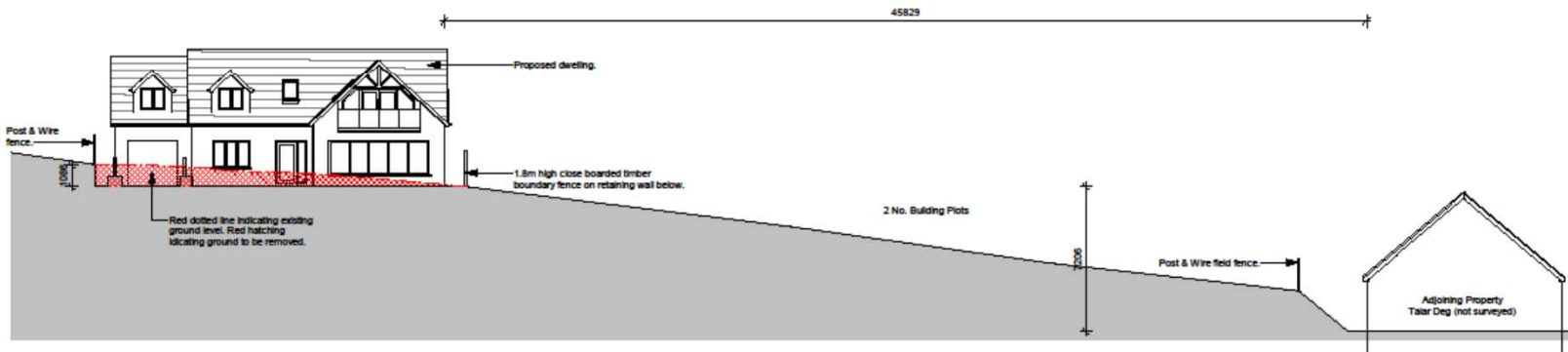


PROJECT	
Proposed New Dwelling on land adj. to Talardeg, Llanbody.	
TITLE	
Proposed Dwelling Layout.	
CLIENT	
Mr. Martin Owen.	
SCALE @ A1	DATE
As indicated	01/04/2019
DRAWING NUMBER	REV
01	

26/06/2019 12:33:07



# W/39269 Proposed Cross Sections



1 Site Cross Section  
1 : 200

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)



20.8.2019



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



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





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



Tudalen 61



Tudalen 62

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



20.8.2019



# W/39269

## Google street view from north looking towards Llanboidy



Tudalen 63

Mae'r dudalen hon yn wag yn fwriadol