

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 14EG TACHWEDD, 2019

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

**Rhif ar yr
Agenda**

Eitem

3. **RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO.**
(Tudalennau 3 - 12)
4. **RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO.** (Tudalennau
13 - 138)
5. **RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO.**
(Tudalennau 139 - 202)

Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor
Cynllunio

Planning
Committee

14.11.2019

**RHANBARTH
Y DWYRAIN**

**AREA
EAST**

Y Pwyllgor Cynllunio

Planning Committee

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



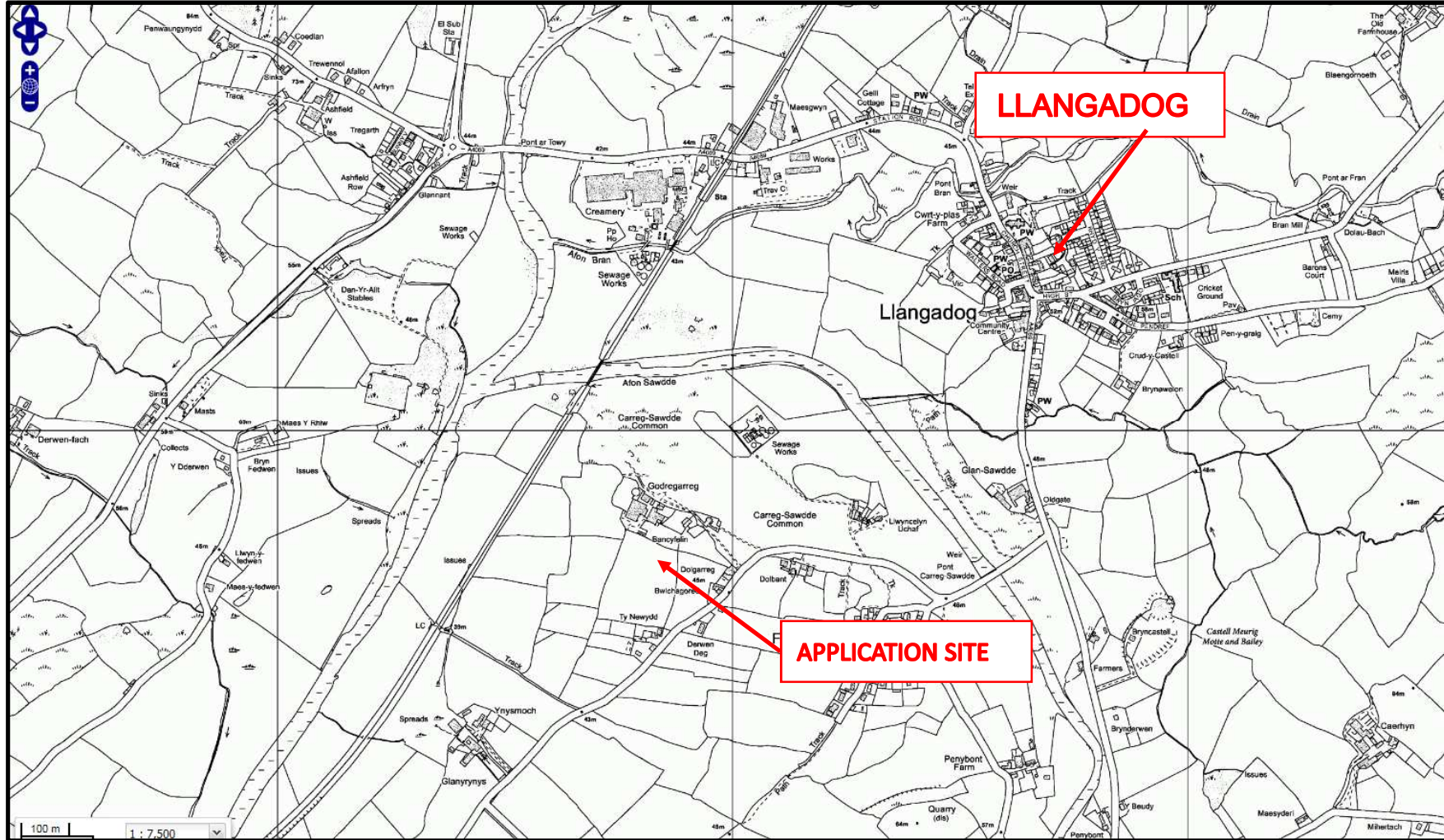
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Y Pwyllgor
Cynllunio

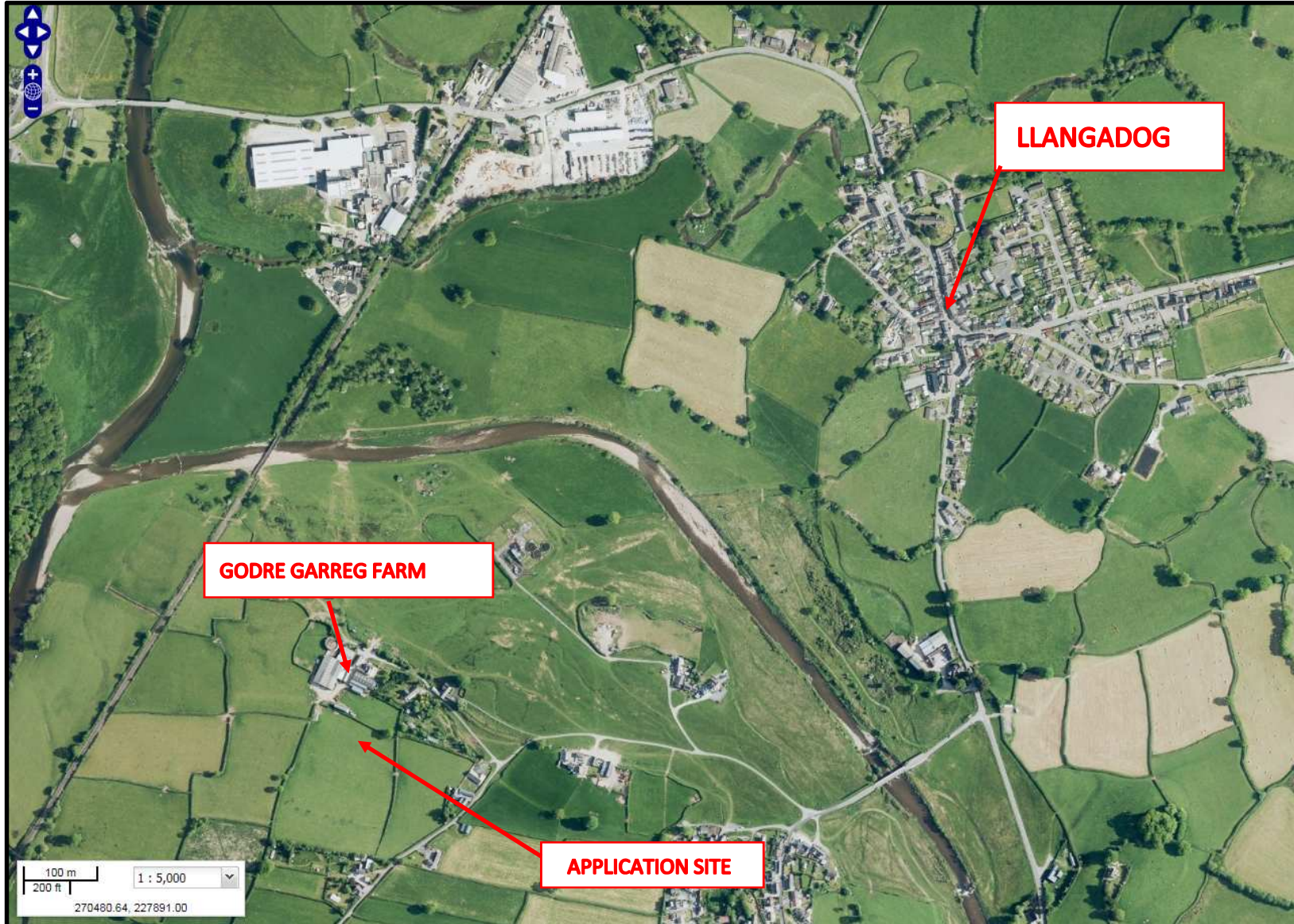
Planning
Committee

E/39337



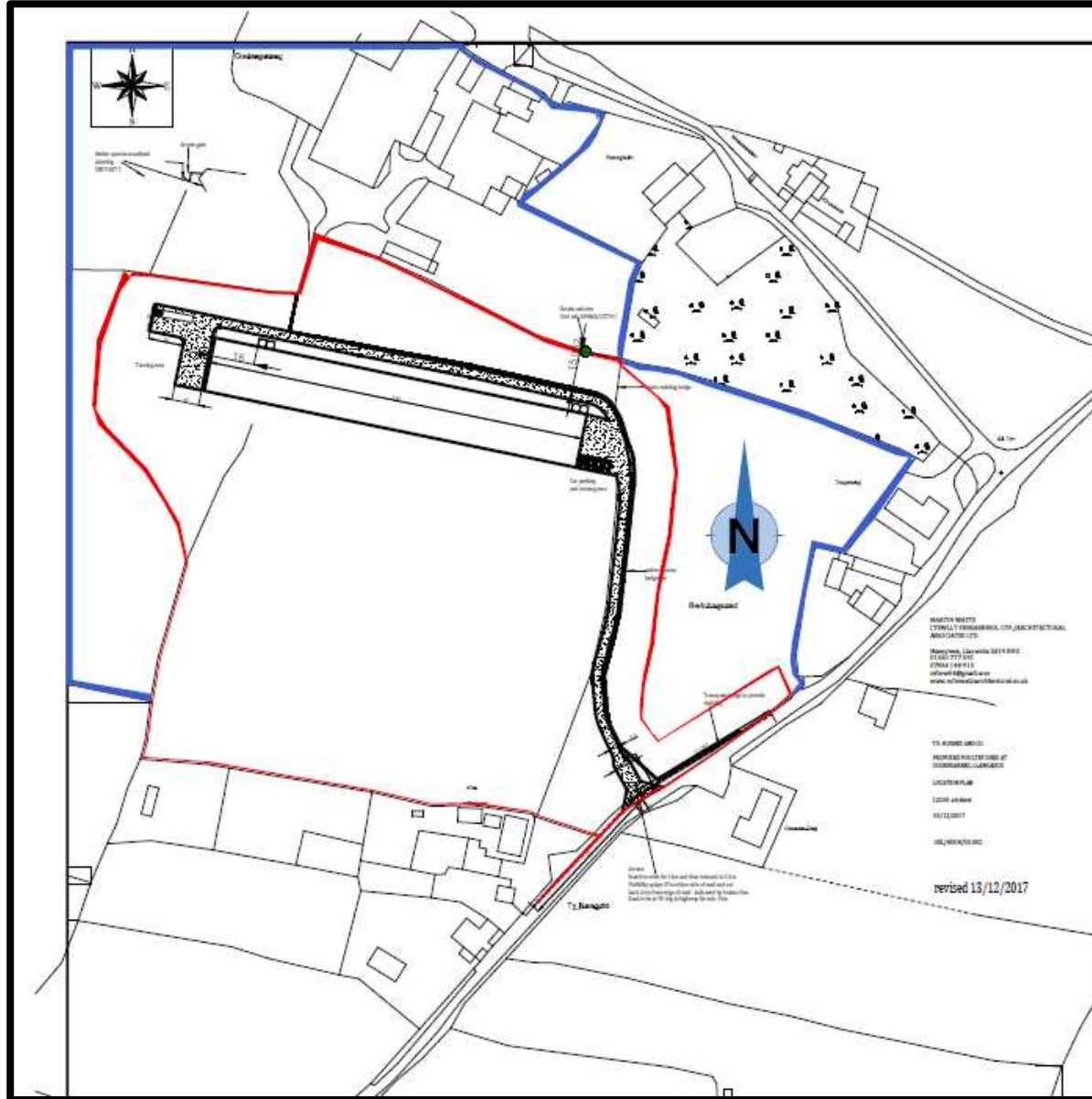
E/39337

AERIAL SITE PLAN



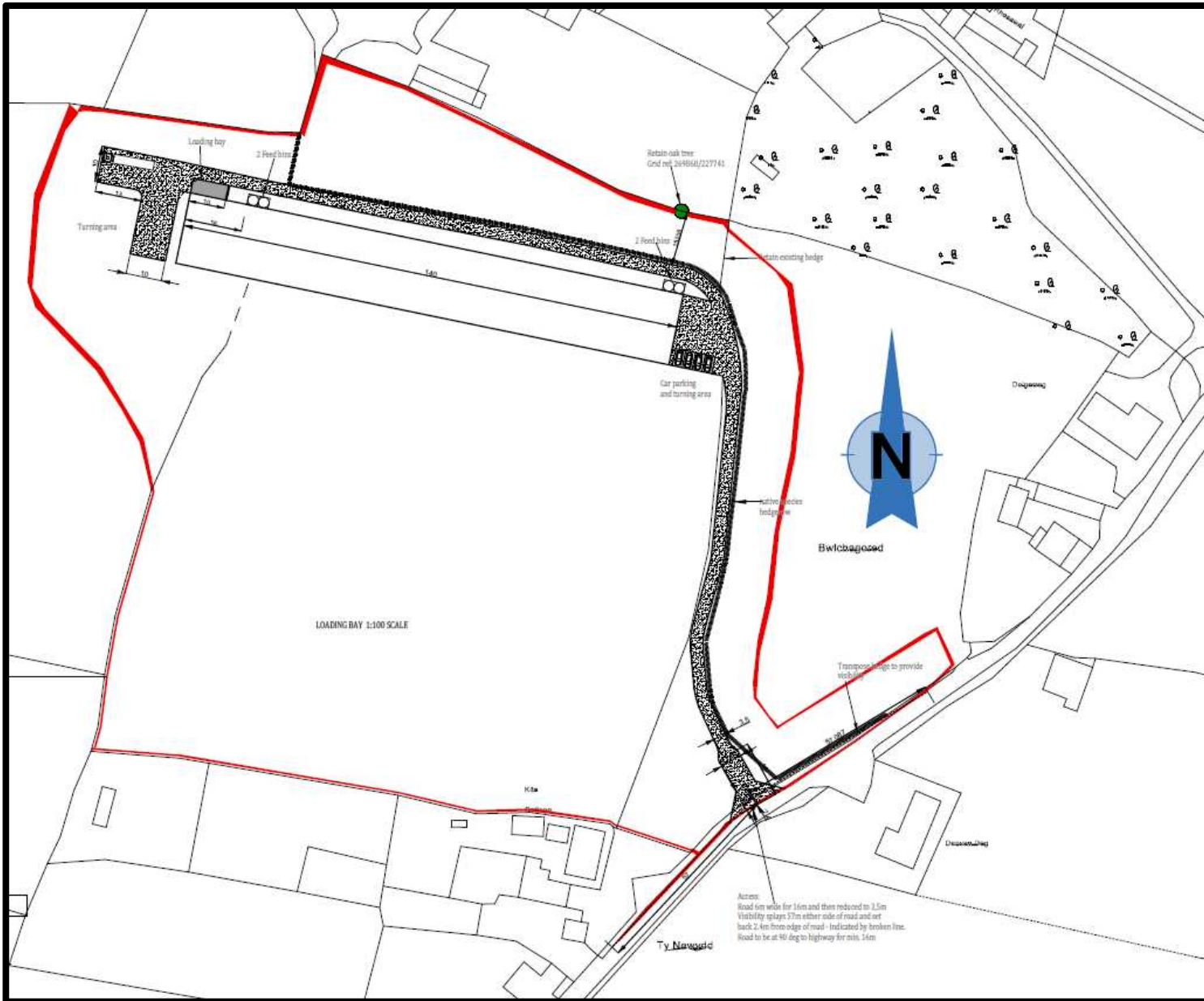
E/39337

LOCATION PLAN



E/39337

SITE PLAN



Tudalen 10

E/39337

SITE PHOTO



E/39337

SITE PHOTO



Mae'r dudalen hon yn wag yn fwriadol

*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 14 TACHWEDD 2019
ON 14 NOVEMBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/39156
<i>Proposal & Location</i>	RESERVED MATTERS ON ALL CONDITIONS TO OUTLINE CONSENT S/36946 (CONSTRUCTION OF ONE DETACHED DWELLING) - RESUBMISSION OF S/38167, REFUSED ON 11.02.2019 AT LAND AT REAR OF 61 PWLL ROAD, PWLL, LLANELLI, SA15 4BD

DETAILS:

Following the request from the Sustainable Drainage Approval Body (SAB) team, further information regarding the proposed drainage scheme at the site has been submitted. The Proposed Drainage Layout Plan drawing no. 201 prepared by Blackburn Griffiths Ltd shows the surface water at the site to be attenuated and then discharge to the existing public sewer. A revised Proposed Site Layout Plan has been submitted to take account of the revised drainage details. Condition 2 is proposed to be amended to include the revised plan.

Summary of Consultation Responses

Local Member(s) – The Local Members for the Hengoed ward are Councillor Penny Edwards and Councillor Susan Phillips. The previous report contained an error. Neither of the Local Members have commented to date on the application.

Sustainable Drainage Approval Body – Confirmed no objection to the proposal and that the details submitted as part of the application satisfy the requirements of the condition attached to the outline planning permission.

Dwr Cymru Welsh Water – following submission of the additional drainage details, Welsh Water have responded confirming that they have no objections subject to a condition restricting the rate of surface water flow into the public combined sewer. Conditions 15 and 16 are proposed to be added following the revised response from Dwr Cymru Welsh Water.

Conditions

- 2 The development hereby permitted shall be carried out strictly in accordance with the following plans and documents:-
 - Site Block and Location Plan scale 1:200 and 1:1250 (drawing no. 684 05 Rev A) received 8 July 2019;
 - Proposed Site Plan scale 1:200 drawing no. 684 03 Rev E received 31 October 2019;
 - Proposed Site Section A-A scale 1:200 drawing no. 684 04 Rev C received 8 July 2019;

- Proposed Floor Plans and Elevations scale 1:200 drawing no. 684 01 Rev C received 8 July 2019;
- Proposed Garage Floor Plans and Elevations scale 1:100 and 1:50 drawing no. 684 02 received 8 July 2019;
- Proposed Drainage Layout scale 1:200 drawing no. 3151 201 received 8 October 2019.

- 15 Surface water flows from the development shall only communicate with the public combined sewer through an attenuation device that discharges at a rate not exceeding 2 l/s as shown on Drawing Number 201.
- 16 Development shall not begin until details of the proposed attenuation device for the surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details prior to the occupation of the dwelling.

Reasons

- 2 In the interest of visual amenity.
- 15 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
- 16 To ensure the installation of an appropriate drainage scheme and to prevent pollution of the environment.

<i>Application Number</i>	S/39221
<i>Proposal & Location</i>	ONE NEW HOME AT LAND AT REAR OF 29 LONG ROW, Y FRON, FELINFOEL, LLANELLI, SA15 4LW

DETAILS:

A revised Proposed Site Plan indicating revised information regarding the drainage for the proposed dwelling has been submitted. Condition 4 is proposed to be amended to include the revised plan and a revised response from the Authority's Sustainable Drainage Approval Body (SAB) has been received.

Summary of Consultation Responses

Sustainable Drainage Approval Body (SAB) – Confirmed no further comments or objection to the planning application and that the applicant has now submitted a SuDS application to the SAB team under reference. TASAB/00017.

Conditions

- 4 The land subject to this permission is as identified on the 1:1000 scale Site Location Plan drawing no. NH244 001 Rev B received 28 October 2019 and Proposed Site Plan scale 1:200 drawing no. NH244 005 Rev H received 28 October 2019.

Reasons

- 4 For the avoidance of doubt.

Y Pwyllgor
Cynllunio

Planning
Committee

14.11.2019

**RHANBARTH
Y DE**

**AREA
SOUTH**



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BOD YN CAEL EU
CYMERADWYO**

**APPLICATIONS
RECOMMENDED
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Committee

S/39156

S/39156



S/39156

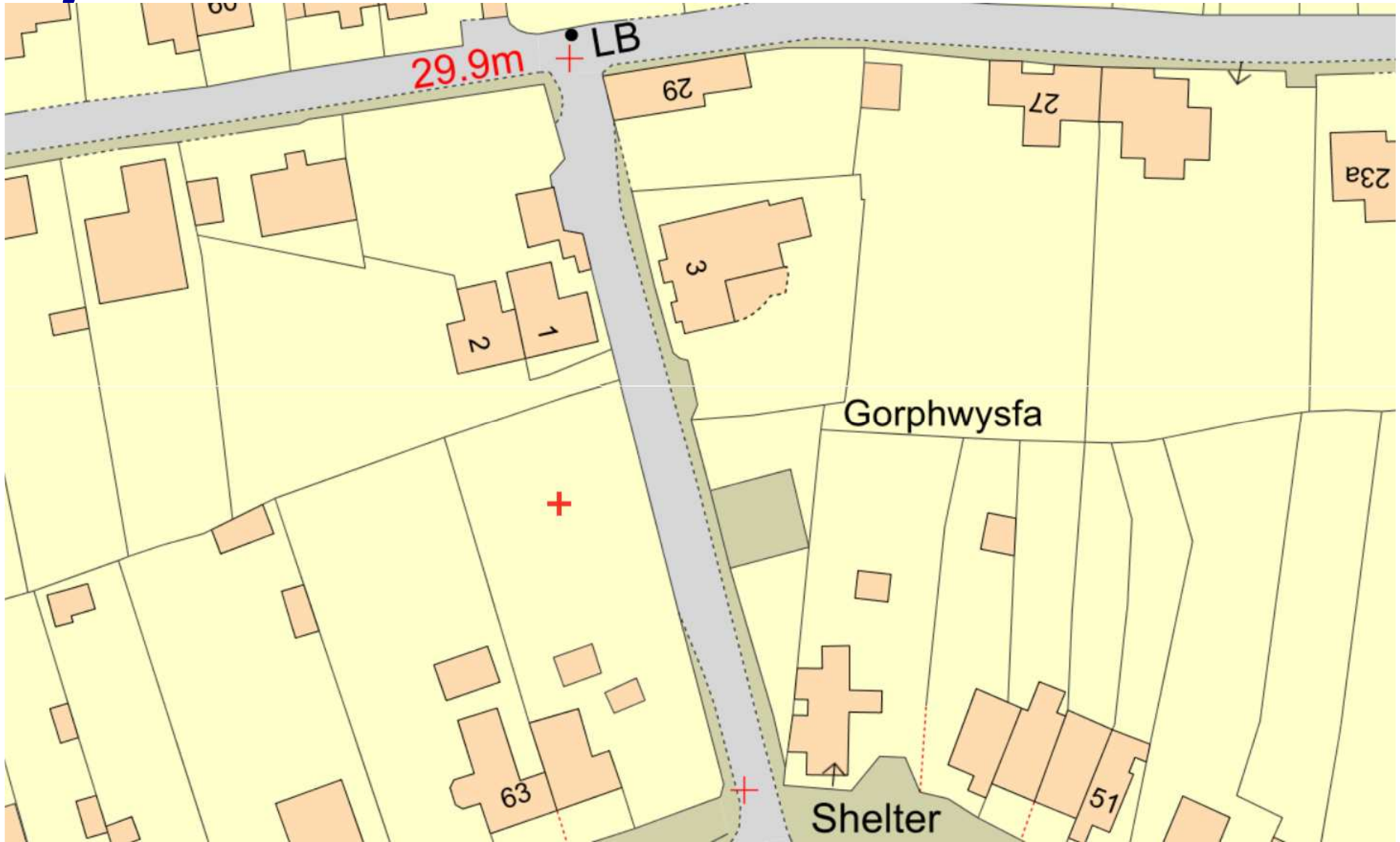


Tudalen 22

S/39156



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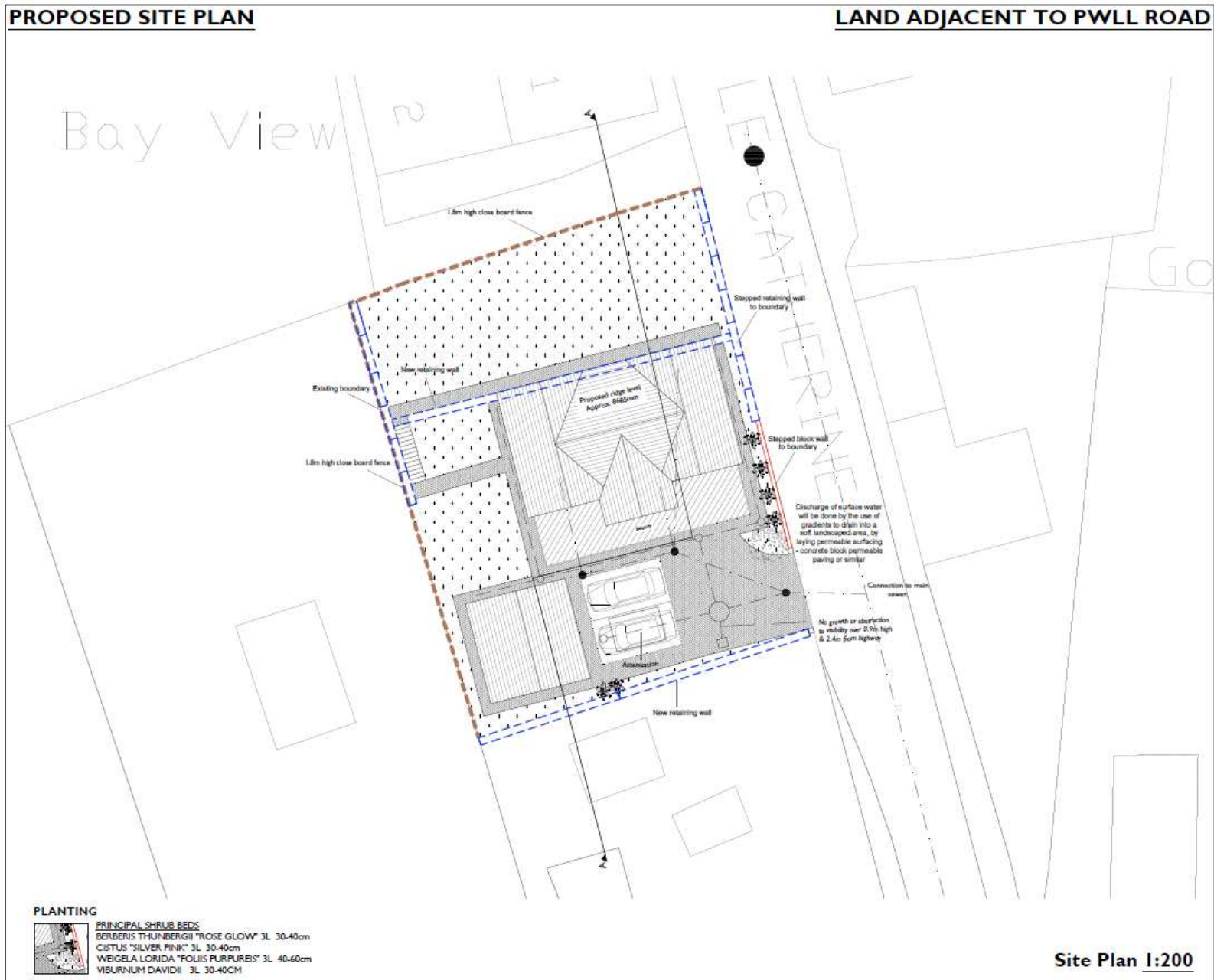


Tudalen 24

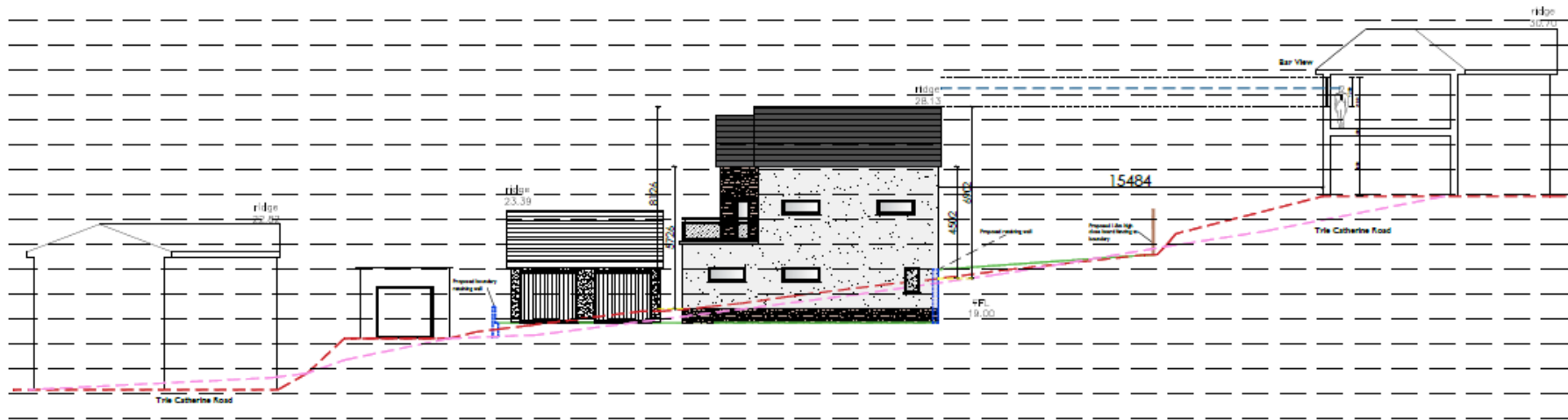
S/39156



S/39156



S/39156



Site Section A-A 1:200

S/39156

PROPOSED FLOOR PLANS & ELEVATIONS

LAND ADJACENT TO PWLL ROAD



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



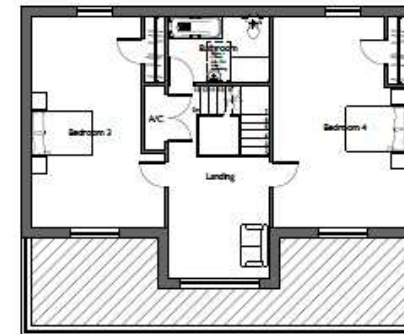
Side Elevation 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100

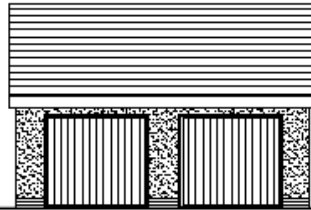


Second Floor Plan 1:100

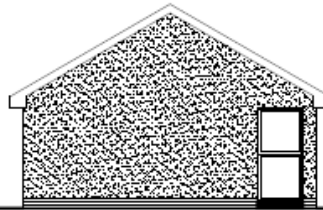
S/39156

PROPOSED GARAGE FLOOR PLAN & ELEVATIONS

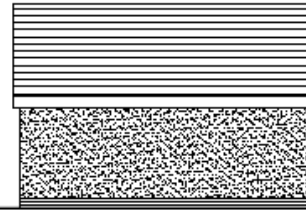
LAND ADJACENT TO PWLL ROAD



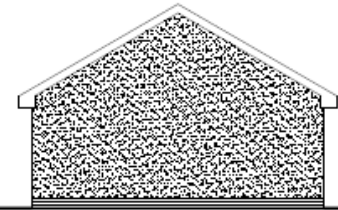
Front Elevation 1:100



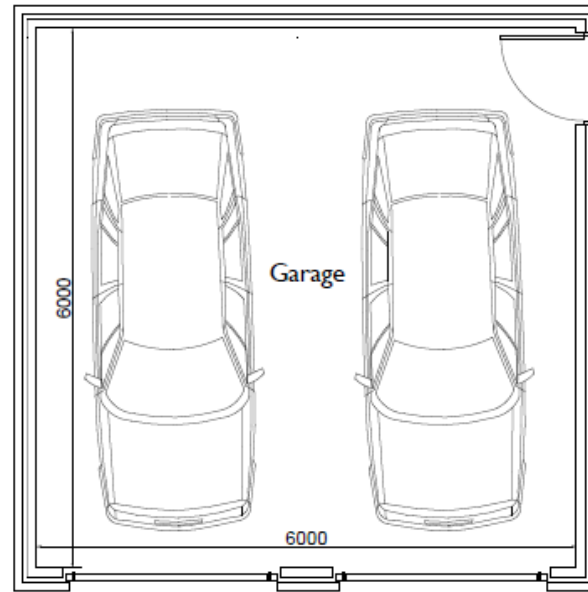
Side Elevation 1:100



Rear Elevation 1:100

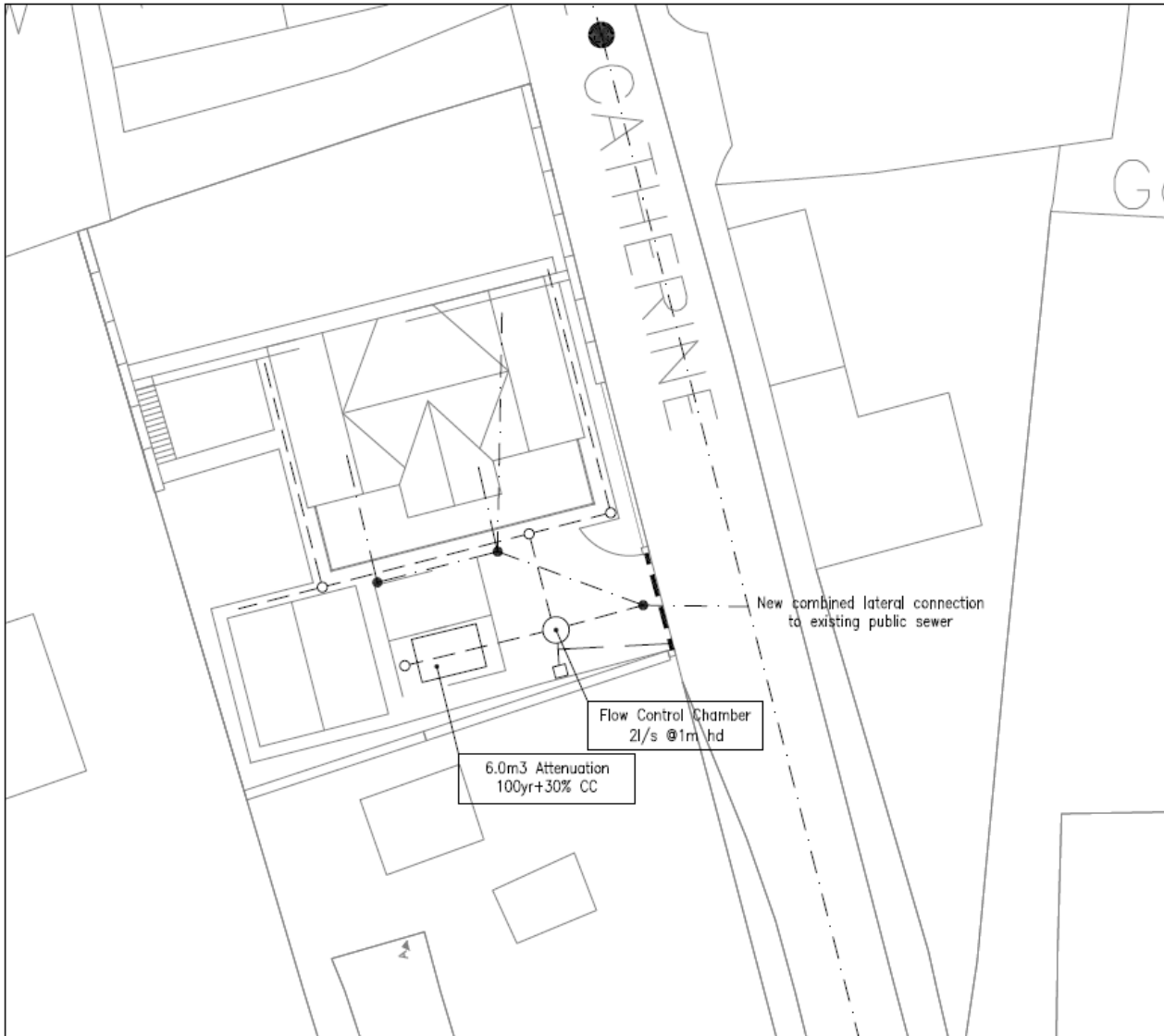


Side Elevation 1:100



Floor Plan 1:50

S/39156



LEGEND	
	Surface water inspection chambers and manhole
	Foul water inspection chambers and manhole
	Sewer to be abandoned
	Drainage Channel
	Yard gully and connection
	Surface water rodding eye
	Rainwater pipe and bottle/back inlet gully
	Foul SVP, SS, WO (See Architects block plans for exact locations)
	Foul back inlet gully

NOTES

1. uPVC inspection chambers to be :
min. 250mm dia. for depths up to 600mm
min. 450mm dia. for depths between 600mm to 1000mm
2. Drainage design and construction is in accordance with 'Sewers for Adoption' 7th Ed, and the requirements of the Statutory Undertaker.
3. Existing invert levels to be checked onsite, and reported to engineer for confirmation.
4. Access chamber covers to be Grade A in highways, Grade B in parking areas and driveways, and Grade C elsewhere.
5. All domestic drainage to be between 1:10 and 1:30 gradient, unless noted otherwise.
6. All proposed pipework to 100mm dia. unless noted otherwise.
7. All spur drainage connections beneath public highway to be 150mm Dia.
8. Please note that the architects drawings are overriding with regard to SVP/RWP locations
9. All adoptable drainage to be Wavin Twin wall or similar approved.
All domestic drainage to be Osma or similar approved

Tudalen 30

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Tudalen 31

Tudalen 32

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Tudalen 33

Tudalen 34

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Tudalen 35

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Committee

S/39221



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S/39221



S/39221



S/39221

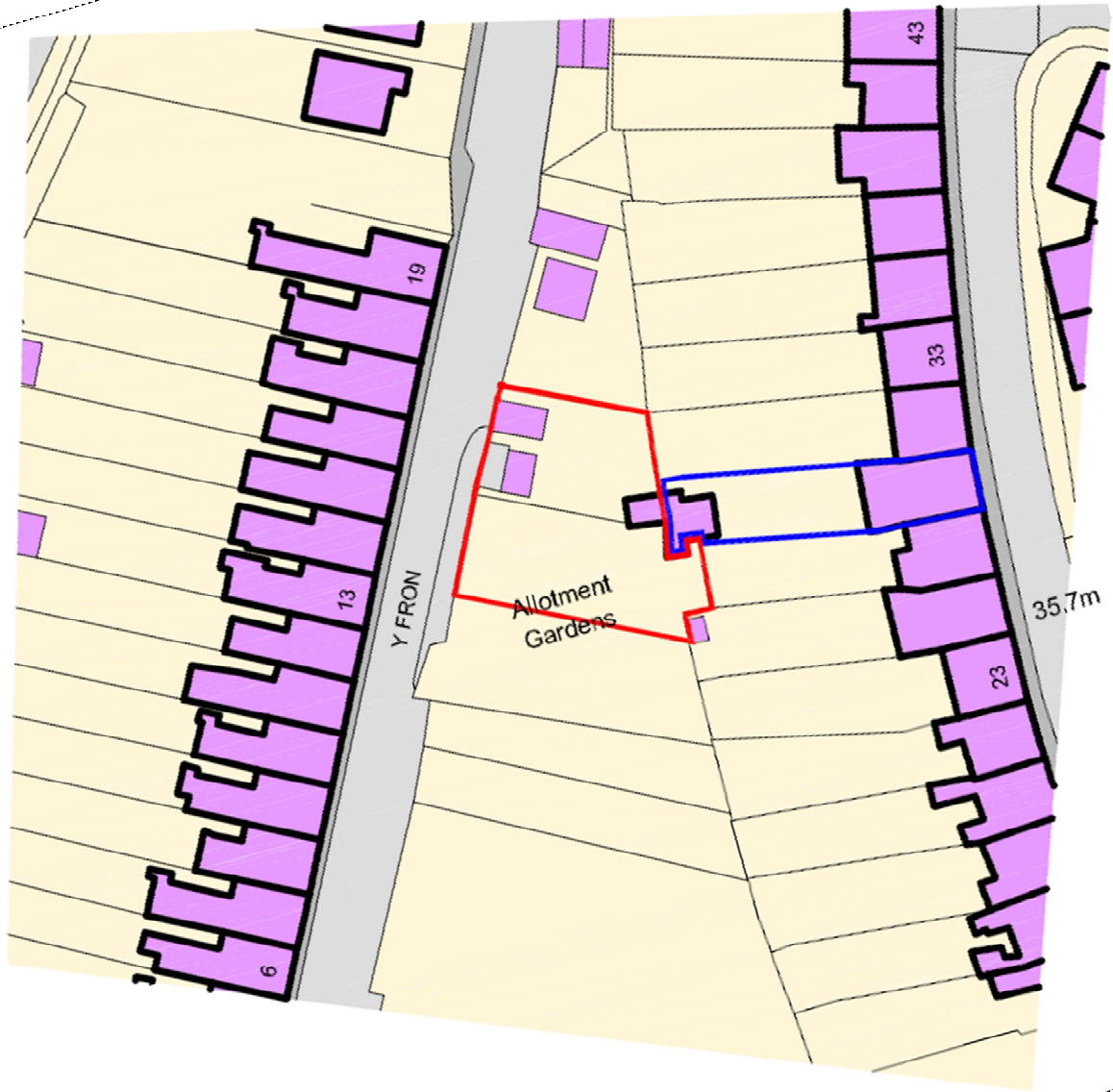


Tudalen 39

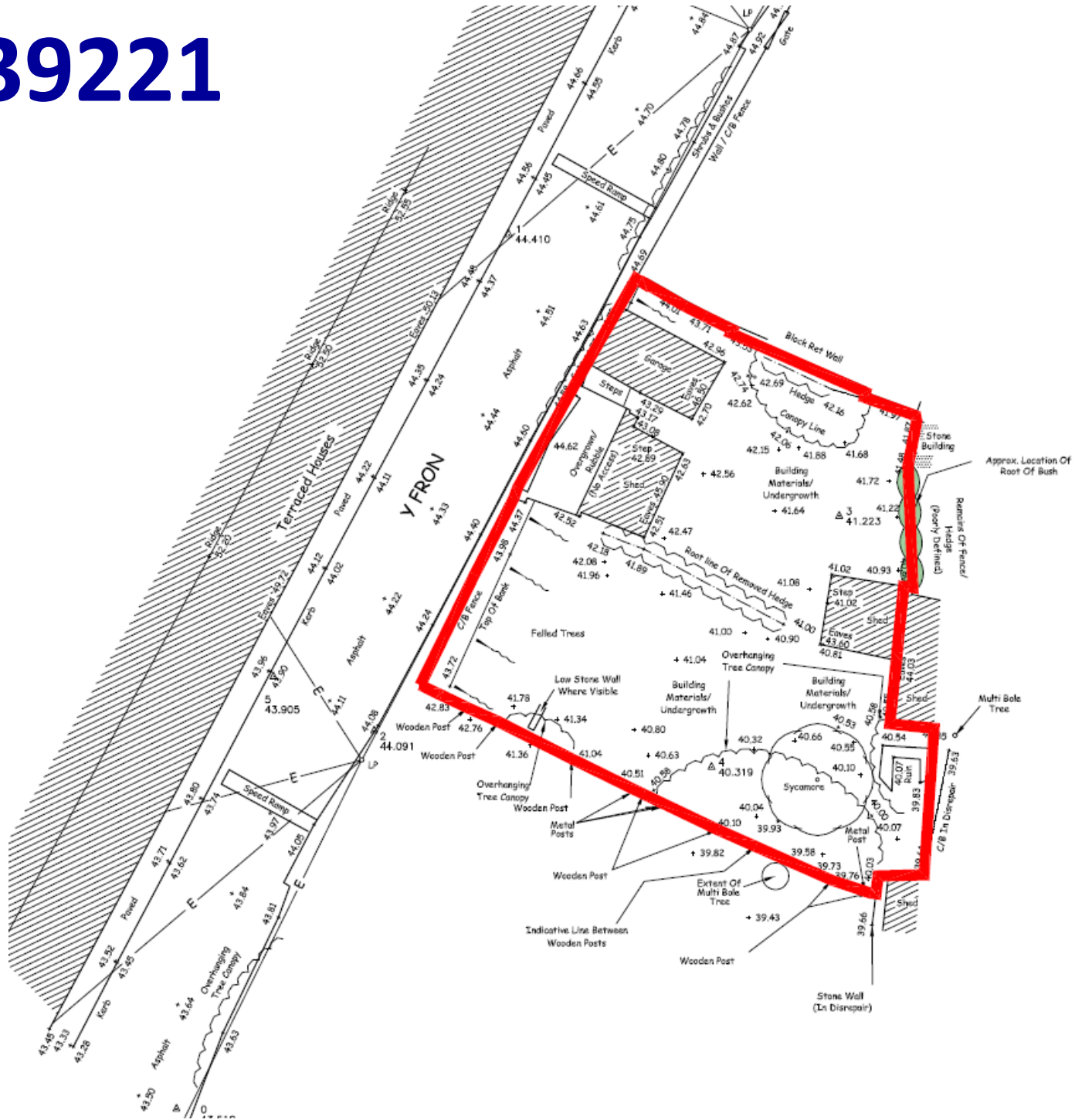
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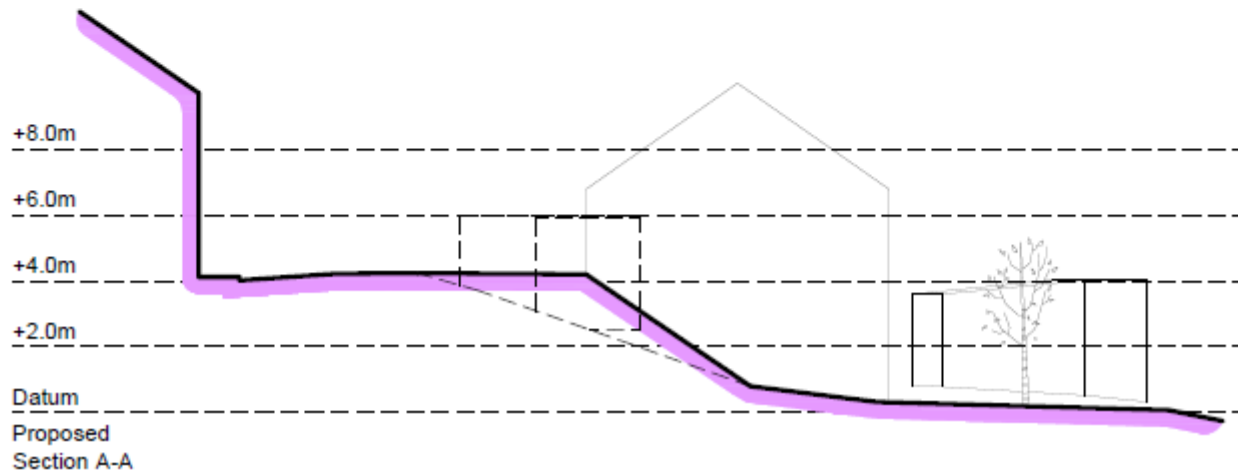
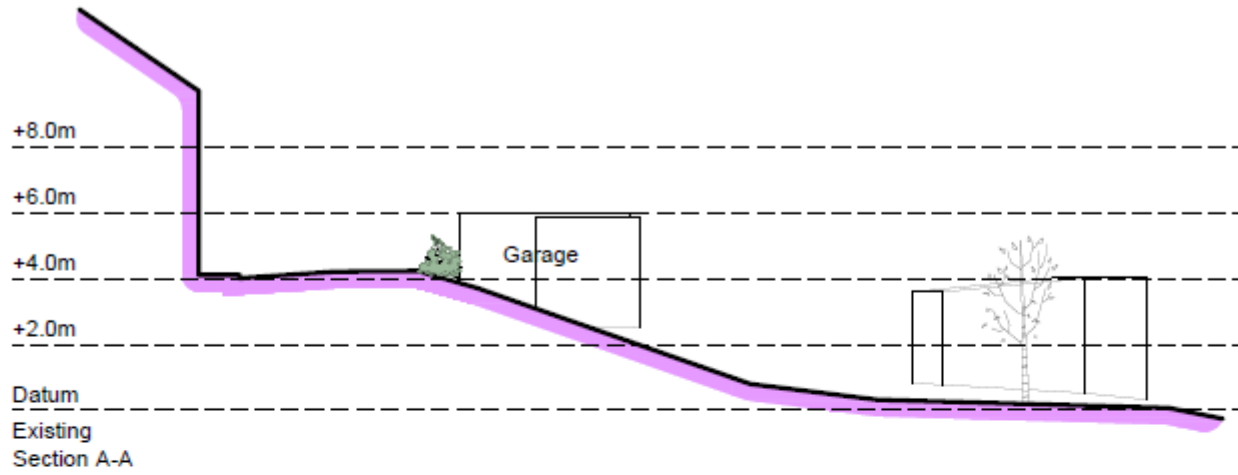
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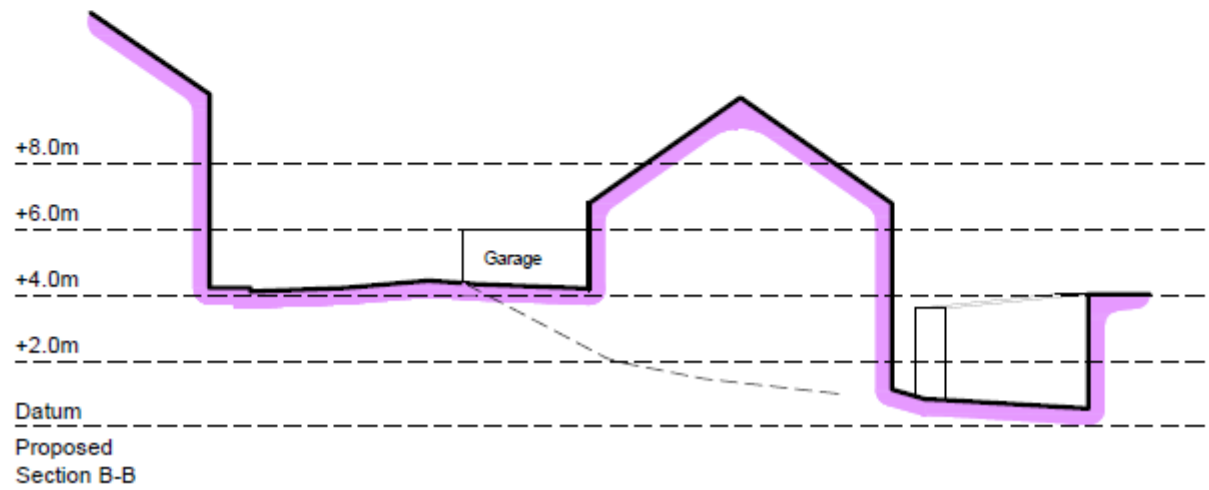
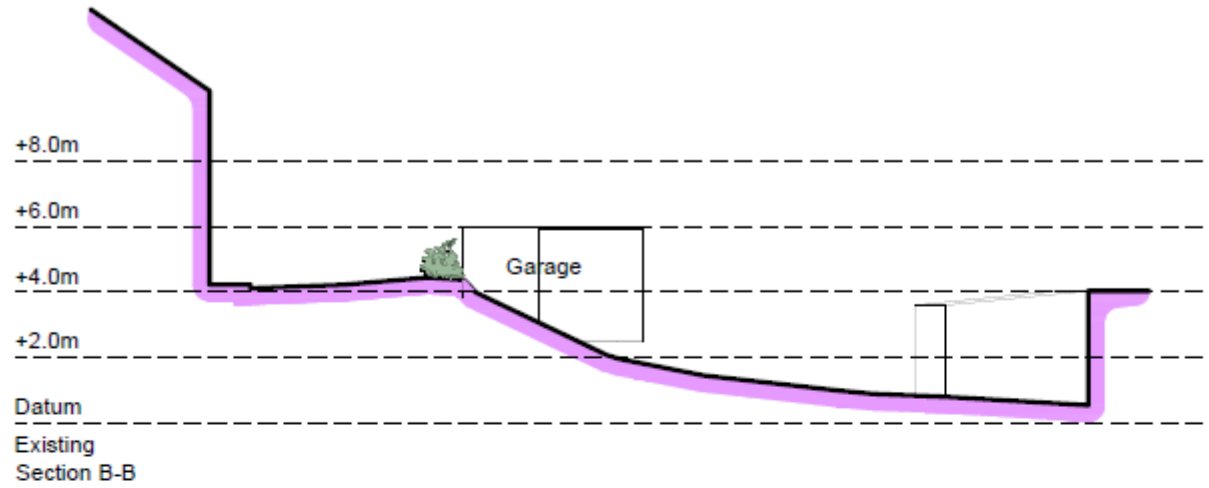
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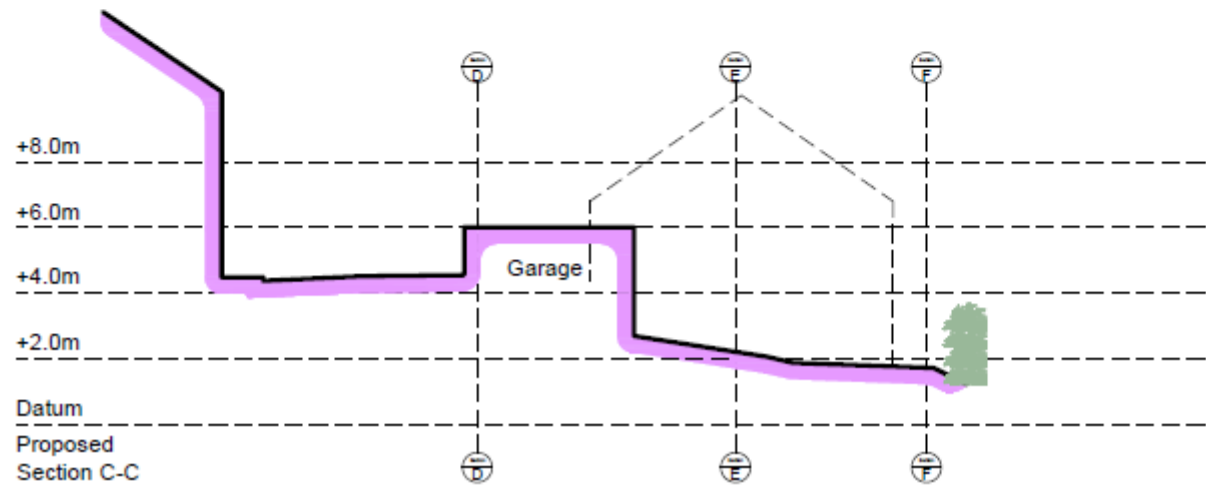
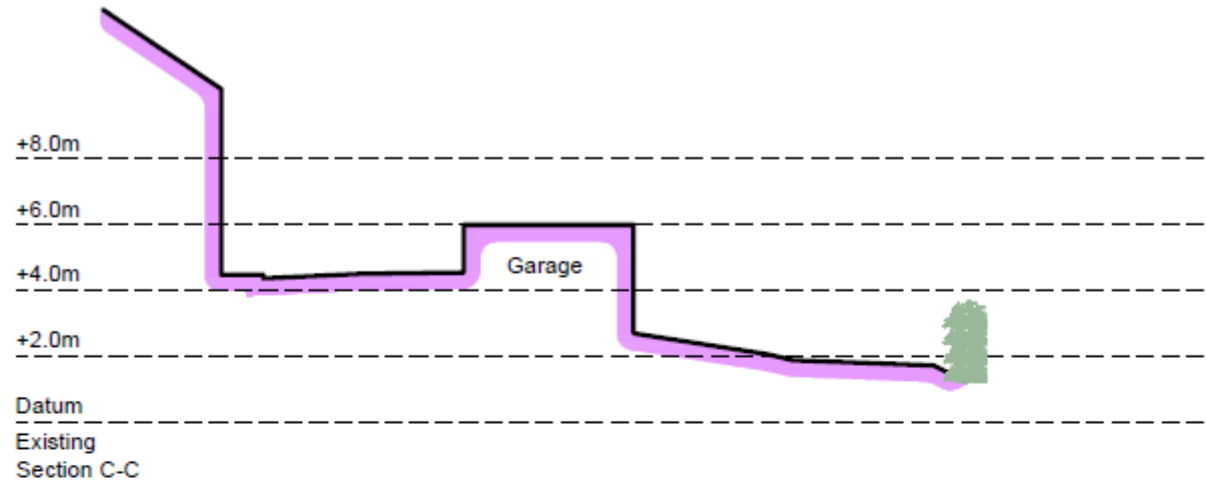
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Tudalen 47

Tudalen 48

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Tudalen 49

Tudalen 50

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Tudalen 51

Tudalen 52

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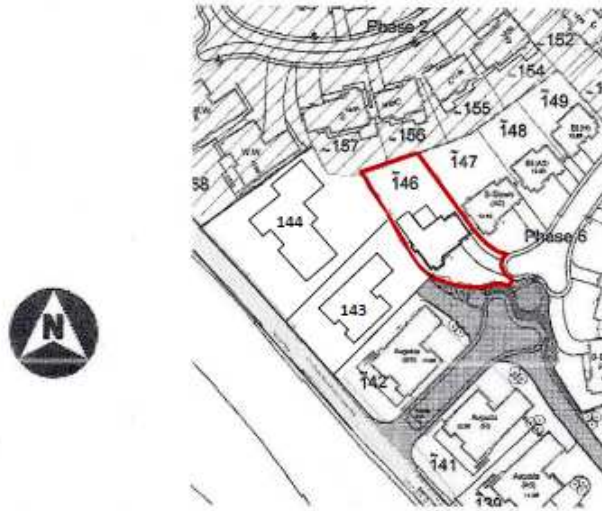
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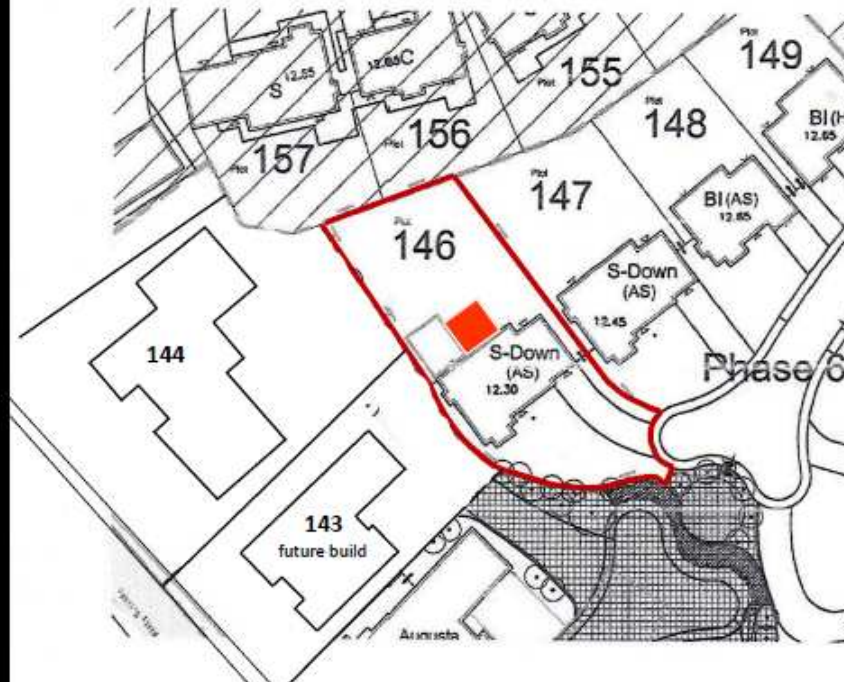
SITE AND BLOCK PLAN RELATING TO 146 PENTRE NICKLAUS, LLANELLI, SA15

Drawing No. 19 / 47 / 08

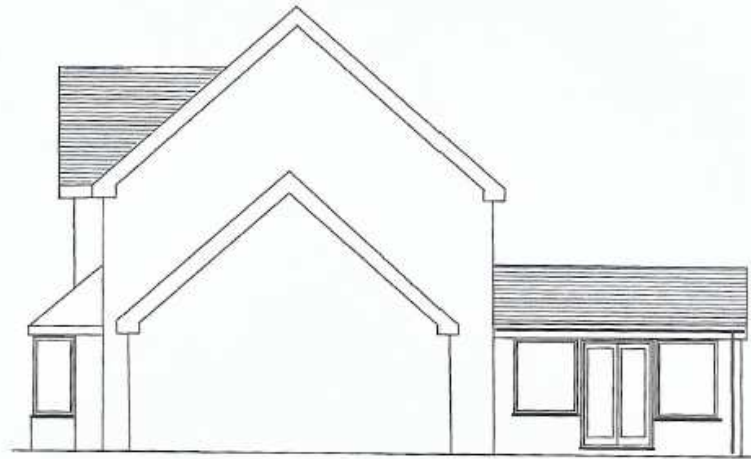
SITE PLAN SCALE 1 : 1250



BLOCK PLAN SCALE 1 : 500



S/39430



Existing Side Elevation



Existing Rear Elevation

*Proposed kitchen extension at
146 Pentre Nicklaus, Llanelli SA15 2AF*

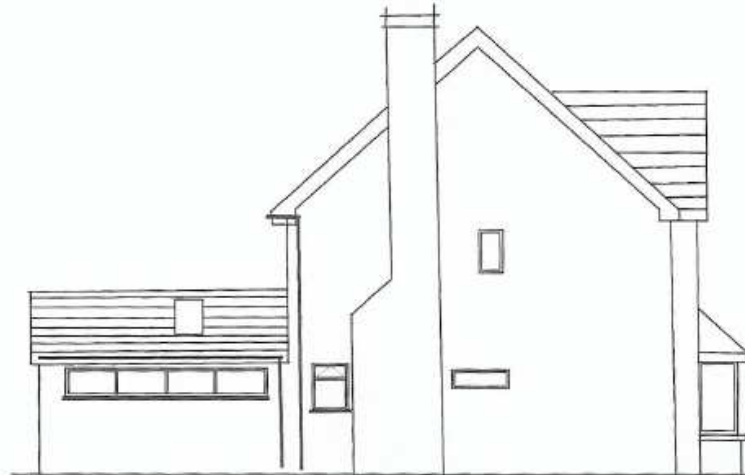
Scale 1 : 100

Drawing Number 19 / 47 / 03

S/39430



Existing Front Elevation

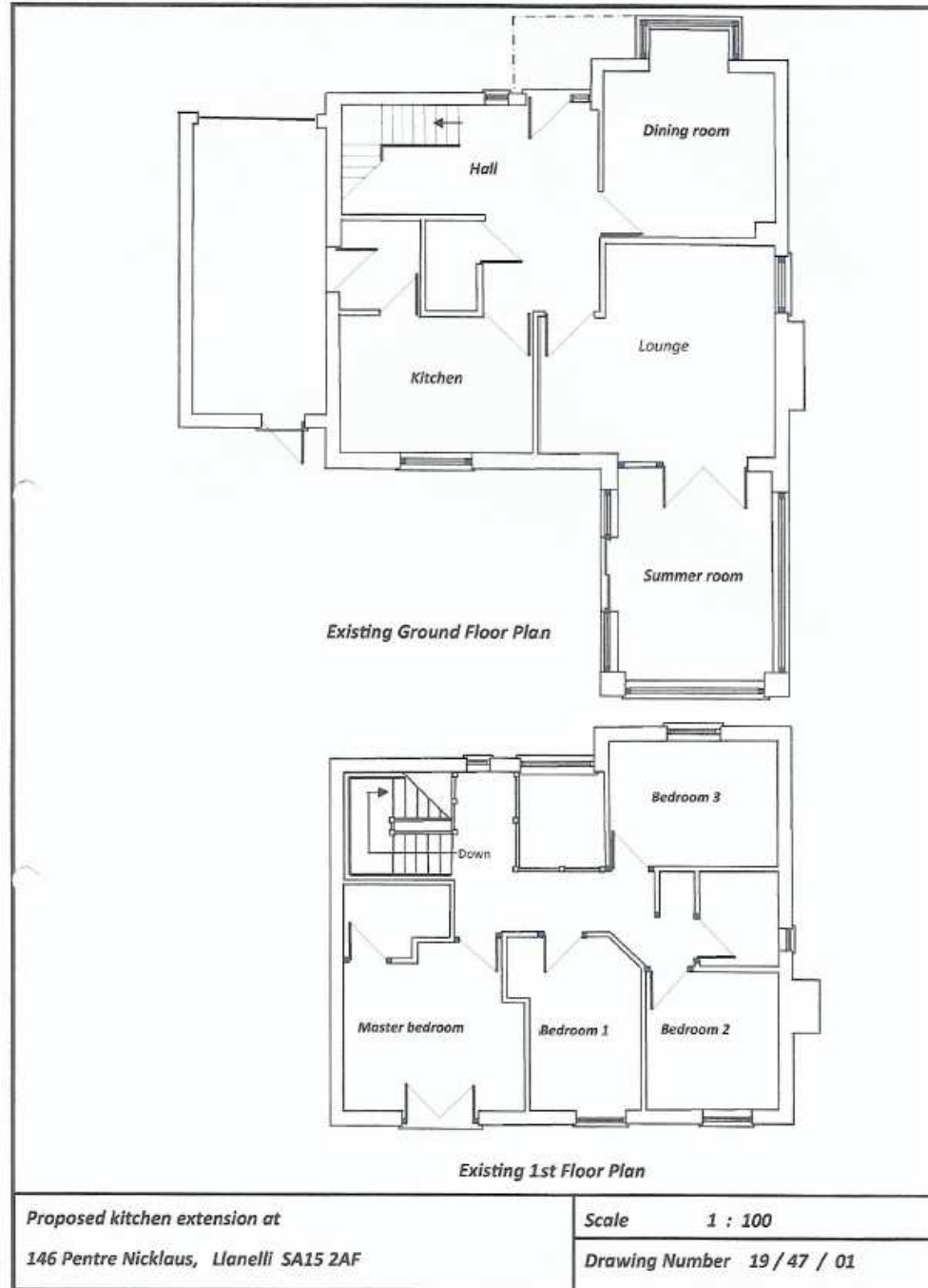


Existing Side Elevation

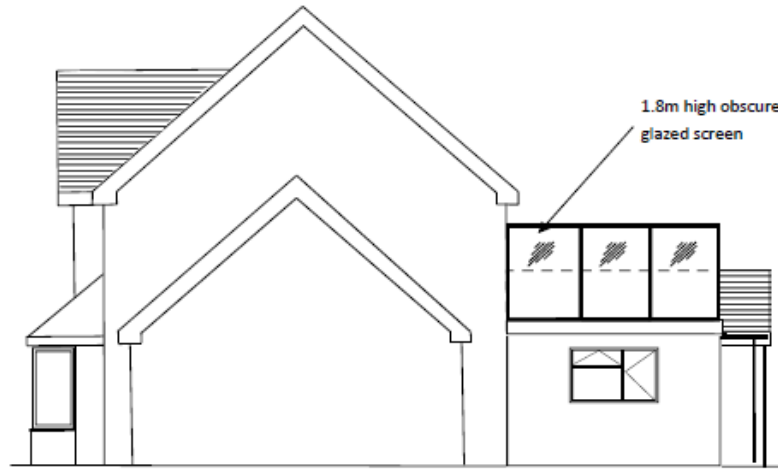
Proposed kitchen extension at
146 Pentre Nicklaus, Llanelli SA15 2AF

Scale 1 : 100
Drawing Number 19 / 47 / 02

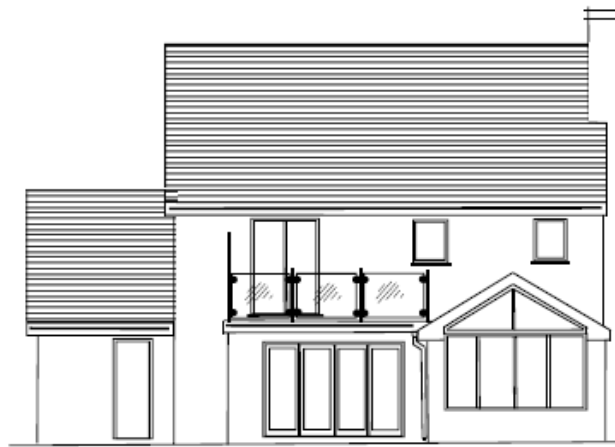
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S/39430



Proposed Side Elevation



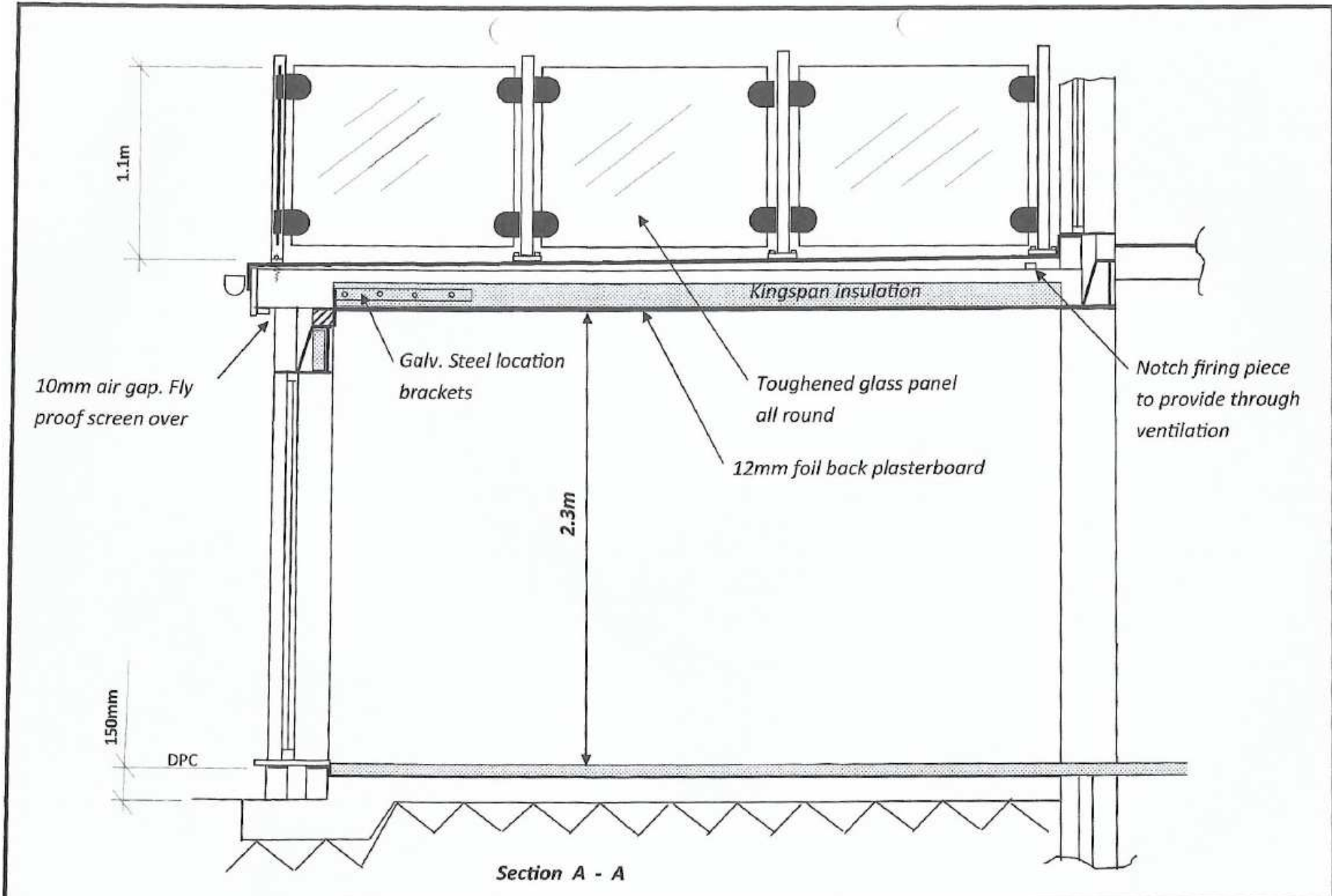
Proposed Rear Elevation

Proposed kitchen extension at

146 Pentre Nicklaus, Llanelli SA15 2AF

Scale 1 : 100

Drawing Number 19 / 47 / 04b



Proposed kitchen extension at 146 Pentre Nicklaus, Llanelli SA15 2AF	Scale 1 : 25
	Drawing Number 19 / 47 / 06



Proposed Ground Floor Plan

The proposed extension is to be built on existing foundations laid during the construction of the main house in order to accommodate a future kitchen extension. The area is currently used as an external patio with flag stones which will be removed to reveal the structure of the foundations and therefore the dimensions shown above could alter slightly to suit the design conditions.

An assessment will be made at this time as regards to the suitability of the foundations to comply with the current building regulations and structural soundness

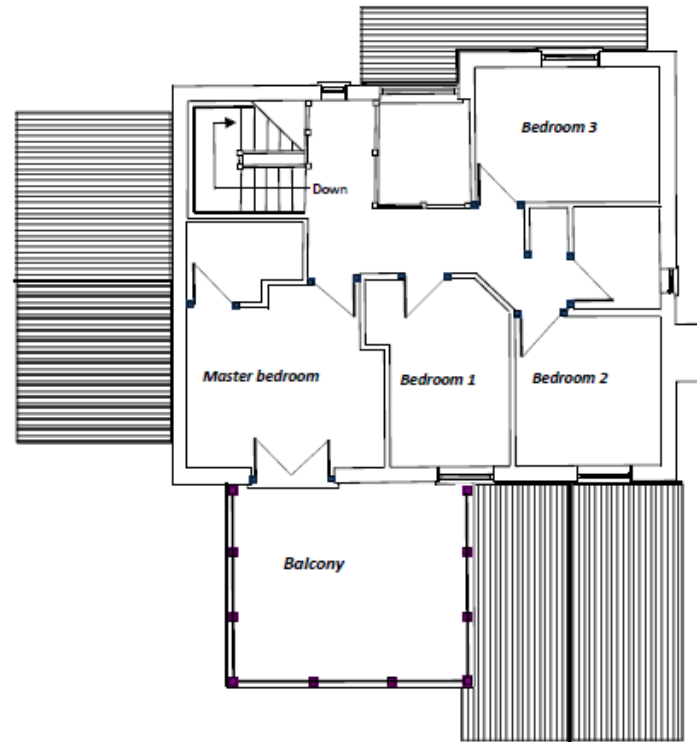
Proposed kitchen extension at

146 Pentre Nicklaus, Llanelli SA15 2AF

Scale 1 : 100

Drawing Number 19 / 47 / 05

S/39430



Proposed 1st Floor Plan

*Proposed kitchen extension at
146 Pentre Nicklaus, Llanelli SA15 2AF*

Scale 1 : 100

Drawing Number 19 / 47 / 09

Tudalen 62

S/39430



S/39430



Tudalen 63

Tudalen 64

S/39430



S/39430



Tudalen 65

Tudalen 66

S/39430



S/39430



Tudalen 67

Tudalen 68

S/39430



Y Pwyllgor
Cynllunio

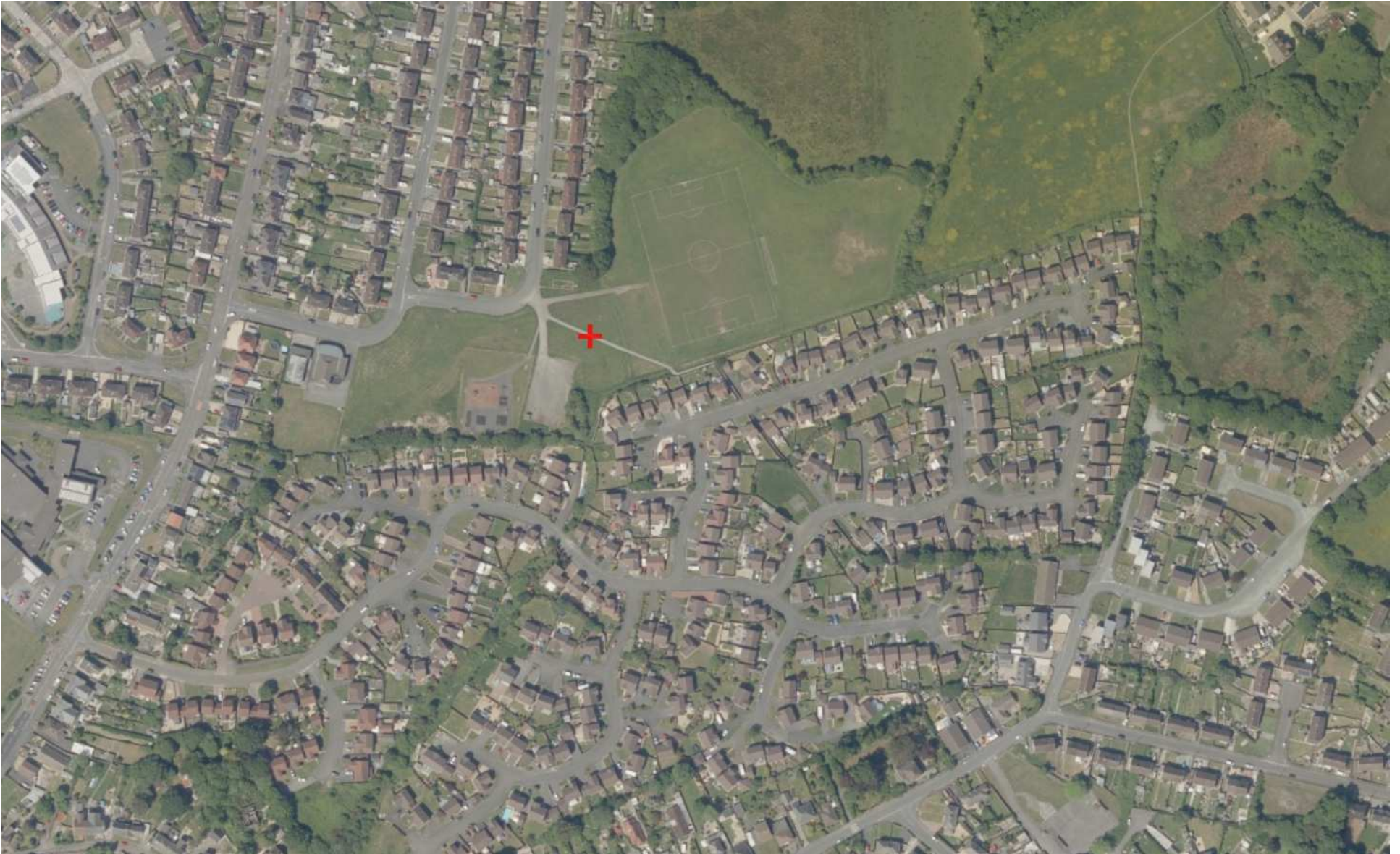
Planning
Committee

S/39538

S/39538



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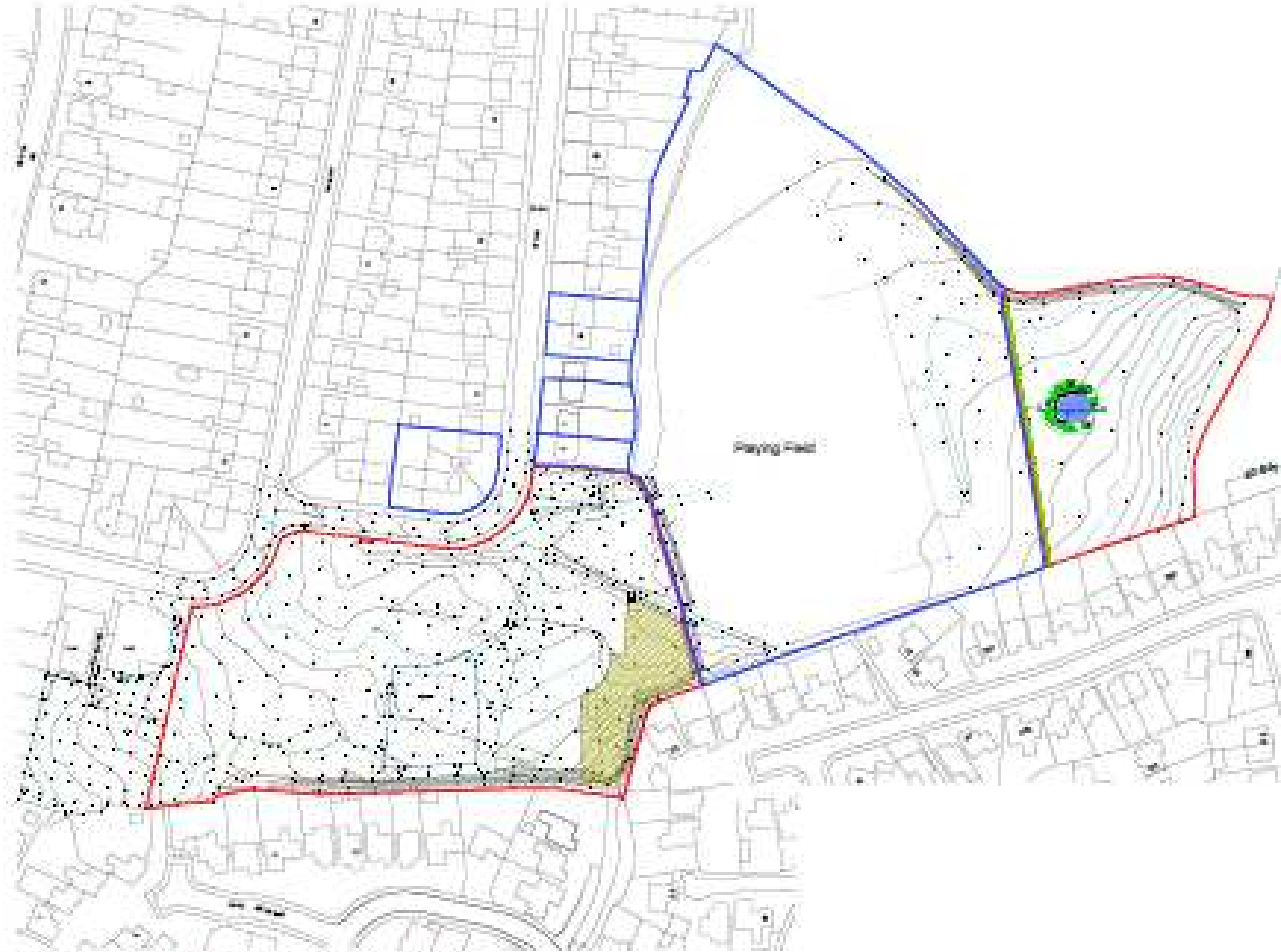


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Tudalen 73

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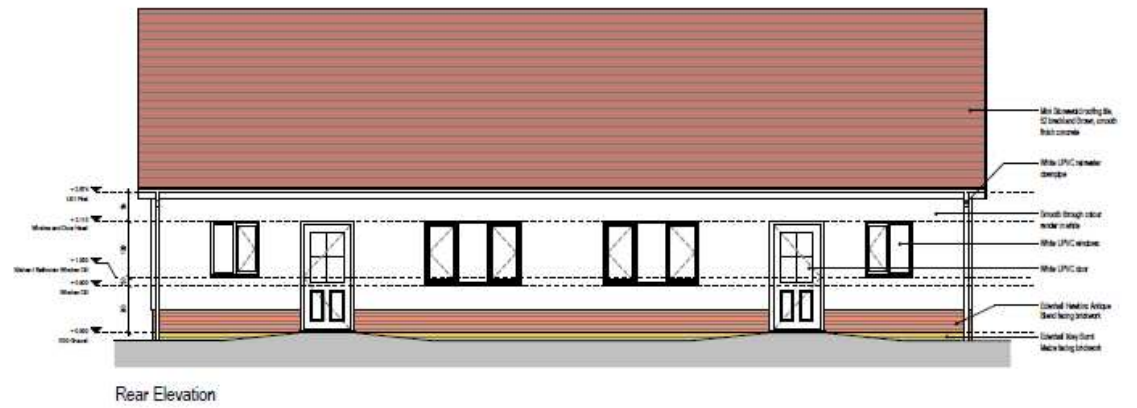
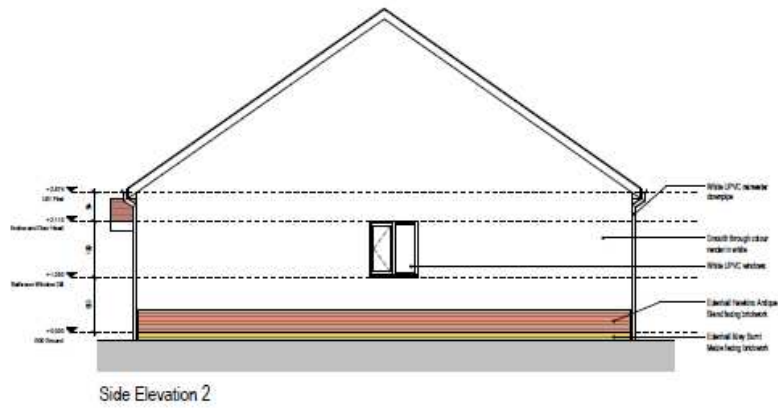
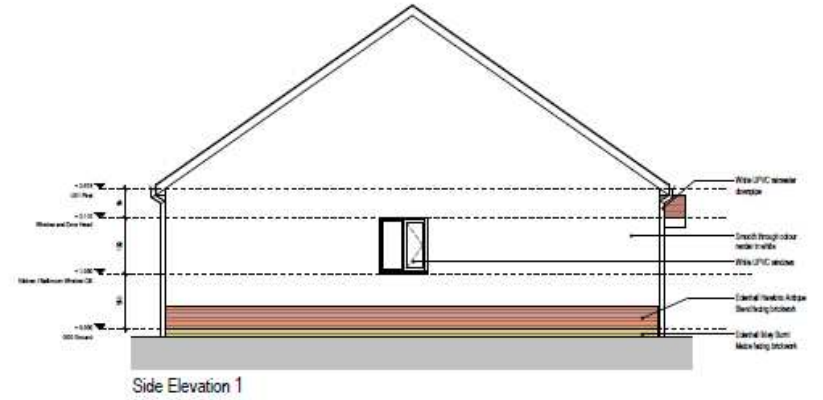
PROPOSED SITE LOCATION PLAN
Scale 1:1250 Crown Copyright © 2010-2011. Reproduced Under License 100023377.

S/39538

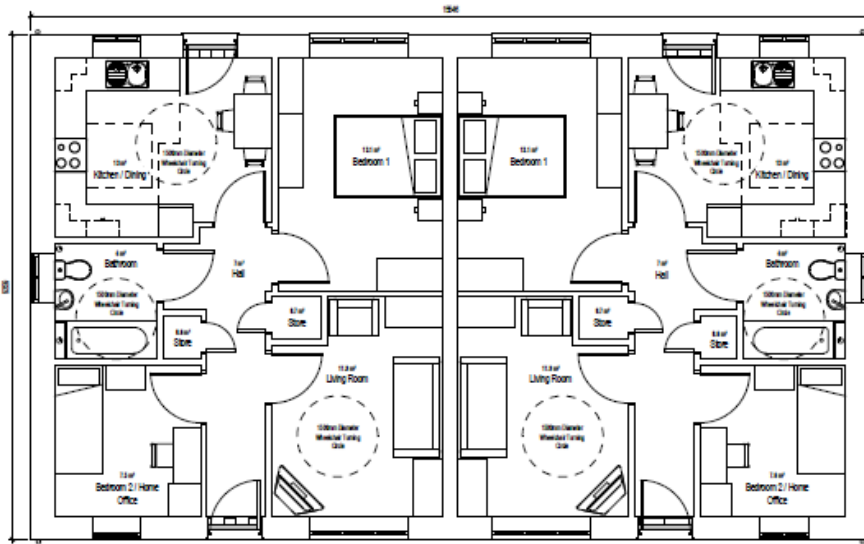


Tudalen 75

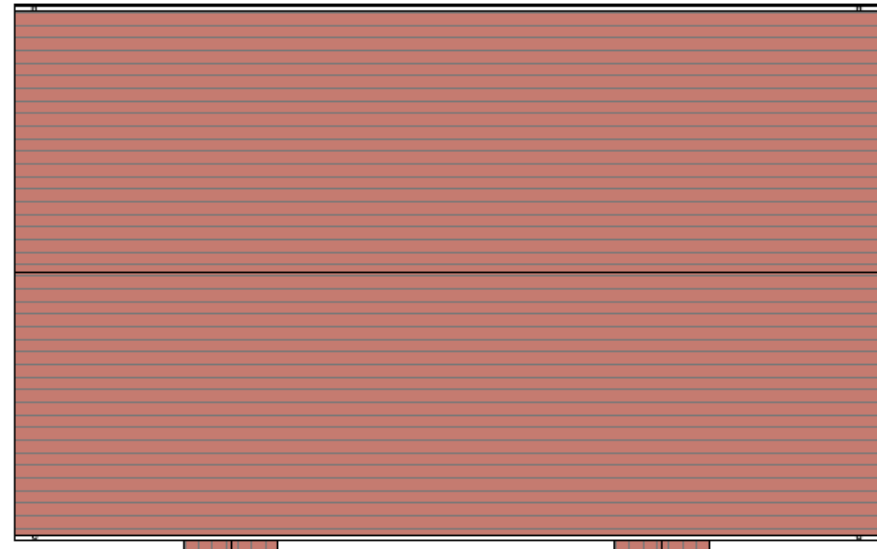
S/39538



S/39538



Proposed Ground Floor Plan



Proposed Roof Plan

S/39538



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S/39538



Tudalen 83

Y Pwyllgor Cynllunio

Planning Committee

**EITEMAU
YCHWANEGOL Y
MAE ANGEN
PENDERFYNU YN
EU CYLCH**

**ADDITIONAL
ITEMS FOR
DECISION**



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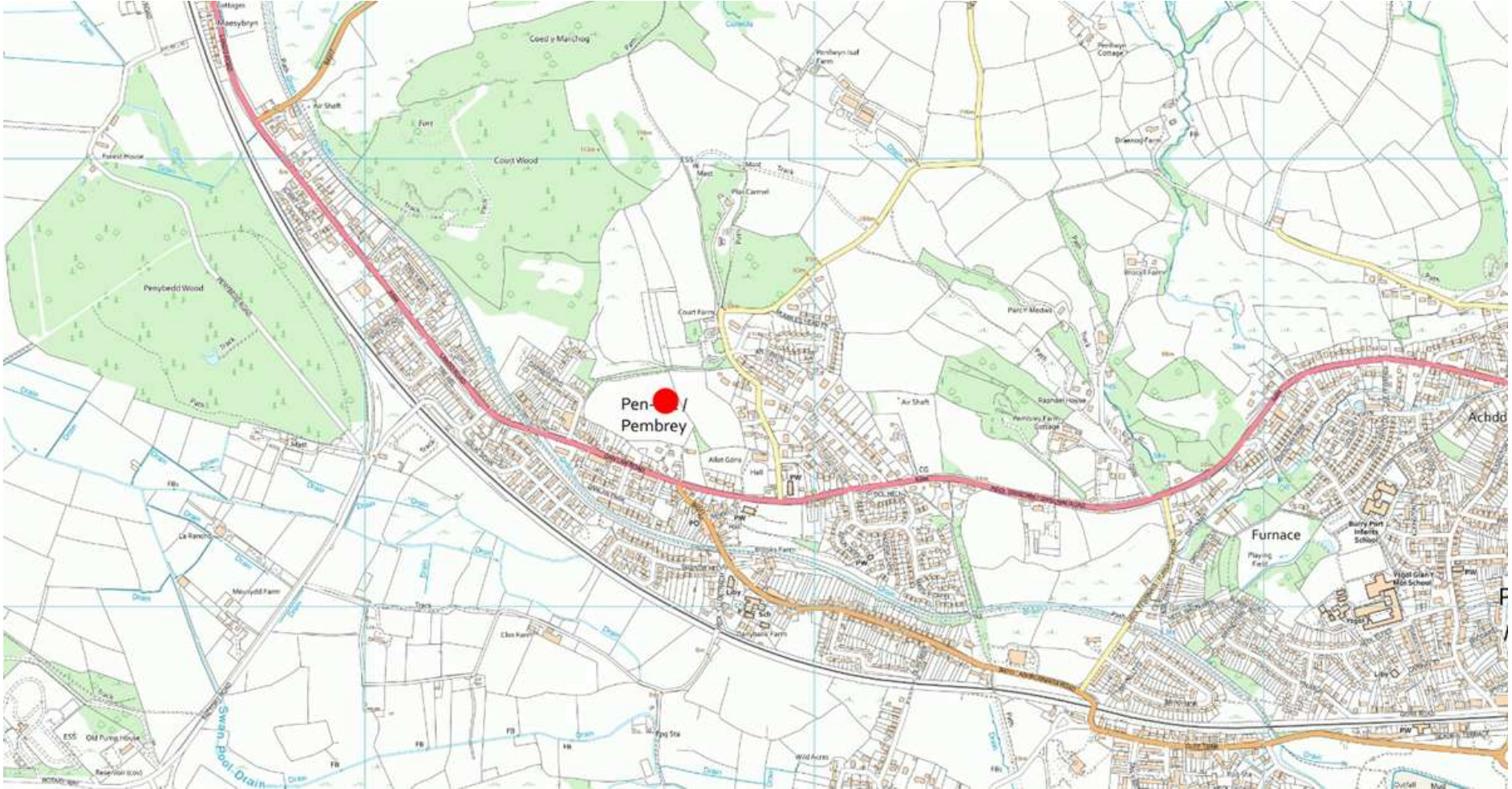
S/21597

Tudalen 86

S/21597



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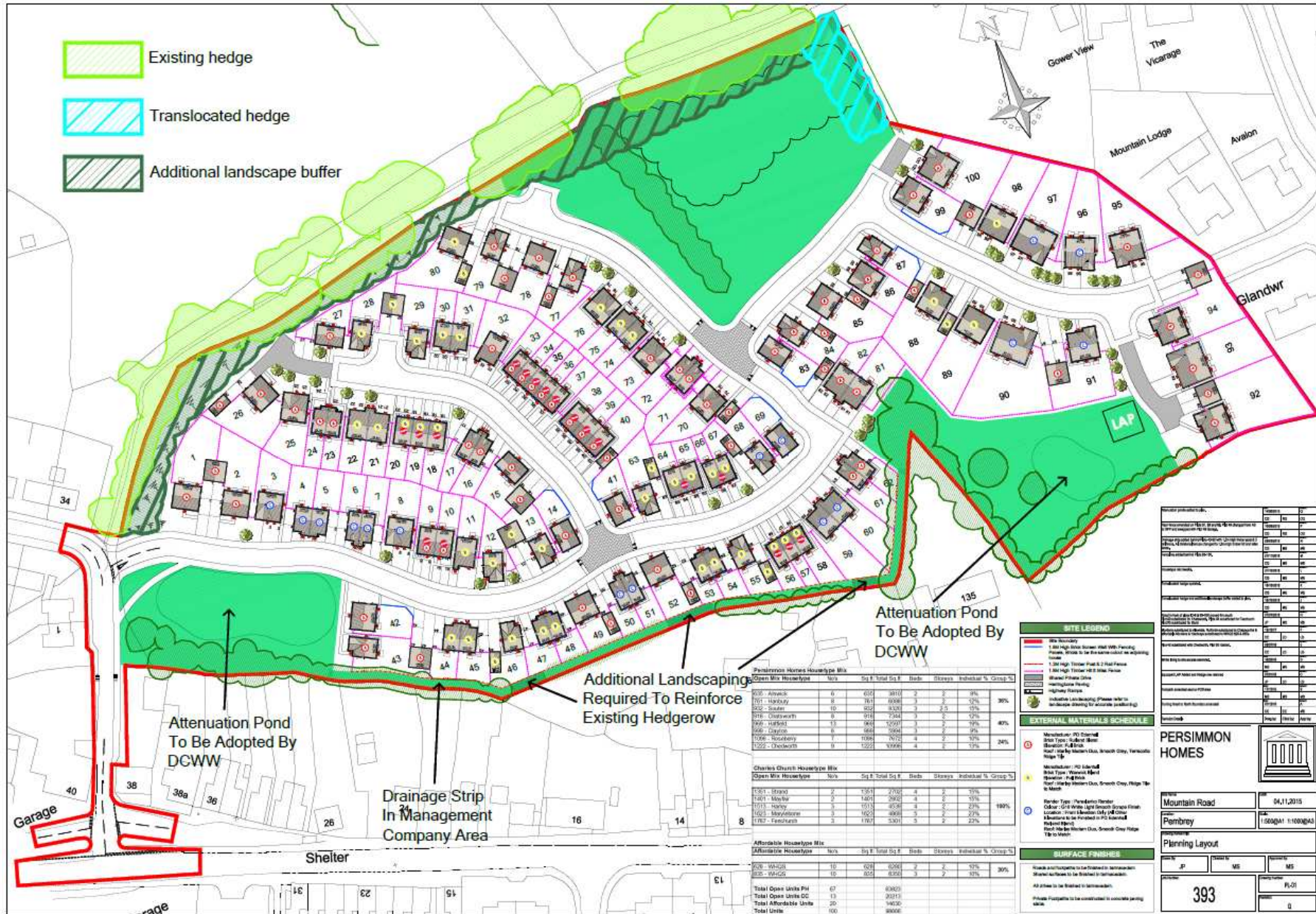


S/21597



PERSIMMON HOMES	
Project Name	Mountain Road
Date	08/01/2016
Location	Pembrey
Scale	1:1000
Site Location Plan	
Sheet No.	393
Scale	1:1000
Author	JF
Checker	MS
Approved	MS
Version	F.01

S/21597



Tudalen 89

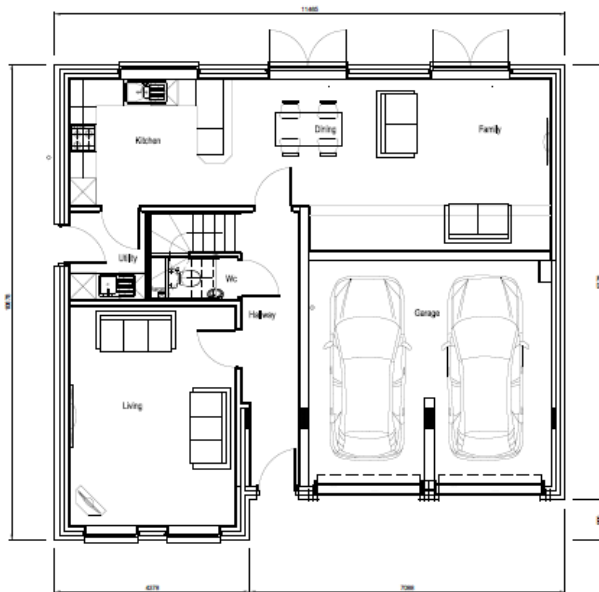
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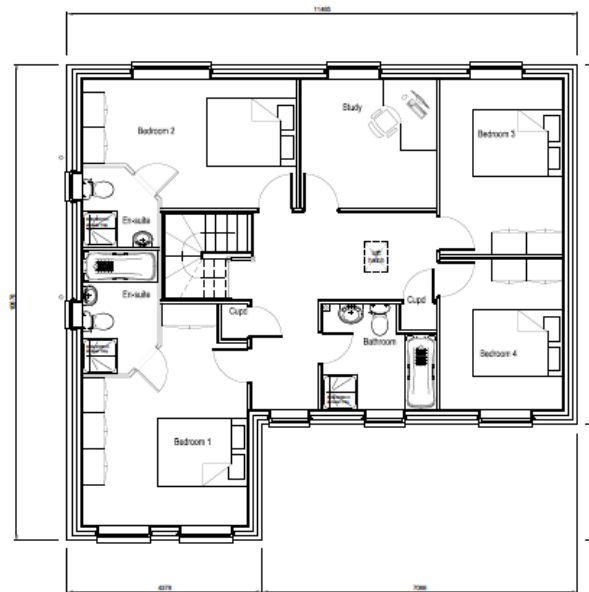
Front Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



Charles Church

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

S/21597

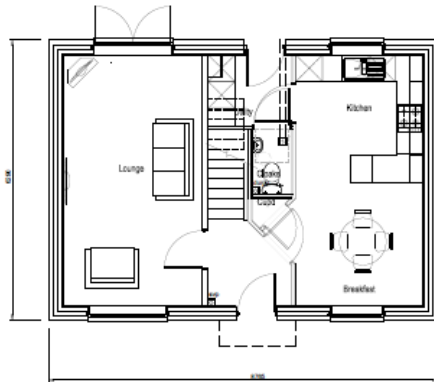


Front Elevation

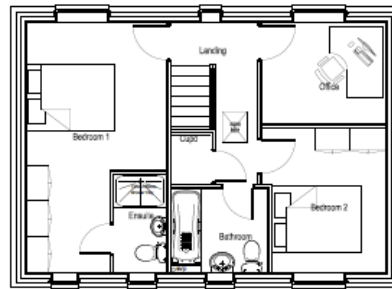
Rear Elevation

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

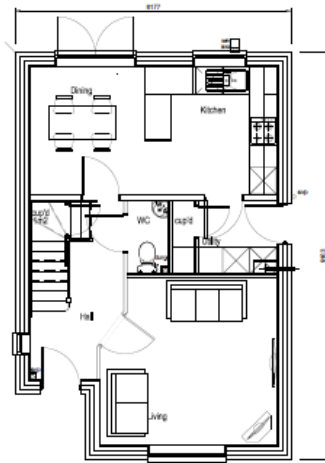
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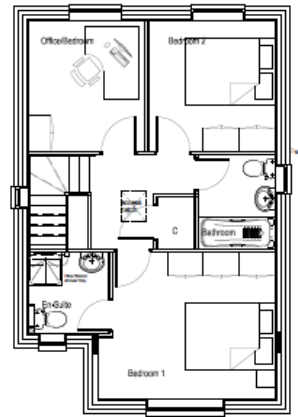
Front Elevation

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

S/21597



Tudalen 93

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S/21597



Tudalen 95

S/21597

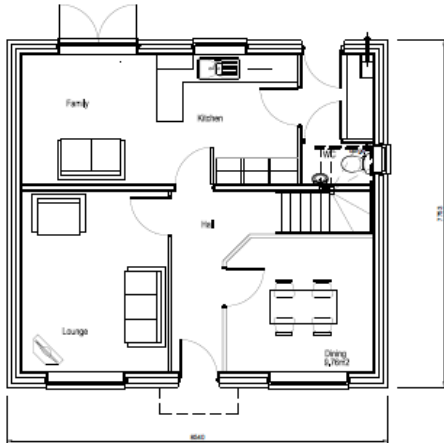


Front Elevation

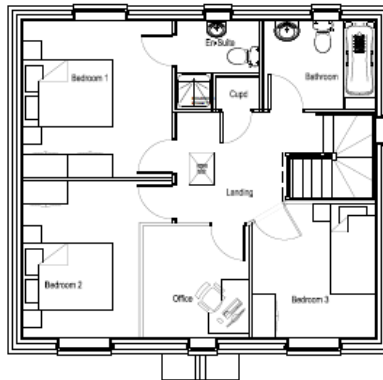
Side Elevation

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

S/21597



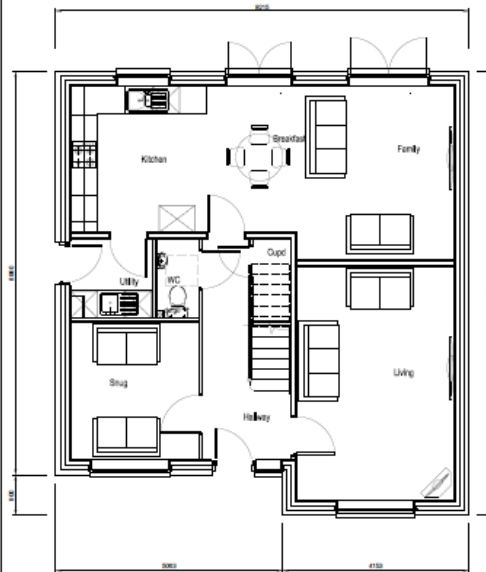
Front Elevation



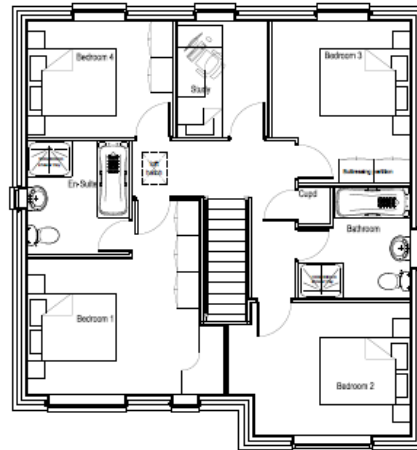
Rear Elevation



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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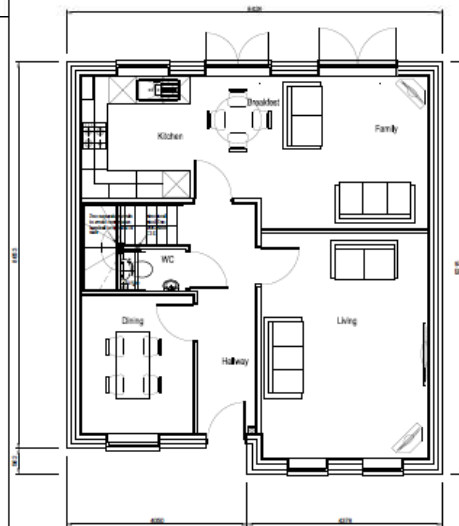


Front Elevation

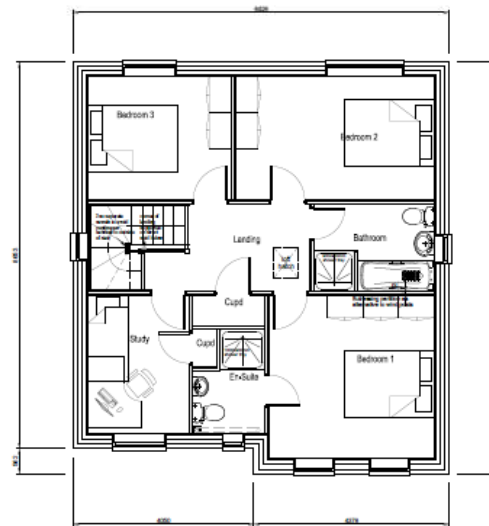
Rear Elevation

Side Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



1401sqft	
Mayfair	221113
MY-WD10	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev J.

Tudalen 100

S/21597

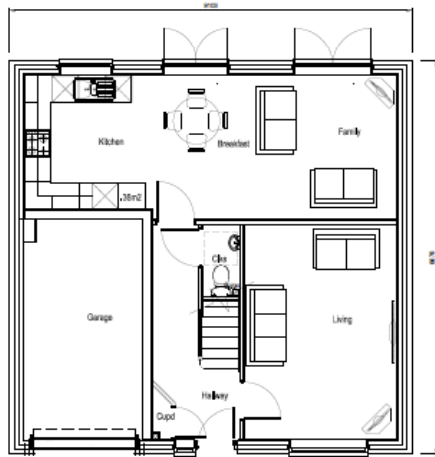


Front Elevation

Rear Elevation

Side Elevation

Side Elevation



Ground Floor Plan



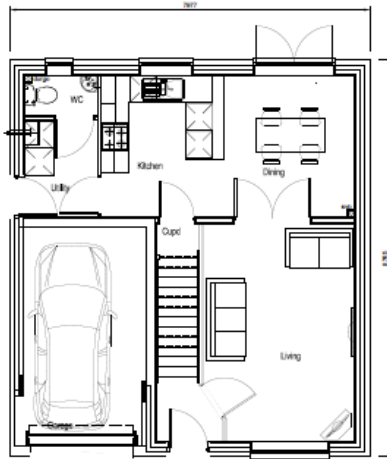
First Floor Plan



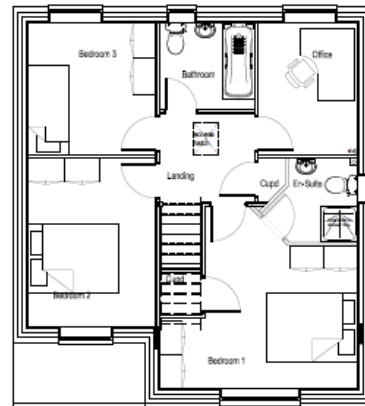
Charles Church

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

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Ground Floor Plan



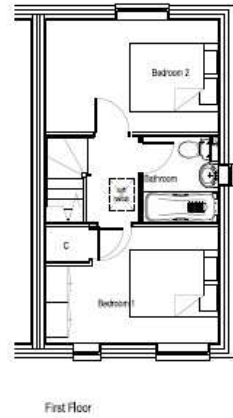
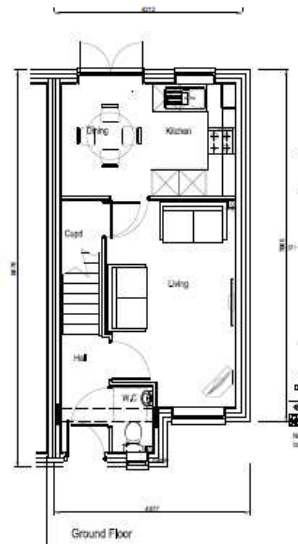
First Floor Plan

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 (MPP)
- Rev B: Placeholder added to Rev 01/11/18 (MPP)
- Rev C: Bedroom 1 and 2 door height corrected on section 100018 (MPP)
- Rev D: Staircase window added on elevation 100110 (MPP)
- Rev E: Staircase door window added to Rev of side elevation 100110 (MPP)
- Rev F: gas pipes for hot water removed 100110 (MPP)
- Rev G: Kitchen window removed to match 101110 (MPP)
- Rev H: Bed 1, 2 and 3 door corrected on plan to match elevation 100110 (MPP)
- Rev J: Rev A to 18/10/18 and all associated drawings 01/11/18 (MPP)
- Rev K: All door window, party wall window removed for 101110 (MPP)
- Rev L: Persimmon 102/102 house added 02/11/18 (MPP)

PERSIMMON HOMES

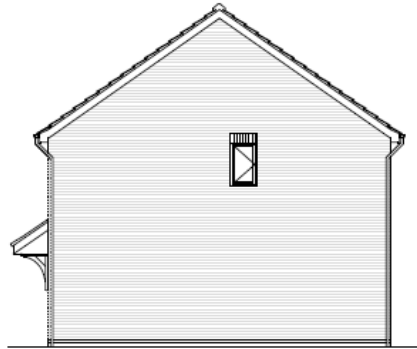


638sqft	
The Alnwick (Village)	02/25/18
AN-WD16	09/01/18 1000/043
Plans & Elevations (Planning)	
	Rev L

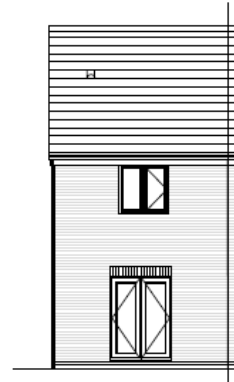
S/21597



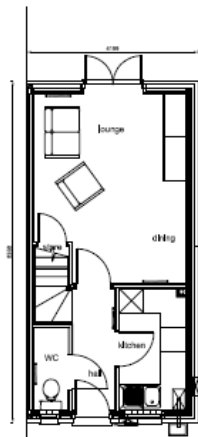
Front Elevation



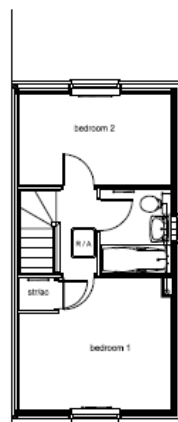
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

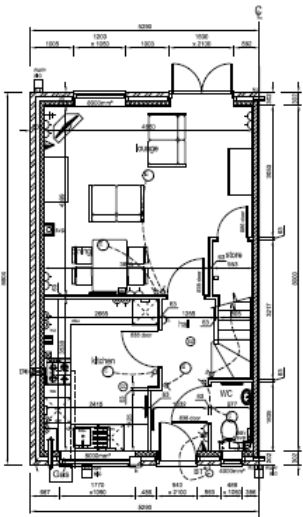
Rev. A - Persimmon Homes Ltd. 11/11/18
 Rev. B - 11/11/18
 Rev. C - 11/11/18
 Rev. D - 11/11/18
 Rev. E - 11/11/18
 Rev. F - 11/11/18
 Rev. G - 11/11/18
 Rev. H - 11/11/18
 Rev. I - 11/11/18

**PERSIMMON
 HOMES**

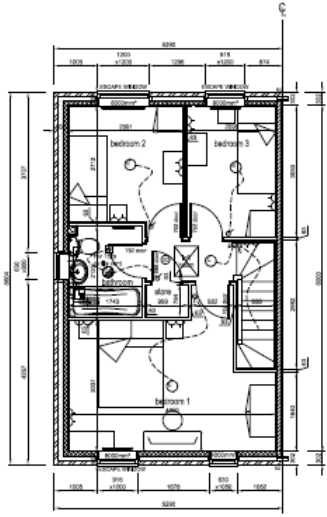


628 sqft	
628 - WHQS	00012
628-WHQS-WD01	00@A1, 100@A3
Plans & Elevations (Planning)	
	Rev / -

S/21597



Ground Floor Plan



First Floor Plan

General Notes

1. All dimensions are given in millimetres unless otherwise stated.
2. Dimensions to the centre of the opening unless otherwise stated.
3. The floor level is 150mm above the ground level unless otherwise stated.
4. The ceiling level is 2500mm above the ground level unless otherwise stated.
5. All doors are to be of standard height unless otherwise stated.
6. All windows are to be of standard height unless otherwise stated.
7. All walls are to be 100mm thick unless otherwise stated.
8. All floors are to be of standard construction unless otherwise stated.
9. All ceilings are to be of standard construction unless otherwise stated.
10. All stairs are to be of standard construction unless otherwise stated.
11. All fixtures and fittings are to be of standard quality unless otherwise stated.
12. All materials are to be of standard quality unless otherwise stated.
13. All work is to be carried out in accordance with the Building Regulations 2010.
14. All work is to be carried out in accordance with the manufacturer's instructions.
15. All work is to be carried out in accordance with the relevant standards.
16. All work is to be carried out in accordance with the relevant codes of practice.
17. All work is to be carried out in accordance with the relevant best practice.
18. All work is to be carried out in accordance with the relevant industry standards.
19. All work is to be carried out in accordance with the relevant trade standards.
20. All work is to be carried out in accordance with the relevant professional standards.

Electrical Key

- Switch
- Socket outlet
- Lighting point
- Power point
- Telephone point
- Fire alarm point
- Emergency lighting point
- External lighting point
- Smoke alarm point
- Carbon monoxide alarm point
- Door bell
- Intercom point
- Radio point
- TV point
- Antenna point
- Landline point
- Mobile phone point
- Internet point
- Security system point
- Security camera point
- Security alarm point
- Security siren point
- Security keypad point
- Security monitor point
- Security log point
- Security software point
- Security hardware point
- Security services point
- Security training point
- Security maintenance point
- Security audit point
- Security assessment point
- Security plan point
- Security policy point
- Security procedure point
- Security manual point
- Security report point
- Security certificate point
- Security licence point
- Security insurance point
- Security bond point
- Security reference point
- Security contact point
- Security address point
- Security phone number point
- Security email address point
- Security website point
- Security social media point
- Security press release point
- Security media kit point
- Security spokesperson point
- Security training materials point
- Security training courses point
- Security training sessions point
- Security training reports point
- Security training certificates point
- Security training records point
- Security training feedback point
- Security training evaluation point
- Security training improvement point
- Security training review point
- Security training update point
- Security training refresh point
- Security training renewal point
- Security training extension point
- Security training completion point
- Security training success point
- Security training achievement point
- Security training milestone point
- Security training landmark point
- Security training triumph point
- Security training victory point
- Security training conquest point
- Security training dominion point
- Security training mastery point
- Security training expertise point
- Security training proficiency point
- Security training fluency point
- Security training dexterity point
- Security training facility point
- Security training agility point
- Security training coordination point
- Security training balance point
- Security training precision point
- Security training accuracy point
- Security training speed point
- Security training strength point
- Security training endurance point
- Security training stamina point
- Security training resilience point
- Security training perseverance point
- Security training determination point
- Security training focus point
- Security training concentration point
- Security training discipline point
- Security training organization point
- Security training management point
- Security training leadership point
- Security training teamwork point
- Security training collaboration point
- Security training communication point
- Security training listening point
- Security training speaking point
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- Security training decision-making point
- Security training critical thinking point
- Security training creative thinking point
- Security training lateral thinking point
- Security training divergent thinking point
- Security training convergent thinking point
- Security training analytical thinking point
- Security training systematic thinking point
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- Security training diligent thinking point
- Security training industrious thinking point
- Security training hardworking thinking point
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- Security training assiduous thinking point
- Security training conscientious thinking point
- Security training careful thinking point
- Security training cautious thinking point
- Security training prudent thinking point
- Security training judicious thinking point
- Security training sensible thinking point
- Security training reasonable thinking point
- Security training rational thinking point
- Security training logical thinking point
- Security training systematic thinking point
- Security training analytical thinking point
- Security training objective thinking point
- Security training impartial thinking point
- Security training disinterested thinking point
- Security training unbiased thinking point
- Security training unprejudiced thinking point
- Security training unpartisan thinking point
- Security training unparticular thinking point
- Security training unpartial thinking point
- Security training unprejudicial thinking point
- Security training unprejudicial thinking point
- Security training unprejudicial thinking point

Note: for kitchen refer also to kitchen suppliers drawing.

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

- F: Escape window symbol and note added 18.04.16
 - C: Electric shower added to Bath & Lounge 18.05.16
 - D: Cold reference amended to 855 18.05.16
 - C: Internal layout amended 18.05.16
 - B: Stairwell revised 21.07.14
 - A: Bath to WC repositioned 19.04.14
- Rev: A



835 sqft	
835-WHQ3	Jan 2014
835-WHQ3-WD01	502@A1, 1002@A3
Plans Elevations & Section	
	Rev: F

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Tudalen 106

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Tudalen 107

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Tudalen 109

S/21597



S/21597



Tudalen 111

Tudalen 112

S/21597



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Tudalen 113

Tudalen 114

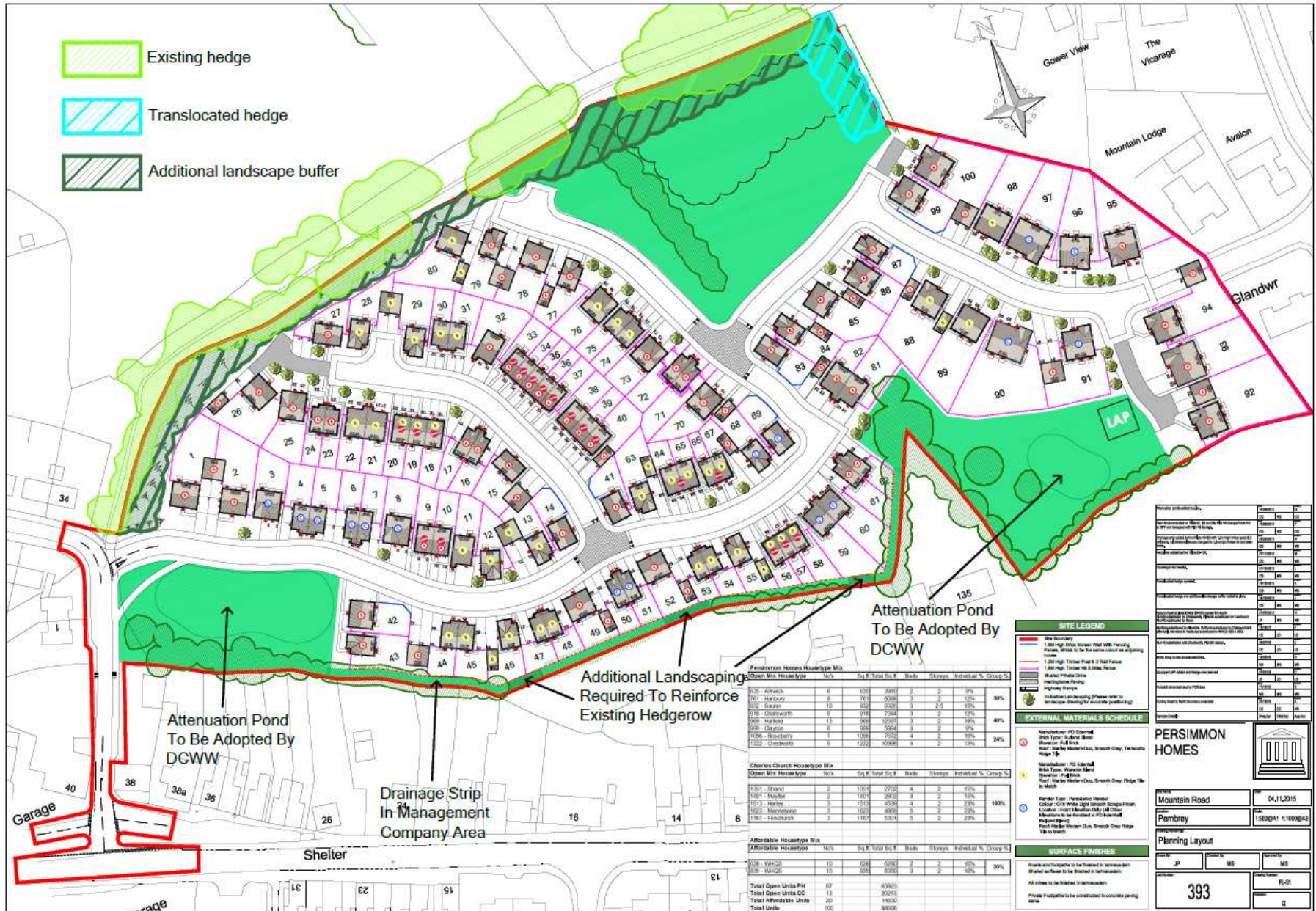
S/21597



S/21597



S/21597



Item No.	Description	Quantity	Unit
1	Site Boundary	1	km
2	1.2m High Green Screen (With 10% Penetration)	1	km
3	1.2m High Green Screen (With 10% Penetration)	1	km
4	1.2m High Green Screen (With 10% Penetration)	1	km
5	1.2m High Green Screen (With 10% Penetration)	1	km
6	1.2m High Green Screen (With 10% Penetration)	1	km
7	1.2m High Green Screen (With 10% Penetration)	1	km
8	1.2m High Green Screen (With 10% Penetration)	1	km
9	1.2m High Green Screen (With 10% Penetration)	1	km
10	1.2m High Green Screen (With 10% Penetration)	1	km
11	1.2m High Green Screen (With 10% Penetration)	1	km
12	1.2m High Green Screen (With 10% Penetration)	1	km
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14	1.2m High Green Screen (With 10% Penetration)	1	km
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18	1.2m High Green Screen (With 10% Penetration)	1	km
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20	1.2m High Green Screen (With 10% Penetration)	1	km
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23	1.2m High Green Screen (With 10% Penetration)	1	km
24	1.2m High Green Screen (With 10% Penetration)	1	km
25	1.2m High Green Screen (With 10% Penetration)	1	km
26	1.2m High Green Screen (With 10% Penetration)	1	km
27	1.2m High Green Screen (With 10% Penetration)	1	km
28	1.2m High Green Screen (With 10% Penetration)	1	km
29	1.2m High Green Screen (With 10% Penetration)	1	km
30	1.2m High Green Screen (With 10% Penetration)	1	km
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74	1.2m High Green Screen (With 10% Penetration)	1	km
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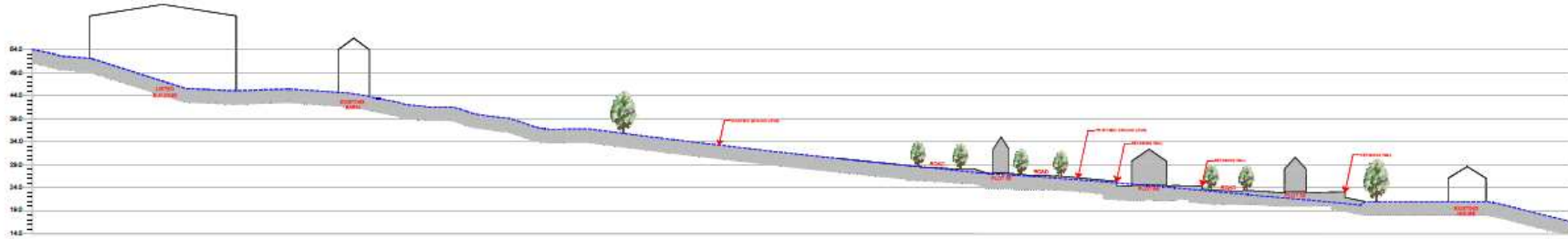
PERSIMMON HOMES

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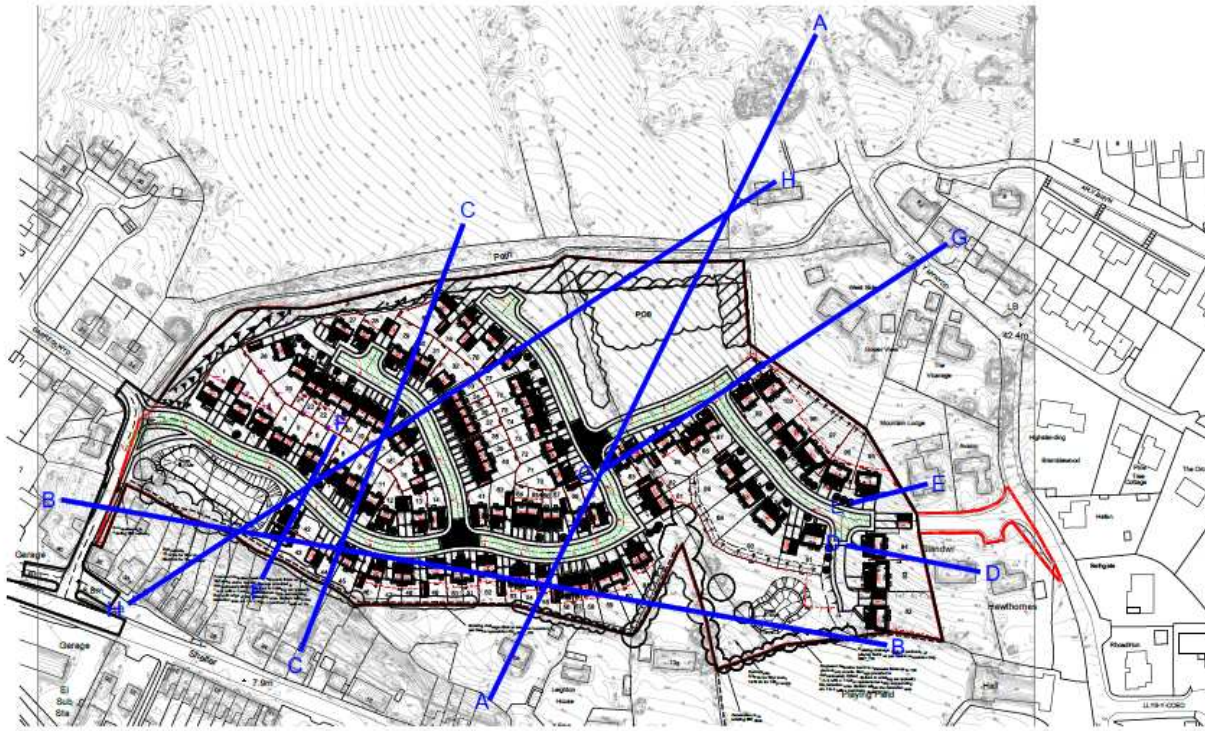
Planning Layout: 393

Date: 04.11.2015

S/21597



SECTION A-A



DATE	BY	CHKD	APPD



Mountain Road 27062018

Pembrey Layer: 13/08/18

Section A-A

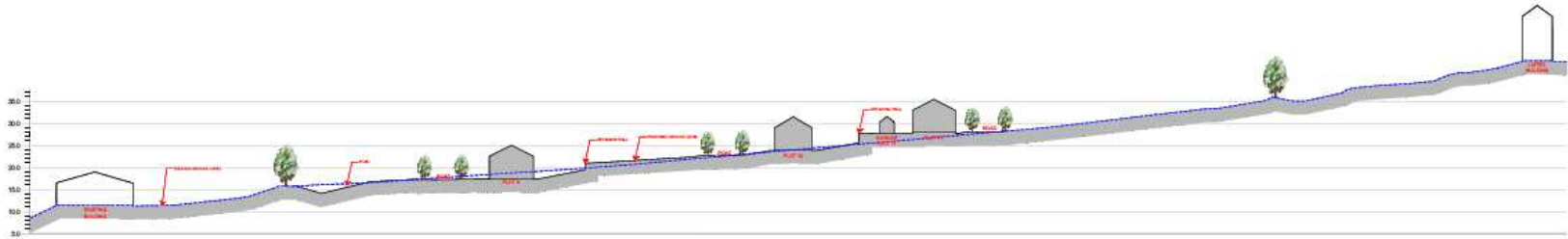
CS JP MS

SSN

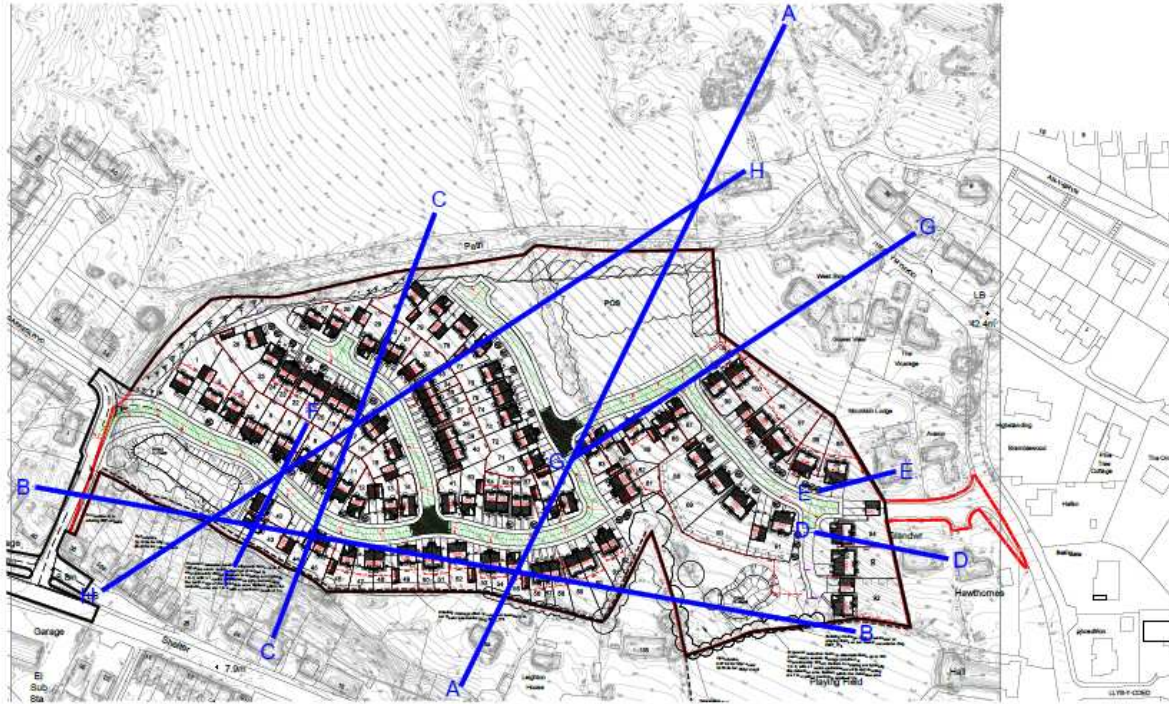
B

MOUNTAIN ROAD - SITE SECTIONS

S/21597



SECTION H-H



PERSIMMON	
Together, we make a home	
Mountain Road	27/06/2016
Pembrey	Legal - 11030641 S05011 NTP
Section H-H	
DATE: 03	REVISED: 03
BY: JF	MS
###	008
	0

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).

S/21597



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.

S/21597



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.

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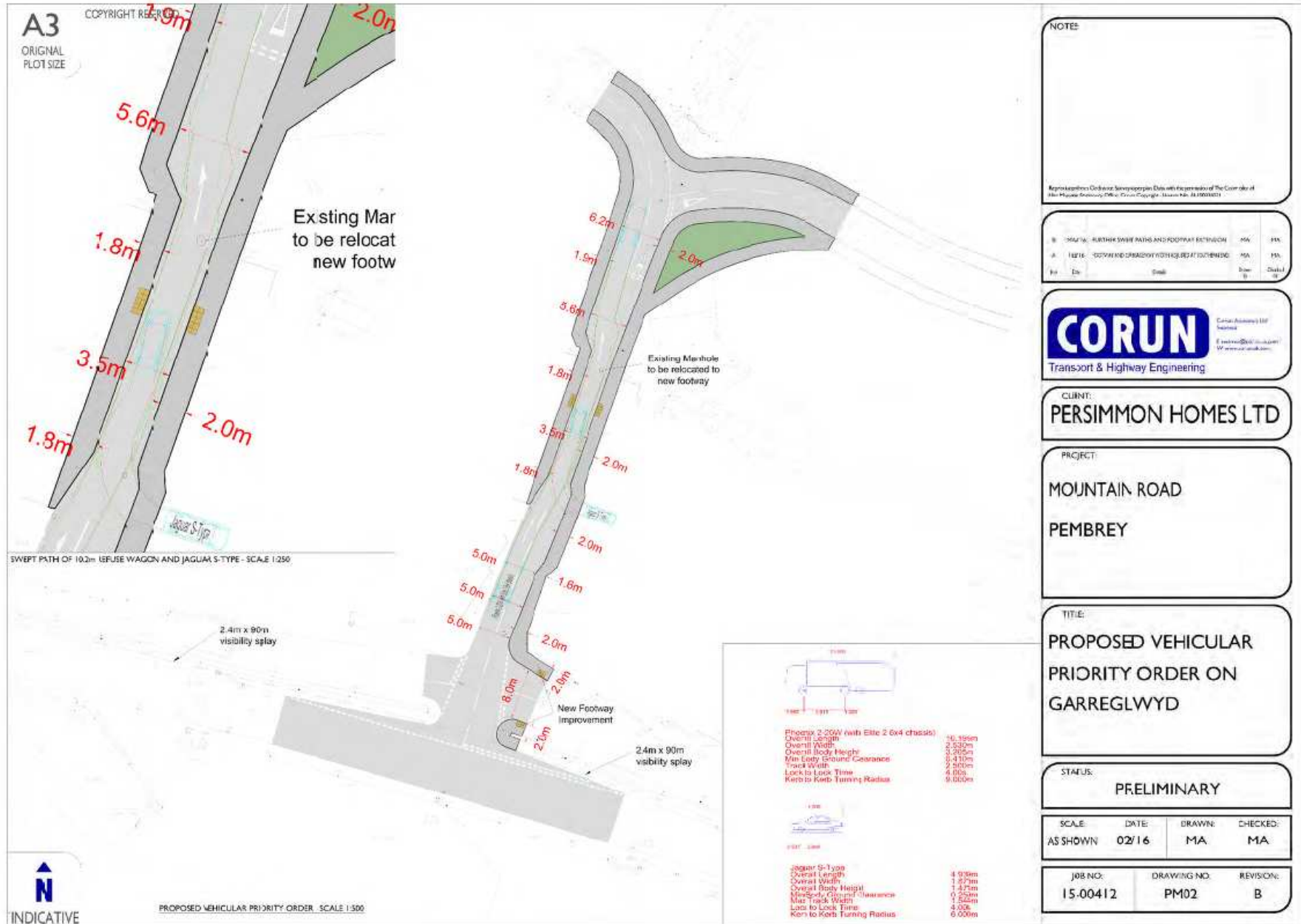
Image EDP 13: Typical view looking north-north east from within the eastern field at the site, and showing clearly the screening effect of the trees on Mucky Lane, but also the scale of the existing residential dwellings adjoining the eastern fringe.

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



NOTE:

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BY	DATE	DESCRIPTION	MA	MA
BY	DATE	DESCRIPTION	MA	MA

CORUN Consultancy Ltd
 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



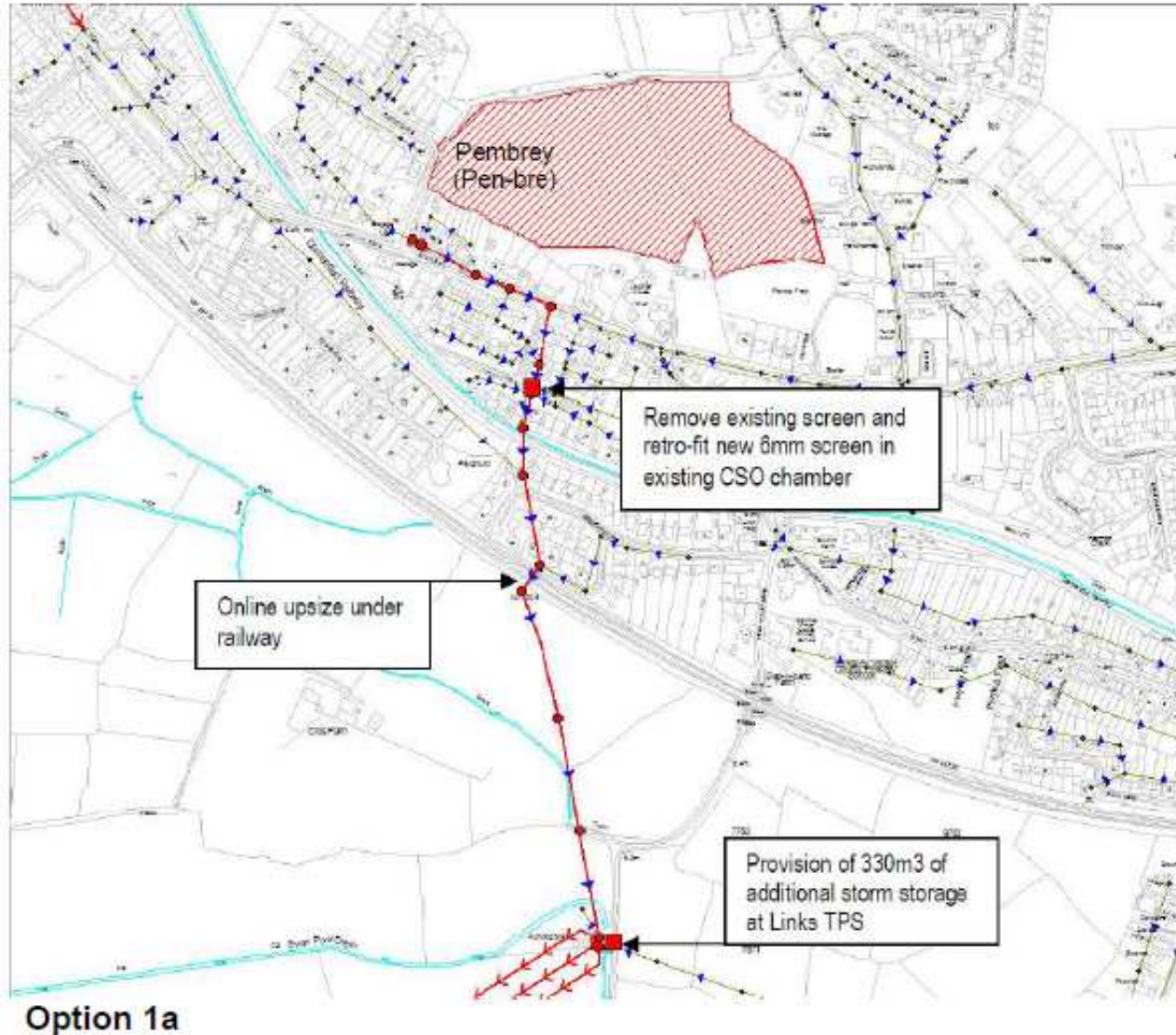
Tudalen 128

S/21597

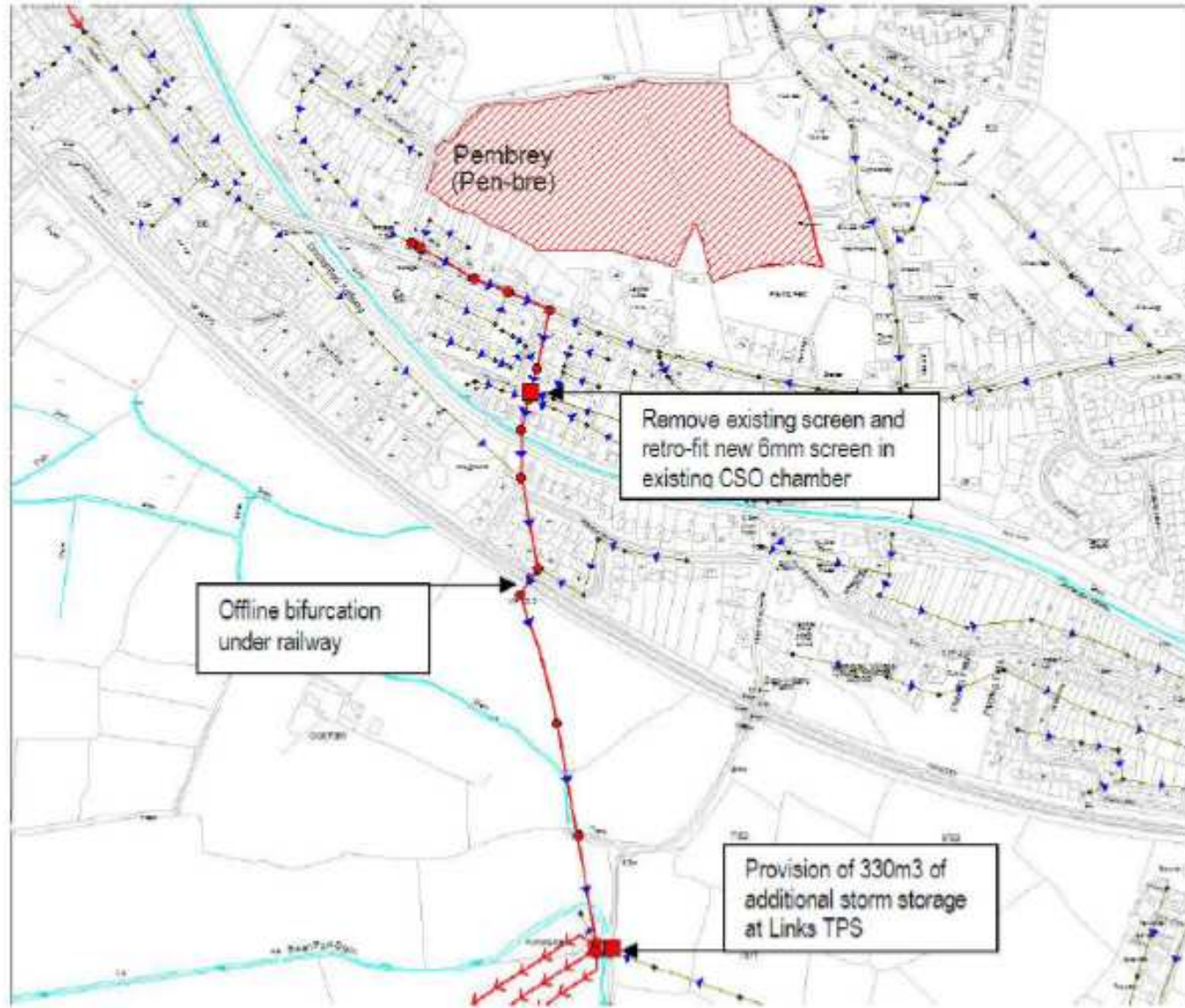


S/21597

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



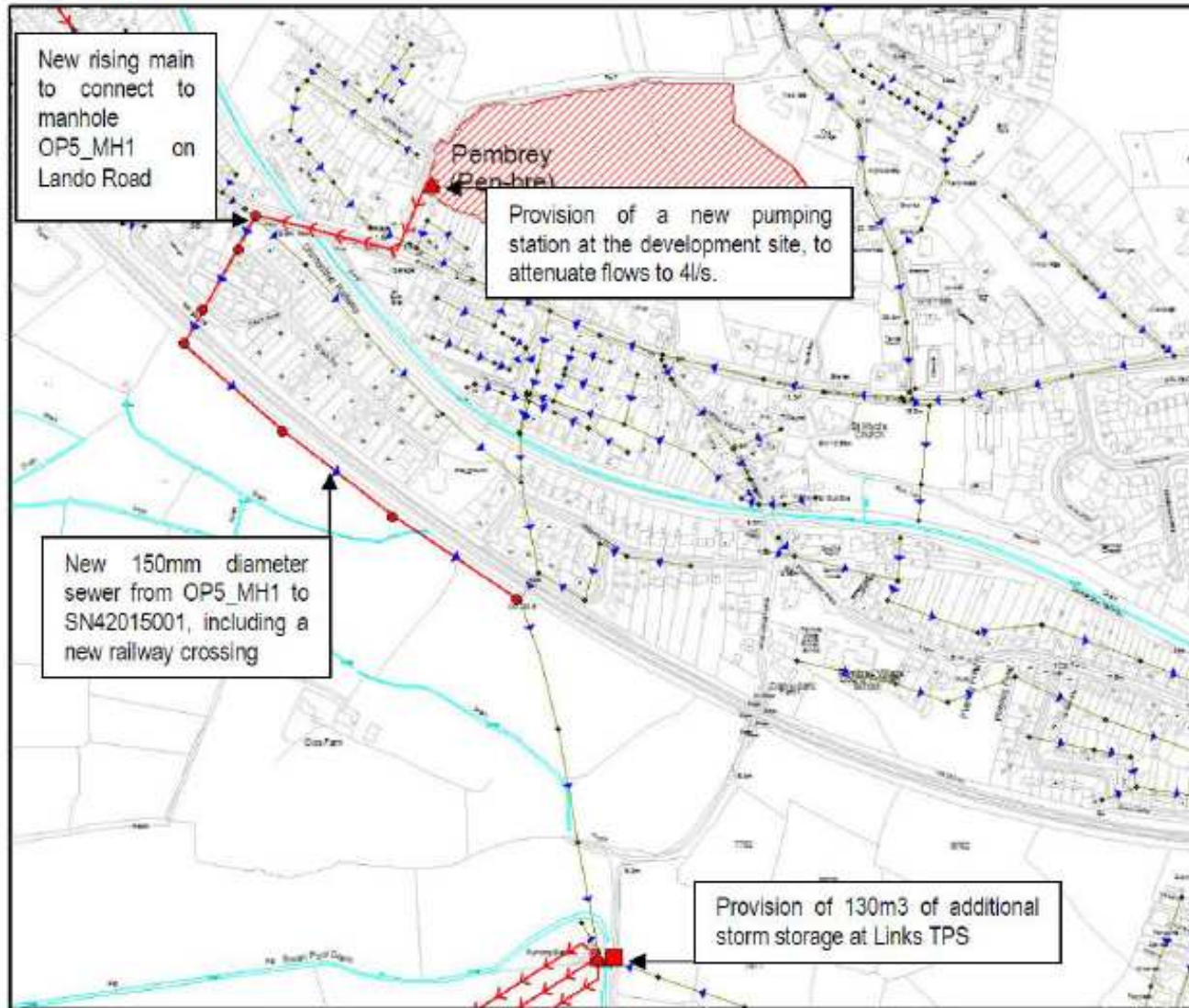
S/21597



Option 1b

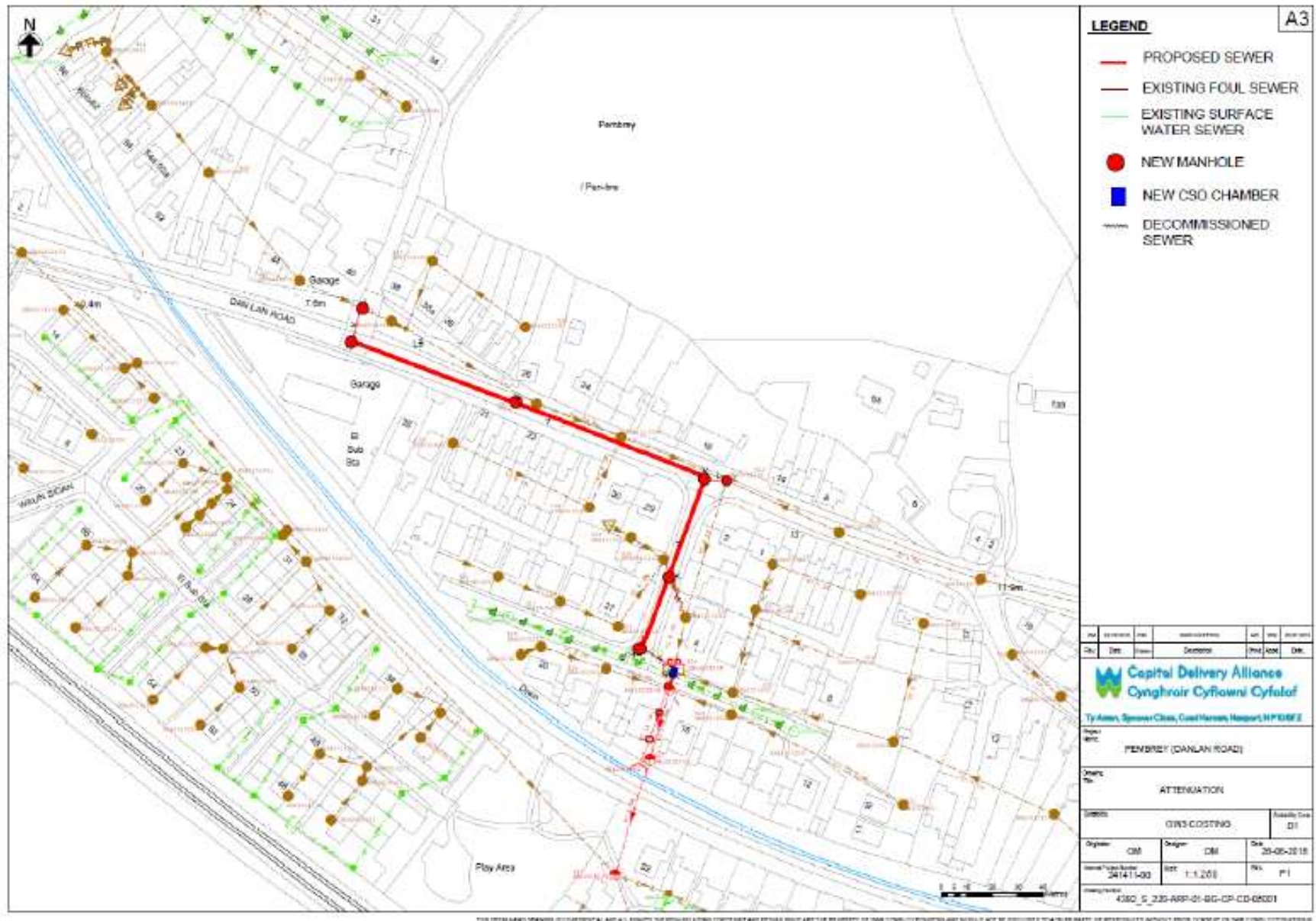
S/21597

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



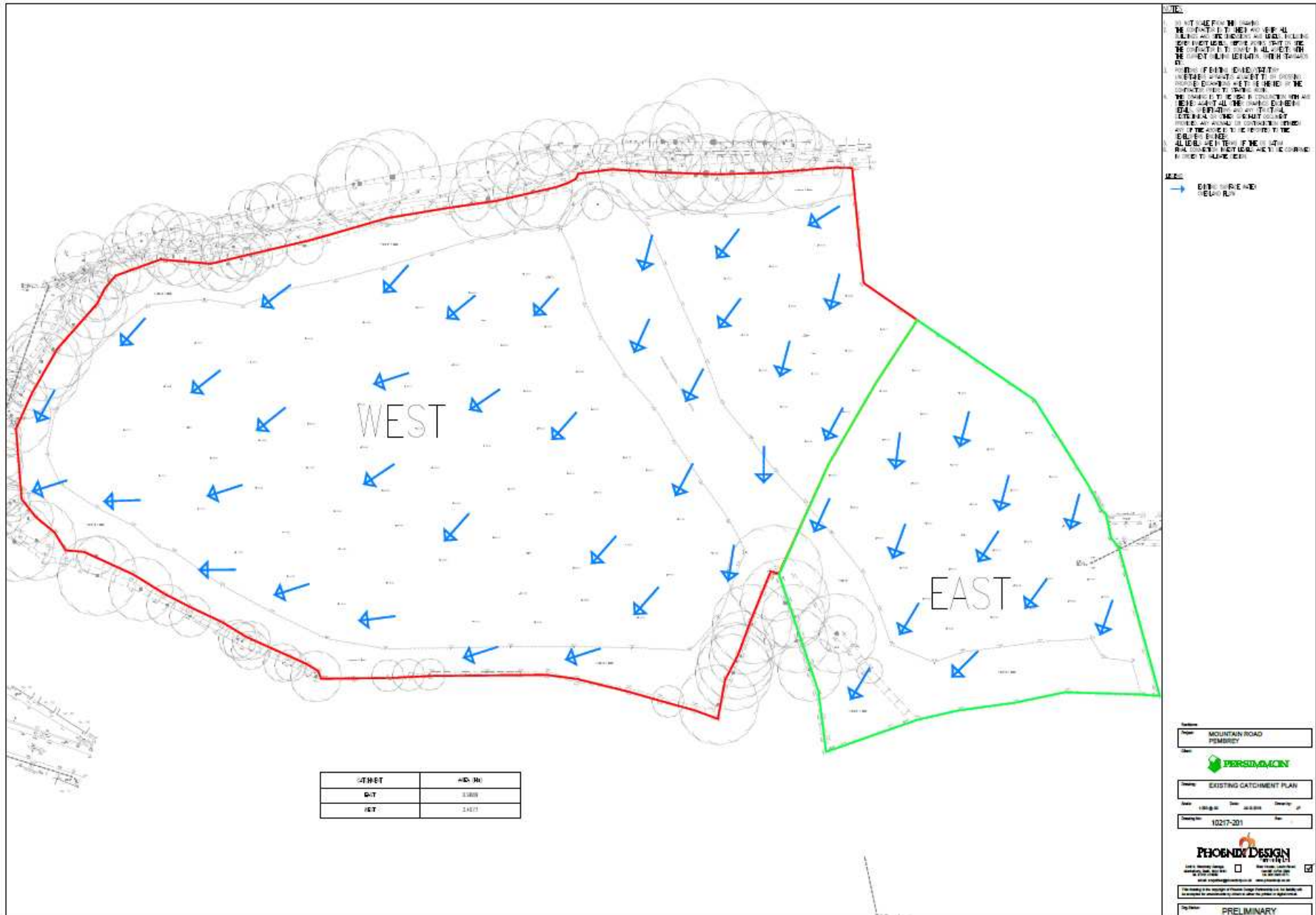
Option 2

S/21597



Option 3

S/21597



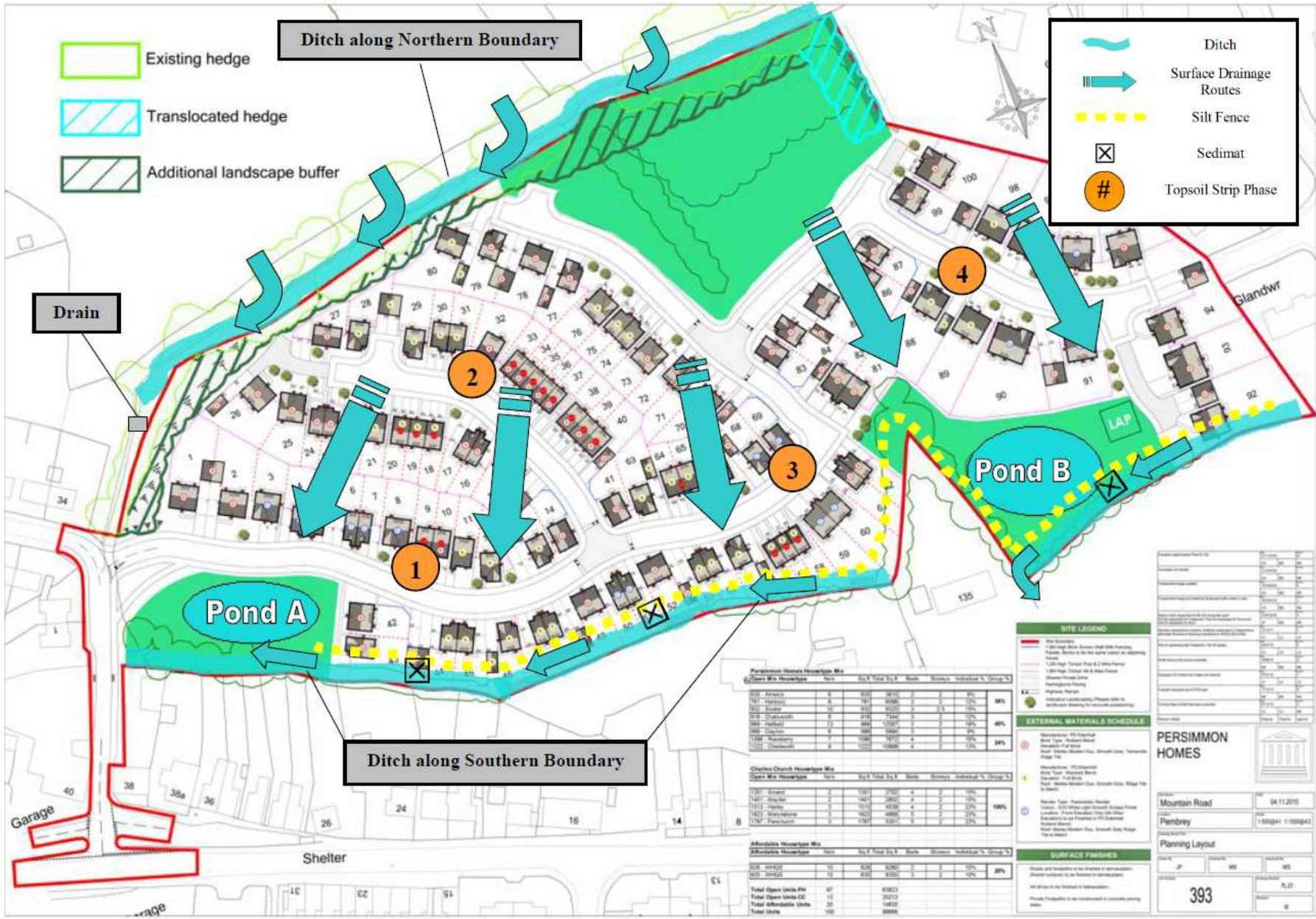
S/21597



S/21597



S/21597



Plant/Species	Qty	Plant/Species	Qty	Plant/Species	Qty
Platanus	1	Quercus	1	Prunella	1
...
Total Open Units PA	47	Total Open Units EC	11	Total Affordable Units	22
Total Units	80	Total Units	80	Total Units	80

SITE LEGEND

- Site Boundary
- 100m Ring Road
- ...

EXTERNAL MATERIALS SCHEDULE

- Manufacture: P10
- ...

SURFACE FINISHES

- ...

PERSIMMON HOMES

Mountain Road 04/11/2018

Pembrey 1500441 1500442

Planning Layout

393

S/21597



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 14 TACHWEDD 2019
ON 14 NOVEMBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area West

<i>Application Number</i>	W/37254
<i>Proposal & Location</i>	PLANNING APPLICATION TO ERECT A STRAW-BEDDED YOUNG-STOCK BUILDING, MATERNITY BUILDING, SILAGE CLAMP, CONCRETE YARD AREAS AND REPROFILED LAGOON (PART RETROSPECTIVE) AT WERNOLAU FARM, LLANGYNOG, CARMARTHEN, SA33 5BN

DETAILS:

Summary of Consultation Responses

Local Member - County Councillor Gareth John has highlighted an error in the applicant's Nutrient Management Plan in that two of the fields shown to form part of the spreading area of the holding are not under the applicant's control.

Councillor John also draws reference to and welcomes the Head of Highways and Transport's observation in responding to the application wherein he advises that any future intensification of farming activities across the farm holding that lead to an increase in traffic will need to be supported by improvements to the surrounding road network.

Llangynog Community Council – Have submitted a further letter of representation wherein they reiterate their previous concerns regarding the proposal which include the highway impact of the proposal and the effect on the surrounding area, as well as the effect on nature conservation and the loss of trees. They also refer to the disturbance resulting from the development and that the expansion is inappropriate for the area.

Neighbours/Public – One further letter of objection has been received from Llangain Action Group which reiterates the concerns raised in their original response to the application. These include the pollution and environmental impacts of the development as well as the increased traffic and potential health effects of the development.

Appraisal

The applicant has acknowledged the error raised by Cllr John and is submitting an amended Nutrient Management Plan that will omit the two field enclosures from the spreading area of the holding. Members will have noted from the main report that the available spreading area significantly exceeds that required based upon the recommended upper limit for organic nitrogen application whereby the loss of two field enclosures will not materially affect the Plan. Notwithstanding this, NRW's comments will be sought on the revised Plan and the recommendation to approve is subject to their acceptance of the revised Nutrient Management Plan.

The matters raised by the Llangain Action Group have been addressed in the main report presented to Committee.

The recommendation to approve therefore remain unchanged.

<i>Application Number</i>	W/38688
<i>Proposal & Location</i>	CONVERSION OF GROUND FLOOR OF FORMER PUBLIC HOUSE TO RESIDENTIAL ACCOMMODATION, INCORPORATING WITH EXISTING FIRST FLOOR ACCOMMODATION TO FORM A SELF-CONTAINED DWELLINGHOUSE; REMOVAL OF SECTION OF INTERNAL MODERN WALLING TO RE-INTRODUCE USE OF EXISTING INTERNAL STAIRWELL AND BLOCKING-UP OF INTERNAL REAR DOORWAY TO REAR EXTENSION; TOGETHER WITH THE SUBDIVISION OF A SUBSTANTIALLY COMPLETED REAR EXTENSION TO FORM TWO ADDITIONAL DWELLINGHOUSES AT RAM INN, CWMANN, LAMPETER, SA48 8ES

DETAILS:

Summary of Consultation Responses

Local Member(s) – Councillor Ieuan Davies is a Member of the Planning Committee has made no prior comment (*The report incorrectly refers to ‘Cllr E Williams’*)

The report omits reference to the affordable housing contribution which is required in respect of the additional two new dwellings proposed in the application. The recommendation to grant planning permission is subject to the decision notice not being issued until such a time as the Unilateral Undertaking to secure the relevant affordable housing contribution has been satisfactorily provided to the local planning authority.

Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor
Cynllunio

Planning
Committee

14.11.2019

**RHANBARTH
Y GORLLEWIN**

**AREA
WEST**



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

W/37254

W/37254

LOCATION PLAN



W/37254

LOCATION OF FARMS



Tudalen 148

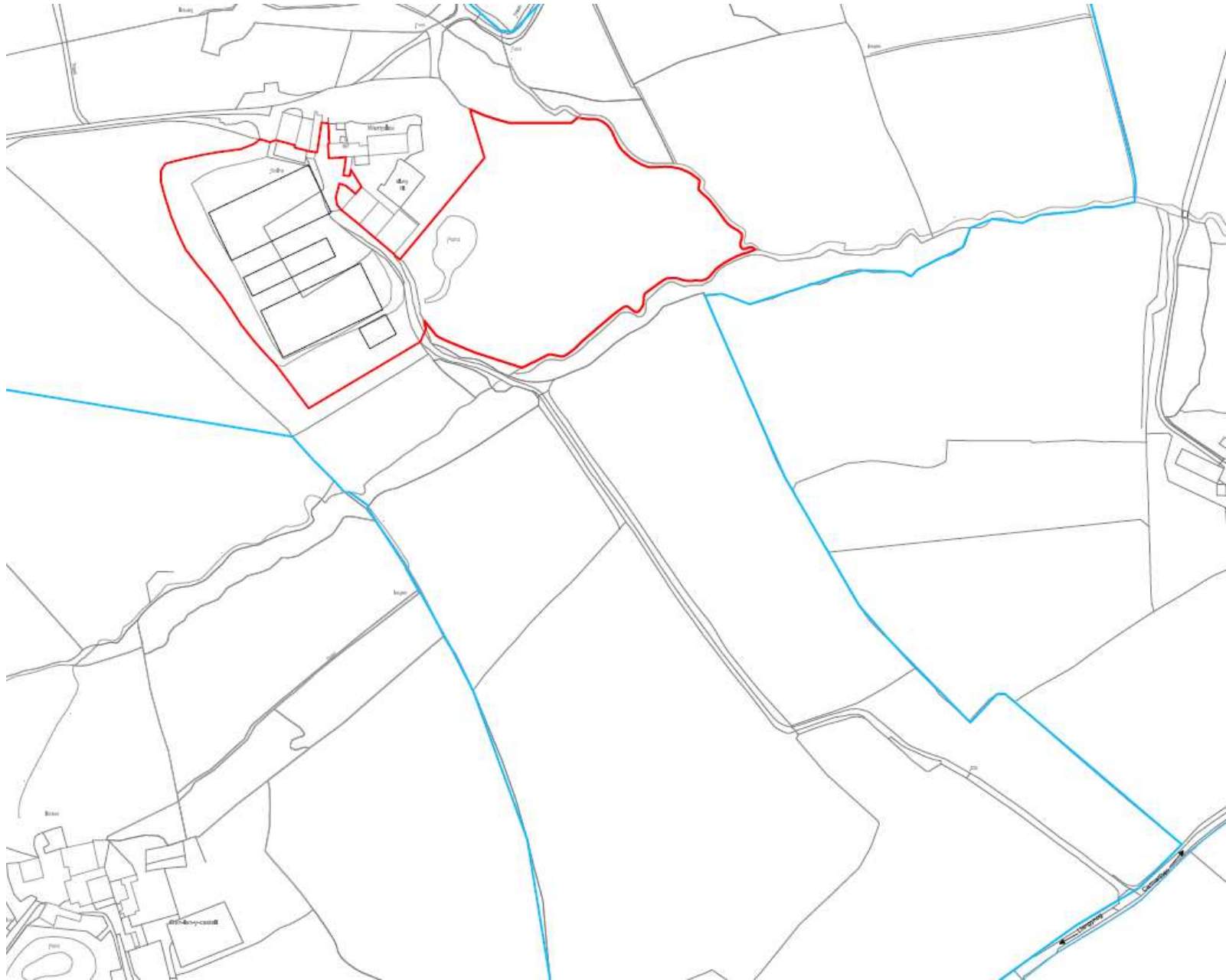
W/37254

AERIAL PHOTOGRAPH



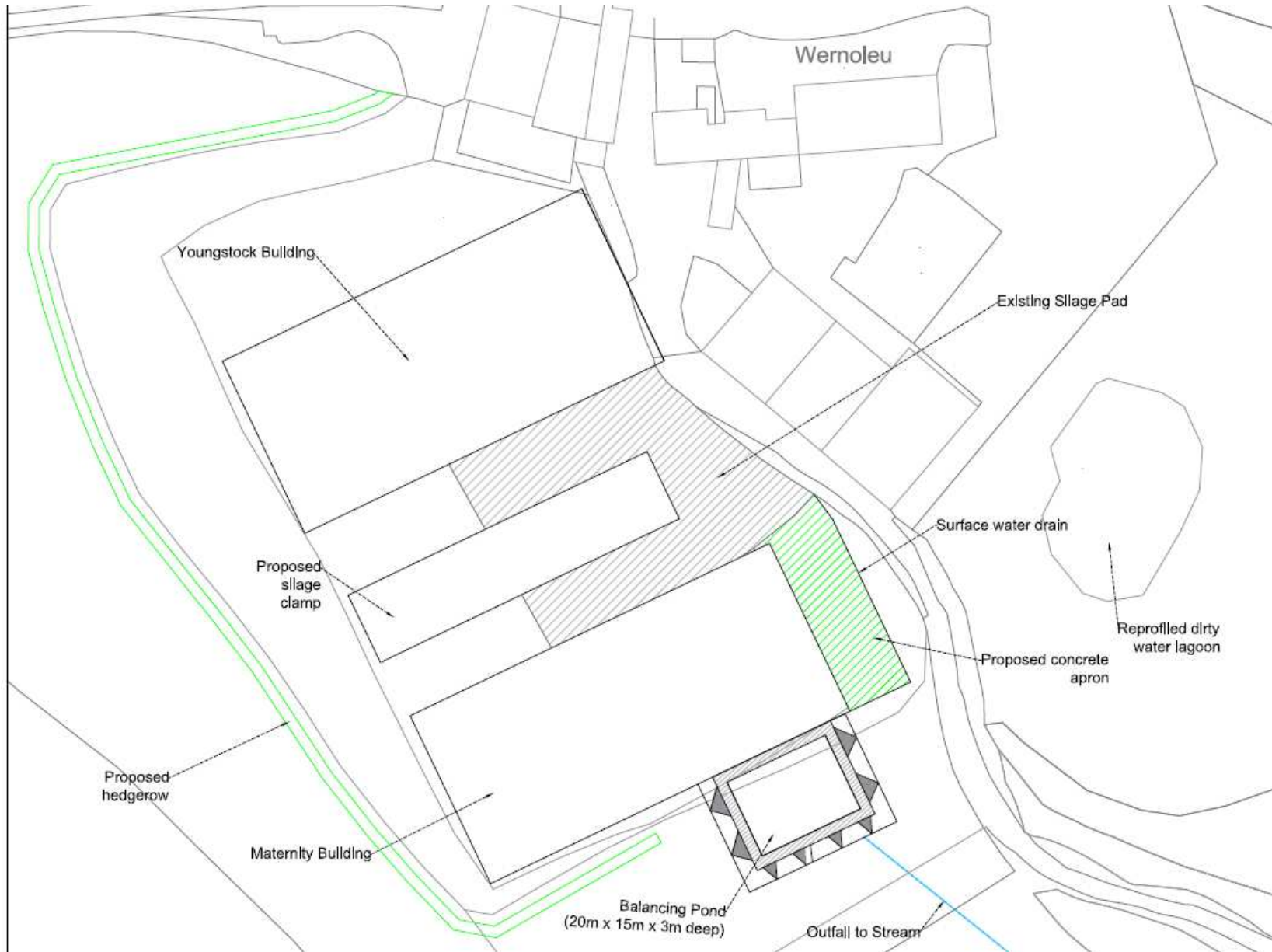
W/37254

LOCATION PLAN



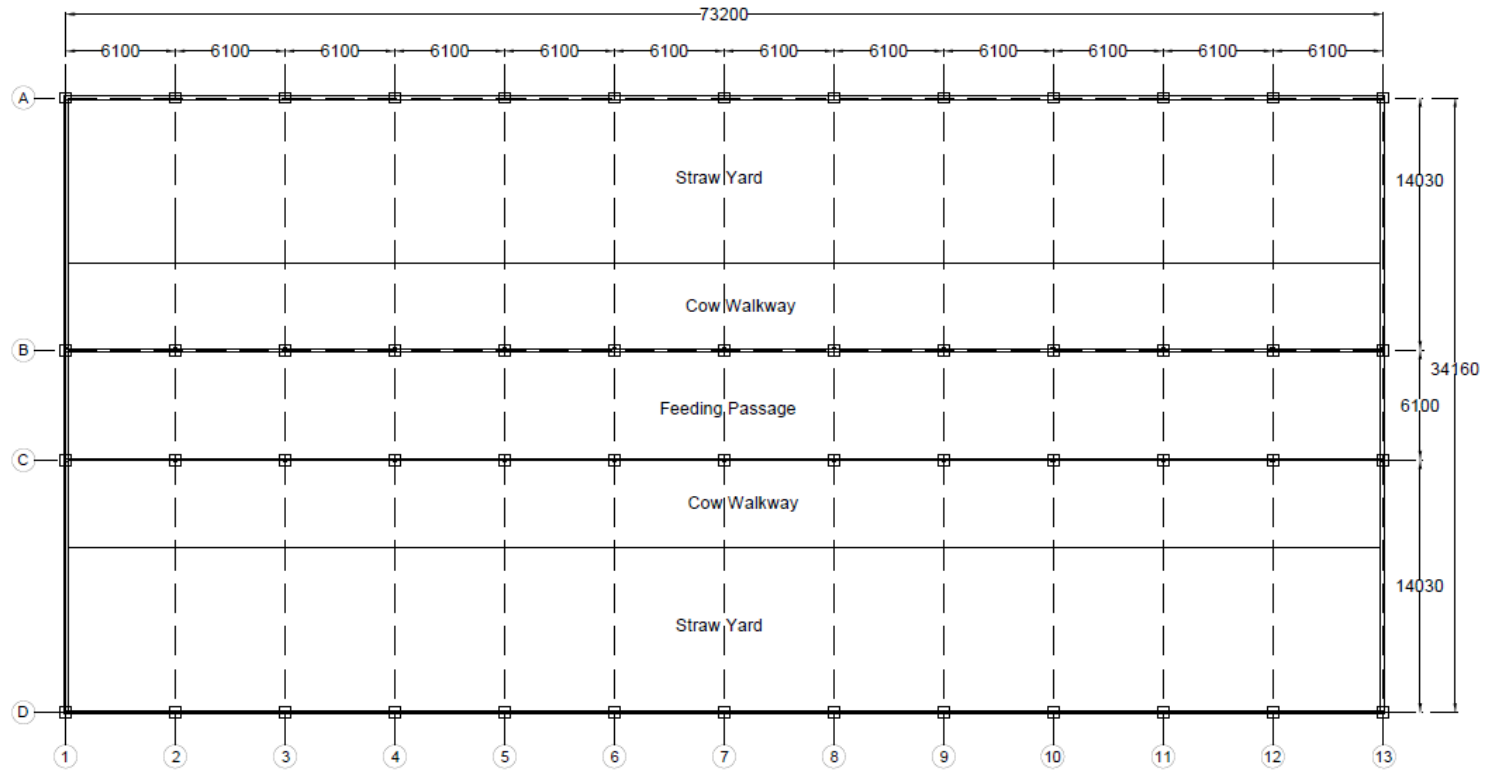
W/37254

SITE PLAN

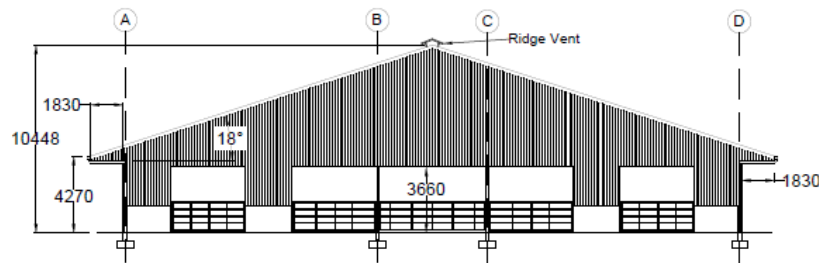


W/37254

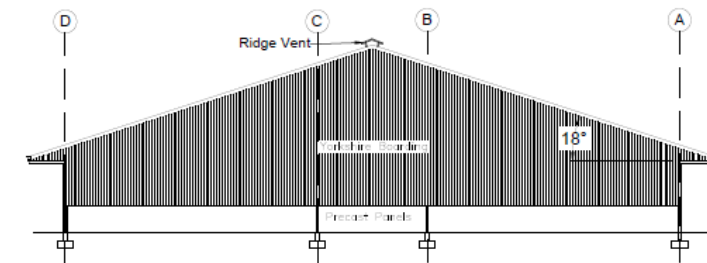
MATERNITY BUILDING



Floor Plan



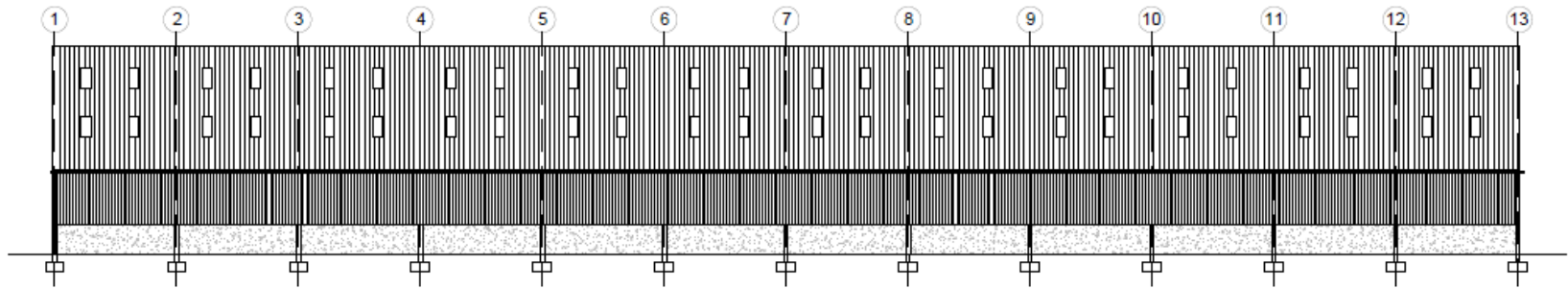
Eastern Elevation



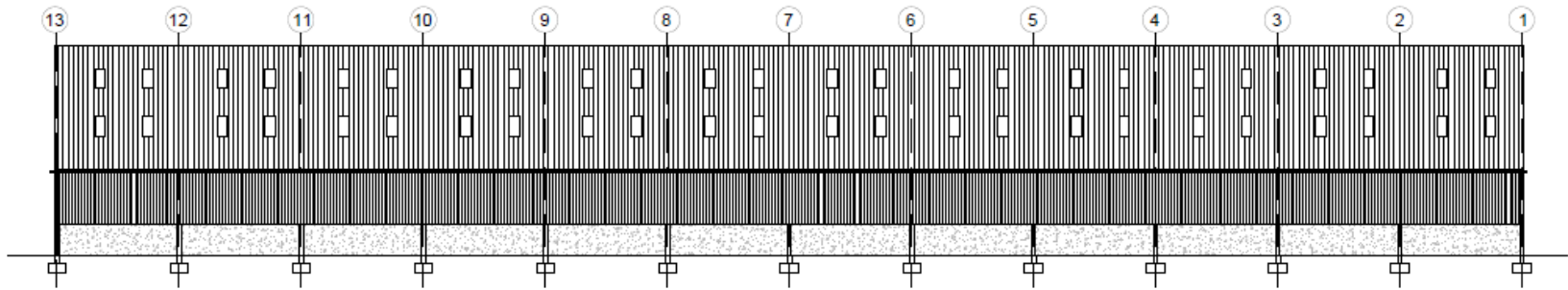
Western Elevation

W/37254

MATERNITY BUILDING



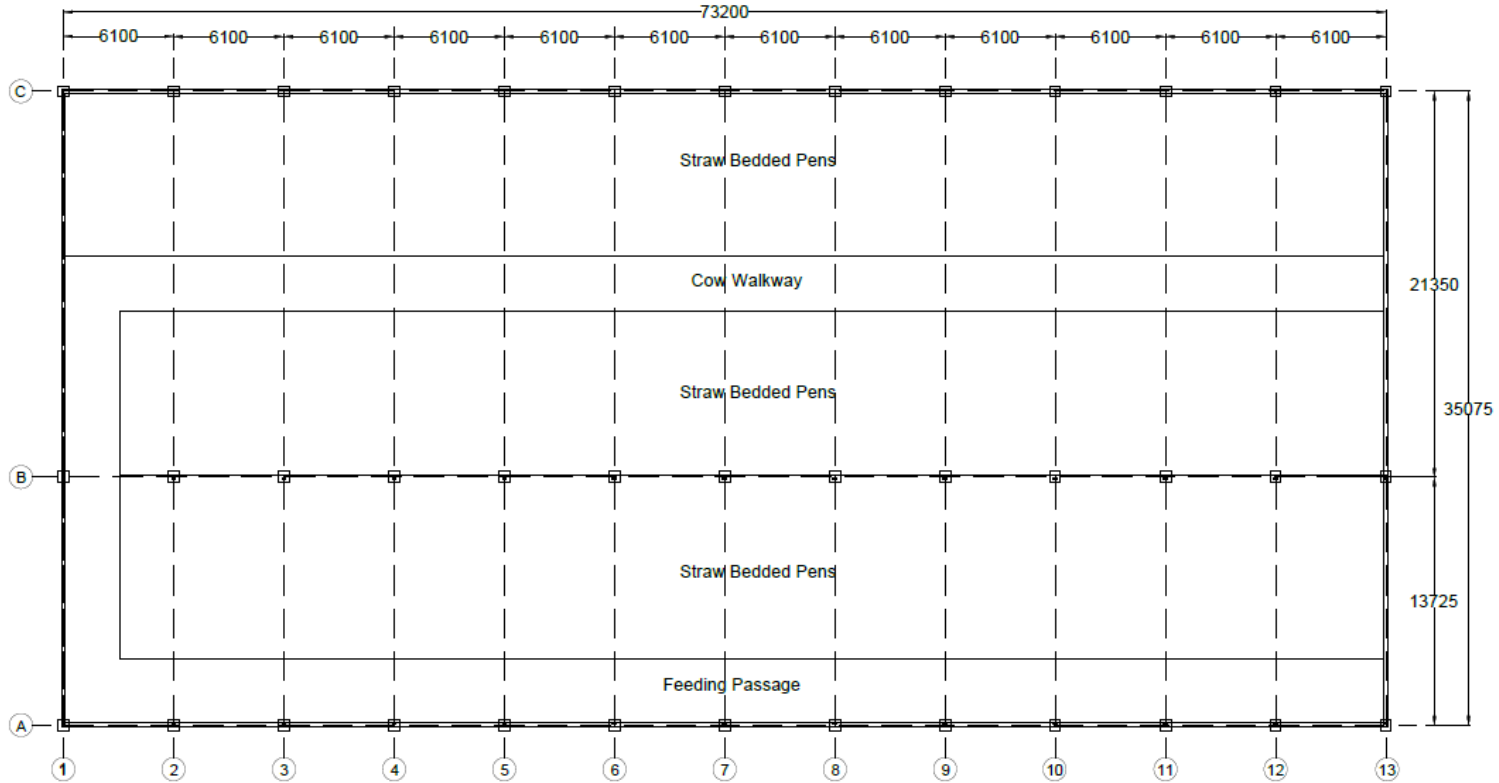
Northern Elevation



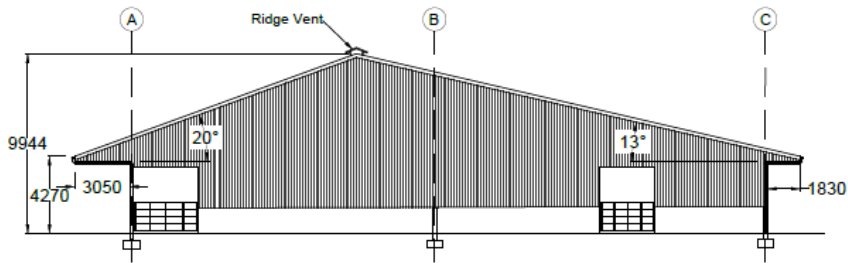
Southern Elevation

W/37254

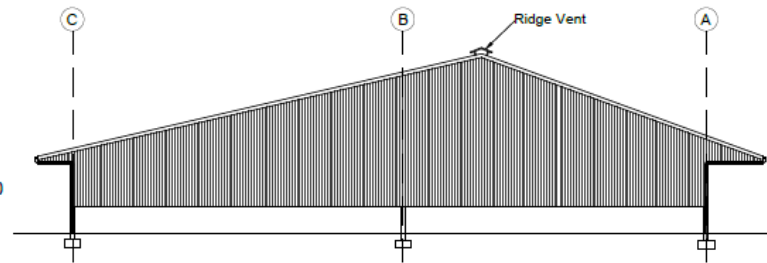
YOUNGSTOCK BUILDING



Floor Plan



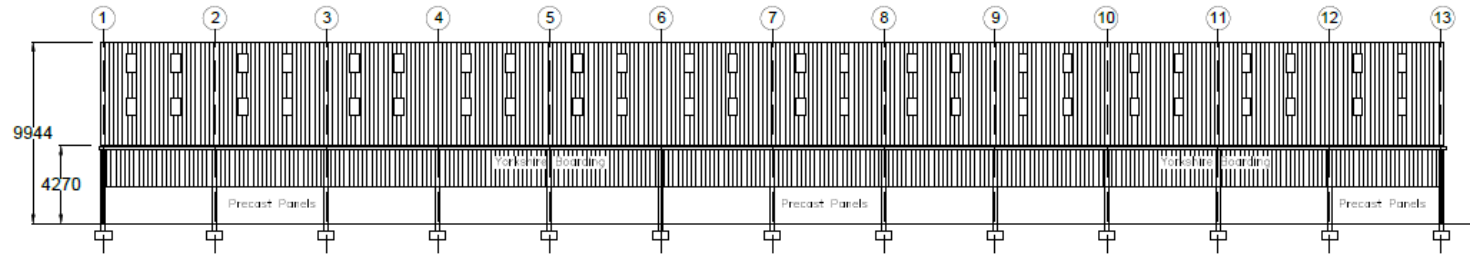
Eastern Elevation



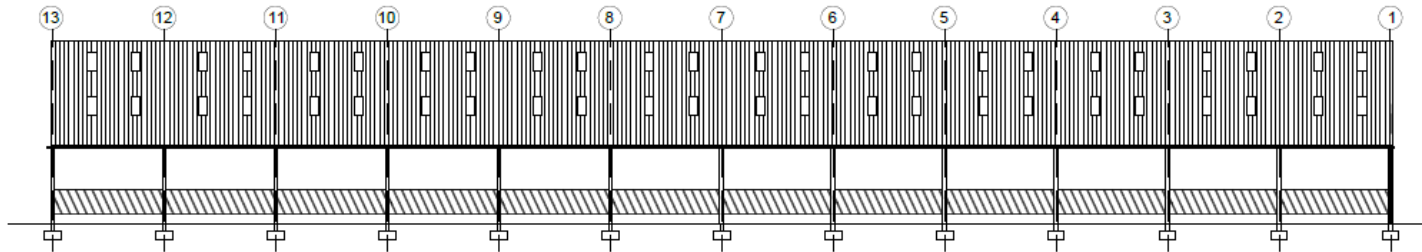
Western Elevation

W/37254

YOUNGSTOCK BUILDING



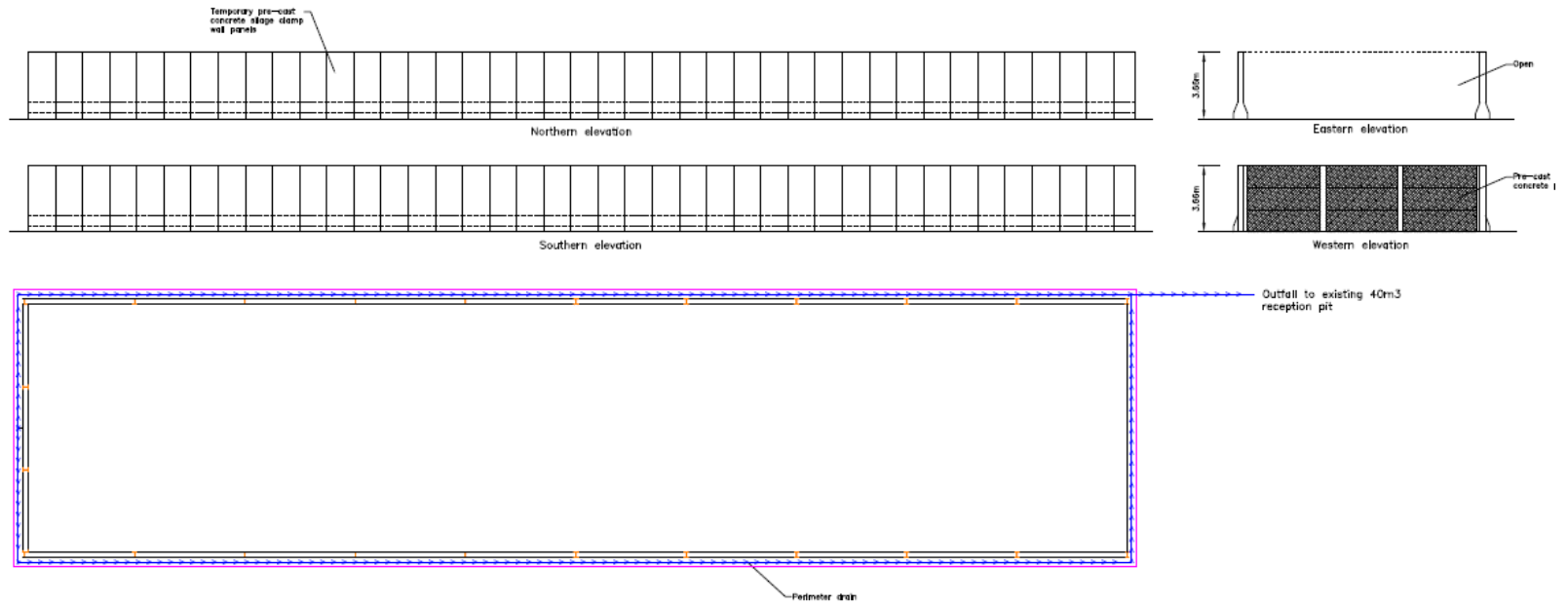
Northern Elevation



Southern Elevation

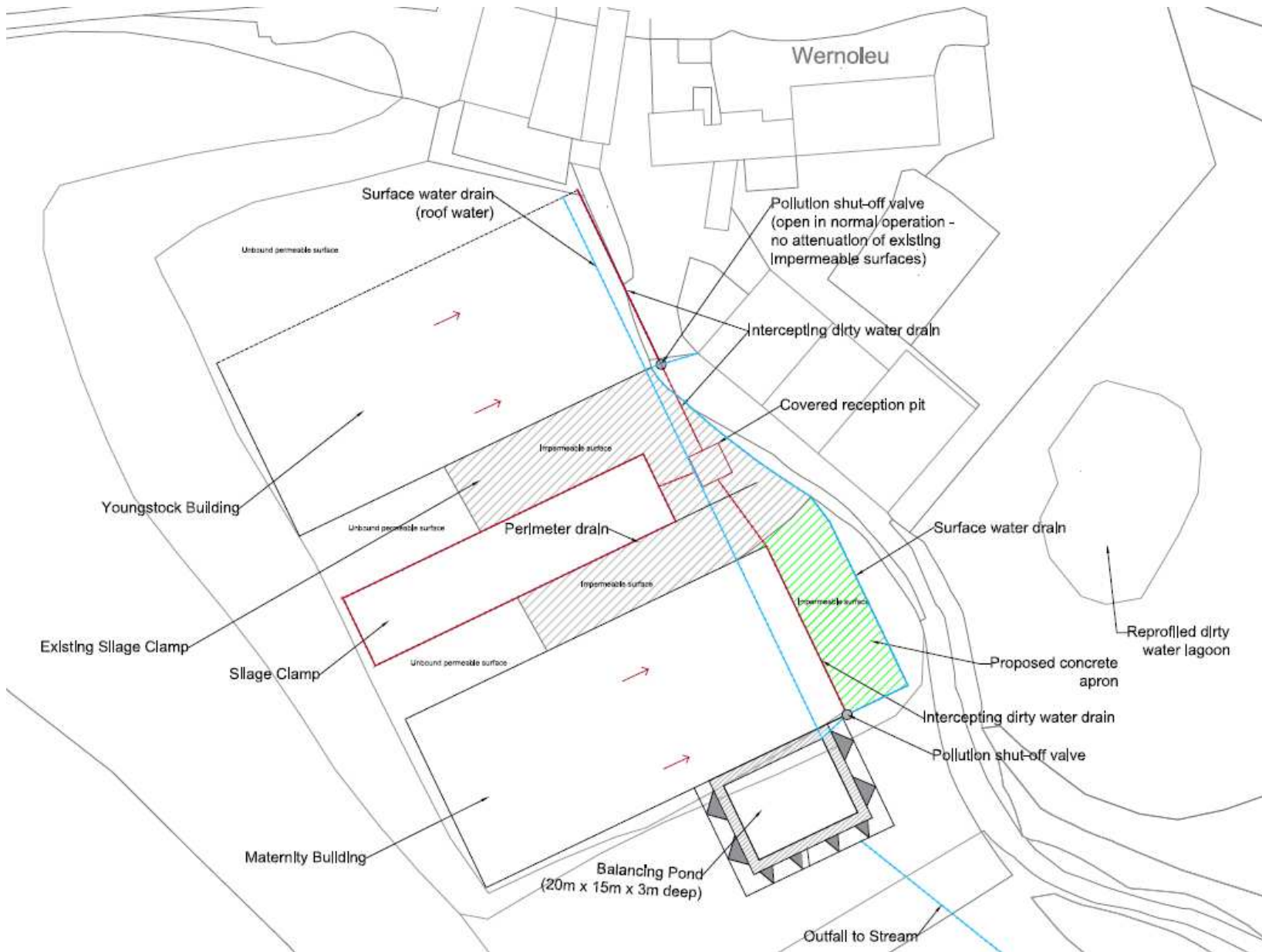
W/37254

SILAGE CLAMP



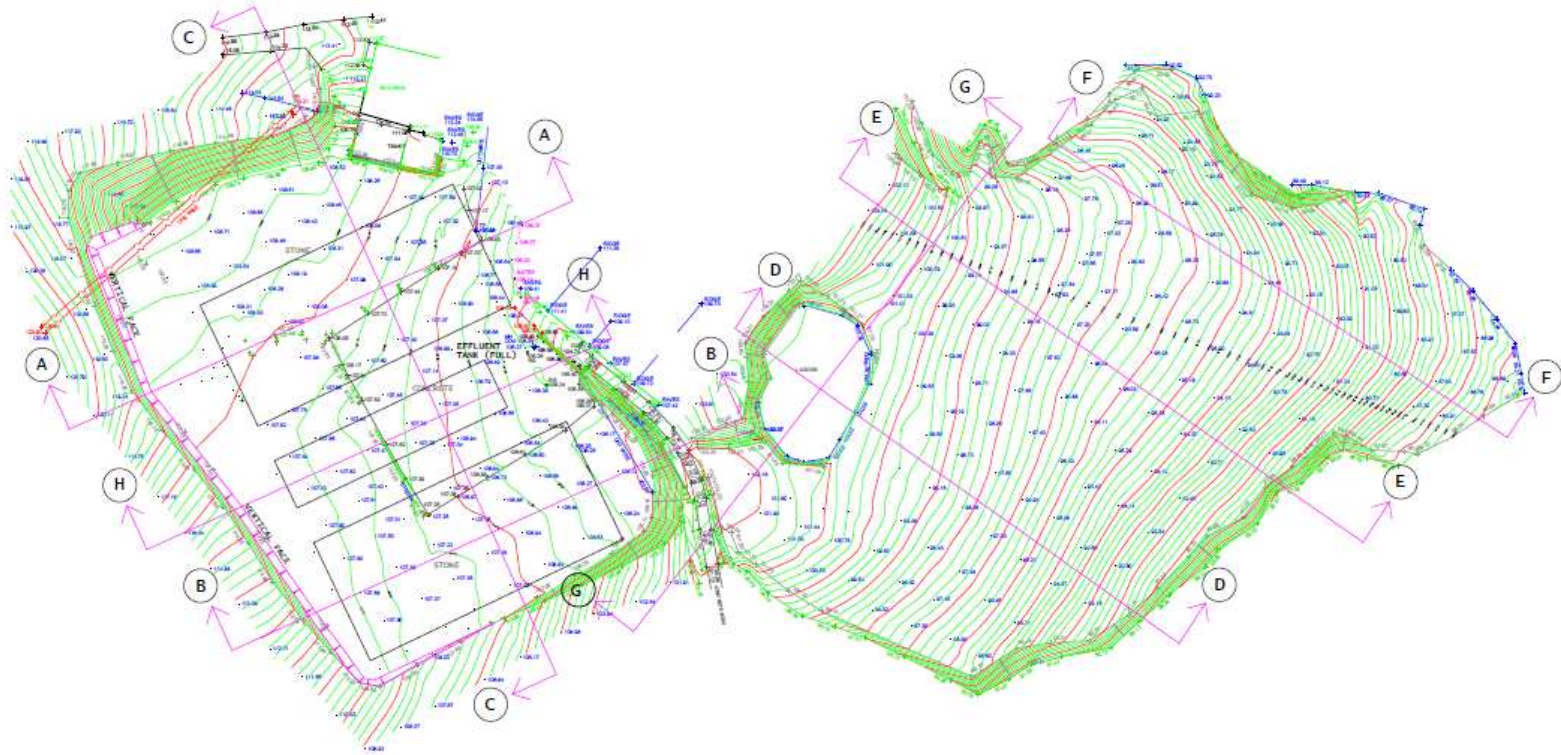
W/37254

DRAINAGE PLAN



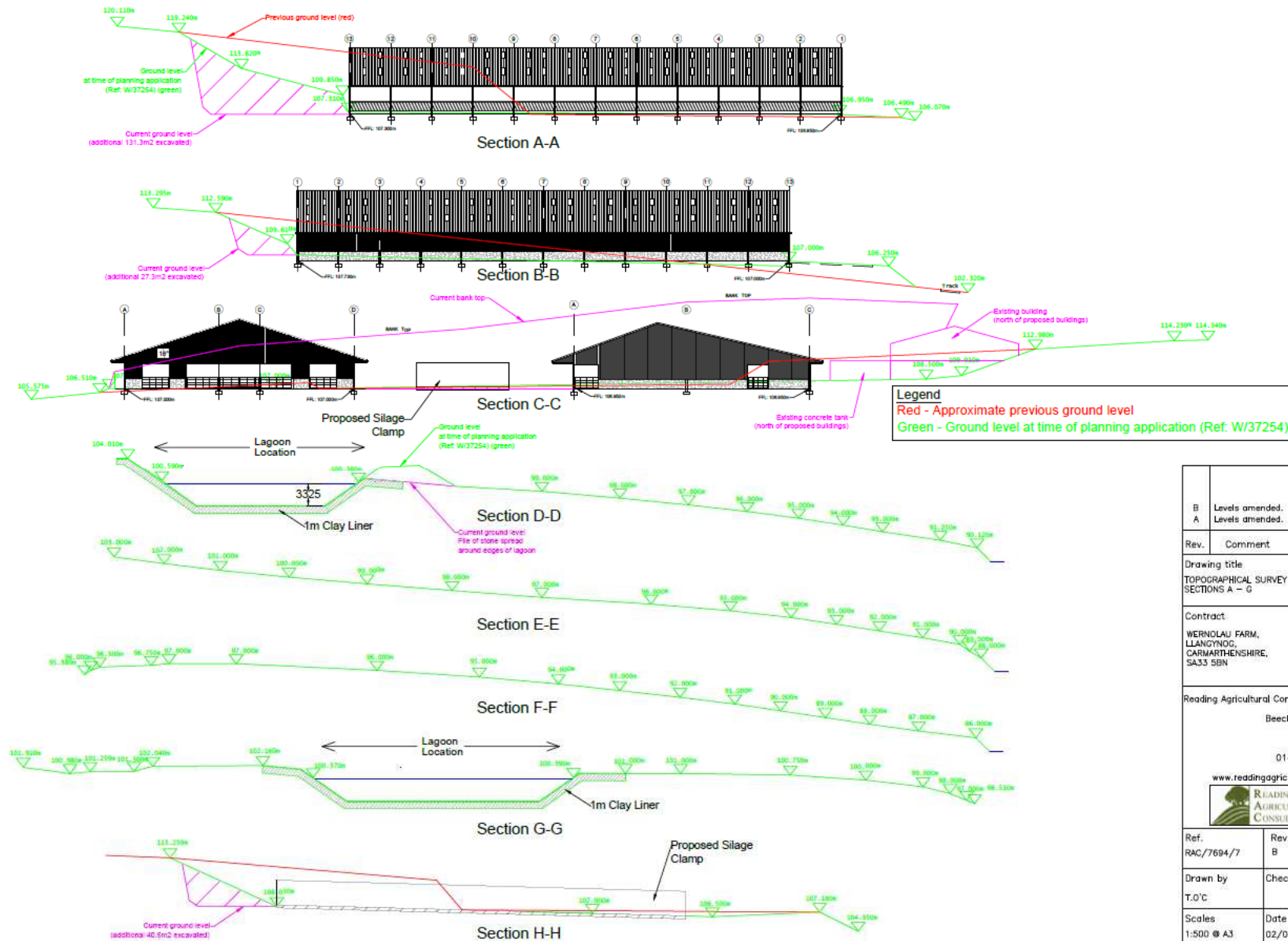
W/37254

SITE TOPOGRAPHY



W/37254

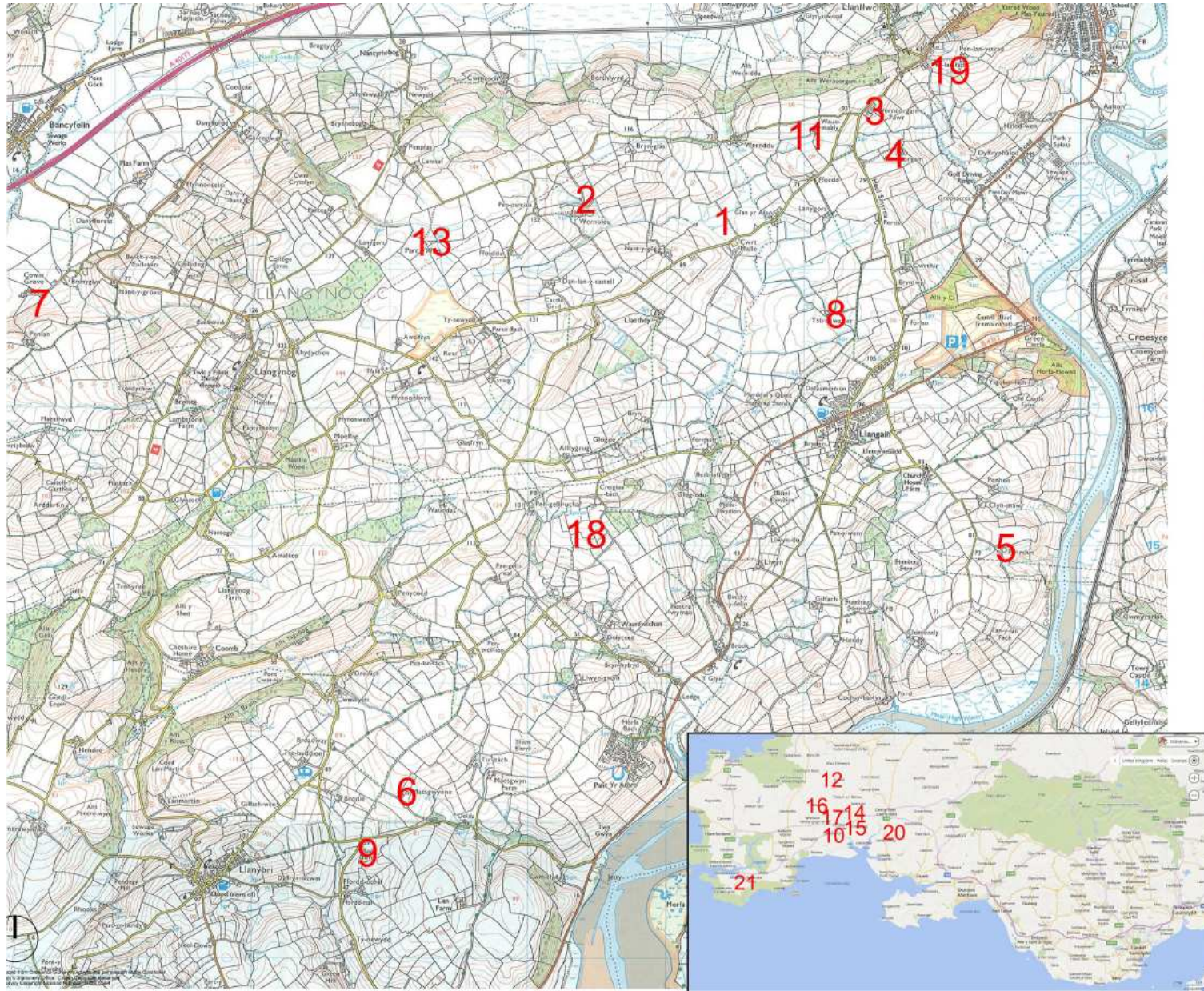
SITE LEVELS AND SECTIONS



Rev.	Comment	Date
B	Levels amended.	28/10/18
A	Levels amended.	15/10/18
Drawing title		
TOPOGRAPHICAL SURVEY		
SECTIONS A - G		
Contract		
WERNOLAU FARM, LLANGYNOC, CARMARTHENSHIRE, SA33 5BN		
Reading Agricultural Consultants Ltd		
Gate House Beechwood Court Long Toll Woodcote RGB ORR 01491 684233		
www.readingagricultural.co.uk		
		
Ref.	Rev.	
RAC/7694/7	B	
Drawn by	Checked by	
T.O'C		
Scales	Date	
1:500 @ A3	02/01/18	

W/37254

LOCATION OF SPREADING LAND



W/37254 view north west towards the site from the access



W/37254

View west across levelled area



W/37254 view north west towards front of silage clamp



W/37254 View towards the graded bank to the north of site



W/37254 view of excavated face on western part of site



W/37254

Excavated face on western side of site



W/37254 View from north towards the rear of silage clamp



W/37254 view east across the site towards the farmstead



W/37254 view from south towards the silage clamp



W/37254

View across the southern part of the site
towards the excavated face



W/37254 Easterly view towards the existing farm buildings



W/37254

Re-profiled slurry lagoon



Tudalen 171

W/37254

Easterly view of re-profiled field enclosure



W/37254 Existing farm buildings and yard area



Tudalen 174

W/37254

Access into Wernolau Farm



W/37254

View north east
along the C2078 from
the farm access
towards Cwrt Malle



Tudalen 176

W/37254

**View south west
along the C2078 from
the farm access
towards Llangynog**



W/37254

View along the C2078
towards Cwrt Malle
Farm



Tudalen 178

W/37254

View west along the C2078 from Cwrt Malle Farm



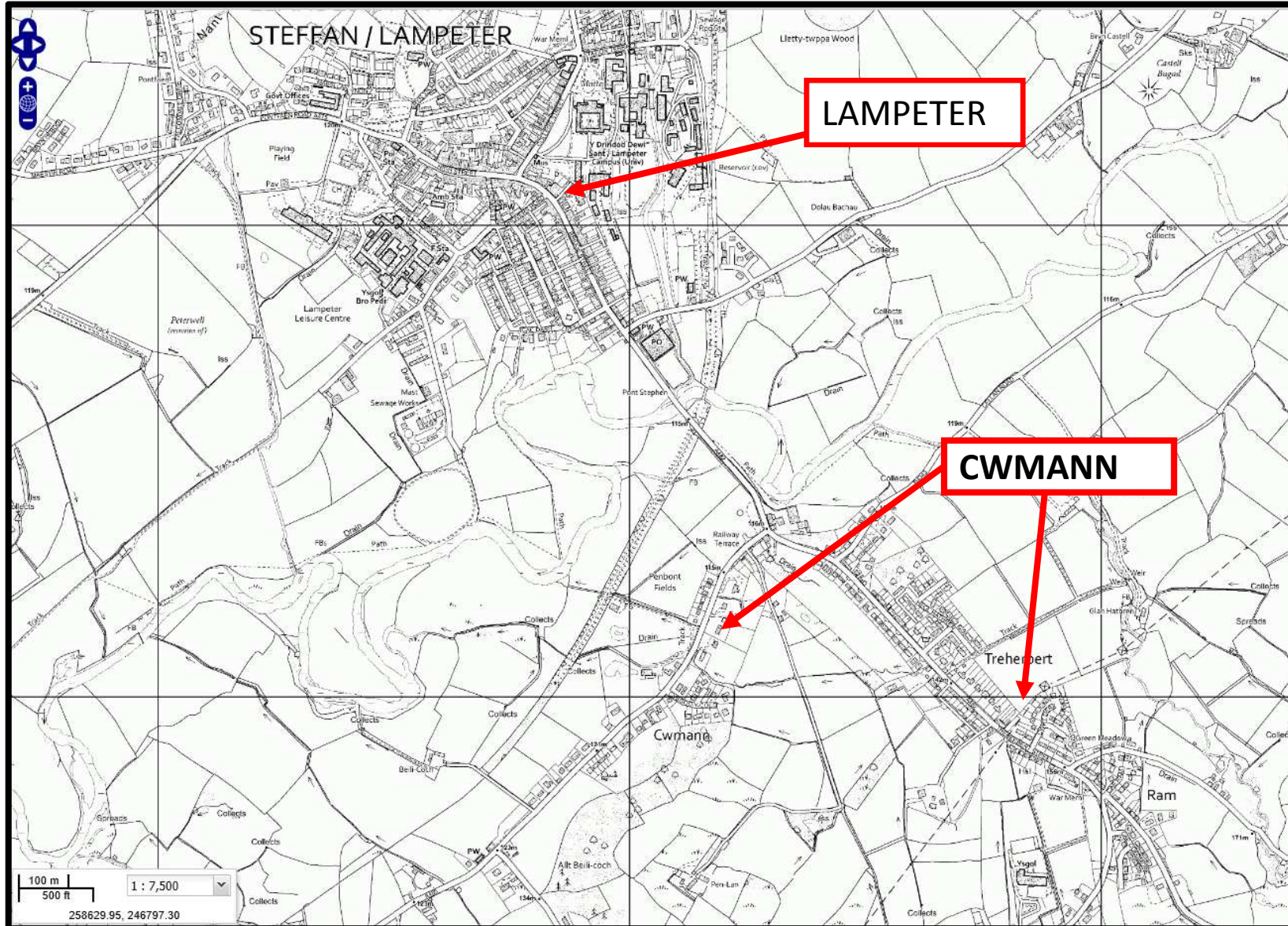
Y Pwyllgor
Cynllunio

Planning
Committee

W/38688

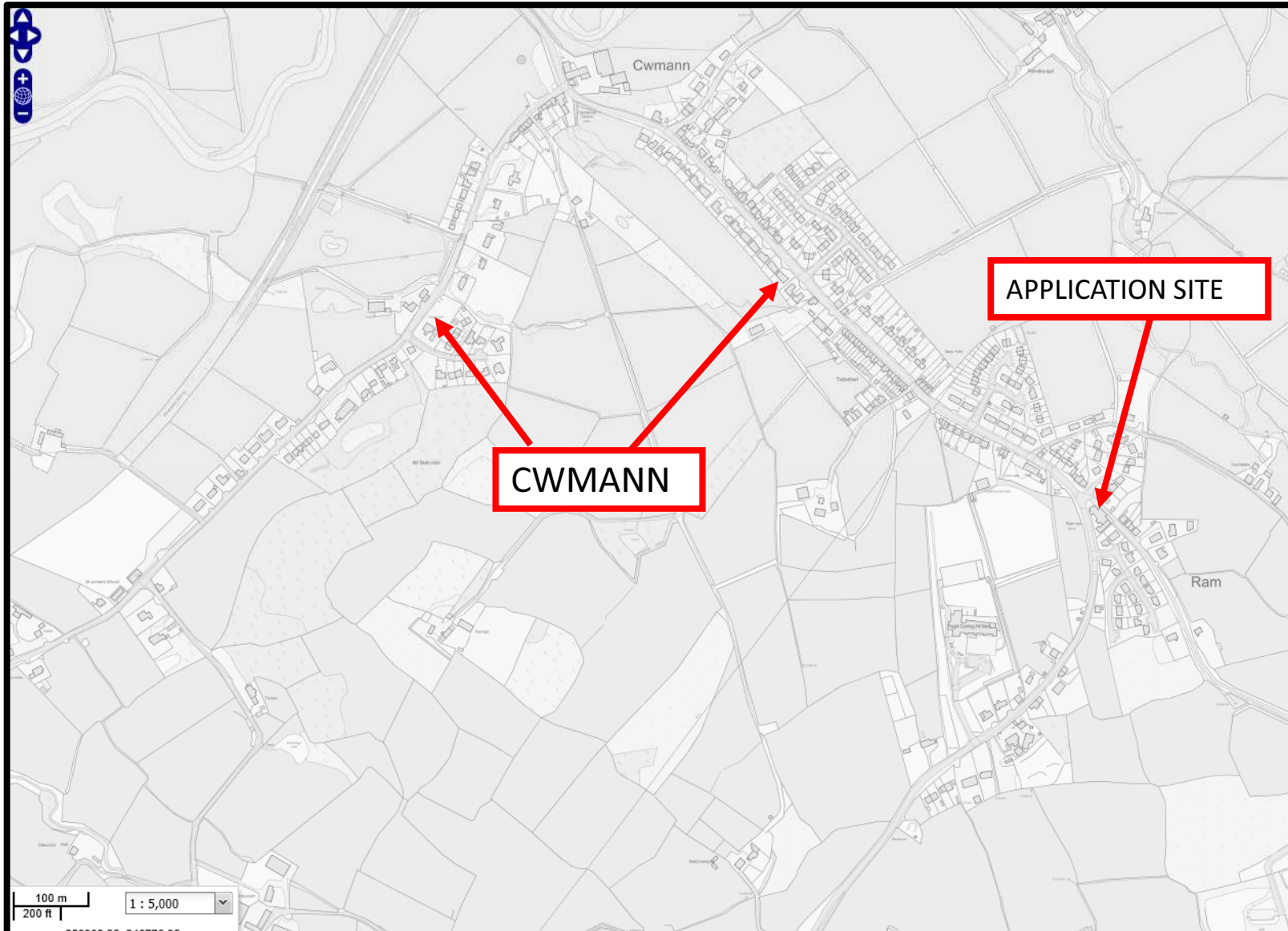
W/38688

LOCATION PLAN



W/38688

LOCATION PLAN



W/38688

AERIAL PHOTO



W/38688

AERIAL PHOTO



Tudalen 183

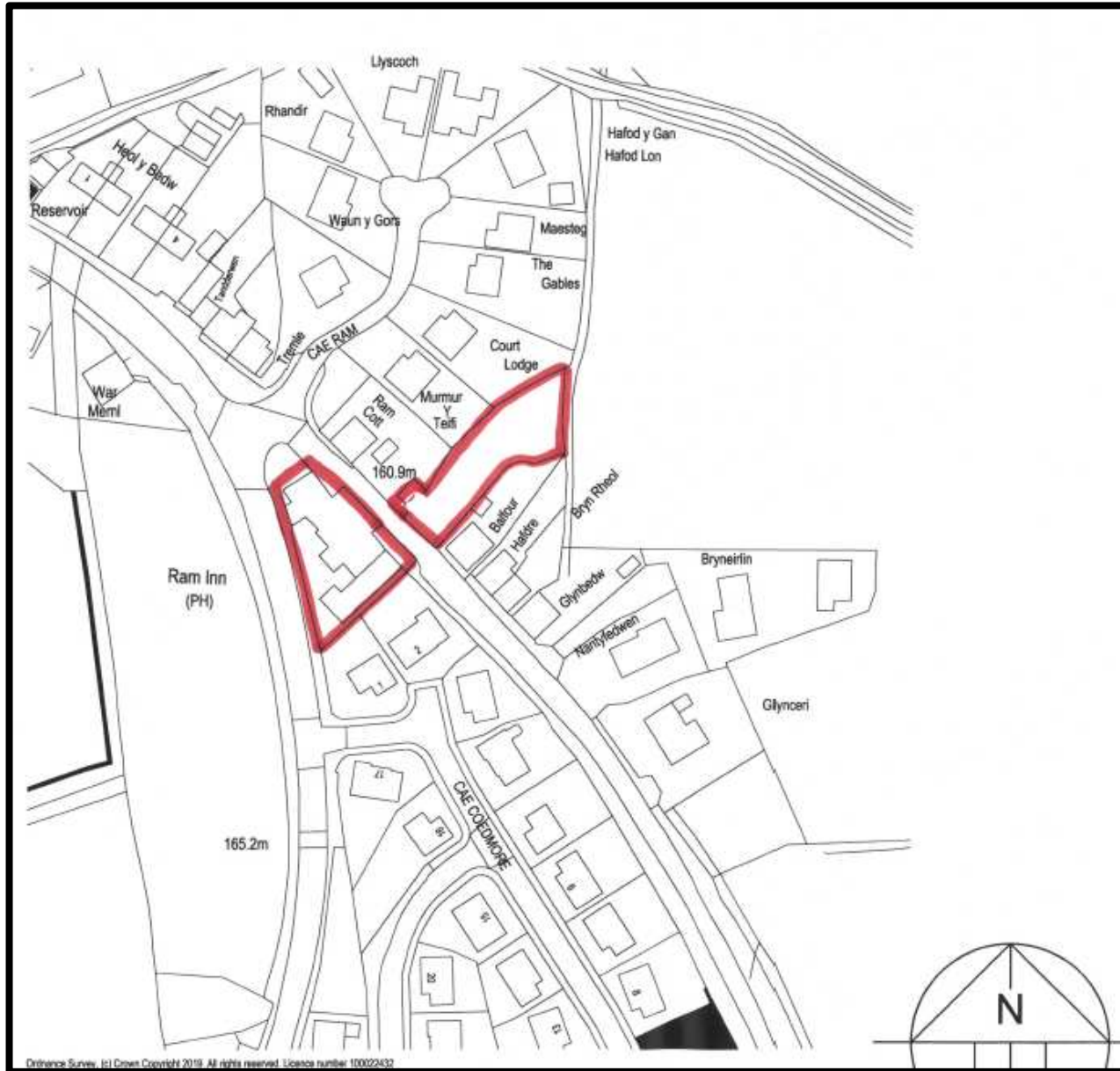
W/38688

AERIAL PHOTO-APPLICATION SITE



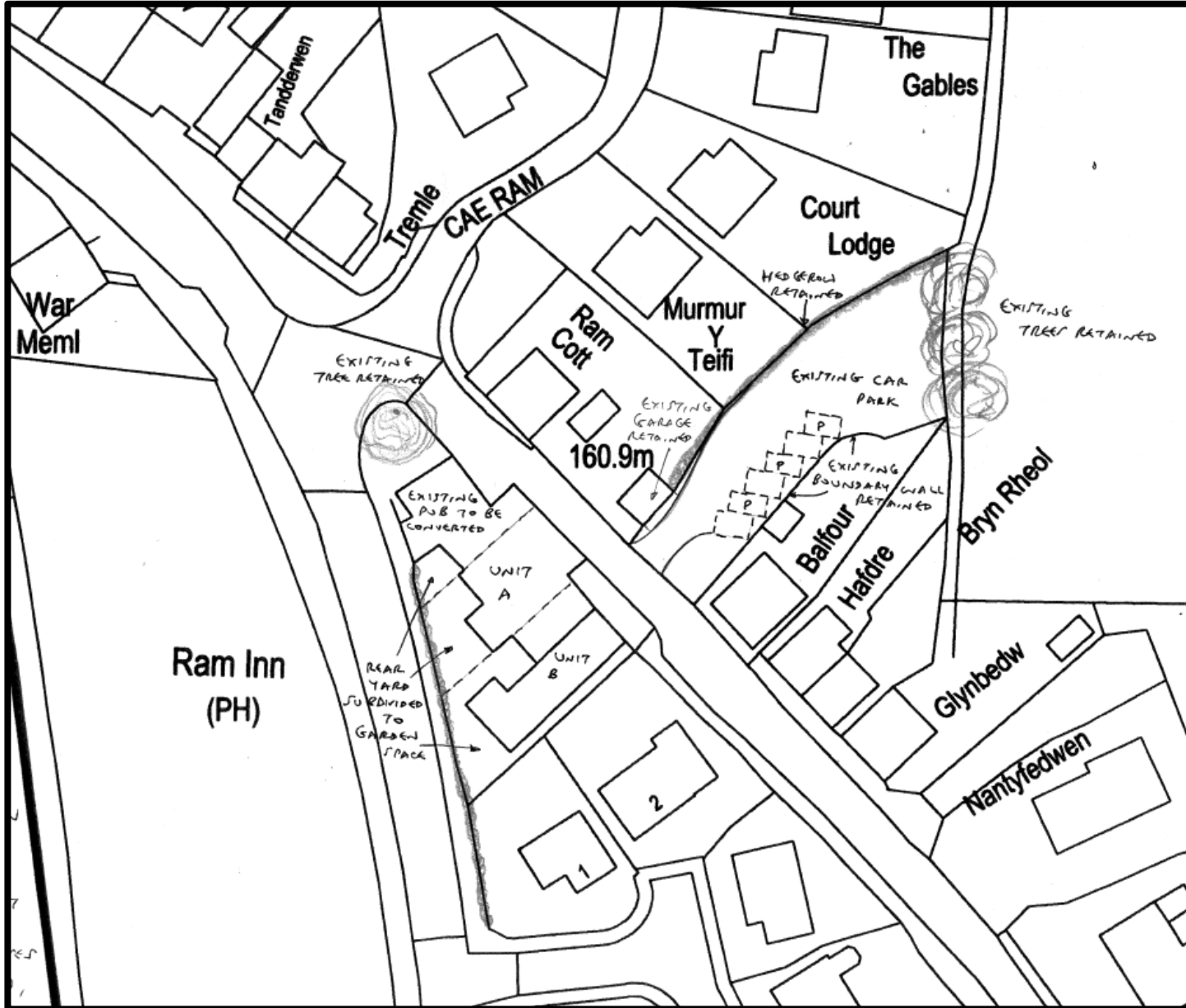
W/38688

APPLICATION LOCATION PLAN



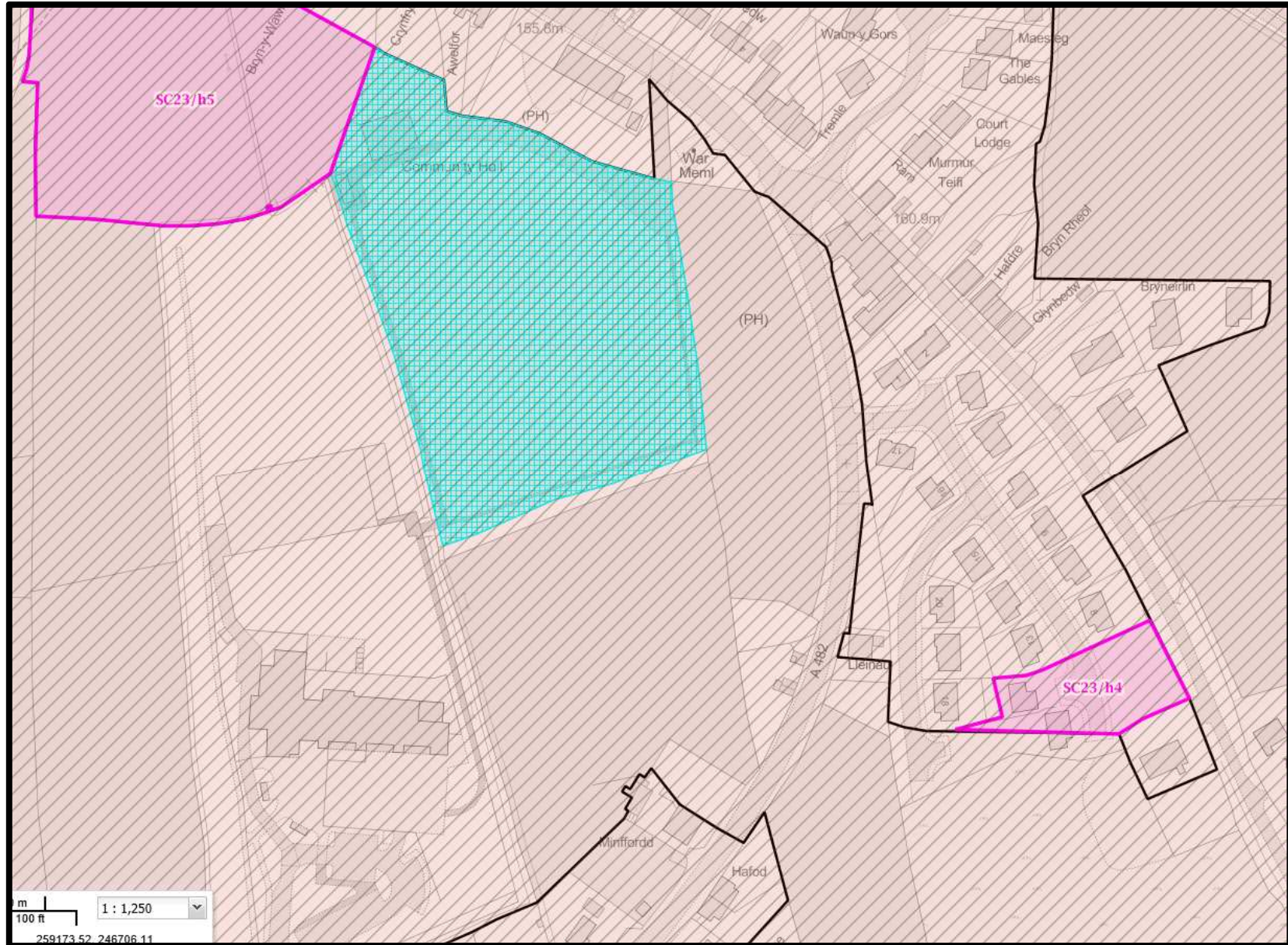
W/38688

APPLICATION SITE PLAN



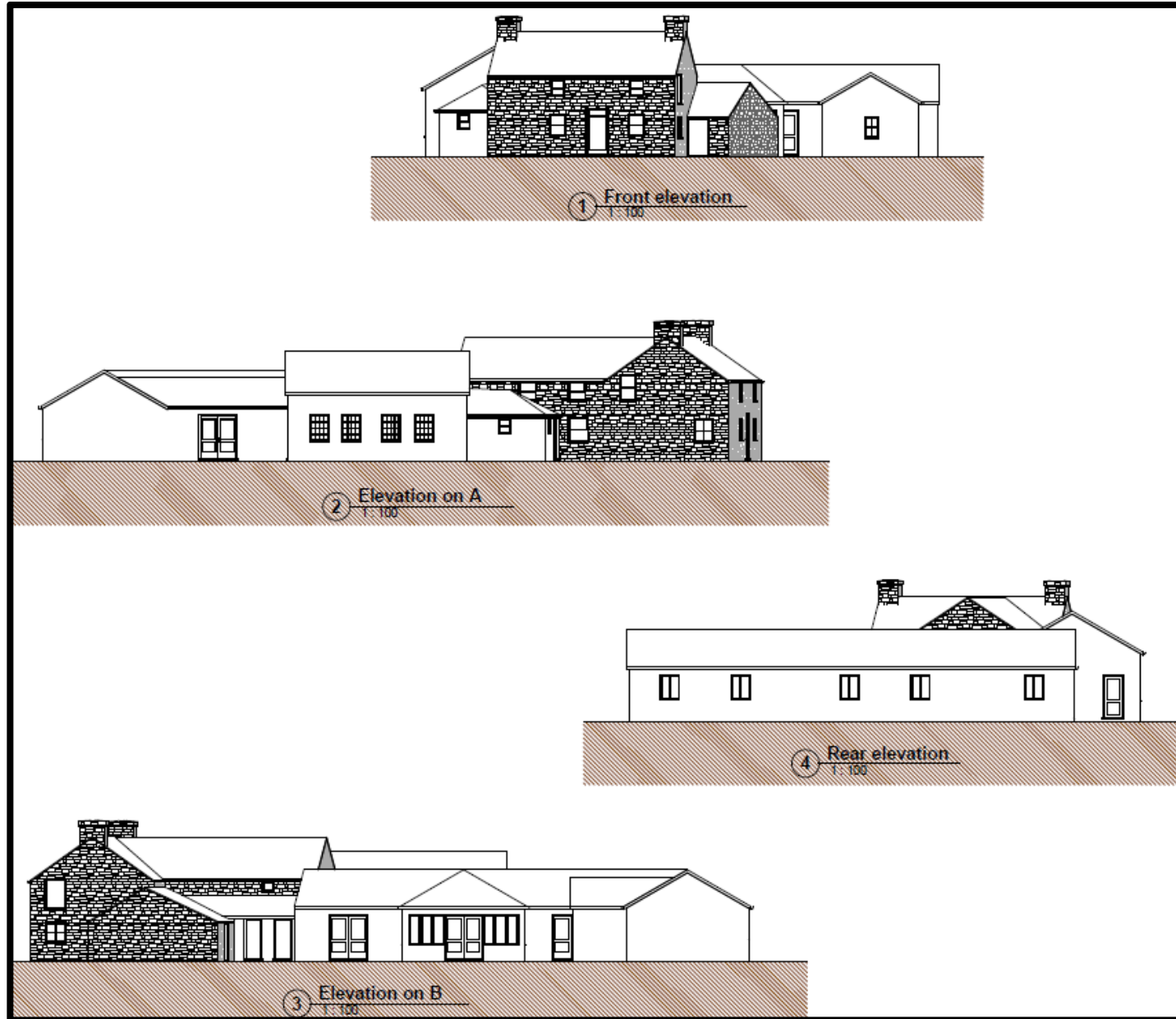
W/38688

CWMANN DEVELOPMENT LIMITS



W/38688

EXISTING ELEVATION PLANS



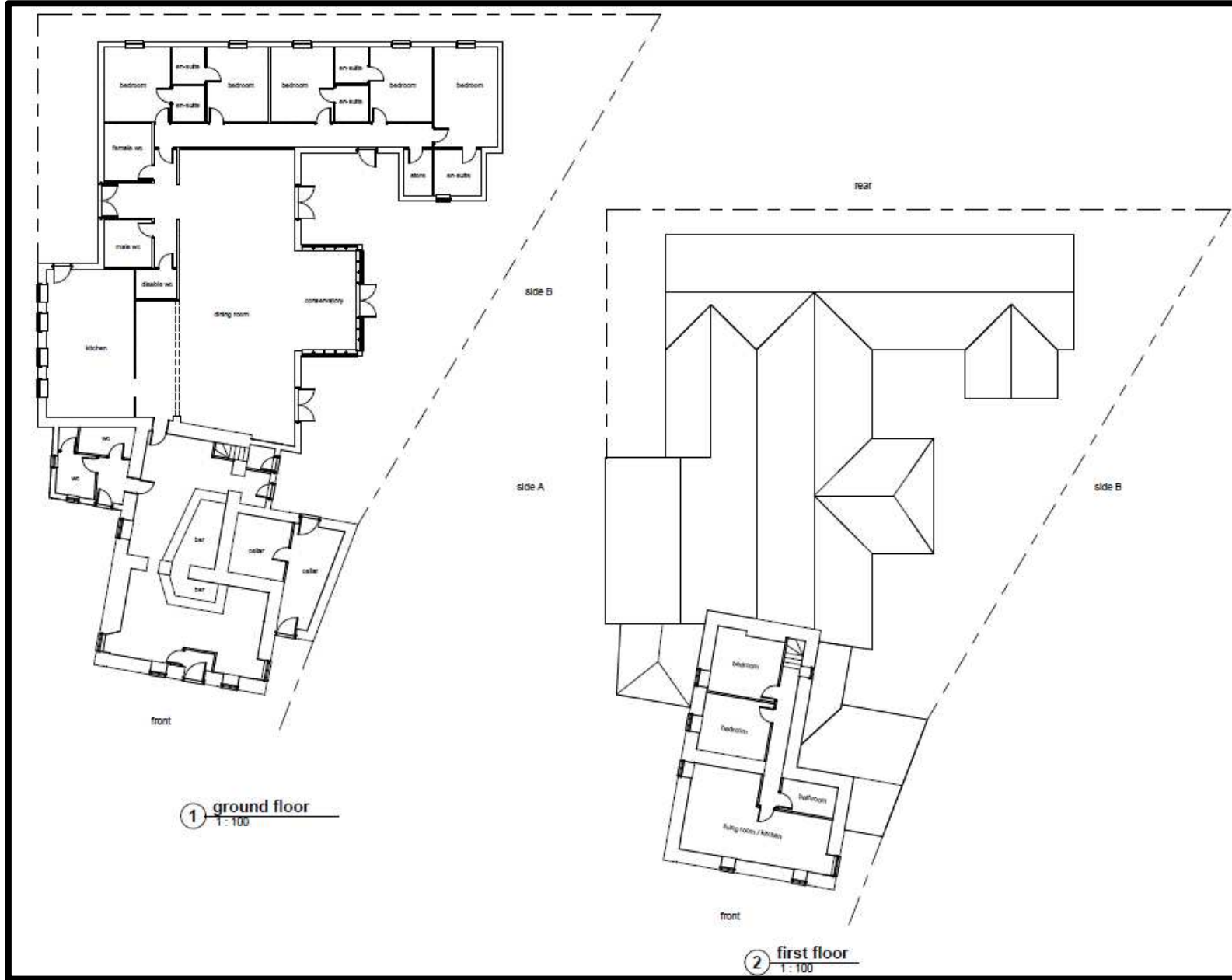
W/38688

PROPOSED ELEVATION PLANS



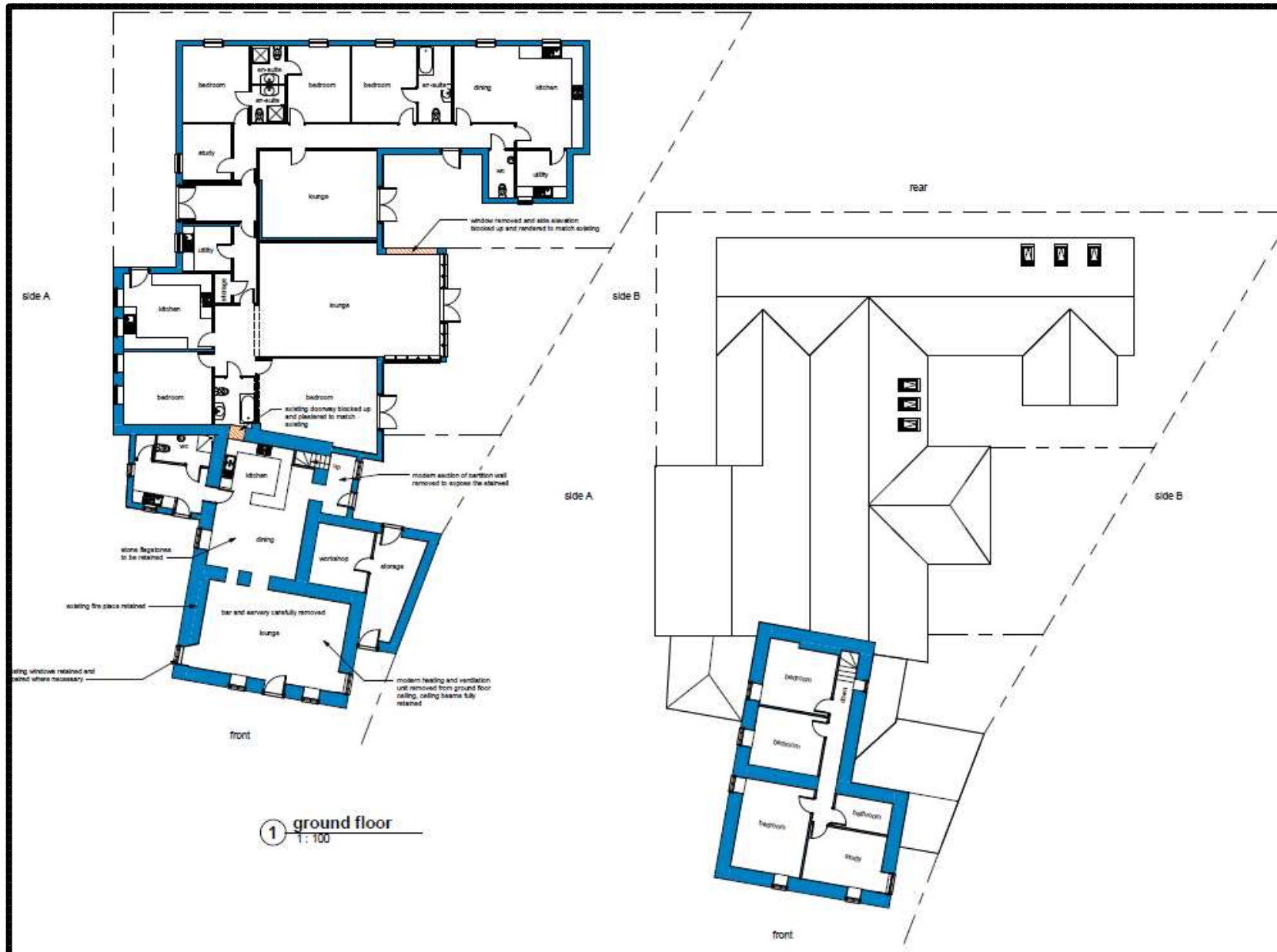
W/38688

EXISTING LAYOUT PLANS



W/38688

PROPOSED LAYOUT PLANS



Tudalen 192

W/38688

SITE PHOTO



W/38688

SITE PHOTO



Tudalen 193

Tudalen 194

W/38688



W/38688

SITE PHOTO



Tudalen 195

Tudalen 196

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SITE PHOTO



W/38688



Tudalen 197

Tudalen 198

W/38688

SITE PHOTO



W/38688

SITE PHOTO



Tudalen 199

Tudalen 200

W/38688

SITE PHOTO



W/38688

SITE PHOTO



Mae'r dudalen hon yn wag yn fwriadol