

Annwyl Gyngorydd,

## PWYLLGOR CYNLLUNIO - DYDD IAU, 4YDD MAWRTH, 2021

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

Rhif ar yr Agenda	Eitem
3.	<b><u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 3 - 68)</u></b>
4.	<b><u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 69 - 84)</u></b>
5.	<b><u>RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 85 - 100)</u></b>

Yn gywir,

*Wendy Walters*

Prif Weithredwr

Amg.

### Wendy Walters

Prif Weithredwr, Neuadd y Sir,  
Caerfyrddin, Sir Gaerfyrddin SA31 1JP  
Chief Executive, County Hall,  
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWYR | INVESTORS  
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English

Mae'r dudalen hon yn wag yn fwriadol

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

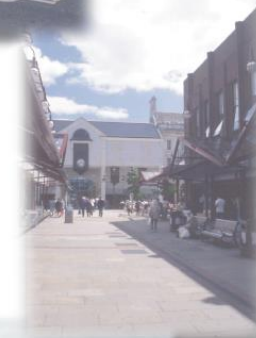
**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 04 MAWRTH 2021  
ON 04 MARCH 2021**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**

*Ardal Del/  
Area South*



**Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.**

**In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.**

## ADDENDUM - AREA SOUTH

<b>Application No</b>	<b>S/40505</b>
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<b>Application Type</b>	Full Planning Permission
<b>Proposal &amp; Location</b>	RETENTION OF CHANGE OF USE OF DWELLING HOUSE TO A RESIDENTIAL CARE FACILITY AT 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG

### Summary of Consultation Responses

**Local Member** – Cllr Susan Phillips advises that her fellow ward member, Cllr Penny Edwards, had been dealing with this application and had agreed to address the committee on behalf of local residents. However, as Cllr Edwards is currently unable to attend the committee meeting due to ill health, Cllr Phillips requests that the application is deferred as she is also unable to attend the meeting to speak on behalf of the local residents.

**Adjoining Lliedi Ward Member** – Cllr Rob James requests that the application be deferred from planning committee as he considers that members should view the site in person, at a time when site visits can be arranged. Considers that the applicant would not be delayed, given that the application is retrospective.

### Summary of Public Representations

9No additional public representations have been submitted to the authority following the publication of the agenda item, including 2No requests to speak at the planning committee. The matters raised in these additional representations are summarised as follows:

#### Parking and the On-street Parking Survey Assessment

- The assessment does not mention the 2No pool cars based at the property.
- Concern of the bias of the parking survey, commissioned by the applicant, as the parking on the survey dates could be influenced to reflect favourably on the scheme.
- Vehicles are being moved further away on occasions and speculate that this is to alter the results of a parking survey, which may still be being undertaken.
- The survey indicates that there were parking spaces available on several occasions, but this is not usually the case and parking continues to be a problem. (Photographs are provided to show a lack of availability, and instances of illegal parking).
- Cars often park on double yellow lines and up to the junction with Elgin Road.
- There are frequent near misses, with the parking of vehicles on double yellow lines reducing visibility at the Elgin Road junction of vehicles travelling from the west, causing a highway safety issue.
- Provide details of the vehicles regularly parked on the A484.
- There are several staff and visitors associated with the property, often amounting to as many as 12 vehicles, leaving very few spaces for other residents to use and causing difficulties using any available parking spaces.

### Separate Office Use

- A separate office is being run from the property, which causes parking problems in this residential area and generates even further parking demand.
- A director of the company works from the office.

### Request to Defer

- Request that the consideration of this application be deferred given that the local member is suffering from ill health and is unable to represent the residents at the meeting.

## **Response**

The matters raised in the additional public representations regarding the parking concerns, the on-street parking assessment and the office use echo those already addressed in the main agenda report for this application. As such, no additional response is considered necessary as part of the addendum.

The Highways Planning Liaison Officer has confirmed that there have been no complaints received by the Road Safety/Traffic Management section of safety issues or illegal/indiscriminate parking at this location and confirms that illegal parking is an enforcement matter.

With regards the request to defer the consideration of the application received from members and third parties, these requests are noted and are presented to members for consideration.

Y Pwyllgor  
Cynllunio

Planning  
Committee

04.03.2021

RHANBARTH  
Y DE

AREA  
SOUTH

Tudalen 7



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Y Pwyllgor  
Cynllunio

Planning  
Committee

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

**APPLICATIONS  
RECOMMENDED  
FOR APPROVAL**

Tudalen 8



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S/40505

Tudalen 9



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# S/40505



Tudalen 10

# S/40505



Tudalen 11

# S/40505



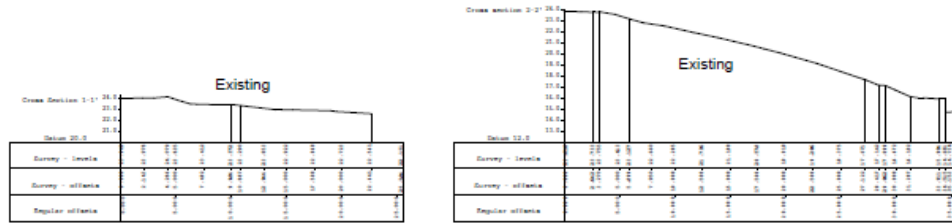
Tudalen 12

# S/40505

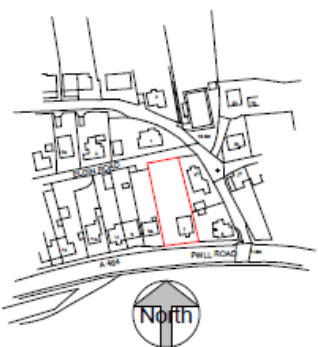


Tudalen 13

# S/40505



4 Ground sections  
1:200



3 Block Plan  
1:200

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

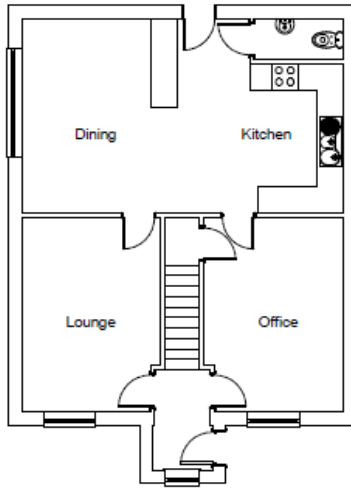
PROJECT  
7 Pwll Road

Proposed Change of Use from Dwelling House to Residential Care Facility at 7 Pwll Road Llanelli

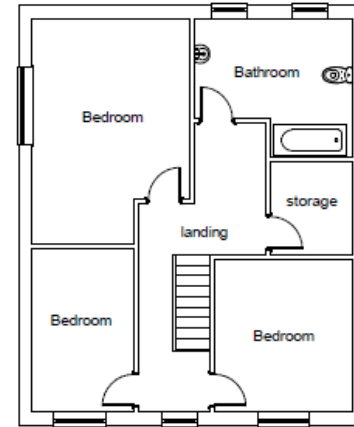
DRAWN BY	CHECKED BY	DATE
Author	Checker	11/11/2020
SCALE (if A1)	PROJECT NUMBER	Project Number
As Indicated		
DRAWING NUMBER	REV	
A103		

Tudalen 14

# S/40505



**1** **Ground floor**  
1 : 100



**2** **First floor**  
1 : 100

Tudalen 15



No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE Planning

PROJECT	7 Pwll Road, Pwll, Llanelli
Floor plans	

CLIENT		Scale (@ A3)	
Date	01/04/2020	1 : 100	
Author		DRAWING NUMBER	REV
Checked by		RB001	

# S/40505



Tudalen 16



# S/40505



Tudalen 17

# S/40505



Tudalen 18

# S/40505



Tudalen 19

# S/40505



Tudalen 20

# S/40505



Tudalen 21

# S/40505



Tudalen 22

# S/40505



Tudalen 23

# S/40505



Tudalen 24



# S/40505



Tudalen 25

Y Pwyllgor  
Cynllunio

Planning  
Committee

PL/01002

Tudalen 26



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# PL/01002



Tudalen 27

# PL/01002



Tudalen 28

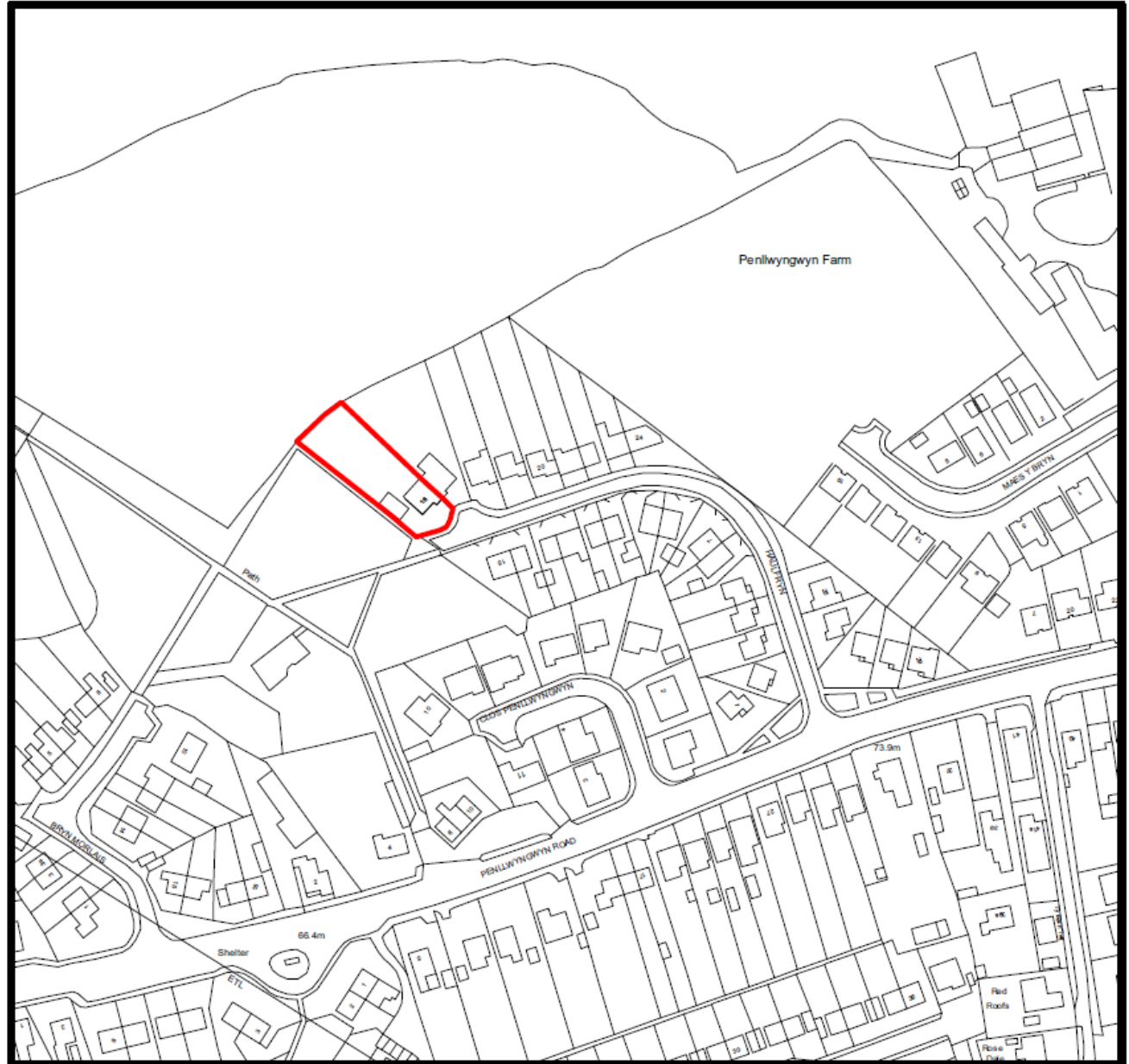
# PL/01002



Tudalen 29

# PL/01002

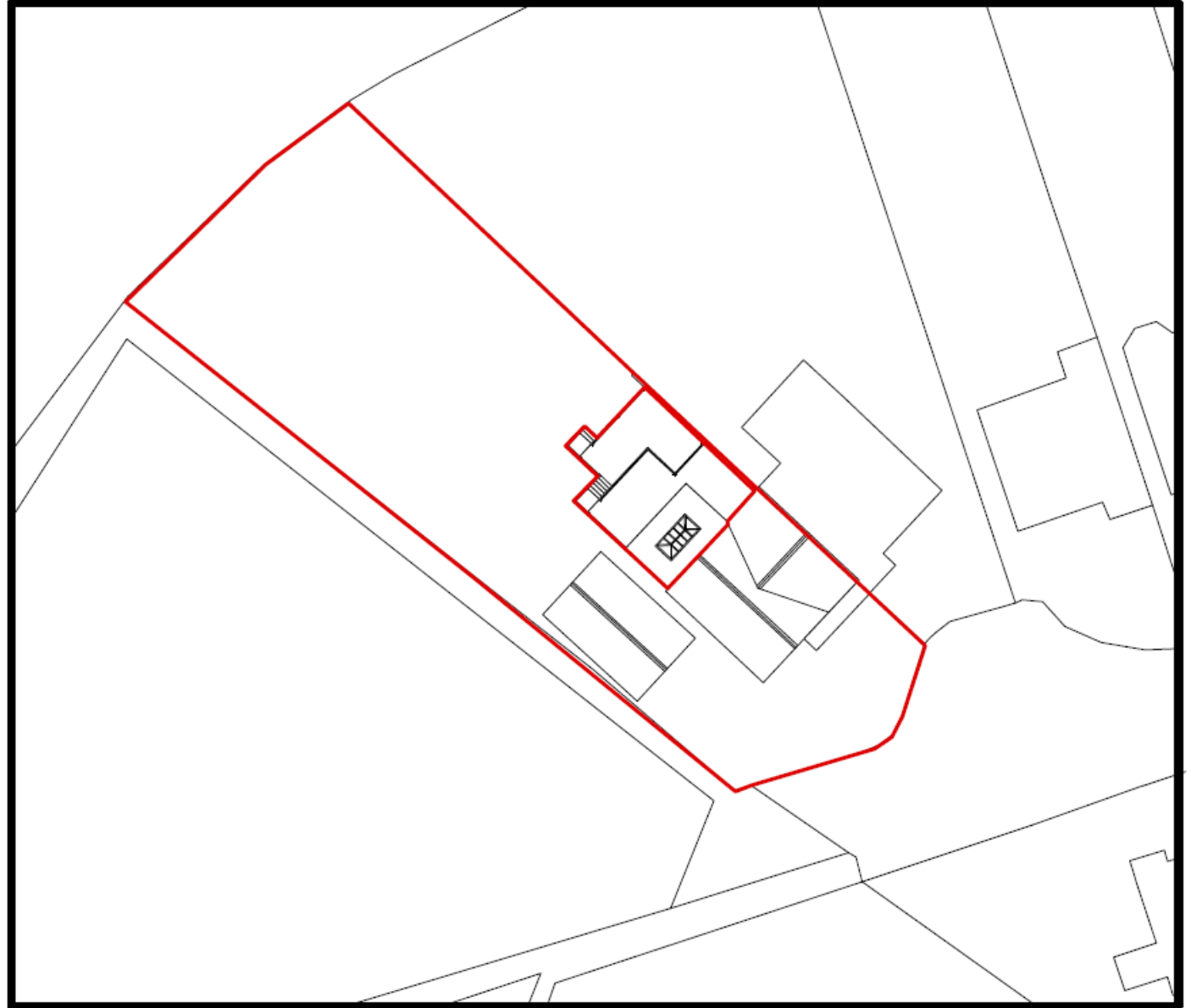
Tudalen 30



Location Plan

Scale 1:2500

# PL/01002

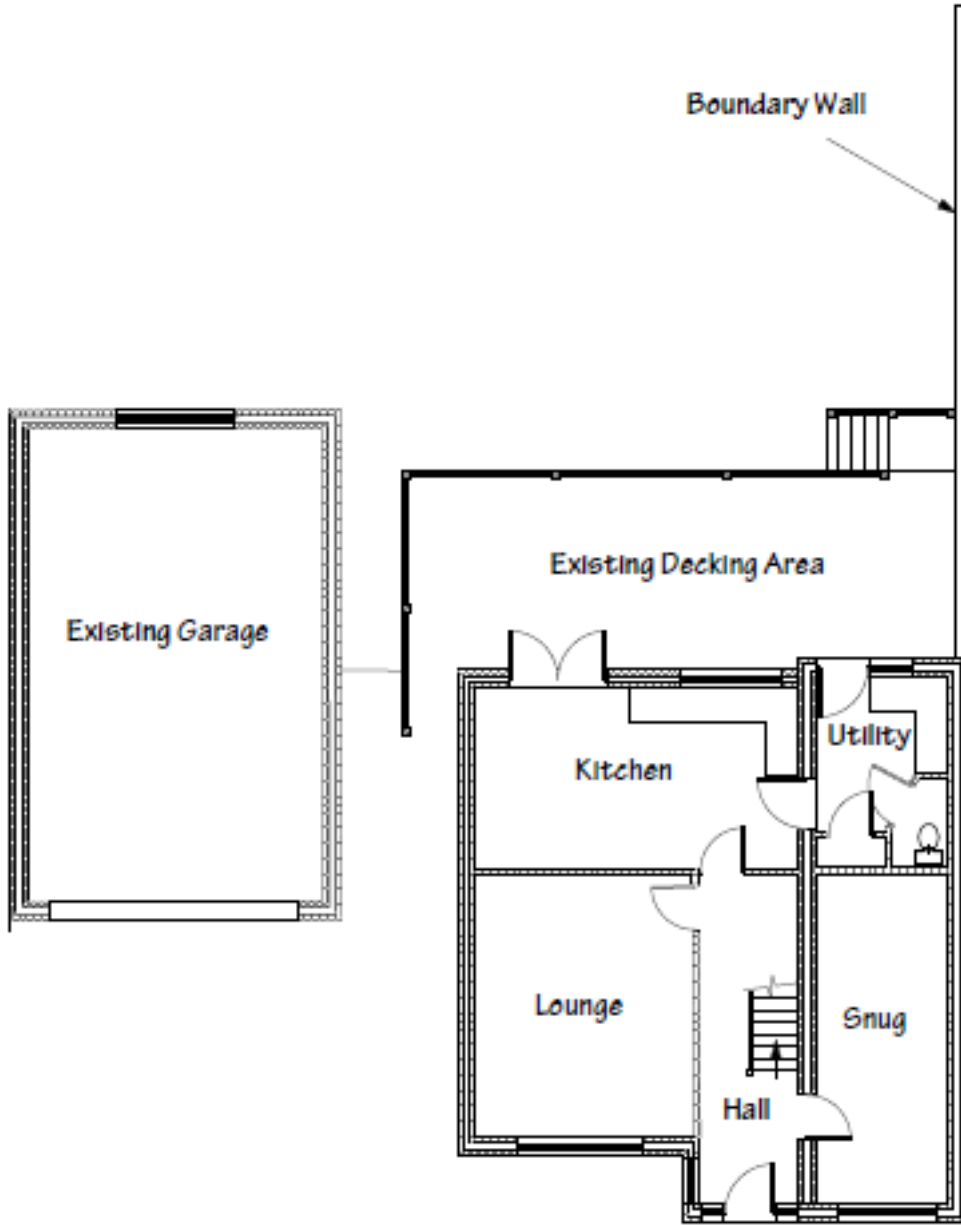


Tudalen 31

Block Plan

Scale 1:500

# PL/01002



Existing Plan Layout  
Scale 1:100

Tudalen 32



# PL/01002

Scale 1:100



Existing/Proposed Front Elevation

Tudalen 33

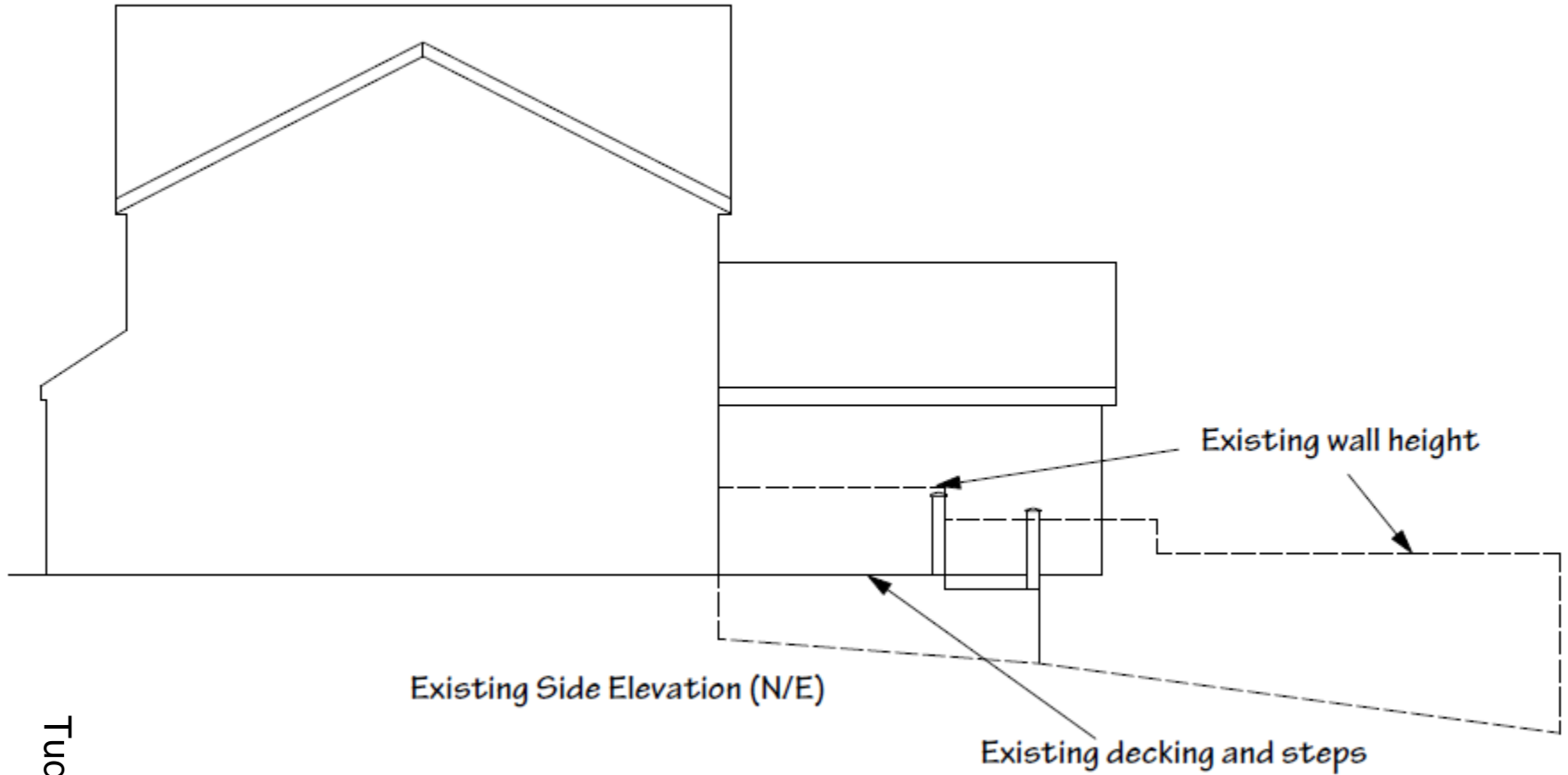
# PL/01002



Existing Rear Elevation

Tudalen 34

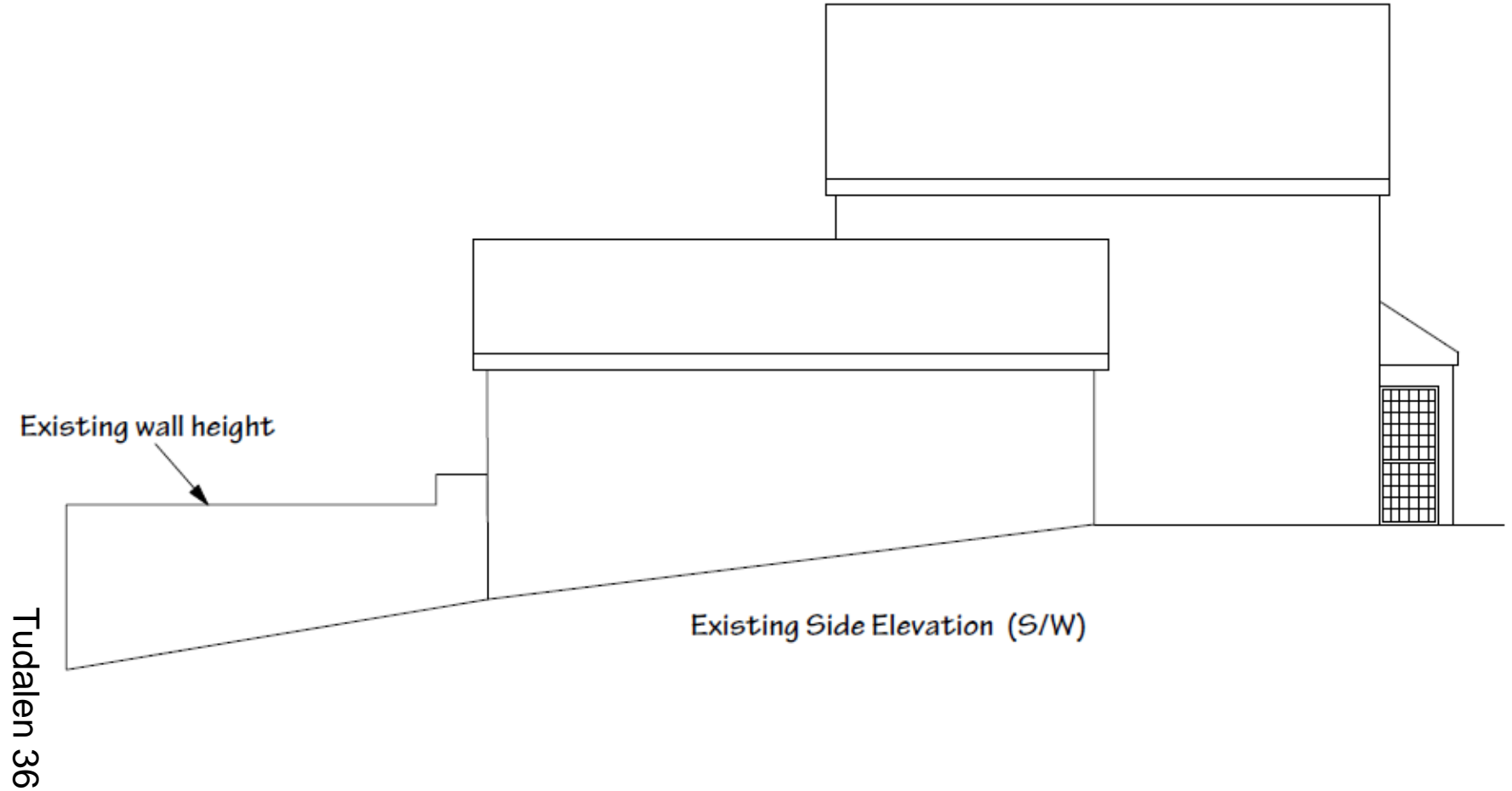
# PL/01002



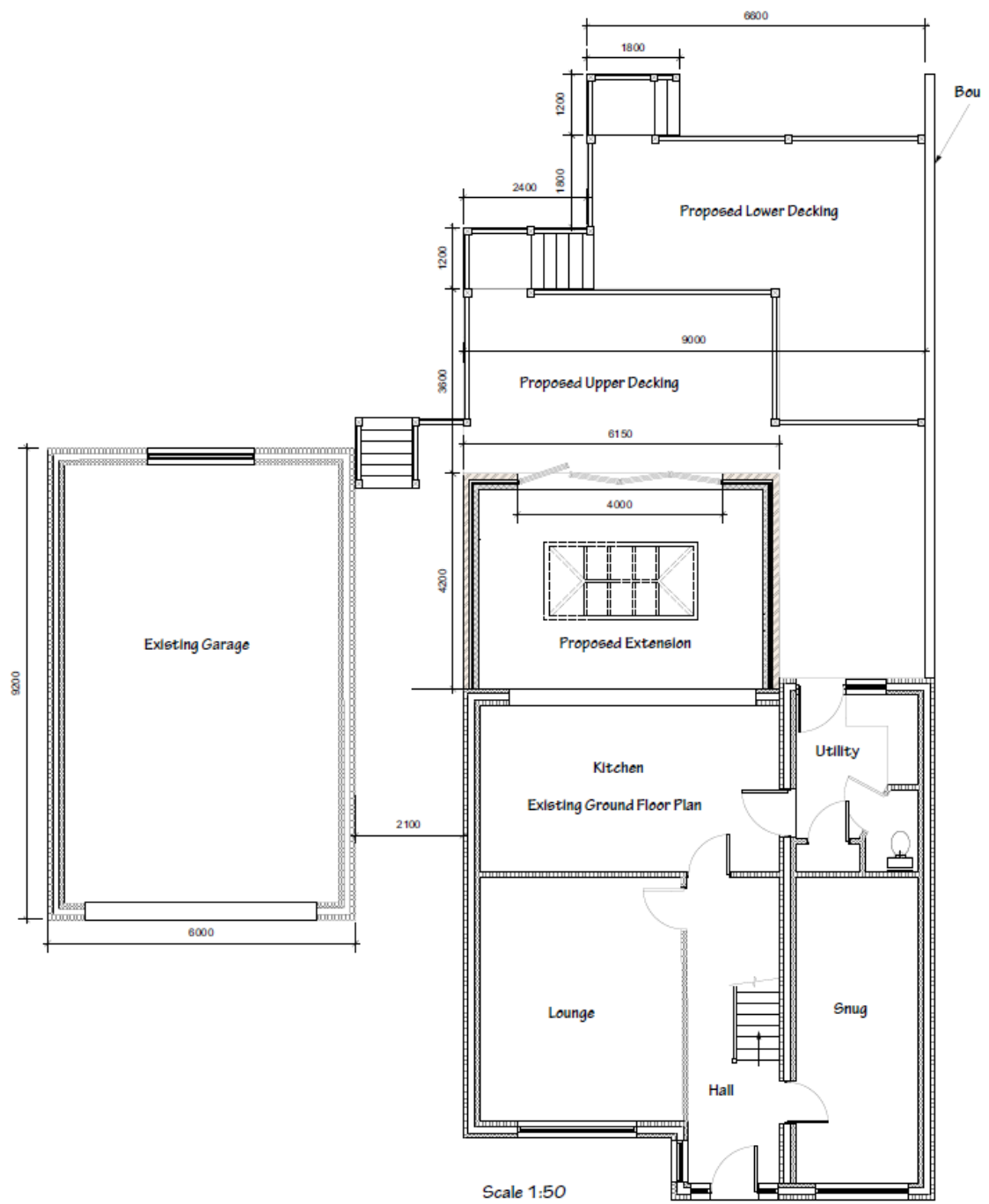
Tudalen 35

Scale 1:100

# PL/01002



# PL/01002



Tudalen 37

Scale 1:50

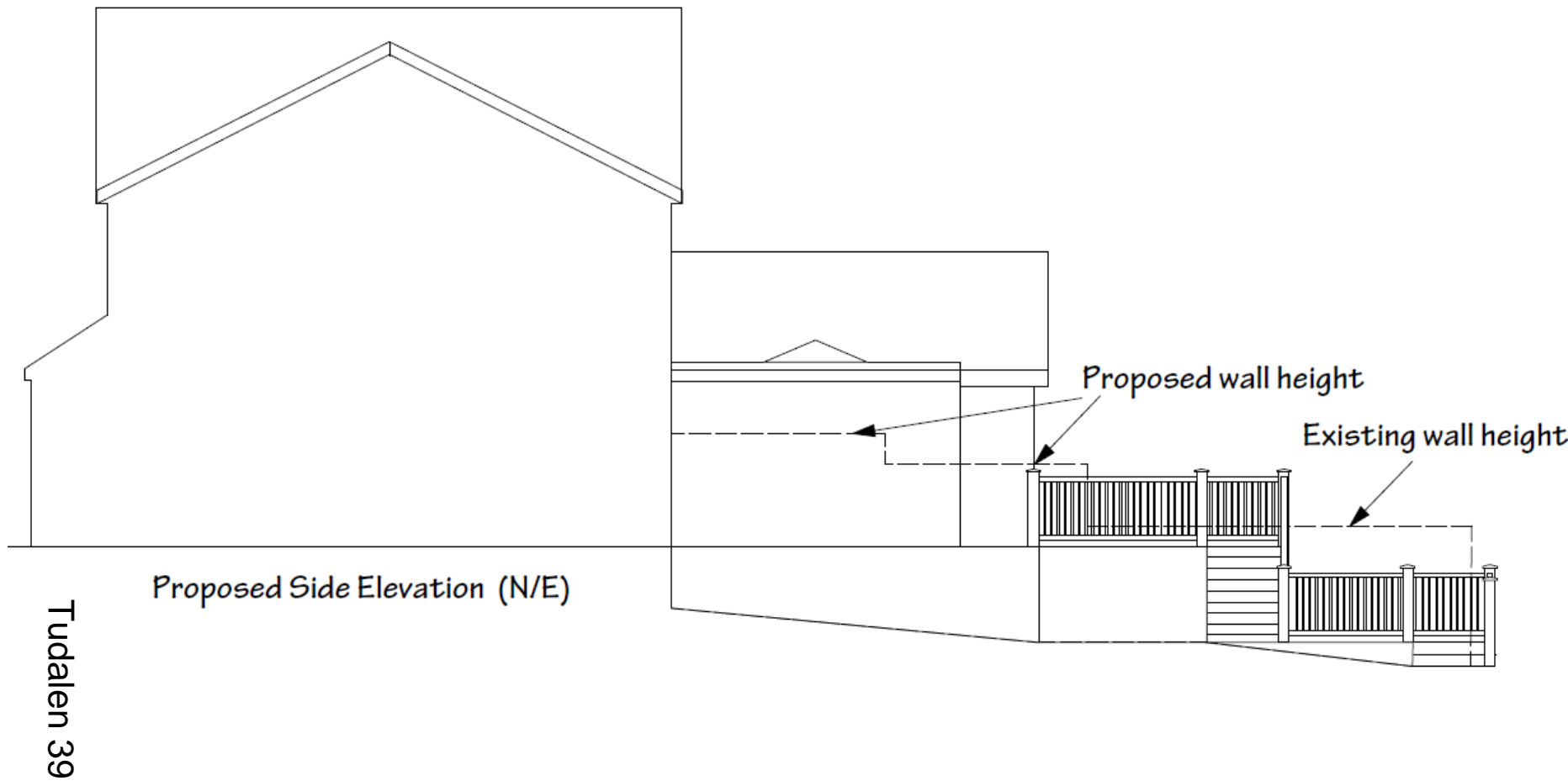
# PL/01002



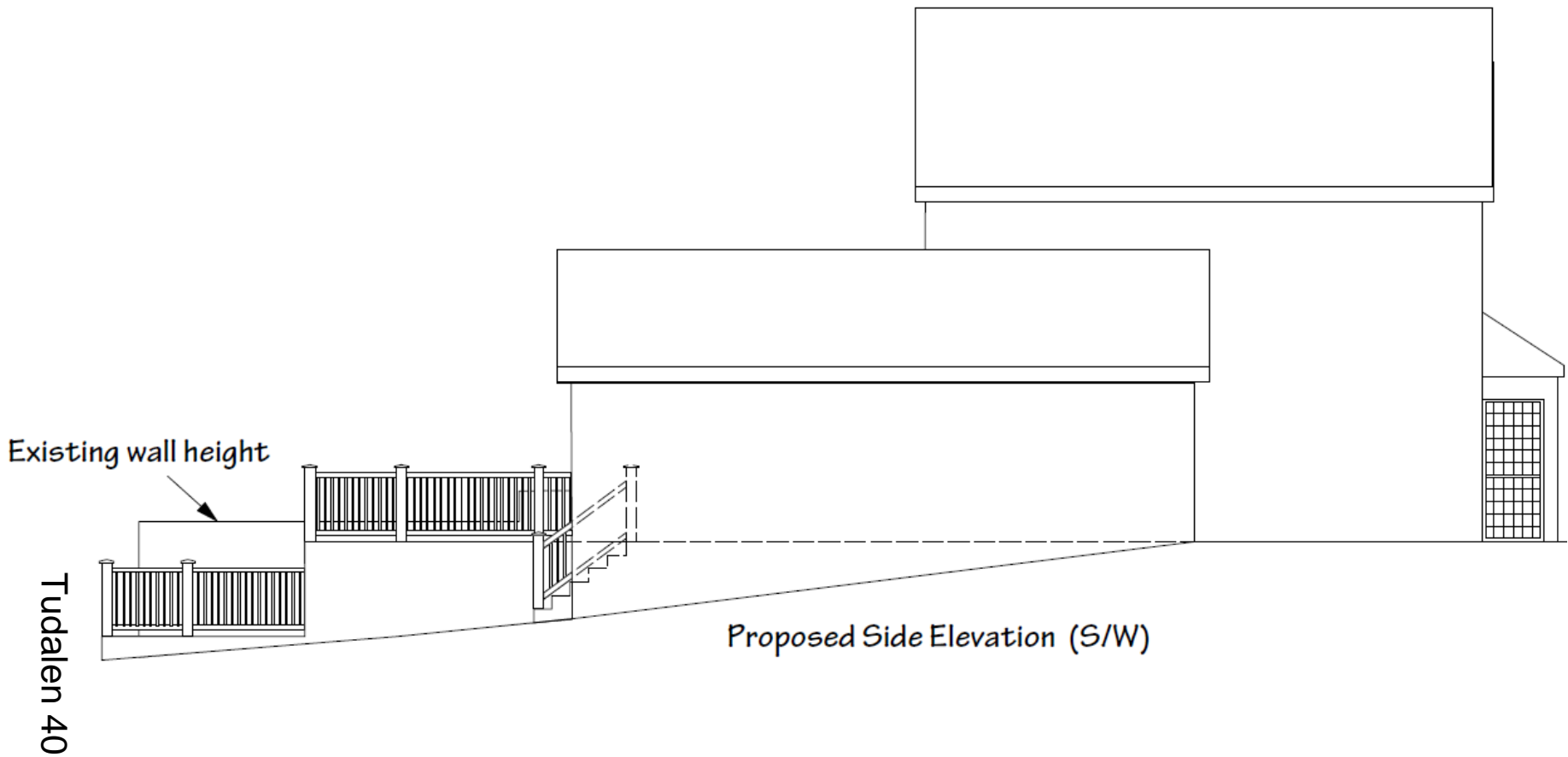
Tudalen 38

Proposed Rear Elevation

# PL/01002



# PL/01002





PL/01002

Tudalen 41



PL/01002



Tudalen 42

PL/01002



Tudalen 43

PL/01002



Tudalen 44

PL/01002



Tudalen 45

PL/01002

Tudalen 46



**PL/01002**



Tudalen 47

PL/01002



Tudalen 48



PL/01002



Tudalen 49

PL/01002



Tudalen 50

PL/01002

Tudalen 51



PL/01002



Tudalen 52

Y Pwyllgor  
Cynllunio

Planning  
Committee

PL/01056

Tudalen 53



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# PL/01056

http://geodiscoverer/

Geodiscoverer

Search...

Logged in as Robert J Davies

Layers

- SNN\_Apps\_polygon
- SNN\_Apps\_point
- SNN\_Apps\_line
- BC\_Pre\_Apps\_polygon
- BC\_Pre\_Apps\_point
- BC\_Pre\_Apps\_line
- BC\_CPN\_polygon
- BC\_CPN\_point

Maps & Aerial Photos

- Aerial Photos 2018 (north-east of county)
- Aerial Photos 2017 (missing north-east)
- Aerial Photos 2013-2014
- Aerial Photos 2009-2010
- Aerial Photos 2006
- Aerial Photos 1999-2001
- OS PSMA Composite Mapping
- OS PSMA Composite Mapping b/w
- Mastermap topo layer
- Mastermap topo layer b/w
- OS MiniScale
- 1:250,000 OS mapping
- 1:50,000 OS mapping
- 1:25,000 OS mapping

20 m | 100 ft | 1 : 1,250 | 244472.89, 200855.47

Tudalen 54

# PL/01056

The screenshot shows a web browser window displaying a GIS application. The browser's address bar shows the URL <http://geodiscoverer/>. The browser's title bar indicates the user is logged in as Robert J Davies. The application interface includes a top navigation bar with a search field and various utility icons. On the left side, there is a 'Layers' panel with a 'Hide Base Layer' checkbox and a list of layers: SNN\_Apps\_polygon, SNN\_Apps\_point, SNN\_Apps\_line, BC\_Pre\_Apps\_polygon, BC\_Pre\_Apps\_point, BC\_Pre\_Apps\_line, BC\_CPN\_polygon, and BC\_CPN\_point. Below the layers panel is a 'Maps & Aerial Photos' section with a list of map styles, including 'Aerial Photos 2018 (north-east of county)', 'Aerial Photos 2017 (missing north-east)', 'Aerial Photos 2013-2014', 'Aerial Photos 2009-2010', 'Aerial Photos 2006', 'Aerial Photos 1999-2001', 'OS PSMA Composite Mapping', 'OS PSMA Composite Mapping b/w', 'Mastermap topo layer', 'Mastermap topo layer b/w', 'OS MiniScale', '1:250,000 OS Mapping', '1:50,000 OS Mapping', and '1:25,000 OS Mapping'. The main map area displays an aerial photograph of a residential neighborhood with a red dot marker. A scale bar at the bottom left of the map indicates 20 meters or 100 feet, with a scale of 1:1,250. The map coordinates are 244526.09, 200827.52. A vertical watermark 'Tudalen 55' is visible on the left side of the map.

# PL/01056



Tudalen 56

SCALE/S 1:1250  
DRAWING **A105-005**

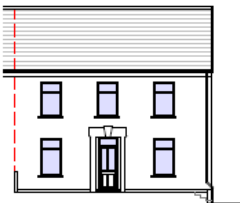
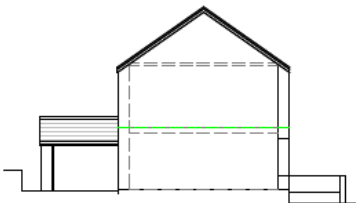
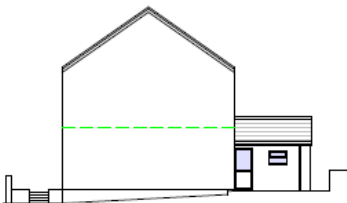
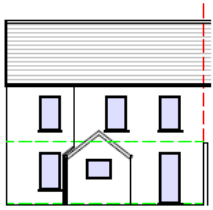
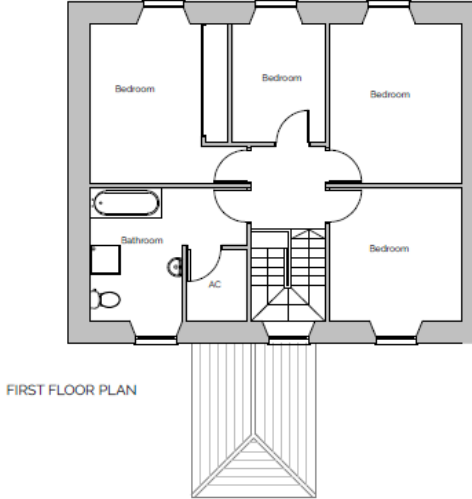
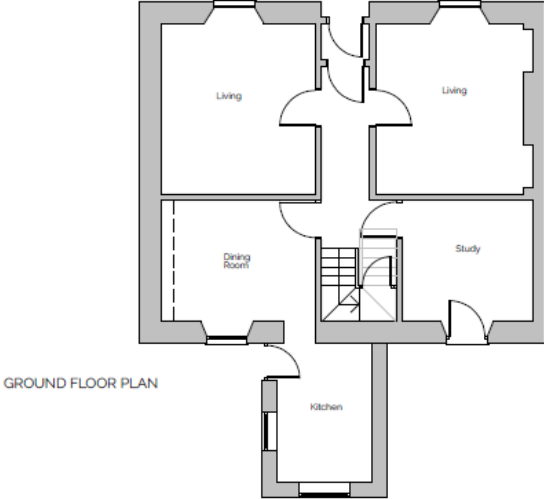
SIZE A4  
DATE Dec 20

PROJECT Proposed Extension at 16 Elkington Road  
Burry Port, SA16 0AA

TITLE Proposed Location Plan



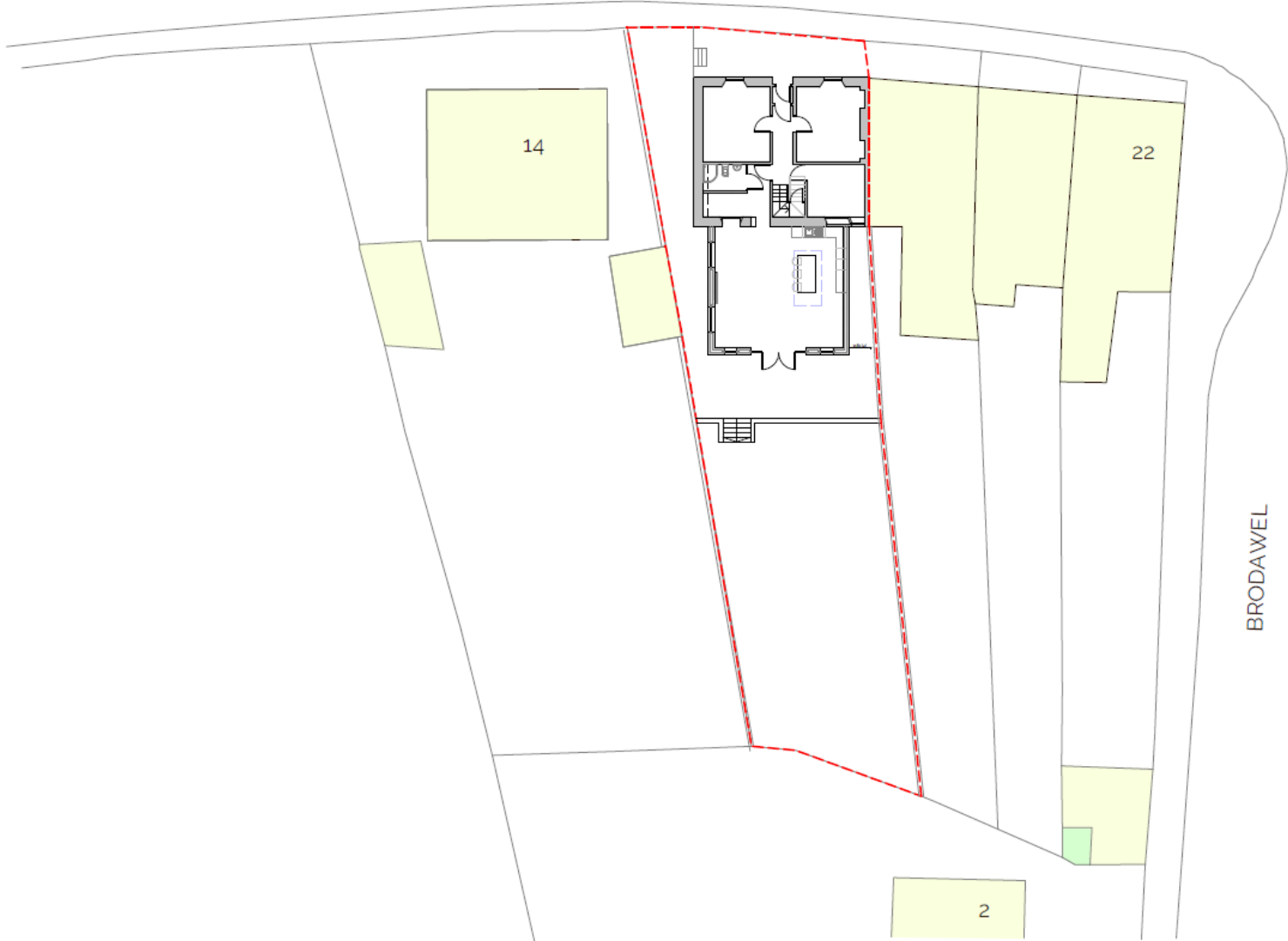
# PL/01056



Tudalen 57

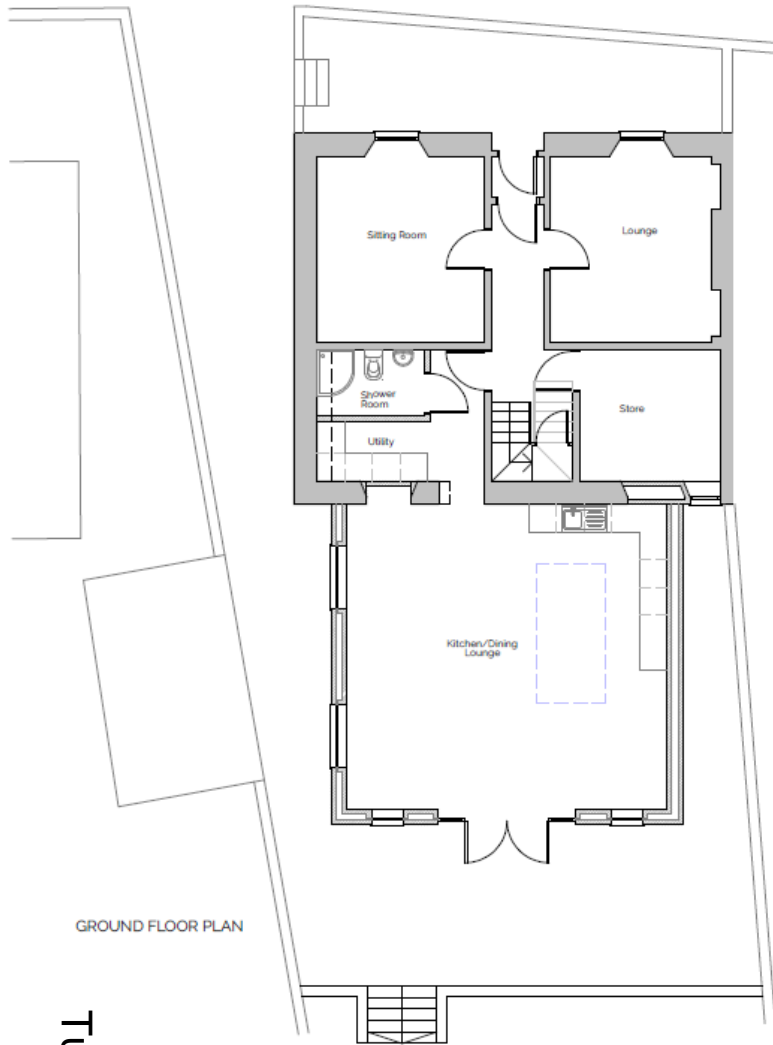
# PL/01056

ELKINGTON ROAD

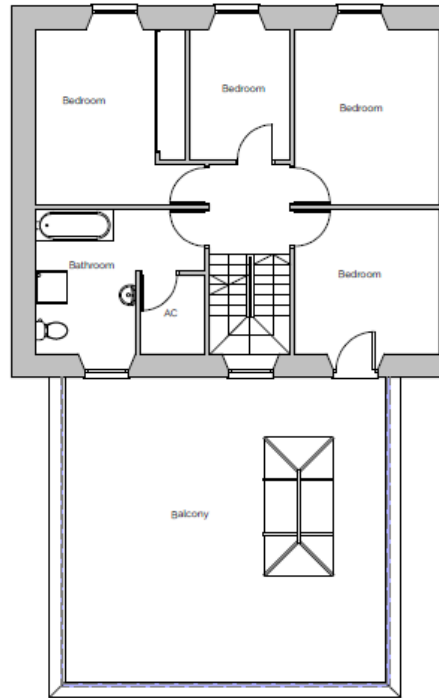


Tudalen 58

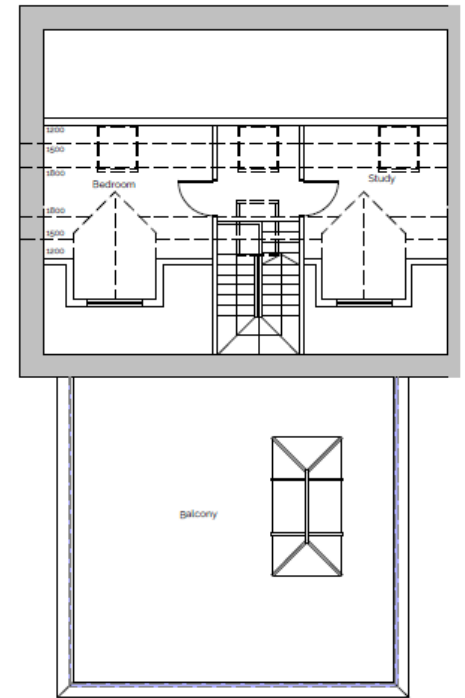
BRODAWEL



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC PLAN

A Balcony noted  
front dormer removed

25/01/21

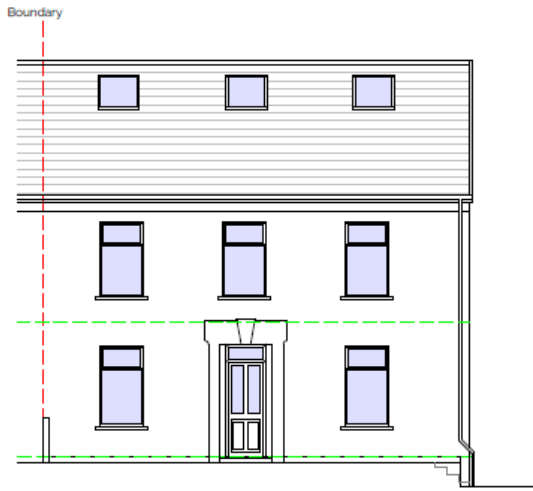
Tudalen 59

SCALE/S 1:100 SIZE A3  
DRAWING **A105-002 A** DATE Oct 20

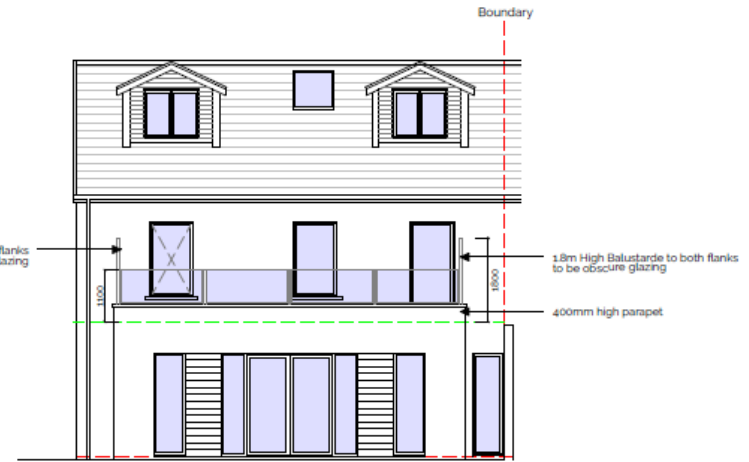
PROJECT Proposed Extension at 16 Elkington Road  
Burry Port, SA16 0AA

TITLE Proposed Floor Plans

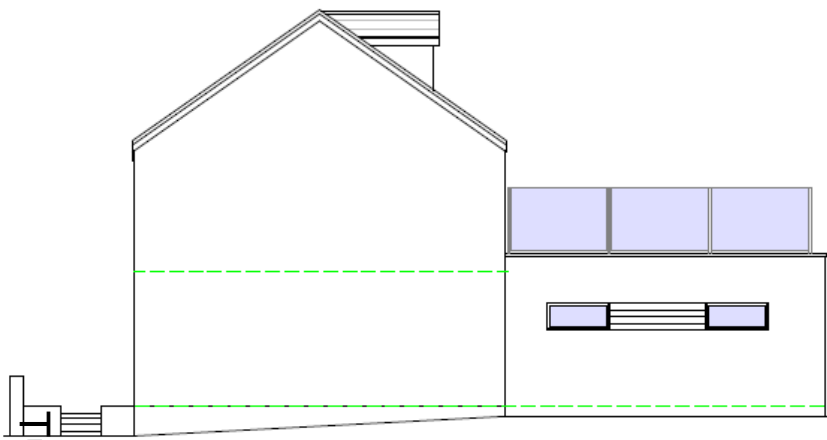
NOTES



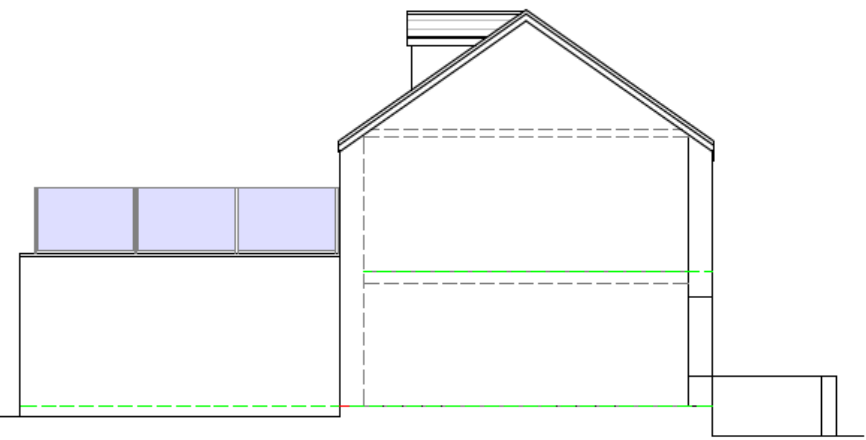
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

FINISHES:  
 Smooth White Render.  
 Windows and doors to be Ral 7016. UPVC/Aluminium.  
 Rainwater goods to be Black UPVC.  
 Composite cladding boards to Dormers to be Anthracite  
 and to to infill panels on GF Redwood.

To be Obscure Glazing

Tudalen 60

A Balcony noted  
 front dormer removed 25/01/21

# PL/01056



Tudalen 61

PL/01056



Tudalen 162

# PL/01056



Tudalen 63

PL/01056





PL/01056



Tudalen 65

PL/01056



Tudalen 66

# PL/01056



Tudalen 67

Mae'r dudalen hon yn wag yn fwiadol

Y Pwyllgor  
Cynllunio

Planning  
Committee

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

**APPLICATIONS  
RECOMMENDED  
FOR REFUSAL**

Tudalen 69



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Eitem Rhif 4

Y Pwyllgor  
Cynllunio

Planning  
Committee

W/39628

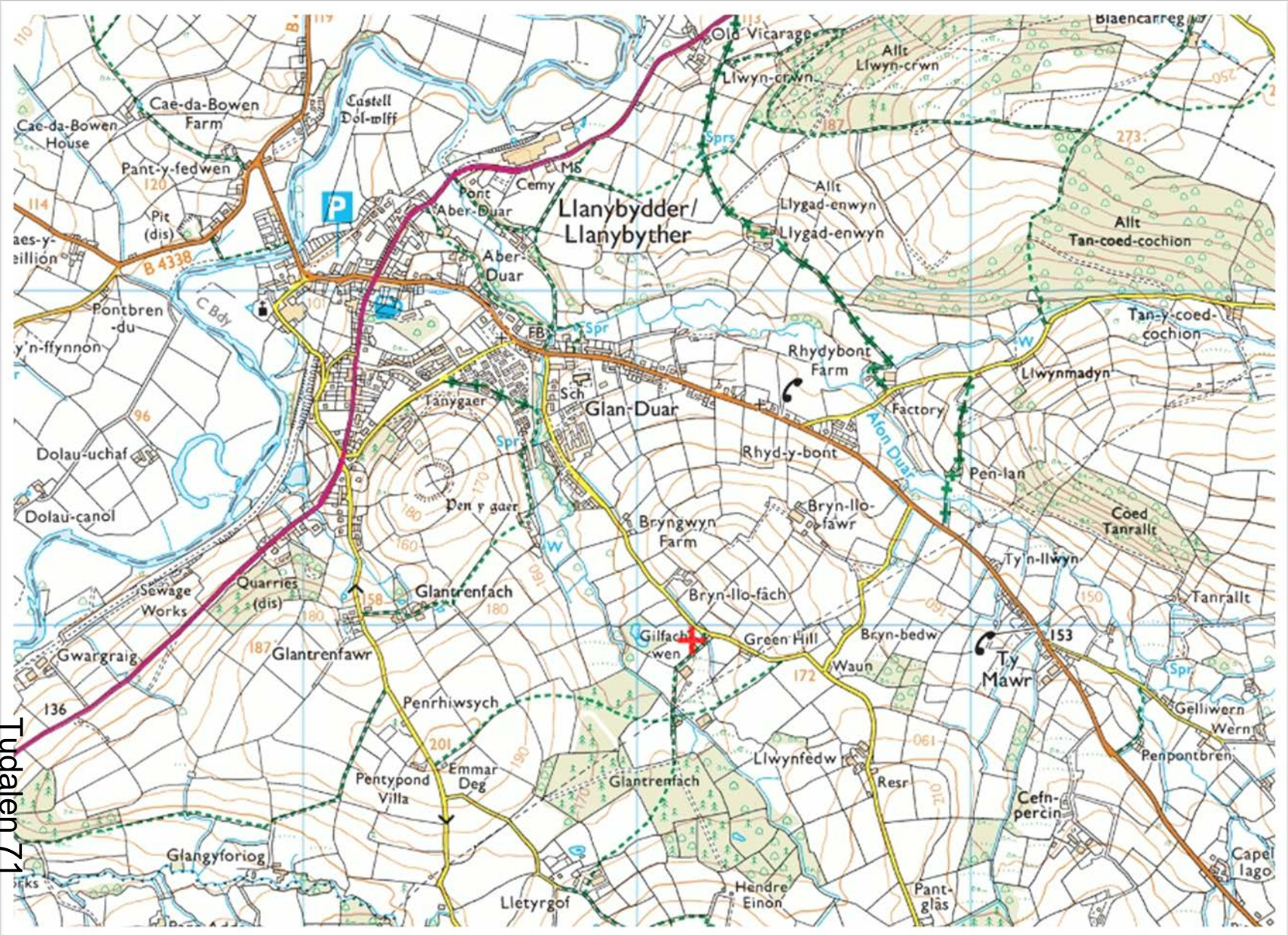
Tudalen 70



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# W/39628 Location Plan



Tudalen 71

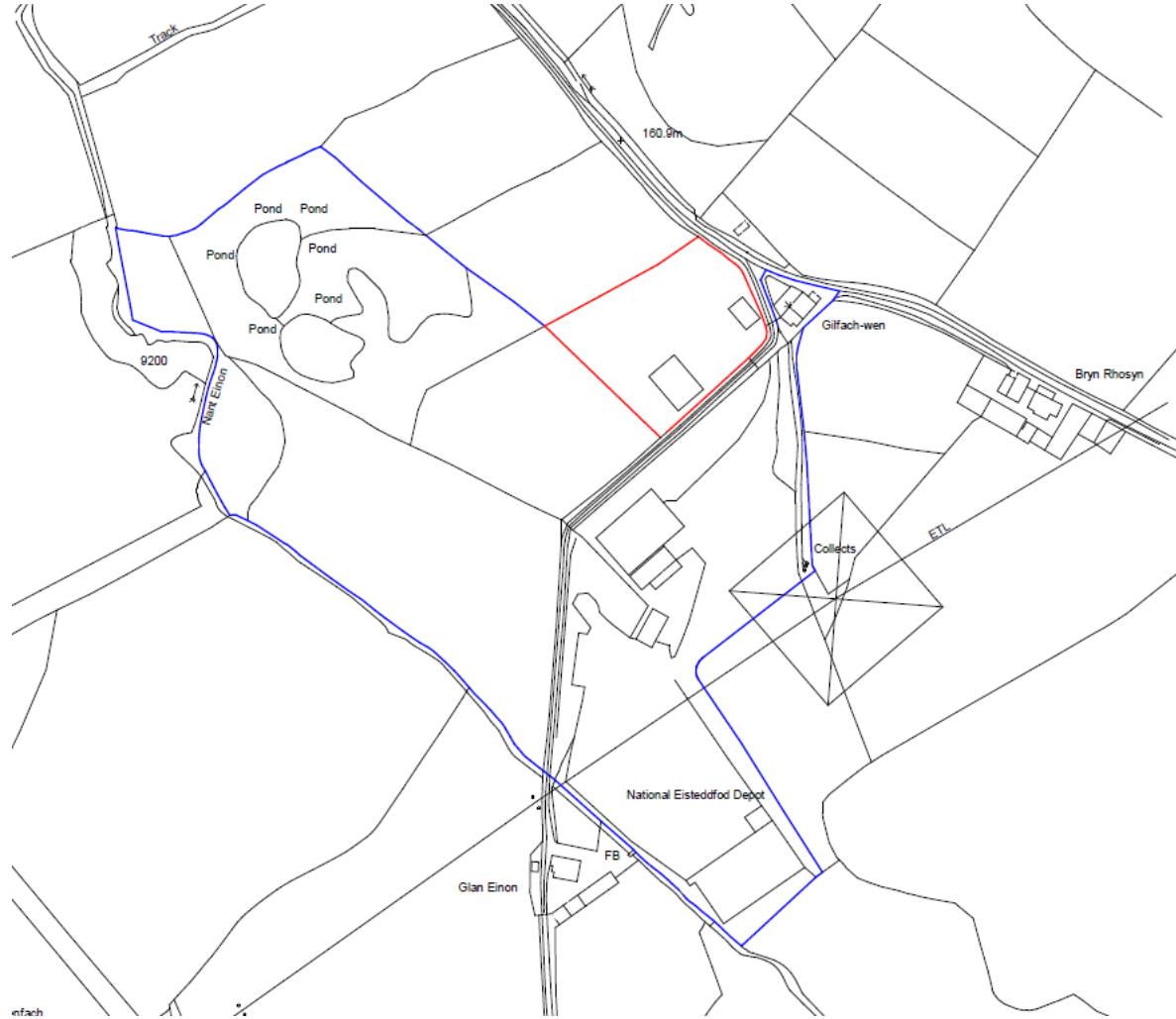
# W/39628 Aerial Photo 2017



Tudalen 72

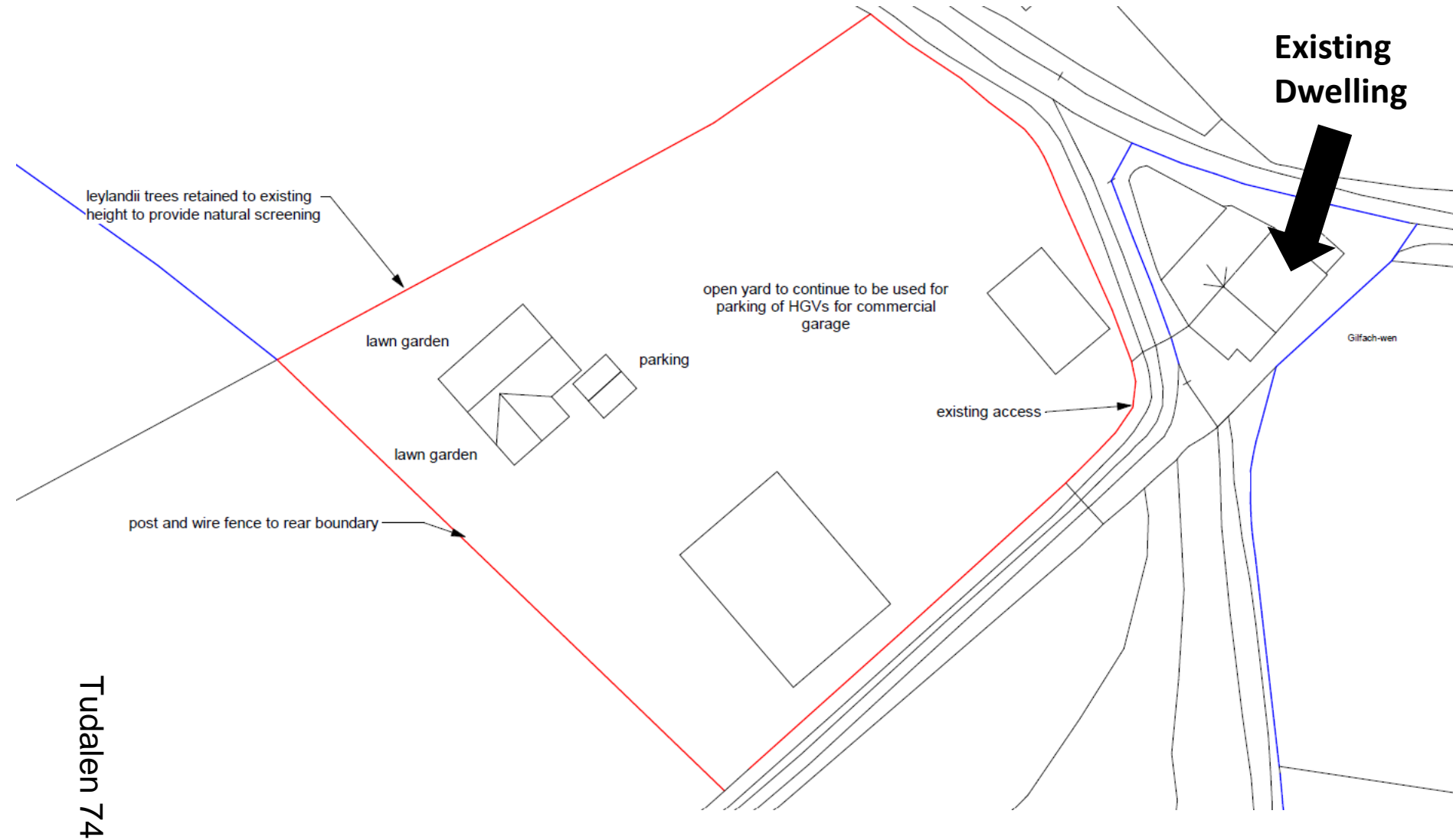


# W/39628 Application Site Plan



Tudalen 73

# W/39628 Application Block Plan



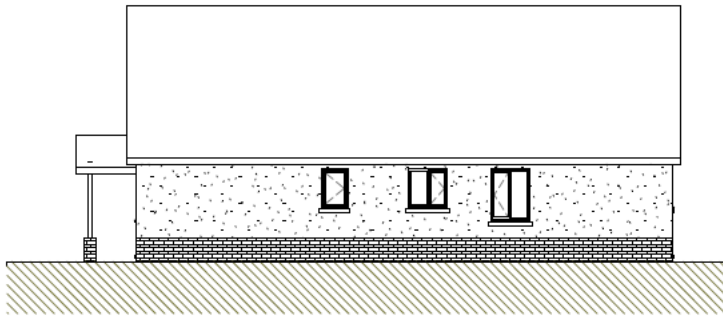
# W/39628



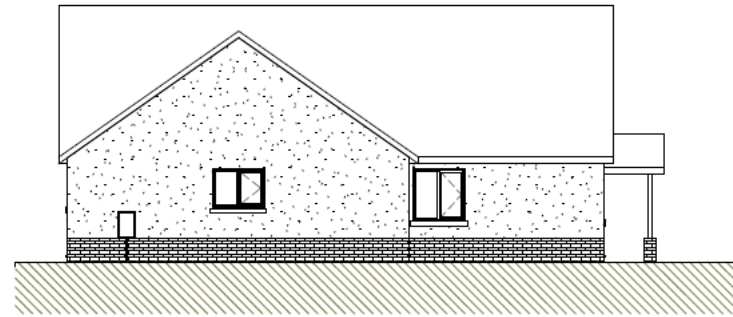
2 Front elevation  
1 : 100



3 Rear elevation  
1 : 100

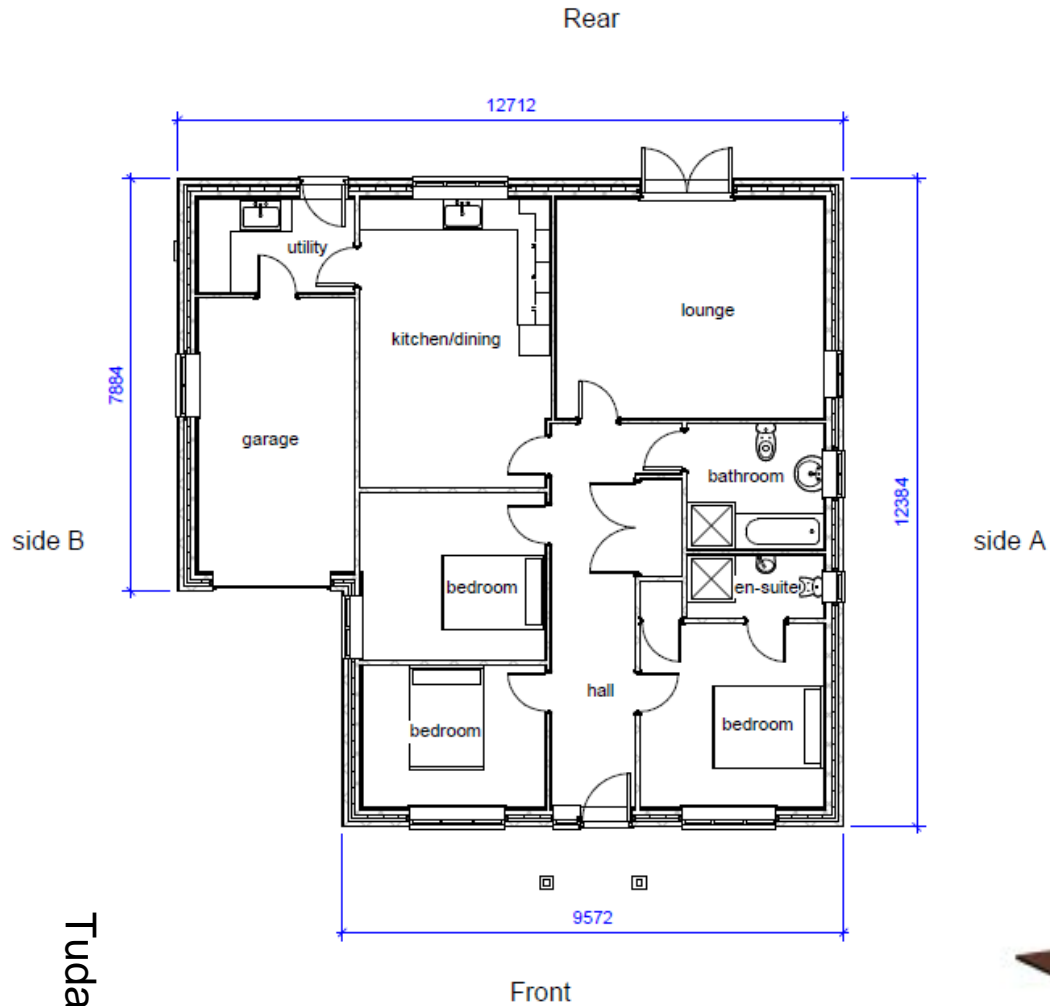


5 elevation on B  
1 : 100



4 elevation on A  
1 : 100

# W/39628 Proposed Floor Plan

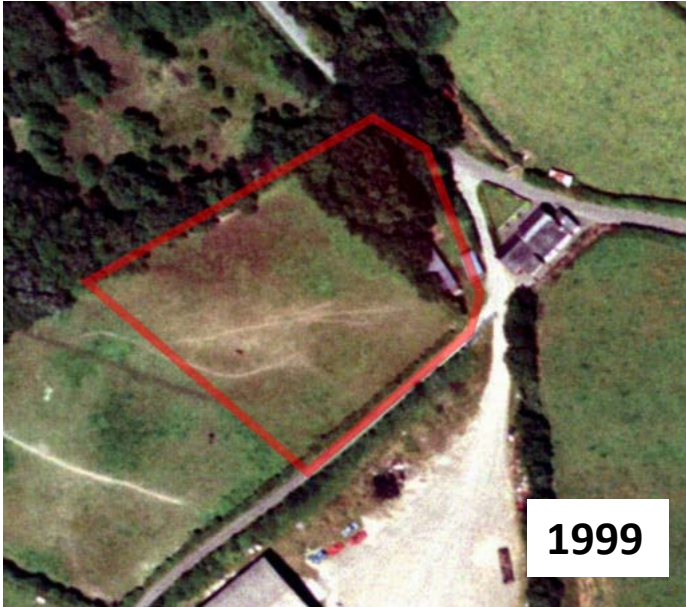


Tudalen 76



6 Front pictorial

# W/39628 Aerial History



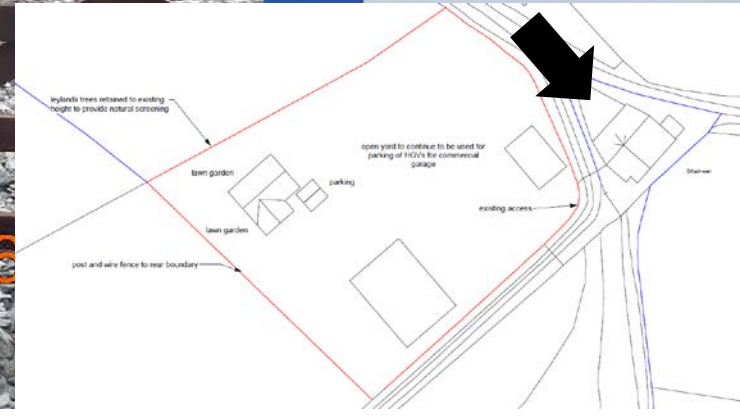
Tudalen 77

# W/39628 Existing Property



Tudalen 78

16

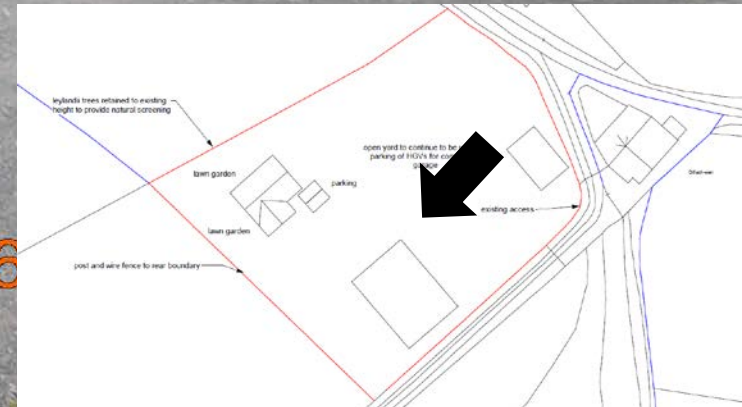


# W/39628 Vehicle Repairs Building



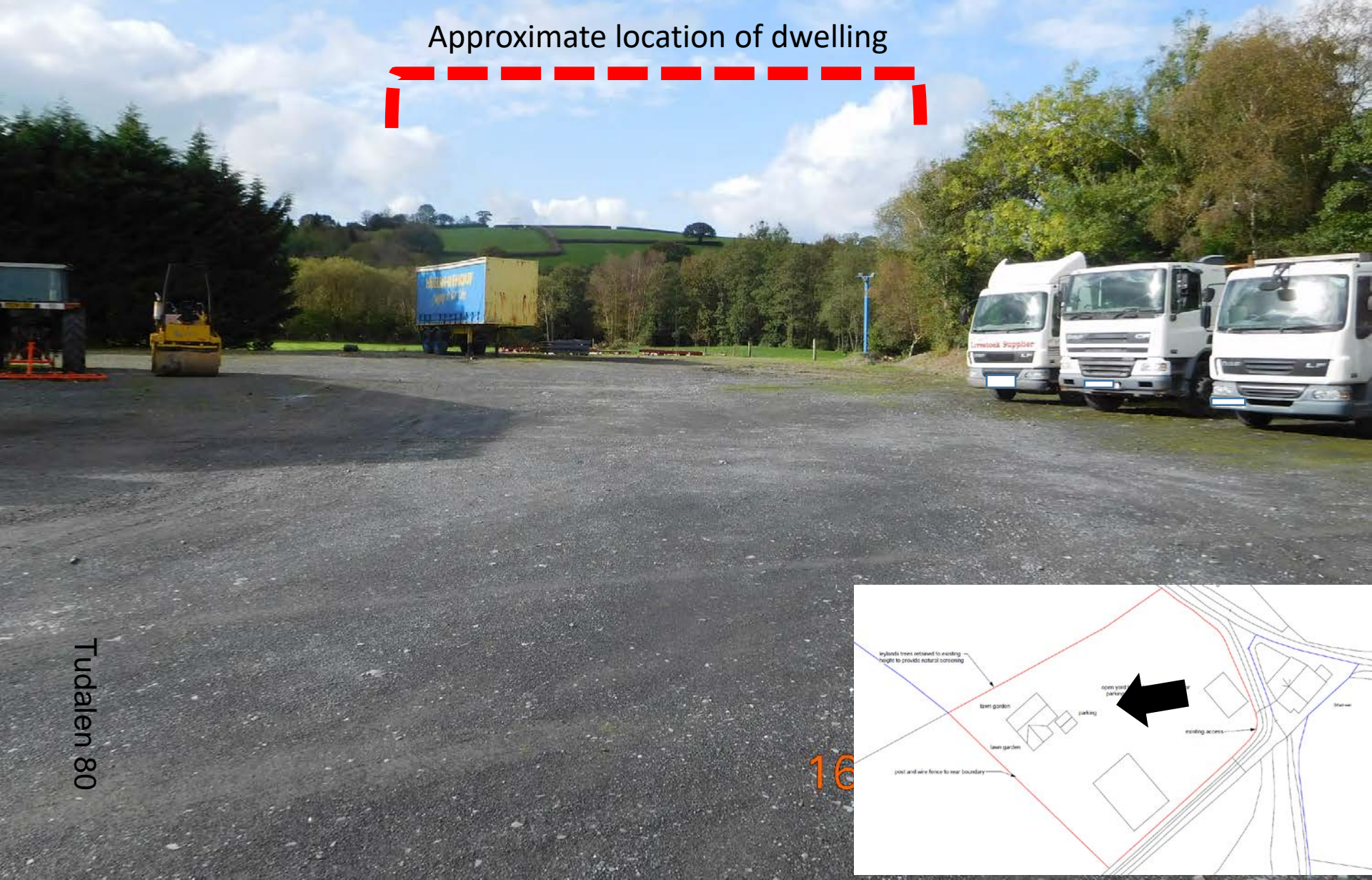
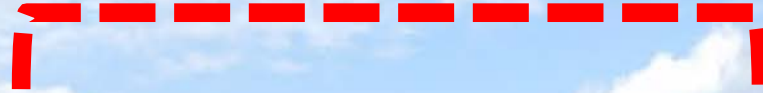
Tudalen 79

16



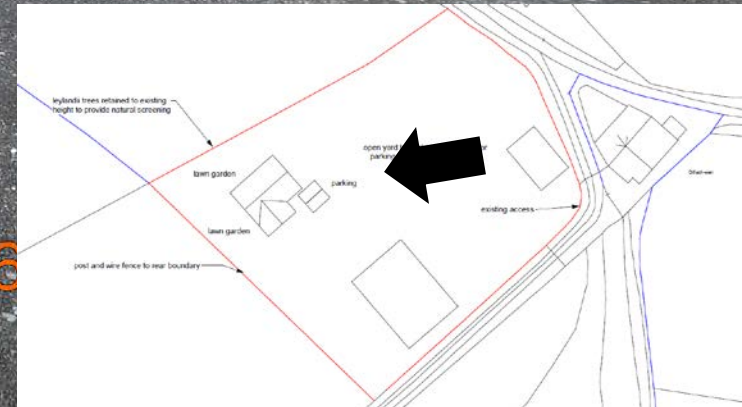
# W/39628 Application site

Approximate location of dwelling



Tudalen 80

16



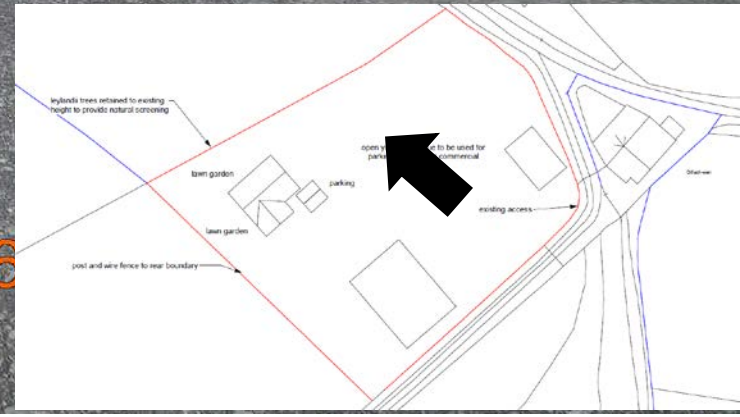


Approximate location of dwelling



Tudalen 81

16

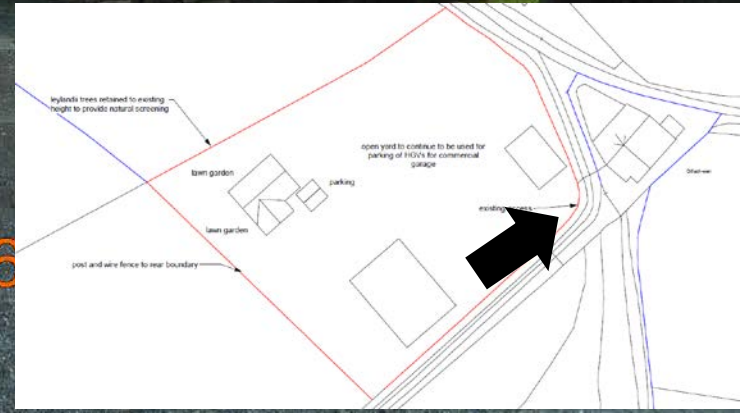


# W/39628 Side/rear existing dwelling



Tudalen 82

16

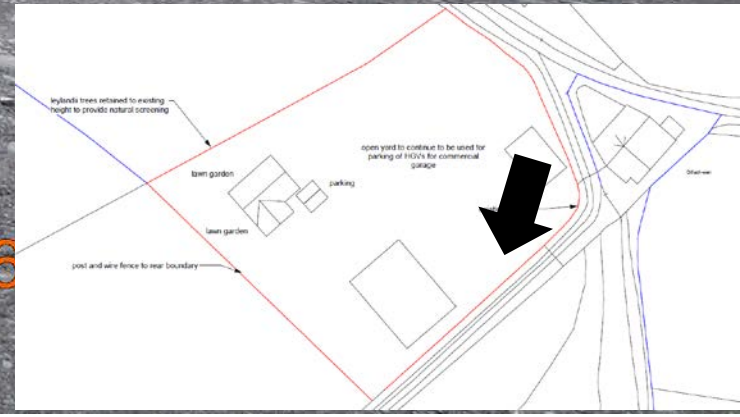


# W/39628 Adjacent storage area



Tudalen 83

16



Mae'r dudalen hon yn wag yn fwiadol

Y Pwyllgor  
Cynllunio

Planning  
Committee

04.03.2021

RHANBARTH  
Y DWYRAIN

AREA  
EAST

Tudalen 85

Eitem Rhif 5



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Y Pwyllgor  
Cynllunio

Planning  
Committee

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

**APPLICATIONS  
RECOMMENDED  
FOR APPROVAL**

Tudalen 86



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PL/00778

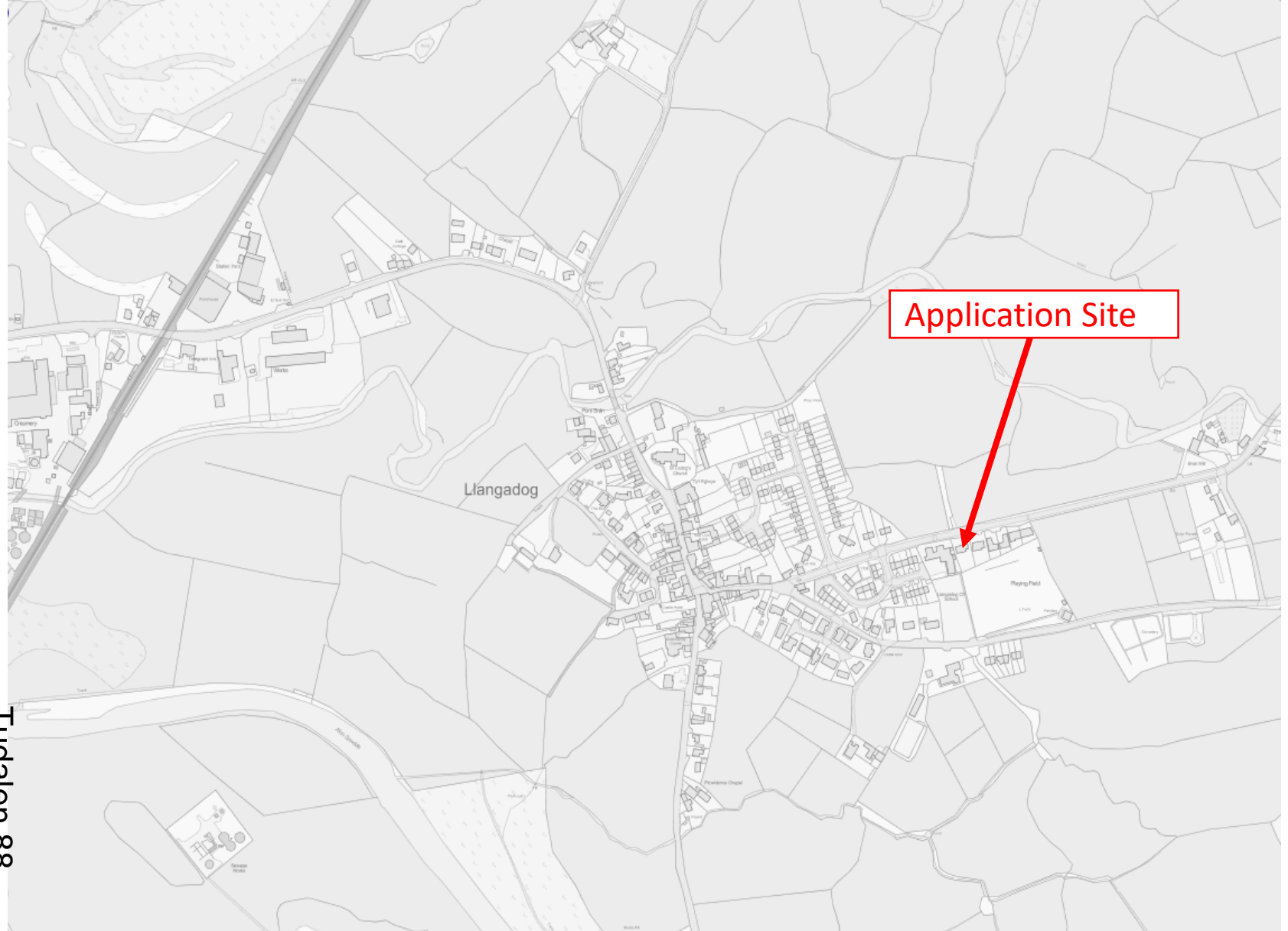
Tudalen 87



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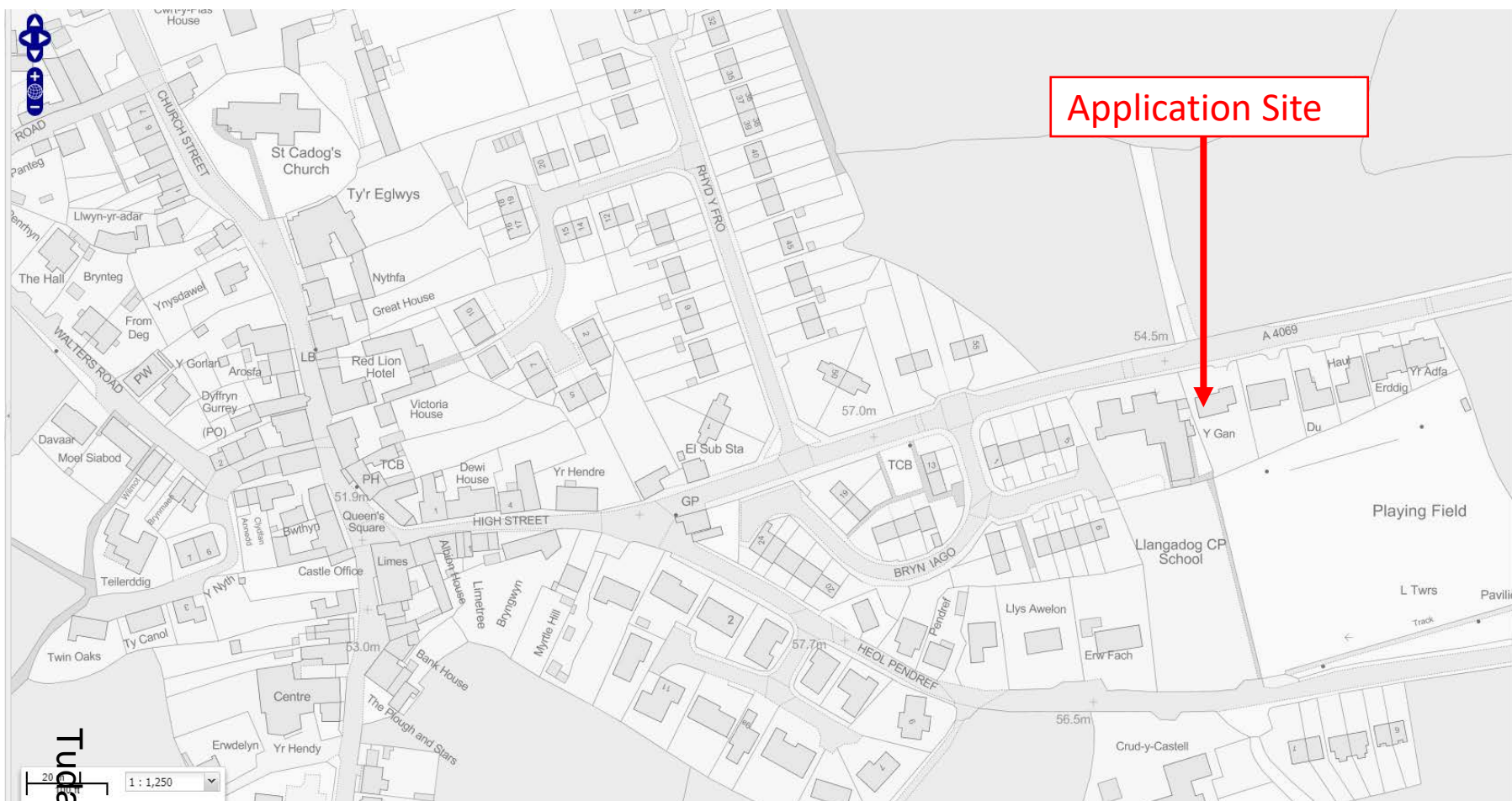
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# PL/00778 Location Plan-Llangadog



Tudalen 88



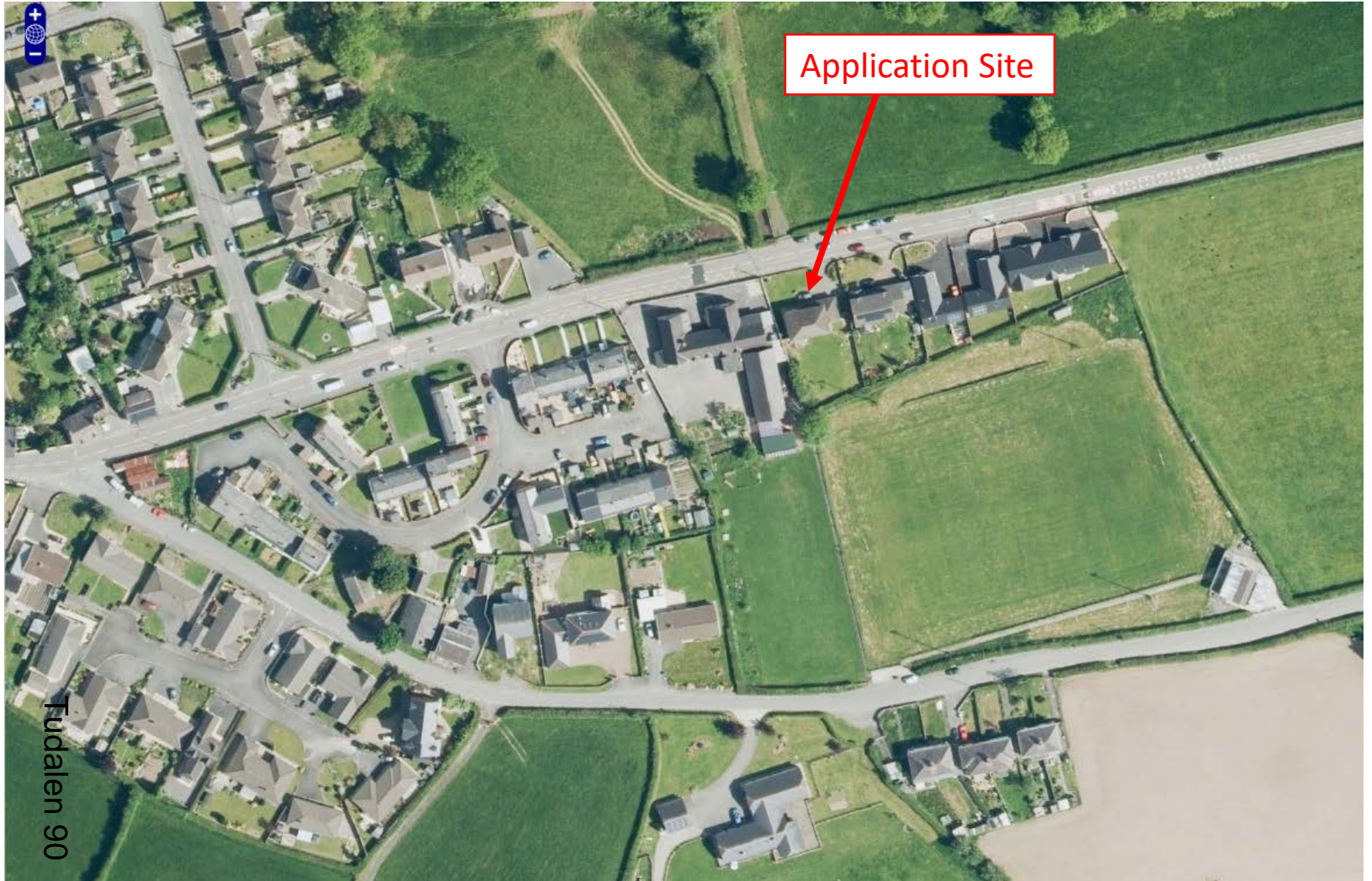


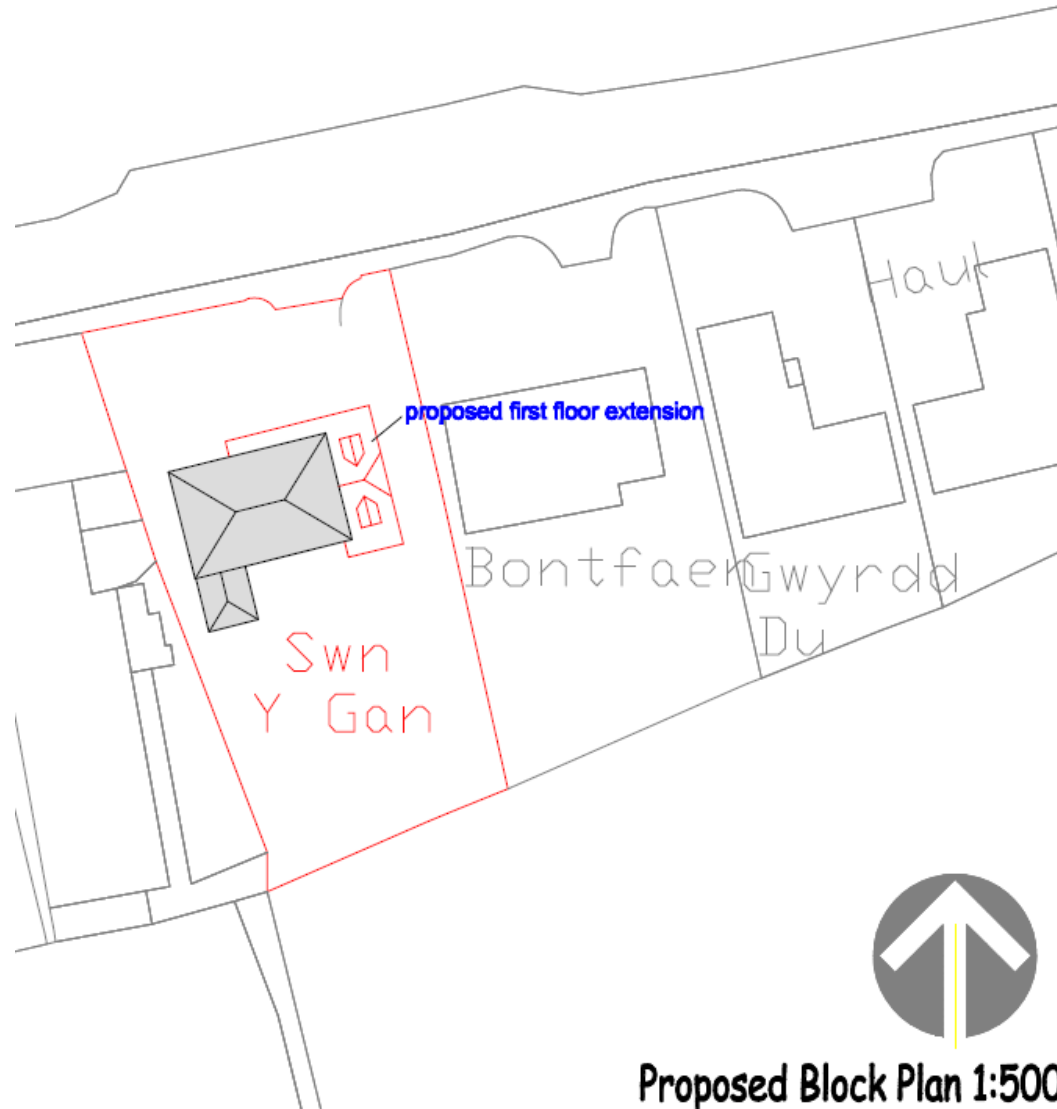
Application Site

Tudalen 89

PL/00778

Aerial Photo



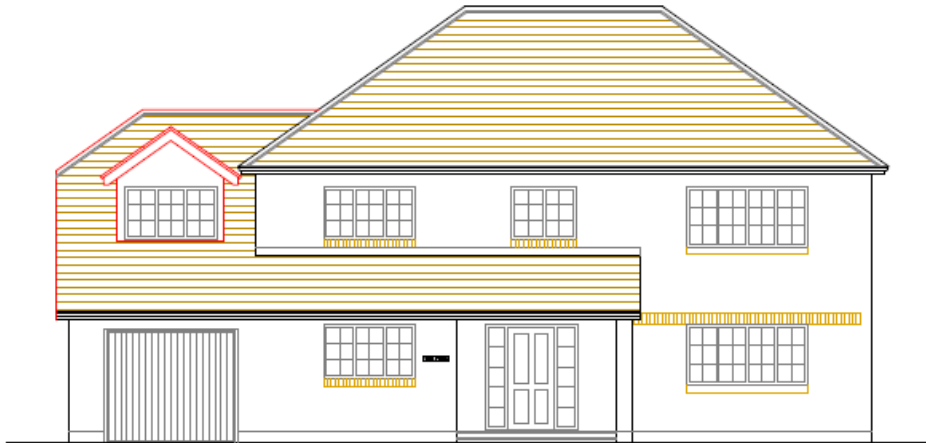


Tudalen 91

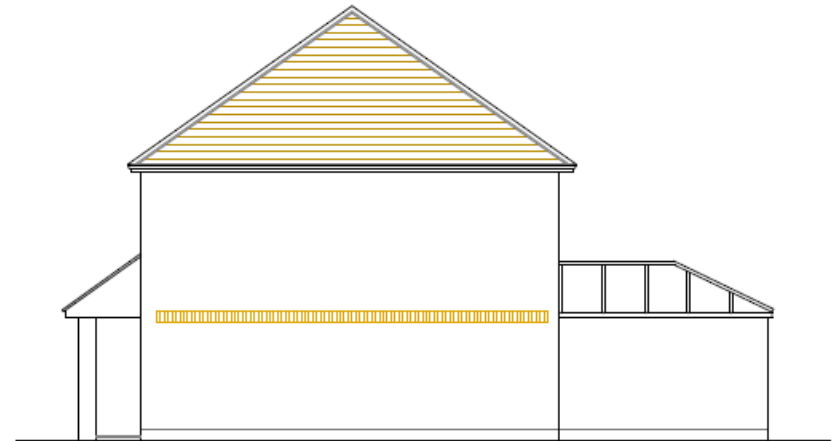
Proposed Block Plan 1:500

# PL/00778

# Elevation Plans



North elevation

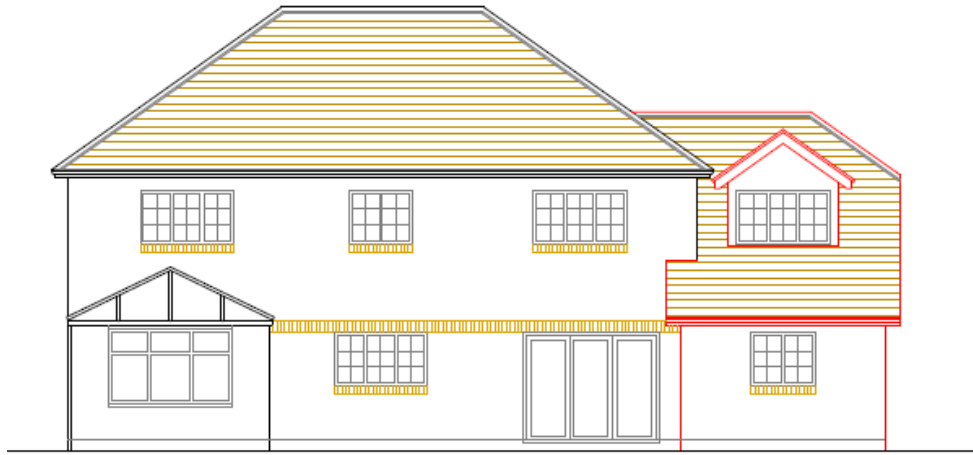


West elevation

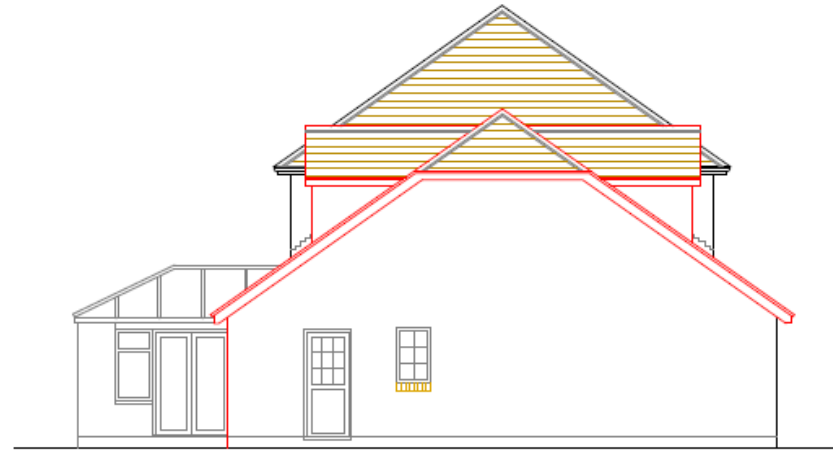
Tudalen 92

# PL/00778

# Elevation Plans

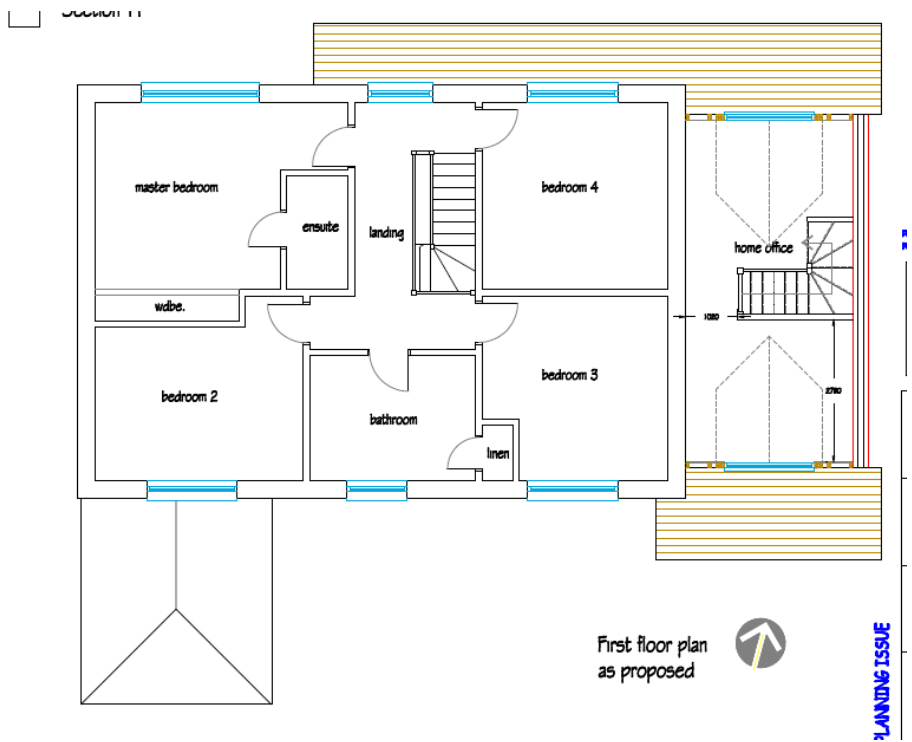
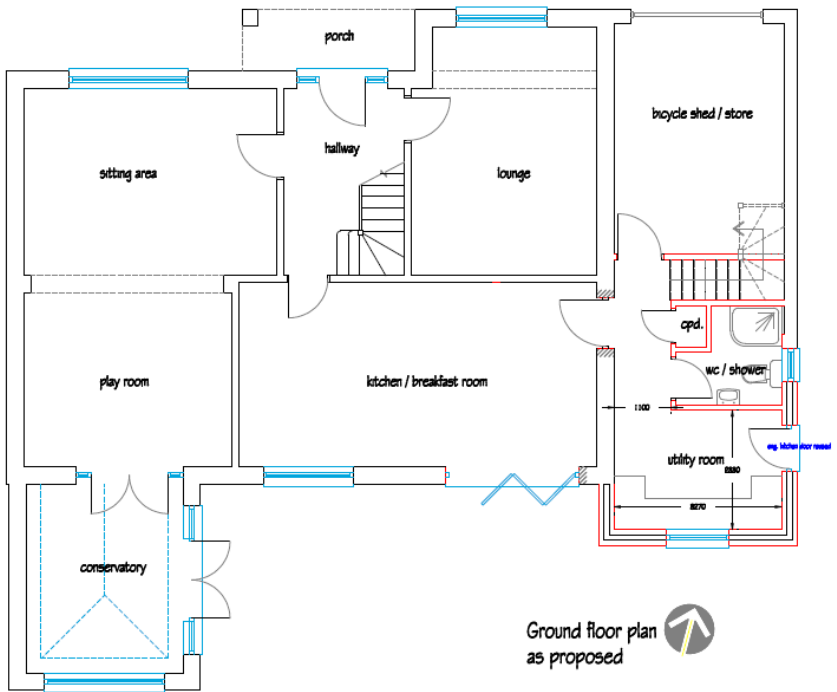


South elevation



East elevation

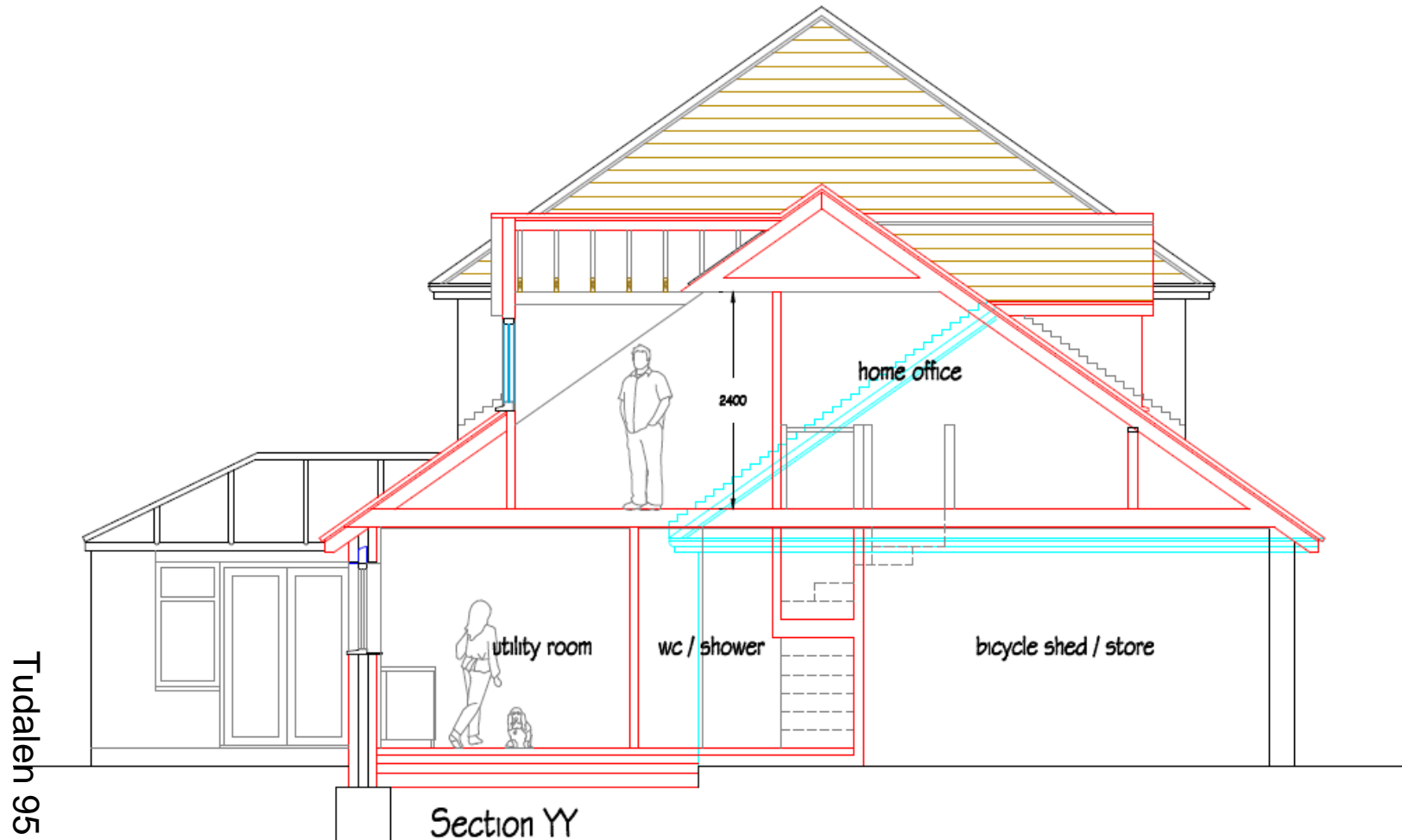
Tudalen 93



Tudalen 94

LANDING ISSUE

North elevation



PL/00778

Site Photo



Tudalen 96



PL/00778

Site Photo



**PL/00778**

**Site Photo**



Tudalen 98

PL/00778

Site Photo



Tudalen 99

PL/00778

Site Photo



Tudalen 100