

Annwyl Gyngorydd,

## PWYLLGOR CYNLLUNIO - DYDD IAU, 10FED TACHWEDD, 2022

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

Rhif ar yr Agenda	Eitem
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3.	<b><u>PENDERFYNU AR GEISIADAU CYNLLUNIO</u></b> (Tudalennau 5 - 94)
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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



**Cyngor Sir Caerfyrddin  
Carmarthenshire County Council**

**ATODIAD  
ADDENDUM**

**Adroddiad Pennaeth Lle a  
Chynaliadwyedd  
Adran yr Amgylchedd**

**Report of the Head of Place  
and Sustainability  
Environment Department**

**10/11/2022**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/03333</b>
<b>Proposal</b>	Creation of 10 additional traveller pitches to the west of PL/00775 (Plots 5-14) with alternative layout, ecological and landscape enhancements and extension to approved internal access road (Phase III)
<b>Location</b>	Land at Maes Y Dderwen, Llangennech, Llanelli, SA14 8UW

## Details

Subsequent to the publicising of the Head of Place a Sustainability's Report, a Landscape and Ecology Management Plan – Elite Ecology (October 2022) has been received. The document has been assessed by the Planning Ecologist who has no objections to the development, subject to the amendment to Condition 15 in the Report (please see below – Condition 15)

## Consultation Responses

**Head of Transportation & Highways** – The formal response has been received stating no objection to the proposed development, subject to the imposition of planning conditions (see below – conditions 17 – 31)

Amended condition:

### Condition 15

Prior to the first occupation of the development hereby approved, the application site shall be landscaped – inclusive of all ecological management measures – strictly in accordance with details contained in the Landscape and Ecological Management Plan prepared by Elite Ecology (Dated October 2022) Any existing elements retained or translocated; or new elements installed, constructed, planted or seeded in accordance with the approved scheme which, within the lifetime of the approved development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the element in relation to this planning approval is no longer delivered, shall be replaced, within six months of written notification by the local planning authority, or within in the next available planting or seeding season thereafter, with replacement elements of similar size and specification.

Reason: To ensure that the development enhances the character and appearance of the site and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity: thus delivering the objectives of CLDP policies: - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6

Further conditions recommended by the Head of Transportation & Highways:



### **Condition 17**

Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with a 5.0 metre carriageway, 2.0 metre footway (southern side radius) and 6.0 metre kerbed radii at the junction with the Maes-Y-Dderwen U2317 road.

Reason: In the interests of highway safety.

### **Condition 18**

Any access gates shall be set back a minimum distance of 15.0 metres from the highway boundary and shall open inwards into the site only.

Reason: In the interests of highway safety.

### **Condition 19**

The gradient of the vehicular access road serving the development shall not exceed 1 in 20 for the first 15 metres from the edge of the carriageway.

Reason: In the interests of highway safety.

### **Condition 20**

There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole Maes-Y-Dderwen U2317 road frontage within 2.4 metres of the near edge of carriageway.

Reason: In the interests of highway safety.

### **Condition 21**

Prior to any use of the access road by vehicular traffic, a visibility splay of 2.4 metres x 33 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access road in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.6 metres within this splay area.

Reason: In the interests of highway safety.

### **Condition 22**

The access, visibility splays and turning areas required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning areas, is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

### **Condition 23**

Prior to the occupation of any of the plots herewith approved, the required access roads and footways from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.

Reason: In the interests of highway safety.

### **Condition 24**

The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

### **Condition 25**

All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.

Reason: In the interests of highway safety.

### **Condition 26**

No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

Reason: In the interests of highway safety.

### **Condition 27**

The access road shall be hard surfaced in a bonded material for a minimum distance of 15.0 metres behind the nearside edge of carriageway, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

Reason: In the interests of highway safety.

### **Condition 28**

No development shall commence until a detailed Traffic Management scheme for a junction improvement/rearrangement preventing vehicles from turning right from Maes-Y-Dderwen (U2317) onto the A4138 has been submitted for the written approval of the Local Planning Authority and to the specification of the Local Highway Authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to first use of the development hereby approved.

Reason: In the interests of highway safety.

**Condition 29**

Prior to the commencement of any part of the development herewith approved, a 2.0- metre-wide footway shall be provided from the proposed site access road to link with the existing footway to the south, with the Maes-Y-Dderwen U2317 Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.

Reason: In the interests of highway safety.

**Condition 30**

No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter to be implemented in full and as agreed.

Reason: In the interests of highway safety.

**Condition 31**

Prior to the commencement of development, a scheme for refuse storage and collection shall be submitted to the written approval of the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to first use of the development hereby approved.

Reason: In the interests of highway safety.

Mae'r dudalen hon yn wag yn fwriadol

# Y Pwyllgor Cynllunio / Planning Committee

10/11/2022

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio  
Place and Sustainability - Planning Services

Adran Yr Amgylchedd - Environment Department

**Ceisiadau yr argymhellir  
eu bod yn cael eu  
cymeradwyo**

**Applications  
recommended for  
approval**

# PL/03227

Helen Rice

**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio**  
**Place and Sustainability - Planning Services**

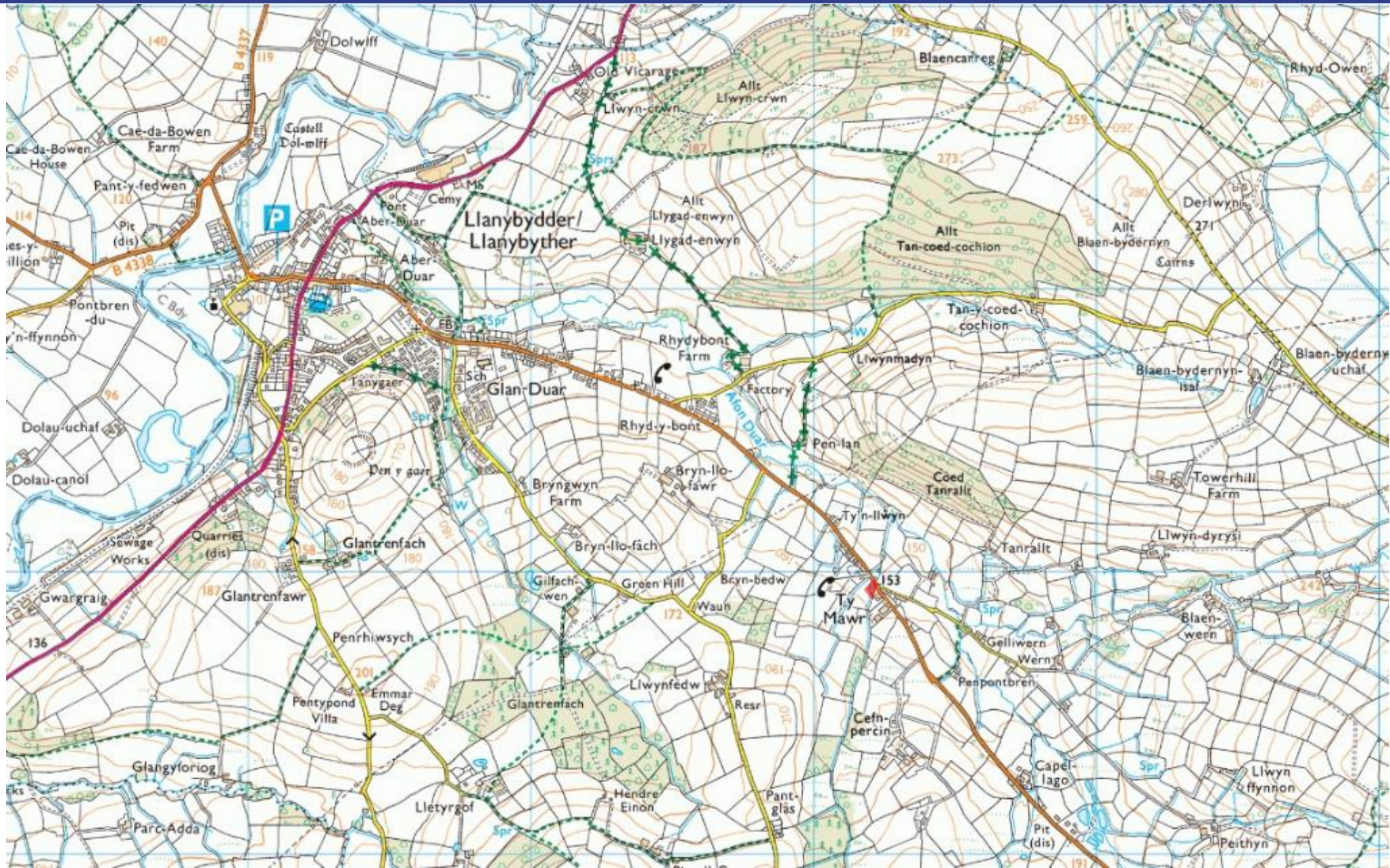
Adran Yr Amgylchedd - Environment Department

Tudalen 11





# PL/03227 Location Plan





# PL/03227 Site Location and Aerial



Tudalen 13



# PL/03227 Aerial Site History



1999



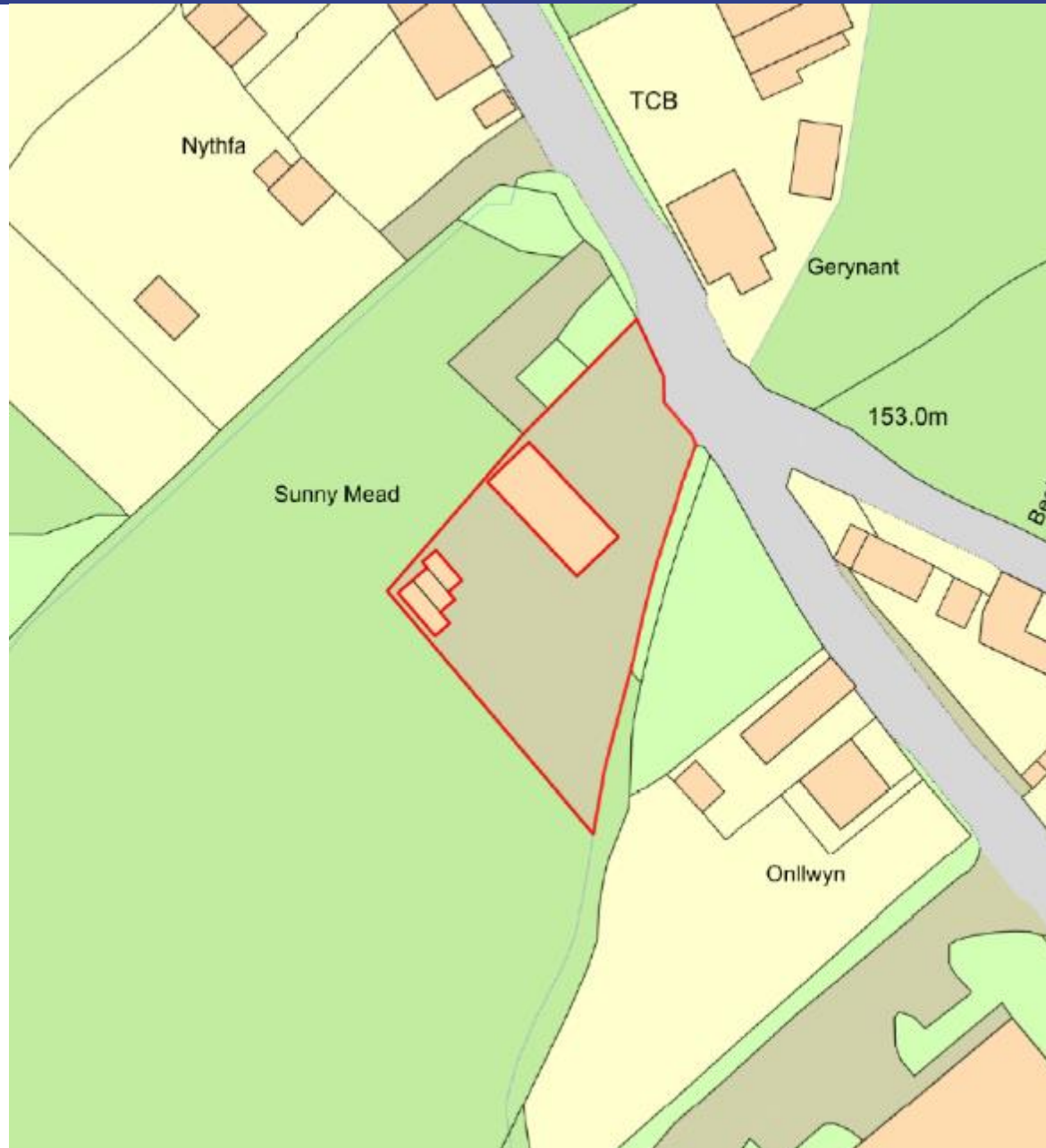
2006



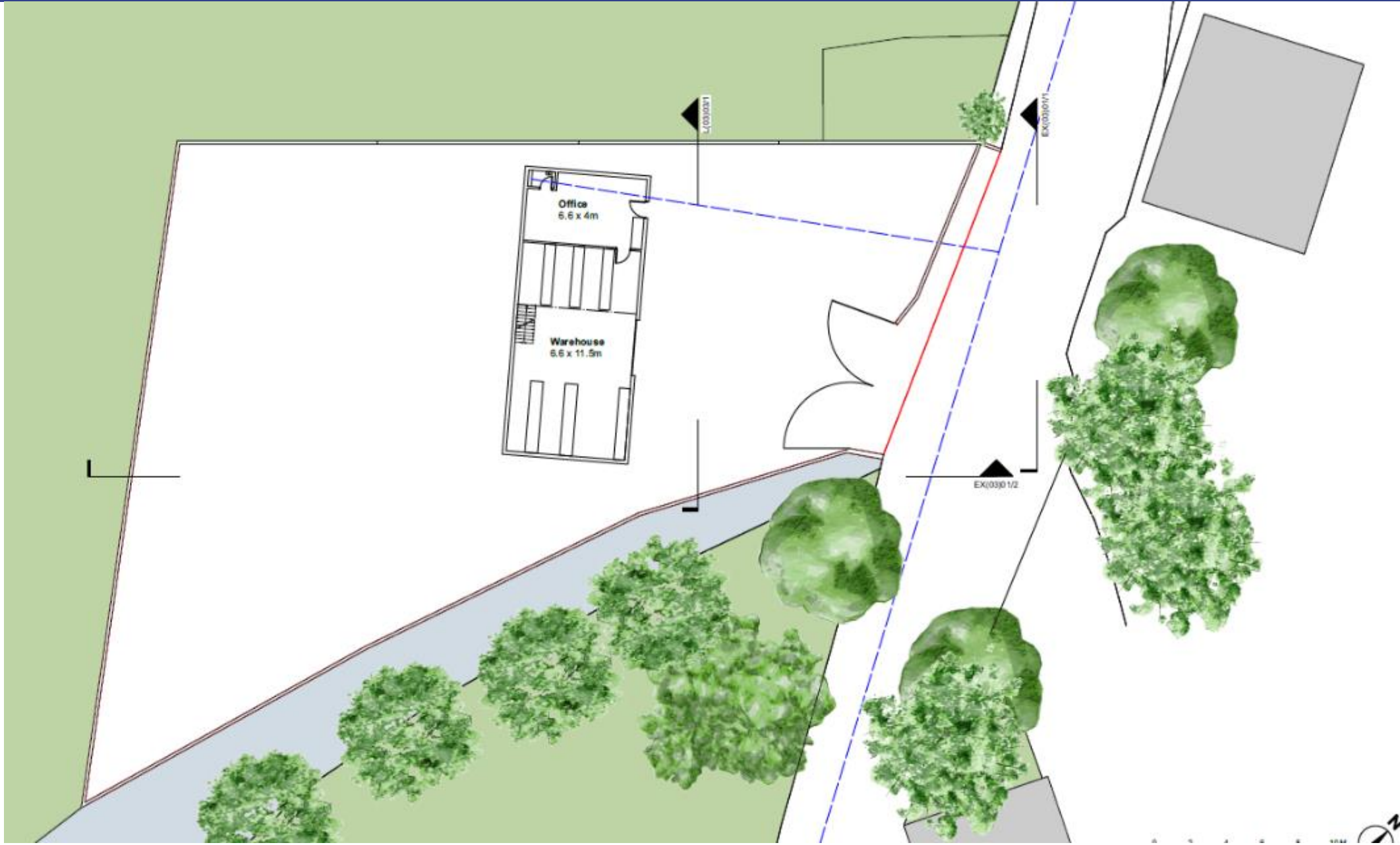
2017



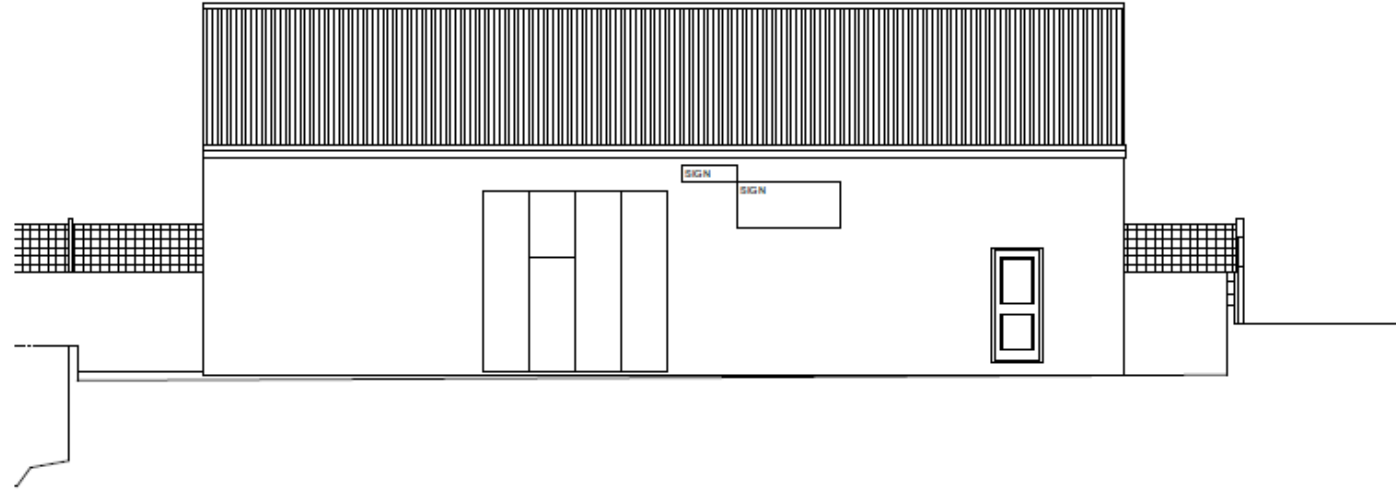
# PL/03227 Application Site Plan



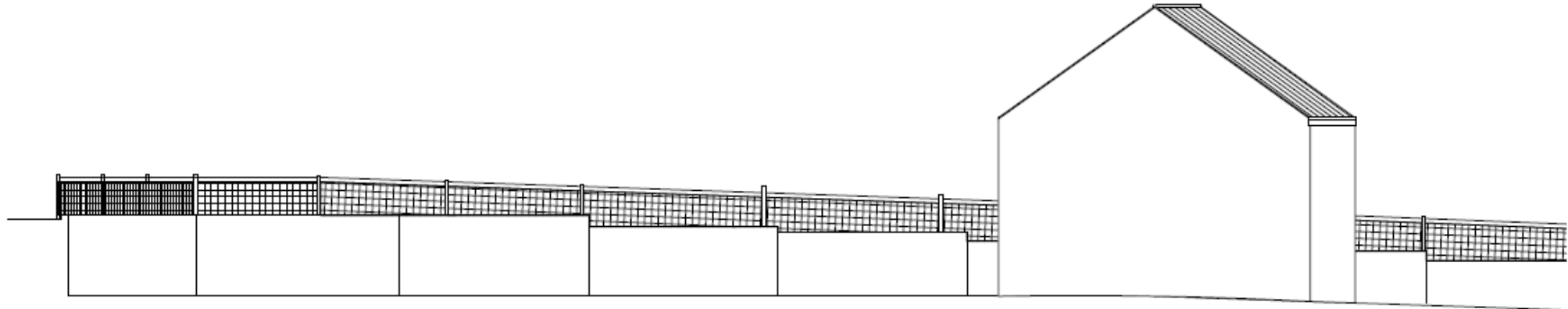
# PL/03227 Existing Site Layout Plan



# PL/03227 Existing Elevations

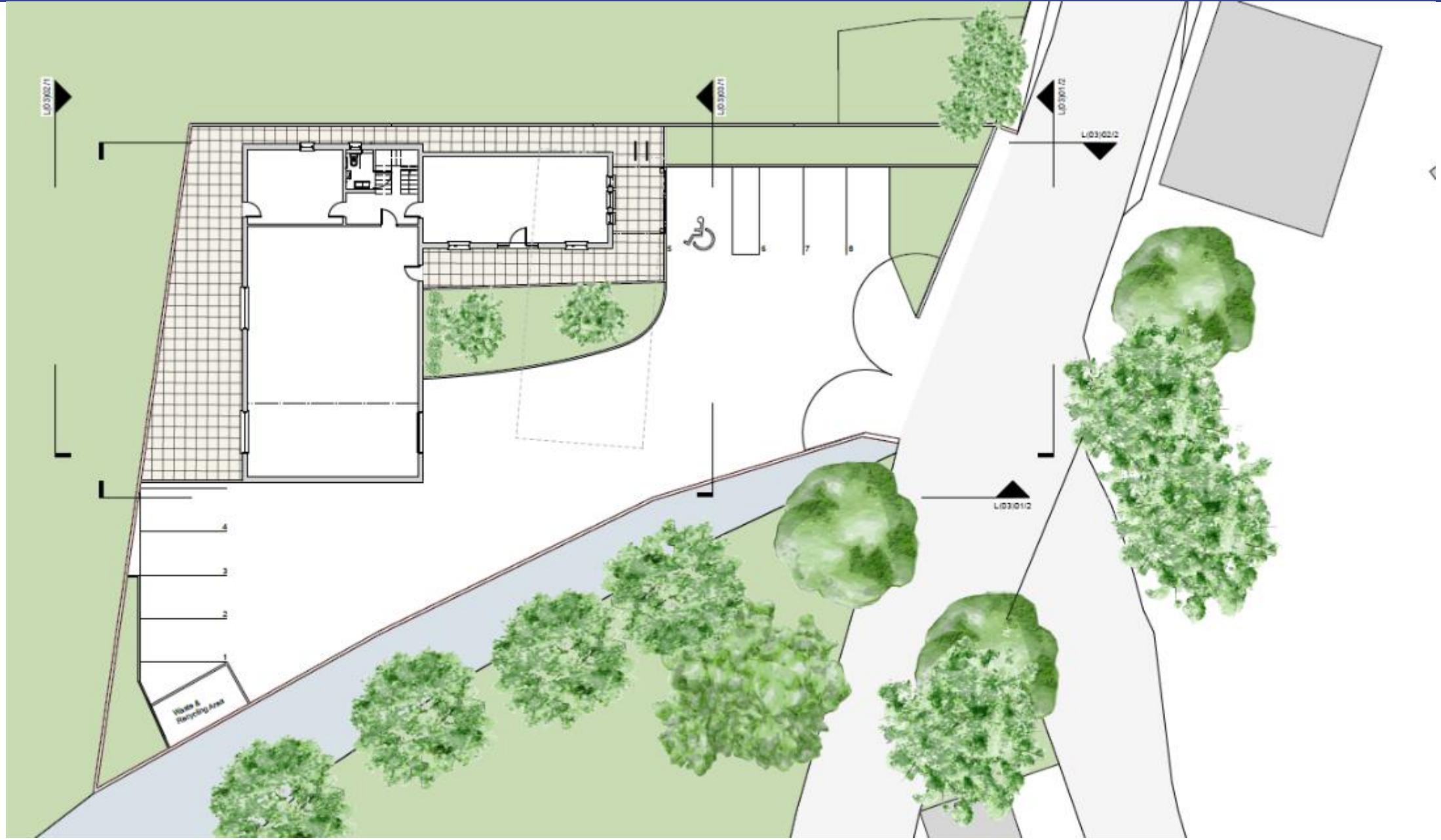


1 North East Elevation Existing  
Scale: 1:100



2 South East Elevation Existing  
Scale: 1:100

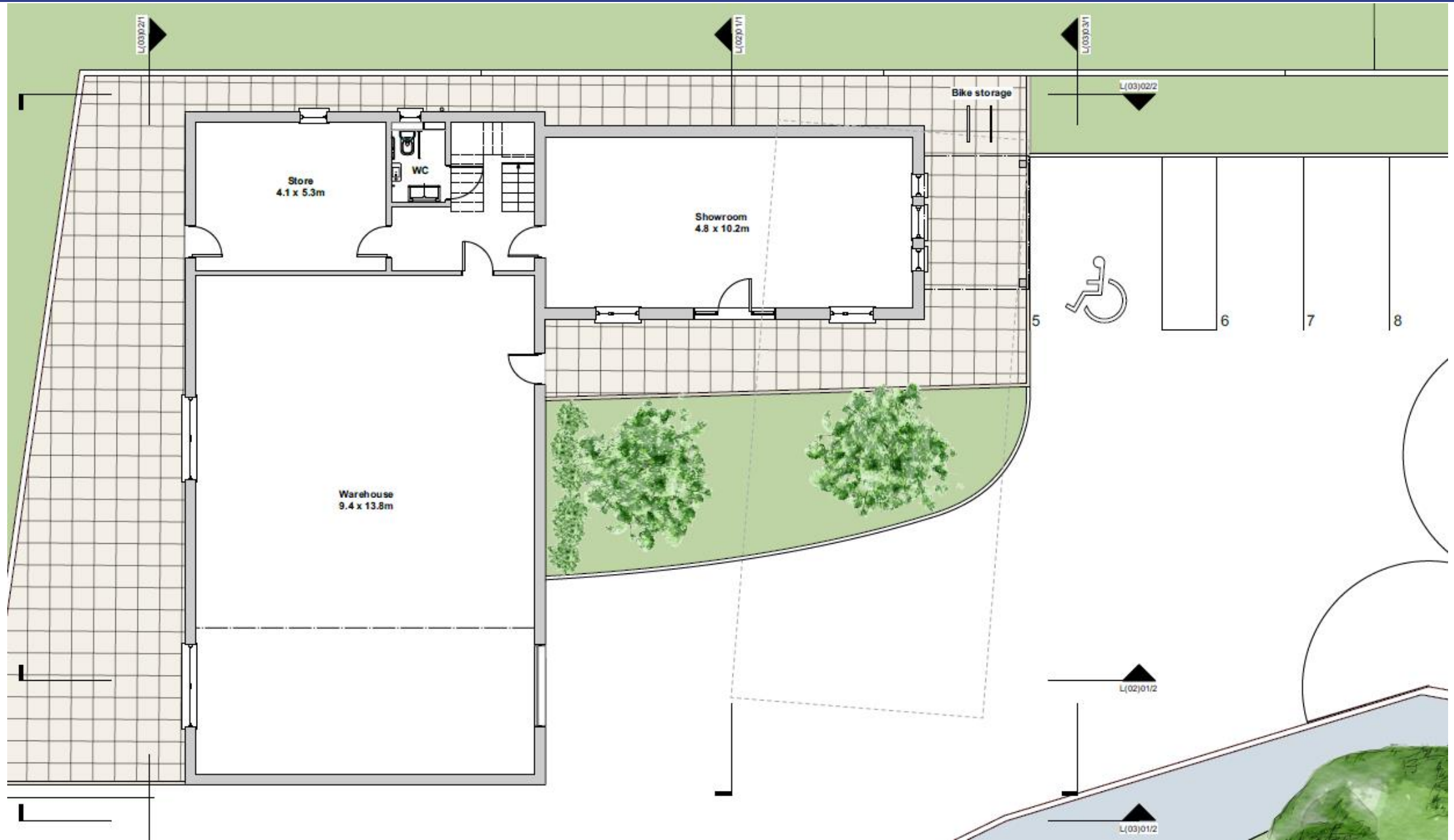
# PL/03227 Proposed Site Layout





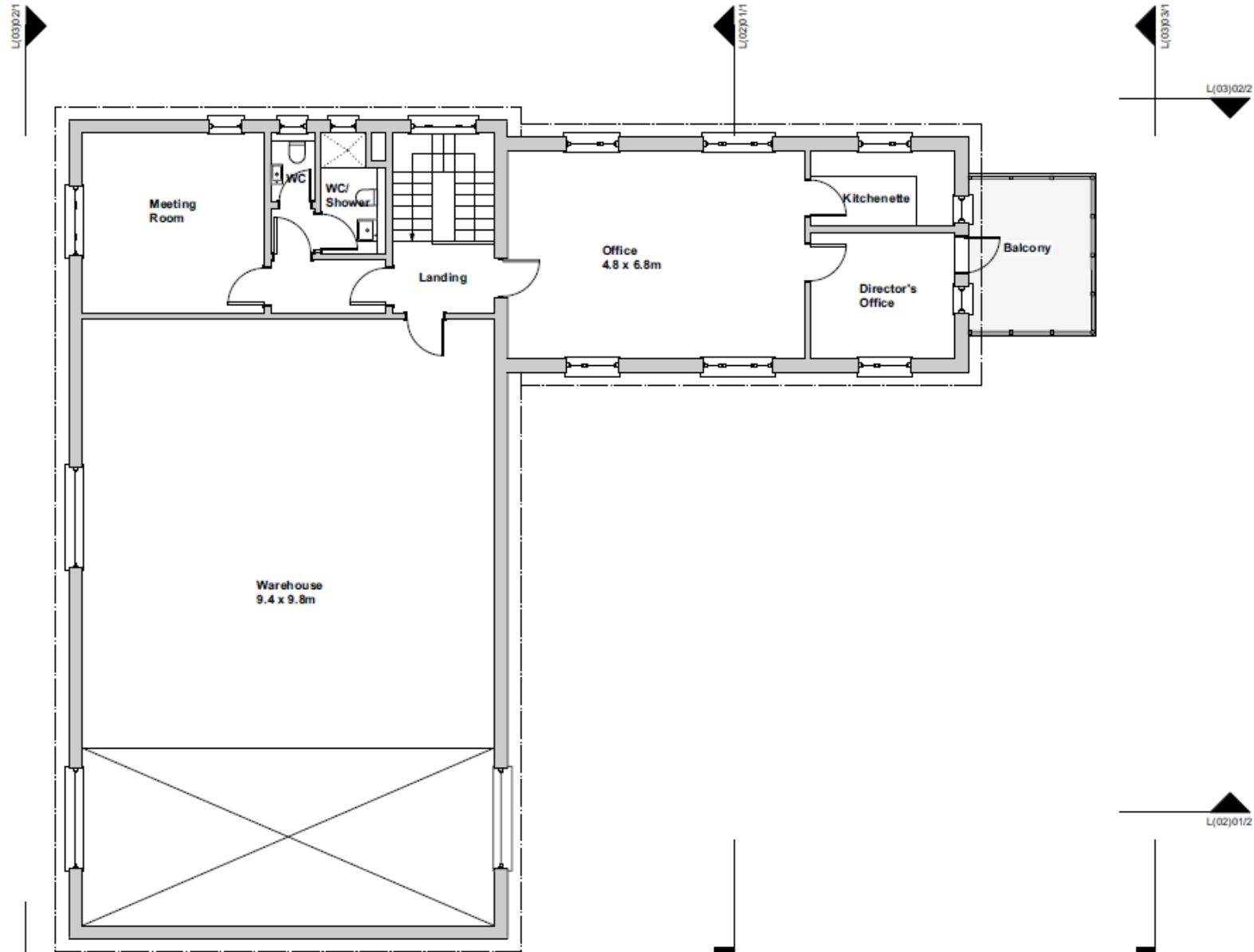
# PL/03227 Ground Floor Plan

Tudalen 19



# PL/03227 First Floor Plan

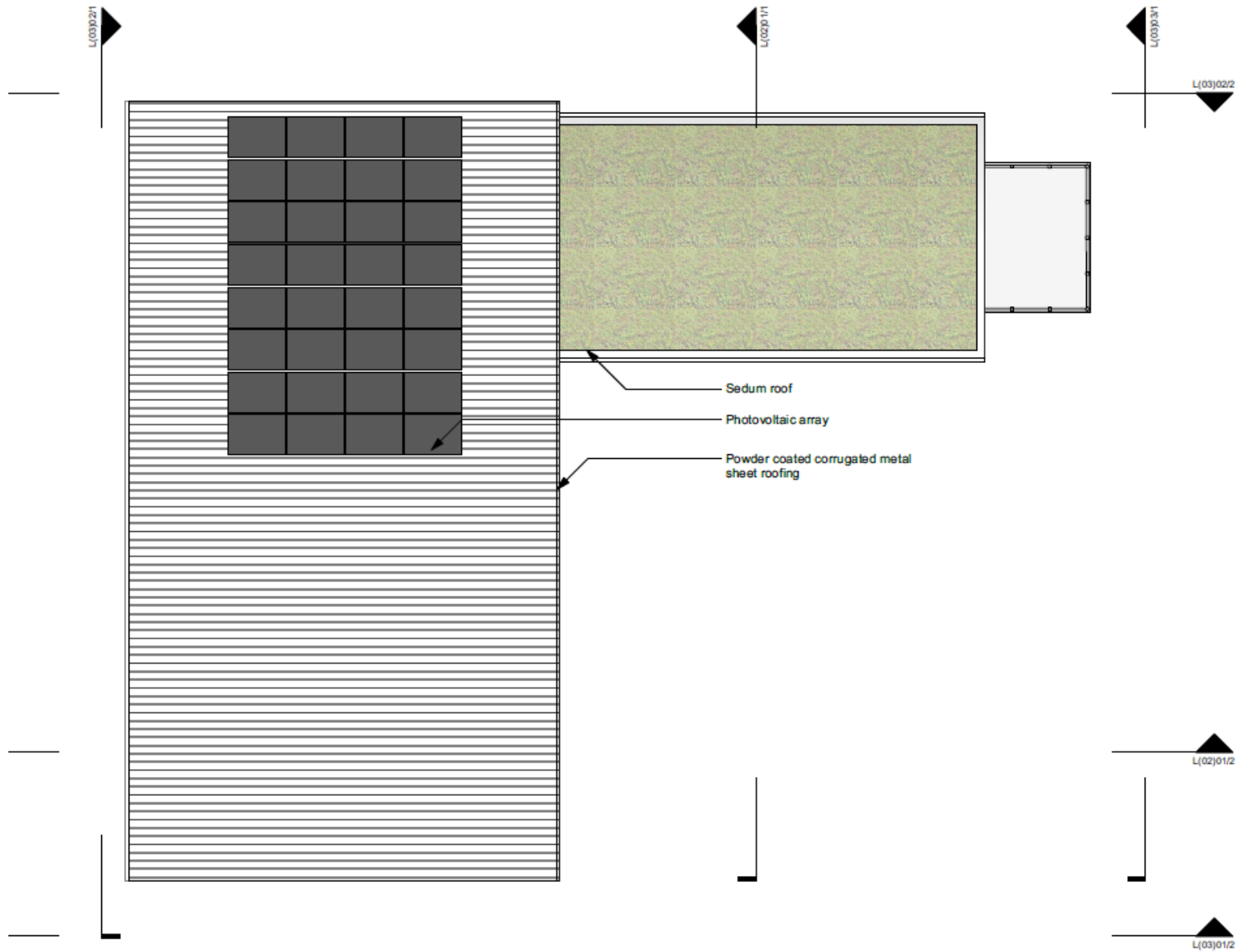
Tudalen 20





# PL/03227 Proposed Roof Plan

Tudalen 21



# PL/03227 Proposed Side Elevation

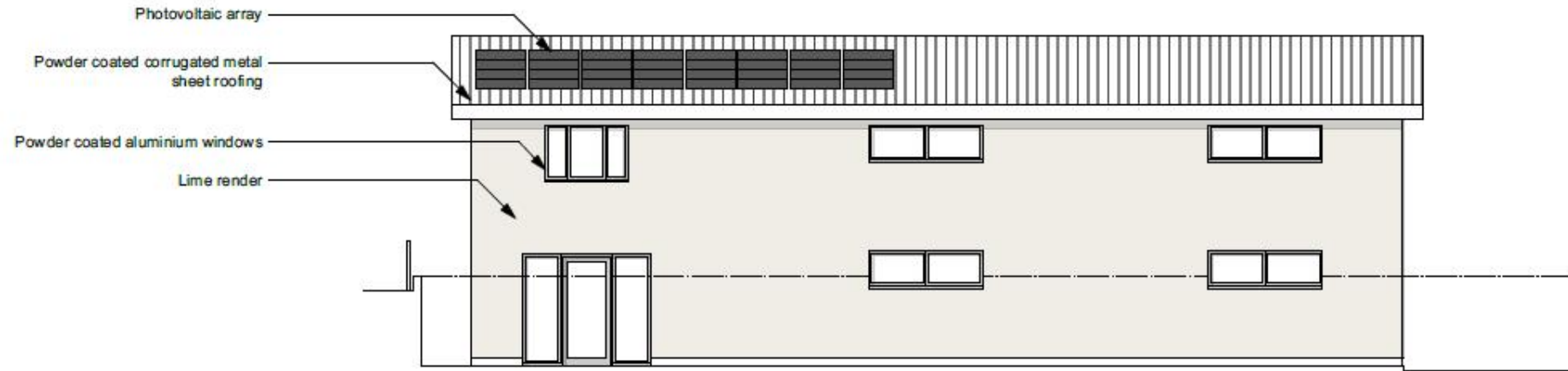


1 North East Elevation Proposed  
Scale: 1:100



2 South East Elevation Proposed  
Scale: 1:100

# PL/03227 Proposed Side Elevation



1 South West Elevation Proposed  
Scale: 1:100



2 North West Elevation Proposed  
Scale: 1:100

PL/03227

Tudalen 24





PL/03227

Tudalen 25













PL/03227

Tudalen 28

















PL/03227

Tudalen 32









PL/03227

Tudalen 34









PL/03227





# PL/03333

Zoe Baxter

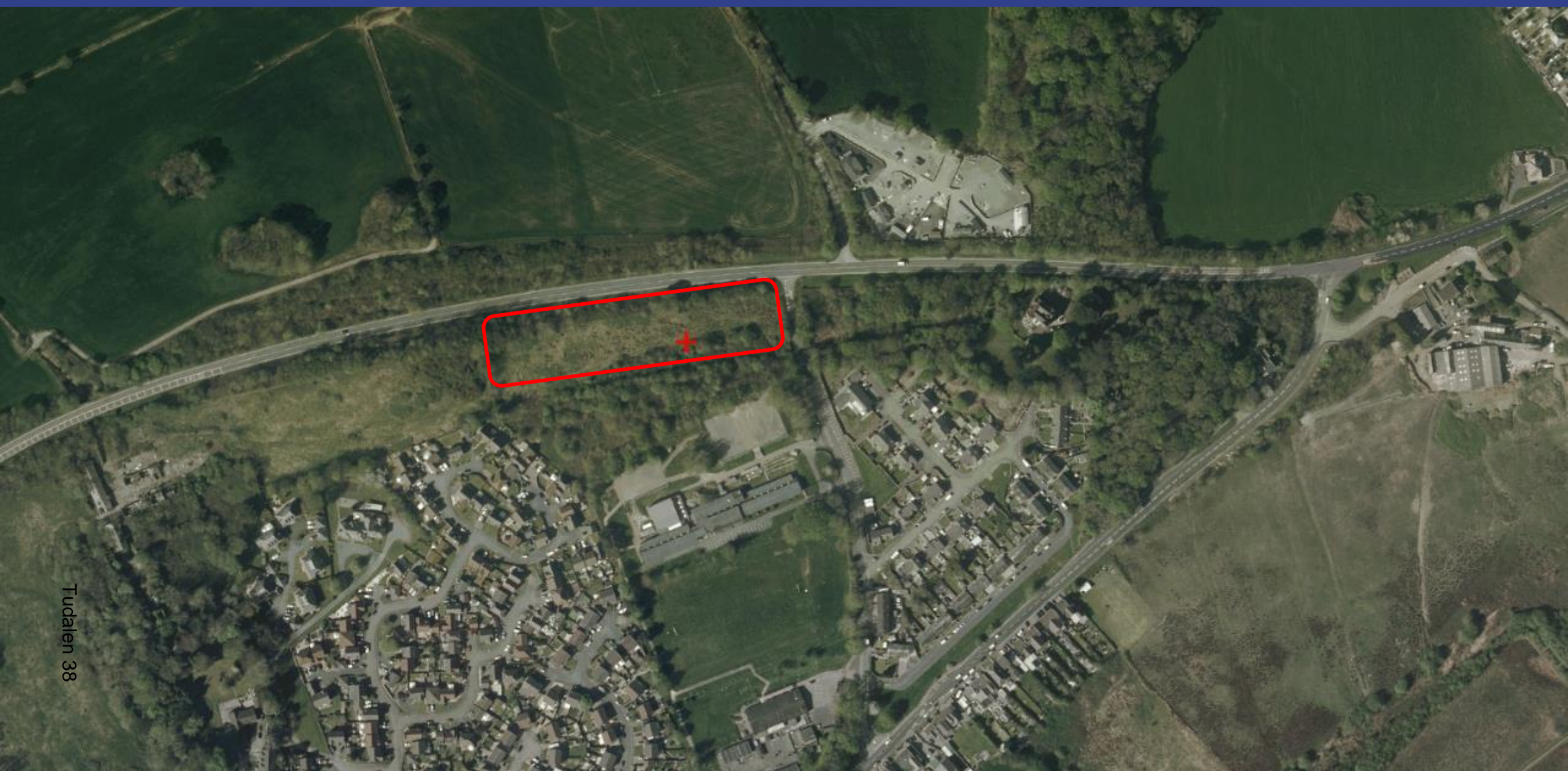
**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio**  
**Place and Sustainability - Planning Services**

Adran Yr Amgylchedd - Environment Department

Tudalen 37



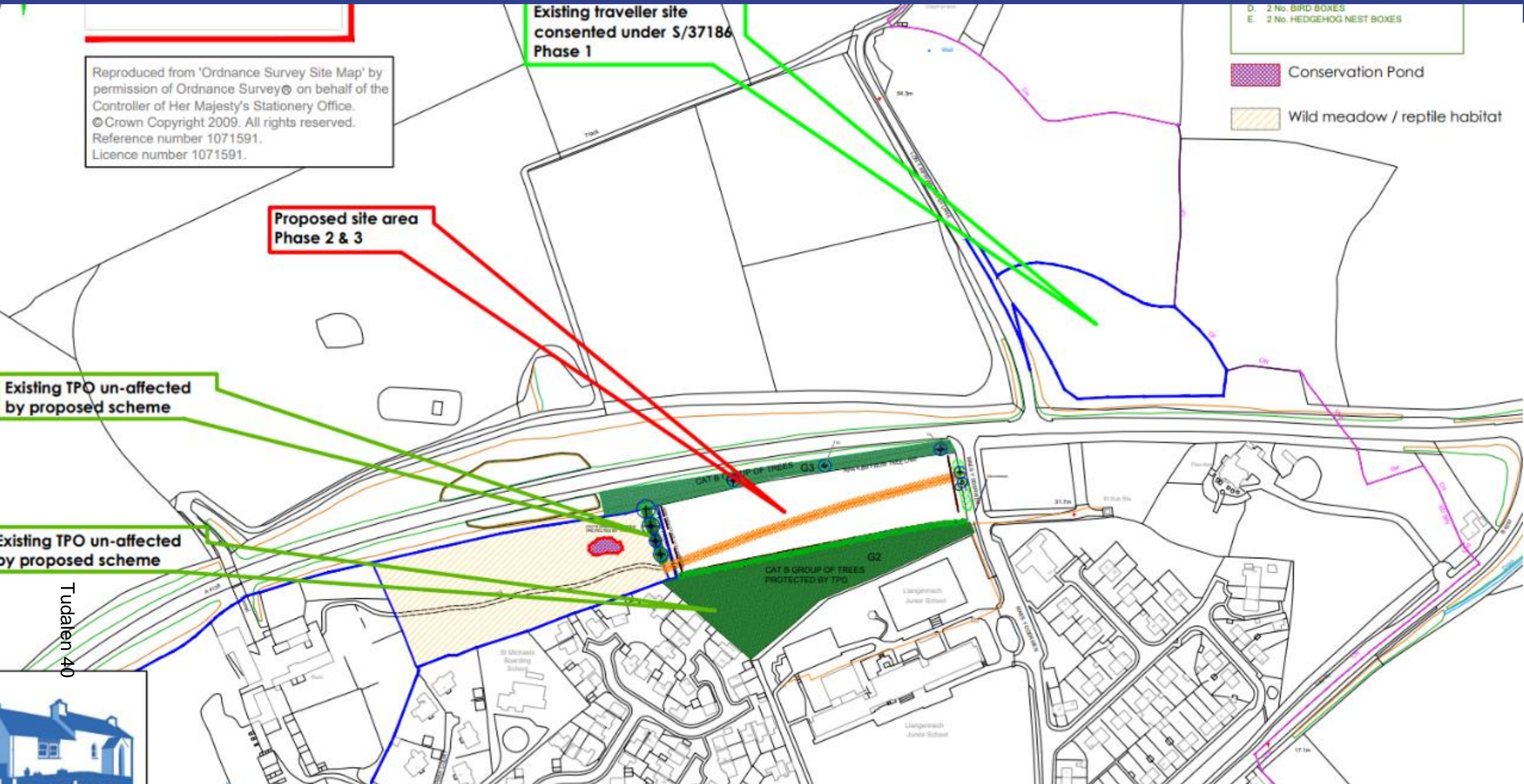
PL/03333













Proposed roof water drainage  
from utility rooms and attic  
crawlspaces to soakaway

Proposed foul drainage from day rooms to on-site sewerage system with connection to main foul sewer in Magaly-Oldfield Road

Elite Ecology ( Tree Survey and Arboricultural Impact Assessment )

## General Condition and Observations

G1: A mixed species group existing as a boundary hedgerow on the eastern side of the site, adjacent to Mossy Dene. The trees here are exhibiting good condition generally. They serve as a good privacy screen for the site. They are of no special merits.

G2: A mixed species copse of woodland (protected by TPO) existing on the southern boundary of the site. Exhibiting good condition and providing a dense privacy screen between the site and the school. They are of no special merits.

G3: A mixed species group of varying density, existing on the northern side of the site. It provides privacy, a wind break/shelter and sound screening from the adjacent road (A4138). They are again of no special merits.

G4: A mixed species group (protected by TPO), existing on the far western side of the site. It is acting as a land break/boundary hedge. It is exhibiting generally good condition and is of no special merits.

CAT B GROUP OF IRL 3

GROUP OF TREES  
KILLED BY TPO

Green hatched area to be dedicated turning area and to remain un-obstructed by residents

### PLANT MIX FOR HEDGEBANK AND EARTH BANK WITH PLANTING

Tudor	<i>Colletes morio</i>	80%	40-60km 1+1 transport
Tudor	<i>Psithyrus spinosus</i>	20%	40-60km 1+1 transport
Tudor	<i>Colletes evanescens</i>	7%	40-60km 1+1 transport
Tudor	<i>Halicictus chloris</i>	3%	40-60km 1+1 transport
Tudor	<i>Halicictus chloris</i>	2%	40-60km container grown
Tudor	<i>Quercus petraea</i>	4%	40-60km 1+1 transport
Tudor	<i>Quercus petraea</i>	2%	40-60km 1+1 transport

Existing trees and boundary treatments to southern boundary to remain unaltered and untouched and supplemented with additional planting in gaps with native species. Any gaps to be filled with native species of blackthorn, hazel and holly and planted within the first planting season of implementation of a consent.

boundary to remain undisturbed and untouched.

Site access road to T4 compacted permeable gravel

T10

PERMANENT FENCE TO BE ERRECTED  
RPA 4.8M FROM TREE LINE

Handstanding with  
arrows

Proposed foul drainage  
connection to main sewer

Proposed earth bank with planting to act as further screening

Proposed 2m wide footpath linking development to current footpath near Llangennech Junior School

the fastest road to be constructed  
permeable gravel

Communal play area

Area hatched green is asking TFO unaffected by proposed scheme

MAES Y DDERWEN

— binder  
— supplement

CAT B GROUP OF TREES  
PROTECTED BY TPO

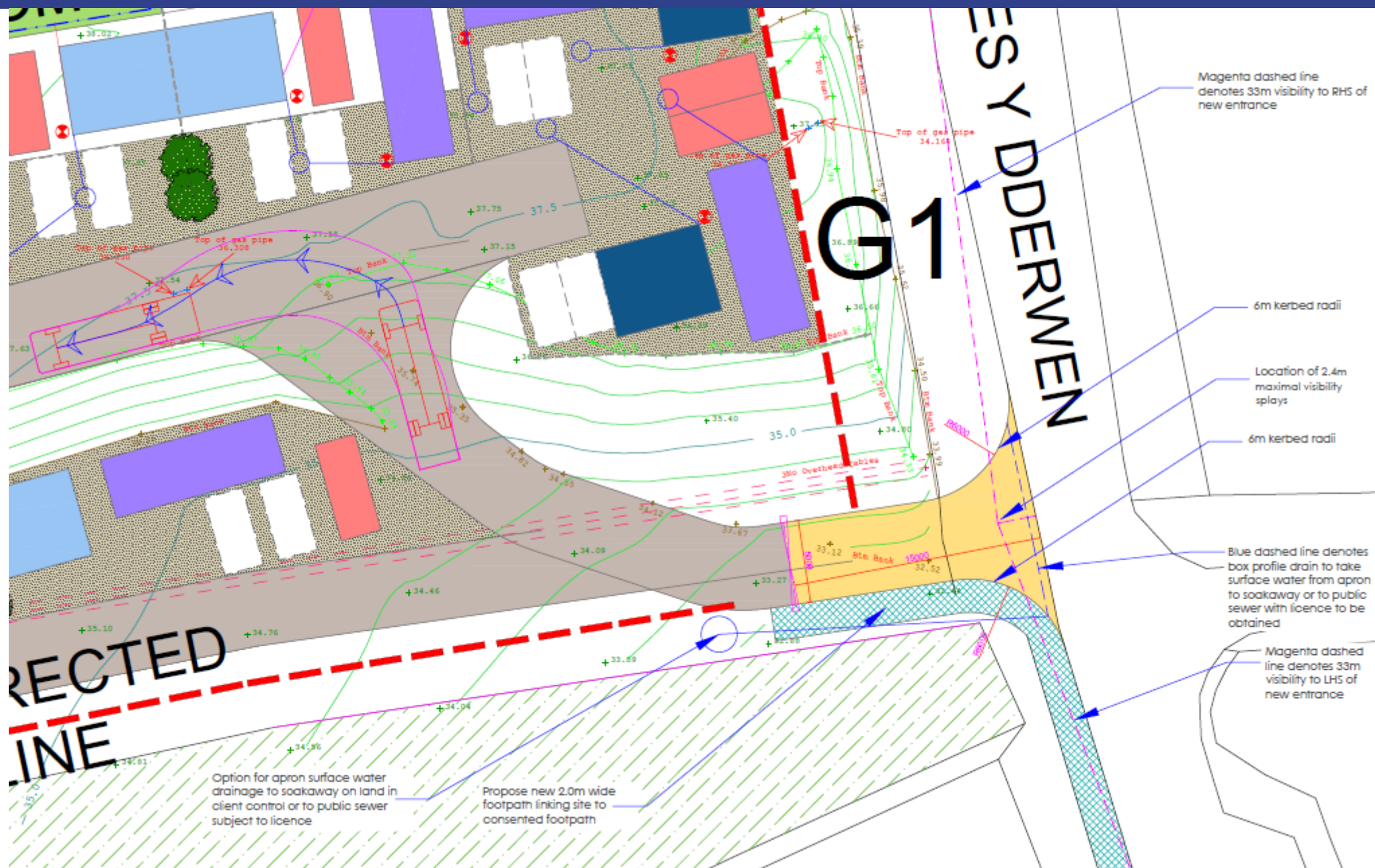
G2

Llangennech  
Junior School

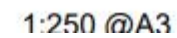


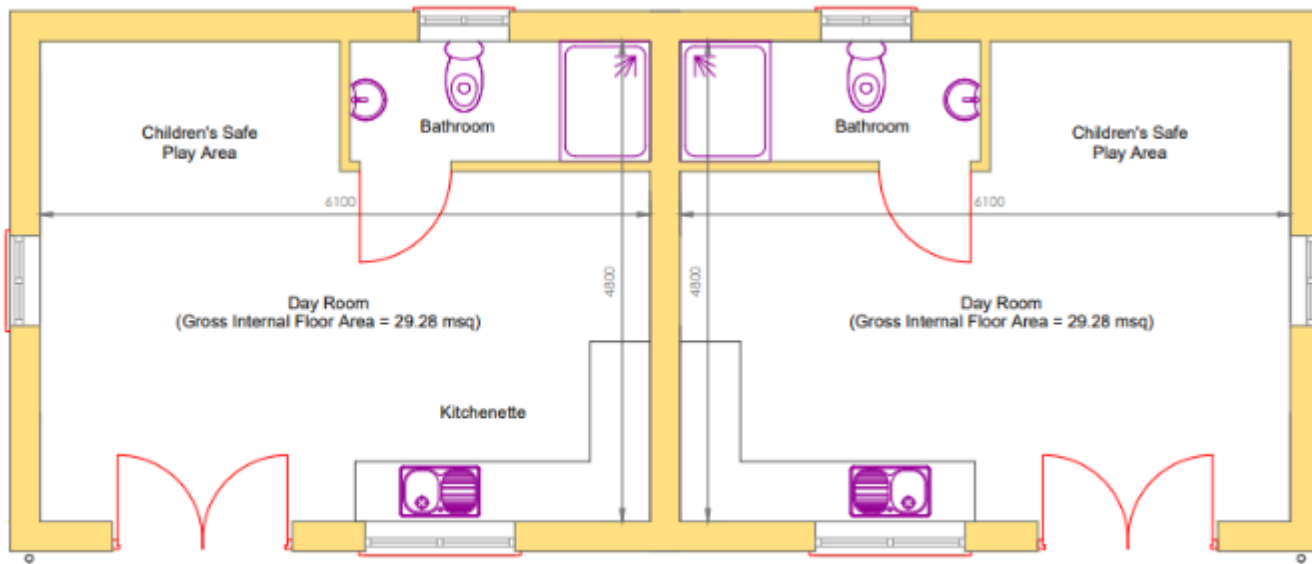


Previously approved scheme  
ref. PL/00775

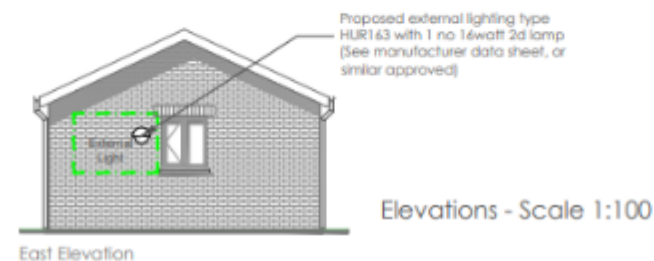
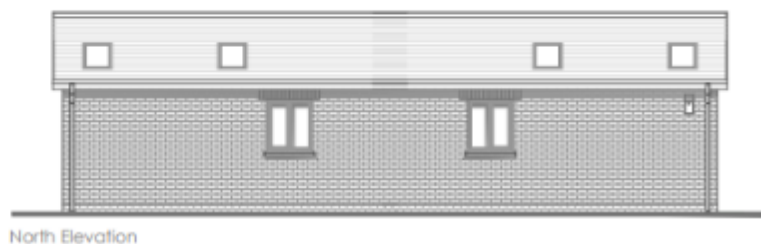
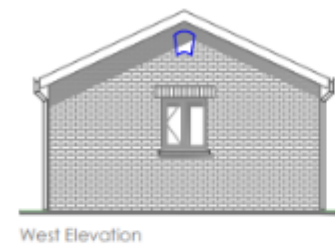








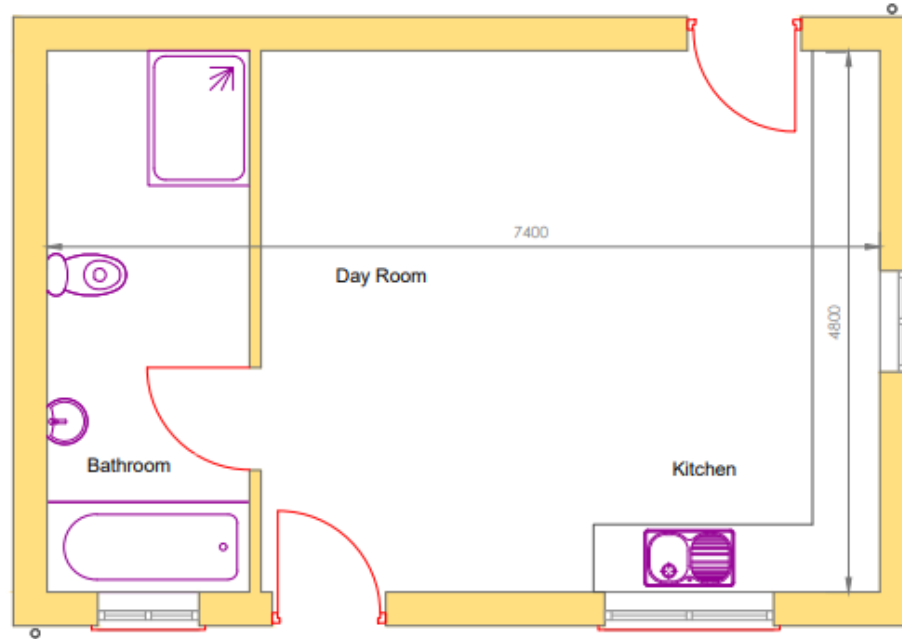
Floor Plan - Scale 1:50



Elevations - Scale 1:100

## EXTERNAL FINISHES

1. Roof Covering	Blue/Black slate or interlocking clay tiles
2. Walls	Red brick with cream brick lintols
3. Rain Water Goods	Black uPVC half round guttering with circular downpipes
4. Windows	Profiled uPVC windows (or wood) - white in colour
5. Doors	Profiled uPVC doors (or wood) - white in colour

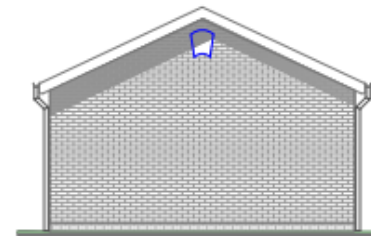


Floor Plan - Scale 1:50

Proposed external lighting type  
HUR163 with 1 no 16watt 2d lamp  
(See manufacturer data sheet, or  
similar approved)

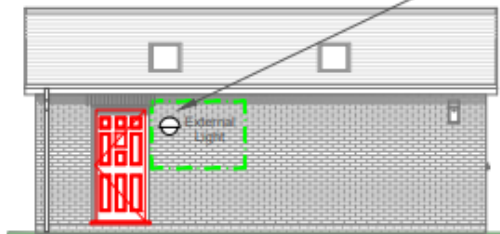


Front Elevation



Left Side Elevation

Proposed external lighting type  
HUR163 with 1 no 16watt 2d lamp  
(See manufacturer data sheet, or  
similar approved)



Rear Elevation



Right Side Elevation



Planning Studio, Hayston Bridge  
Johnston, Haverfordwest  
Pembrokeshire SA62 3HJ  
01437 891 817

Detached  
utility/day room





Tudalen 47

Site photos  
March 2022

PL/03333



Tudalen 48

Site photos  
March 2022



PL/03333



Tudalen 49

Site photos  
March 2022



Tudalen 50

Site photos  
March 2022





Tudalen 51

Site photos  
March 2022





Tudalen 52

Site photos  
July 2022





Tudalen 53

Site photos  
July 2022



PL/03333



Tudalen 54

Site photos  
July 2022

PL/03333



Tudalen 55

Site photos  
July 2022



PL/03333



Tudalen 56

Site photos  
July 2022



PL/03333



Tudalen 57

Site photos  
July 2022





Tudalen 58

Site photos  
July 2022



PL/03333



Tudalen 59

Site photos  
March 2022



PL/03333



Tudalen 60

Site photos  
July 2022

PL/03333



Tudalen 61  
Site photos  
July 2022



PL/03333



Tudalen 62

Site photos  
March 2022



PL/03333



Tudalen 63

Site photos  
March 2022



**Ceisiadau yr argymhellir  
eu bod yn cael eu  
gwrthod**

**Applications  
recommended for  
refusal**

# PL/04504

Andrew Francis

**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio**  
**Place and Sustainability - Planning Services**

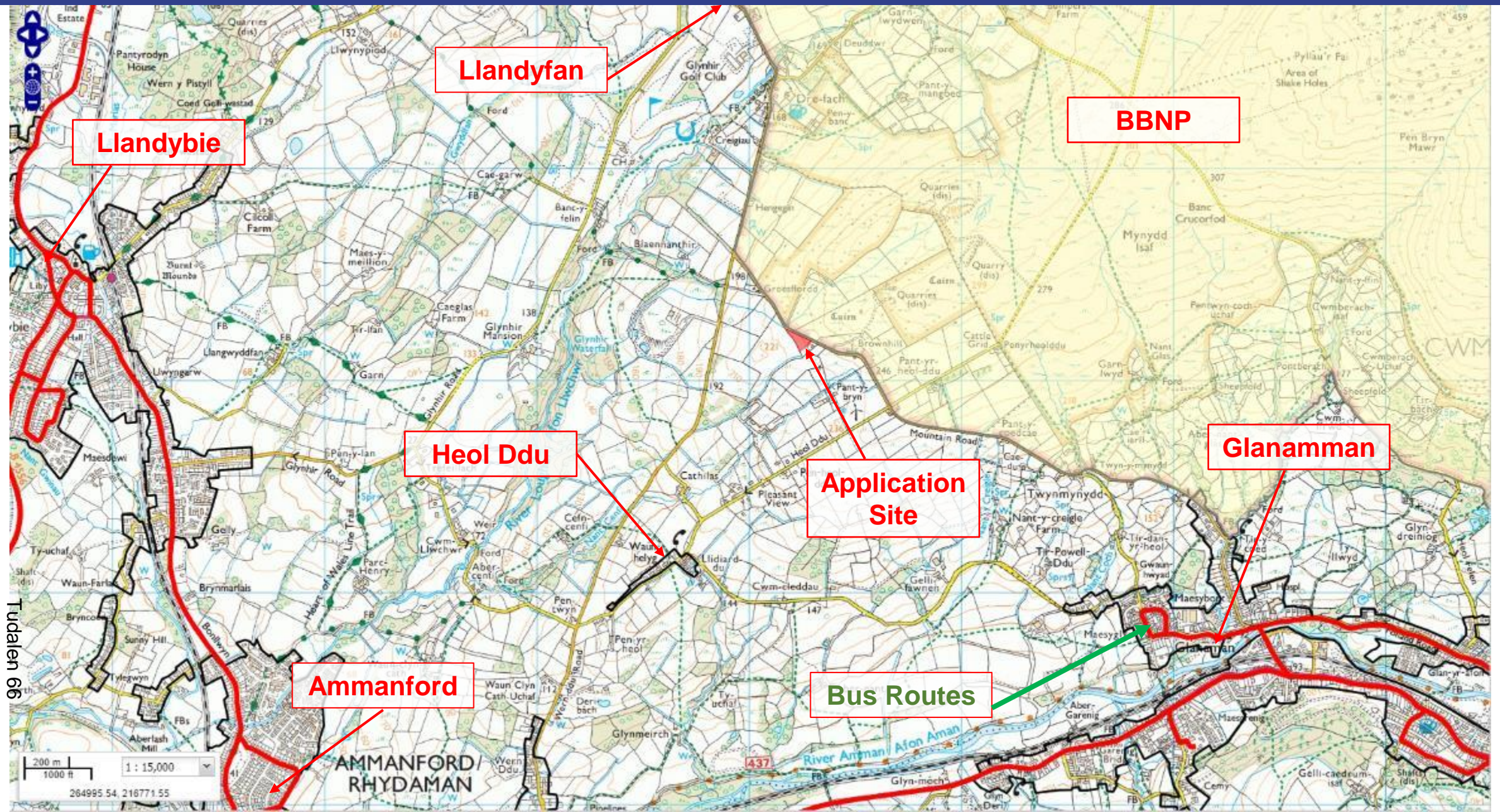
Adran Yr Amgylchedd - Environment Department

Tudalen 65



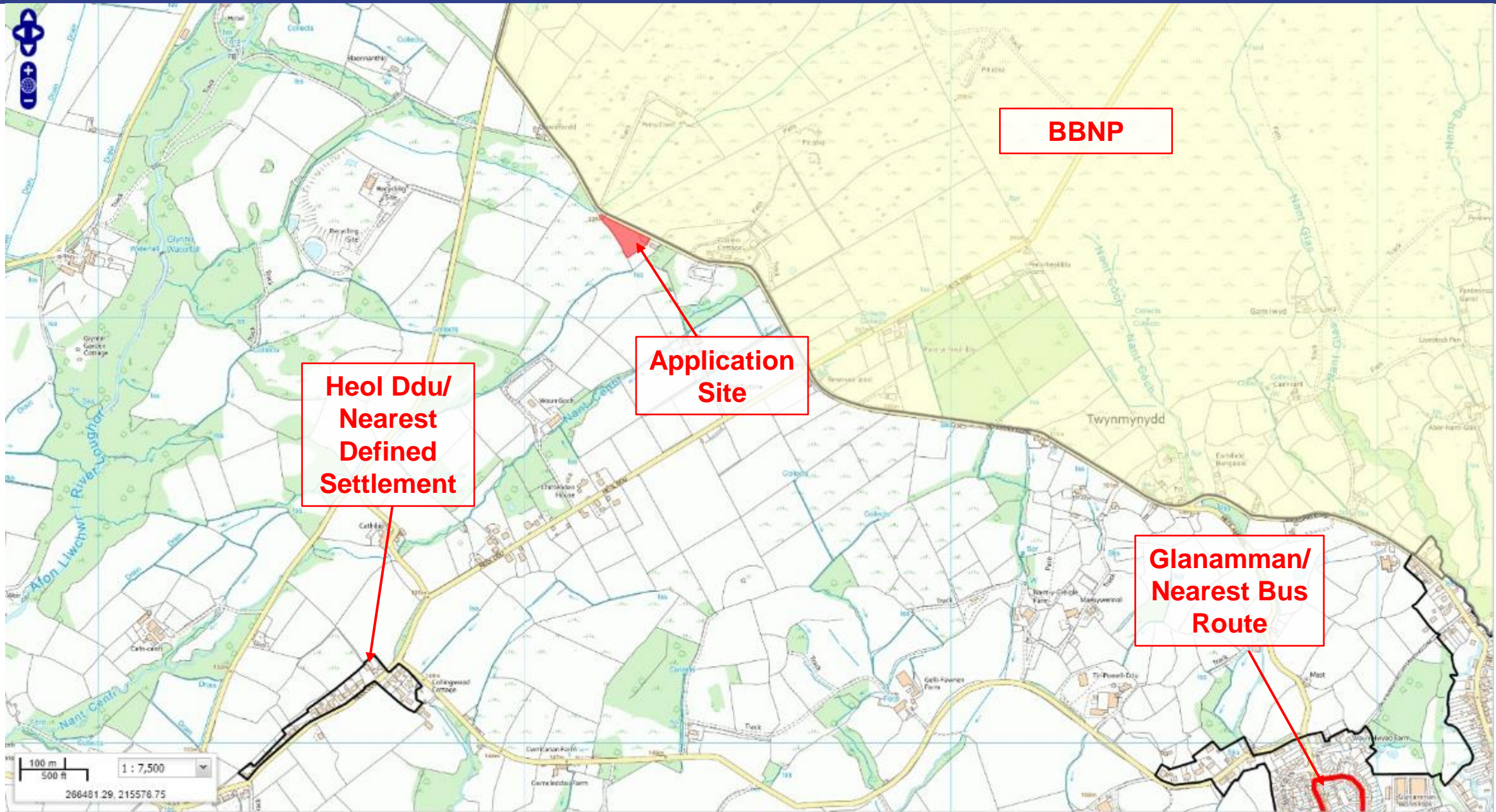


# PL/04504 – 1:15000 Area Plan



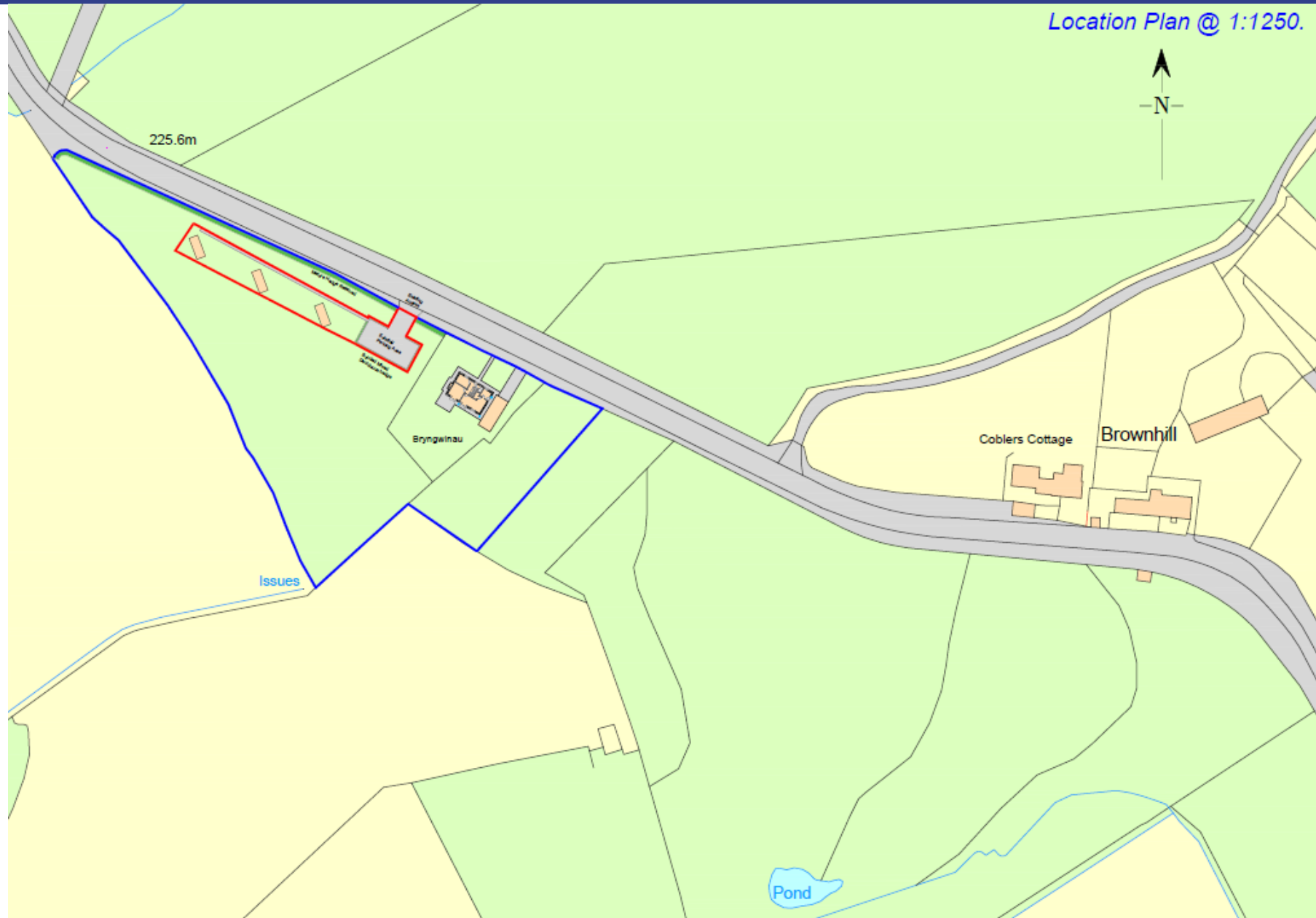


# PL/04504 – 1:7500 Location Plan

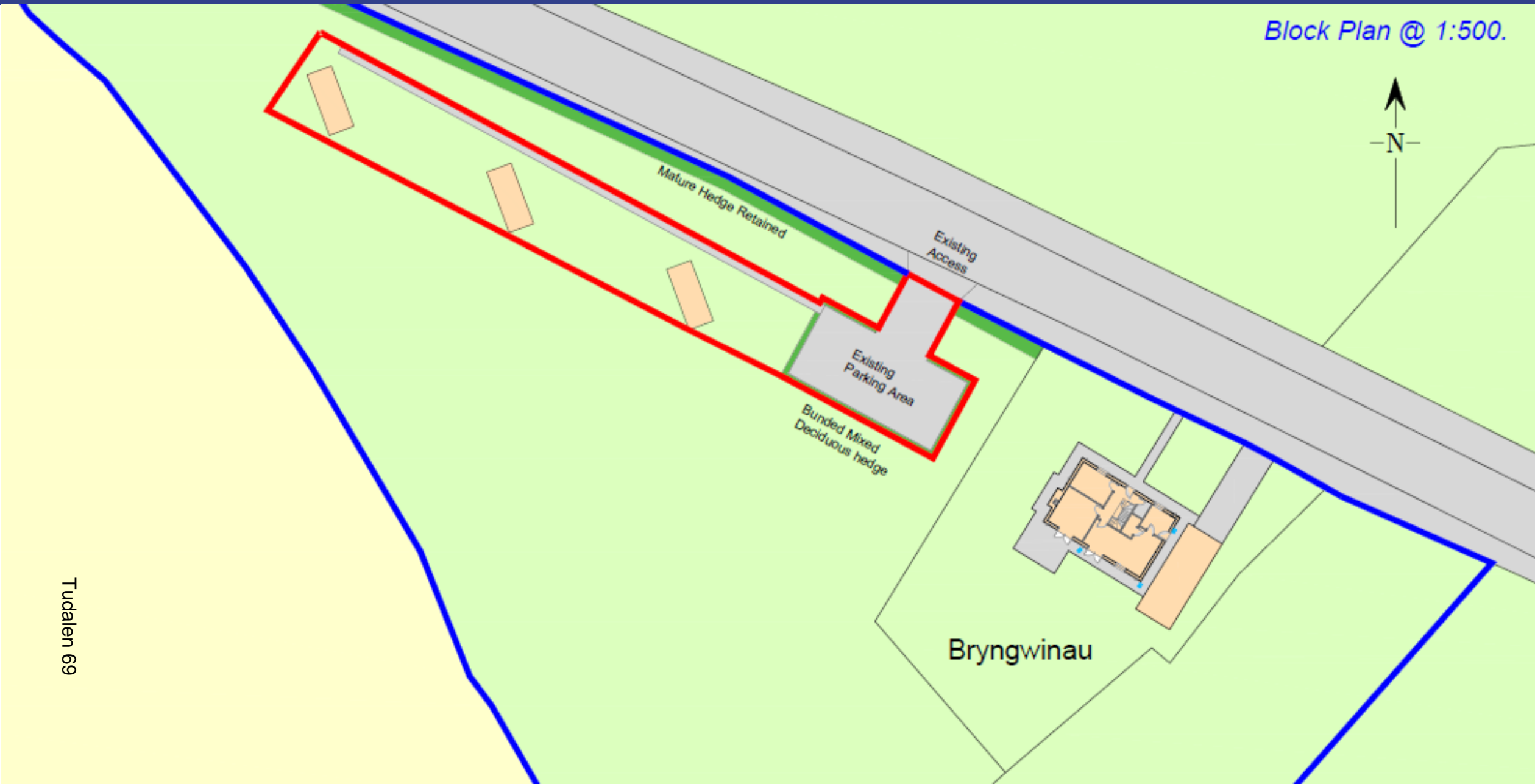




# PL/04504 – 1:1250 Site Plan



# PL/04504 – 1:500 Site Plan









# PL/04504 – Site Photos – Looking East from Car Park





# PL/04504 – Site Photos – Looking into car park area.





# PL/04504 – Site Photos – Hedgerow along road frontage





# PL/04504 – Site Photos – Hedgerow looking east





# PL/04504 – Site Photos – Car park area (and domestic use of paddock)





# PL/04504 – Site Notice Photo – Provided by Applicant





# PL/04504 – Site Photos – View from access looking west





# PL/04504 – Aerial Photo showing visibility splay required



# PL/04526

David Roberts

**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio**  
**Place and Sustainability - Planning Services**

Adran Yr Amgylchedd - Environment Department

Tudalen 79





# PL/04526 Site Location



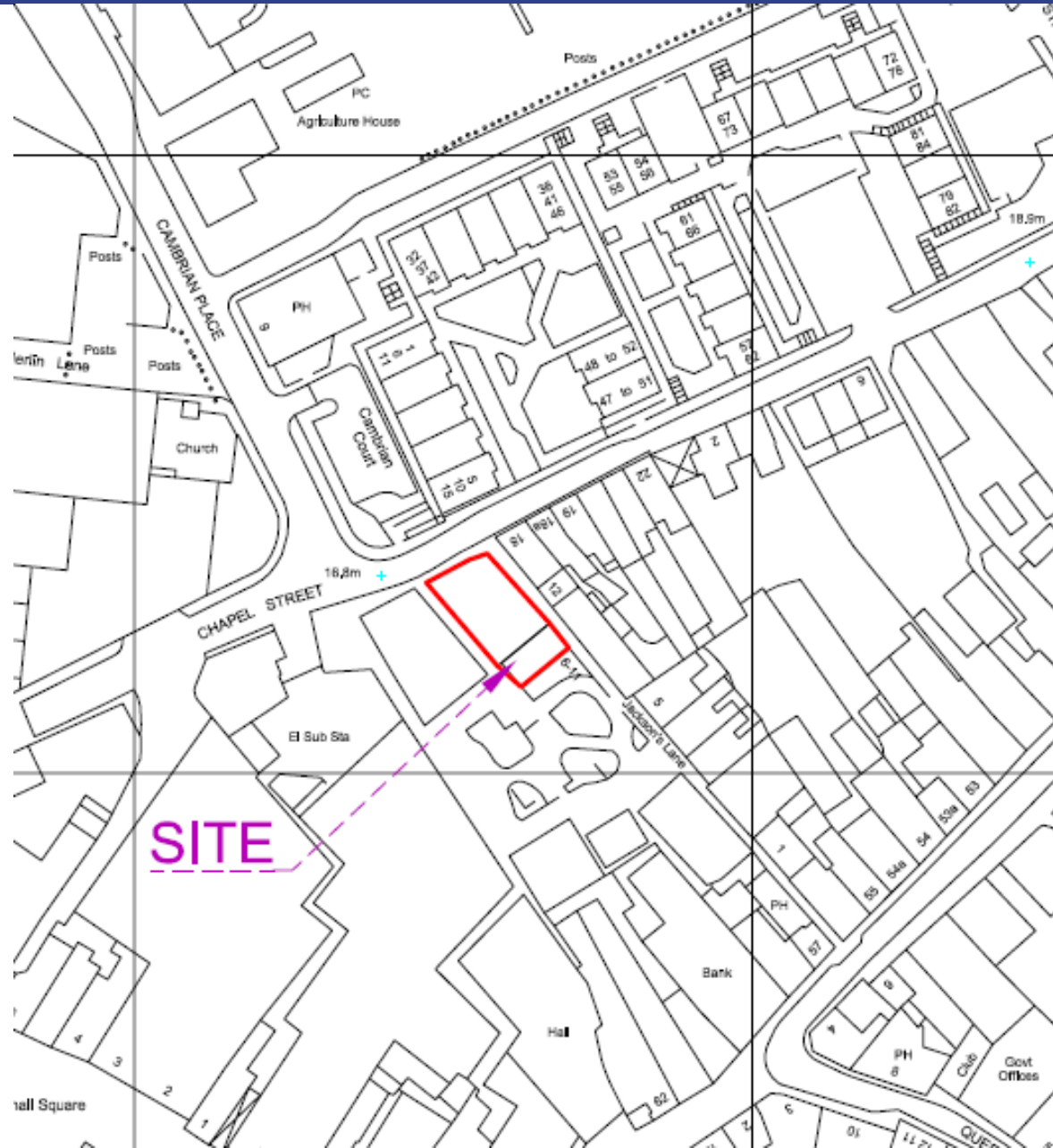


# PL/04526 Site Location and Conservation Area





# PL/04526 Application site plan



# PL/04526 Site plan and proposals



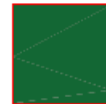
## Key



Marquee/Gazebo  
10m x 5m



Grass  
Seating/Dining  
Area

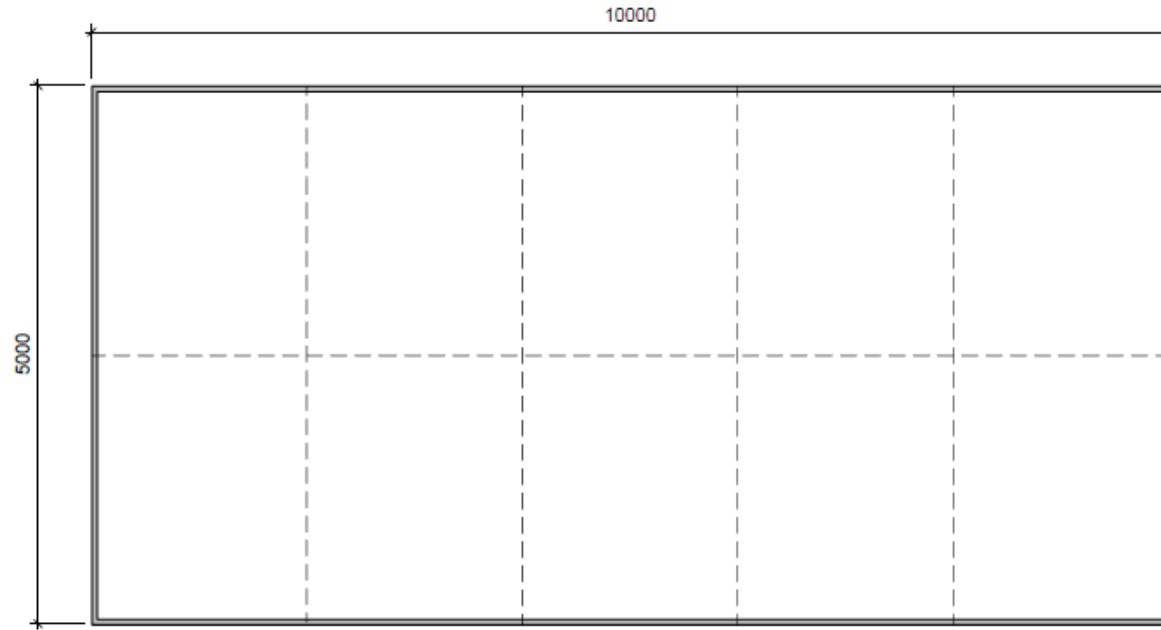


Florentinos  
Restaurant





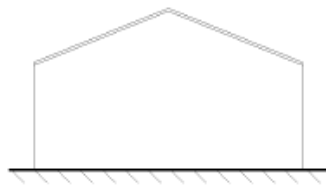
# PL/04526 Floor and Elevation Plans



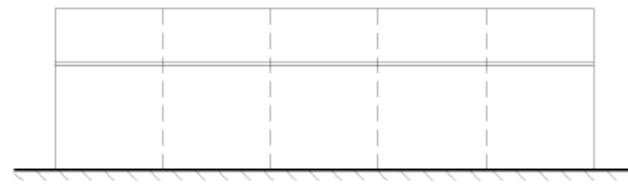
**Ground Floor Plan**  
Scale 1:50

Marquee:

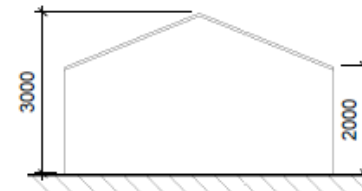
Tubular Steel Frame with White PVC Roof  
and openable Sides.



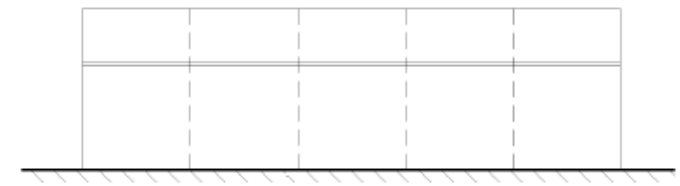
**End Elevation**  
Scale 1:50



**Side Elevation**  
Scale 1:50



**End Elevation**  
Scale 1:50



**Side Elevation**  
Scale 1:50



















# Diolch | Thank you

Tudalen 91

[sirgar.llyw.cymru](http://sirgar.llyw.cymru)

[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)





Mae'r dudalen hon yn wag yn fwriadol