

Annwyl Gynghorydd,

**PWYLLGOR CYNLLUNIO - DYDD MAWRTH, 11<sup>EG</sup> GORFFENAF, 2017**

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

Rhif ar yr Agenda	Eitem
3.1	a) <u>S/35029 - NEWID DEFNYDD TY ALLAN YN 12 CWB CI, DURCLAWDD FACH, LLANNON, LLANELLI, SA14 8JW (Tudalennau 3 - 22)</u>
3.2	b) <u>S/33342 - ADEILADU 240 O BRESWYLFYDD YNGHYD Â MYNEDFEYDD CYSYLLTIEDIG I GERDDWYR A CHERBYDAU, LLEFYDD PARCIO A GWAITH TIRWEDDU (MATERION A GADWYD YN ÔL O RAN CAIS AMLINELL S/15702) AR DIR GENWEN FARM, Y BYNEA, LLANELLI, SA14 9PH (Tudalennau 23 - 72)</u>
3.3	c) <u>S/35542 - DARPARU LLECYN CHWARAE GWASTAD I'R CYHOEDD SY'N CYNWYS FFRÂM DDRINGO I'R GORLLEWIN O FEINI'R ORSEDD YM MHARC HOWARD, LLECYN CHWARAE, PARC HOWARD, LLANELLI, SA15 3LQ (Tudalennau 73 - 90)</u>

Yn gywir,

*Mark James* DYB

Prif Weithredwr

Amg

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 11EG GORFFENNAF 2017  
ON 11<sup>TH</sup> JULY 2017**

***I'W BENDERFYNU/  
FOR DECISION***

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35029</b>
<i>Proposal &amp; Location</i>	CHANGE OF USE OF AN OUTBUILDING TO 12 KENNELS AT DURCLAWDD FACH, LLANNON, LLANELLI, SA14 8JW

### **DETAILS:**

### **CONSULTATIONS**

**Local Member** – County Councillor E Dole has requested that the Committee visits the site as there is a potential noise impact on third party properties.



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***Y PWYLLGOR  
CYNLLUNIO***

**PLANNING  
COMMITTEE**

***11 GORFFENNAF 2017***

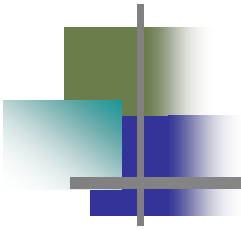
**11 JULY 2017**

***RHANBARTH Y DE***

**AREA SOUTH**

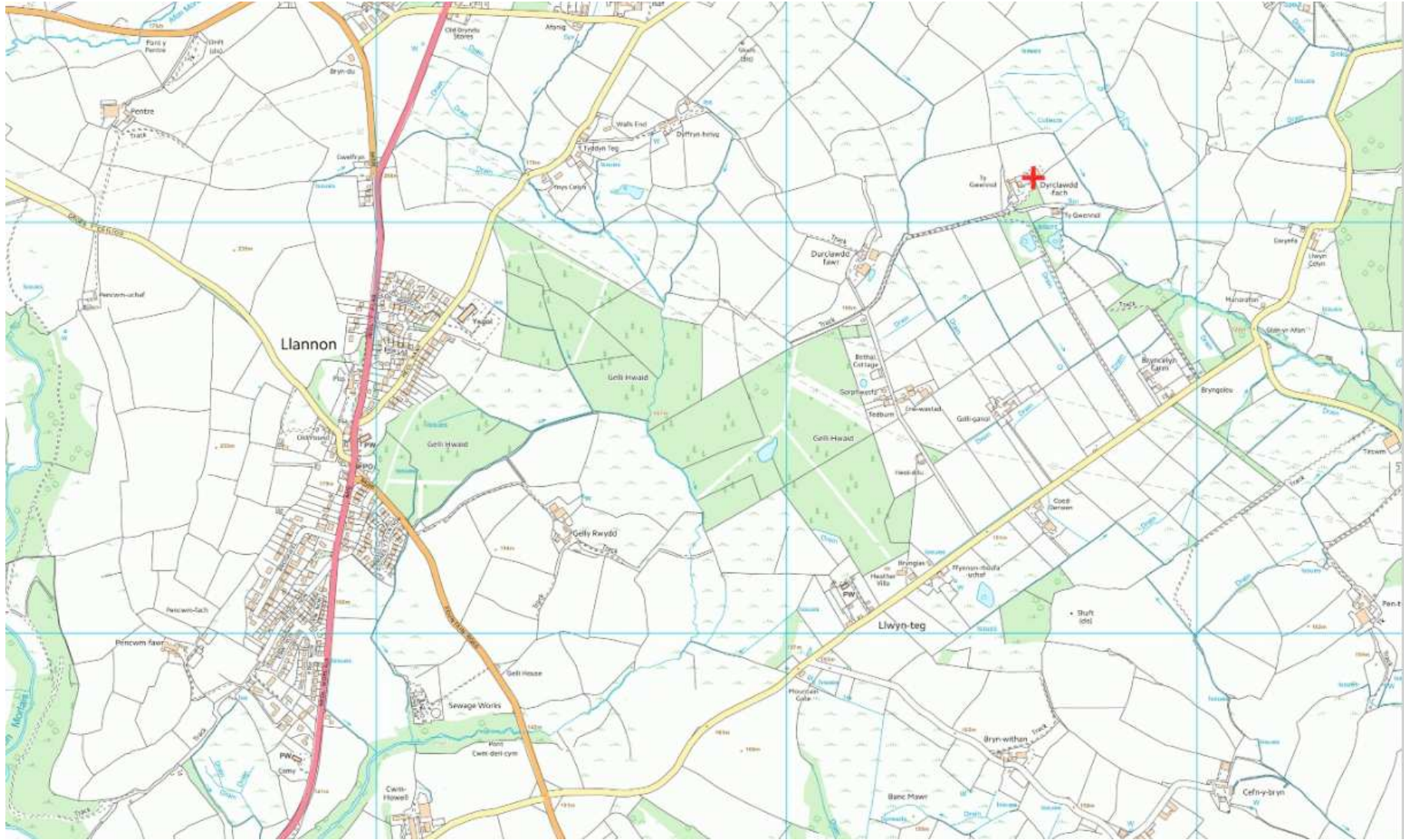
***CEISIADAU YR ARGYMHELLIR EU  
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**



# S/35029

# S/35029

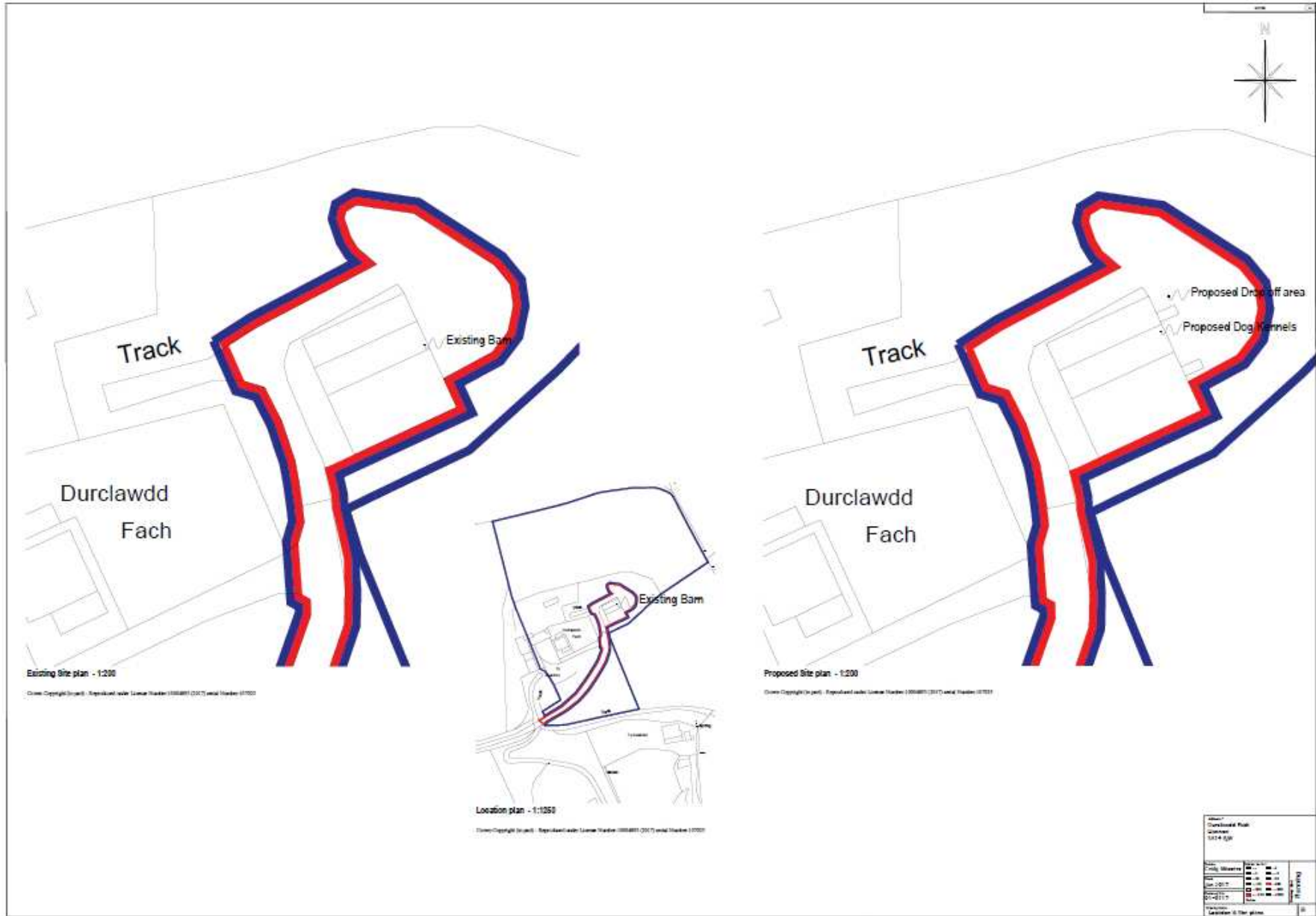




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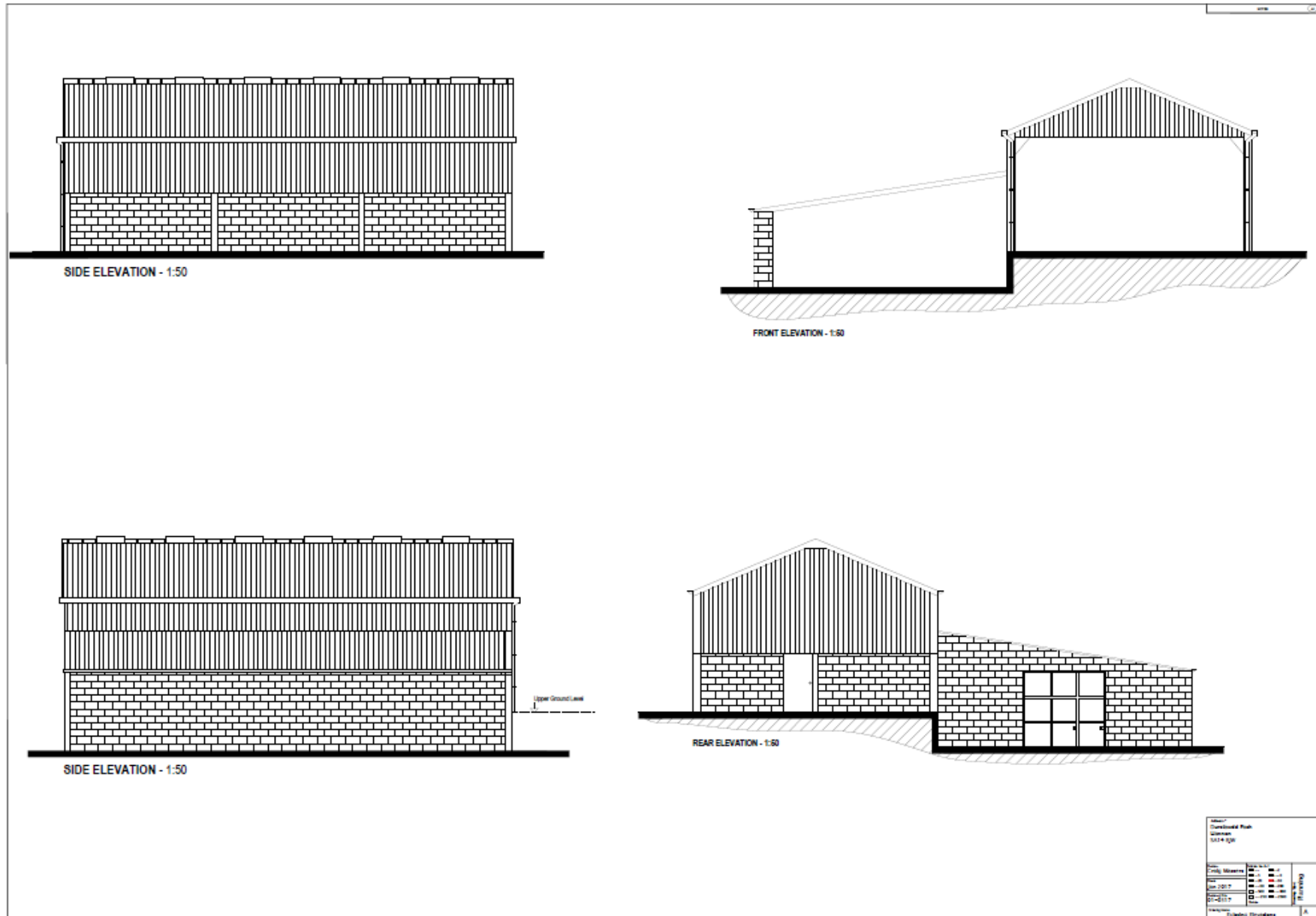


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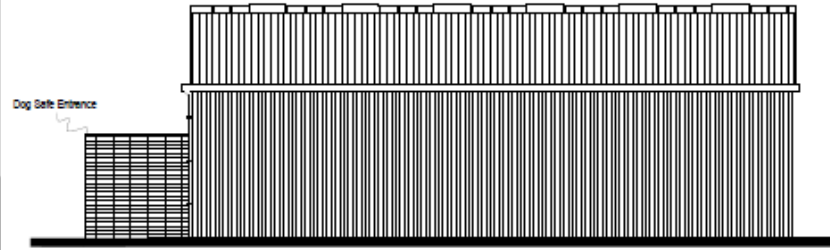
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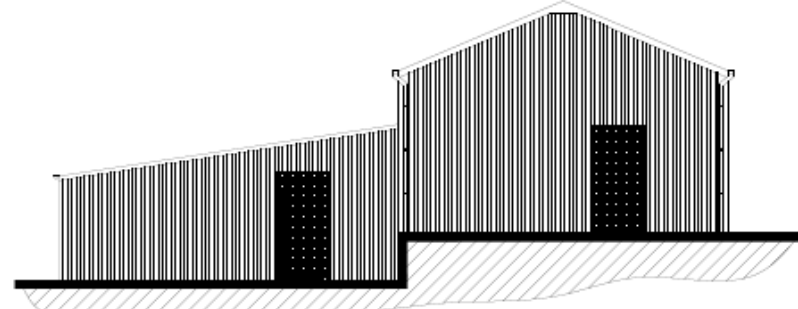


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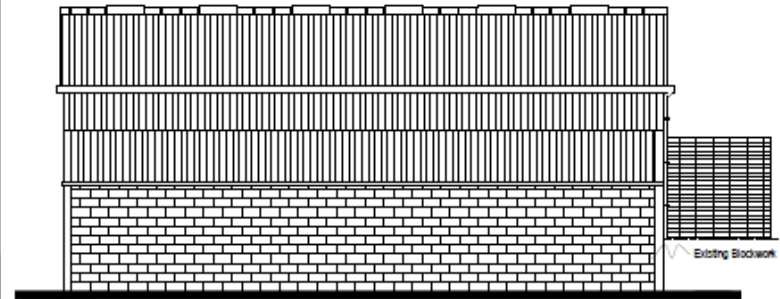
# Proposed



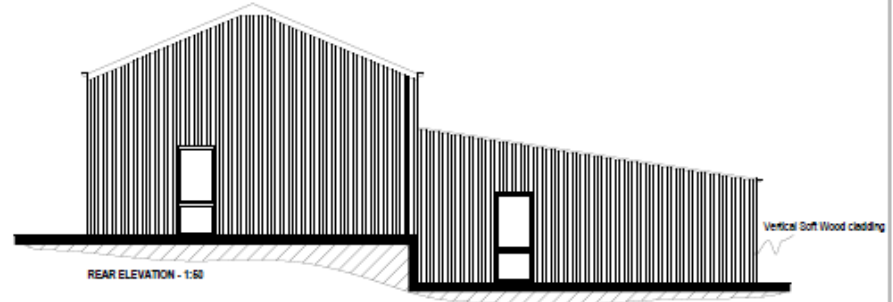
SIDE ELEVATION - 1:50



Schedule of Material Finishes  
External Walls - Vertical Soft Wood Cladding & Existing brick work  
Roof - Existing Corrugated Fibre Cement Sheets Natural Grey  
Doors - Aluminium  
Fascias, soffits, barge boards etc - Existing Natural Grey



SIDE ELEVATION - 1:50



REAR ELEVATION - 1:50

Client:		Dunelmack Park	
Owner:		Gannan	
Date:		10/11/2017	
Scale:		1:50	
Drawing No.:		S/35029	
Project No.:		17/001	
Revision:		A	
Author:		R. Murray	
Check:		A.	

**S/35029**



Tudalen 13

Tudalen 14

# S/35029



**S/35029**



# S/35029





**S/35029**



Tudalen 18

# S/35029



**S/35029**



Tudalen 20

# S/35029



# S/35029



Mae'r dudalen hon yn wag yn fwriadol

*Ardal Del/  
Area South*

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
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**AR 11EG GORFFENNAF 2017  
ON 11<sup>TH</sup> JULY 2017**

***I'W BENDERFYNU/  
FOR DECISION***

***ATODIAD  
ADDENDUM***



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/33342</b>
<i>Proposal &amp; Location</i>	CONSTRUCTION OF 240 DWELLINGS TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESSSES, CAR PARKING AND LANDSCAPING (RESERVED MATTERS TO OUTLINE S/15702) AT LAND AT GENWEN FARM, BYNEA, LLANELLI, SA14 9PH

### DETAILS:

**Application No.** S/33342

### APPRAISAL

Further to recent enquiries from the Welsh Government regarding the proposal and its likely impact upon the environment, officers are satisfied that the ES submitted represents a robust and relevant assessment of the likely impact of the development upon the environment and in particular the CBEEMS in the context of the current reserved matters application. The ES demonstrates that, with the implementation of the counteracting measures proposed as part of the development and secured by the conditional requirements of the outline permission, the development will not have a significant effect upon the features and objectives of the CBEEMS either alone or in combination with other developments.

In addition to the above, the applicant has submitted an updated Construction Environmental Management Plan (CEMP) and Landscape Management and Maintenance Plan in support of the application which correct anomalies in the previous versions of both Plans. The updated Plans are considered to be acceptable and NRW have confirmed their acceptance of the mitigation measures set out in the CEMP.

The submission of these updated plans require consequential changes to the wording of condition no. 2 and Note no.1 contained in the main report presented to the Committee. The condition and note are therefore to be amended to read as follows:

### CONDITIONS

- 2 The development shall be carried out in accordance with the following approved plans and documents:-
- Chedworth (village) floor plans and elevations (CD-WD10-REV N) received on 24 December 2016;
  - Roseberry (village) floor plans and elevations (RS-WD16-REV S) received on 24 December 2016;
  - Clayton corner (village) floor plans and elevations (CCA-WD16-REV G) received on 24 December 2016;
  - Clayton (village) floor plans and elevations (CA-WD16-REV D) received on 24 December 2016;



- Hatfield (village) floor plans and elevations (HT-WD16-REV R) received on 24 December 2016;
- Souter (village) floor plans and elevations (SU-WD-16-REV S) received on 24 December 2016;
- Rufford (village) floor plans and elevations (RF-WD16-REV R) received on 24 December 2016;
- Hanbury (village) floor plans and elevations (HB-WD16-REV P) received on 24 December 2016;
- Morden (village) floor plans and elevations (MR-WD16 REVK) received on 24 December 2016;
- Chedworth corner special (village) floor plans and elevations GDC-WD06) received on 24 December 2016;
- WHQS floor plans and elevations (WD01) received on 29 March 2017;
- WHQS floor plans and elevations (WD04) received on 29 March 2017;
- Garage floor plans and elevations (SGD-10) received on 24 December 2016;
- Phasing plan (PP01 REV A) received on 20 June 2017;
- Site sections (SS-01 REV A) received on 9 February 2016;
- Drawing Area Network Plan (BY23) received on 24 March 2016;
- Drainage betterment works – option 2 (10082-200-Rev D) received on 24 March 2017;
- Detailed soft landscape proposals plan (TDA.2183.01C) received on 20 June 2017;
- Pumping station compound (10082-202) received on 19 May 2017;
- Northern pumping station compound (10082-203) received on 16 June 2017;
- Management and maintenance plan (MMP-01 Rev. B) received 21 June 2017;
- 1:400 and 1:1600 scale tree constraints plans received 18 January 2016;
- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;
- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Location Plan (LP-01-REV D) received on 7 March 2017;
- Planning Layout (PL-01-REV H) received on 29 March 2017;
- Site Investigation Report 11583/JJ/15/SI and Supplementary Letter Report received on 31 March 2016;
- Landscape Specification and Management Plan (Rev A – updated March 2017) received on 19 May 2017;
- Ecological Management Plan (March 2016) received on 1 April 2016;
- Drainage Strategy Report (March 2017 – Rev C) received on 7 March 2017;
- Construction Environmental Management Plan (June 2017) received on 23 June 2017;
- Dust Emission Control Plan (June 2017) received on 20 June 2017;
- Arboricultural Method Statement (March 2017) received on 7 March 2017.

## REASONS

- 2 To ensure that only the approved works are carried out.

## **NOTE(S)**

- 1 The applicant/developers attention is drawn to the conditional requirements of the outline planning permission (S/15702) to which this development relates. The following conditions of the outline planning permission are hereby fully/partially discharged:

### **Condition no. 5 – Scheme of Widening and Improvement of Genwen Road - PARTIALLY DISCHARGED.**

- 5 This discharge of condition relates to the following schedule of plans:

- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;
- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Planning Layout (PL-01-REV H) received on 29 March 2017.

### **Condition no. 7 – Ground Contamination – PARTIALLY DISCHARGED**

- 7 This partial discharge of condition relates to Site Investigation Report 11583/JJ/15/SI and Supplementary Letter Report received on 31 March 2016.

### **Condition no. 8 – Noise Management Plan and Dust Mitigation Plan – FULLY DISCHARGED**

- 8 This discharge of condition relates to the Construction Environmental Management Plan (June 2017) received on 23 June 2017 and the Dust Emission Control Plan (June 2017) received on 20 June 2017.

### **Condition no. 9 – Phasing – PARTIALLY DISCHARGED**

- 9 This partial discharge of condition relates to the Phasing plan (PP01 REV A) received on 20 June 2017.

### **Condition no. 11 – Landscaping – FULLY DISCHARGED**

- 11 This discharge of condition relates to the following schedule of plans and documents:

- Detailed Soft Landscape Proposals Plan (TDA.2183.01C) received on 20 June 2017;
- Management and Maintenance Plan (MMP-01 Rev. B) received 21 June 2017;
- Landscape Specification and Management Plan (Rev A – updated March 2017) received on 19 May 2017;
- Ecological Management Plan (March 2016) received on 1 April 2016;
- Arboricultural Method Statement (March 2017) received on 7 March 2017;
- 1:400 and 1:1600 scale tree constraints plans received 18 January 2016.

### **Condition no. 12 – Finished Levels – FULLY DISCHARGED**

- 12 This discharge of condition relates to the following schedule of plans:

- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;

- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Site sections (SS-01 REV A) received on 9 February 2016.

**Condition no. 13 – Surface Water – PARTIALLY DISCHARGED**

13 This discharge of condition relates to the following schedule of plans and documents:

- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;
- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Drainage Strategy Report (March 2017 – Rev C) received on 7 March 2017.

**Condition no. 14 – Construction Management Plan – FULLY DISCHARGED**

14 This discharge of condition relates to the Construction Environmental Management Plan (June 2017) received on 23 June 2017.

**Condition no. 15 – Removal of Suspended Solids from Surface Water – FULLY DISCHARGED**

15 This discharge of condition relates to the Construction Environmental Management Plan (June 2017) received on 23 June 2017.

**Condition no. 17 – Site Waste Management Plan - FULLY DISCHARGED**

17 This discharge of condition relates to the Construction Environmental Management Plan (June 2017) received on 23 June 2017.

**Condition no. 18 – Ecological Management Plan - FULLY DISCHARGED**

18 This discharge of condition relates to the following schedule of plans and documents:

- Detailed Soft Landscape Proposals Plan (TDA.2183.01C) received on 20 June 2017;
- Management and Maintenance Plan (MMP-01 Rev. B) received 21 June 2017;
- Landscape Specification and Management Plan (Rev A – updated March 2017) received on 19 May 2017;
- Ecological Management Plan (March 2016) received on 1 April 2016;
- Arboricultural Method Statement (March 2017) received on 7 March 2017;
- 1:400 and 1:1600 scale tree constraints plans received 18 January 2016.

**Condition no. 19 – Foul Drainage - PARTIALLY DISCHARGED**

19 This discharge of condition relates to the following schedule of plans and documents:

- Engineering Layout Plan (10082-102 REV I) received on 19 May 2017;
- Engineering Layout Plan (10082-100 REV E) received on 30 March 2017;
- Engineering Layout Plan (10082-101 REF F) received on 30 March 2017;
- Drainage Strategy Report (March 2017 – Rev C) received on 7 March 2017.

**Condition no. 20 – Surface Water Removal - PARTIALLY DISCHARGED**

20 This discharge of condition relates to the following schedule of plans and documents:

- Drawing Area Network Plan (BY23) received on 24 March 2016;
- Drainage betterment works – option 2 (10082-200-Rev D) received on 24 March 2017;
- Drainage Strategy Report (March 2017 – Rev C) received on 7 March 2017.



***Y PWYLLGOR  
CYNLLUNIO***

***11 GORFFENNAF 2017***

***RHANBARTH Y DE***

**PLANNING  
COMMITTEE**

**11 JULY 2017**

**AREA SOUTH**

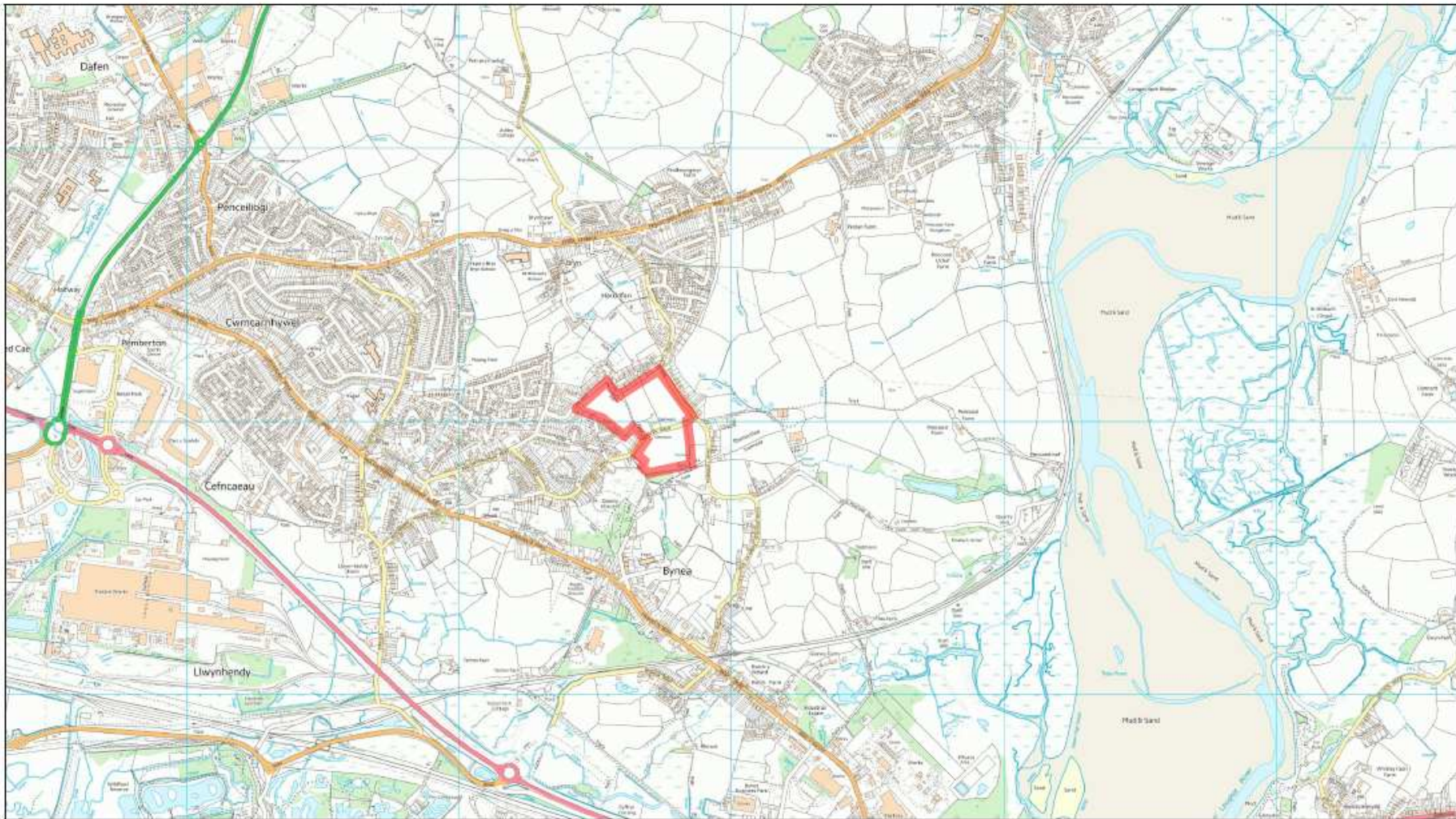
***CEISIADAU YR ARGYMHELLIR EU  
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**



# S/33342

# S/33342





# S/33342



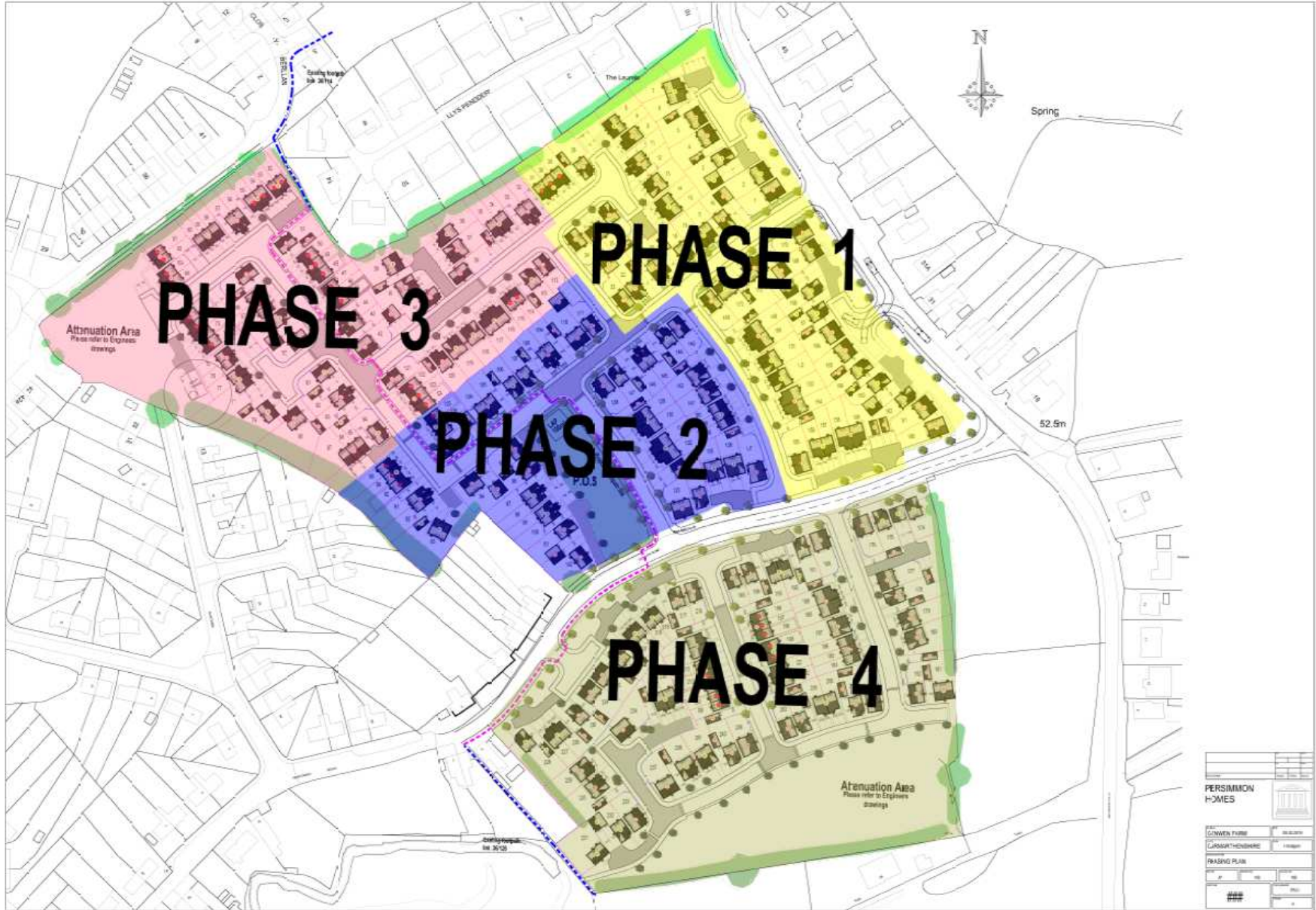
Tudalen 33

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**SOFT LANDSCAPE KEY**

- EXISTING TREES/SHEDROWS TO BE RETAINED
- PROPOSED NATIVE TREE PLANTING (Refer to plant schedule for species details)
- PROPOSED ORNAMENTAL TREE PLANTING (Refer to plant schedule for species details)
- PROPOSED REDWOOD PLANTING (Refer to plant schedule for species details)
- PROPOSED SHIELD PLANTING (Refer to plant schedule for species details)
- PROPOSED GRASS SEEDING (Refer to the notes in the Engineering Sheet 03.1.1)
- PROPOSED WEED/SLIVER SEEDING (Refer to be seeded with Strategic Seeds (SVP) Mix)
- PROPOSED W/DRYLAND WETLAND SEEDING (Refer to be seeded with Strategic Seeds (SVP) Mix)
- PROPOSED GRASS TUFF (Refer to be seeded with Strategic Seeds (SVP) Mix)
- PROPOSED SHIELD WALK PLANTING (Refer to plant schedule for species details)
- PROPOSED ATTENUATION POND (Refer to the notes in the Engineering Sheet 03.1.1)
- PROPOSED SHIELD WOODLAND BUFFER (Refer to plant schedule for species details)

**PLANT SCHEDULES**

**NATIVE TREE PLANTING**

Species	Quantity	Planting Location	Notes
...	...	...	...

**ORNAMENTAL TREE PLANTING**

Species	Quantity	Planting Location	Notes
...	...	...	...

**REDWOOD PLANTING**

Species	Quantity	Planting Location	Notes
...	...	...	...

**SHIELD PLANTING**

Species	Quantity	Planting Location	Notes
...	...	...	...

**SHIELD WALK PLANTING**

Species	Quantity	Planting Location	Notes
...	...	...	...

**SHIELD WOODLAND BUFFER**

Species	Quantity	Planting Location	Notes
...	...	...	...

11 Pump station added to drawing  
 C Drawing amended to accommodate  
 B Attachments to accommodate attachments  
 A Drawing amended to accommodate

DATE: 1/16/16  
 DRAWN BY: TDA  
 CHECKED BY: TDA  
 PROJECT: GLENVIEW FARM

**TDA**  
 TERRACON DESIGN ARCHITECTURE

**G E H**  
 PERKINSON HOMES WEST WALES

DRAWING NUMBER: TDA/2153/01  
 SCALE: 1:500 @ A0  
 DATE: JAN 2016  
 PROJECT: GLENVIEW FARM

**DRAWING TITLE: DETAILED SOFT LANDSCAPE PROPOSALS**



# S/33342



# S/33342

The architectural drawings show a two-story house with a gabled roof. The front elevation features a central entrance door, a large window on the ground floor, and a smaller window on the first floor. The rear elevation shows a side door and a window. The side elevation shows a single window and a door. The ground floor plan includes a living area, dining area, kitchen, and a rear porch. The first floor plan shows two bedrooms, a bathroom, and a central hallway.

Front Elevation

Rear Elevation

Side Elevation

Ground Floor Plan

First Floor Plan

**PERSIMMON HOMES**



969sqft	
Hatfield (Village)	246413
HT-WD16	100gA1, 100gA4
Plans & Elevations (Planning)	
	Rev R

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PERSIMMON  
HOMES

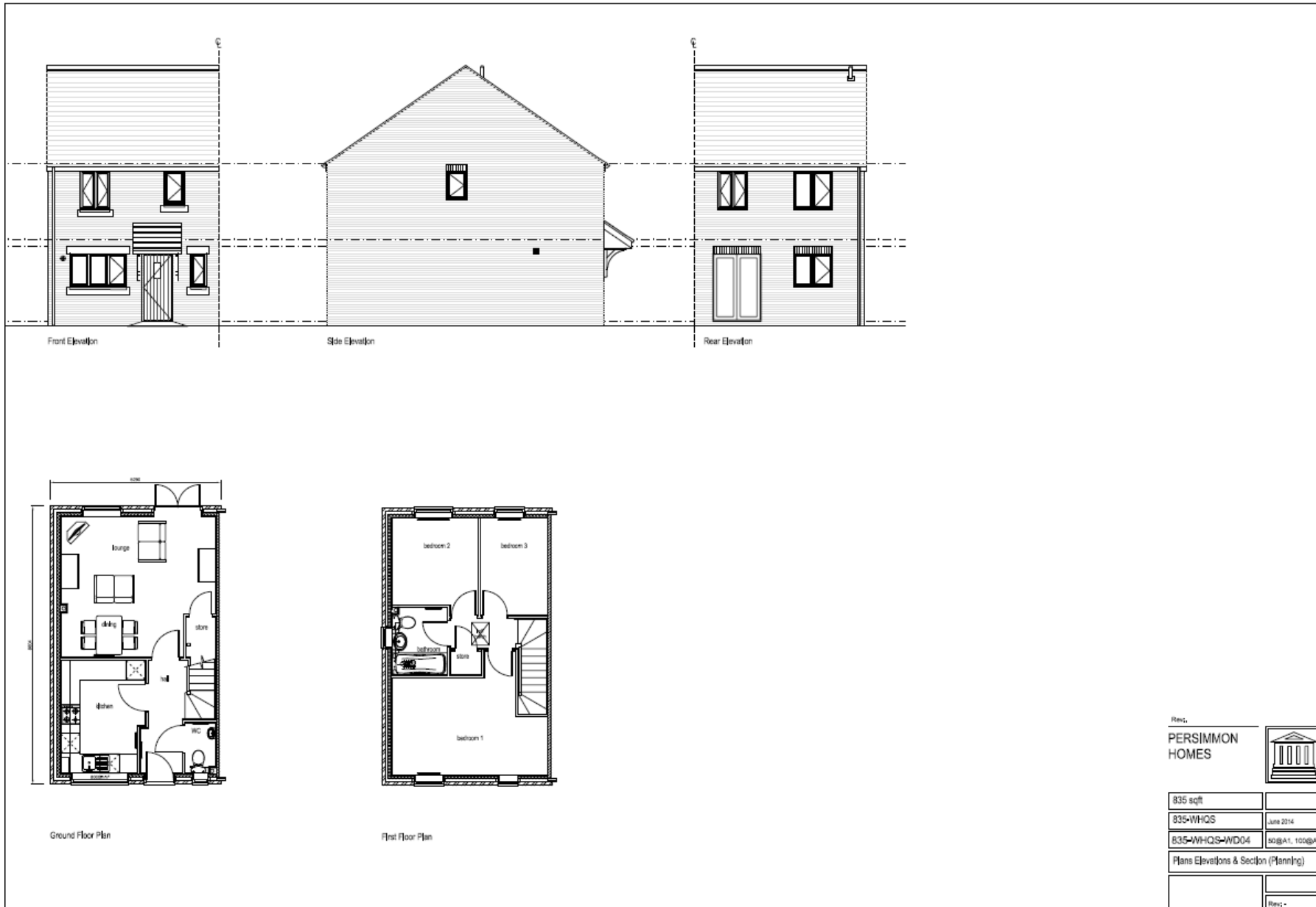


932	
Souter (Village)	240413
SL-WD16	808@A1 109@A3
Plans & Elevations (Planning)	
	Rev 6

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# S/33342



# S/33342

The architectural drawings consist of the following elements:

- Elevations:** Four exterior views of the house: Front Elevation, Side Elevation (left), Rear Elevation, and Side Elevation (right).
- Floor Plans:** Ground Floor Plan and First Floor Plan.

**Ground Floor Plan:** Shows a Lounge, Dining area, Kitchen, Family room, and Hall with a staircase.

**First Floor Plan:** Shows three Bedrooms (Bedroom 1, 2, 3), an Office, a Landing, a Bath, and an En-Suite.

**Technical Information:**

PERSIMMON HOMES		
1222sqft		
Chedworth	02067	
CO-WD 10	50gA1 100gA3	
Plans & Elevations (Planning)		
		Rev H

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Tudalen 67

Tudalen 68

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**S/33342**



Tudalen 69

Tudalen 70

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Tudalen 71

Mae'r dudalen hon yn wag yn fwriadol



*Ardal Del/  
Area South*

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR  
AMGYLCHEDD**

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CYNGOR SIR CAERFYRDDIN/**

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

**AR 11EG GORFFENNAF 2017  
ON 11<sup>TH</sup> JULY 2017**

***I'W BENDERFYNU/  
FOR DECISION***

***ATODIAD  
ADDENDUM***



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35542</b>
<i>Proposal &amp; Location</i>	TO PROVIDE A FLAT PUBLIC PLAY AREA INCLUDING A CLIMBING STRUCTURE WEST OF THE GORSEDD CIRCLE IN PARC HOWARD AT PLAY AREA, PARC HOWARD, LLANELLI, SA15 3LQ

### **DETAILS:**

#### **CONSULTATIONS**

**Neighbours/Public** – Five additional letters of representation have been received raising the following concerns and objections:-

- Health and safety;
- Unsympathetic addition to the historic park – visually dominant and overdevelopment;
- Lack of consultation – public money would be better spent on maintaining current provision within the park;
- Lack of justification;
- No proposals to re-instate unauthorised works;
- Coal mining risks.

It is considered that the above matters replicate original concerns received which are already addressed within the main body of the Planning Committee report.

On balance it is considered that the proposed development by its location and nature will not have an adverse effect on the registered historic park and garden, or the setting of the park or listed buildings contained within it.



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***Y PWYLLGOR  
CYNLLUNIO***

**PLANNING  
COMMITTEE**

***11 GORFFENNAF 2017***

**11 JULY 2017**

***RHANBARTH Y DE***

**AREA SOUTH**

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

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**



# S/35542

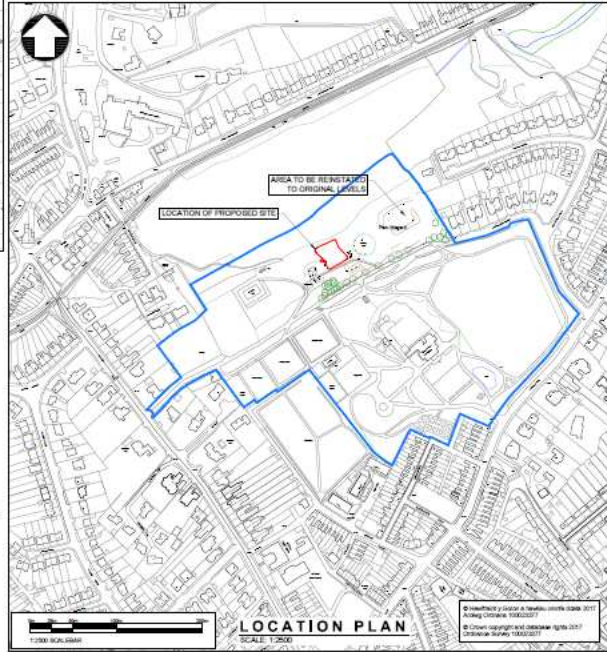
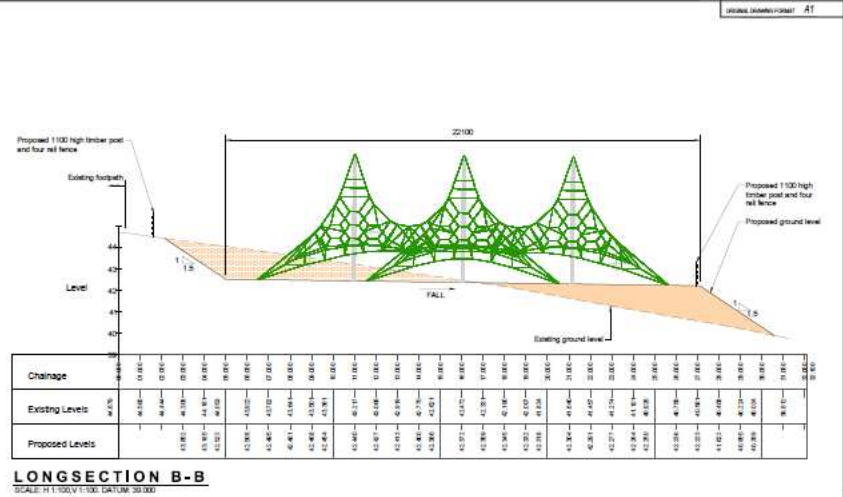
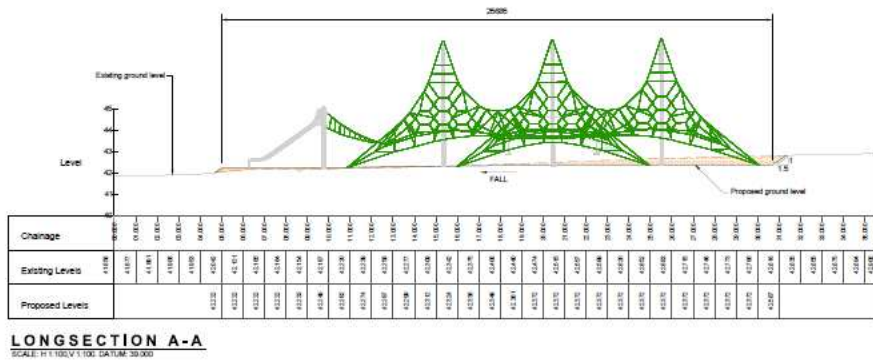
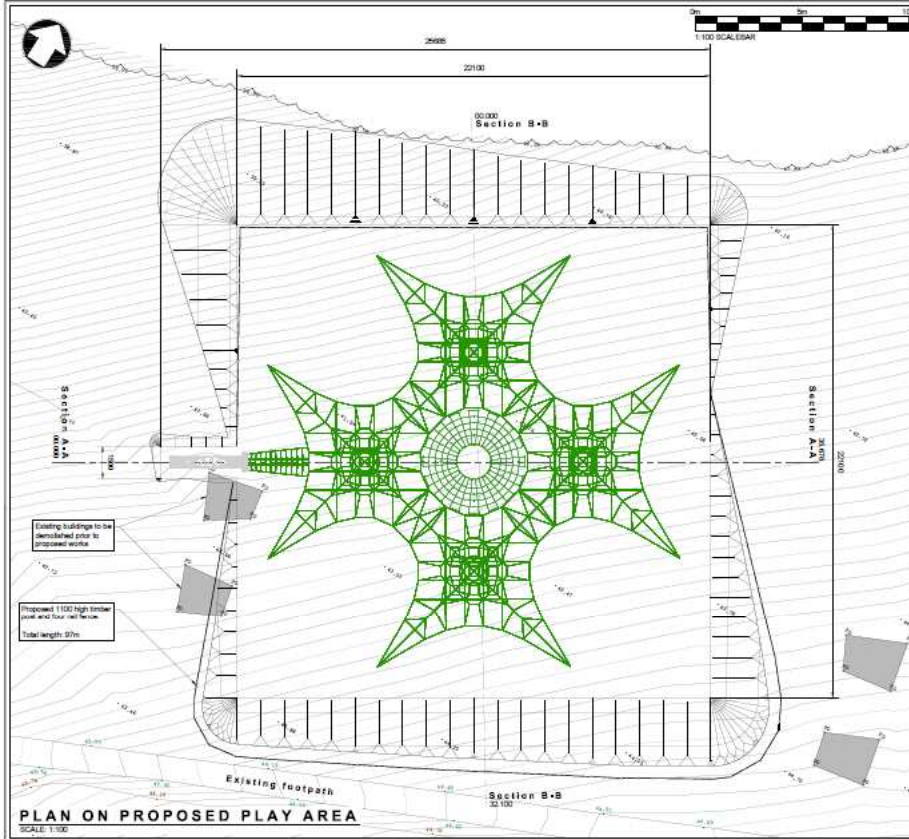


# S/35542



Tudalen 79

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PLANNING

**Sir Gâr**  
Carmarthenshire  
County Council

Ruth Muller BSc. (Hons)  
Cofrewyddwr y Amgylchedd  
& Awdur Pwyllwedd y Trafforddi  
Adroddwr Amgylchedd  
Heulodi y Sir  
Carmarthen  
Sir Gâr Pwyllwedd

Director of Environment  
Highways and Transport Division  
Environment Department  
County Hall  
Carmarthen  
Carmarthenshire SA31 1LP

**PARC HOWARD PLAY AREA**

**LAYOUT AND PROPOSED DETAILS OF PLAY AREA**

Drawn by	JBW	Date	03.05.17	Checked by	RME	Date	05.05.17
Project No.	80.0080.665			Revision	B		
Scale	1:100	Overall Scale	1:2500	Drawing No.	PLA 001		



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Tudalen 83

Tudalen 84

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Tudalen 86

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Tudalen 87

Tudalen 88

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Mae'r dudalen hon yn wag yn fwriadol