

Cyngor Sir Caerfyrddin Carmarthenshire County Council

ATODIAD ADDENDUM

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

16/02/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/04222
Proposal	A 3G artificial pitch is proposed for the playing of rugby and football and will replace the existing grass rugby pitch. The proposals will include new floodlighting. The existing gravel running track around the perimeter of the pitch will be resurfaced with a porous synthetic surface
Location	Amman Valley Leisure Centre, Margaret Street, Ammanford, SA18 2NW

Details

Local Members – County Councillors Colin Evans and Deian Harries have not commented on the application to date.

Application No	PL/04746
Proposal	Application for approval of reserved matters approval (access, appearance, landscaping, layout and scale) in respect of 36 homes and associated works pursuant to Planning Permission W/38125 (allowed at appeal Ref: APP/M6825/A/20/3249883) and associated discharge of condition nos. 2 (timescale for the submission of reserved matters), 4 (reserved matters), 5 (foul water drainage), 6 (levels) and 11 (connection to Public Right of Way) of the outline planning permission
Location	Land south of Dol Y Dderwen, Llangain, Carmarthenshire, SA33 5BE

Details

Head of Transportation & Highways – Has recommended the imposition of a number of additional conditions.

The applicant has submitted an amended plan that provides details of the roof finishes of the different house types within the development. Further, an additional condition is to be imposed on the permission granted requiring that the boundary treatment measures proposed as part of the development shall be provided prior to the occupation of the new properties in the interests of safeguarding the living conditions of the prospective occupiers of the development as well as those of adjacent existing properties.

The recommendation to approve remains unchanged subject to the following updated and additional conditions:

Conditions and Reasons

Condition 2

The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans and documents:

- Soft landscape proposals (1155.01 Rev C)

received on 18 January 2023

- Morris elevations render (Plots 6 and 36) (01A)
- Morris elevations brick (Plot 31) (02A)
- Morris elevations render (Plots 5, 18 and 35) (03)
- Morris elevations brick (Plot 30) (04)
- 532 floor plans (Plot 21) (208B)
- 532 elevations (Plot 21) (308A)
- 532 and 531 floor plans (plots 33 and 34) (210)
- 532 and 531 elevations (plots 33 and 34) (310)

- 311 – garage plans and elevations (03)
- 312 – shed plans and elevations (03)
- Site layout (100G)
- Osborne floor plans (303B)
- Osborne elevations plan (303A)
- Morris floor plans (Plots 5, 18, 30 and 35) (01)
- Morris floor plans (Plots 6, 31 and 36) (205B)
- Hampstead floor plans (Plot 28 and 32) (01)
- Hampstead floor plans (Plots 3 and 29) (206B)
- Hampstead special elevations (309)
- Hampstead special floor plans (209)
- Hampstead elevations render (Plots 3 and 29) (01A)
- Hampstead elevations render (Plots 28 and 32) (03)
- 968 ground floor plan (Plot 26) (204B)
- 968 Floor plan (Plot 2) (01)
- 968 floor plan (Plot 1) (02)
- 968 floor plan (Plot 27) (03)
- 968 elevations plan (Plot 2) (01)
- 968 elevations plan (plot 1) (02)
- 968 elevations plan (plot 27) (03)
- 968 elevations plan (Plot 26) (304A)
- 421 Floor plans (200C)
- 421 Elevations plan (300)
- 531 Elevations plan (301)
- 531 floor plans (201D)
- 321 Floor plans (Plot 24) (01)
- 321 floor plans (Plot 25) (202E)
- 321 elevations plan (Plot 24) (01)
- 321 elevations plan (Plot 25) (302B)

received on 9 December 2022

- Engineering layout (101D)
- Highway long section (1A)
- Site sections plan (1B)
- Refuse vehicle tracking (109)
- Highway geometry and visibility (110)
- Highway construction details sheets 1-4 (1-4)
- S278 works entrance arrangement (1)

received on 22 November 2022

- Ecology Report number 1088/04 – 1st October 2020

received on 6 October 2022

- 1:1250 scale site location plan
- Arboricultural report (ArbTS_1464.2_Llangain)

received on 23 September 2022

- Materials layout (101 D)

received on 7 February 2023

Reason: In the interest of clarity as to the extent of the permission.

Condition 5

The boundary treatment measures contained in the site layout drawing (100G) received on 9 December 2022 shall be provided in accordance with the details shown prior to the occupation of the dwellings and retained for the lifetime of the development.

Reason: In the interest of safeguarding residential amenity.

Condition 6

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 Estate Road frontage within 2.0 metres of the near edge of the carriageway.

Reason: In the interest of highway safety.

Condition 7

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 area, is to be obstructed by non-motorised vehicles.

Reason: In the interest of highway safety.

Condition 8

There shall at no time be any means of vehicular access to the development from Church Road.

Reason: In the interest of highway safety.