

CYNGOR GWLEDIG LLANELLI
Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD
Ffôn: 01554 774103

PWYLLGOR CYSWLLT A CHYNLLUNIO

A gynhelir yn Siambr y Cyngor Ddydd Llun, 5 Mehefin, 2017 am 4.45 y.h.



CLERC y CYNGOR

30 Mai, 2017

AGENDA

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
 - (1) S/35550 Tir ger 12 Heol Penllwynrhodyn, Bynea
 - (2) S/35551 31 Heol Strade, Furnace
 - (3) S/35571 Tir ger 21 Teras Bargoed, Ponthenri
 - (4) S/35591 10A Bythynnod Penyaer, Brynheulog, Dafen
4. Materion a drafodwyd yn unol â phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cytllunio a newidiwyd:-
 - (1) S/35532 10 Dyffryn y Swistir, Llanelli
 - (2) S/35533 10 Tyrwaun, Pwll
 - (3) S/35540 113 Heol Pwll, Pwll

Aelodau'r Pwyllgor:

Cyng: S. M. Caiach (Cadeirydd y Pwyllgor), A. J. Rogers (Is-Gadeirydd y Pwyllgor), H. J. Evans, (Cadeirydd y Cyngor), T. Devichand (Arweinydd y Cyngor), M. V. Davies, S. L. Davies, T. M. Donoghue, T. J. Jones, R. L. Najmi, J. S. Randall a E Simmons.

LLANELLI RURAL COUNCIL
Vauxhall Buildings, Vauxhall, Llanelli, SA15 3BD
Tel: 01554 774103

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**PLANNING AND LIAISON COMMITTEE**

To be held at the Council Chamber on Monday, 5 June, 2017 at 4.45 p.m.

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CLERK to the COUNCIL

30 May, 2017

AGENDA

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Planning Applications – to agree the Council's response in respect of the following planning applications received from Carmarthenshire County Council:-
 - (1) S/35550 Land adjacent to 12 Penllwynrhodyn Road, Bynea
 - (2) S/35551 31 Stradey Road, Furnace
 - (3) S/35571 Land adjacent to 21 Bargoed Terrace, Ponthenri
 - (4) S/35591 10A Penygaer Cottages, Brynheulog, Dafen
4. Matters dealt with under the Clerk's delegated powers – to note the Council's response to Carmarthenshire County Council in respect of the following planning applications:-
 - (1) S/35532 10 Swiss Valley, Llanelli
 - (2) S/35533 10 Tyrwaun, Pwll
 - (3) S/35540 113 Pwll Road, Pwll

Members of the Committee:

Cllrs. S. M. Caiach, (Chairman of Committee), A. J. Rogers (Vice-Chairman of Committee), H. J. Evans, (Chairman of Council), T. Devichand (Leader of Council), M. V. Davies, S. L. Davies, T. M. Donoghue, T. J. Jones, R. L. Najmi, J. S. Randall and E Simmons.

Application No./ Development	Applicant/Location	Recommendation
S/35550 Reserved Matters	Mrs S. Harris Land adjacent to 12 Penllwynrhodyn Road Bynea Llanelli (Bynea Ward)	NO OBJECTION provided the drainage generated from the development does not increase the hydraulic load on the public sewer.

Consent is required for access, appearance, landscaping, layout, scale.

S/35551 Extension & Balcony	Mr. M. Simon 31 Stradey Road Furnace Llanelli (Hengoed Ward)	OBJECTION unless: 1. A flood consequence assessment is provided to demonstrate how the risk of flooding can be alleviated given the site lies in an area of flood risk. 2. The drainage generated from the additional development does not increase the hydraulic load on the public sewer. 3. There is no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the construction of the balcony.
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Consent is required for a proposed rear lower ground floor and ground floor kitchen/lounge extension with balcony above.

S/35571 Bungalows	Mr. & Mrs H. Griffiths Land adjacent to 21 Bargoed Terrace Ponthenri Llanelli (Glyn Ward)	NO OBJECTION
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Outline consent is required for the erection of two dormer bungalows and associated access, landscaping etc.

Application No./ Development	Applicant/Location	Recommendation
S/35591 Garage Conversion	Mrs. C. Bassett 10A Penygaer Cottages Brynheulog Dafen Llanelli (Dafen Ward)	NO OBJECTION

Consent is required for a proposed conversion of existing garage to habitable room – removal of condition 2 on planning permission D5/10728.

PROPOSED SITE PLANS

LAND ADJACENT TO 12 PENLLWYNRHODYN ROAD, LLANELLI



Site Block Plan 1:200



Site Location Plan 1:1250

Notes
This drawing is a preliminary plan and is not to be used for construction purposes. It is intended to show the general layout of the proposed development and is subject to change without notice.
The client is responsible for ensuring that the proposed development complies with all relevant planning and building regulations.
The client is responsible for obtaining all necessary planning and building permits.
The client is responsible for ensuring that the proposed development is constructed in accordance with the approved plans.
The client is responsible for ensuring that the proposed development is maintained in accordance with the approved plans.
The client is responsible for ensuring that the proposed development is used in accordance with the approved plans.
The client is responsible for ensuring that the proposed development is not used for any other purpose without the written consent of the architect.

Revisions	Discipline	Date

Drawing Status:
PLANNING

PRIME
ARCHITECTURE

At: Unit 4, 3 Llanelli Road, Cross Hands, SA14 6NA
T: 01299 842 575
E: info@prime-arch.co.uk
W: www.prime-arch.co.uk

Client:
Mrs. Susan Harris

Project Title:
Residential Development of a Detached
Dormer Bungalow

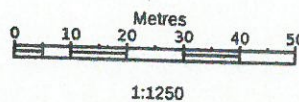
Drawing Title:
Proposed Block Plan & Site Location
Plan

Scale:	Date:
1:200 & 1:1250 @ A3 February 2017	
Job No:	Drawing No:
583	03
Rev:	



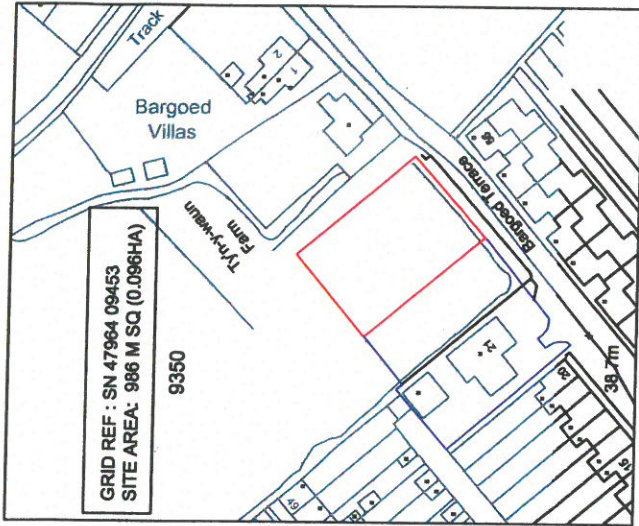
Produced 20 Apr 2017 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



31, Stradey Rd, Llanelli
SA15 4ET

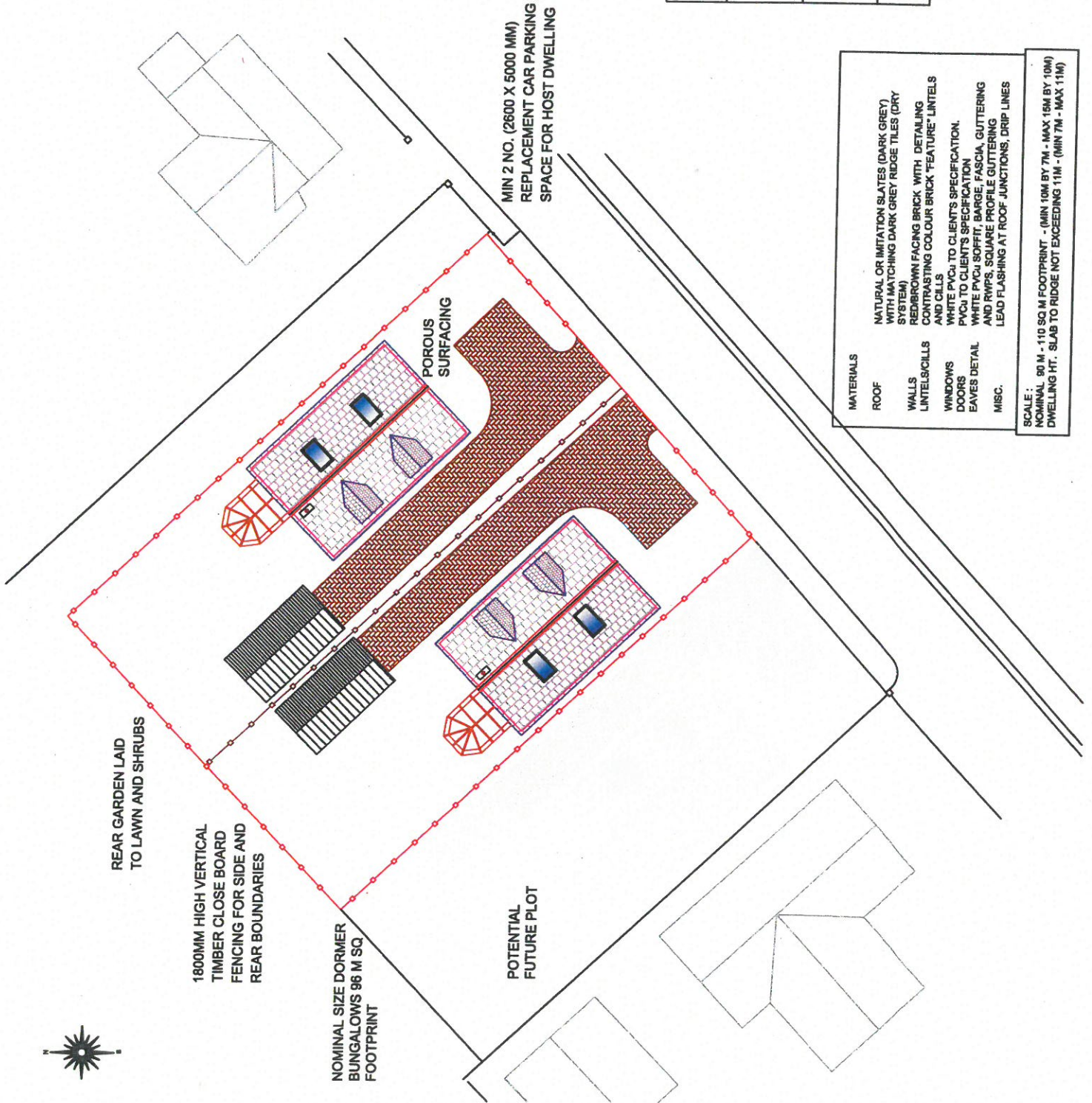
Supplied by: Stanfords 20 Apr 2017
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Order Licence Reference: OI1115645
Centre coordinates: 250236 201335



LOCATION PLAN AND INDICATIVE LAYOUT	
LAND ADJACENT TO NO. 21 BARGOED TERRACE, PONT HENRI, CARMS SA15 5PW	
ERECTION OF TWO DORMER BUNGALOWS AND ASSOCIATED ACCESS, LANDSCAPING WORKS, ETC	
SCALE 1: 250, 1250 @ A3	DRAWING NO. LOCBL427a/001A
	DATE 10.04.2017



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANCY
UNIT 2, CROSS HANDS BUSINESS WORKSHOPS, HEOL PARC MAWR,
CROSS HANDS, CARMARTHENSHIRE, SA14 6RE
TEL : 01554 827111

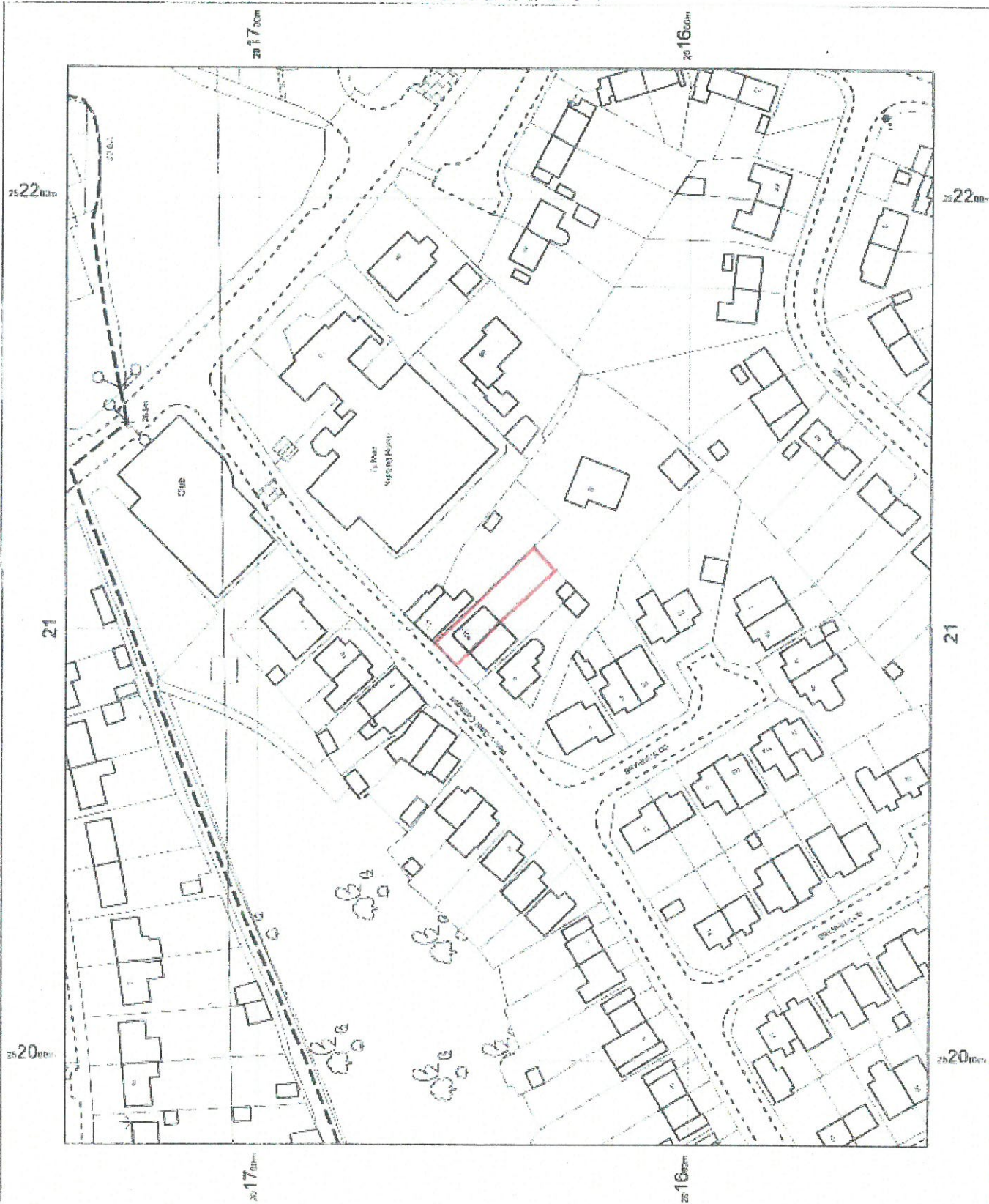
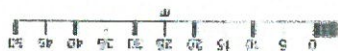


MATERIALS	
ROOF	NATURAL OR IMITATION SLATES (DARK GREY) WITH MATCHING DARK GREY RIDGE TILES (DRY SYSTEM)
WALLS	REDBROWN FACING BRICK WITH DETAILING CONTRASTING COLOUR BRICK "FEATURE" LINTELS AND CILLS
WINDOWS	WHITE PVCU TO CLIENT'S SPECIFICATION
DOORS	PVCU TO CLIENT'S SPECIFICATION
EAVES DETAIL	WHITE PVCU SOFFIT, BARGE, FASCIA, GUTTERING AND RWPS, SQUARE PROFILE GUTTERING AND RWPS, SQUARE PROFILE GUTTERING
MISC.	LEAD FLASHING AT ROOF JUNCTIONS, DRIP LINES
SCALE:	NOMINAL 96 M - 110 SQ M FOOTPRINT - (MIN 10M BY 7M - MAX 15M BY 10M) DWELLING HT. SLAB TO RIDGE NOT EXCEEDING 11M - (MIN 7M - MAX 11M)

10A Penyaer Cottages

Mrs Christine Bassett
10 A Penyaer Cottages
Feirfoel
Llanelli
SA14 8AG

N



OS MasterMap 1:250,000/10000
scale
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BLACKWELL'S
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TEL 0113 245 2823
comments@maps.blackwell.co.uk

ITEM No. 3 (4)

Application No./ Development	Applicant/Location	Recommendation
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The following applications have been determined under the Clerk's delegated powers:

S/35532 Extension/Porch	Mr. M. Barnard 10 Swiss Valley Llanelli (Swiss Valley Ward)	NO OBJECTION provided the development did not increase the hydraulic load on the public sewer.
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Consent was required for the demolition of existing rear extension and construction of new extension and demolition of existing front porch and construction of new porch.

S/35533 Extension & Balcony	Miss A. Saunders 10 Tyrwaun Pwll Llanelli (Hengoed Ward)	NO OBJECTION provided: 1. The development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings with the construction of the balcony.
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Consent was required for a proposed single storey rear extension of kitchen/dining room with a balcony over.

S/35540 Enlargement of Garage	Mr. N. Hopkins 113 Pwll Road Pwll Llanelli (Hengoed Ward)	NO OBJECTION provided the enlargement of the garage did not encroach upon the culverted stream to the rear of the property.
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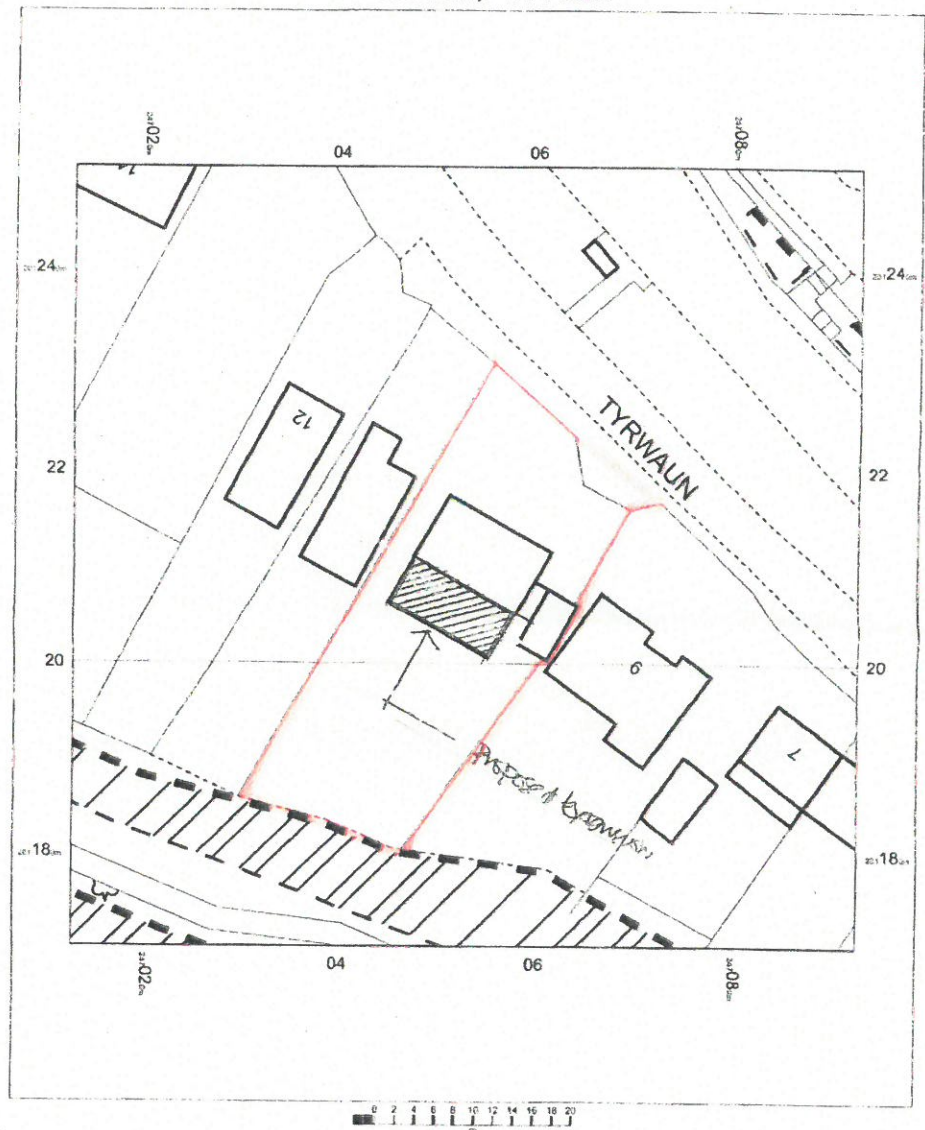
Consent was required for enlargement of existing garage to include workshop and mezzanine storage space.

THIS IS A C.A.D. PRODUCED DRAWING AND SHALL NOT BE ALTERED BY HAND

BLOCK PLAN 1:500

PROPOSED EXTENSION
AVALON 10 TYRWAUN PWLL LLANELLI
BLOCK PLAN 1:500

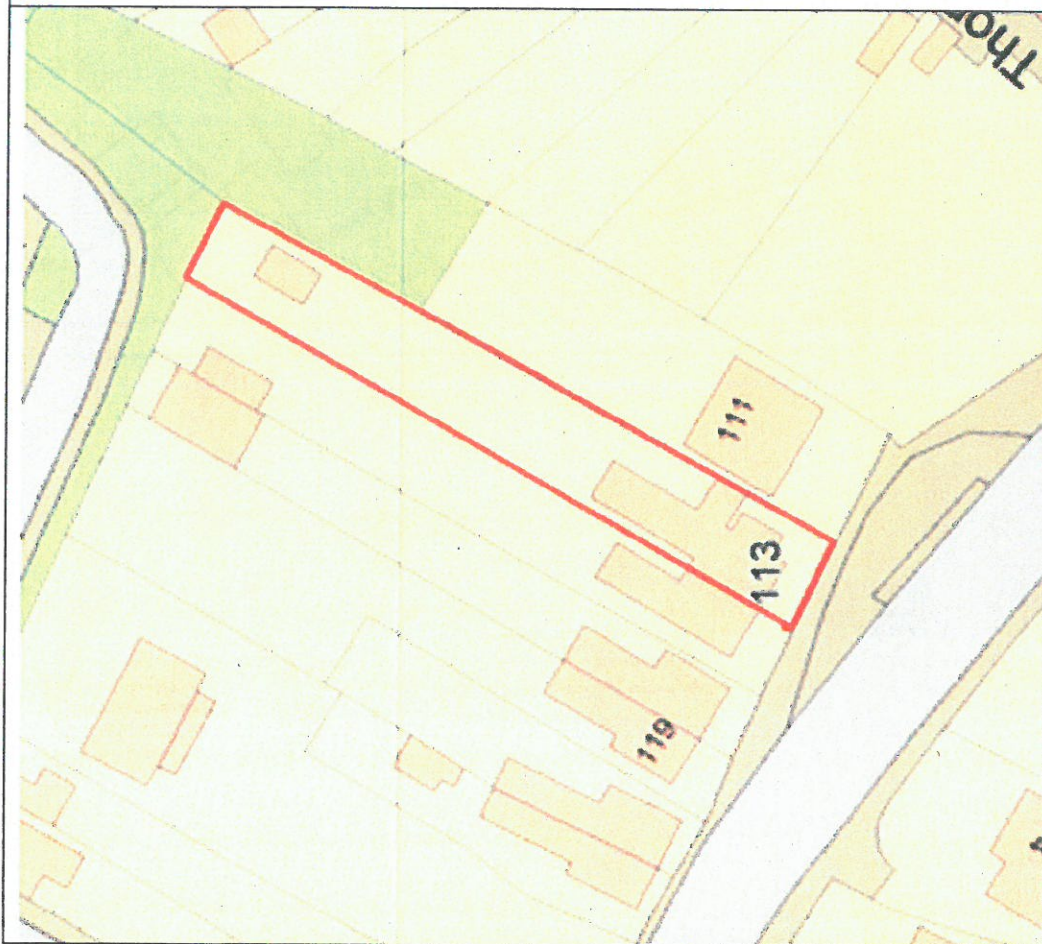
10 Tirwaun, Pwll Road



10 Tirwaun, Pwll Road
Llanelli, Carmar
SA15 4AY

OS MasterMap 1250/2500/10000 scale
04 April 2017, ID: BW1-00613353
maps.blackwell.co.uk
1:500 scale print at A4, Centre: 247053 E, 201211 N
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100019980





SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 247469, 201067



SCALE: 1:1250 @ A3

Atlas and Partners
Planning and Building Services
Bay Vu - Llanteg - Pembroke - SA67 8PU
Tel: 07810 891 375 - email: petetheplan@hotmail.co.uk

N.B. THE DRAWINGS CAN BE SCALED
FOR PLANNING PURPOSES ONLY

FOR ORDERING OR OTHER PURPOSES CHECK
MEASUREMENTS ON SITE & WITH THE OWNER.
DIMENSIONS ARE GIVEN FOR GUIDANCE ONLY.

SCALE: 1:500 @ A3

113 PWLL ROAD, LLANELLI SA15 4AP

TITLE: PROPOSED GARAGE-WORKSHOP -- LOCATION MAP

DRAWING NO:	HOP 01
DRAWN BY:	PW
DATE:	25/04/2017
SCALE:	1:500 & 1:1250 @ A3
CLIENT:	Mr & Mrs Neil Hopkins