



Dear Councillor

## PLANNING COMMITTEE - THURSDAY, 12TH OCTOBER, 2023

Please find attached copies of the addendae and plans for the above meeting.

Agenda No	Item
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- |    |  |
|----|--|
| 3. | <b><u>DETERMINATION OF PLANNING APPLICATIONS</u></b> (Pages 3 - 178) |
|----|--|

Yours sincerely

*Wendy Walters*

Chief Executive

Encs

**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  
Lle a Seilwaith**

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

**12/10/2023**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/05056</b>
-----------------------	-----------------

<b>Proposal</b>	Construction of a 3.0m wide shared use path between Caerbryn and Penygroes
<b>Location</b>	Phase 3 of the Shared-use Path between Pen-y-groes and Cae'r-bryn, Carmarthenshire, SA18 3EQ

## Details

Natural Resources Wales have been reconsulted in relation to the proposal, the consultation period does not expire until 17th October 2023.

It is recommended that permission be granted subject to no adverse response from Natural Resources Wales on or before 17th October 2023.



<b>Application No</b>	<b>PL/05546</b>
-----------------------	-----------------

<b>Proposal</b>	Residential Development (9 Bungalows)
<b>Location</b>	Land opposite the Plough and Harrow, Betws, Ammanford, SA18 2HE

## Details

**Landscape Officer** - Recommends the imposition of the following conditions:

### Condition

Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing landscape elements not identified for specific removal to implement the development. The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows: -

- i) To the perimeter of root protection areas, defined in accordance with BS5837 of all trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
- ii) To 1.5m from the edge extent of above ground growth of all shrub masses, hedges and hedgerows located within or on the site boundary.

Any construction operations and access within the CEZ shall be limited to those undertaken in compliance with the recommendations of BS5837. The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

### Reason:

To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.

This condition replaces Condition 17 as they essentially duplicate each other.

### Condition

The Landscape Design Scheme (LDS), as defined in the following submitted documents: - Proposed Landscaping - Biodiversity Enhancement Plan [DR-0006] shall be fully implemented prior to occupation or commencement of permitted use of any phase of the development.

Any existing elements retained or translocated; or new elements installed, constructed, planted or seeded in accordance with the approved scheme which, within a period of 5 years

after implementation 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); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.

<b>Application No</b>	<b>PL/05766</b>
-----------------------	-----------------

<b>Proposal</b>	5m tower extension to the existing installation. Relocation of 3 no. antennas and 2 no. dishes (detailed in application E/38278). Installation of 6 no. new antennas and 5 no. new ground-based cabinets. Installation of remote radio units, break out boxes, mast head amplifiers, GPS nodes and associated apparatus and ancillary works
<b>Location</b>	Land at Nant Y Bai Forest, Rhandirmwyn, Llandovery, SA20 0PA

## Details

Amended Plans have been received which detail that the proposed antennas and active equipment will be coloured RAL6009 – Fir Green to match the telecommunications tower and cabinets, and therefore condition 2 of the Permission is to be amended to include these Amended Plans.

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# Y Pwyllgor Cynllunio / Planning Committee

12/10/2023

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

Lle a Seilwaith | Place and Infrastructure

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

**Applications  
recommended for  
approval**

# PL/04864

PAUL ROBERTS

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

Lle a Seilwaith | Place and Infrastructure

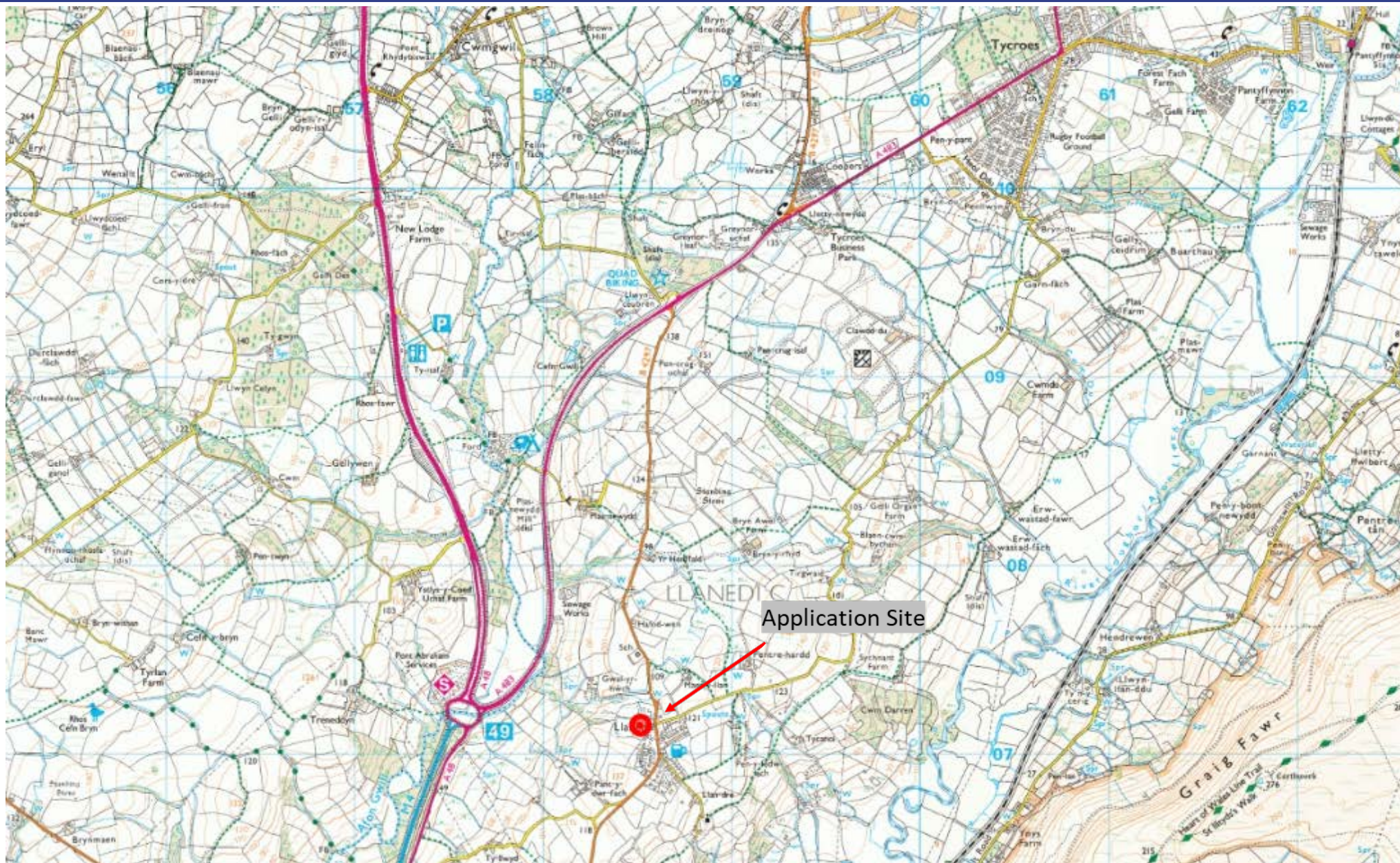
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**Carmarthenshire**  
County Council





# PL/04864 WIDER LOCATION PLAN





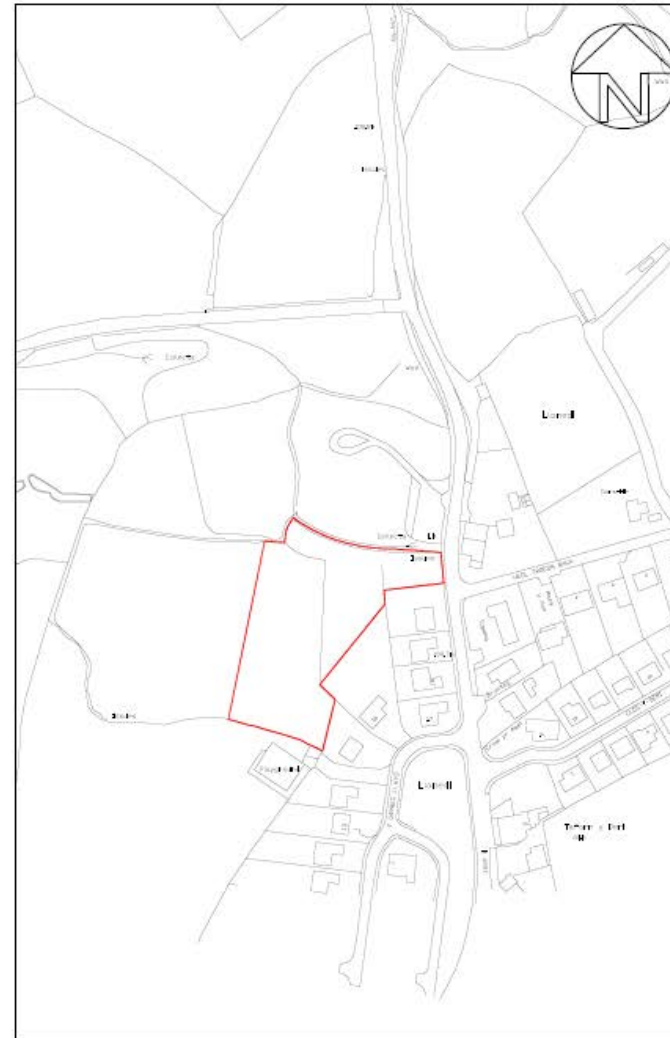
# PL/04864 LOCATION PLAN

**SITE BLOCK PLAN & LOCATION PLAN**



**Site Block Plan 1:1000**

**LLANEDI DEVELOPMENT CARMARTHENSHIRE.**



**Site Location Plan 1:2500**

# PL/04864 AERIAL PHOTOGRAPH





# PL/04864 PROPOSED SITE PLAN

## PROPOSED SITE PLAN LLANEDI DEVELOPMENT, CARMARTHENSHIRE.

**KEY**

**BOUNDARY TREATMENTS AND RAILINGS**

- Existing Boundary (No Change)
- 1.8m High Close Board Fencing

**SURFACE FINISHES**


- Concrete
- Adoptable Highway
- Grass
- Buffer Zone
- Public Open Path

**BIRD & BAT BOXES**


- 1 No. 1bstock C Bat Box
- 1 No. open fronted bird box (to be installed north facing)
- 1 No. close fronted bird box (to be installed south facing)

Total Site Area = 7617m<sup>2</sup>/ 0.7617 hectares

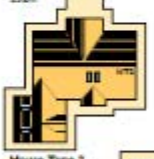
**HOUSE TYPES**



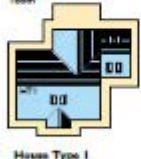
House Type 2  
5 Bed - 1 Unit  
Plot 1  
133m<sup>2</sup>




House Type 1  
4 Bed - 2 Units  
Plots 4, 5 & 6  
186m<sup>2</sup>




House Type 2  
5 Bed - 2 Units  
Plots 2 & 3  
133m<sup>2</sup>



House Type 1  
4 Bed - 3 Units  
Plots 7, 8 & 9  
186m<sup>2</sup>



House Type 3  
4 Bed - 1 Unit  
Plot 10  
185m<sup>2</sup>



Single Garage Plots  
4, 5, 6, 7, 8, 9 & 11









# PL/04864 – HOUSE TYPES

## PROPOSED FLOOR PLANS AND ELEVATIONS

PLOTS 2 & 3



Front Elevation 1:100      Side Elevation 1:100      Rear Elevation 1:100      Side Elevation 1:100



Ground Floor Plan 1:50

Total Area 232m<sup>2</sup>

## LLANEDI DEVELOPMENT SITE, CARMARTHENSHIRE.

## PROPOSED FLOOR PLANS AND ELEVATIONS

PLOTS 4, 5 & 6



Front Elevation 1:100      Side Elevation 1:100      Rear Elevation 1:100      Side Elevation 1:100



Ground Floor Plan 1:50

First Floor Plan 1:50

Total Area 186m<sup>2</sup>



# PL/04864 3D VISUALS



LIVE











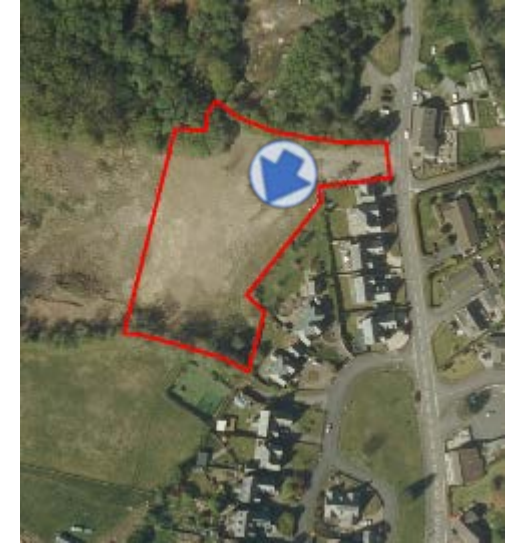




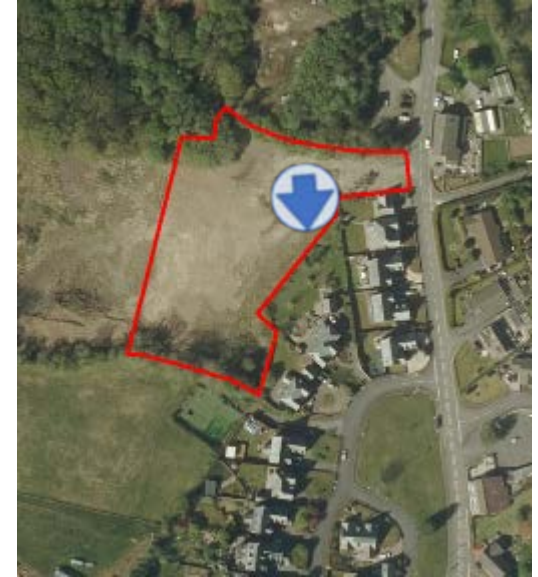
























# PL/05056

Hugh Towns

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

Lle a Seilwaith | Place and Infrastructure





# PL/05056 – Site Location





# PL/05056 – Aerial View





# PL/05056 – Scheme Design





































# PL/5130

Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure

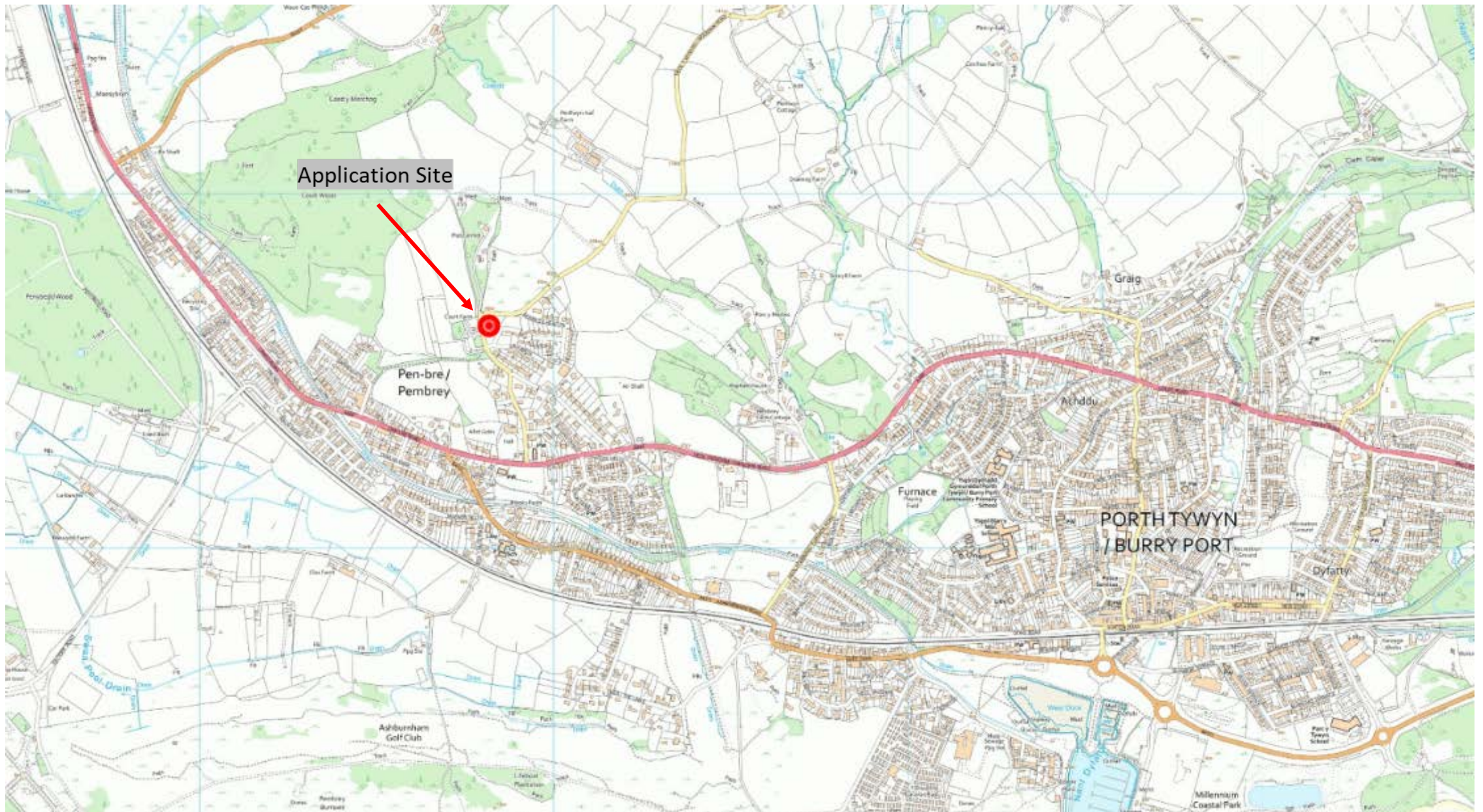
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**Carmarthenshire**  
County Council





# PL/05130 WIDER LOCATION PLAN



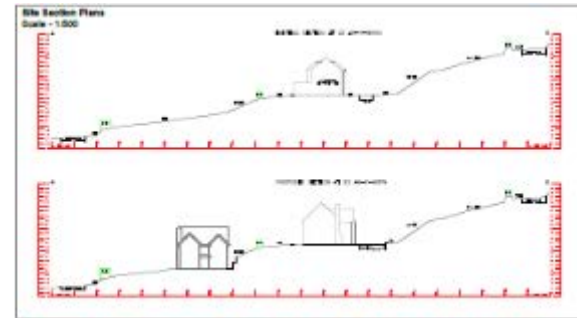




# PL/05130 AERIAL PHOTOGRAPH



# PL/05130 INDICATIVE SITE LAYOUT PLAN



**KEY TO SITE**

- A Flux 1-03-4
- B Proposed Shared Driveway - 4.1m Wide
- C Proposed Footway - 1.5m Wide
- D Vehicular Parking
- E Existing Trees Retained T301 - T302 - T304 - T314

**Indicative House Scale Parameters**

Width - 9.5 - 11.0 metres  
 Depth - 9.5 - 12.0 metres  
 Height - 8.0 - 8.5 metres



**EB EVANSBANKS**  
PLANNING

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 2 Llanrhondd Road  
 Cross Hands  
 Carmarthenshire SA31 2BA

Page: 47 of 47  
 Date: 15/03/2024  
 Author: [Name]  
 Checker: [Name]  
 Date: [Date]  
 Status: [Status]





Tree Constraints Plan - Existing Trees

Tree Retention/Shade Plan













PL/05130























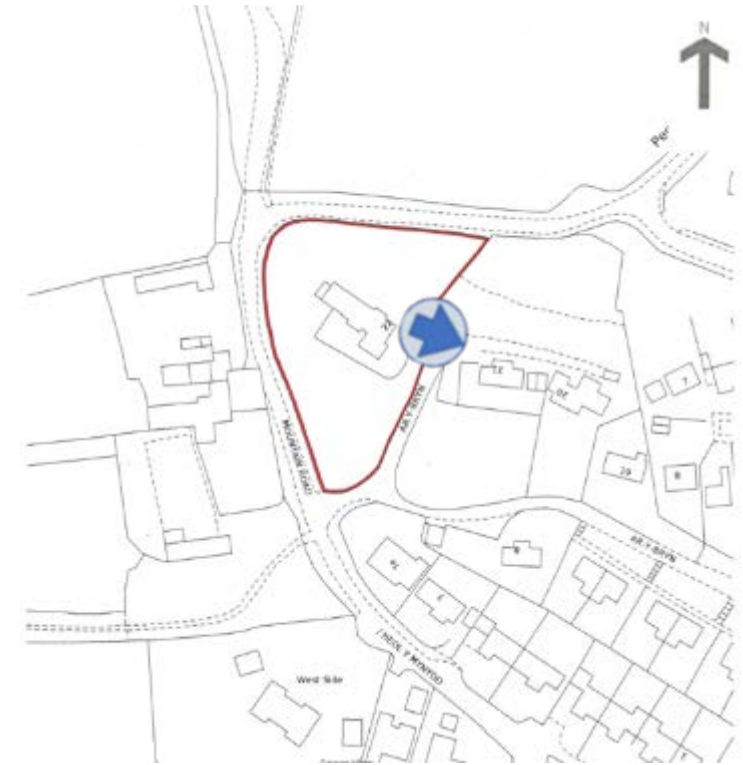














# PL/05546

Andrew Francis

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

Lle a Seilwaith | Place and Infrastructure

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Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council













# PL/05546 – 1:1250 Location Plan/ 1:500 Block Plan

## LOCATION PLAN

Scale 1 : 1250  
0m 10 50



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	Client	Project	Drawing Title	
	Gwyr Developments Ltd	Betws	Location Plan	
	Scale (@ A4)	Project number	Drawn by	Checked by
	1 : 1250	2023.01	JRW	-
	Rev	Date	Status	Code
Drawing Number	Purpose of Issue	Suitability Description	Sheet	Code
2023-01-DR-0001	LPA	Planning	X	XX

## BLOCK PLAN - EXISTING



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	Client	Project	Drawing Title		<b>Note</b> -
	Gwyr Developments Ltd	Betws	Block Plan - Existing		
	Scale (@ A3)	Project number	Drawn by	Checked by	
	1 : 500	2023.01	JRW	-	
	Rev	Date	Status	Code	
Drawing Number	Purpose of Issue	Suitability Description	Sheet	Code	
2023-01-DR-0002	LPA	Planning	X	XX	

Scale 1 : 500  
0m 5 10 25





# PL/05546 – Proposed Phasing Plan

## CONSTRUCTION PHASING PLAN



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	Client	Project	Drawing Title			<small>REV A - Addition of 1.5m highway width perimeter of railway. Fraction of plots 5 &amp; 6 is changed. Plot 5 single garage removed. (University of York U.S. 1/21/2022)</small>	
	Gwyrr Developmentz Ltd	Bewer	Phasing Plan				
	Scale (2 A3)	Project number	Date	Drawn by	Checked by		Rev
	1 : 500	2023.01	21/04/2022	JRW	X		X
Drawing Number	Purpose of Issue	Subsidiary Description	Sheet	Status	Code		
2023-01-DR-0007	LPA	Planning		X	XX		





# PL/05546 – Proposed Drainage Layout



# PL/05546 – Proposed Landscaping & Biodiversity Plan

● Eucalyptus japonicus  
● Prunus laurocerasus  
● Prunus laurocerasus 'Mount Verr'  
● Choisya ternata 'Sundance'  
● Cornus alba 'Sibirica'  
● Calamagrostis x acutiflora 'Karl'  
● Stipa tenuissima 'Ponytails'  
● Existing planting to remain

Proposed Rain Garden B  
 Root Protection Zone  
 Proposed Log Pile Locati

**Boundary Detail**

1.2m Post & Rail Fence (Within Buffer Zone)

2.0m Feather Edge Fence (Rear Garden Boundaries)

**Schweger No17 Tile Cavity**

**Woodcrete Sparrow**

**Schweger 1FO Bat**

**Notes:**

**Site:** The site is located at the intersection of ...

**Proposed Rain Garden B:** ...

**Root Protection Zone:** ...

**Proposed Log Pile Locati:** ...

**Project Information:**

Project Name: ...

Client: ...

Date: ...

Scale: ...

**Project Information:**

Project Name: ...

Client: ...

Date: ...

Scale: ...

**Legend:**

- Proposed Rain Garden B
- Root Protection Zone
- Proposed Log Pile Locati

**Notes:**

1. All plants should be installed by ...

2. The site should be prepared ...

3. The site should be prepared ...

**Project Information:**

Project Name: ...

Client: ...

Date: ...

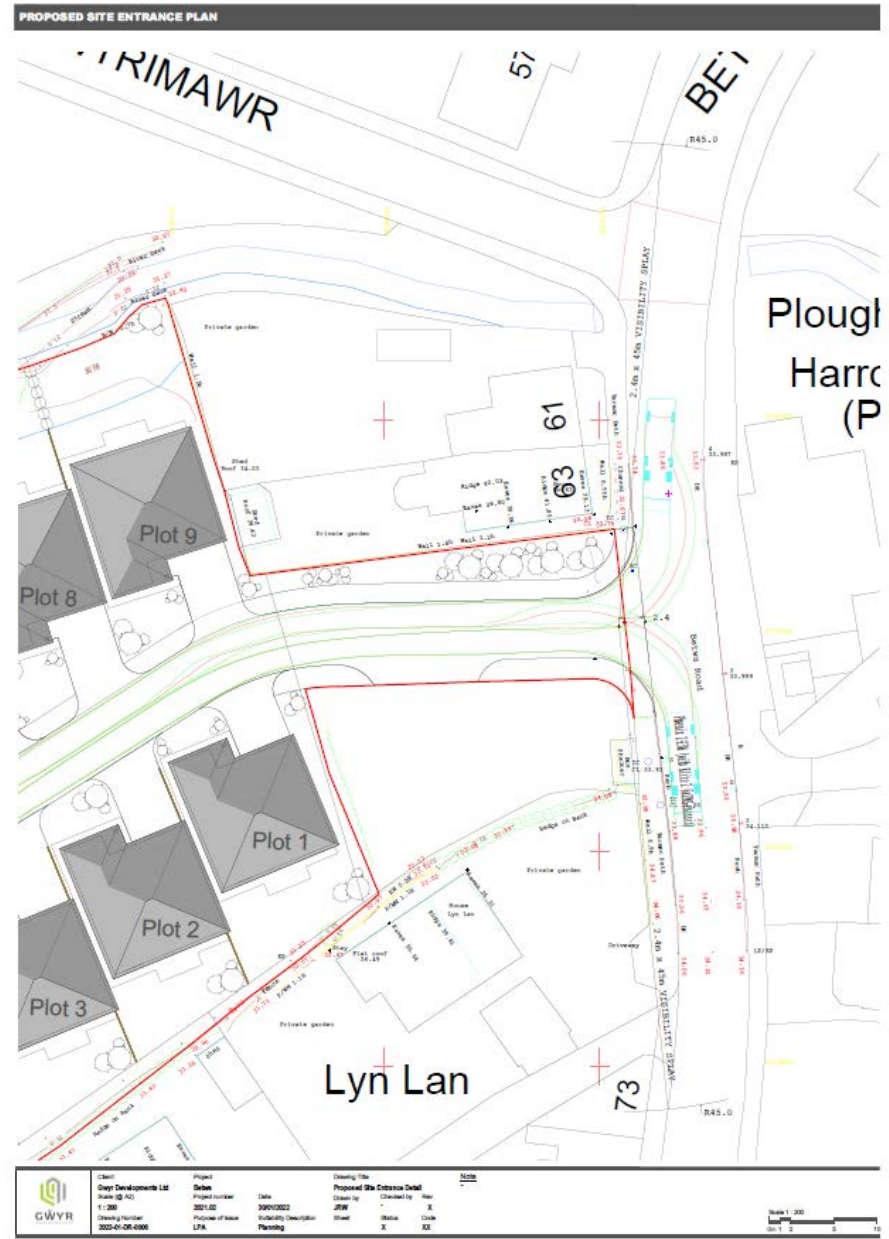
Scale: ...



# PL/05546 – Proposed Swept Path Analysis & Access



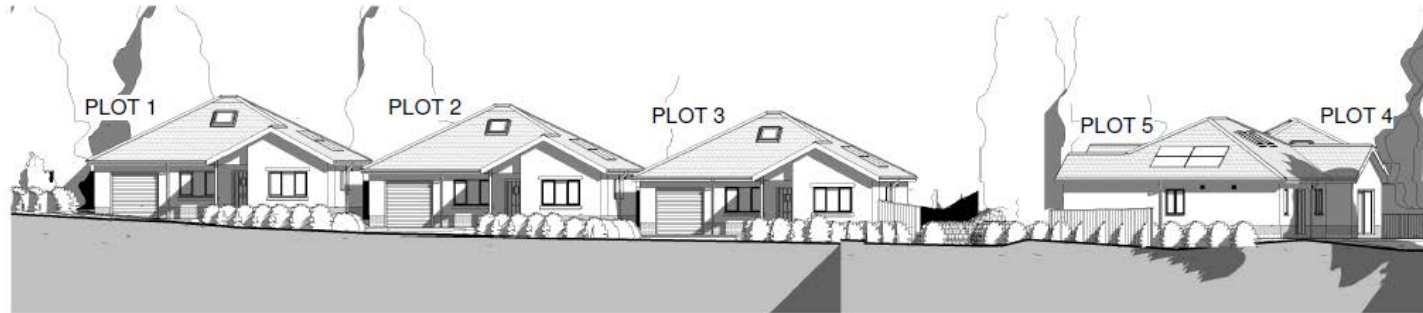
# PL/05546 – Proposed Site Entrance Plan







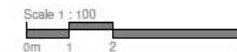
# PL/05546 – Site Sections



Project  
**Betws**  
Project number  
2023-01  
Date  
01.02.2023  
Purpose of Issue  
Suitability Description

Drawing Title  
**Site Sections**  
Drawn by  
JRW  
Checked by  
-  
Rev  
-  
Scale (@ A3)  
1 : 200  
Drawing Number  
2023-01-DR-0017

Rev	Description	Date






# PL/05546 – Street View Plots 1,2 & 3



	Project	Drawing Title				Rev.	Description	Date
	<b>Betws</b>	<b>Street View Plot 1 2 &amp; 3</b>						
	Project number	Date	Drawn by	Checked by	Rev	Scale (@ A4)		
	2023-01	01.02.2023	JRW	-				
	Purpose of Issue	Suitability Description	Sheet	Status	Code	Drawing Number		
						2023-01-DR-0013		

# PL/05546 – Street View Plots 3,4 & 5



	Project		Drawing Title				Rev.	Description	Date
	<b>Betws</b>		<b>Street View Plot 3 4 &amp; 5</b>						
	Project number	Date	Drawn by	Checked by	Rev	Scale (@ A4)			
	2023-01	01.02.2023	JRW	-	-				
Purpose of Issue	Suitability Description	Sheet	Status	Code	Drawing Number				
					2023-01-DR-0014				



# PL/05546 – Street View Plots 5,6 & 7



	Project	Drawing Title				Rev.	Description	Date
	<b>Betws</b>	<b>Street View Plot 5 6 &amp; 7</b>						
	Project number 2023-01	Date 01.02.2023	Drawn by Author	Checked by Checker	Rev Scale (@ A4)			
	Purpose of Issue	Suitability Description	Sheet	Status	Code	Drawing Number 2023-01-DR-0015		

# PL/05546 – Street View Plots 7,8 & 9



	Project		Drawing Title			Rev.	Description	Date
	<b>Betws</b>		<b>Street View Plot 7 8 &amp; 9</b>					
	Project number	Date	Drawn by	Checked by	Rev	Scale (@ A4)		
	2023-01	01.02.2023	JRW	-				
	Purpose of Issue	Suitability Description	Sheet	Status	Code	Drawing Number		
						2023-01-DR-0016		



# PL/05546 – Site Aerial View 1



Project

**Betws**

Project number  
2023-01

Purpose of Issue

Date  
01.02.2023

Suitability Description

Drawing Title

**Site Aerial View 1**

Drawn by  
JRW

Sheet

Checked by  
-

Status

Rev

Code

Scale (@ A4)

Drawing Number  
2023-01-DR-0009

Rev.	Description	Date
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13/02/2023 09:06:13

# PL/05546 – Site Aerial View 2



Project

**Betws**

Project number  
2023-01

Purpose of Issue

Date  
01.02.2023

Suitability Description

Drawing Title

**Site Aerial View 2**

Drawn by  
JRW

Sheet

Checked by  
-

Status

Rev

Code

Scale (@ A4)

Drawing Number  
2023-01-DR-0010

Rev.	Description	Date
------	-------------	------



# PL/05546 – Street View



Project

**Betws**

Project number  
2023-01

Purpose of Issue

Date  
01.02.2023

Suitability Description

Drawing Title

**Street View Top Left**

Drawn by  
JRW

Checked by  
-

Rev  
-

Scale (@ A4)

Sheet  
-

Status  
-

Code  
-

Drawing Number  
2023-01-DR-0012

Rev.	Description	Date
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13/02/2023 09:08:24

# PL/05546 – House Type 1 Plots 1,2,3,7,8,9



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Architectural drawings for House Type 1, including a roof plan, sections, and a 3D perspective view. The drawings are arranged as follows:

- Roof** (1:50): Roof plan showing the layout of the roof, including a chimney and a dormer window.
- Section 1** (1:50): Cross-section showing the internal structure of the house, including the Loft Store Room and Ground Floor.
- Section 2** (1:50): Cross-section showing the internal structure of the house, including the Loft Store Room and Ground Floor.
- 3D Perspective** (1:50): 3D perspective view of the house, showing the exterior and the surrounding environment.

**Notes:**

- 1. All walls are constructed in accordance with the current building code.
- 2. All windows are to be double glazed.
- 3. All doors are to be double glazed.
- 4. All floors are to be finished to the level of the finished floor.
- 5. All ceilings are to be finished to the level of the finished ceiling.
- 6. All stairs are to be finished to the level of the finished floor.
- 7. All external walls are to be finished to the level of the finished floor.
- 8. All external walls are to be finished to the level of the finished floor.
- 9. All external walls are to be finished to the level of the finished floor.

**Approximate Overall Floor Area (GFA):** 100m<sup>2</sup> (Gross)

Room	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )
Living Room	15.0	15.0
Kitchen	10.0	10.0
Bathroom	5.0	5.0
Bedroom	10.0	10.0
Garage	10.0	10.0
Loft Store Room	10.0	10.0
Staircase	5.0	5.0
Other	5.0	5.0
<b>Total</b>	<b>60.0</b>	<b>60.0</b>

**Project Information:**

Project: **Betwis** Drawing Title: **House Type 1 Plot 1 2 3 7 8 & 9**

Project Number: 2024/0001 Date: 2024/01/01

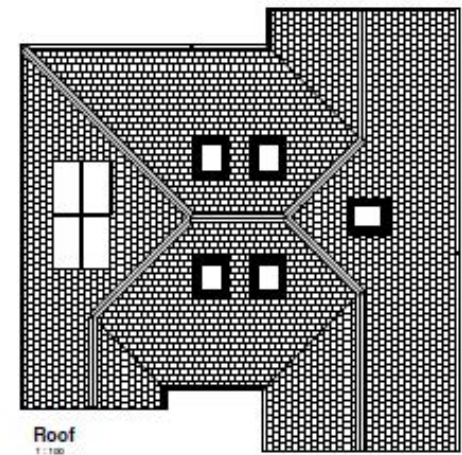
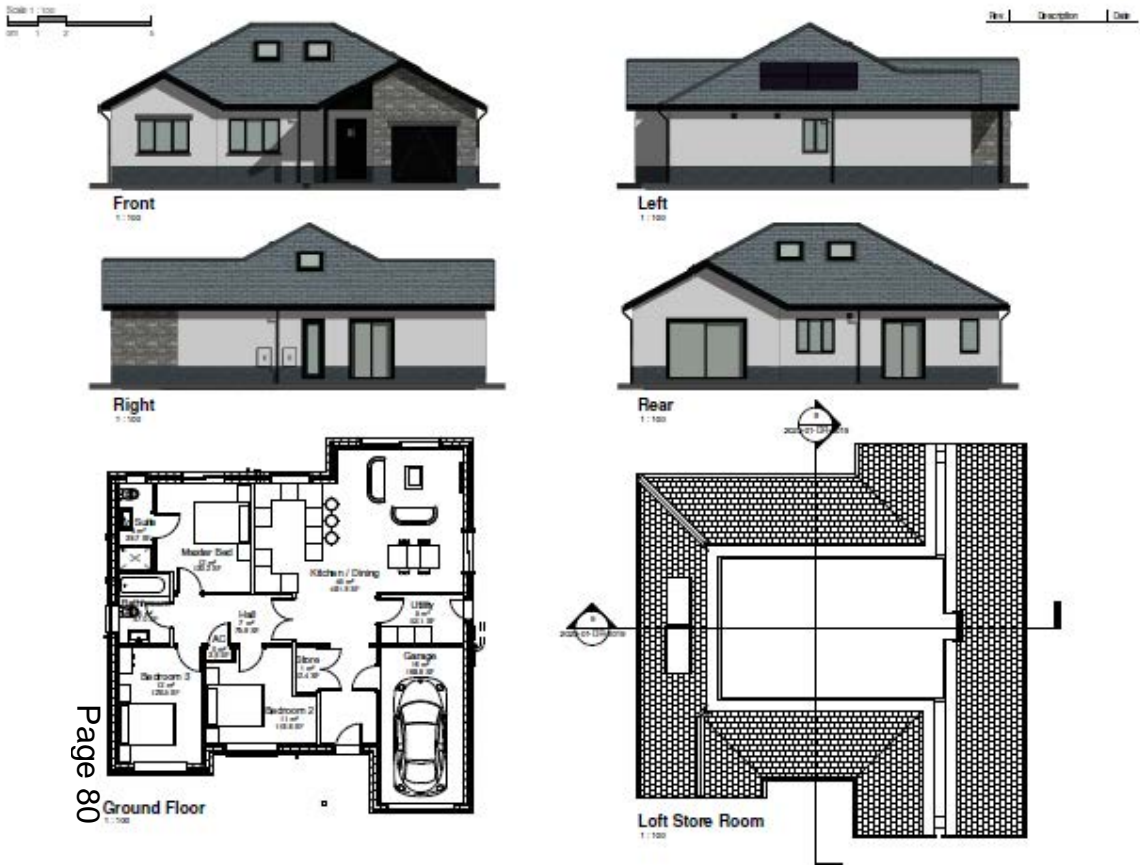
Project Name: **House Type 1** Drawing Number: 2024/01/01/001

Project Location: **Plot 1, 2, 3, 7, 8 & 9** Drawing Scale: 1:50

Project Status: **Final** Drawing Date: 2024/01/01



# PL/05446 – House Type 2 Plots 4,5,6.



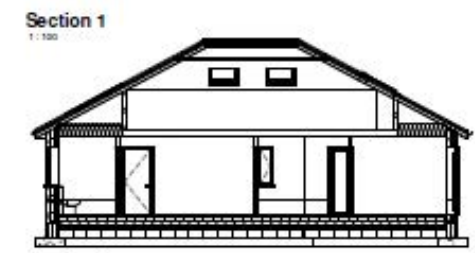
**Materials Specification**

Perimeter walls to be constructed in a Staffordshire blue concrete brick or similar.  
 Render panels to be finished in Weber M1024 Water White.  
 Render stone panels to be Fortico in Shearstone Mid Grey or similar.  
 Windows and doors to be uPVC and black in colour.  
 Fascias and soffits to be black Ash wood grain uPVC.  
 Rainwater goods to be black matt finish uPVC.  
 Roof covering to be Mackay Edgecrete interlocking concrete tiles, coloured Smooth Grey.  
 Bathroom windows to have obscure glazing and window opening restrictors.  
 Solar panels to be positioned on south facing elevations.

Approximate Gross Internal Floor Area 101m<sup>2</sup> (1067ft<sup>2</sup>) + Garage 16m<sup>2</sup> (172ft<sup>2</sup>)

**Approximate Room Sizes**

Lounge/Kitchen	7.20m x 5.00m	Bathroom	1.80m x 2.40m
Utility	1.70m x 2.90m	Master Bed	3.00m x 3.30m
Garage	2.90m x 5.40m	En Suite	1.20m x 3.05m
Hall	1.70m x 4.10m	Bed 2	3.30m x 3.90m
AC	0.45m x 0.85m	Bed 3	4.00m x 2.90m

























































































# PL/05766

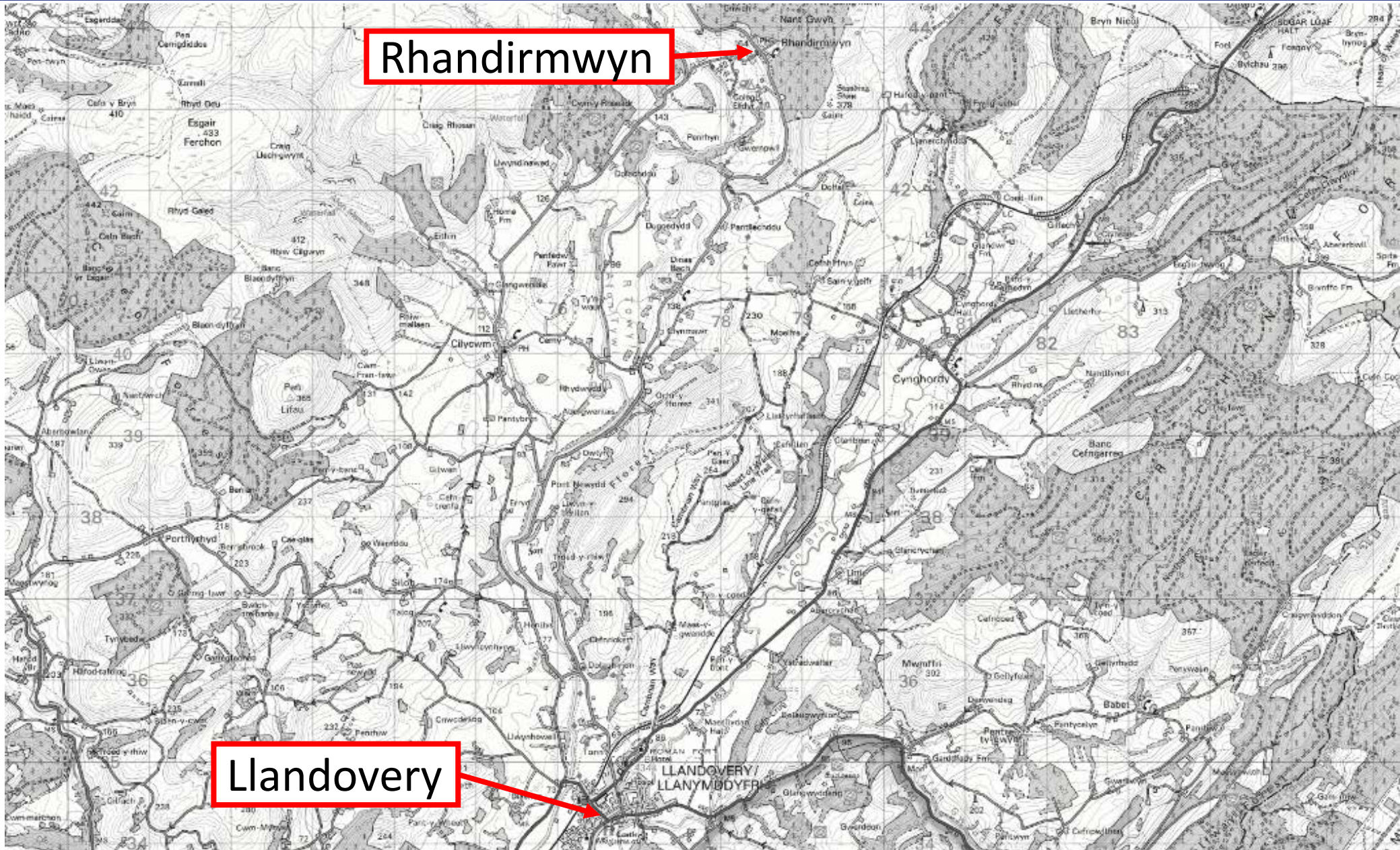
Kevin D Phillips

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

Lle a Seilwaith | Place and Infrastructure



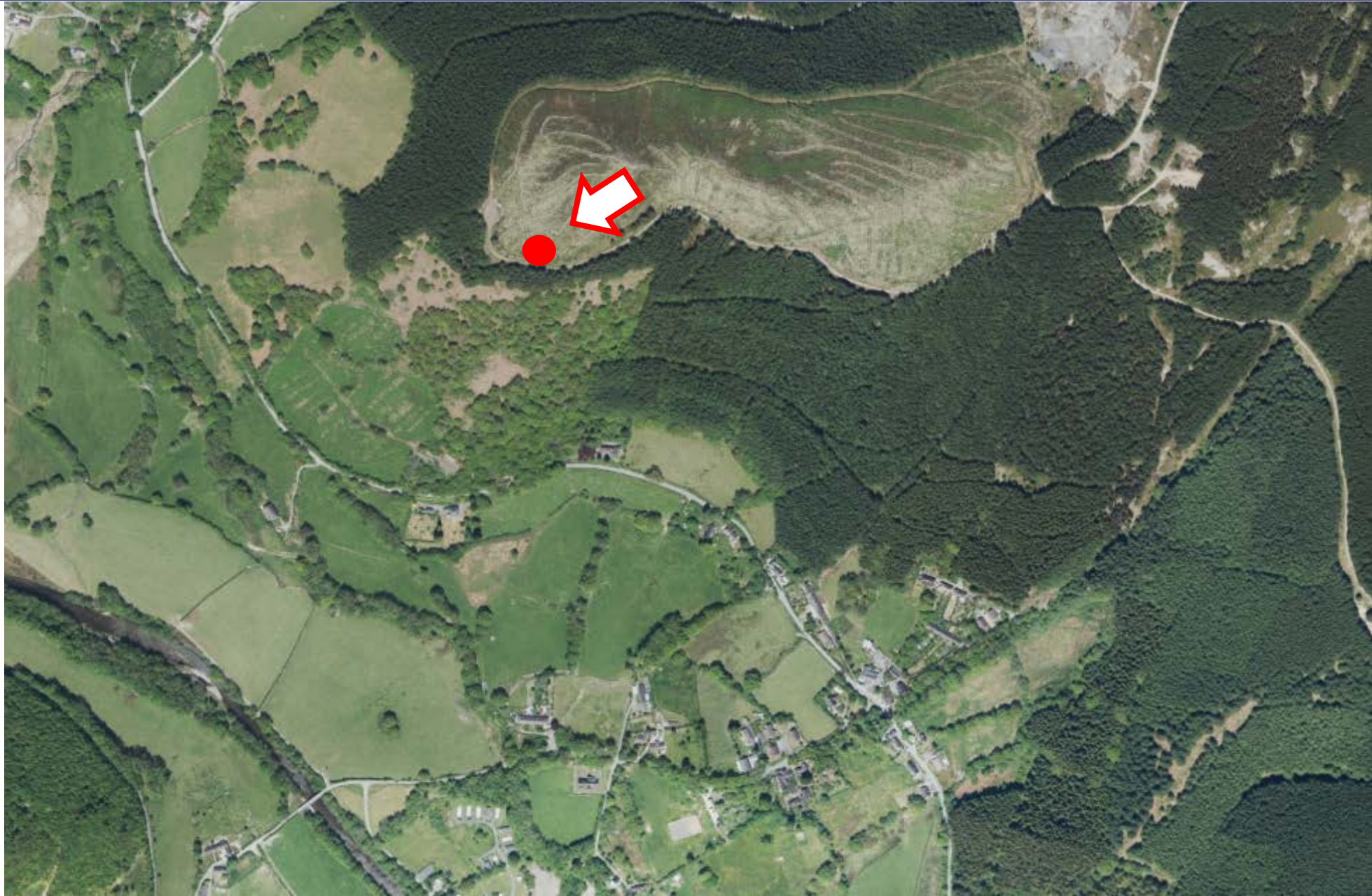




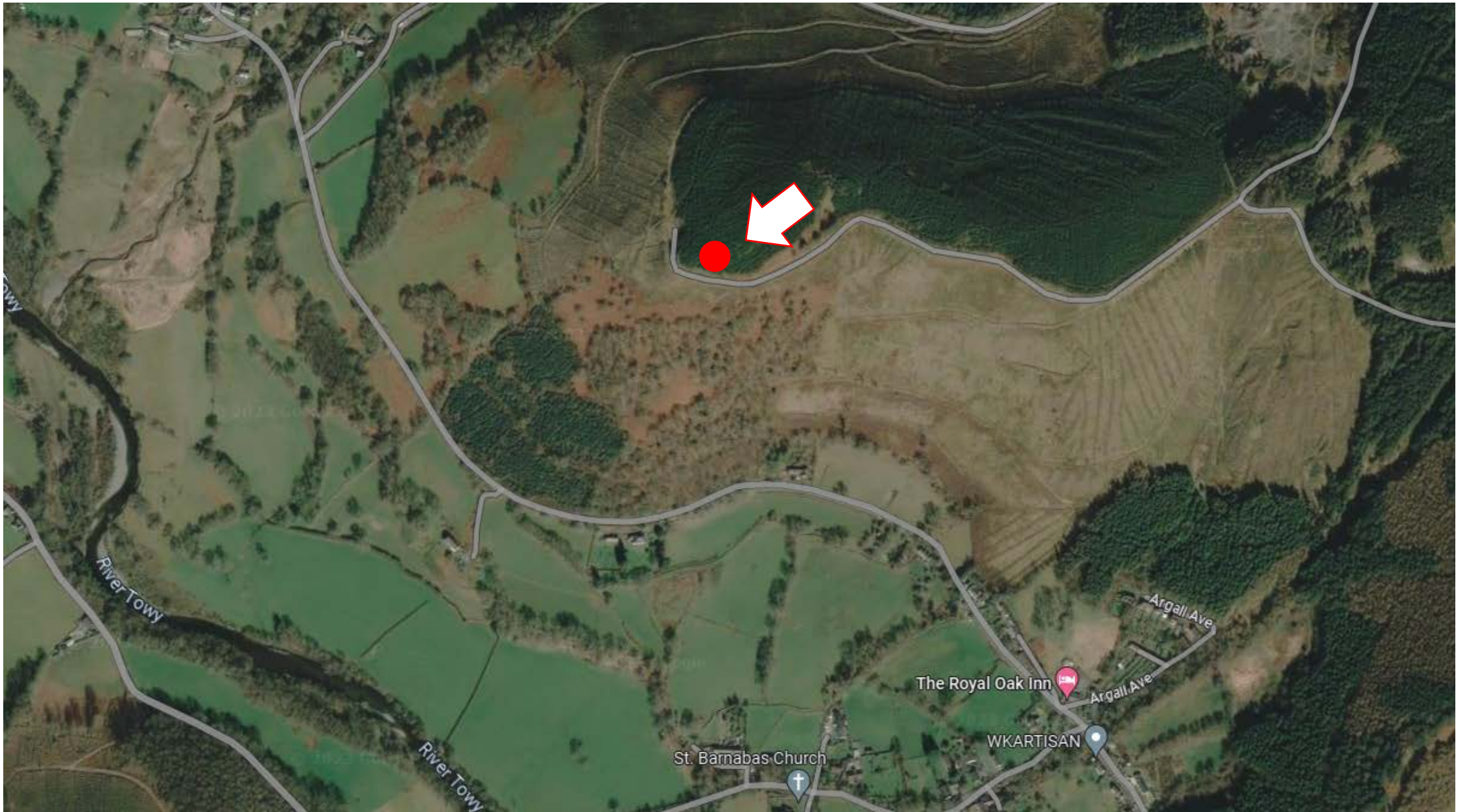




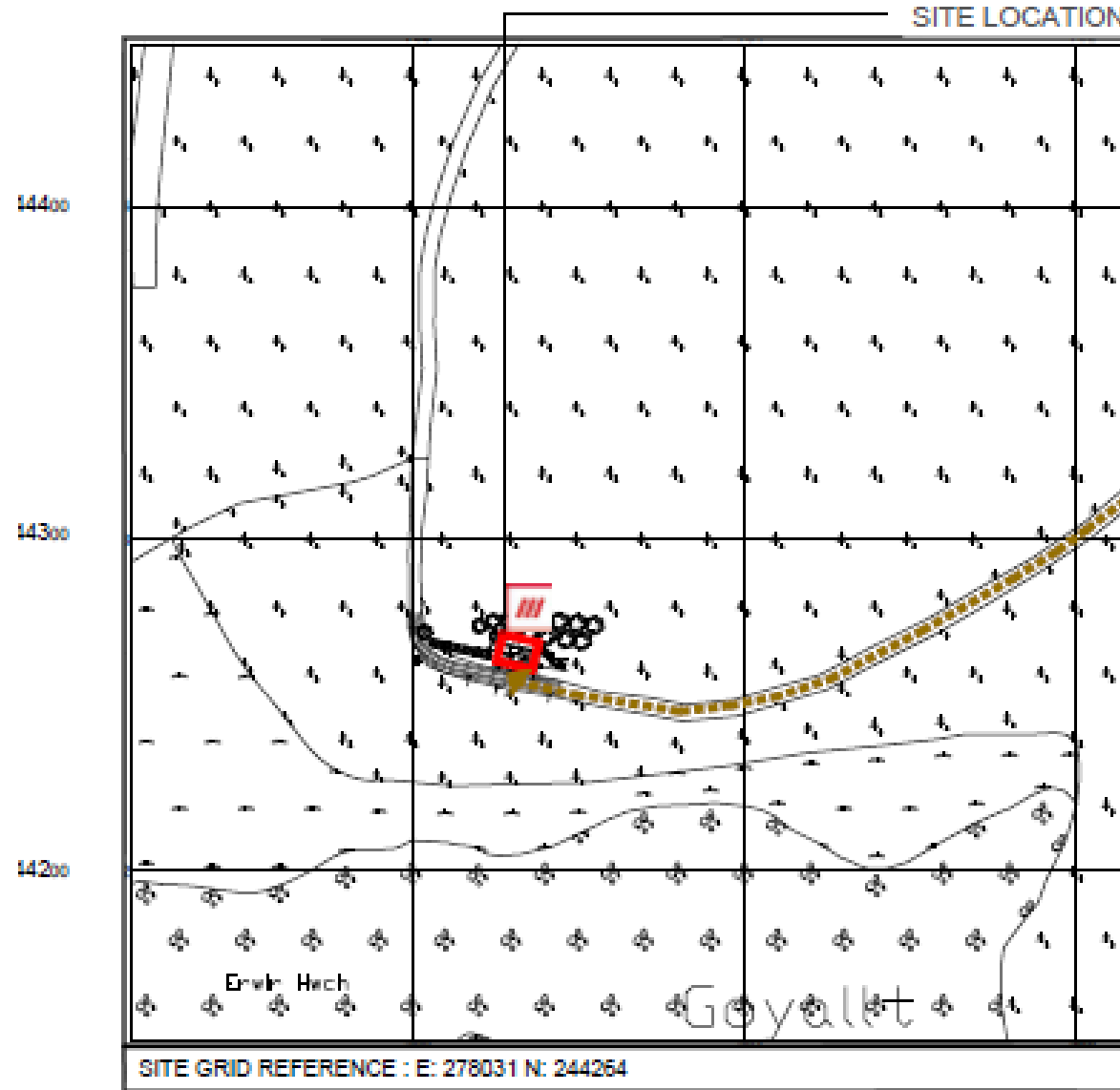




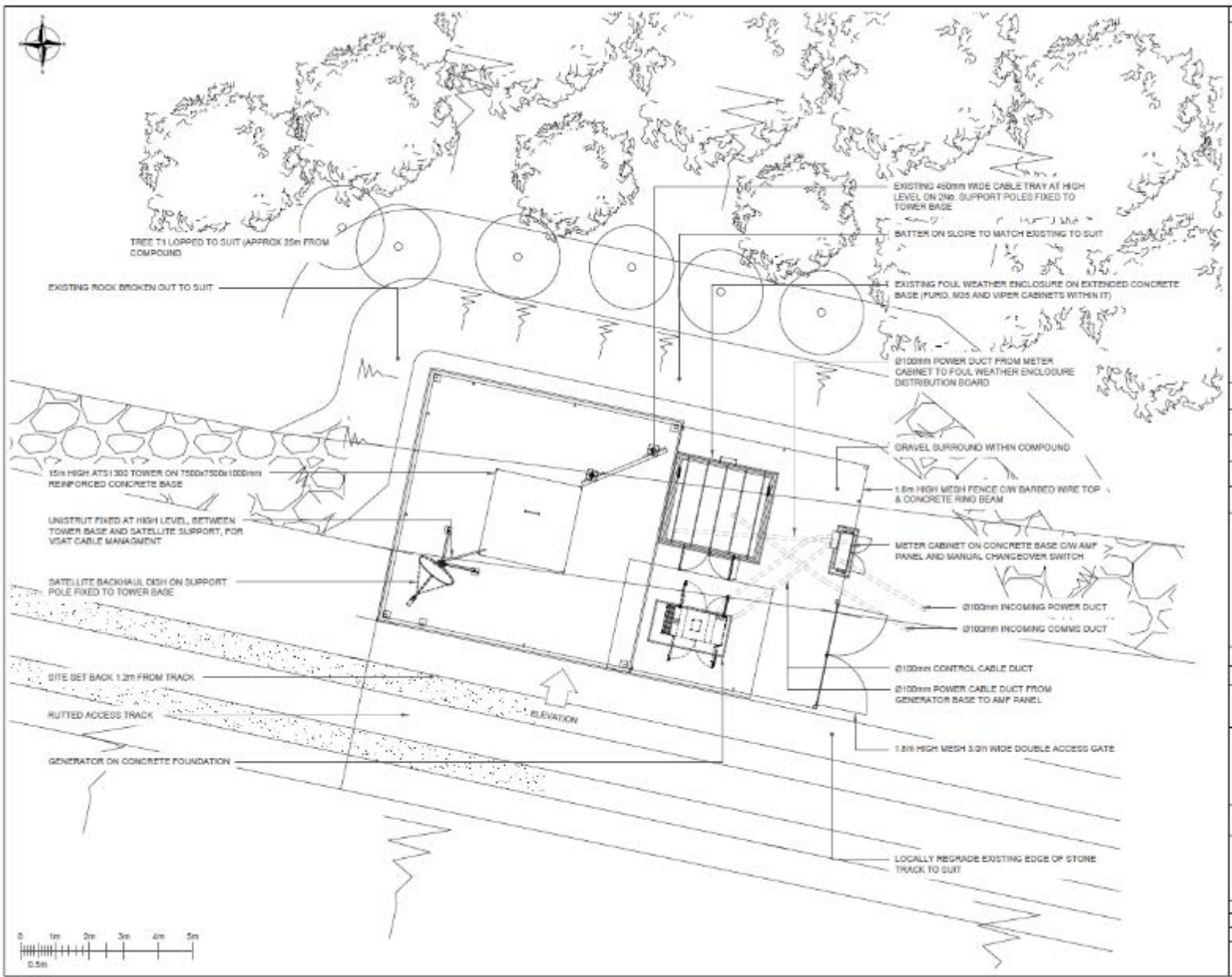




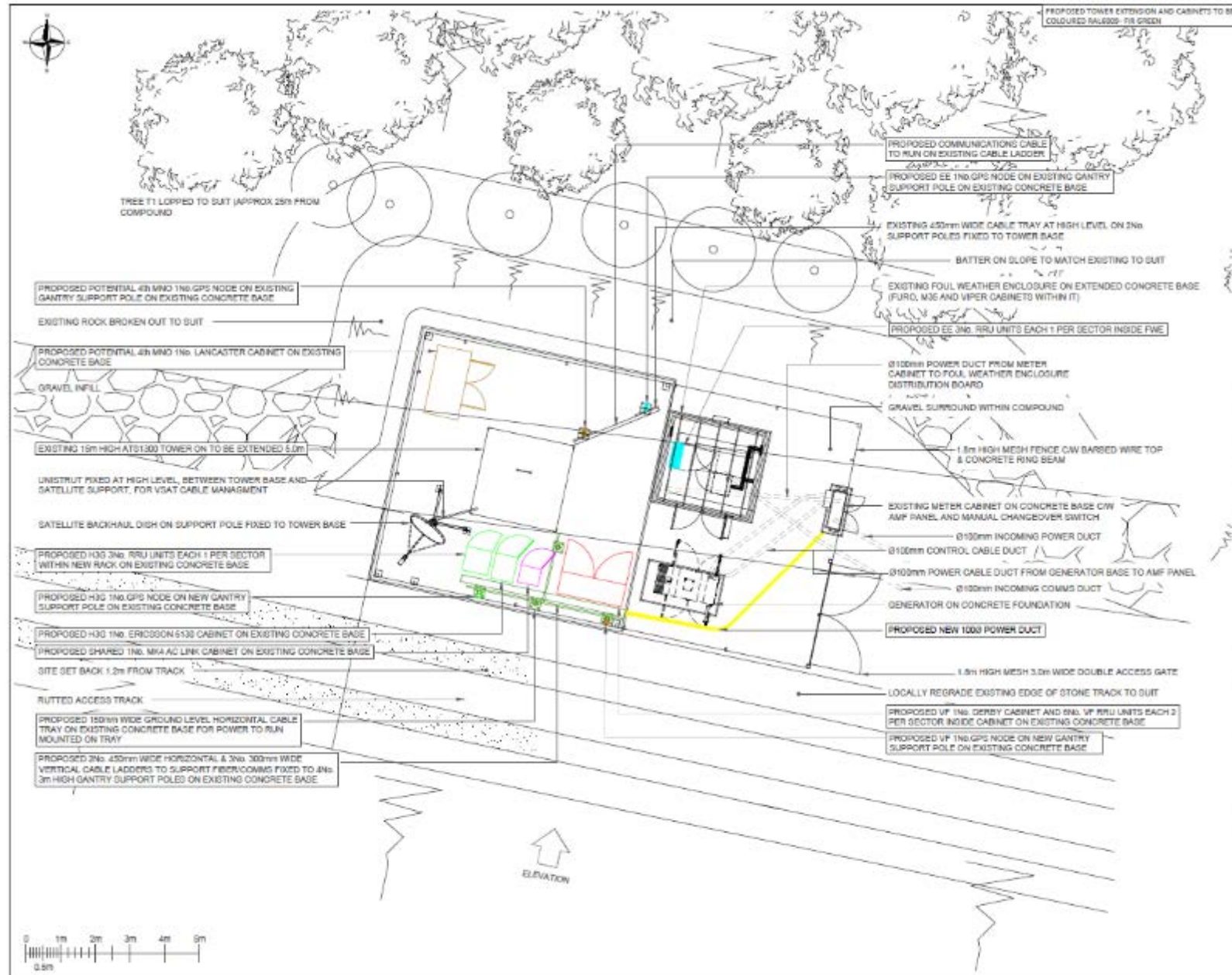




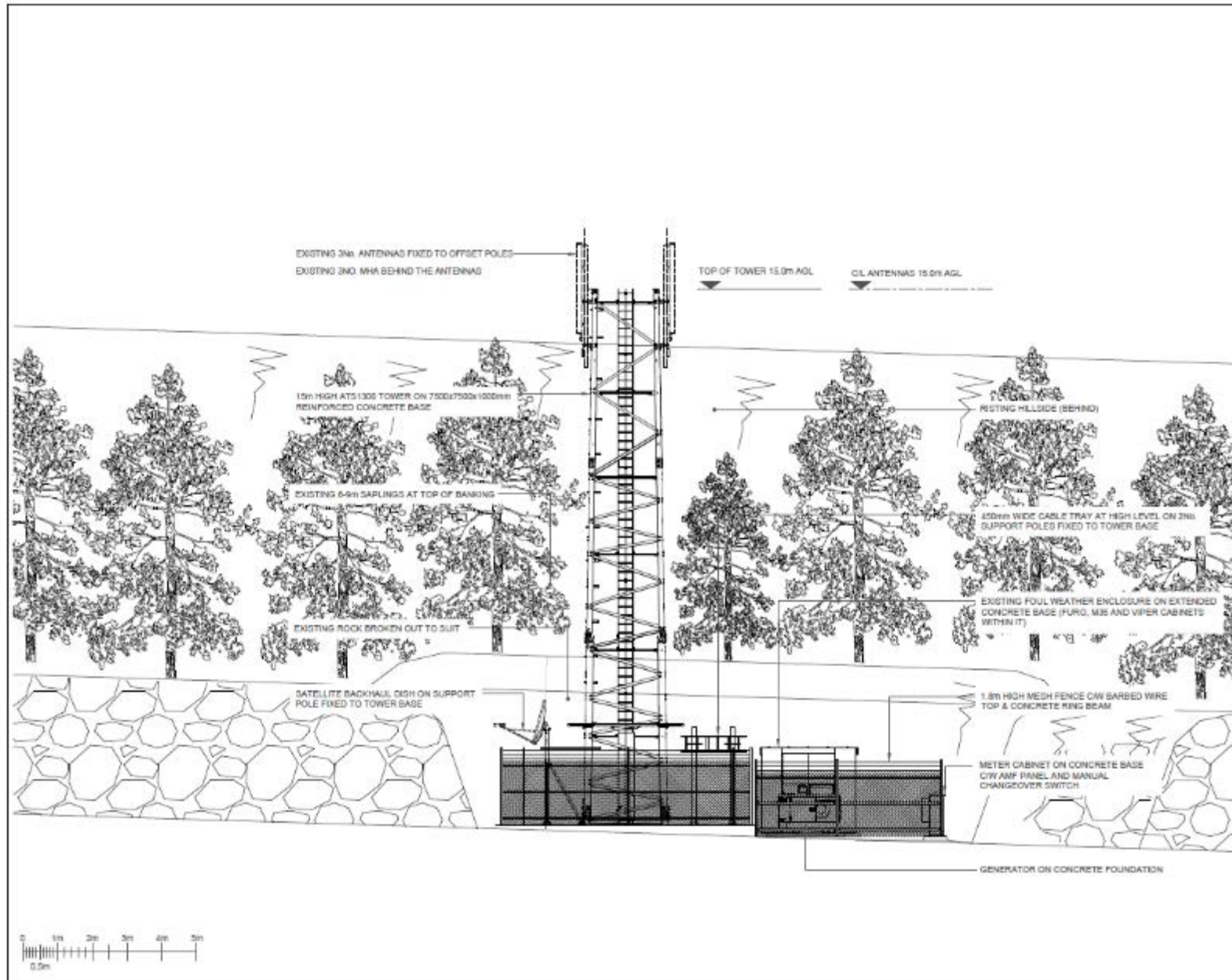




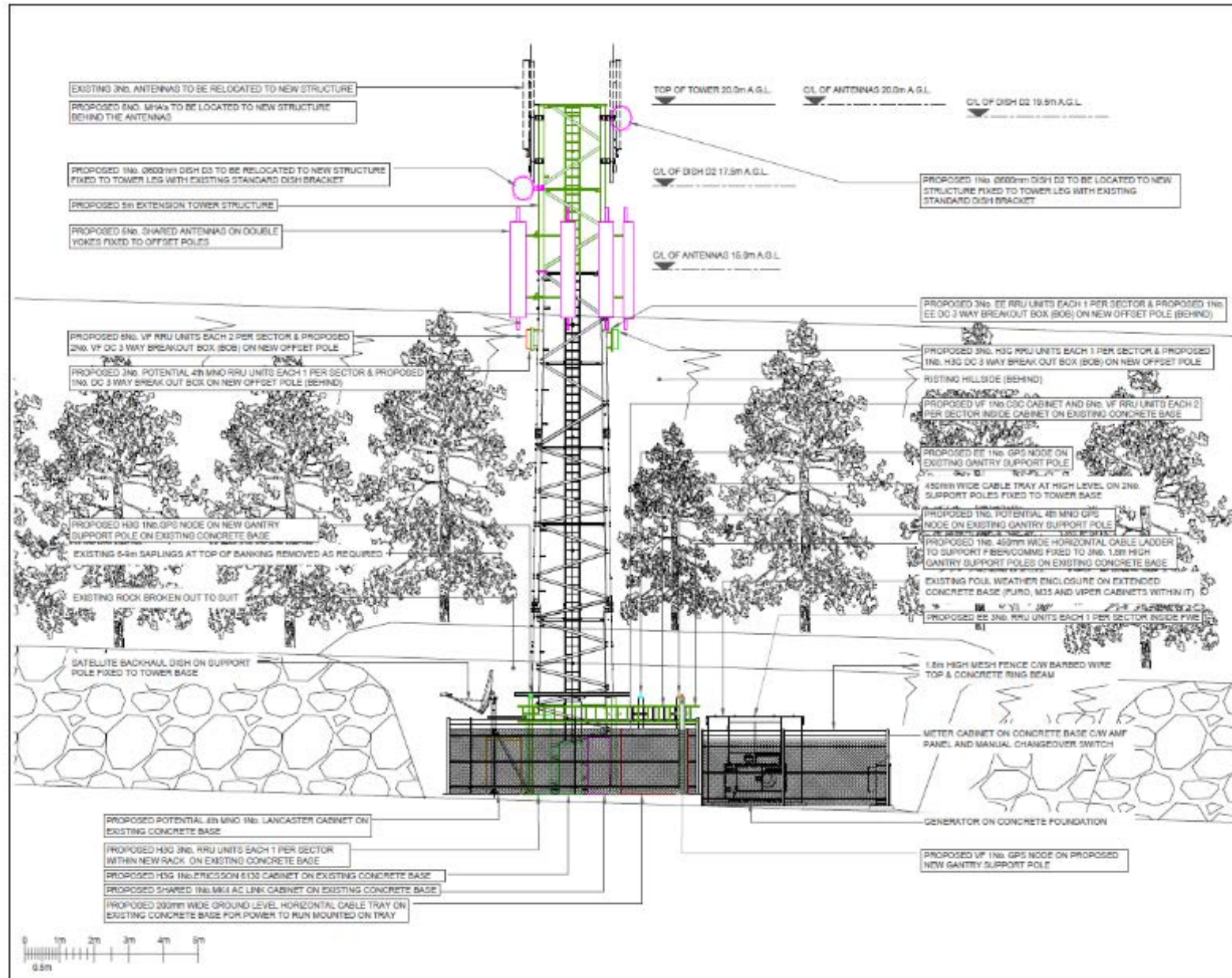




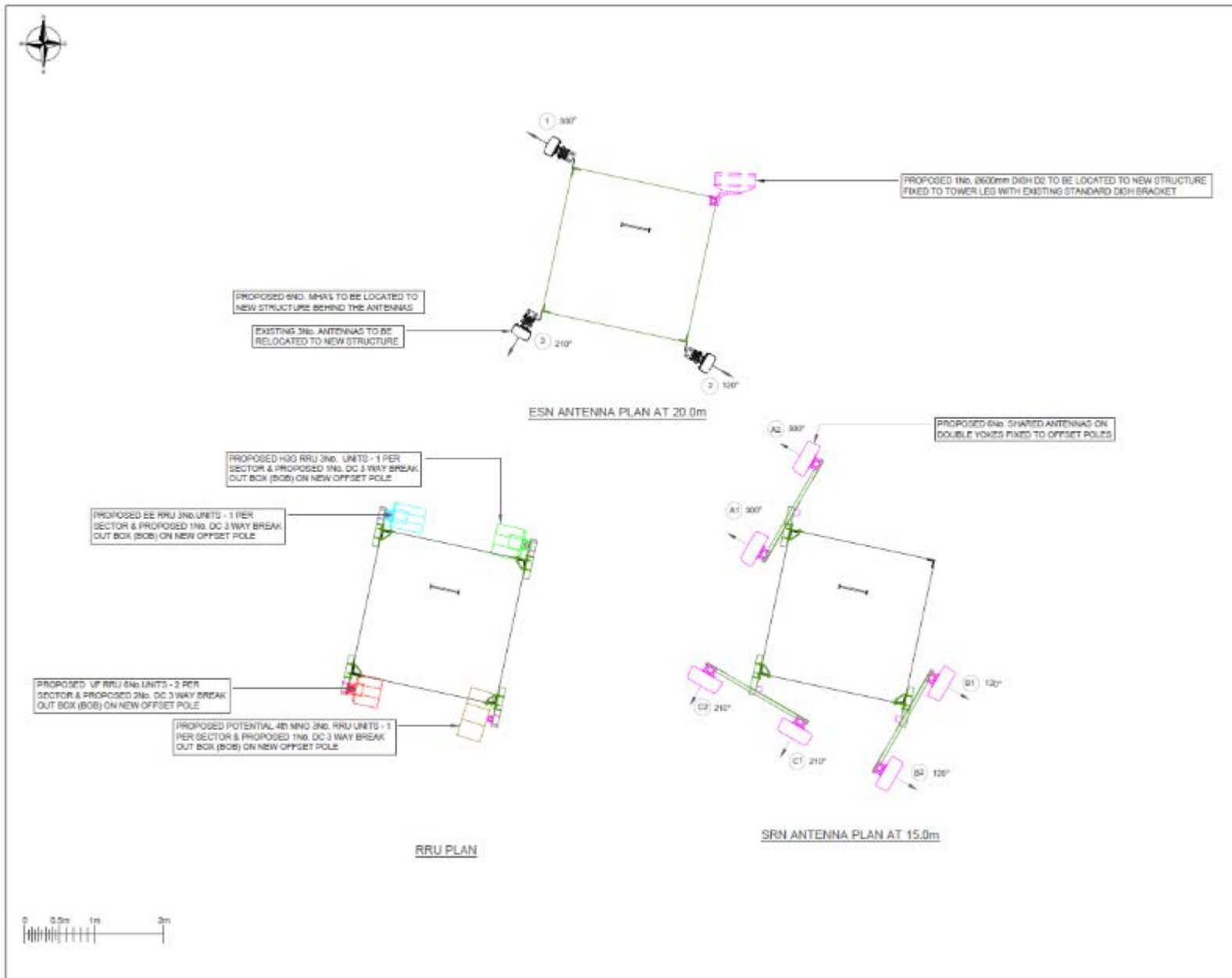


































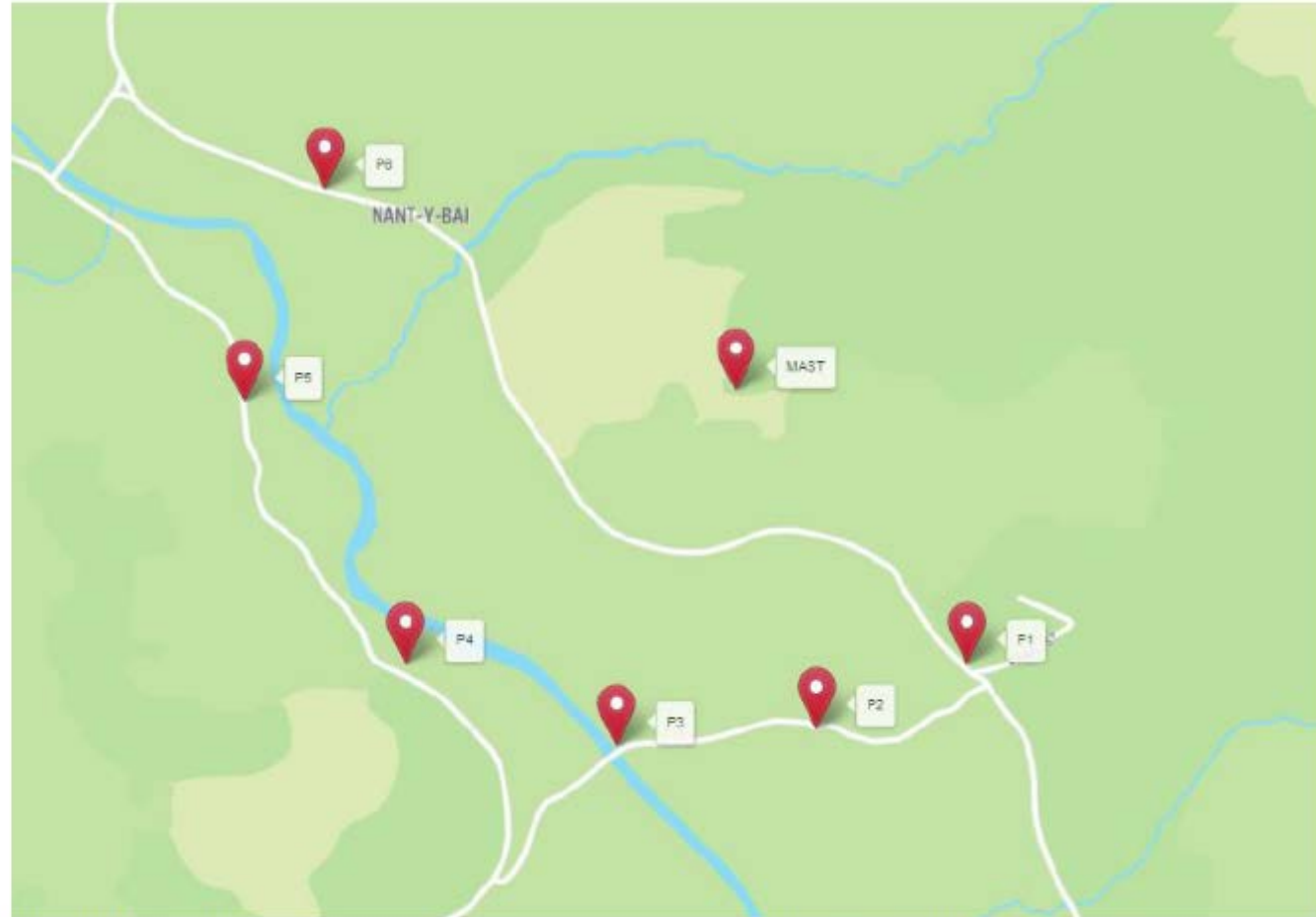








VIEWPOINT LOCATION REFERENCE MAP



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	GRID REFERENCE
	VP1 Bus stop adjacent to Royal Oak Inn	E: 278457 - N: 243737
	VP2 St Barnabus Church	E: 278168 - N: 243621
	VP3 River Towy Bridge	E: 277787 - N: 243599
	VP4 Approaching Bryn Glas Cottage	E: 277391 - N: 243763
	VP5 Past Bryn Glas Cottage	E: 277099 - N: 244265
	VP6 Approaching Nant t Bai	E: 277261 - N: 244663
	Mast	E: 278032 - N: 244263



VIEWPOINT LOCATION REFERENCE MAP



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	GRID REFERENCE
	VP1 Bus stop adjacent to Royal Oak Inn VP2 St Barnabus Church VP3 River Towy Bridge VP4 Approaching Bryn Glas Cottage VP5 Past Bryn Glas Cottage VP6 Approaching Nant t Bai Mast	E: 278457 - N: 243737 E: 278168 - N: 243621 E: 277787 - N: 243599 E: 277391 - N: 243763 E: 277099 - N: 244265 E: 277261 - N: 244663 E: 278032 - N: 244263



VIEWPOINT 1 (Existing)



EAS0021E NANT Y BAI FORESTRY

VIEWPOINT DETAILS

VP1 Bus stop adjacent to Royal Oak Inn

Grid reference E: 278457 - N: 243737

Elevation 172m AMSL

Height above ground 1.6m

Distance to proposed development 6750m

Direction of view 321 N



VIEWPOINT 1 (Proposed)



<b>EAS0021E NANT Y BAI FORESTRY</b>	<b>VIEWPOINT DETAILS</b>	<b>VP1 Bus stop adjacent to Royal Oak Inn</b>
	Grid reference	E: 278457 - N: 243737
	Elevation	172m AMSL
	Height above ground	1.6m
	Distance to proposed development	675m
	Direction of view	321 N



VIEWPOINT 2 (Existing)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP2 St Barnabus Church
	Grid reference	E: 278168 - N: 243621
	Elevation	130m AMSL
	Height above ground	1.6m
	Distance to proposed development	656m
	Direction of view	358 N



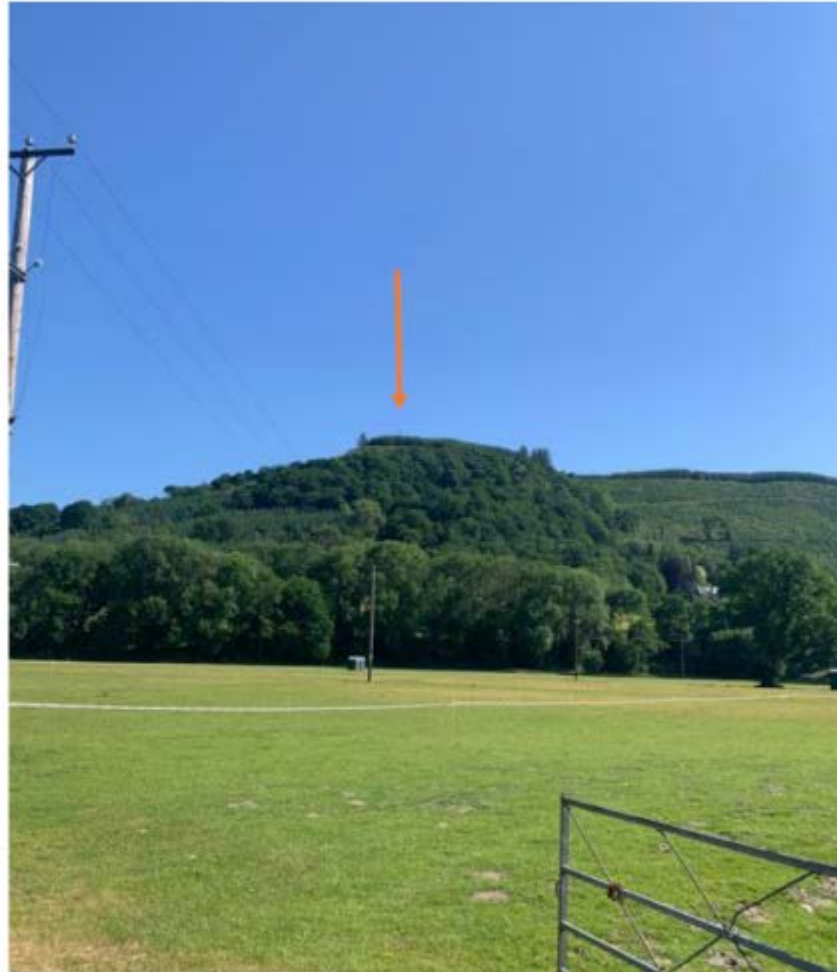
VIEWPOINT 2 (Proposed)



EAS0021E NANT Y BAI FORESTRY	<b>VIEWPOINT DETAILS</b>	<b>VP2 St Barnabus Church</b>
	Grid reference	E: 278168 - N: 243621
	Elevation	130m AMSL
	Height above ground	1.6m
	Distance to proposed development	656m
	Direction of view	358 N



VIEWPOINT 3 (Existing)



<b>EAS0021E NANT Y BAI FORESTRY</b>	<b>VIEWPOINT DETAILS</b>	<b>VP3 River Towy Bridge</b>
	Grid reference	E: 277787 - N: 243599
	Elevation	112m AMSL
	Height above ground	1.6m
	Distance to proposed development	707m
	Direction of view	28 N



VIEWPOINT 3 (Proposed)



EAS0021E NANT Y BAI FORESTRY	<b>VIEWPOINT DETAILS</b>	<b>VP3 River Towy Bridge</b>
	Grid reference	E: 277787 - N: 243599
	Elevation	112m AMSL
	Height above ground	1.6m
	Distance to proposed development	707m
	Direction of view	28 N



VIEWPOINT 4 (Existing)



EAS0021E NANT Y BAI FORESTRY	<b>VIEWPOINT DETAILS</b>	<b>VP4 Approaching Bryn Glas Cottage</b>
	Grid reference	E: 277391 - N: 243763
	Elevation	156m AMSL
	Height above ground	1.6m
	Distance to proposed development	811m
	Direction of view	47 N



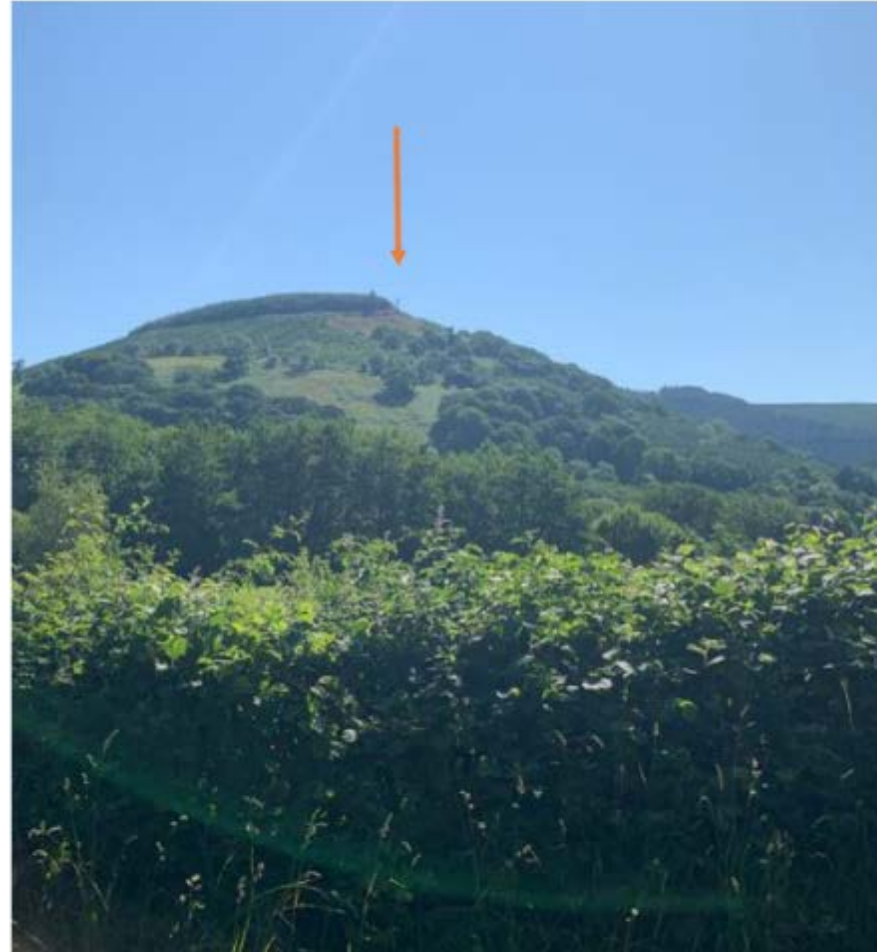
VIEWPOINT 4 (Proposed)



<b>EAS0021E NANT Y BAI FORESTRY</b>	<b>VIEWPOINT DETAILS</b>	<b>VP4 Approaching Bryn Glas Cottage</b>
	Grid reference	E: 277391 - N: 243763
	Elevation	156m AMSL
	Height above ground	1.6m
	Distance to proposed development	811m
	Direction of view	47 N



VIEWPOINT 5 (Existing)



<b>EAS0021E NANT Y BAI FORESTRY</b>	<b>VIEWPOINT DETAILS</b>	<b>VP5 Past Bryn Glas Cottage</b>
	Grid reference	E: 277099 - N: 244265
	Elevation	122m AMSL
	Height above ground	1.6m
	Distance to proposed development	930m
	Direction of view	88 N



VIEWPOINT 5 (Proposed)



<b>EAS0021E NANT Y BAI FORESTRY</b>	<b>VIEWPOINT DETAILS</b>	<b>VP5 Past Bryn Glas Cottage</b>
	Grid reference	E: 277099 - N: 244265
	Elevation	122m AMSL
	Height above ground	1.6m
	Distance to proposed development	930m
	Direction of view	88 N



VIEWPOINT 6 (Existing)



EAS0021E NANT Y BAI FORESTRY

VIEWPOINT DETAILS

VP6 Approaching Nant t Bai

Grid reference E: 277261 - N: 244663

Elevation 133m AMSL

Height above ground 1.6m

Distance to proposed development 866m

Direction of view 133 N



VIEWPOINT 6 (Proposed)



<b>EAS0021E NANT Y BAI FORESTRY</b>	<b>VIEWPOINT DETAILS</b>	<b>VP6 Approaching Nant t Bai</b>
	Grid reference	E: 277261 - N: 244663
	Elevation	133m AMSL
	Height above ground	1.6m
	Distance to proposed development	866m
	Direction of view	133 N



# PL/06083

Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure





# PL/06083 WIDER LOCATION PLAN

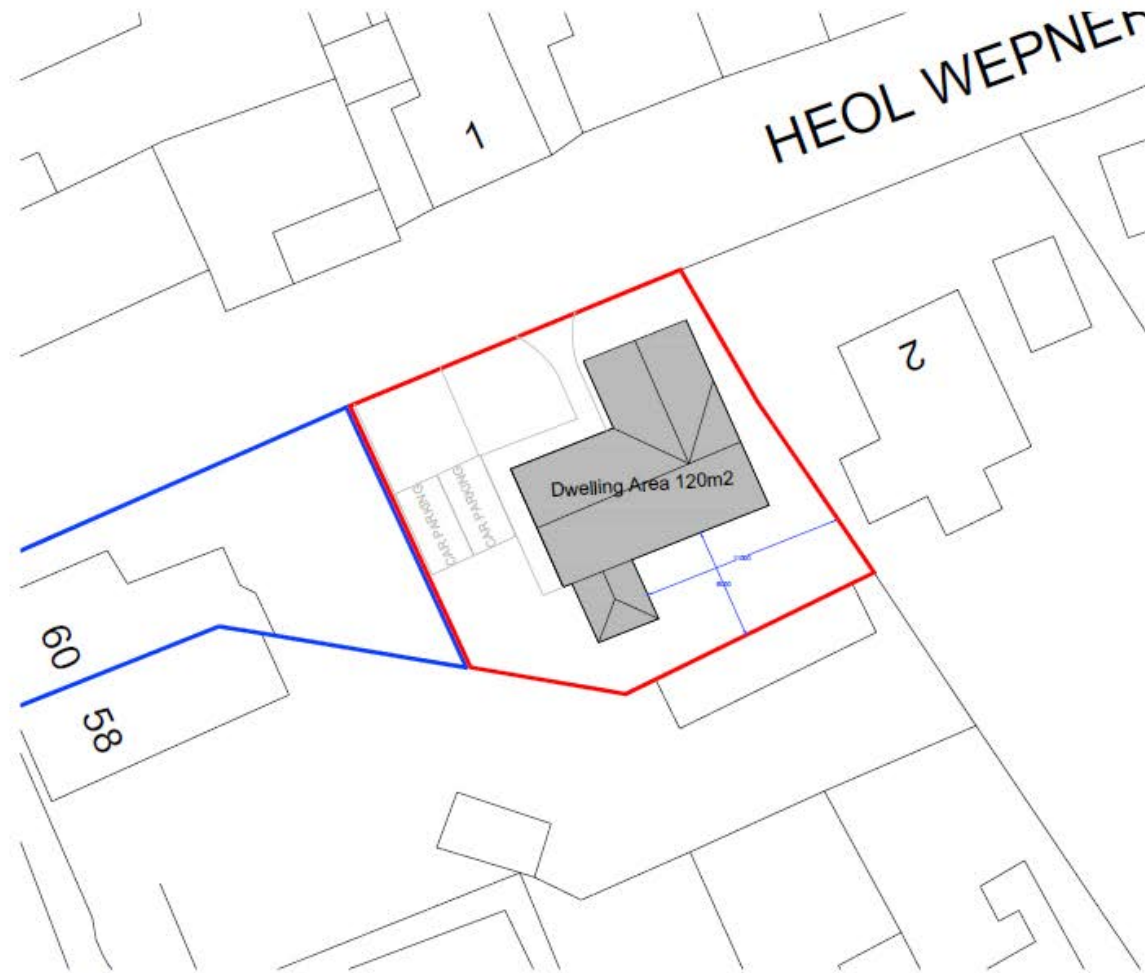




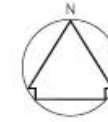




# PL/06083 INDICATIVE BLOCK PLAN



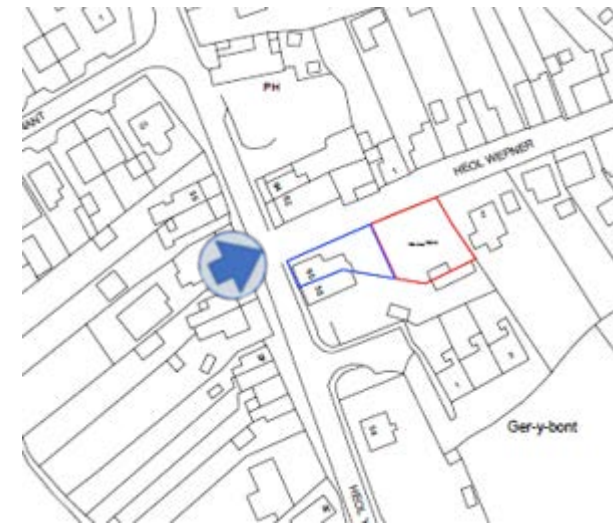
Scale Parameters  
Proposed Dwelling width 10 metres - 12 metres  
Proposed Dwelling Depth 10 metres - 12 metres  
Proposed Dwelling Ridge height 6.0 metres - 7.5 metres

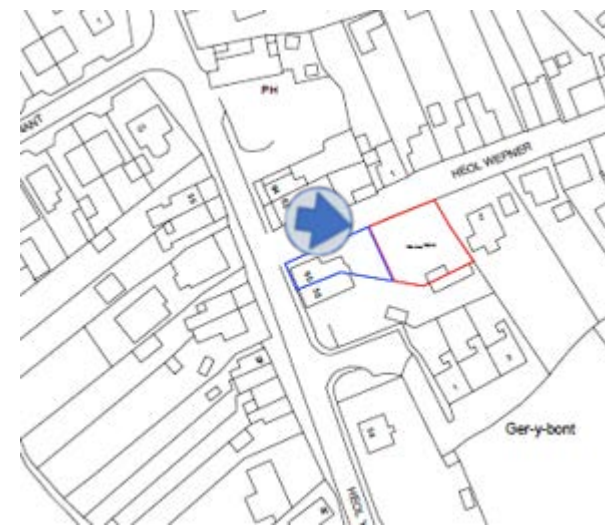


2 SITE LAYOUT PLAN  
1:250

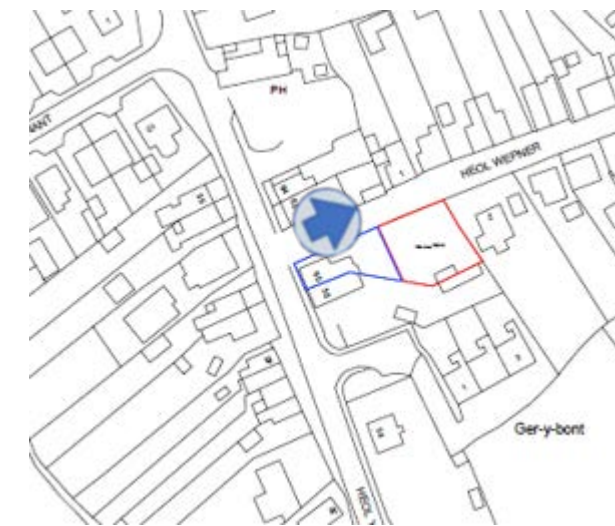
Client Contact: conway.darren@outlook.com 0787071334
Location Title: Land Adjacent to 60 Heol Y Meincleu, Pontybas, SA15 5BT
Drawing Title: Site Layout Plan (Rev 02)
Drawn: D. CONWAY
Date: 30/05/2023
Scale: 1:250
Client: Mr. Roland Thomas
Job Title: OUTLINE PLANNING FOR PROPOSED DETACHED BUNGALOW



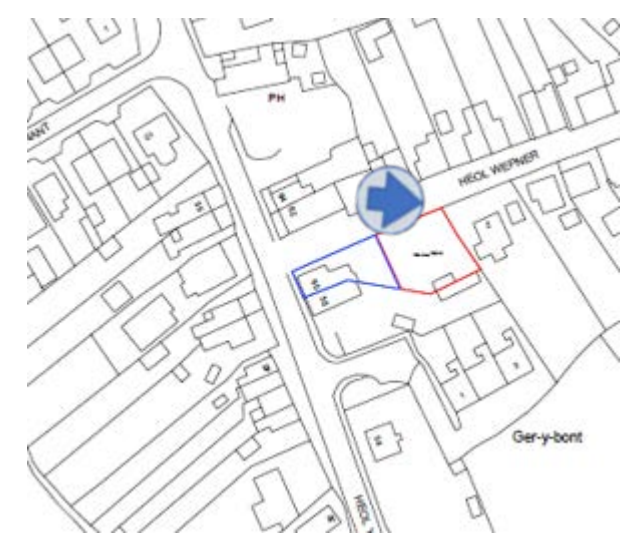




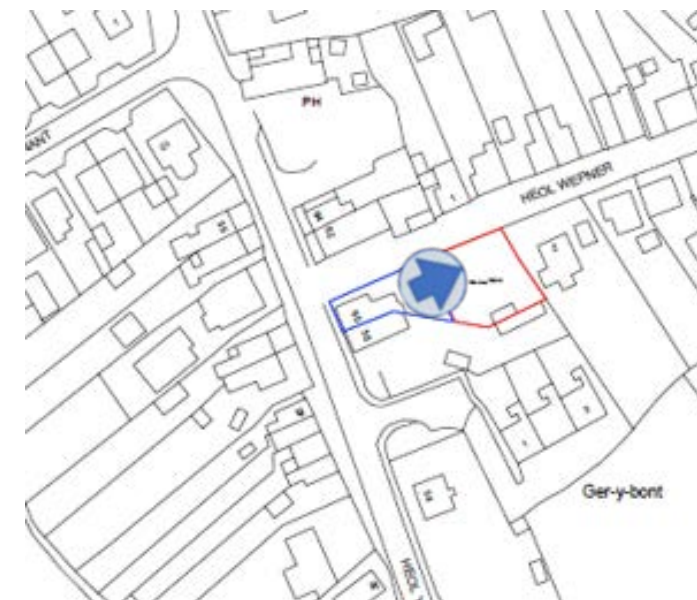




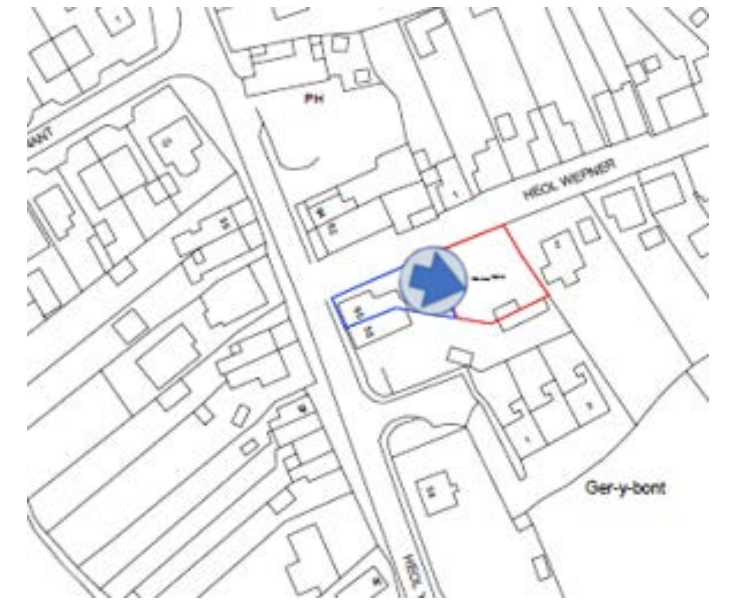




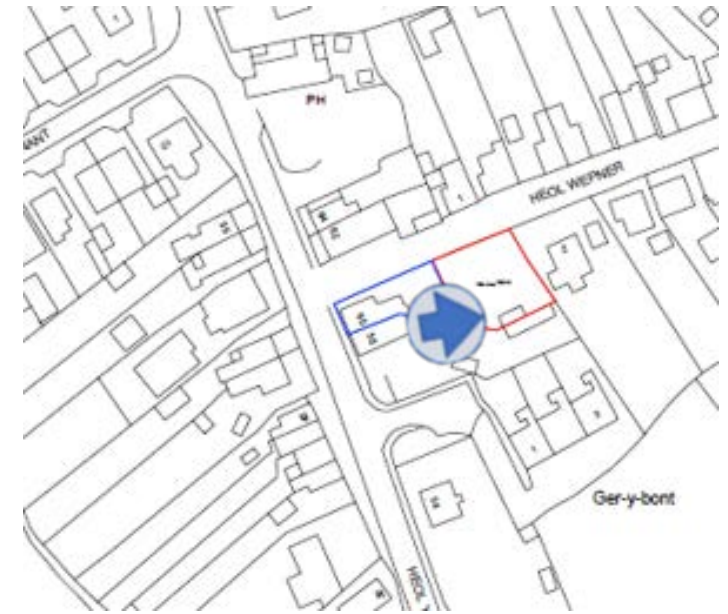




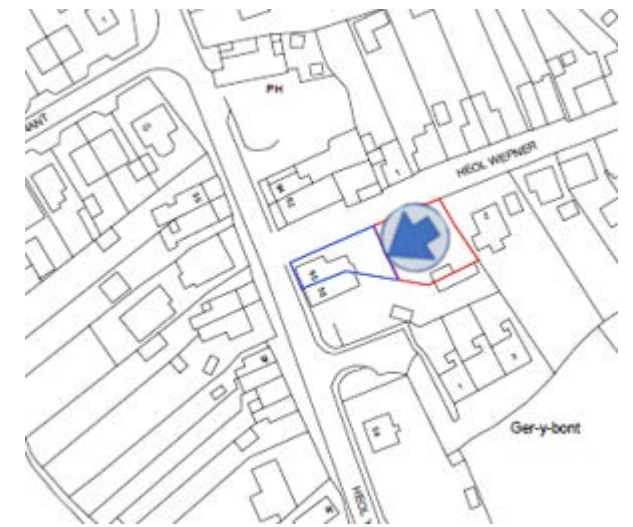














**Ceisiadau yr argymhellir  
eu bod yn cael eu  
gwrthod**

**Applications  
recommended for  
refusal**



# PL/05822

Helen Rice

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

Lle a Seilwaith | Place and Infrastructure



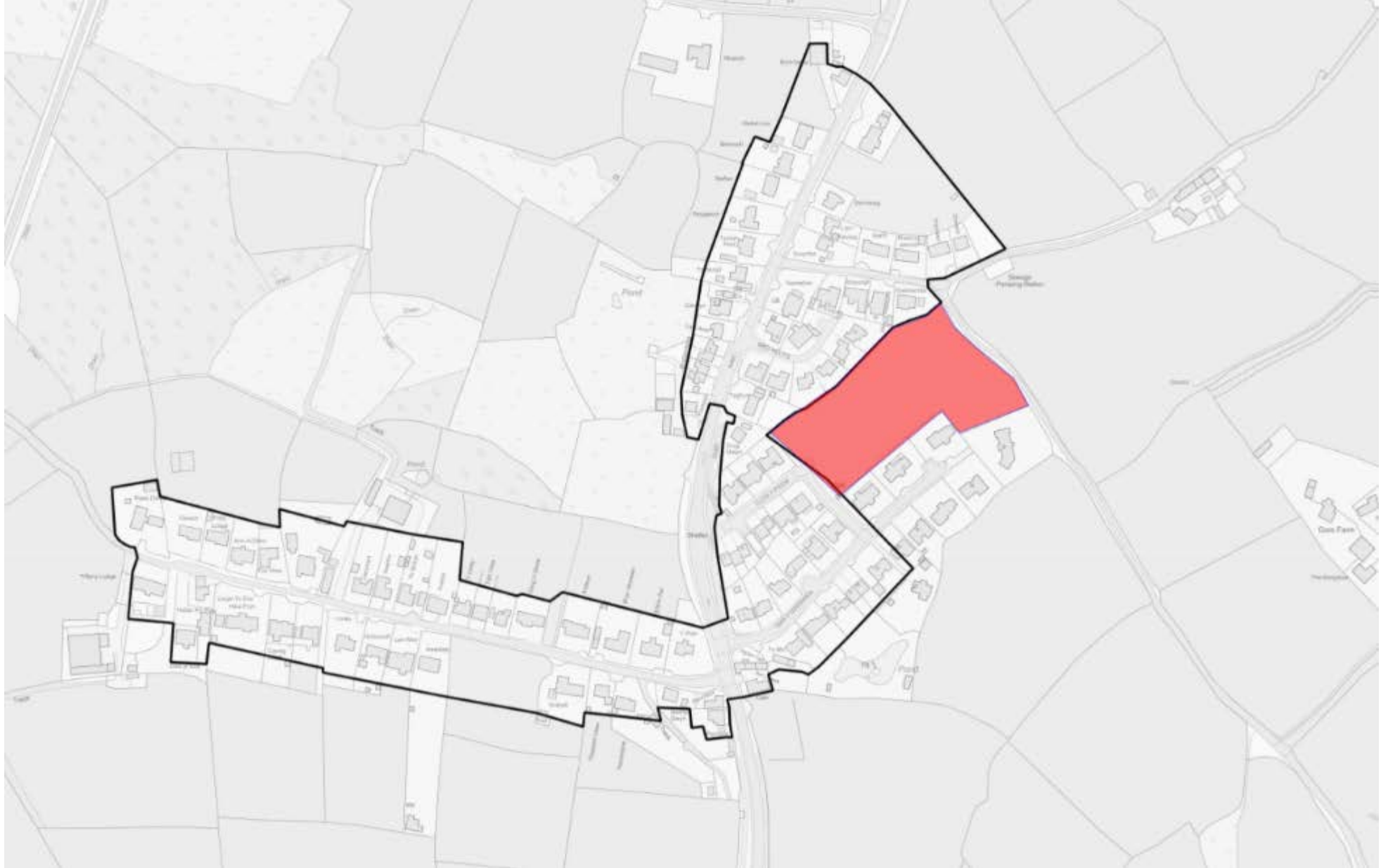
# PL/05822 Site Location



Application Site



# PL/05822 Site Location and LDP Settlement Boundary



# PL/05822 Aerial photo 2020





# PL/05822 Aerial History



Aerial 2013/14

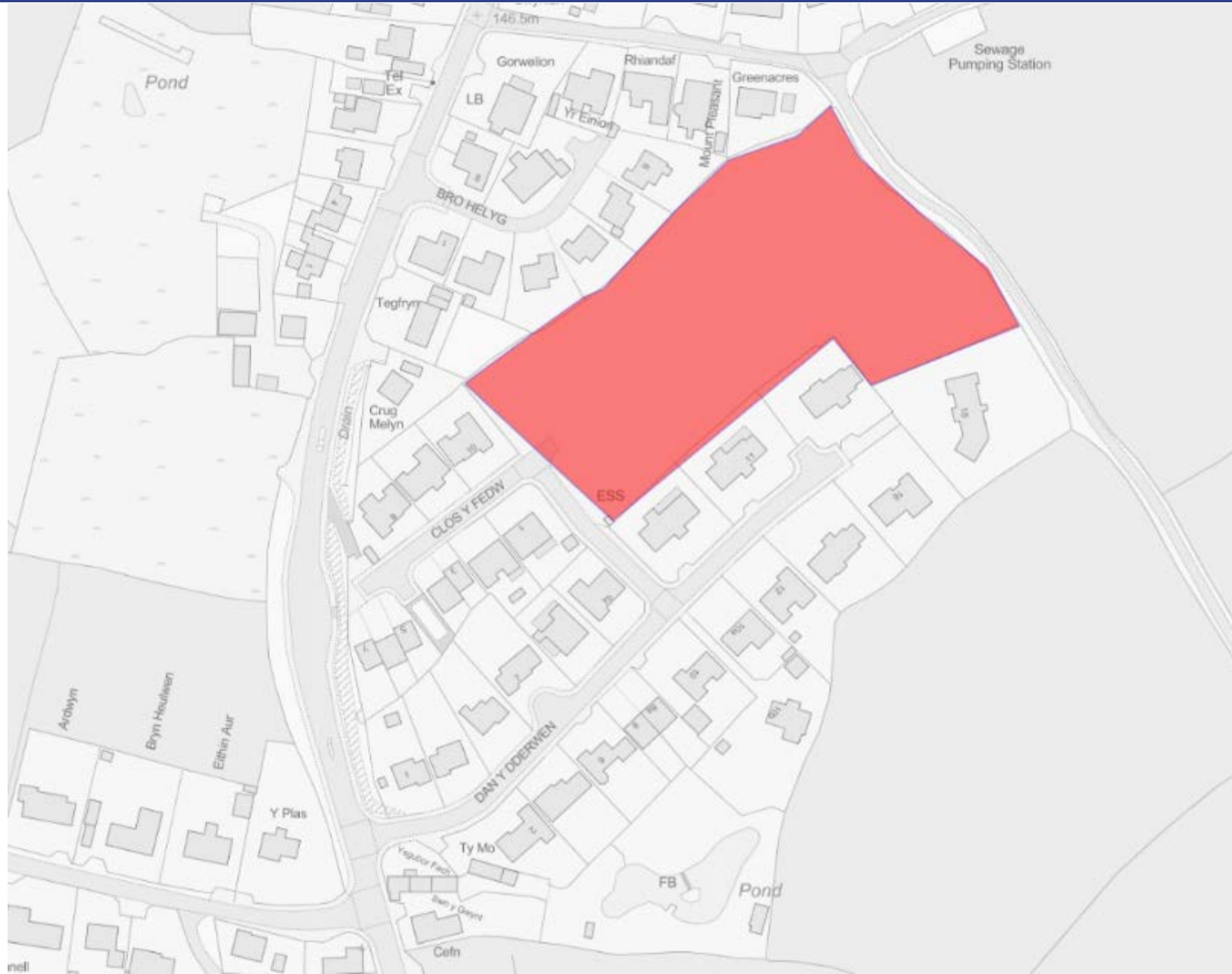


Aerial 2017



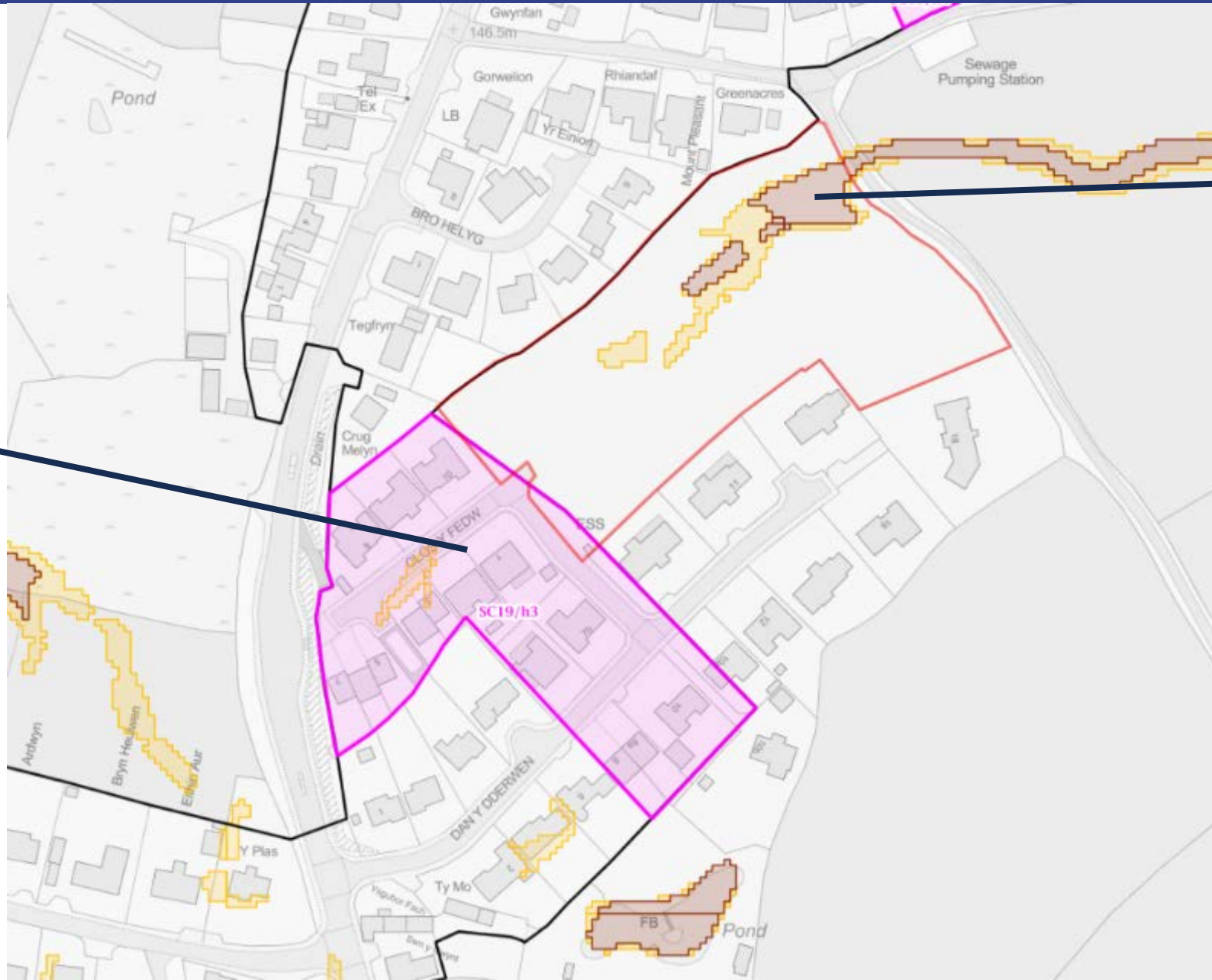
Aerial 2020

# PL/05822 Site Location Immediate Environs





# PL/05822 Site Designations and Constraints



Surface Water and Small Watercourse Flood Areas

Residential Allocation

# PL/05822 Application Site Location Plan

## SITE LOCATION PLAN

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**Site Location Plan**  
1:1250



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- Legend**
- Planning application boundary
  - Ownership boundary

No.	Description	Date

**PLANNING**



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9 ELLISTON TERRACE,  
CARMARTHEN, SA31 2HA  
Tel: (01267) 233 668  
Email: design@sauro.co.uk  
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**Client:**  
Modfire Developments

**Project Title:**  
Residential Development  
Cefn Farm, Rhyldegassau,  
Carmarthen SA32 7AL (nearest)

**Drawing Title:**  
Site Location Plan

Scale	Sheet Size	
1:1250	A3	
Date	Drawn by	Checked by
11/04/2022 003	90 L	
Job No.	Drawing No.	Revision
1036	LP01	-





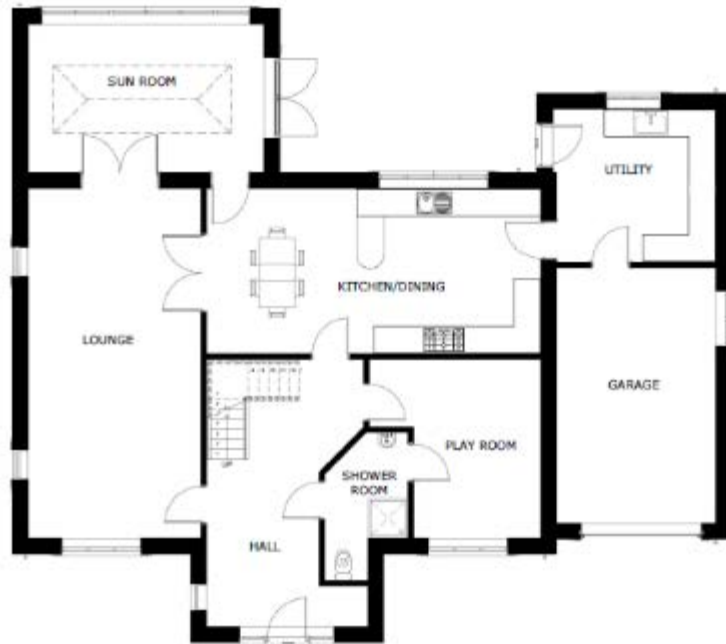
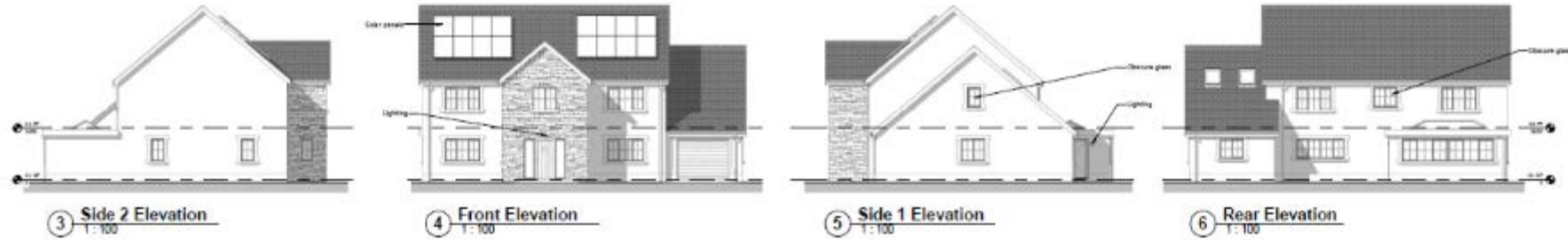




# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED FLOOR PLANS & ELEVATIONS

House Type A - 4 Bedroom Detached House  
[Plot 25]



1 Ground Floor Plan  
1:50



2 First Floor Plan  
1:50

Date Issued: 15/04/2023		No: 1004	
<b>PLANNING</b>			
<b>sauro</b> ARCHITECTURAL DESIGN			
SAURO ARCHITECTURAL DESIGN LTD 9 Clarendon Terrace, Clarendon, OX20 1JH, Tel: 01865 210000 ext. Email: info@sauro.co.uk			
© Sauro Architectural Design Limited 2023			
Client: Pinnacle Developments Ltd.			
Project Title: Residential Development Land at Calf Farm, Witchampton, Cambridgeshire			
Drawing Title: Proposed Floor Plans & Elevations House Type A - 4BR Detached House (Plot 25)			
Drawn by: AS	Checked by: AS	Drawn by: AS	Checked by: AS
Date: 15/04/23	Scale: AS	Project No: 1004	Revision: 01
Job No: 1004	Working No: 01	Project No: 1004	Revision: 01





# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED ELEVATIONS

House Type C - 5 Bedroom Detached House  
[Plot 27] (2 of 2)



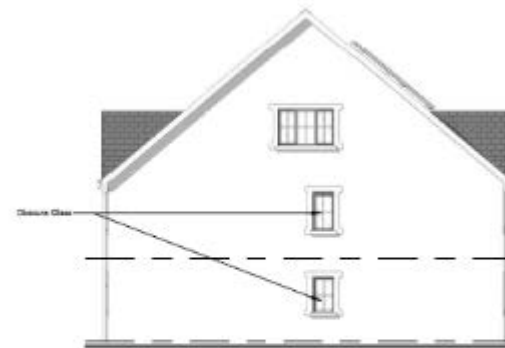
1 Front Elevation  
1 : 100



2 Side 1 Elevation  
1 : 100



3 Rear Elevation  
1 : 100



4 Side 2 Elevation  
1 : 100



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No.	Description	By	Date
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PURPOSE OF ISSUE

**PLANNING**



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9 Ellison Terrace,  
Carmarthen, SA31 1HA  
Tel: (01267) 333 664  
Email: design@sauro.co.uk

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Client  
**Moffre Developments Ltd.**

Project Title  
**Residential Development**

Land at Cefn Farm,  
Rhydarparku  
Carmarthenshire

Drawing Title

Proposed Floor Plans & Elevations  
House Type C - 5BR Detached House  
[Plot 27] (2 of 2)

Scale (in A2) Sheet Size  
1 : 100 A2

Date Drawn By Checked By

11/04/22 05

Job No. Drawing No. Revision  
1036 09

# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED FLOOR PLANS

House Type C - 5 Bedroom Detached House  
[Plot 27] (1 of 2)



① Ground Floor Plan  
1:50



② First Floor Plan  
1:50



③ Second Floor Plan  
1:50

Snip & Sketch

Rev	Description	Date
<b>PLANNING</b>		
<b>SAURO</b>		
ARCHITECTURAL DESIGN		
SAURO ARCHITECTURAL DESIGN LTD		
3 Ditchford Terrace,		
Canterbury, SA1 1UB		
Tel: 01226 231144		
Email: info@sauro.co.uk		
© Planning Control 2020. All Rights Reserved. Image		
Client: <b>Mudfin Developments Ltd.</b>		
Project Title: <b>Residential Development</b>		
Location: <b>Land at Dole Farm, Etchingham, East Sussex</b>		
Drawing No: <b>CA/05/20/01/04</b>		
Drawing Title: <b>Proposed Floor Plans &amp; Elevation</b>		
House Type: <b>C - 5BR Detached House</b>		
Plot No: <b>27 of 28</b>		
Scale (mm:1m):	Sheet No.:	Sheet Size:
1:50	04	A3
Date:	Drawn by:	Checked by:
11/04/22	SB	SB
Plot No:	Project No.:	Client:
1026	08	08/20/20



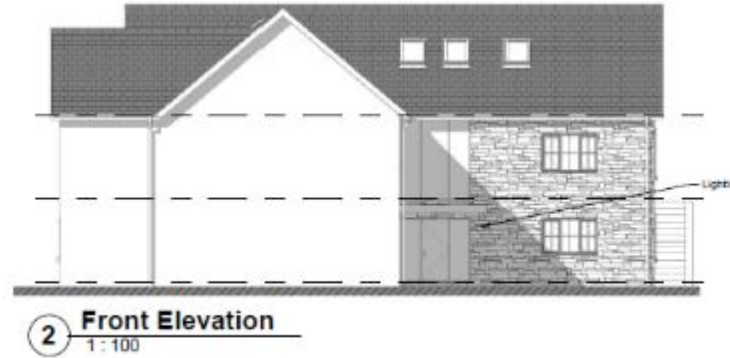
# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED ELEVATIONS

House Type D1 - 5Bedroom Detached House  
[Plot 30] (2 of 2)



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Rev.	Description	By	Date
<b>PURPOSE OF ISSUE</b>			
<b>PLANNING</b>			
<b>SAURO</b> ARCHITECTURAL DESIGN			
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© Drawing Copyright Sauro Architectural Design			
Client <b>Moelre Developments Ltd.</b>			
Project Title <b>Residential Development</b>			
Land at Cefn Farm, Rhydgorsau Carmarthenshire			
Drawing Title <b>Proposed Elevations</b> <b>House Type D1 - 5BR Detached House</b> <b>[Plot 30] (2 of 2)</b>			
Scale (on A2) 1 : 100		Sheet Size <b>A2</b>	
Date 11/04/22	Drawn by 005	Checked by 001	
Job No. 1036	Underlay No. 11	Revision	

# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED FLOOR PLANS

House Type D1 - 5 Bedroom Detached House  
[Plot 30] (1 of 2)



1 Ground Floor Plan  
1 : 100



2 02 First Floor Plan  
1 : 100



3 Second Floor Plan  
1 : 100



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Rev.	Description	By	Date
PURPOSE OF ISSUE			
<b>PLANNING</b>			
<b>SAURO</b> ARCHITECTURAL DESIGN			
SAURO ARCHITECTURAL DESIGN LTD 9 Eilon Terrace, Carmarthen, SA31 1HA Tel: (01267) 233 694 Email: <a href="mailto:design@sauro.co.uk">design@sauro.co.uk</a>			
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Client <b>Moelfre Developments Ltd.</b>			
Project Title <b>Residential Development</b>			
Land at Cefn Farm, Rhydargaeu Carmarthenshire			
Drawing Title <b>Proposed Floor Plans</b> <b>House Type D1 - 5BR Detached House</b> <b>[Plot 30] (1 of 2)</b>			
Scale (in A2) 1 : 100		Sheet Size <b>A2</b>	
Date 11/04/22	Drawn by DS	Checked by	
Job No. <b>1036</b>	Drawing No. <b>10</b>	Revisions	



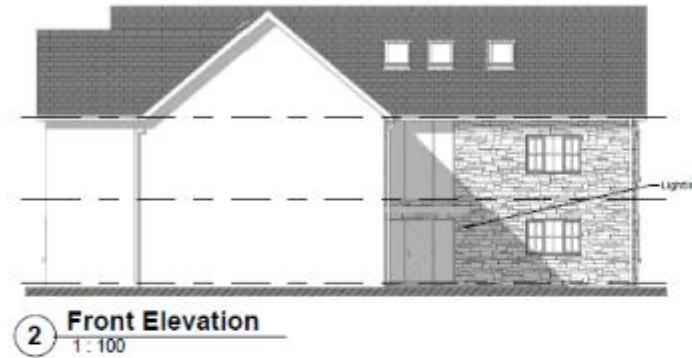
# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED ELEVATIONS

House Type D2 - 5 Bedroom Detached House  
[Plots 28 & 29] (2 of 2)



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Rev	Description	By	Date
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PURPOSE OF DRAWING  
**PLANNING**



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Carmarthen, SA31 1HA  
Tel : (01267) 333 664  
Email: design@sauro.co.uk

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Client: **Moelfre Developments Ltd.**

Project Title: **Residential Development**

Land at Cefn Farm,  
Rhydygorsau,  
Carmarthenshire

Drawing Title:  
Proposed Elevations  
**House Type D2 - 5BR Detached House**  
(Plots 28 & 29) (2 of 2)

Scale (as A2)	Sheet Size
1:100	<b>A2</b>

Date	Drawn by	Checked by
11/04/22	DS	
Job No.	Drawing No.	Revision
1036	13	

# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED FLOOR PLANS

House Type D2 - 5 Bedroom Detached House  
[Plots 28 & 29] (1 of 2)



1 Ground Floor Plan  
1:100



2 02 First Floor Plan  
1:100



3 Second Floor Plan  
1:100



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Rev	Description	By	Date
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**PLANNING**



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Carmarthen, SA31 1HA  
Tel : (01267) 233 064  
Email: design@sauro.co.uk

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Client:  
**Moefire Developments Ltd.**

Project Title:  
**Residential Development**  
Land at Cefn Farm,  
Rhydargobu  
Carmarthenshire

Drawing Title:  
Proposed Floor Plans  
**House Type D2 - 5BR Detached House**  
[Plots 28 & 29] (1 of 2)

Scale (in A2)	Sheet Size
1:100	<b>A2</b>

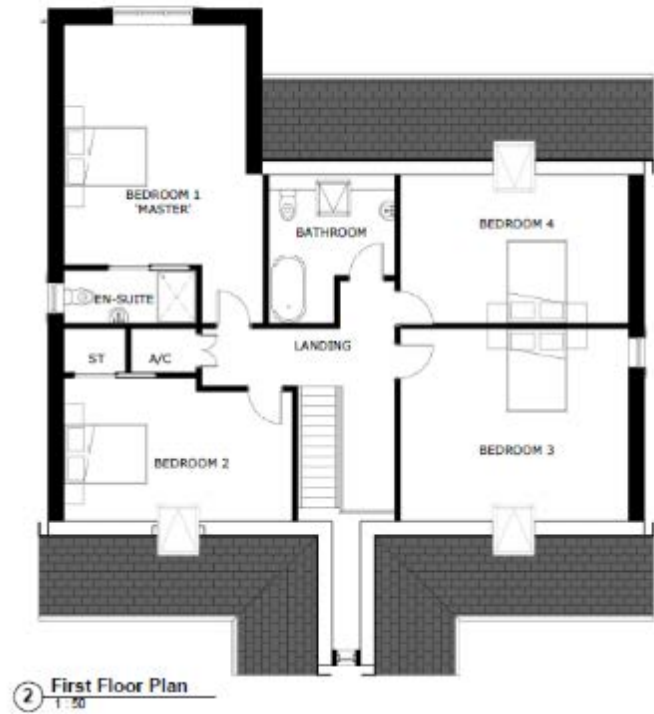
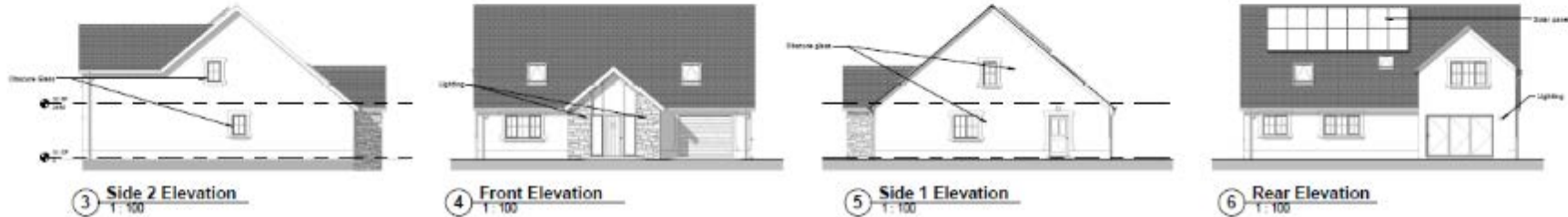
Date	Drawn by	Checked by
11/04/22	DS	
Job No.	Drawing No.	Revision
<b>1036</b>	<b>12</b>	



# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED FLOOR PLANS & ELEVATIONS

House Type E - 4 Bedroom Bungalow  
[Plot 38]



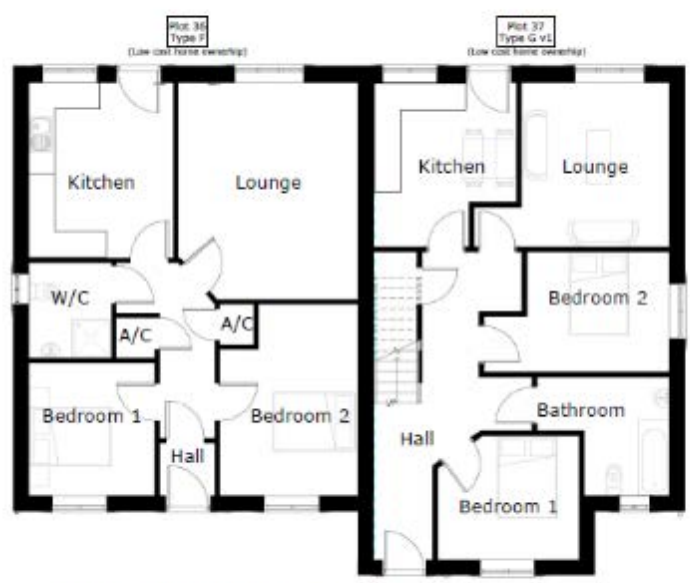
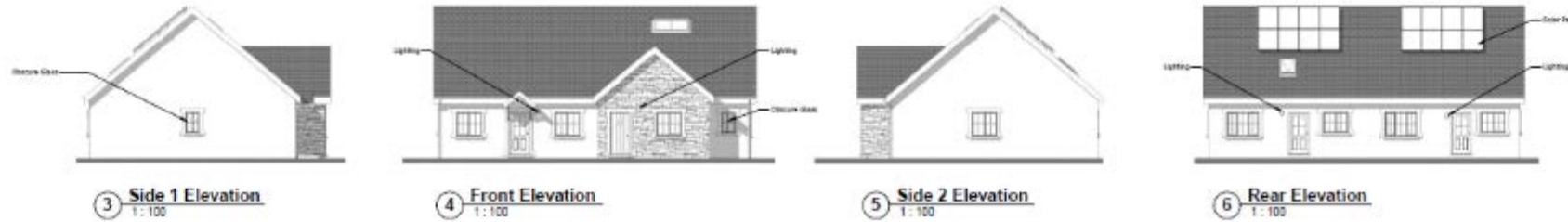
<p><b>PLANNING</b></p> <p><b>SAURO</b> ARCHITECTURAL DESIGN</p> <p>SAURO ARCHITECTURAL DESIGN LTD 3 Pilgrims Terrace, Camelton, SA3 2PA Tel: 01253 851100 Email: info@sauro.co.uk</p> <p>© Sauro Architectural Design Limited 2018</p> <p>Client: Muslin Developments Ltd</p> <p>Project No: Residential Development Land at Oak Farm, Plymouth Cornwall PL6 8LW</p> <p>Project Title: Proposed Floor Plans &amp; Elevations House Type E1 - 4B Bungalow (Plot 38)</p>		
Scale (m: A1)	Sheet No:	Sheet Size:
1:50	03	A1
1:50	03	01
1:50	03	01
1:50	03	01

# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED FLOOR PLAN & ELEVATIONS

House Type F 2BR & G v1 3BR Semi-Bungalow (Low cost home ownership)  
[Plot 36 (Type F) & 37 (Type G v1)]

Type F		Type G v1 (Front A&S)	
Name	Area	Name	Area
Ground	71 m <sup>2</sup>	Ground	70 m <sup>2</sup>
		Upper Floor	23 m <sup>2</sup>
			32 m <sup>2</sup>



1 Proposed Ground Floor Plan  
1:50



2 Proposed First Floor Plan  
1:50

Project Name		10/05/2022	
Project No.		1096	
<b>PLANNING</b>			
SAURIO ARCHITECTURAL DESIGN LTD 9 GOSWAMI TOWER, CHANDRAN, GATE 3/1A, 101-101/101/101/101 Email: info@saurio.co.uk			
Plot: Plot 36/37 Plot/Block Development Ltd Project No: Residential Development Level off Gable form, 10/05/2022, construction			
Project No: Proposed Floor Plan & Elevations House Type F (2BR) & Type G v1 (3BR) Semi-detached bungalow (Plot 36 & 37) (10/05/2022)			
Scale (per sheet)	Sheet No.	Sheet Title	
As Indicated	AS	Proposed Floor Plan & Elevations	
Date:	Drawn By:	Checked By:	Scale:
26/05/2022	001/006	001	1:50
Plot No.	Drawing No.	Revision	
1096	15	A	



# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED FLOOR PLAN & ELEVATIONS

House Type F & G 2BR Bungalow  
 [Plot 34 (Type G) & 35 (Type F)] - Plot 35 to be low cost home ownership

ANS Schedule (GIA)	
Name	Ans
Type G	11 m <sup>2</sup>
Type F	11 m <sup>2</sup>

Scale:  
 2BR Type F/A Affordable low cost home ownership

Chartered Institute of Architectural Technicians  
 Registered Practitioner

SAURO ARCHITECTURAL DESIGN LTD  
 ARCHITECTURAL DESIGN  
 5 Euston Terrace,  
 Cambridge, CB2 1DB  
 Tel: 01223 310404  
 Email: info@sauro.co.uk



② Side 1 Elevation  
1:100



③ Front Elevation  
1:100



④ Side 2 Elevation  
1:100



⑤ Rear Elevation  
1:100



① Proposed Ground Floor Plan  
1:20

Application Number: B		DATE	STATUS
Plot No.			
Area			
PURPOSE OF USE			
<b>PLANNING</b>			
<b>SAURO</b>			
ARCHITECTURAL DESIGN			
SAURO ARCHITECTURAL DESIGN LTD			
5 Euston Terrace, Cambridge, CB2 1DB Tel: 01223 310404 Email: info@sauro.co.uk			
Planning Application: <b>Residential Development</b> Land off Cell Farm, Evington, Cambridge			
Planning Use: Proposed Floor Plan & Elevations House Type F & G - 2BR Bungalow (14 m <sup>2</sup> ) (Plot 34/35)			
Drawn by	Checked by	Issue No.	Issue Date
As indicated	AS		
Date	Drawn by	Checked by	Issue No.
10/09	SB	AS	A

# PL/05822 Proposed Floor and Elevation Plans

## PROPOSED ELEVATIONS

House Type H - 4 Bedroom [Plot 33]

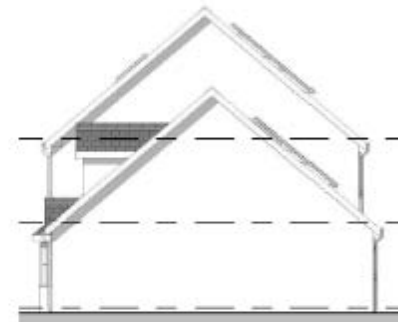
House Type J - 3 Bedroom [Plot 31]



THIS DRAWING IS SUBJECT TO LOCAL ORDINANCES AND ALL OTHER RELEVANT CONDITIONS. ALL CONSTRUCTION AND MATERIALS SHALL BE SUBJECT TO THE CURRENT BUILDING REGULATIONS. ALL DIMENSIONS MUST BE CHECKED ON SITE. NO PARTS OF THIS DRAWING ARE TO BE USED IN CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SAURO ARCHITECTURAL DESIGN LTD. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND NOT TO THE STRUCTURAL ELEMENTS NOR TO BE DEPENDANT ON THE STRUCTURAL ENGINEER'S QUALIFICATION.



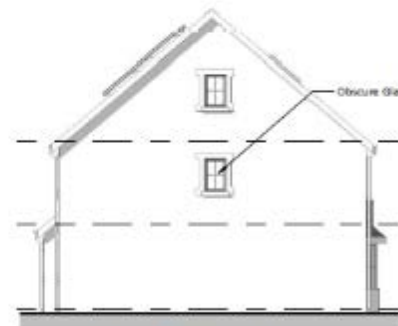
1 **Front Elevation**  
1 : 100



2 **Side 1 Elevation**  
1 : 100



3 **Rear Elevation**  
1 : 100



4 **Side 2 Elevation**  
1 : 100

Rev	Description	By	Date
A	Change of title - Removal of Plot 32 (House type C)	DC	15/03/23

PURPOSE OF ISSUE  
**PAC**



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9 Eriston Terrace,  
Carmarthen, SA31 1HA  
Tel : (01287) 233 666  
Email : design@sauro.co.uk

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Client  
**Moelre Developments Ltd.**

Project Title  
**Residential Development**  
Land at Cefn Farm,  
Rhydargau  
Carmarthenshire

Drawing Title  
**Proposed Elevations**  
House Types H, I & J - 4BR, 2BR & 3BR  
Terraced House [Plot 31 & 33] (2 of 2)

Scale (on A2)  
1 : 100

Sheet Size  
**A2**

Date  
11/04/22

Job No.  
**1036**

Drawn by  
**04**

Drawing No.  
**18**

Checked by  
**A**



# PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS  
 House Type H - 4 Bedroom [Plot 33]  
 House Type J - 3 Bedroom [Plot 31]



1 Ground Floor Plan  
1:50



2 First Floor Plan  
1:50



3 Second Floor Plan  
1:50

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<b>SAURO ARCHITECTURAL DESIGN LTD</b> 3 Elmore, York, YO1 1AA Tel: 01904 710000 Email: info@sauro.co.uk www.sauro.co.uk	
Client: <b>Westfield Developments Ltd.</b> Project Title: <b>Multi-Residential Development</b> Land at: <b>Caith Park, Fyfield, York, YO21 2JG</b> CA/2018/0001	
Drawing Title: <b>Proposed Floor Plans</b> House Types: <b>H &amp; J - 4BD &amp; 3BD Terraced</b> House Plan No: <b>A.05 (1 of 2)</b>	
Date Issued: <b>11/04/22</b> Scale: <b>1:50</b>	Drawn By: <b>AS</b> Checked By: <b>CS</b> Author: <b>CS</b> Drawing No: <b>5088</b> Revision: <b>17</b>

# PL/05822 Proposed Floor and Elevation Plans

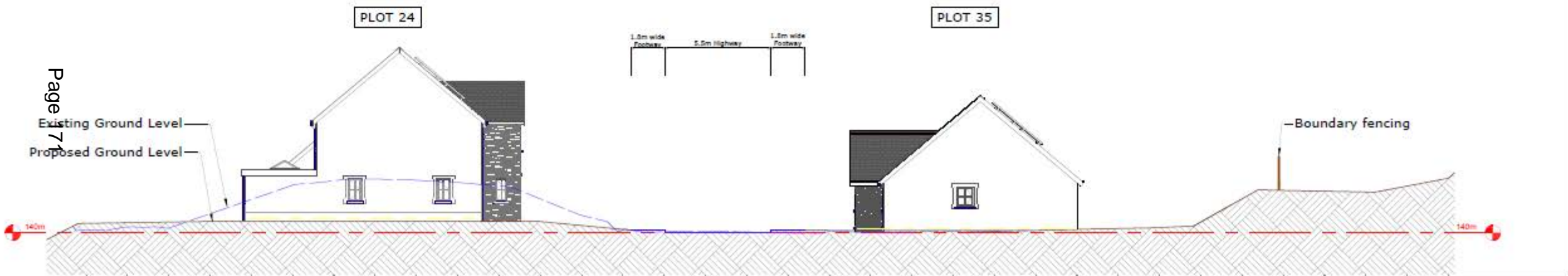
## PROPOSED SITE SECTIONS



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL CONSTRUCTION, CITY LAWS AND ADVICE SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CONSTRUCTION ACT 1984 AND THE CONSTRUCTION (MATERIALS) REGULATIONS 2001. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS AND SPECIFICATIONS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE CONTRACTOR. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE CONTRACTOR. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE CONTRACTOR.



Proposed Site Section A-A  
1:100





















**Diolch | Thank you**

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

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County Council





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