

Dear Councillor,

## PLANNING COMMITTEE – TUESDAY 21<sup>ST</sup> MARCH 2017

Please find attached copies of the following reports which were not available for despatch with the Agenda.

### Agenda No. Item

3. **TO CONSIDER THE HEAD OF PLANNING'S REPORTS ON THE FOLLOWING PLANNING APPLICATIONS (WHICH WILL BE THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE) AND TO DETERMINE THE APPLICATIONS**
  - a) **E/33595** – CONVERSION OF A WATER STORAGE TANK AND THE PLANT SHED TO A HOLIDAY LET AT LAND AT BRYNGOIALLT, FELINGWM, CARMARTHEN, SA32 7PX (*Pages 5-26*)
  - b) **E/34720** – 8 NO SEMI DETACHED HOUSES WITHIN AN EXISTING SITE AT LAND AT MAESPIODE, LLANDYBIE, AMMANFORD, SA18 3YS (*Pages 27-44*)
  - c) **S/34900** – REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, EN-SUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY (*Pages 45-82*)
4. **TO DETERMINE THE PLANNING APPLICATIONS DETAILED WITHIN THE FOLLOWING REPORTS OF THE HEAD OF PLANNING:**
  - a) **AREA SOUTH** (*Pages 83-112*)
  - b) **AREA WEST** (*Pages 113-184*)

Yours sincerely,

*Mark James* CBE  
Chief Executive

Encs

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*Ardal  
Dwyrain/  
Area East*

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE  
HEAD OF PLANNING,  
DIRECTORATE OF ENVIRONMENT**

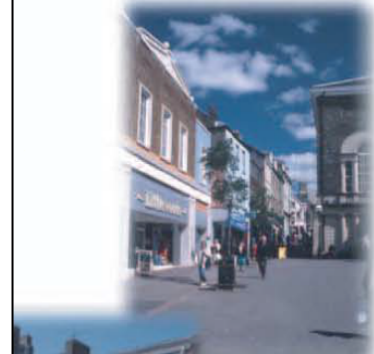
**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN/**

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

**AR 21 MAWRTH 2017  
ON 21 MARCH 2017**

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

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area East

<i>Application Number</i>	<b>E/33595</b>
<i>Proposal &amp; Location</i>	CONVERSION OF A WATER STORAGE TANK AND THE PLANT SHED TO A HOLIDAY LET AT LAND AT BRYNGIOALLT, FELINGWM, CARMARTHEN, SA32 7PX

### **DETAILS:**

**Additional Information** – Two corrections are made to the Officer’s report;

A correction is made to the Policy Context section [Page 7]; whereby part (e) of Policy H5 of the LDP should read as follows:

- e) The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant **loss of the character and integrity of the original structure.**

A correction is also made to the paragraph addressing the concern over loss of privacy/overlooking [Page 9] which contains an incomplete sentence and should read as follows:

“Members are advised that planning permission **has never been sought or granted for the change of use of the land from agriculture to an extended residential curtilage.** “

***Y PWYLLGOR  
CYNLLUNIO***

***21 MAWRTH 2017***

***RHANBARTH Y  
DWYRAIN***

**PLANNING  
COMMITTEE**

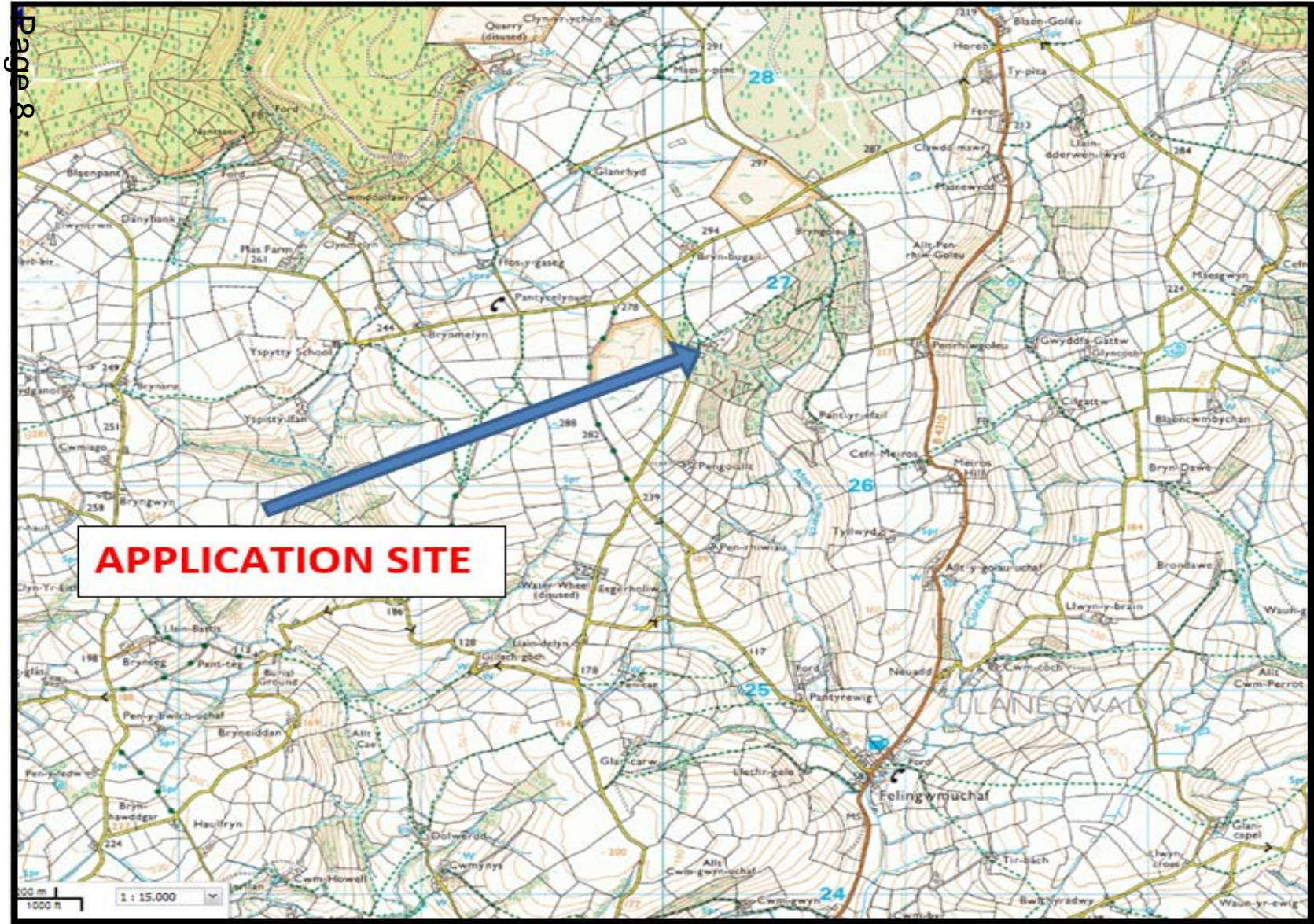
**21 MARCH 2017**

**AREA  
EAST**

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

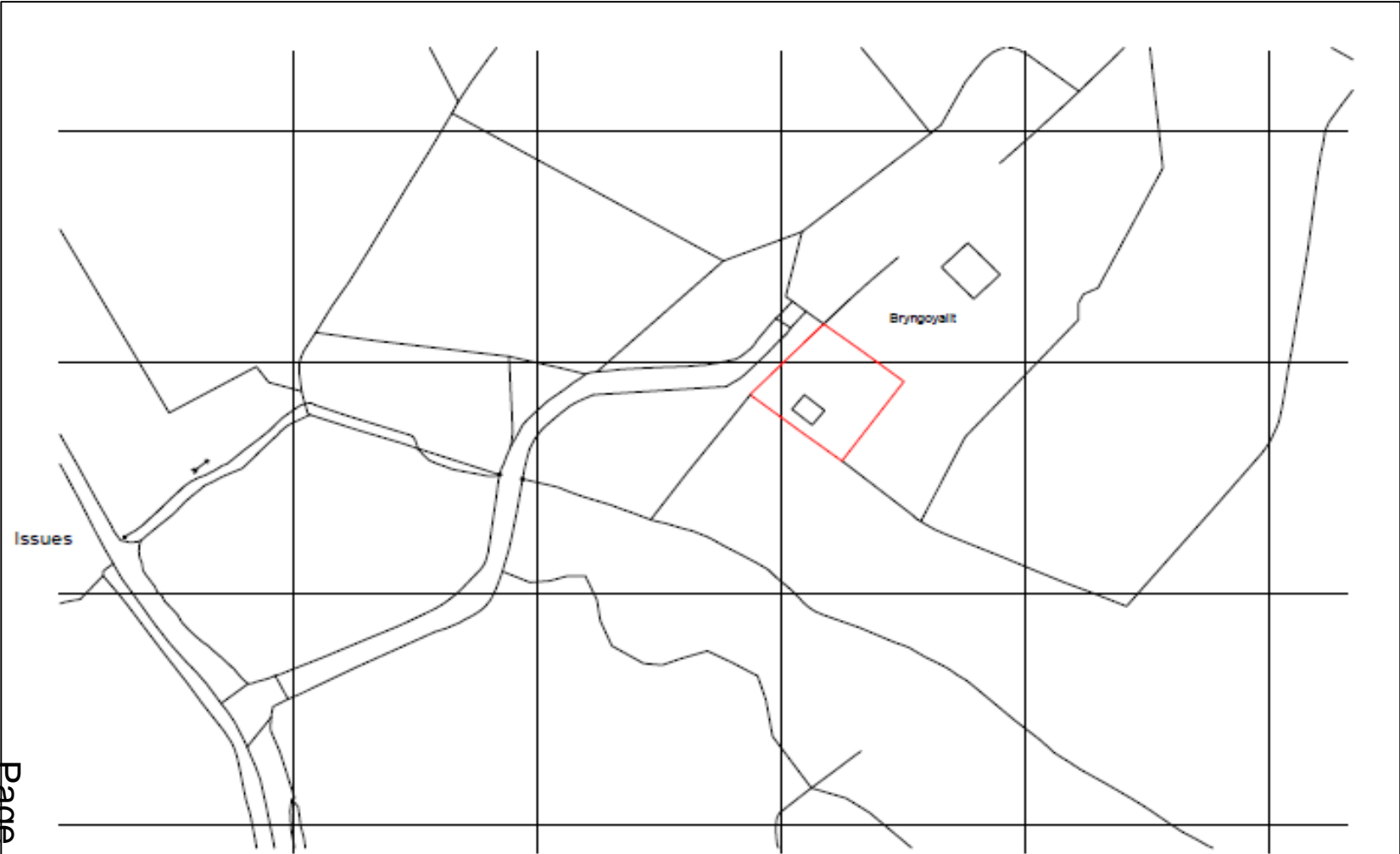
## **APPLICATIONS RECOMMENDED FOR APPROVAL**

**E/33595**



Page 8



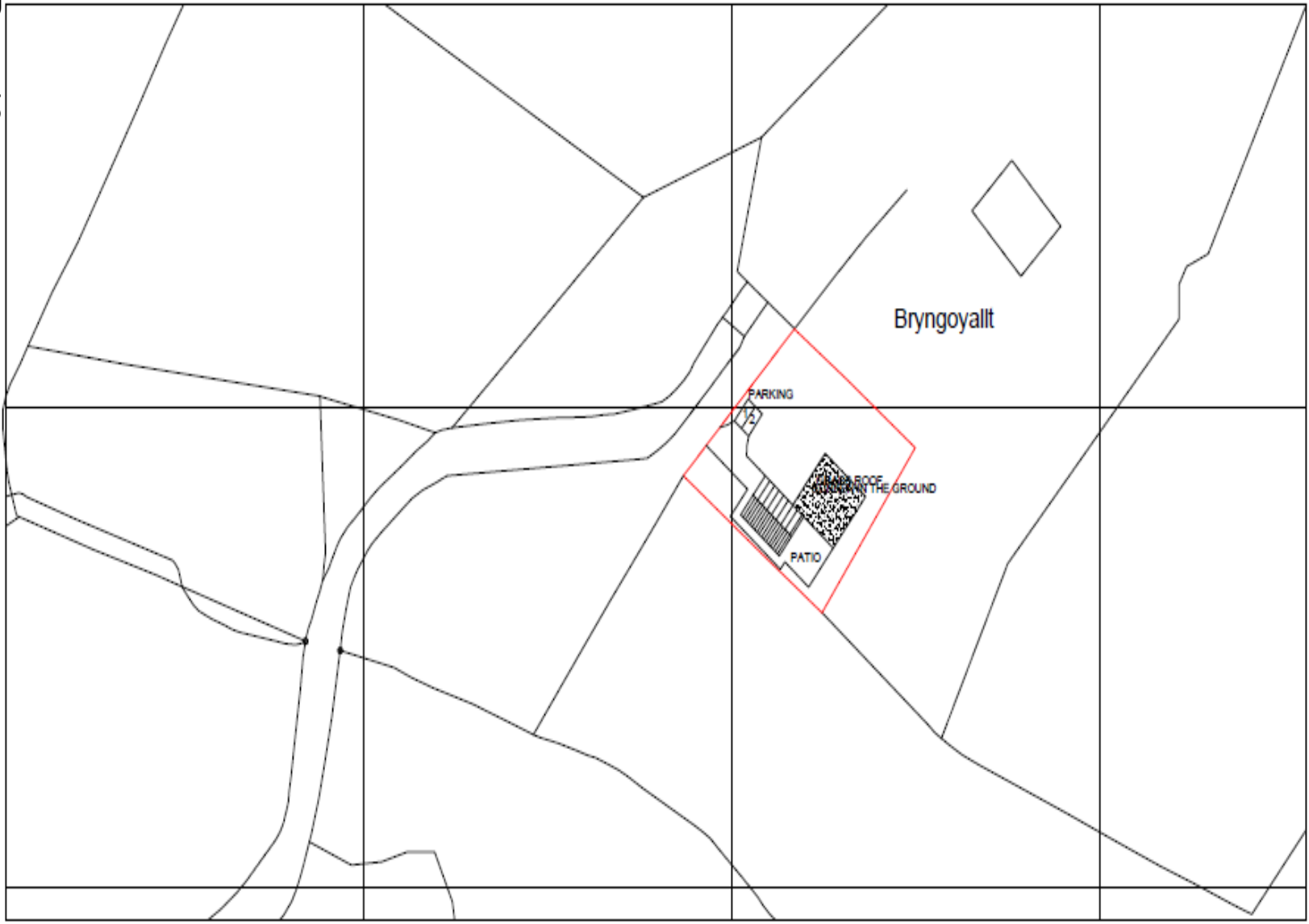


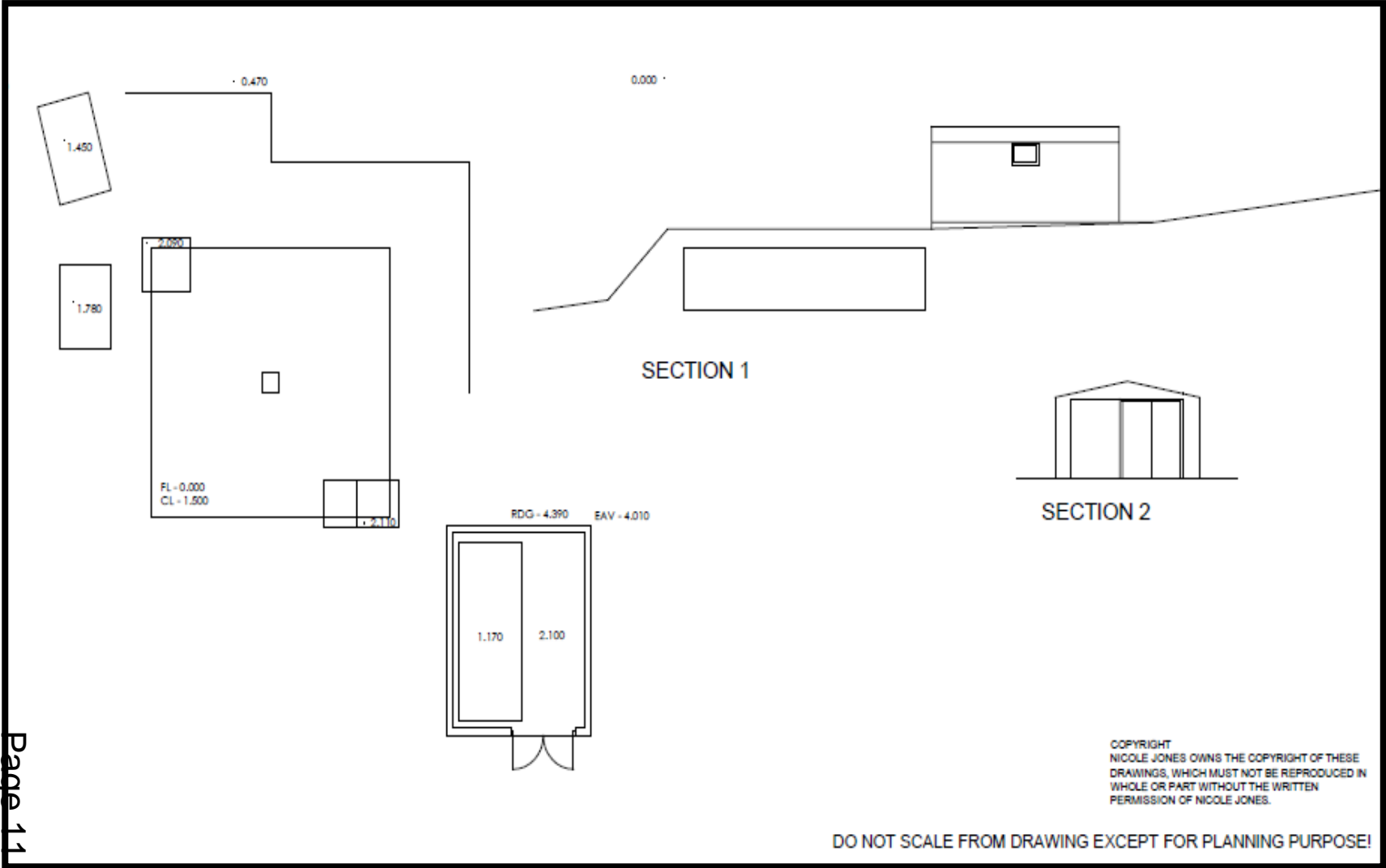
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DO NOT SCALE FROM DRAWING E

LOCATION MAP = 1:1250

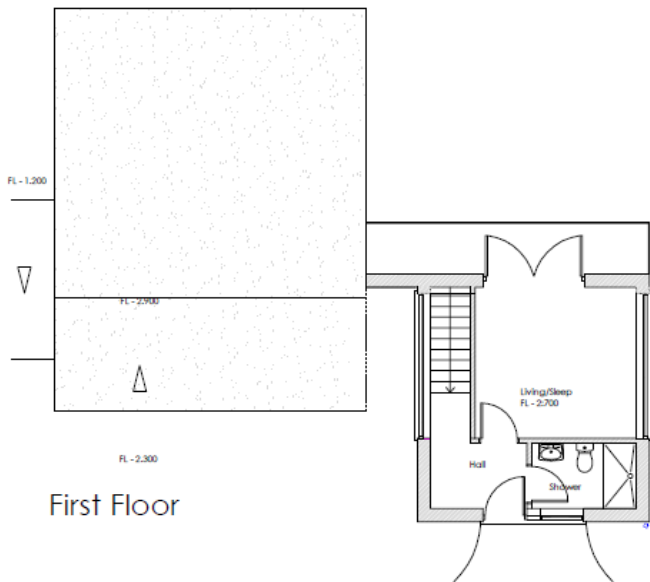
Date	Changes



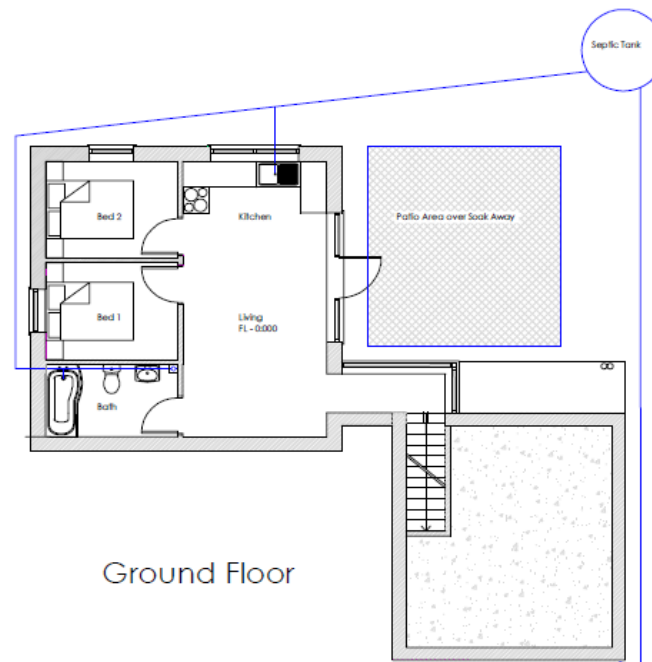


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First Floor



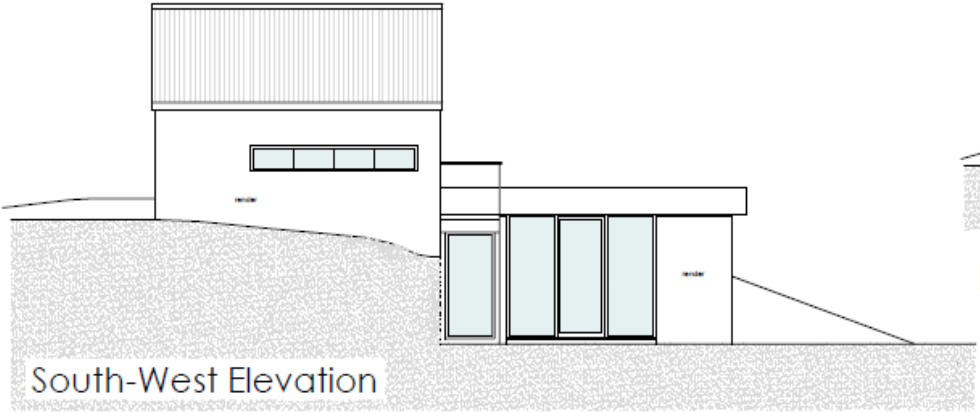
Ground Floor

DO NOT SCALE FROM DRAWING EXCEPT FOR PLANNING PURPOSE!

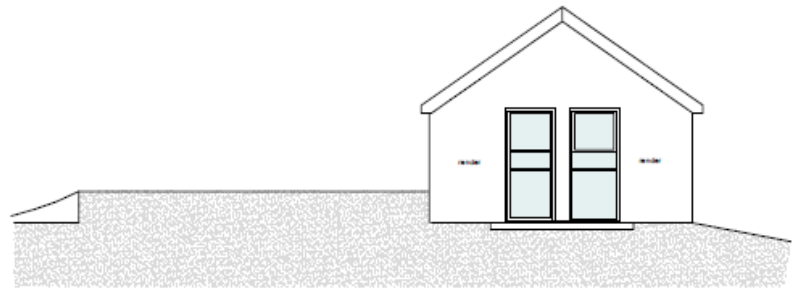
Date	Changes
22.07.2016	move of the new structure to position of shed, amended the 'link'

<b>Client</b> MR DEIAN OWEN 10 CLOS GER Y BRYN TIRCOED SWANSEA SA4 9JL	<b>Job Title</b> CONVERSION OF FORMER WATER TREATMENT WORK TO A HOLIDAY LET	<b>Job No</b> 15-286
<b>Site</b> FELINGWM UCHAF CARMARTHEN SA32 7PX	<b>Architect</b> Nicole Jones Architect RIBA 6 Myrddin Crescent Carmarthen SA31 1DX Tel:07869-516075	<b>Date</b> 19.03.2016 <b>Scale</b> 1:100 <b>Drawn</b> NJ
<b>Drawing Title</b> PROPOSED FLOOR PLAN		<b>Drawing No</b> 2

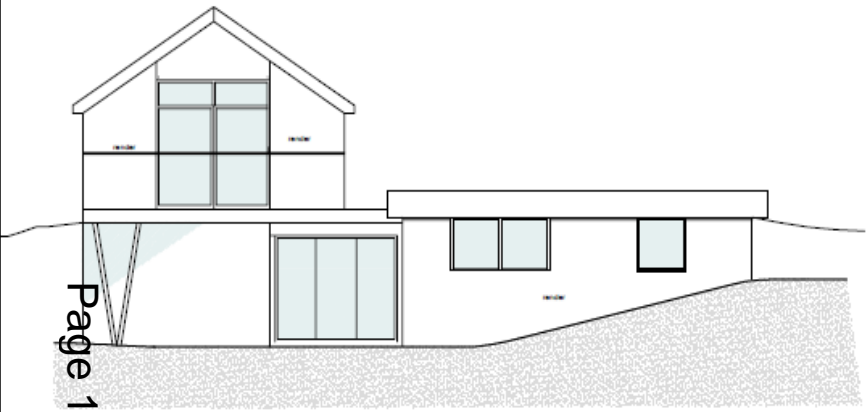
# E/33595 Proposed Elevations



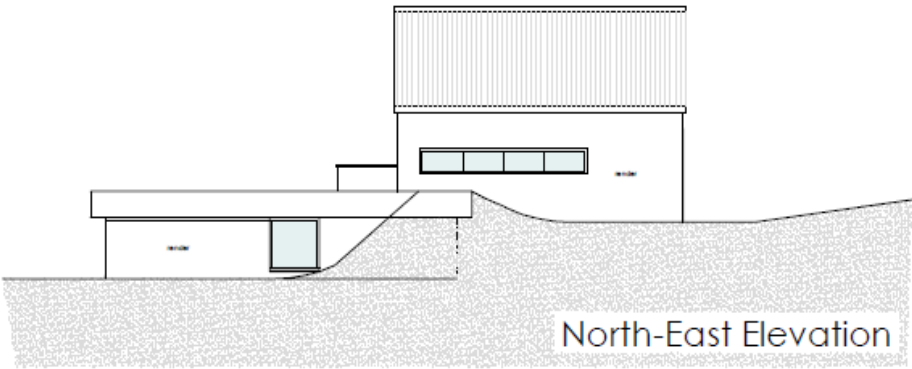
South-West Elevation



North-West Elevation



South-East Elevation

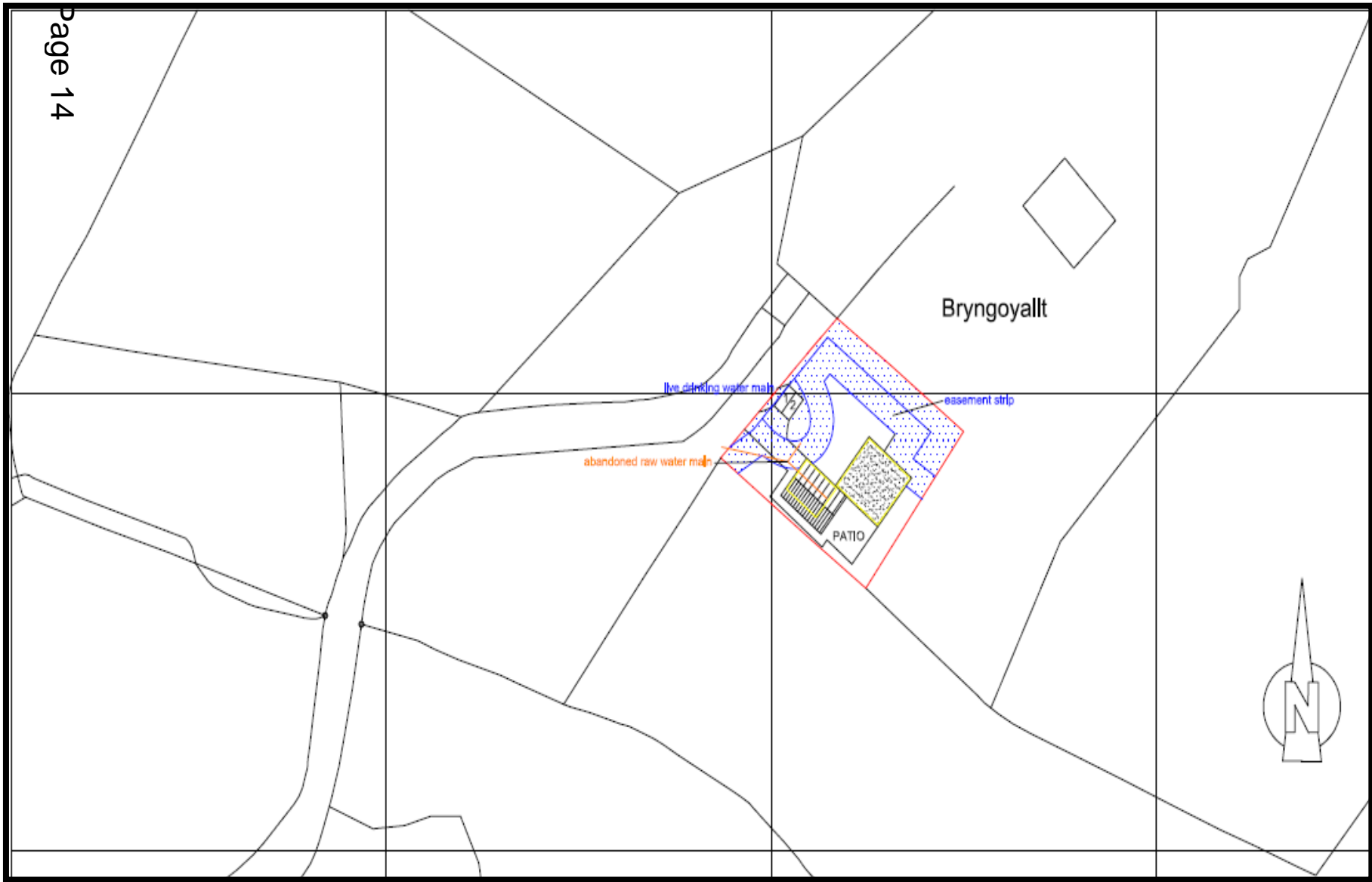


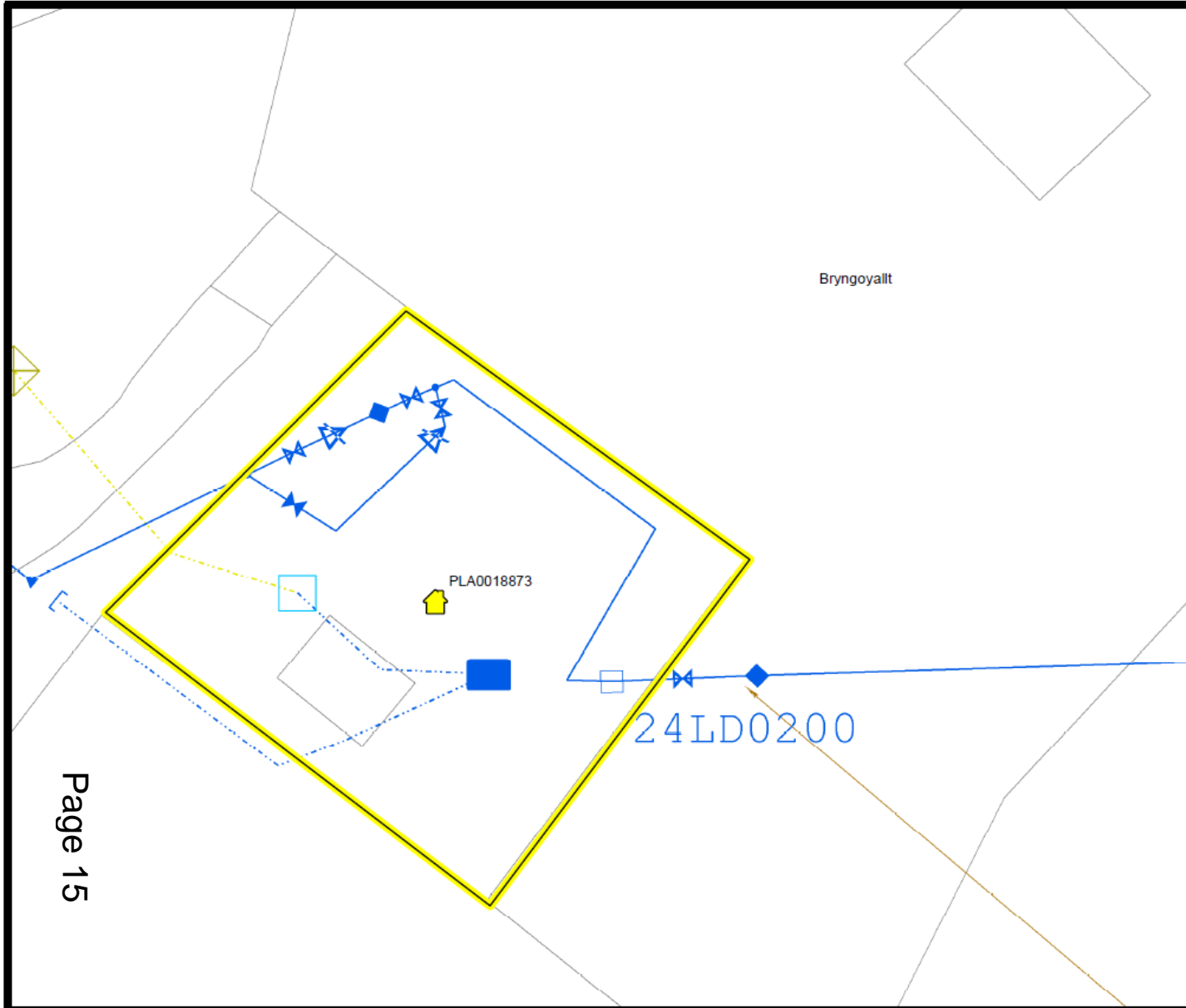
North-East Elevation

Page 13

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Date	Changes
22.07.2016	move of the new structure to position of shed, amended the "link"





Bryngyoallt Old Res



**LEGEND(Representative of most common features)**

	Food chamber		Outfall
	Surface water chamber		Langhale
	Combined chamber overflow		Storm Overflow
	Special purpose chamber		Rising main
	Treatment works		Gravity sewer
	Pumping station		Private sewer
	100		Private sewer subject to Sewer Use restriction (see note 1)
	100		Private Sewer Trencher
	100		Lateral Drain
	100		Inspection Chamber

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cŵl gives this information as to the position of the underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavation or other works made in the vicinity of the Company's apparatus and any cause of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provisions of the Law of Negligence and the Defective Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

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Map Ref:  
Map scale: 1:250  
Printed by:  
Printed on:

**E/33595**

**Site Photo**

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# E/33595

# Site Photo



# E/33595

Page 18



# E/33595



# E/33595

Page 20









# E/33595

# Aerial Photo 1999-2001



Page 24

10 m  
20 ft  
1 : 500  
250167.75, 226629.90



**Y PWYLLGOR  
CYNLLUNIO**

**PLANNING  
COMMITTEE**

**21 MAWRTH 2017**

**21 MARCH 2017**

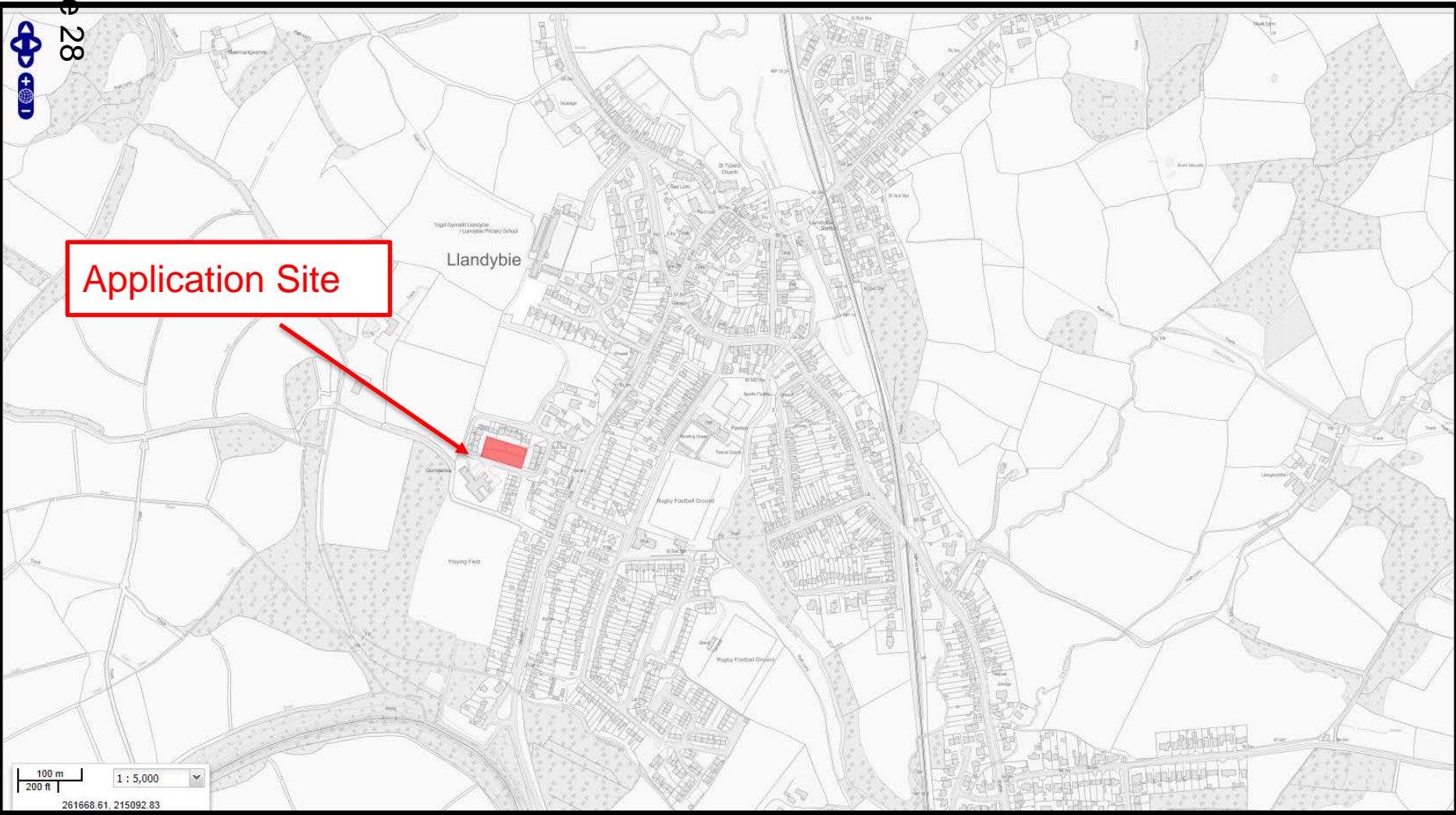
**RHANBARTH Y  
DWYRAIN**

**AREA  
EAST**

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

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

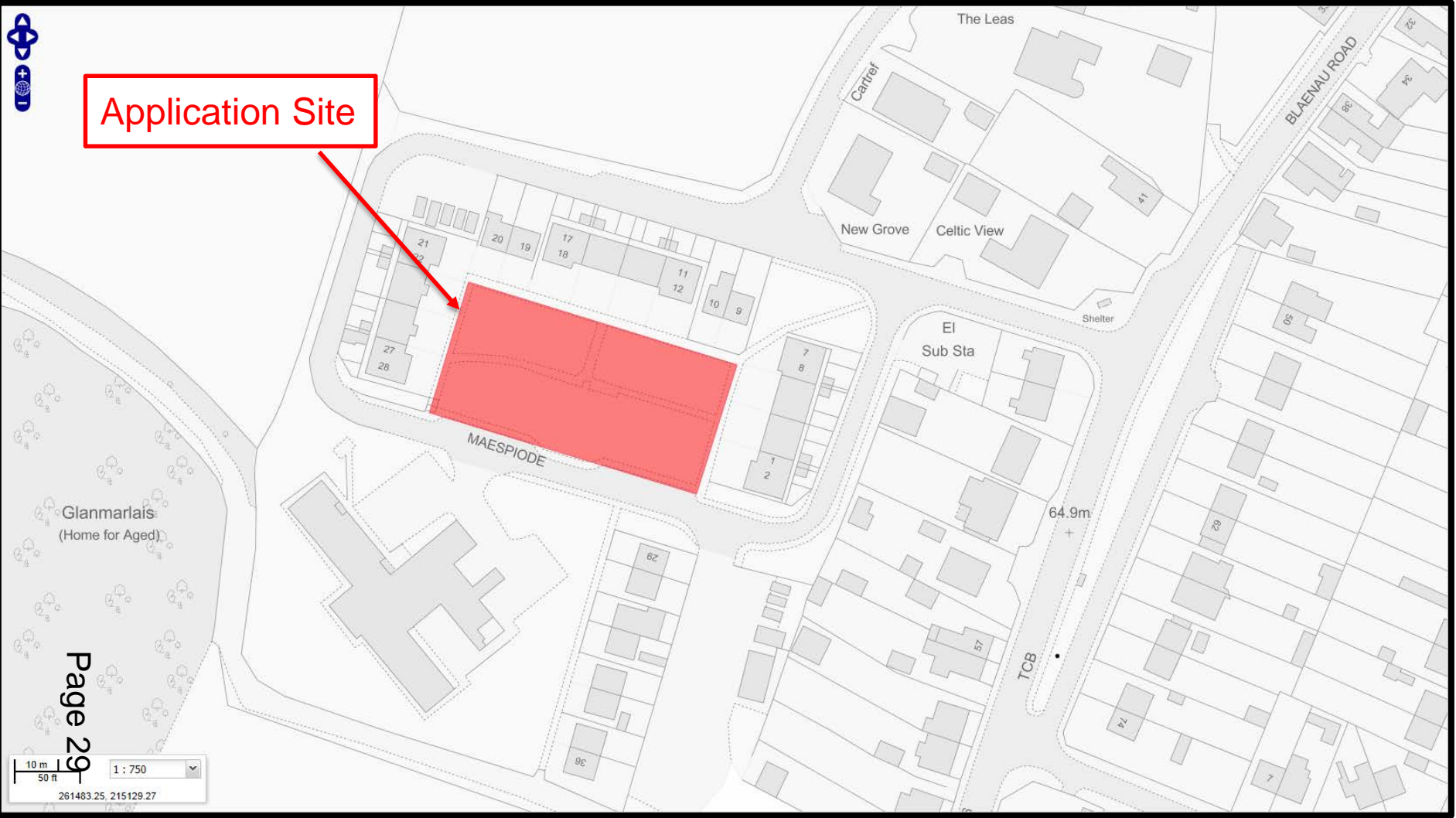
**E/34720**



Application Site



100 m  
200 ft  
1 : 5,000  
261668.61, 215092.83



Application Site

# E/34720

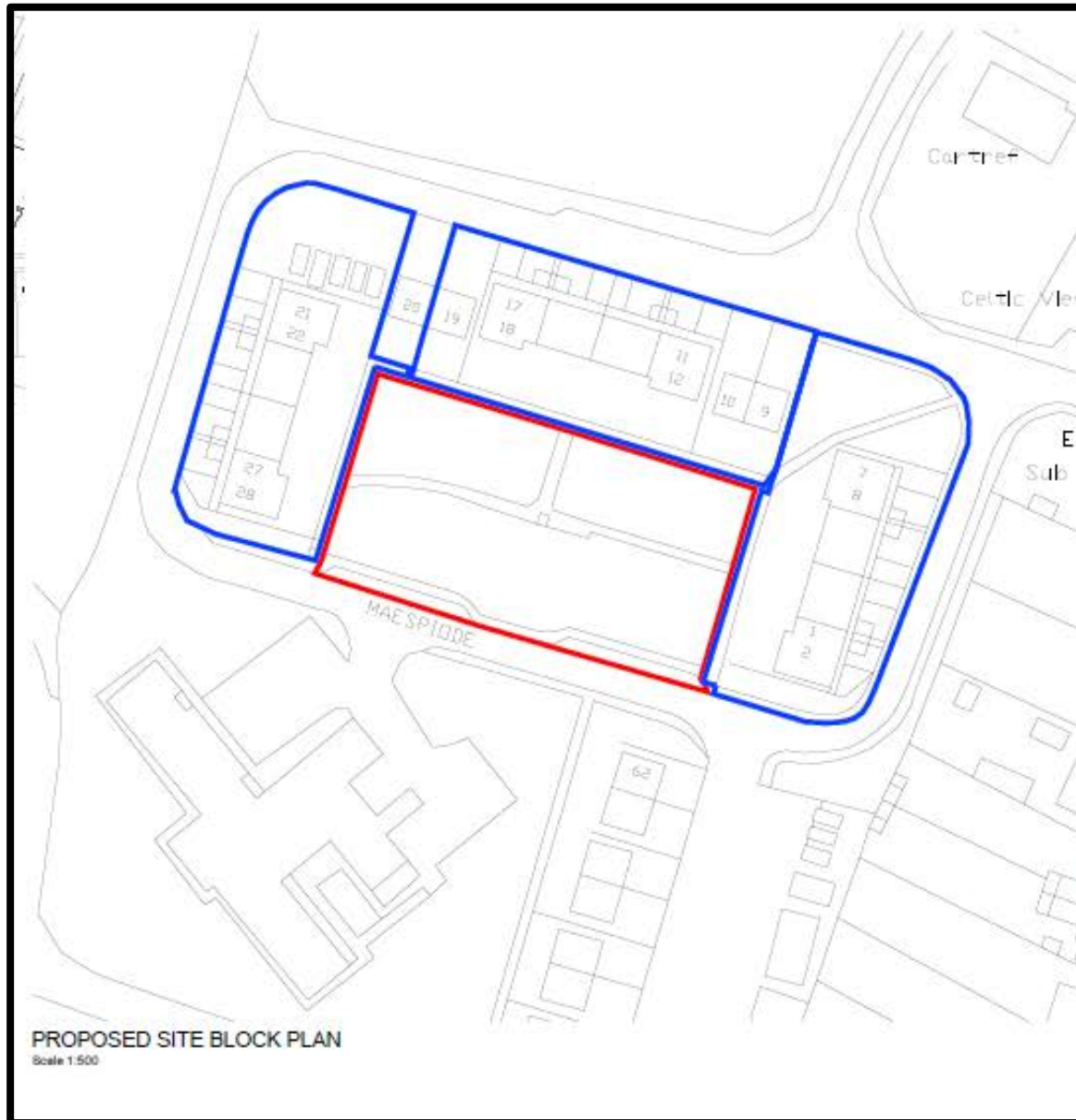
## Aerial Photo showing Application Site

Page 30



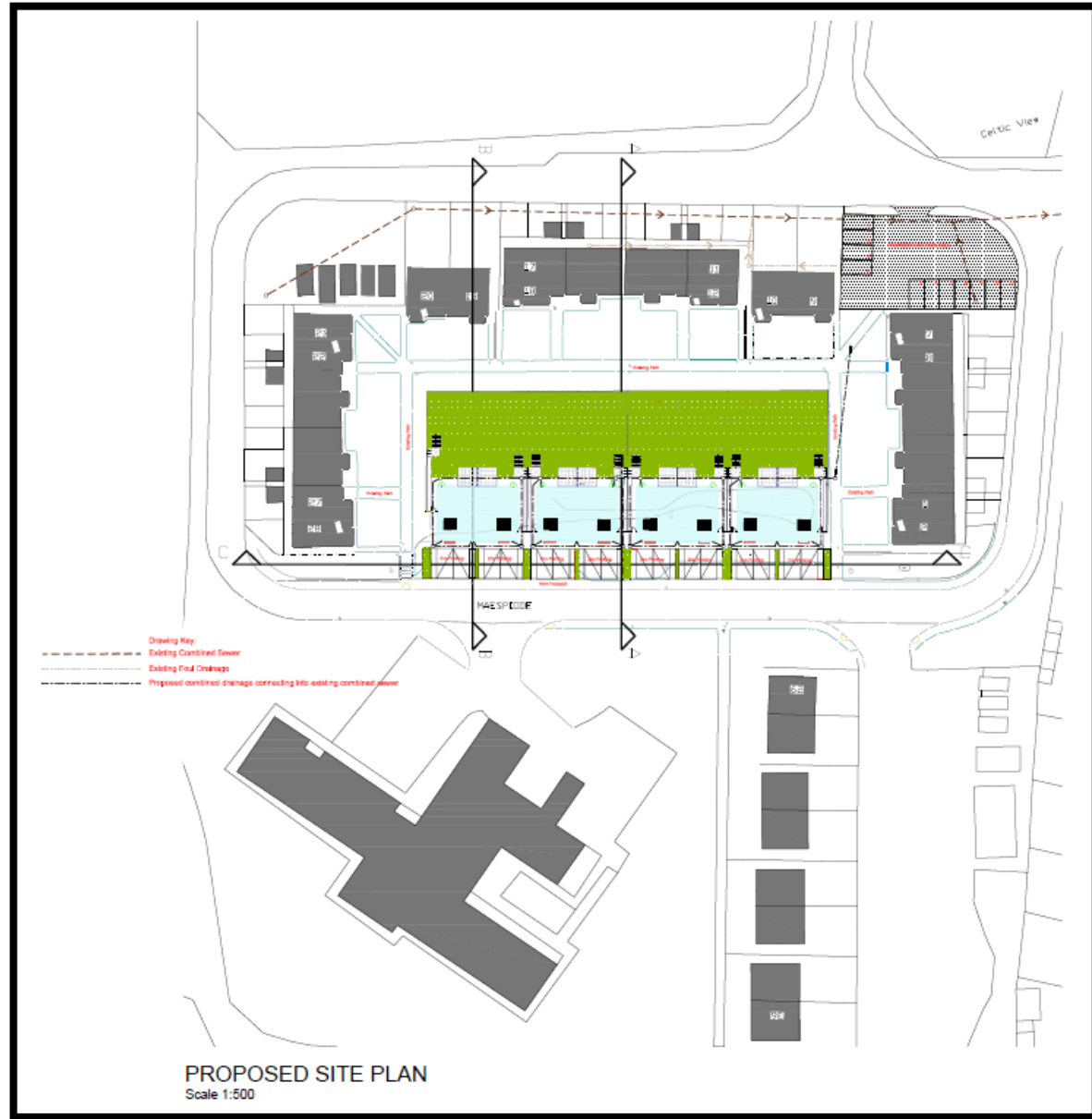
Application Site

20 m 100 ft 1 : 1,250 261445.83, 215080.86



PROPOSED SITE BLOCK PLAN

Scale 1:500





**E/34720**

**Site Photo**



# E/34720

# Site Photo

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**E/34720**

**Site Photo**



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**Site Photo**

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**Site Photo**



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# Site Photo



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**Site Photo**



# E/34720

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# Site Photo





**E/34720**

**Site Photo**



# E/34720

# Site Photo

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*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 21 MAWRTH 2017  
ON 21 MARCH 2017**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD YMWELIAD SAFLE  
SITE VISIT ADDENDUM**



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34900</b>
<i>Proposal &amp; Location</i>	REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, ENSUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY

### DETAILS:

#### CONSULTATIONS

**Neighbours/Public** – Further letters of objection have been received from the residents of three neighbouring properties who raise the following concerns regarding the proposal. The respondents have not previously commented on the application.

- Loss of outlook and view;
- Loss of privacy;
- Out of character with the area.

#### APPRAISAL

##### THIRD PARTY REPRESENTATIONS

Two of the respondents who have commented on the application live in properties located in Y Lan on the opposite side of the road to the application site while the third lives in the neighbouring Oaklands Estate. The rear elevation of the latter property in the Oaklands Estate is located 50 metres distant of the front elevation of the application bungalow whereby the velux windows proposed in the front of new roof extension will have no unacceptable impact upon the respondent's current privacy levels.

Similarly, the respondent's property at 2 Lan Cottages in Y Lan is located 40 metres to the north of the application property being separated from the same by a detached bungalow. There will therefore be no unacceptable impact upon this property by way of loss of privacy.

The third objection has been received from the occupier of the bungalow located on the opposite side of the road to the application property known as 'Tegfan'. This property is located at right angles to the road in that its side elevation faces the front of the application bungalow. Its side and rear gardens are enclosed by high fencing. The front of the proposed new roof extension will have three velux windows which are to serve two bedrooms and a bathroom and will be orientated towards the side of the respondent's bungalow. The lack of any window openings in the side elevation of the respondent's bungalow will ensure there will be no impact upon the privacy of the dwelling itself. While there will be some outlook towards the side and rear garden space of the property, the separating distance between both properties combined with the height of the velux

windows, whereby the centre of the windows are to be set at a height of 1.8 metres above the internal floor level, will mean that the overlooking will not be of such a level so as to adversely affect the respondent's current living conditions.

Concerns that the proposal will be out of character with the surrounding area have been addressed in the main report presented to Committee. Furthermore, matters raised regarding loss of outlook and views are not material in the consideration of the application.

The recommendation to approve therefore remains unchanged.

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***Y PWYLLGOR  
CYNLLUNIO***

***21 MAWRTH 2017***

***RHANBARTH Y DE***

**PLANNING  
COMMITTEE**

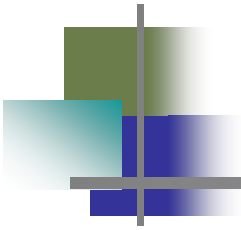
**21 MARCH 2017**

**AREA SOUTH**

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

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**





# S/34900

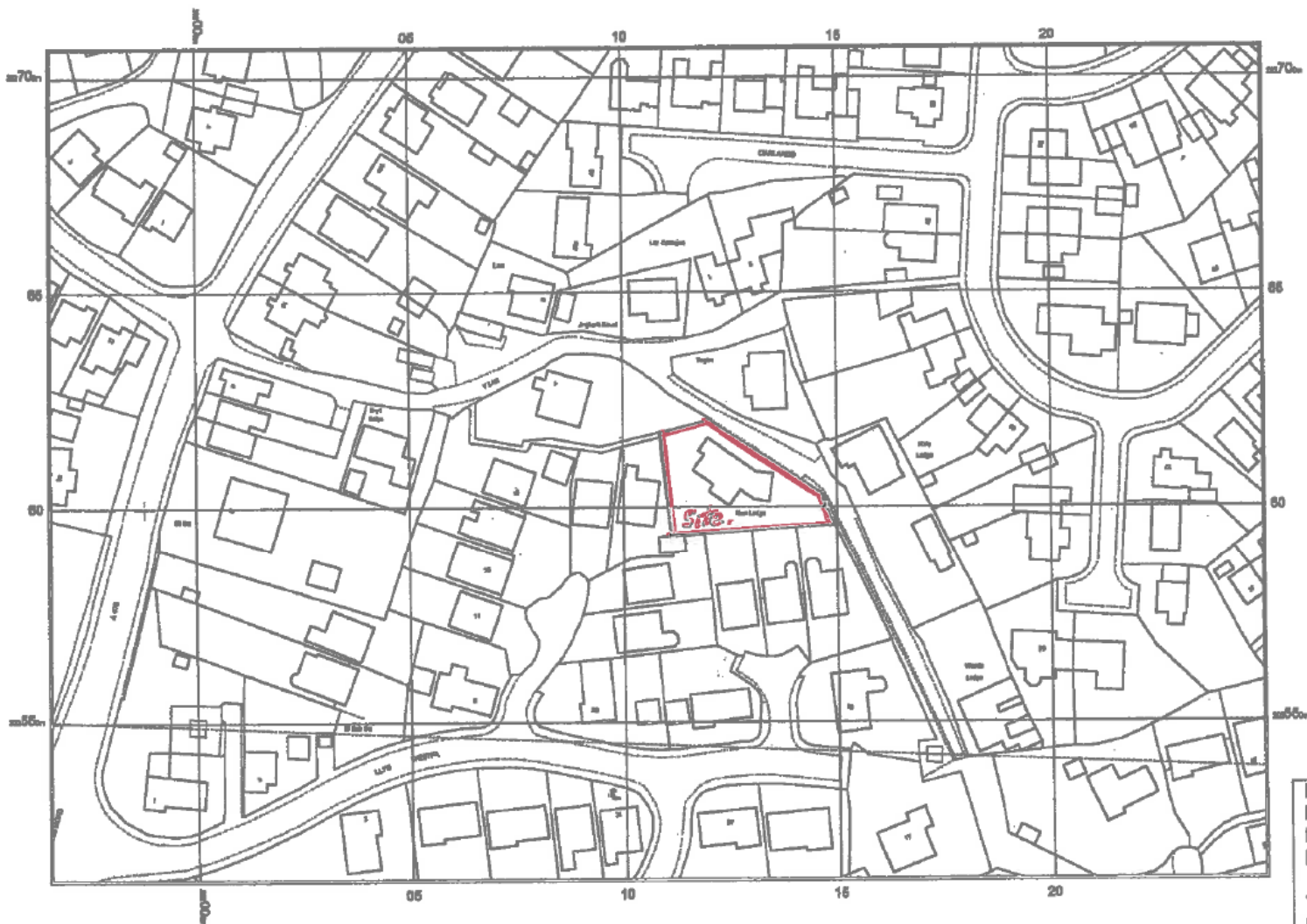
# S/34900



# S/34900



# S/34900



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50m



**Project:**  
Proposed extension at New Lodge, Y Lan, Felinfoel, Llanelli, Carmarthen, SA14 8DY

**Title:**  
Location plan

**Scale:**  
1:1250

**Drawing no.:**  
04\_10\_Rev 1

# S/34900



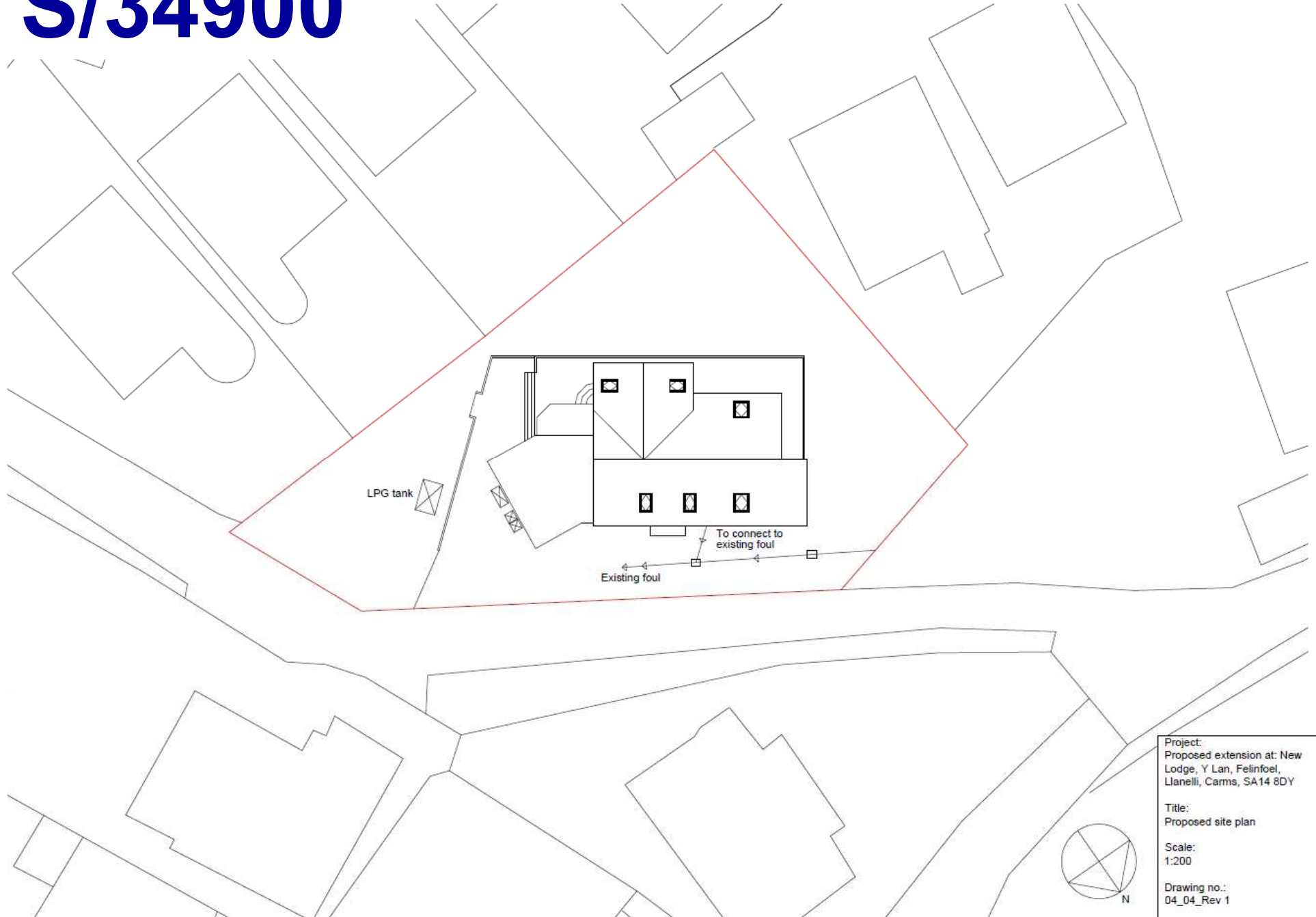
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Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmar. SA14 8DY

Title:  
Existing site plan

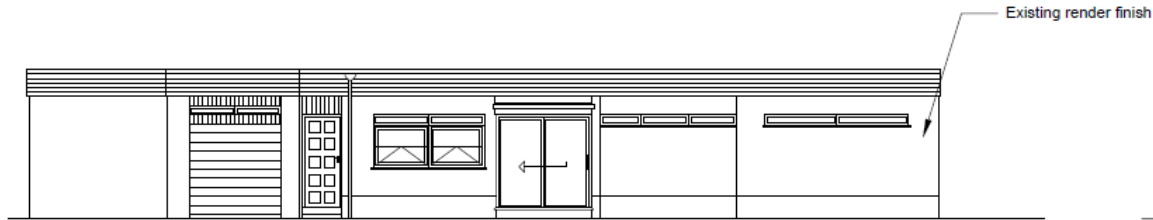
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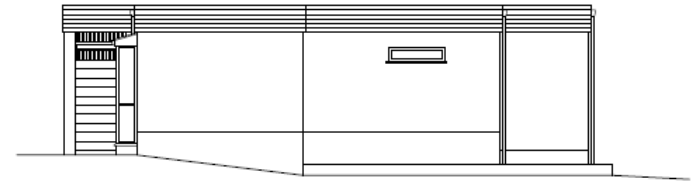
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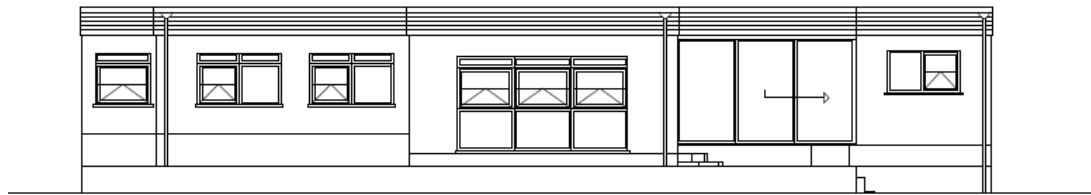
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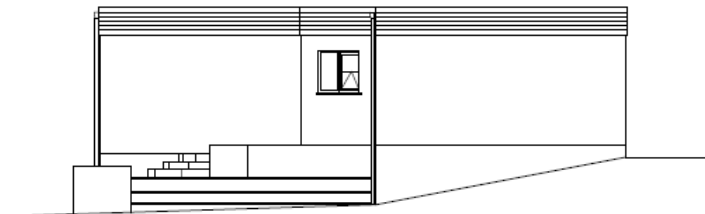
North Elevation



East Elevation



South Elevation



West Elevation

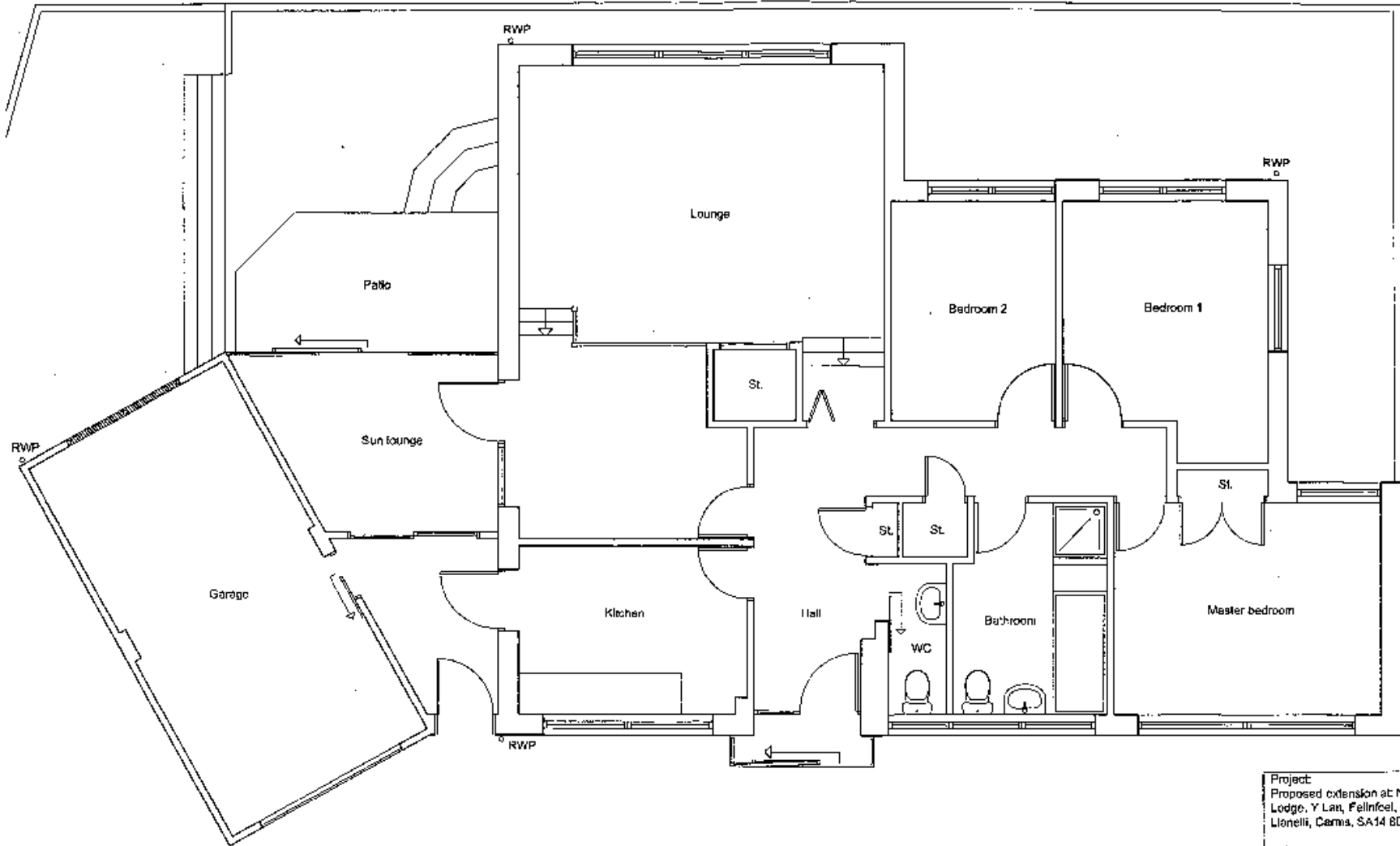
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Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carm, SA14 8DY

Title:  
Existing elevations

Scale:  
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Drawing no.:  
04 03 Rev 1

# S/34900

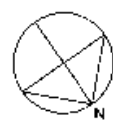


Project:  
Proposed extension at New  
Lodge, Y Lan, Felinfel,  
Llanelli, Carmar, SA14 8DY

Title:  
Existing ground floor plans

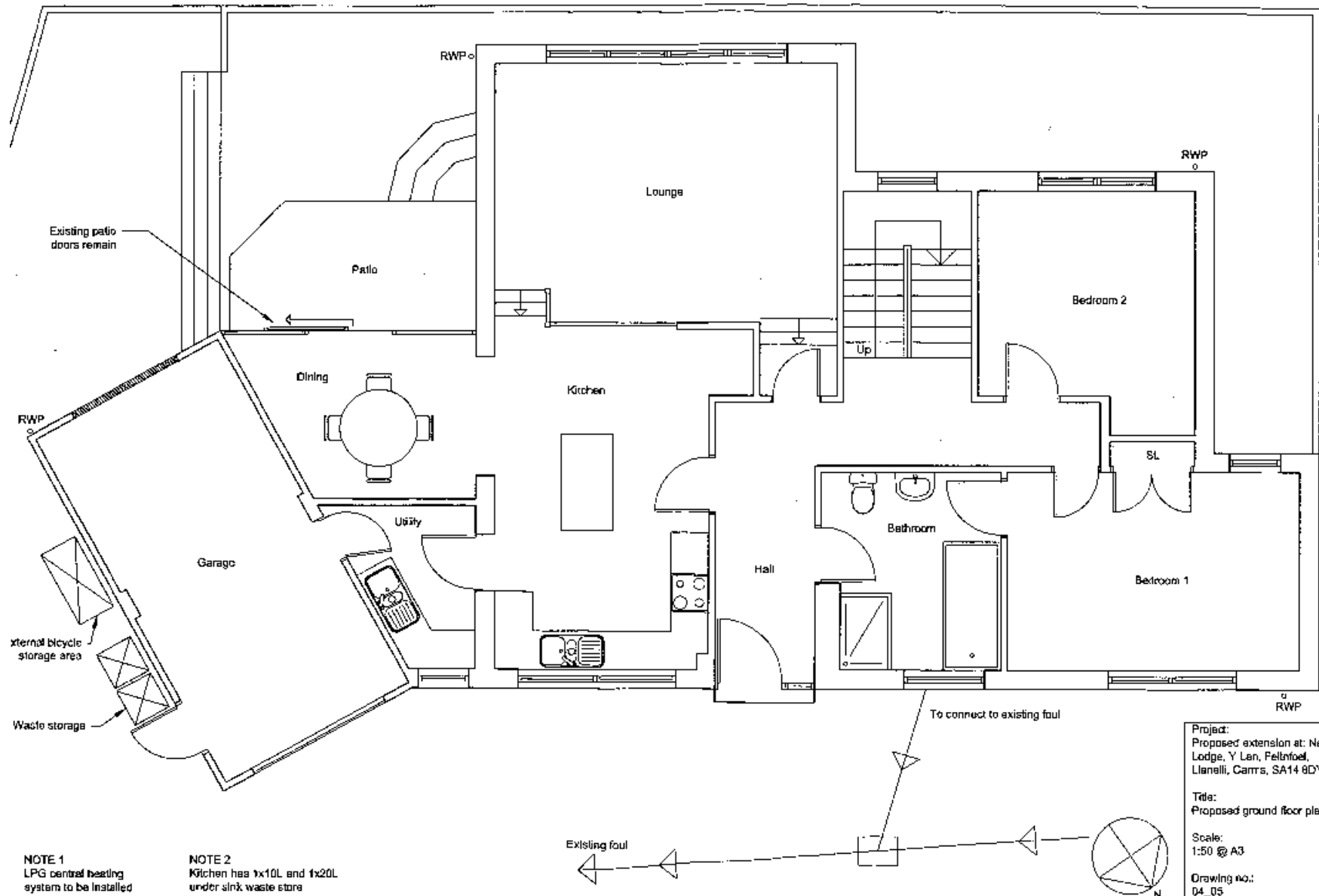
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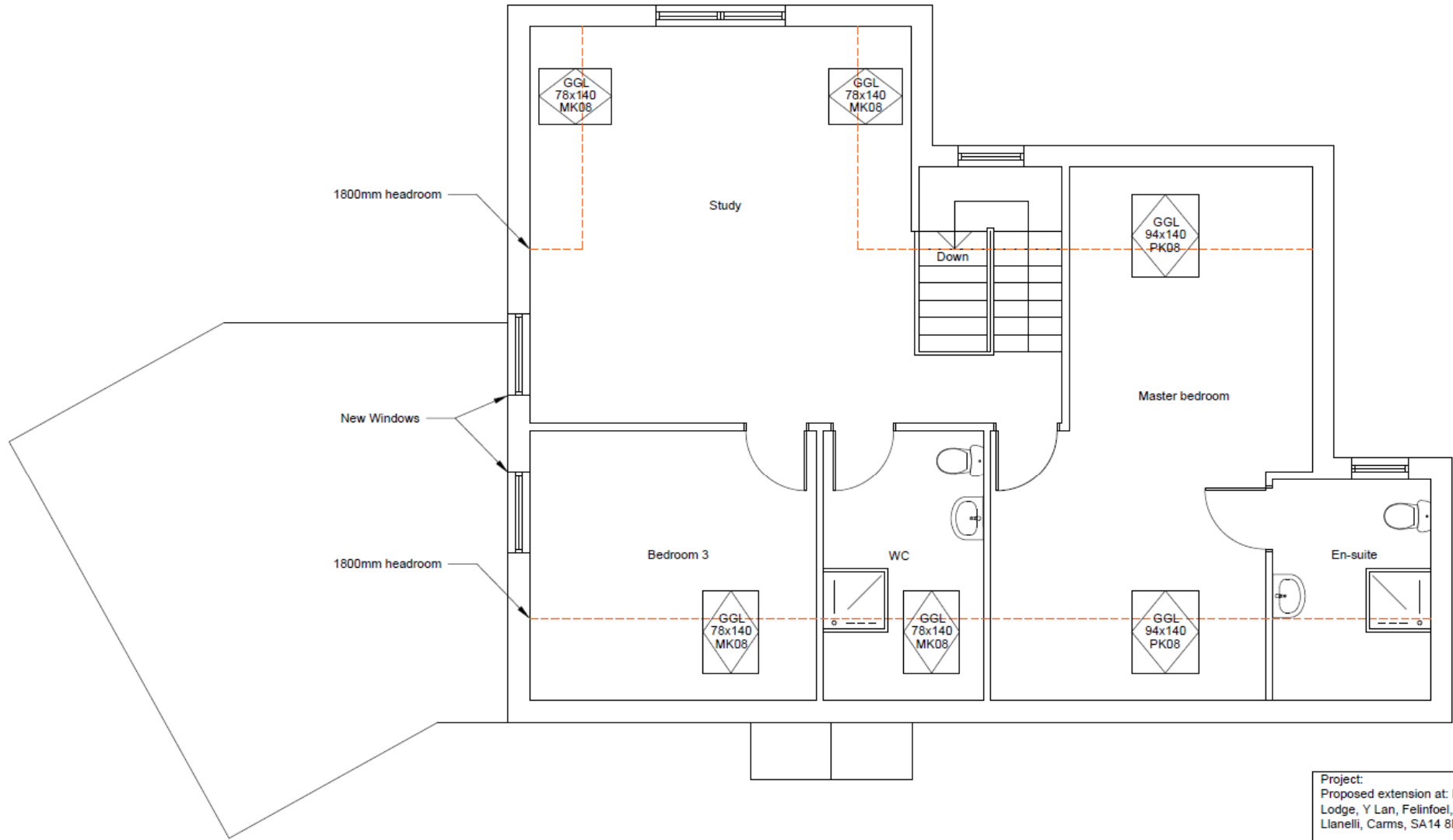




# S/34900



# S/34900



Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmar, SA14 8DY

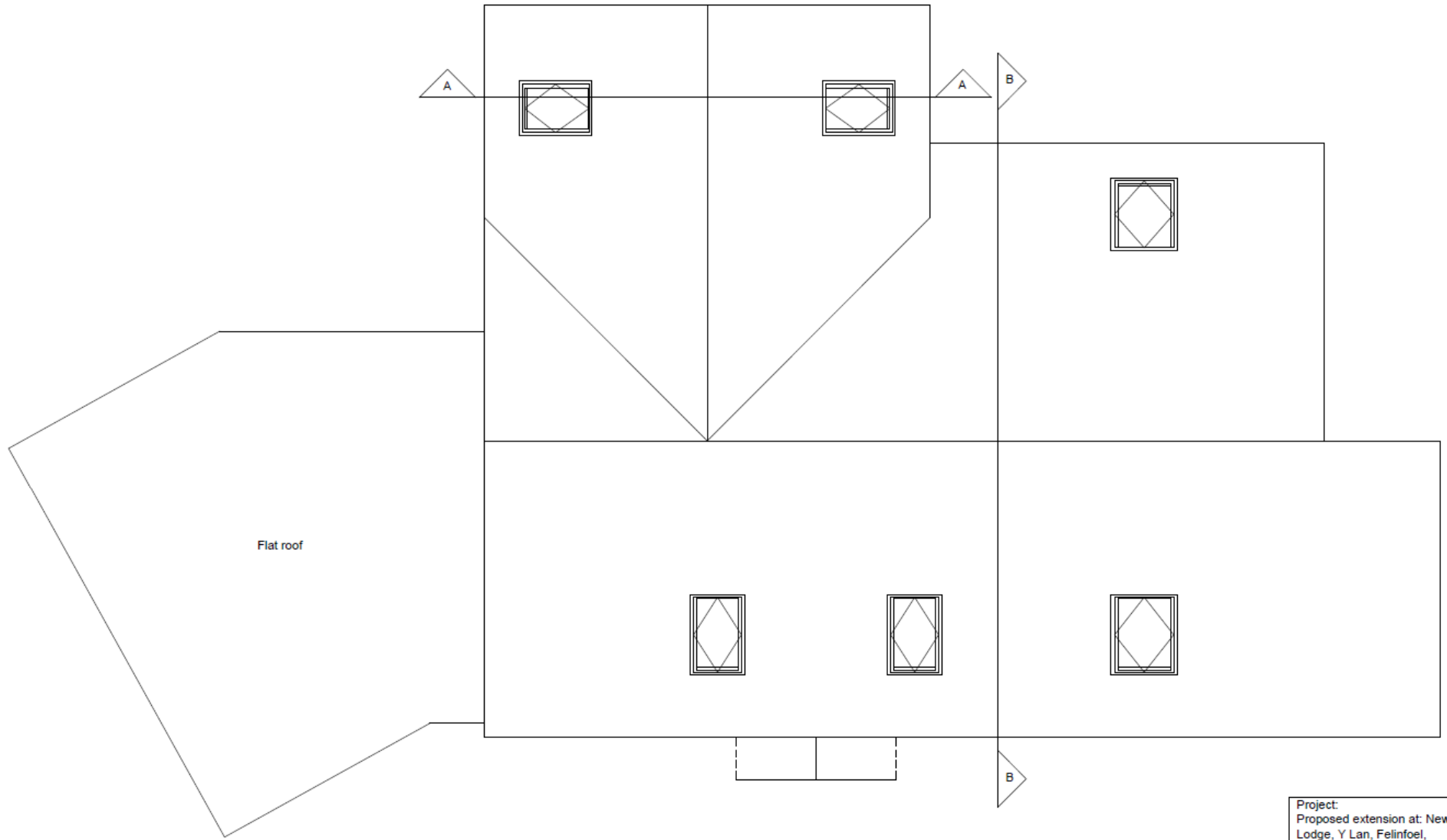
Title:  
Proposed first floor plans

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Drawing no.:  
04\_06\_Rev 1



# S/34900

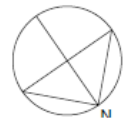


Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmarthen, SA14 8DY

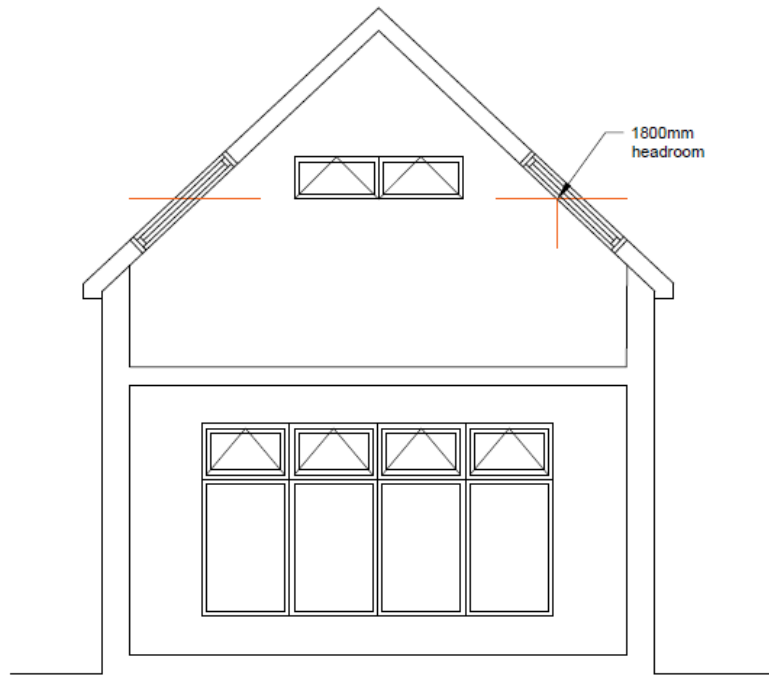
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Proposed roof plan

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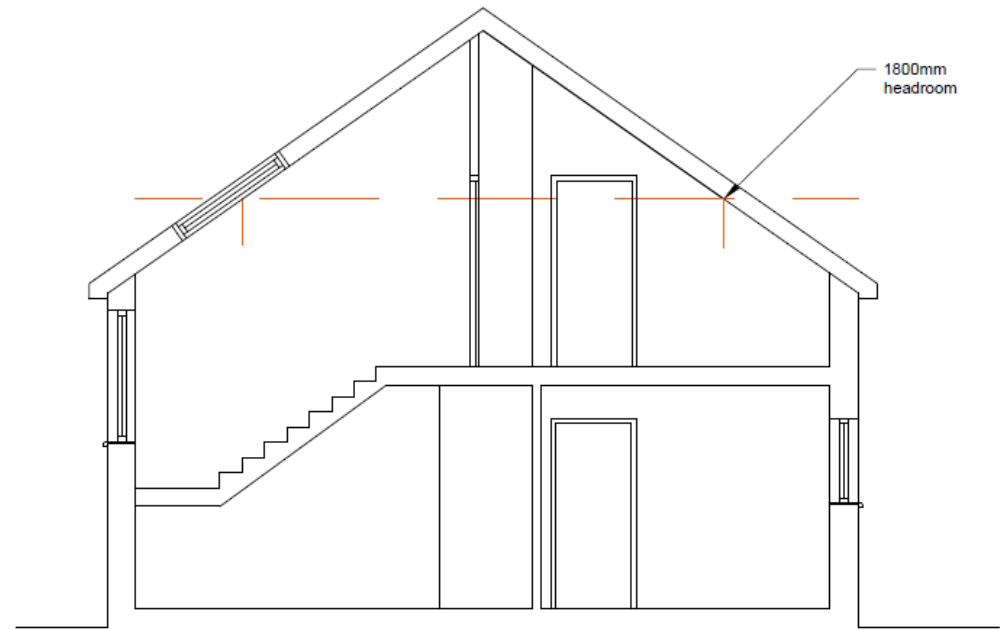
Drawing no.:  
04\_07\_Rev 1



# S/34900



Section A-A



Section B-B

Project:  
Proposed extension at: Nev  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmar, SA14 8DY

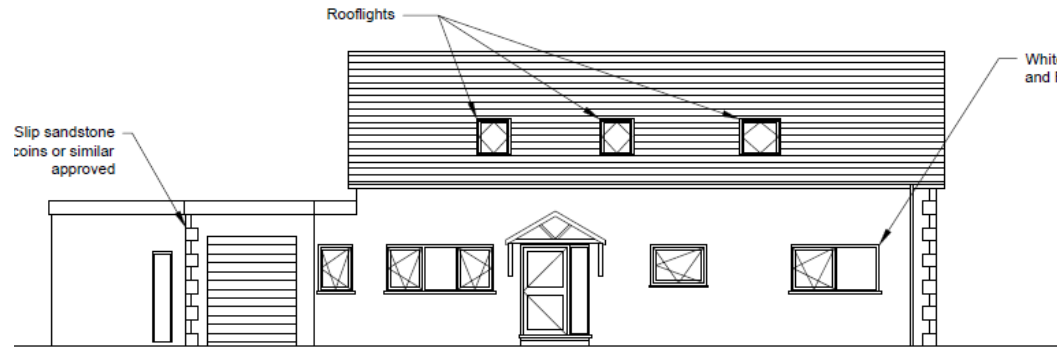
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Proposed section A-A & B-B

Scale:  
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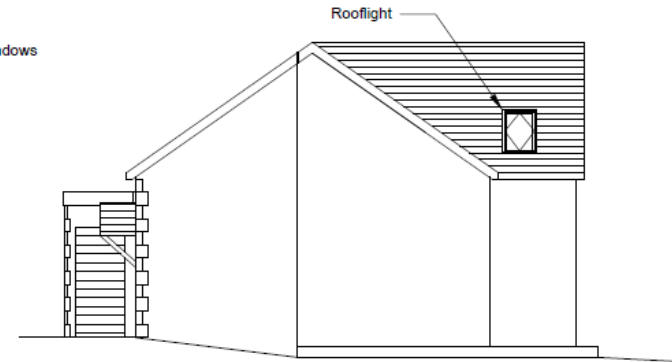
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04\_09\_Rev 1

# S/34900

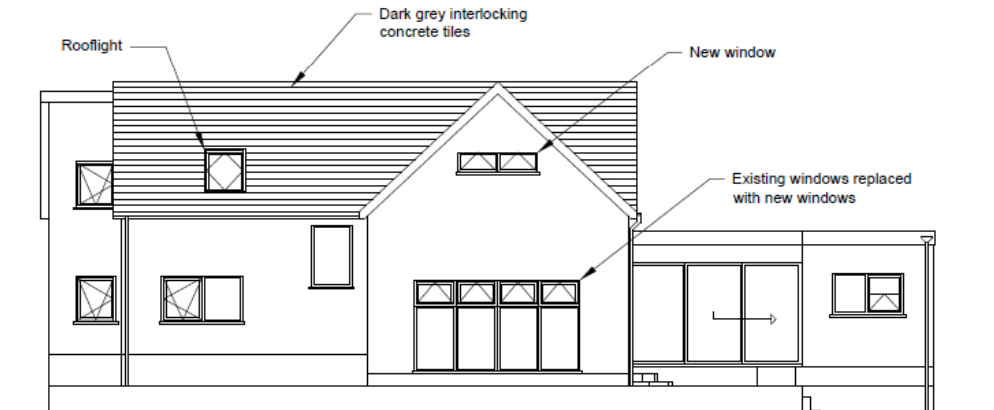
# Amended Proposal



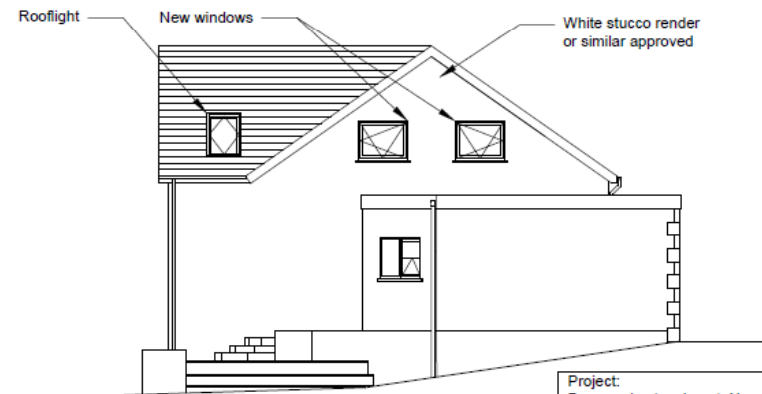
North Elevation



East Elevation



South Elevation



West Elevation

Project:  
Proposed extension at New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmarthen, SA14 8DY

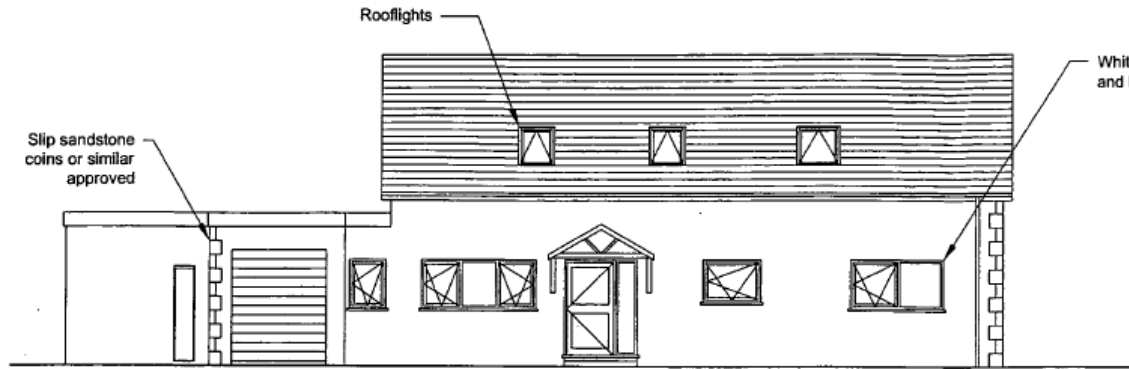
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Proposed elevations

Scale:  
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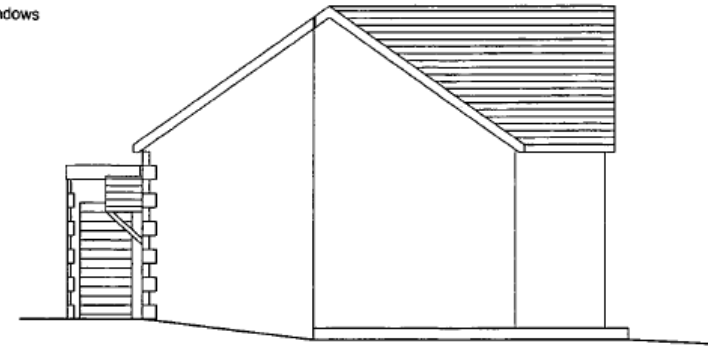
Drawing no.:  
04\_08\_Rev 1

# S/34900

# Original Proposal



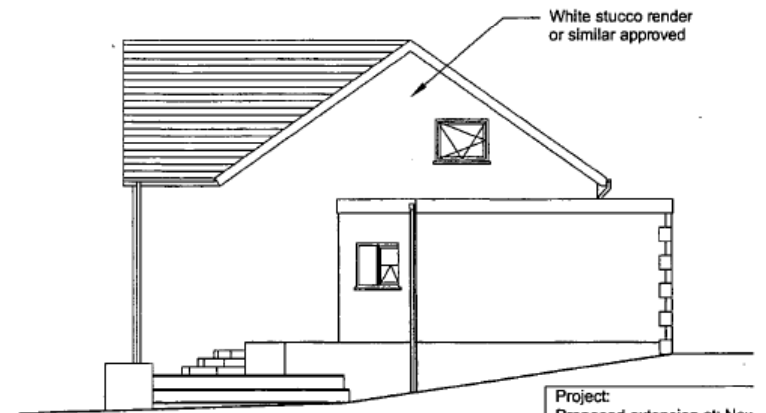
North Elevation



East Elevation



South Elevation



West Elevation

Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmar, SA14 8DY

Title:  
Proposed elevations

Scale:  
1:50 @ A3

Drawing no.:  
04\_08

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*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 21 MAWRTH 2017  
ON 21 MARCH 2017**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35086</b>
<i>Proposal &amp; Location</i>	ALTERNATIVE SCHEME FOR ONE DWELLING (RESUBMISSION OF S/34809 - REFUSED 06/01/2017) AT PLOT ADJACENT, 15 HEOL DDU, PEN Y MYNYDD, TRIMSARAN, SA15 4RN

### **DETAILS:**

#### **CONSULTATIONS**

**Local Member** – County Councillor Mrs M Gravell requests that the application be determined after a Committee site visit so that the impact on neighbours can be assessed.



---

***Y PWYLLGOR  
CYNLLUNIO***

***21 MAWRTH 2017***

***RHANBARTH Y DE***

**PLANNING  
COMMITTEE**

**21 MARCH 2017**

**AREA SOUTH**

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

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**



# S/35049

# S/35049

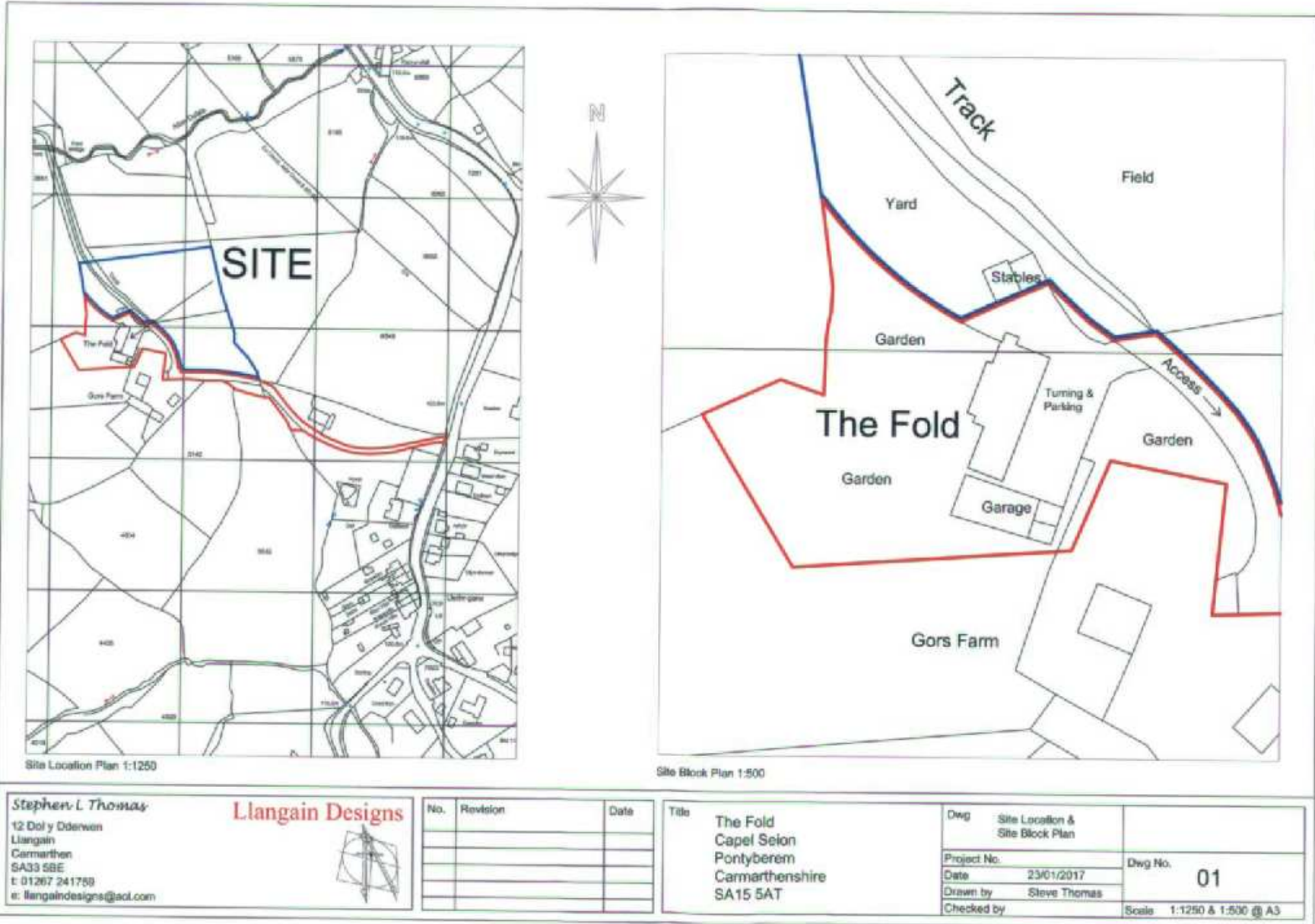


100 m  
200 ft  
1 : 5,000  
250527.84, 213461.51

§/35049



# S/35049



**Stephen L Thomas**  
 12 Dol y Dderwen  
 Llangain  
 Carmarthen  
 SA33 5BE  
 t: 01267 241758  
 e: llangaindesigns@aol.com

**Llangain Designs**



No.	Revision	Date

**Title**  
 The Fold  
 Capel Seion  
 Pontyberem  
 Carmarthenshire  
 SA15 5AT

**Dwg** Site Location &  
 Site Block Plan  
**Project No.**  
**Date** 23/01/2017  
**Drawn by** Steve Thomas  
**Checked by**

**Dwg No.**  
**01**  
**Scale** 1:1250 & 1:500 @ A3



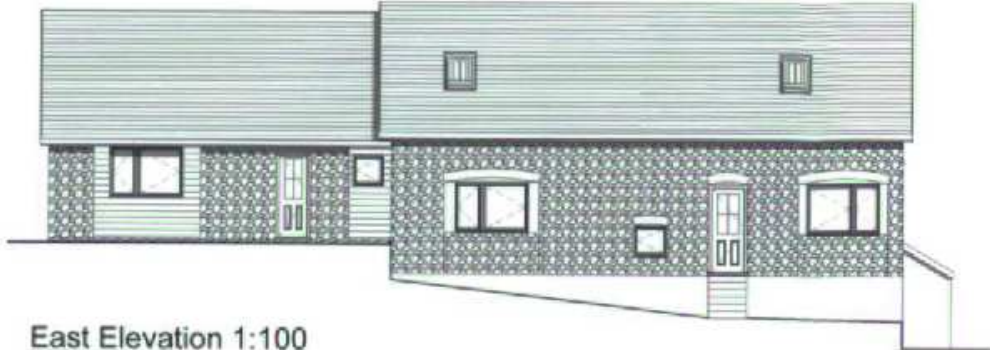
# S/35049




<p><i>Stephen L Thomas</i>                  12 Dol y Ddarwen                  Llangain                  Carmarthen                  SA33 5BE                  t: 01267 241759                  e: llangaindesigns@aol.com</p>	<p><b>Llangain Designs</b></p> 	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																<p>Title: <b>The Fold                  Capel Seion                  Pontyberem                  Carmarthenshire                  SA15 5AT</b></p>	<p>Dwg: <b>Old Elevations</b></p>	
			No.	Description	Date																		
<table border="1"> <tr> <td>Date</td> <td>19/01/2017</td> <td>Dwg No.</td> <td rowspan="3"><b>03</b></td> </tr> <tr> <td>Drawn by</td> <td>SLT</td> <td>Scale</td> <td>1 : 100</td> </tr> <tr> <td>Checked by</td> <td> </td> <td> </td> <td> </td> </tr> </table>	Date	19/01/2017	Dwg No.	<b>03</b>	Drawn by	SLT	Scale	1 : 100	Checked by														
Date	19/01/2017	Dwg No.	<b>03</b>																				
Drawn by	SLT	Scale			1 : 100																		
Checked by																							

# S/35049 (As Built)

Design/Drawn/Checked/Revised/Issued to: Llangain Designs




East Elevation 1:100



North Elevation 1:100

**Finishes :**


- Walls : Natural Stone & Smooth Painted Render
- Roof : Artificial Slate
- Windows : White & Light Oak Upvc
- Doors : White Upvc & Painted Timber



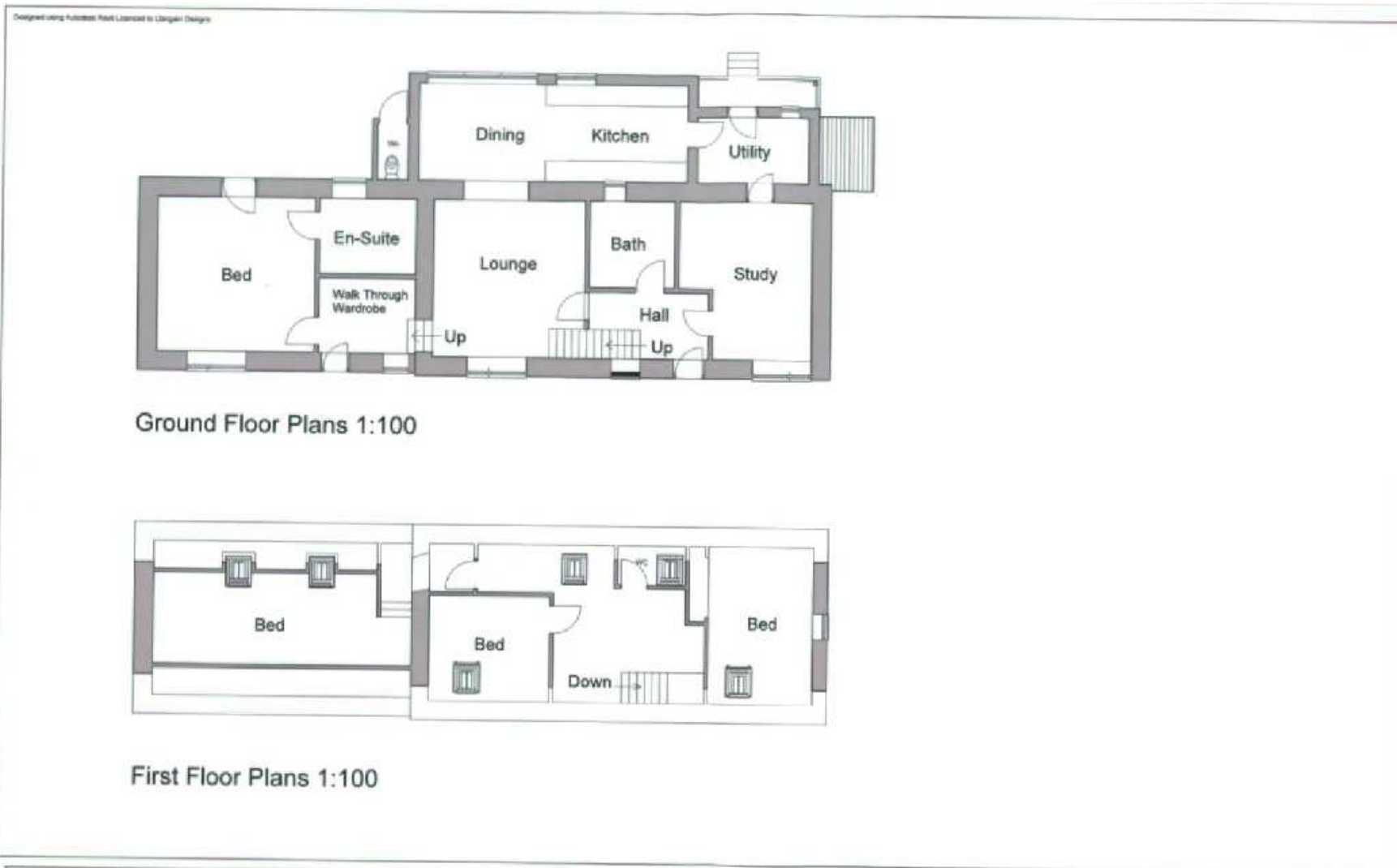
West Elevation 1:100



South Elevation 1:100

<p><i>Stephen L Thomas</i> 12 Dol y Dderwen Llangain Carmarthen SA33 5BE t: 01267 241759 e: llangaindesigns@aol.com</p>	<p><b>Llangain Designs</b></p> 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 60%;">Description</th> <th style="width: 30%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																<p><b>Title</b></p> <p>The Fold Capel Seion Pontyberem Carmarthenshire SA15 5AT</p>	<p><b>Dwg</b></p> <p style="text-align: center;"><b>As Built Elevations</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Date</td> <td style="width: 20%;">19/01/2017</td> <td style="width: 20%;">Dwg No.</td> <td style="width: 10%;">05</td> </tr> <tr> <td>Drawn by</td> <td>SLT</td> <td>Checked by</td> <td>Scale</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: right;">1 : 100</td> </tr> </table>	Date	19/01/2017	Dwg No.	05	Drawn by	SLT	Checked by	Scale				1 : 100
No.	Description	Date																																
Date	19/01/2017	Dwg No.	05																															
Drawn by	SLT	Checked by	Scale																															
			1 : 100																															

# S/35049



Stephen L. Thomas  
 12 Dol y Dderwen  
 Llangain  
 Carmarthen  
 SA33 5BE  
 t: 01267 241759  
 e: llangaindesigns@aol.com

**Llangain Designs**



No.	Description	Date

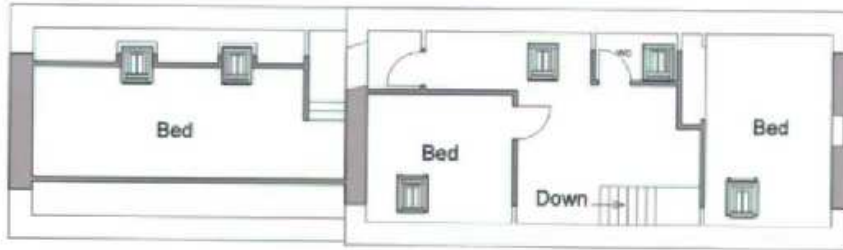
Title **The Fold  
 Capel Seion  
 Pontyberem  
 Carmarthenshire  
 SA15 5AT**

Dep <b>As Built Floor Plans</b>	
Date <b>19/01/2017</b>	Dep No. <b>04</b>
Drawn by <b>SLT</b>	Scale <b>1:100</b>
Checked by	

# S/35049



Ground Floor Plans 1:100



First Floor Plans 1:100

Stephen L Thomas  
 12 Dol y Cderwen  
 Llangain  
 Carmarthen  
 SA33 5BE  
 T: 01267 241759  
 e: llangaindesigns@aol.com

**Llangain Designs**



No.	Description	Date

Title: The Fold  
 Capel Seion  
 Pontyberem  
 Carmarthenshire  
 SA15 5AT

Dwg: Old Floor Plans	
Date: 19/01/2017	Dwg No: 02
Drawn by: SLT	Scale: 1:100
Checked by:	

**S/35049**



**S/35049**



**S/35049**



**S/35069**







# S/35086



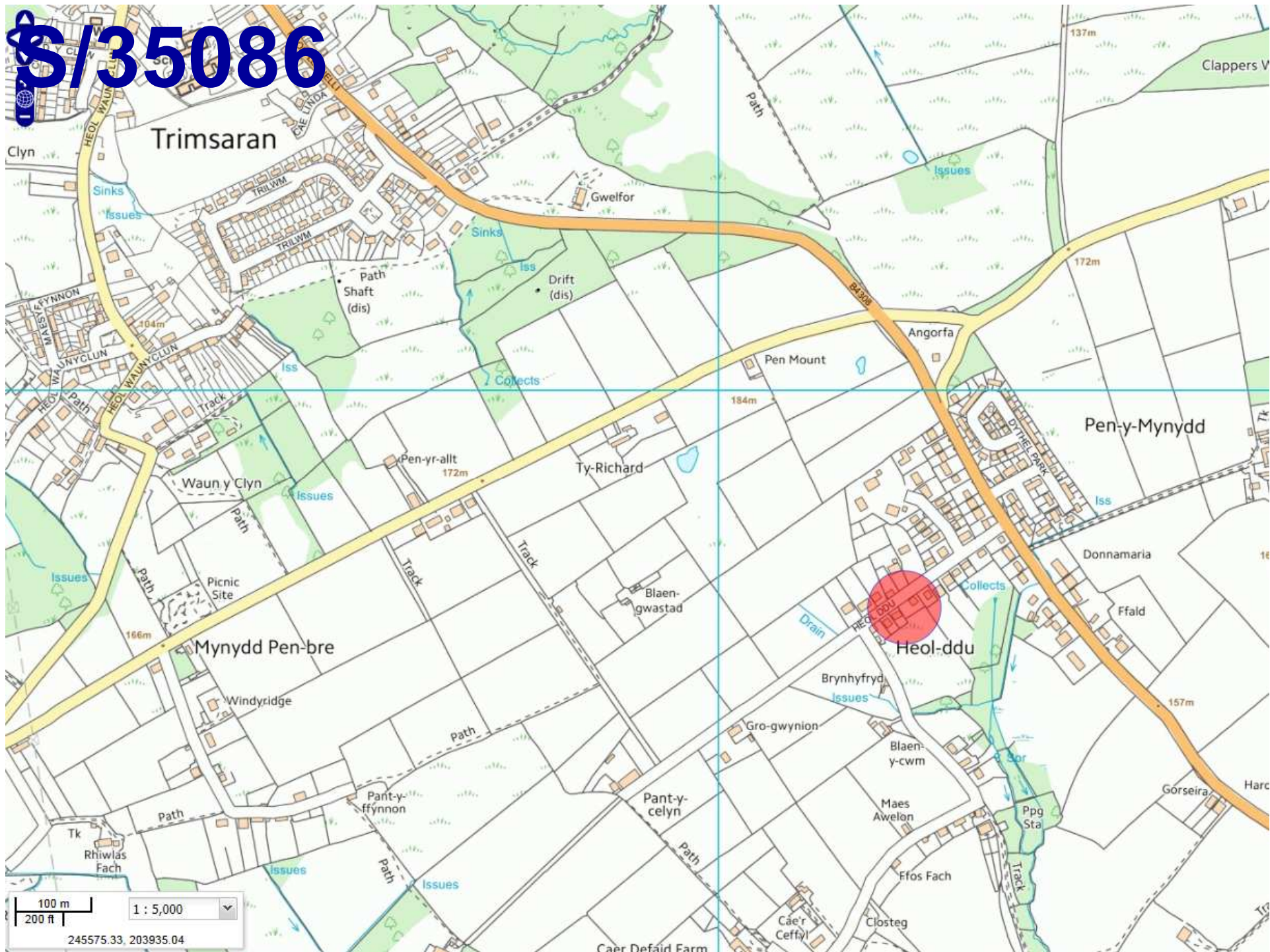
S/35086

100 m  
200 ft

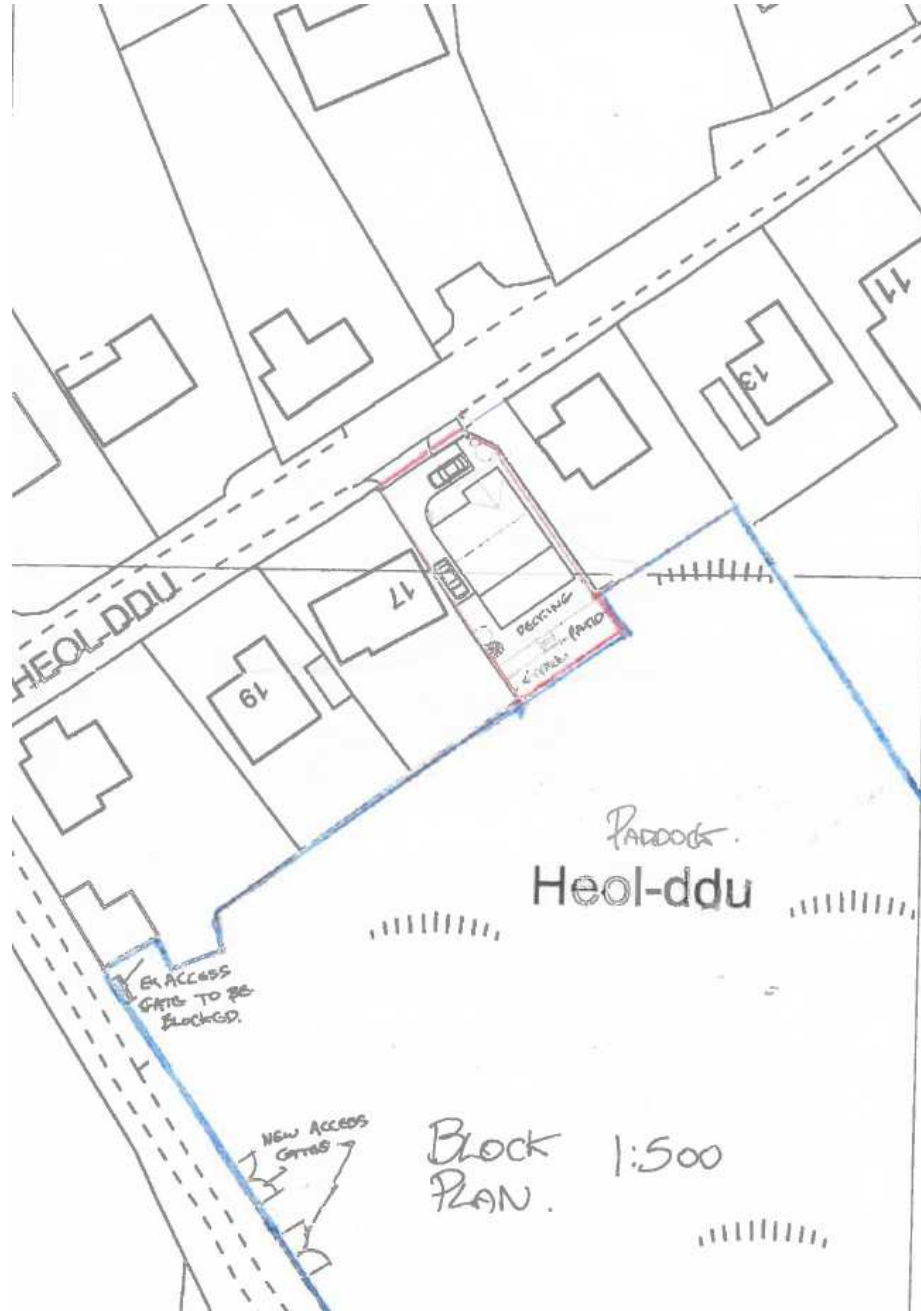
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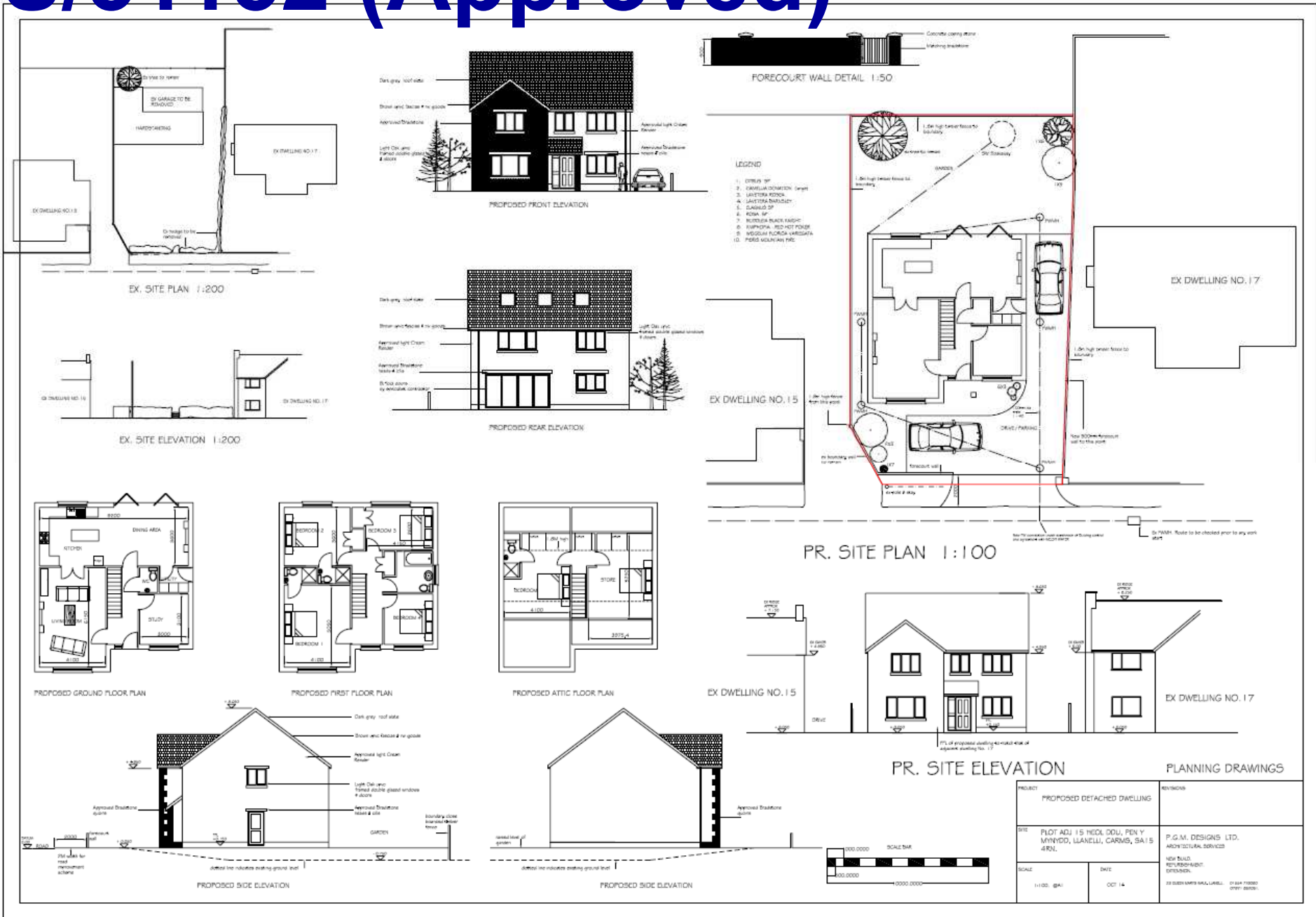
**\$/35086**



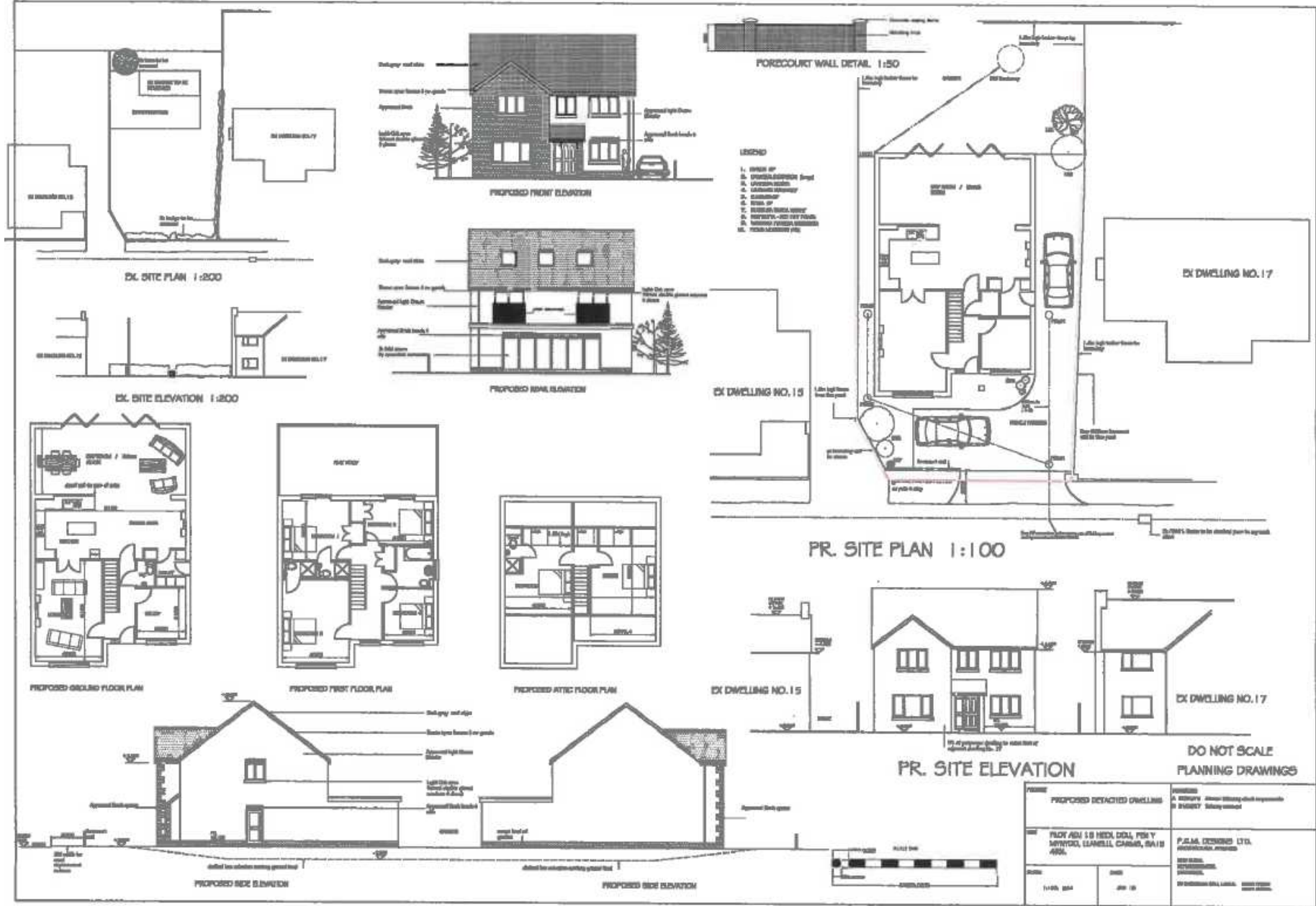
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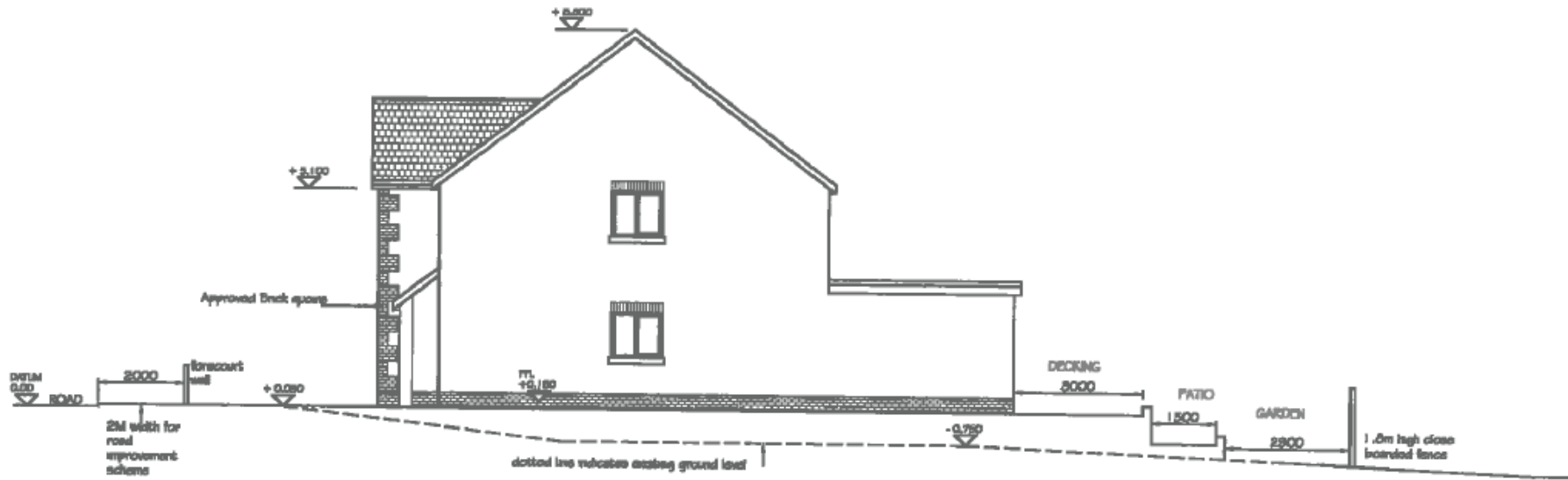
# S/31132 (Approved)



# S/35086 (As Built)



# S/35086



PROPOSED SIDE ELEVATION

PROPOSED DETACHED DWELLING  
PLOT ADJ 15 HEOL DDU, PEN Y  
MYNYDD, LLANELLI, CARMS, SA15  
4RN.

1:100. @A3

# S/35086





**S/35086**



**S/35086**



**S/35086**



**S/35086**



**S/35086**



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**Y PWYLLGOR  
CYNLLUNIO**

**PLANNING  
COMMITTEE**

**21 MAWRTH 2017**

**21 MARCH 2017**

**RHANBARTH Y  
GORLLEWIN**

**AREA  
WEST**

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

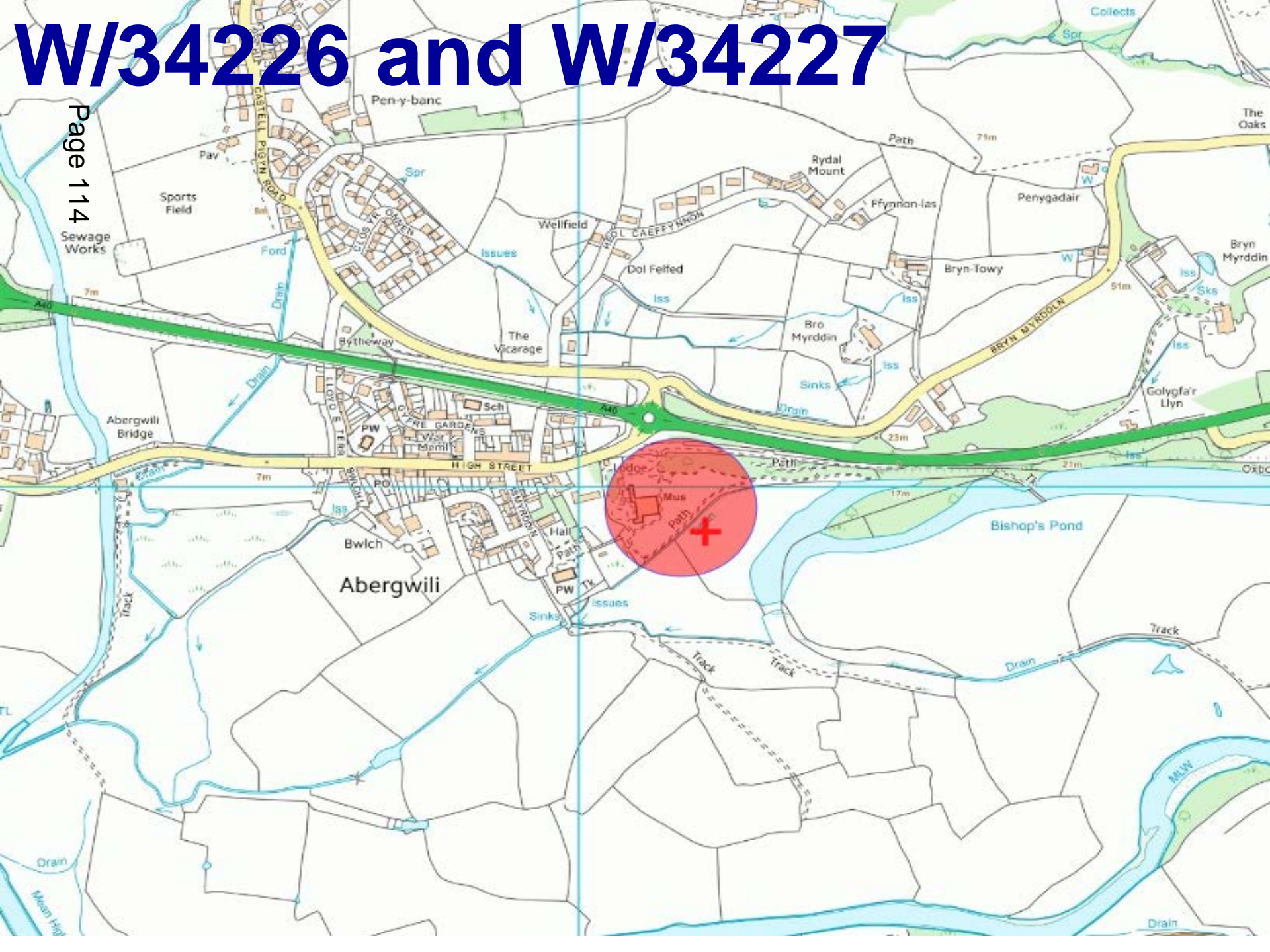
## **APPLICATIONS RECOMMENDED FOR APPROVAL**



# W/34226 and W/34227

# W/34226 and W/34227

Page 114

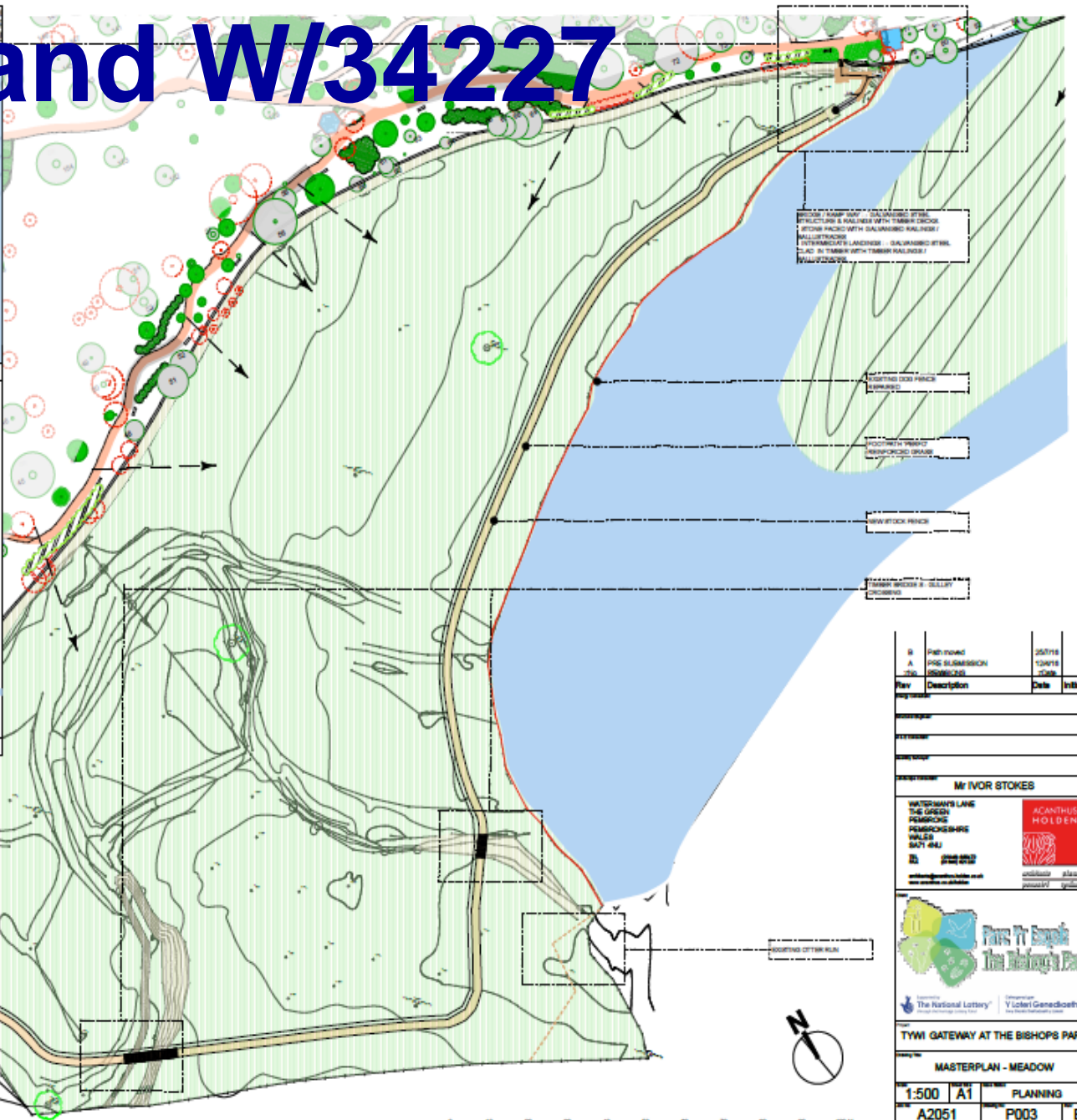
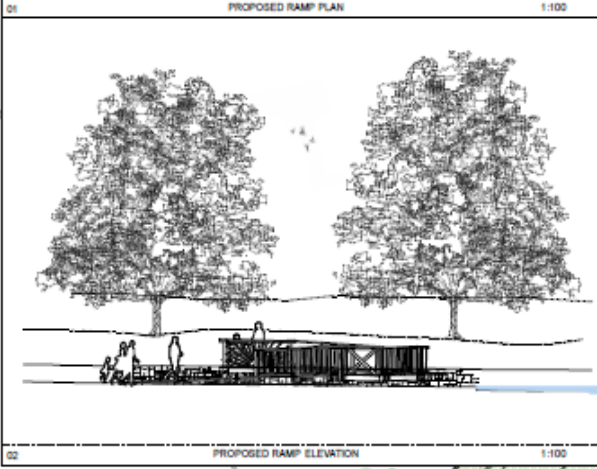
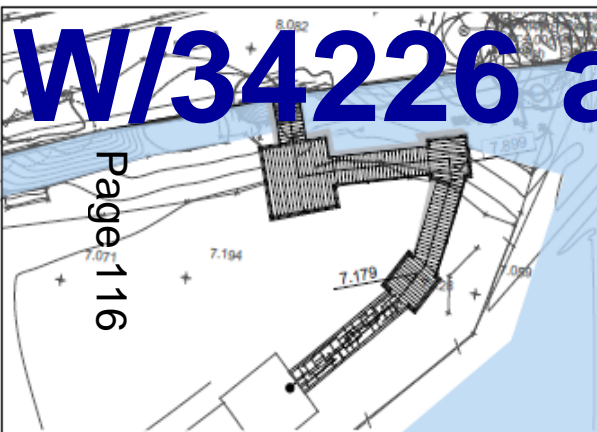


# W/34226 and W/34227



# W/34226 and W/34227

Page 116



Rev	Description	Date	Initial

**Mr IVOR STOKES**

WATERSHAY LANE  
THE GREEN  
PEMBROKE  
PEMBERSHIRE  
WALSLEY SA21 4BU

**ACANTHUS HOLDEN**

**Plans To Support The Bishop's Park**

The National Lottery | Victorian Genesearch

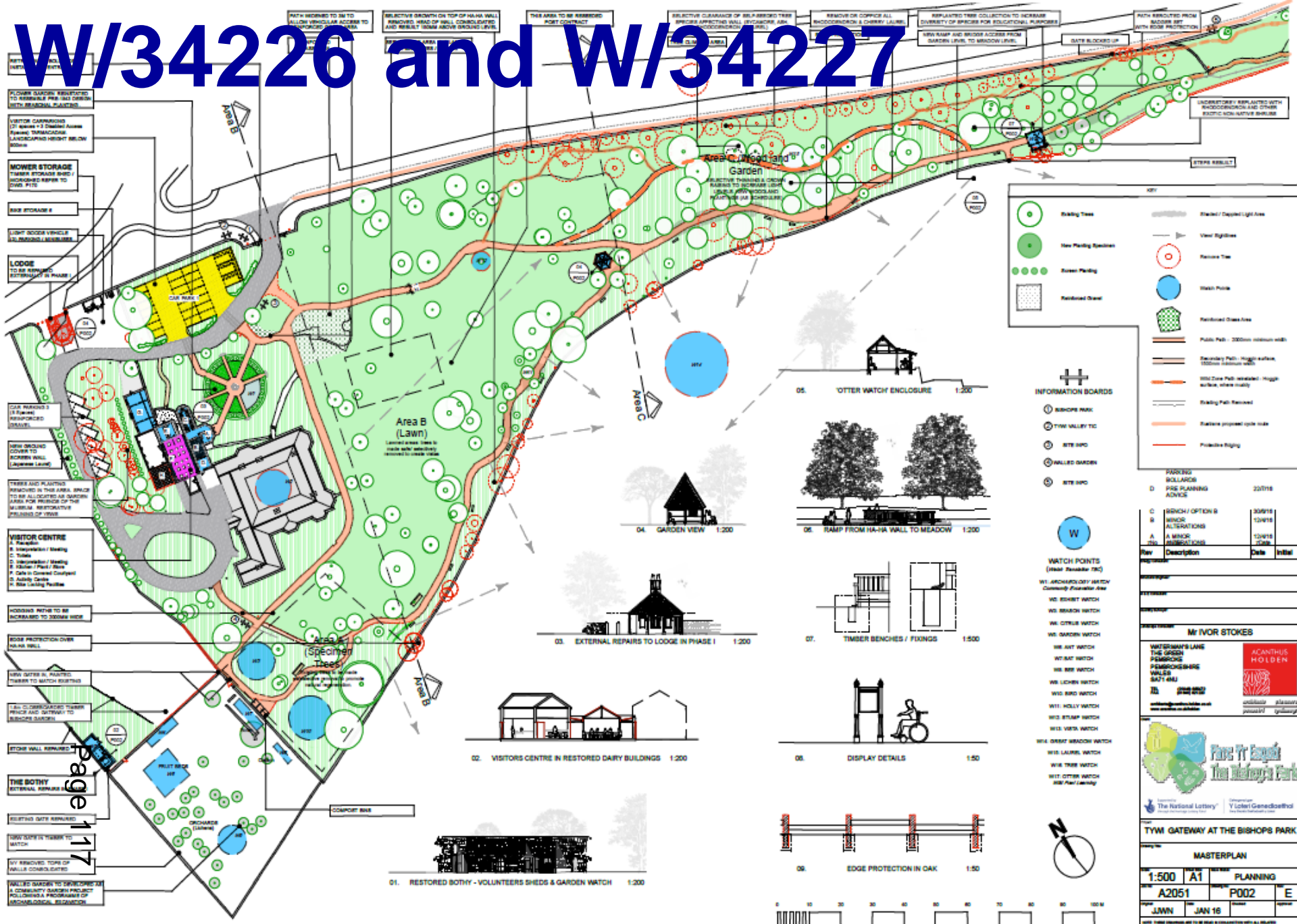
**TYWI GATEWAY AT THE BISHOPS PARK**

**MASTERPLAN - MEADOW**

1:500	A1	PLANNING
A2051	P003	B

JWN | JUNE 18

# W/34226 and W/34227



**LEGEND**

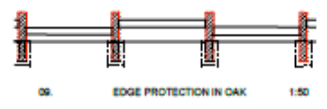
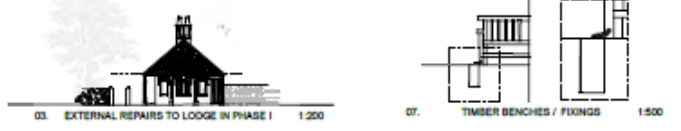
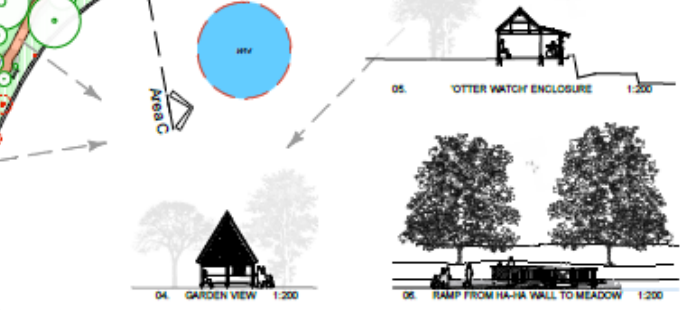
- Existing Tree
- New Planting Species
- Screen Planting
- Reinstated Grass
- Shaded / Dappled Light Area
- View Sightlines
- Remove Tree
- Health Point
- Reinstated Grass Area
- Public Path - 200mm minimum width
- Secondary Path - 100mm minimum width
- W/34226 Path - variable - 100mm minimum width, where needed
- Planting Path Reinstated
- Proposed Signage

**INFORMATION BOARDS**

- BISHOPS WALK
- TYM VALLEY TO
- W/34226
- WALLED GARDEN
- W/34227

**PARKING BOLLARDS**

**D PHD PLANNING ADVISE** 22/16



Rev	Description	Date	Initial
C	BENCH / OPTION B	30/15	
B	BENCH ALTERATIONS	12/15	
A	MINOR REVISIONS	12/15	

**Mr IVOR STOKES**

WATSON'S LAKE  
THE GREEN  
PARRIS  
PEMBROKE  
WALSLEY  
SALT HILL

**ACANTHUS HOLDEN**

**Page 117**

**Page 117**

**Page 117**

**Page 117**

**Page 117**

**TYM GATEWAY AT THE BISHOPS PARK**

**MASTERPLAN**

**1:500 A1 PLANNING**

**A2051 P002 E**

**JUN JAN 16**

# W/34226 and W/34227

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**KEY TO LANDSCAPING**

- Retention zone areas
- Vegetation Type 1: Land 2 (Indicative of existing vegetation, but not necessarily the same as other vegetation types)
- Vegetation Type 2: New Planting (Specimen Trees)
- Vegetation Type 3: 'Native Planting' (Ground cover with low shrubs)
- Shaded / Dappled Light Area
- Retention Tree
- Existing Tree (retained)
- Close Foliage

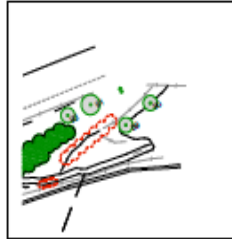
**KEY TO ABSENT SPECIES**

01 Platanus x hispanica	41 Juglans regia	82 Prunus laetissima	121 Fagus sylvatica
02 Tilia x europaea	42 Abies nordmanniana	83 Prunus avium	122 Fagus sylvatica
03 Tilia x europaea	43 Sorbus intermedia	84 Acer pseudoplatanus	123 Castanea sativa
04 Prunus avium	44 Chamaecyparis lawsoniana 'Wilder'	85 Mixed Clump	124 Tilia x europaea
05 Prunus avium	45 Cedrus libani	86 Fagus sylvatica	125 Fagus sylvatica
06 Specimens not found	46 Carpinus betulus	87 Fraxinus excelsa	126 Aesculus hippocastanum
07 Buxus sempervirens (multi-stemmed)	47 Ulmidoendron tulipifera	88 Ilex aquifolium	127 Fagus sylvatica 'Virensparvifolia'
08 Tilia x europaea	48 Quercus ilex	89 Fraxinus excelsa	128 Quercus robur
09 Tilia x europaea	49 Acer platanoides	90 Fraxinus excelsa	129 Mixed Clump
10 Specimens not found	50 Fraxinus excelsa (multi-stemmed)	91 Quercus robur	131 Fagus sylvatica
11 Specimens not found	51 Fagus sylvatica (multi-stemmed)	92 Fraxinus excelsa	132 Fraxinus excelsa
12 Specimens not found	52 Acer pseudoplatanus	93 Fraxinus excelsa	133 Fagus sylvatica
13 Chamaecyparis lawsoniana	53 Tilia x europaea	94 Fraxinus excelsa	137 Fraxinus excelsa
14 Fraxinus excelsa	54 Fraxinus excelsa	95 Fagus sylvatica	138 Fagus sylvatica
15 Fraxinus excelsa	55 Metasequoia glyptostroboides	96 Tilia x europaea	139 Fagus sylvatica
16 Fraxinus excelsa	56 Fagus sylvatica	97 Quercus robur	140 Fagus sylvatica
17 Tilia x europaea	57 Metasequoia glyptostroboides	98 Fagus sylvatica	141 Fraxinus excelsa
18 Tilia x europaea	58 Acer pseudoplatanus	99 Acer pseudoplatanus	142 Acer pseudoplatanus
19 Acer platanoides	59 Fagus sylvatica	100 Acer pseudoplatanus	143 Tilia x europaea (multi-stemmed)
20 Tilia x europaea	60 Fagus sylvatica	101 Fraxinus excelsa	144 Acer pseudoplatanus
21 Tilia x europaea	61 Fraxinus excelsa	102 Fraxinus excelsa	145 Acer pseudoplatanus
22 Thuja plicata x3	62 Quercus robur	103 Acer pseudoplatanus	146 Acer pseudoplatanus
23 Tilia x europaea	63 Tilia cordata	104 Prunus laetissima	147 Acer pseudoplatanus
24 Thuja plicata	64 Quercus robur	105 Fagus sylvatica	148 Platanus x hispanica
25 Thuja plicata	65 Quercus robur	106 Pinus sylvestris	149 Aesculus hippocastanum
26 Thuja plicata	67 Quercus robur	107 Tilia cordata	150 Chamaecyparis lawsoniana
27 Thuja plicata	68 Fraxinus excelsa	108 Carpinus maritima	151 Sequoia sempervirens (multi-stem)
28 Thuja plicata	69 Fraxinus excelsa	109 Fraxinus excelsa	152 Anacardium occidentale
29 Tilia x europaea	70 Fagus sylvatica	110 Fagus sylvatica	153 Juglans regia
30 Tilia x europaea	71 Quercus robur	111 Fagus sylvatica	154 Platanus x hispanica
31 Quercus ilex	72 Fagus sylvatica	112 Fagus sylvatica	155 Acer campestre
32 Chamaecyparis plicata 'Spartan'	73 Tilia cordata	113 Fagus sylvatica	156 Acer campestre
33 Specimens not found	74 Quercus robur	114 Fagus sylvatica	157 Ginkgo biloba
34 Chamaecyparis plicata 'Spartan'	75 Fagus sylvatica	115 Ilex aquifolium	158 Acer pseudoplatanus
35 Chamaecyparis plicata 'Spartan'	76 Ilex aquifolium 'Argentea Marginalis'	116 Aesculus hippocastanum	159 Acer pseudoplatanus
36 Platanus x hispanica	77 Quercus robur	117 Ulmus (sp. group)	160 Aesculus hippocastanum (multi-stem)
37 Fagus sylvatica v heterophylla	78 Tilia cordata	118 Prunus laetissima	161 Acer pseudoplatanus
38 Ginkgo biloba	79 Mixed Clump	119 Acer pseudoplatanus	162 Acer pseudoplatanus
39 Pinus wallichiana	80 Quercus ilex	120 Fagus sylvatica	
40 Prunus cerasifera 'Pissardi'	81 Prunus laetissima		

**Bishop's Park, Abergwili**

Key to extract tree species appearing on Plan 002 25th JULY based on the Topographic Survey produced by Dyfed Archaeological Trust between 23 November and 06 December 2015. This survey only recorded specimens greater than 50cm in diameter, or those of historic value. There is a very high degree of natural regeneration throughout the Bishop's Park, however, very few of these trees were of a recordable size.

Where numbers are missing in the key, the trees have been removed.



Rev	Description	Date	Initial
A	PRE SUBMISSION		
B	FOR SUBMISSION		
C	FOR SUBMISSION		

**MR IVOR STOKES**

WATERSHEDS LAND THE GREEN PEARSONS PEARSONS WALSLEY WALSLEY

01600 200000  
www.watersheds.co.uk

ACANTHUS HOLDEN

01248 262000  
www.acanthusholden.co.uk

**PARTY TO SCHEDULE 1**

**THE NATIONAL LOTTERY**

**Y Lloer Genedigaethol**

**Partners in Progress**

**THE BISHOP'S PARK**

**TWYI GATEWAY AT THE BISHOP'S PARK**

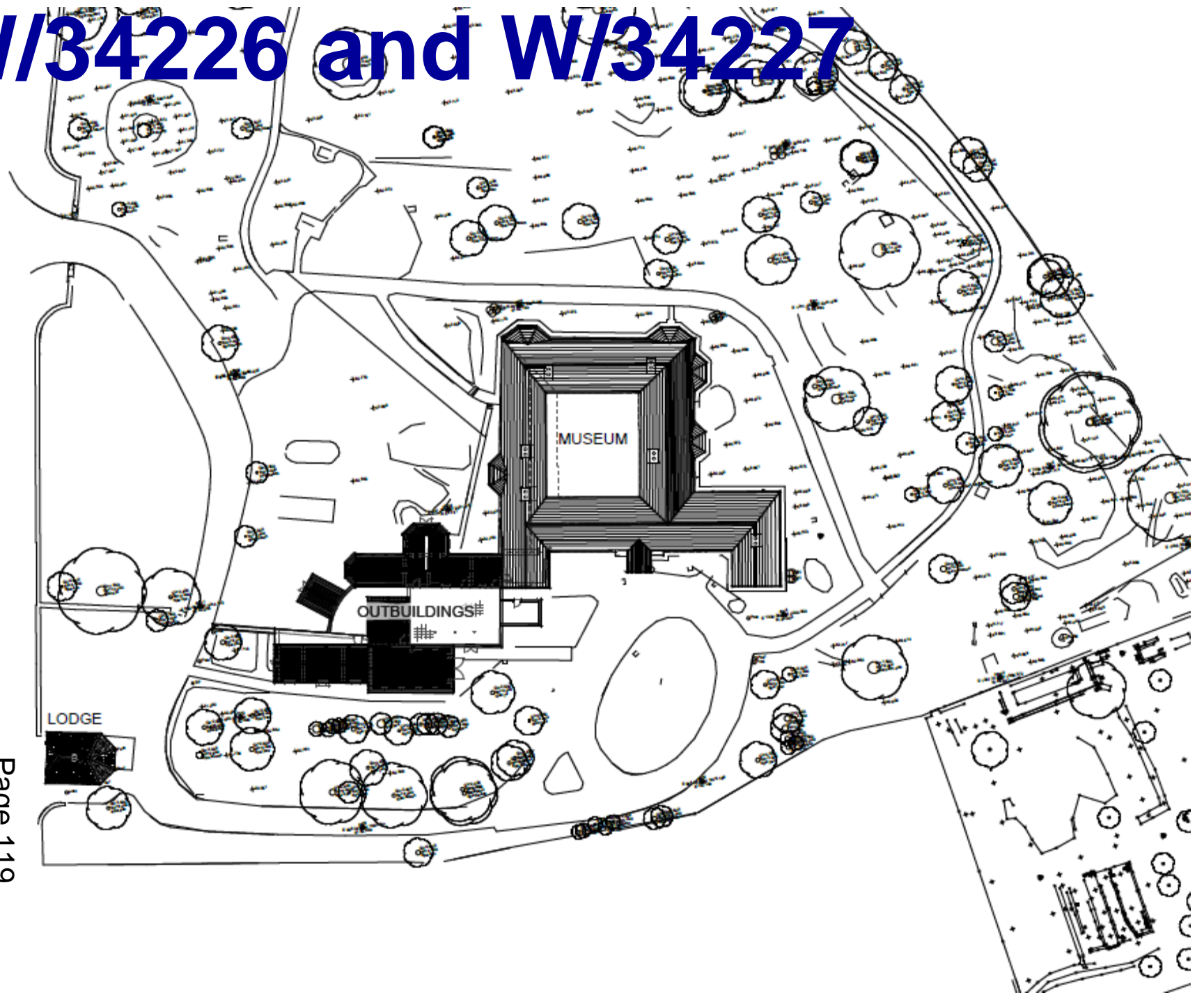
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1:500 A1 PLANNING

A2051 P004 A

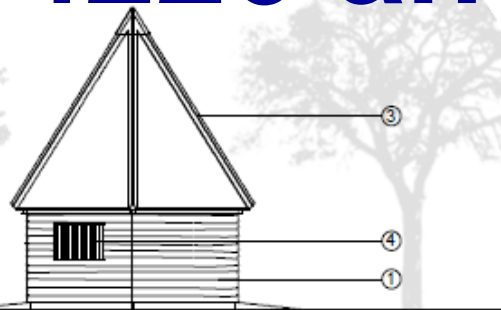
JAN 16 JAN 16

# W/34226 and W/34227

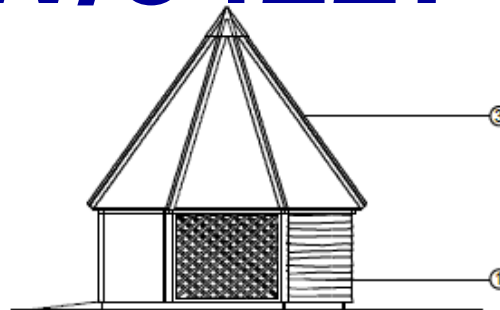


# W/34226 and W/34227

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NORTH ELEVATION

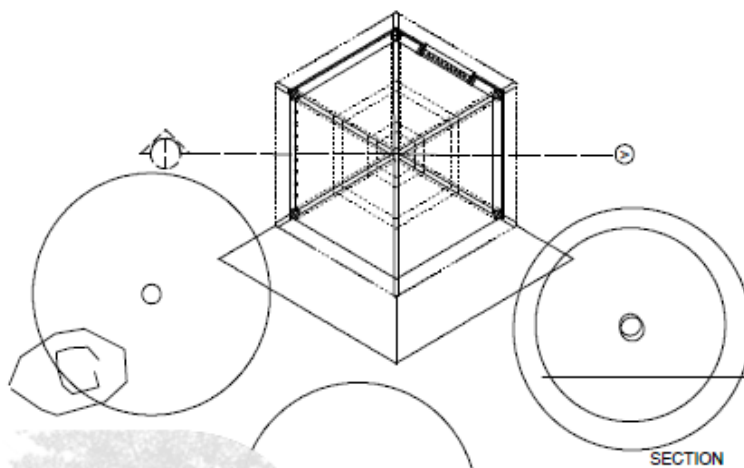


EAST ELEVATION

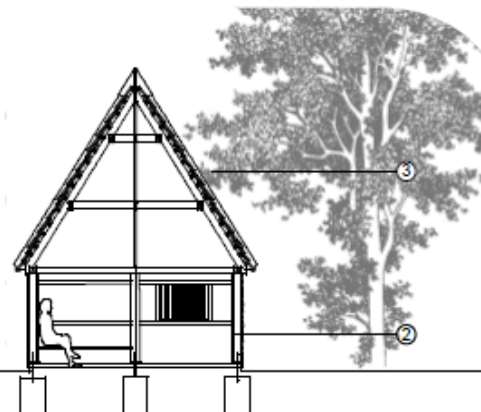


1970'S PHOTO

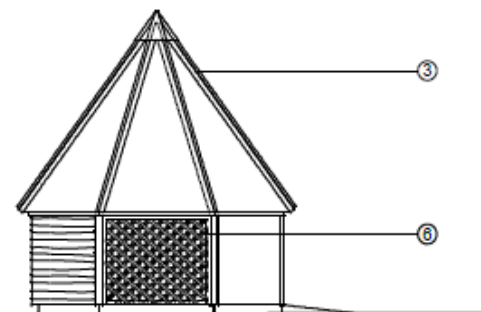
- ① WAVEY EDGE LARCH BOARDING
- ② LARCH STRUCTURE
- ③ BITUMEN ROOF
- ④ TIMBER WINDOWS STAINED OR PAINTED
- ⑤ LATTICE OPENING IN TIMBER



SECTION



SOUTH ELEVATION



WEST ELEVATION

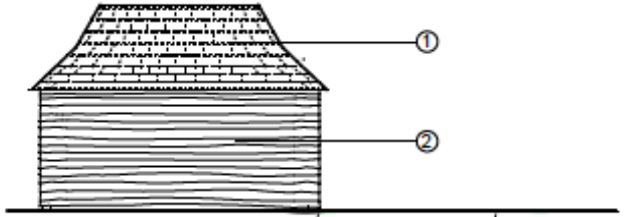


Rev	Description	Date	Initial
<b>WATERSIDE LANE</b> THE GREEN PENRICE PENNACOBBER SALES SAFTI A&L 22 			
			<b>ALAN HOLDEN</b> ARCHITECT
W.H.G.T. CARMARTHENSHIRE			
TOWY GATEWAY - GARDEN VIEW			
PHASE I EXTERNAL REPAIRS			
1:100	A3	PLANNING	
A2051	P130		
	FEB '16		

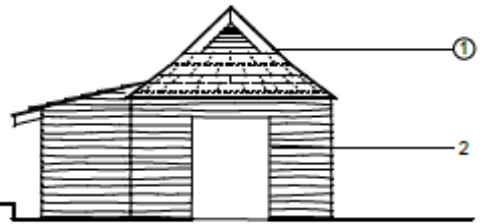


# W/34226 and W/34227

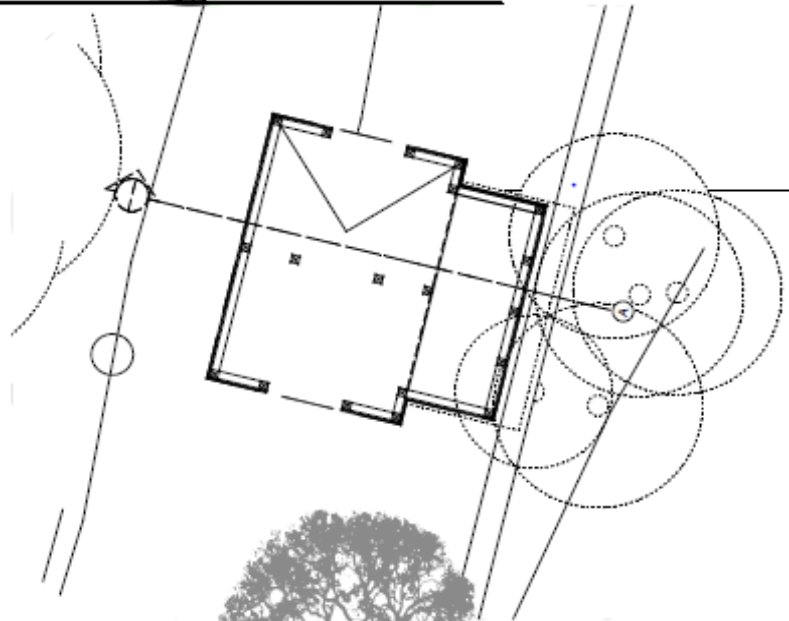
- ① TIMBER SHINGLES / HIDDEN LEAD TRAY HIP
- ② LARCH WAVY EDGE BOARDING
- ③ TIMBER CENTRE PIVOT WINDOWS
- ④ TREES REMOVED



NORTH ELEVATION



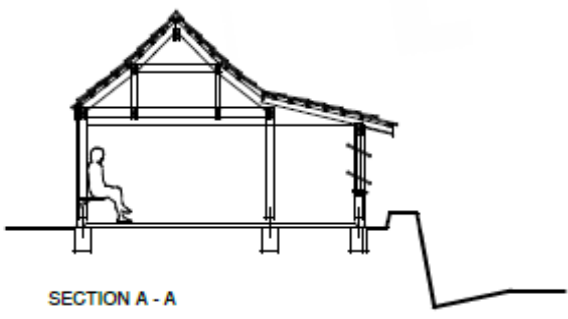
EAST ELEVATION



WEST ELEVATION



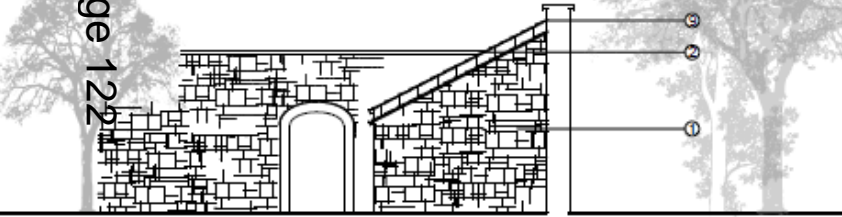
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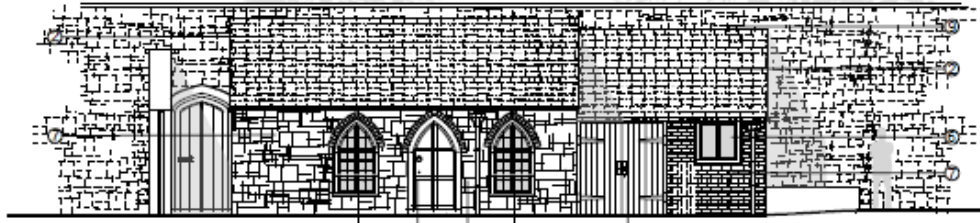
SECTION A - A

# W/34226 and W/34227

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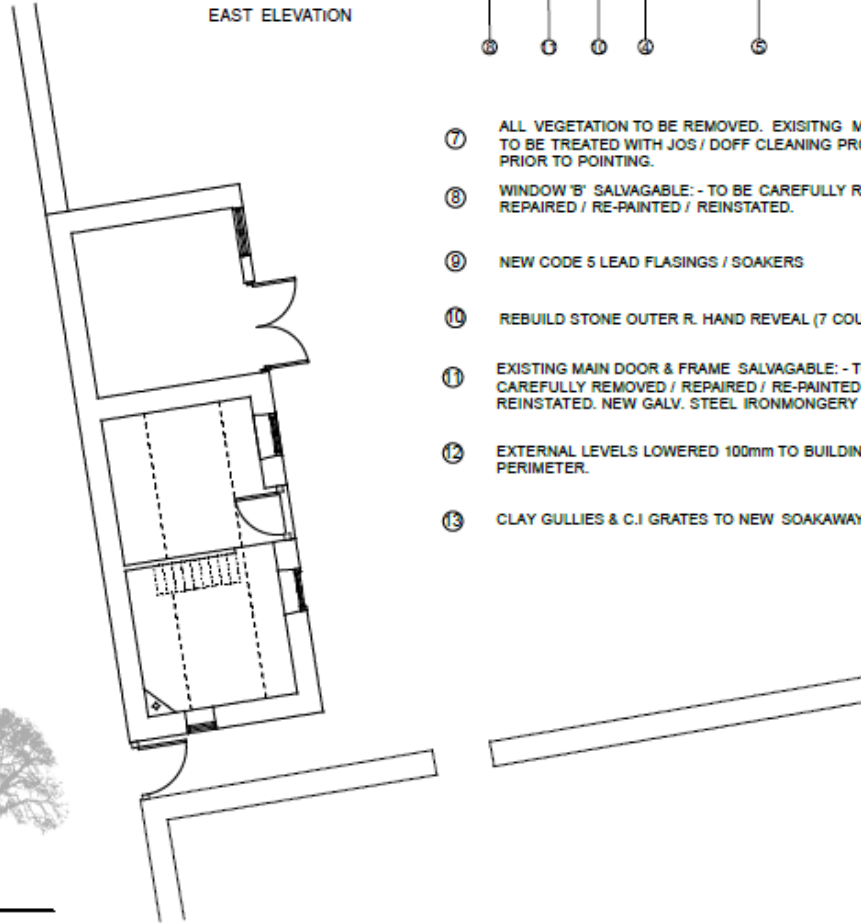
NORTH ELEVATION



EAST ELEVATION

- ① EXISTING MORTAR JOINTS RAKED OUT. RE-POINT IN NHL 3.5 LIME MORTAR MIX (FLUSH POINT). TO BE PAINTED WITH A LIME WASH.
- ② NEW SLATE ROOF 10X20" (CAERNARFON PURPLES). BATTENS, PURLINS. TIMBER SIZES TO MATCH EXG.
- ③ NEW RAINWATER GOODS C.I PAINTED BLACK. EXG. C.I HOPPER & D.PIPE TO BE SALVAGED / REPAIRED / REINSTATED.
- ④ WINDOW 'A' SALVAGABLE: - TO BE CAREFULLY REMOVED / REPAIRED / RE-PAINTED. / REINSTATED. NEW C.I IRONMONGERY.
- ⑤ NEW H/W FRAMED, BRACED & LEDGED DOUBLE DOORS / PAINTED. GALV. STEEL IRONMONGERY. (EXG. DOORS NO LONGER EXIST)
- ⑥ NEW HARDWOOD TIMBER CASEMENT WINDOWS & GALV. STEEL IRONMONGERY PAINTED.

- ⑦ ALL VEGETATION TO BE REMOVED. EXISTING MASONRY TO BE TREATED WITH JOS / DOFF CLEANING PROCESS PRIOR TO POINTING.
- ⑧ WINDOW 'B' SALVAGABLE: - TO BE CAREFULLY REMOVED / REPAIRED / RE-PAINTED / REINSTATED.
- ⑨ NEW CODE 5 LEAD FLASINGS / SOAKERS
- ⑩ REBUILD STONE OUTER R. HAND REVEAL (7 COURSES)
- ⑪ EXISTING MAIN DOOR & FRAME SALVAGABLE: - TO BE CAREFULLY REMOVED / REPAIRED / RE-PAINTED / REINSTATED. NEW GALV. STEEL IRONMONGERY PAINTED
- ⑫ EXTERNAL LEVELS LOWERED 100mm TO BUILDING PERIMETER.
- ⑬ CLAY GULLIES & C.I GRATES TO NEW SOAKAWAYS



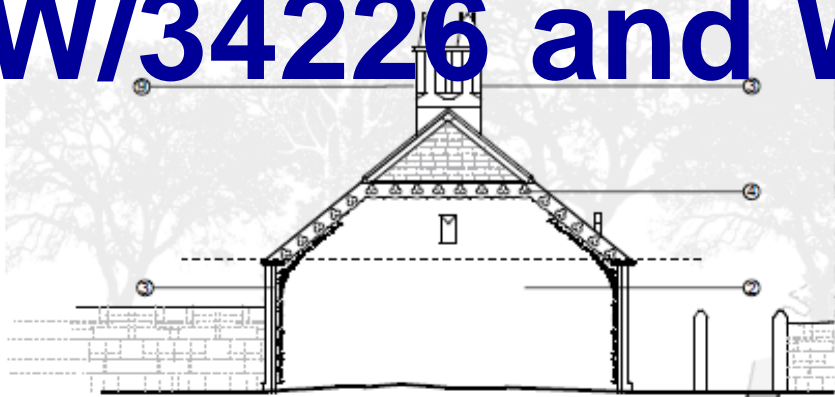
SOUTH ELEVATION

Rev	Description	Date	Initial

WATERMARKS LAW THE GREEN PLYWOODS PROFESSIONAL WILLS (SOUTH) LTD 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999		
WH & T CARMARTHENSHIRE TOWY GATEWAY - THE BOTHY PHASE I EXTERNAL REPAIRS		
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# W/34226 and W/34227



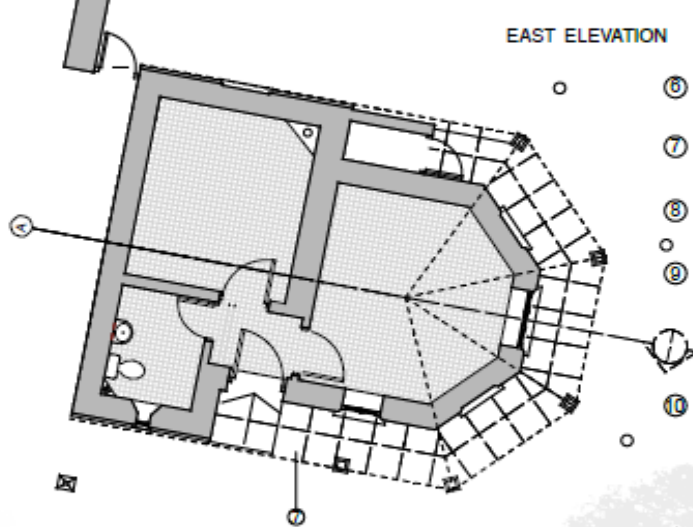
NORTH ELEVATION

- ① REPLACE EXISTING TIMBER POSTS AND STADDLE STONES. TIMBERS TO BE RENEWED IN OAK TO MATCH IN SIZE & PROFILE WITH GALVANISED STEEL FLITCHED CONNECTION TO FOOT. STADDLE STONES IN SAND STONE TO MATCH ON CONCRETE BASE FOUNDATIONS.
- ② EXISTING EXTERNAL CEMENT ROUGHCAST RENDER CAREFULLY REMOVED. MORTAR JOINTS RAKED OUT. RE POINT IN NHL 3.5 LIME MORTAR MIX (LIMEWASH FINISH). STONE HOOD DETAILS TO BE PROTECTED.
- ③ REPLACE RAINWATER GOODS WITH C.I PAINTED BLACK ROUND / HALF ROUND PROFILE.
- ④ ALL TIMBER JOINERY / CILLS TO BE PAINTED
- ⑤ BRICK WALL MORTAR JOINTS TO BE RAKED OUT. WALL TO RENDERED AS MAIN BUILDING.



EAST ELEVATION

- ⑥ ALLOW FOR REFIXING / REPLACEMENT OF ANY SLIPPED ROOF SLATES. SLATES TO BE 12" PENRYNS PURPLES TO MATCH.
- ⑦ SAND-STONE FLAGS BED ONTO NEW CONCRETE BASE LAID TO EXTERNAL FLOORS.
- ⑧ LEAD HIP DETAILS WHERE LIFTED TO BE TREATED WITH LEAD MATE & FLAT PRESSED BACK TO SLATE
- ⑨ CHIMNEY POTS REPLACED WITH APPROPRIATE SALVAGED POTS
- ⑩ IMPACT PROTECTION BOLLARDS IN GALV STEEL, POWDER COATED



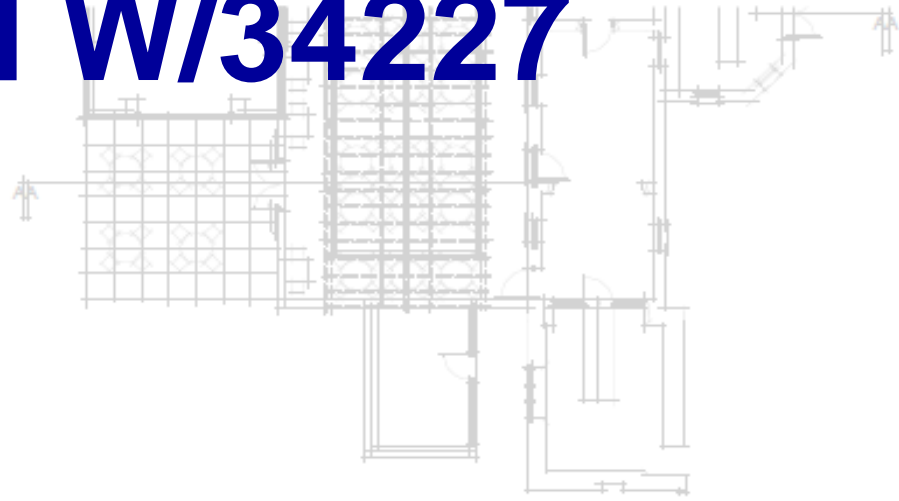
SOUTH ELEVATION



WEST ELEVATION

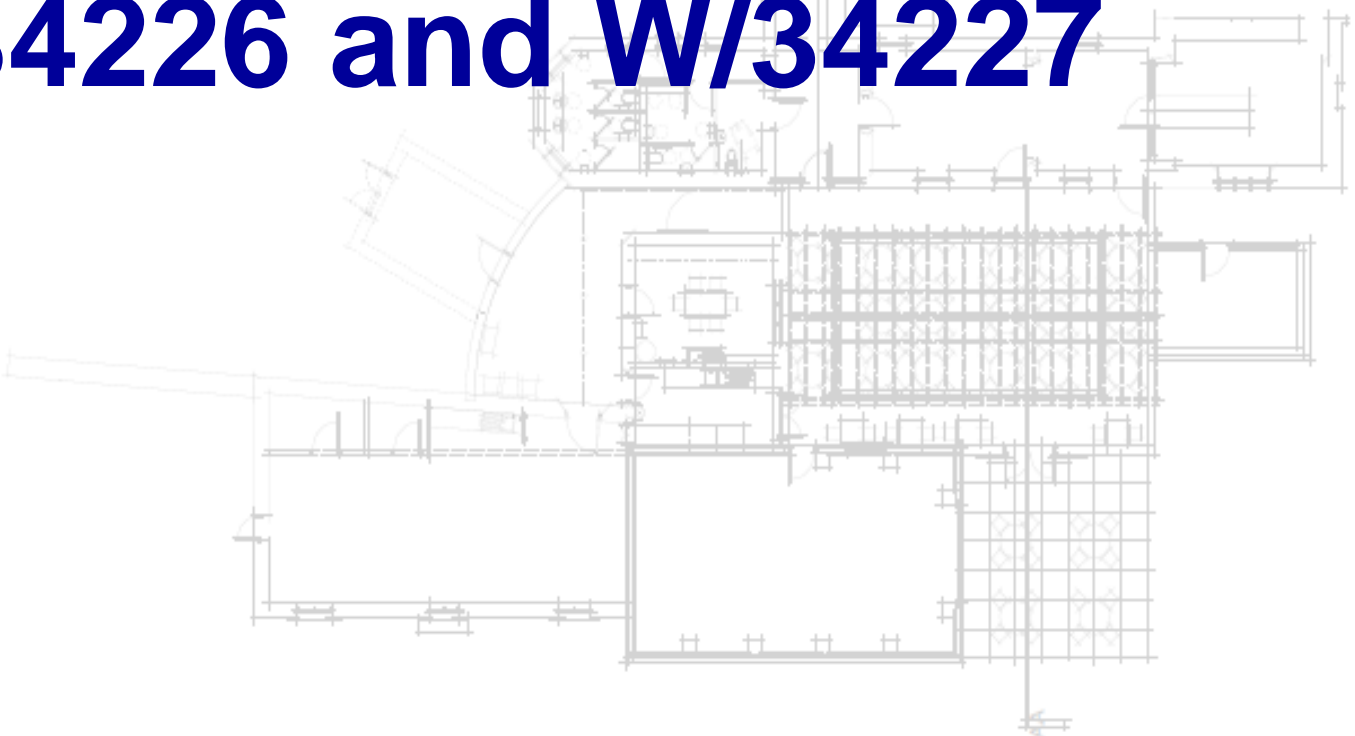
# W/34226 and W/34227

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SOUTH ELEVATION

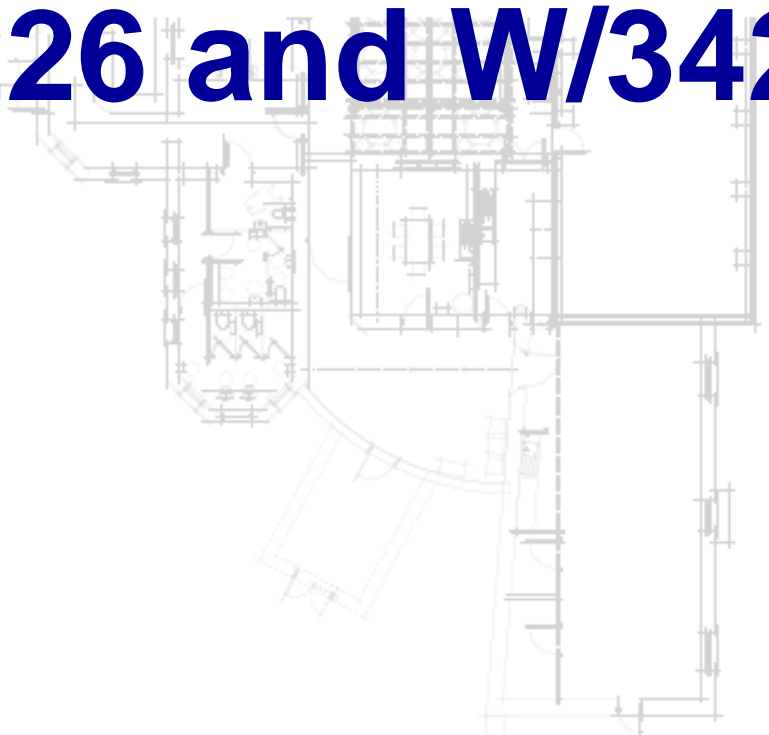
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WEST ELEVATION

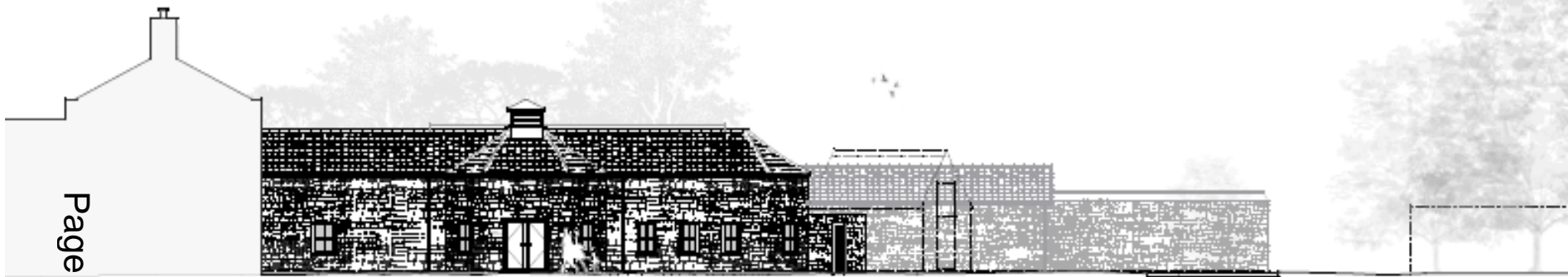
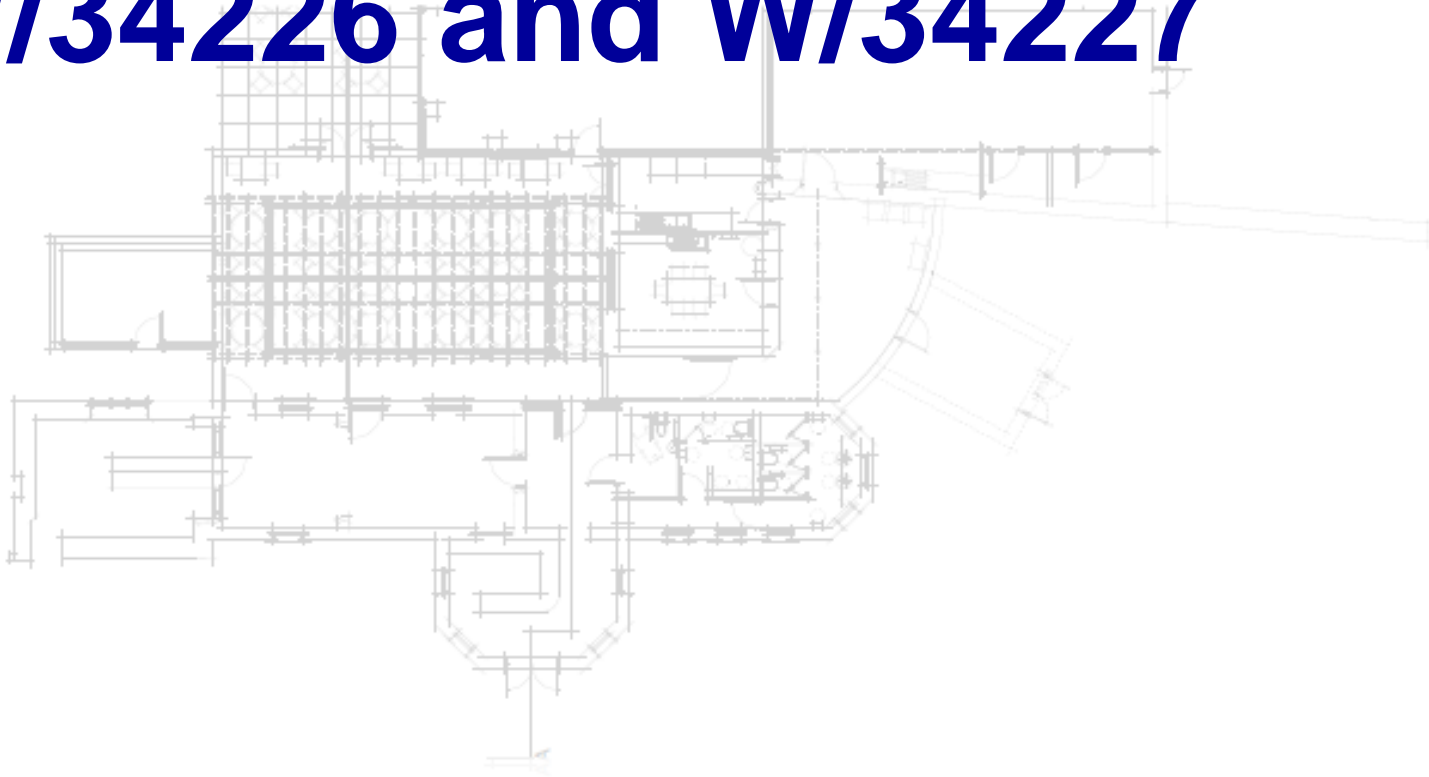
# W/34226 and W/34227

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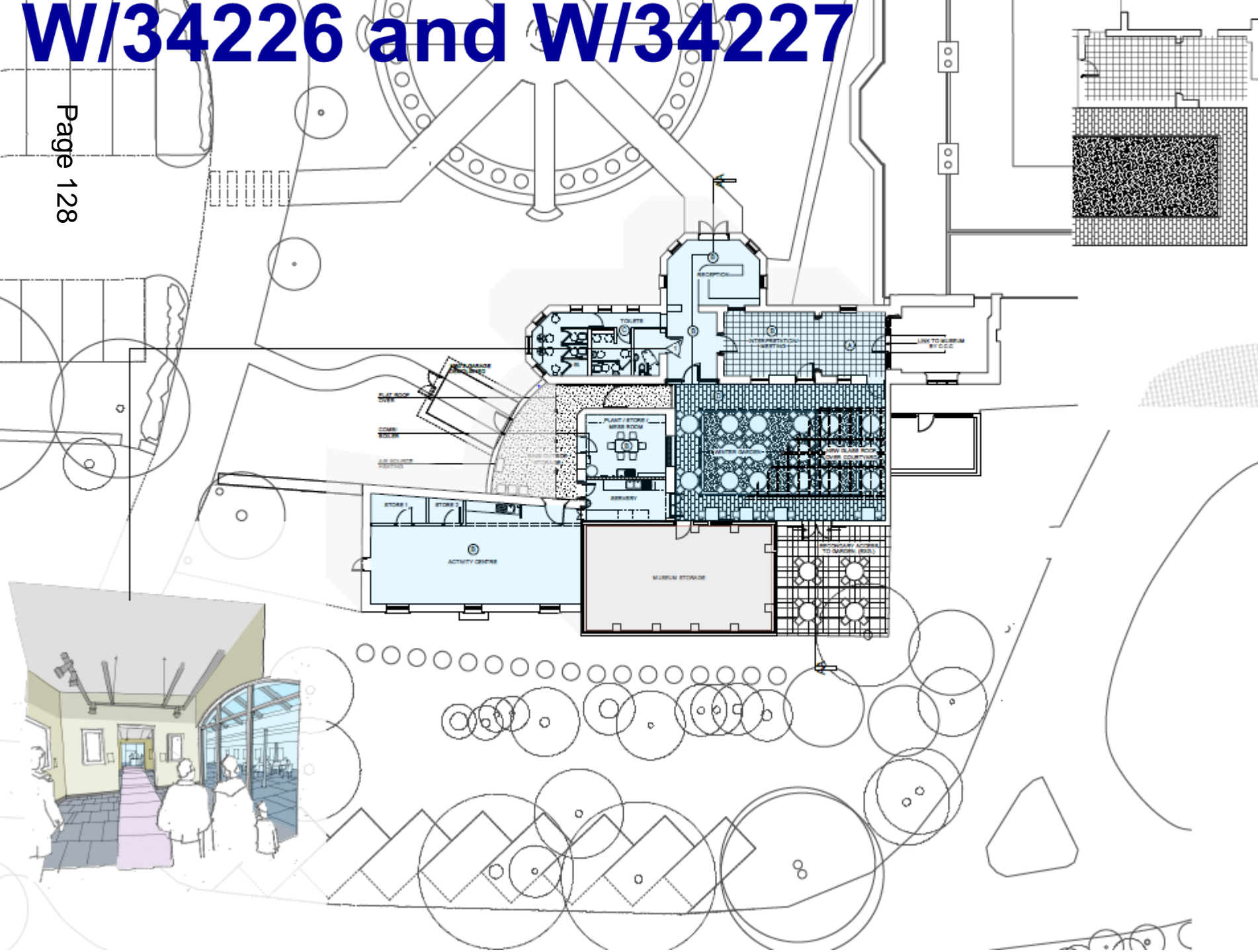
NORTH ELEVATION

# W/34226 and W/34227



EAST ELEVATION

# W/34226 and W/34227





# W/34226 and W/34227



No parking  
Please note

Charge road to opposite  
Footpath to museum

← →

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# W/34226 and W/34227



# W/34226 and W/34227

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# W/34226 and W/34227



# W/34226 and W/34227

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# W/34226 and W/34227



# W/34226 and W/34227

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# W/34226 and W/34227

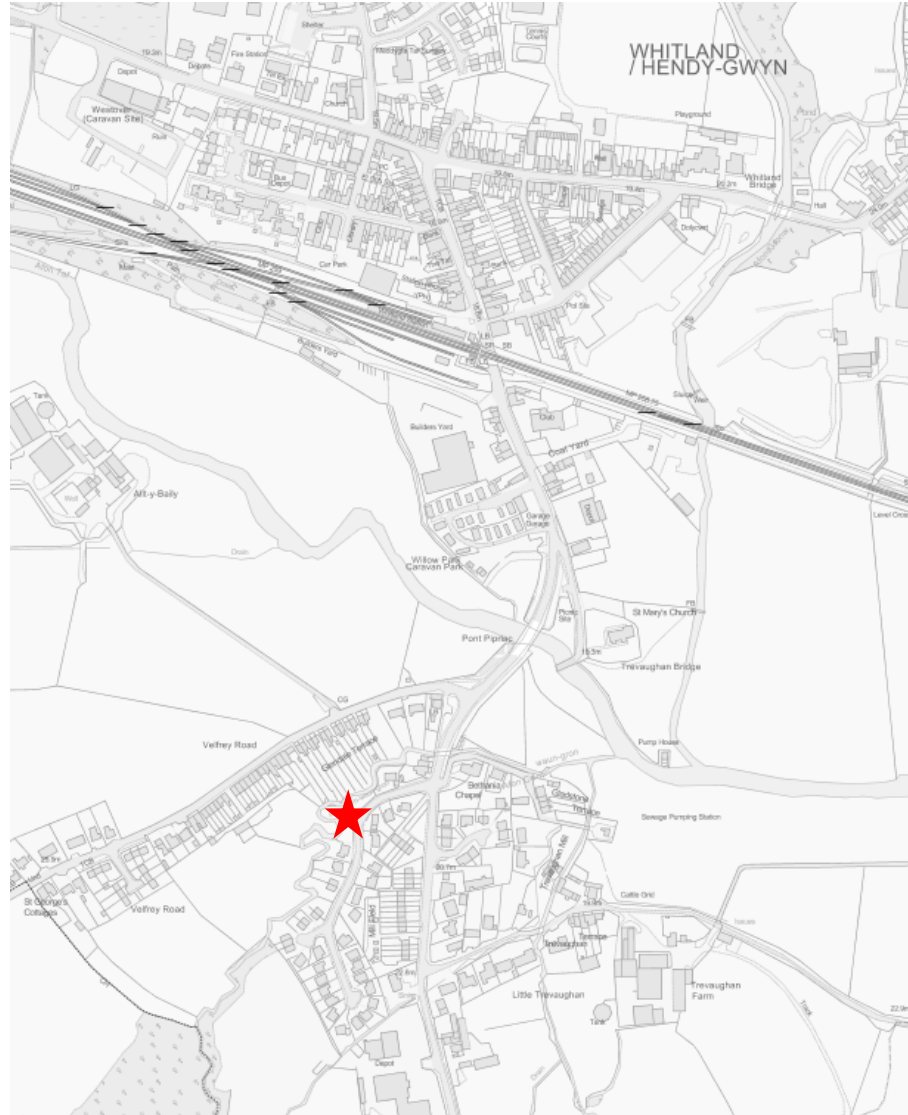


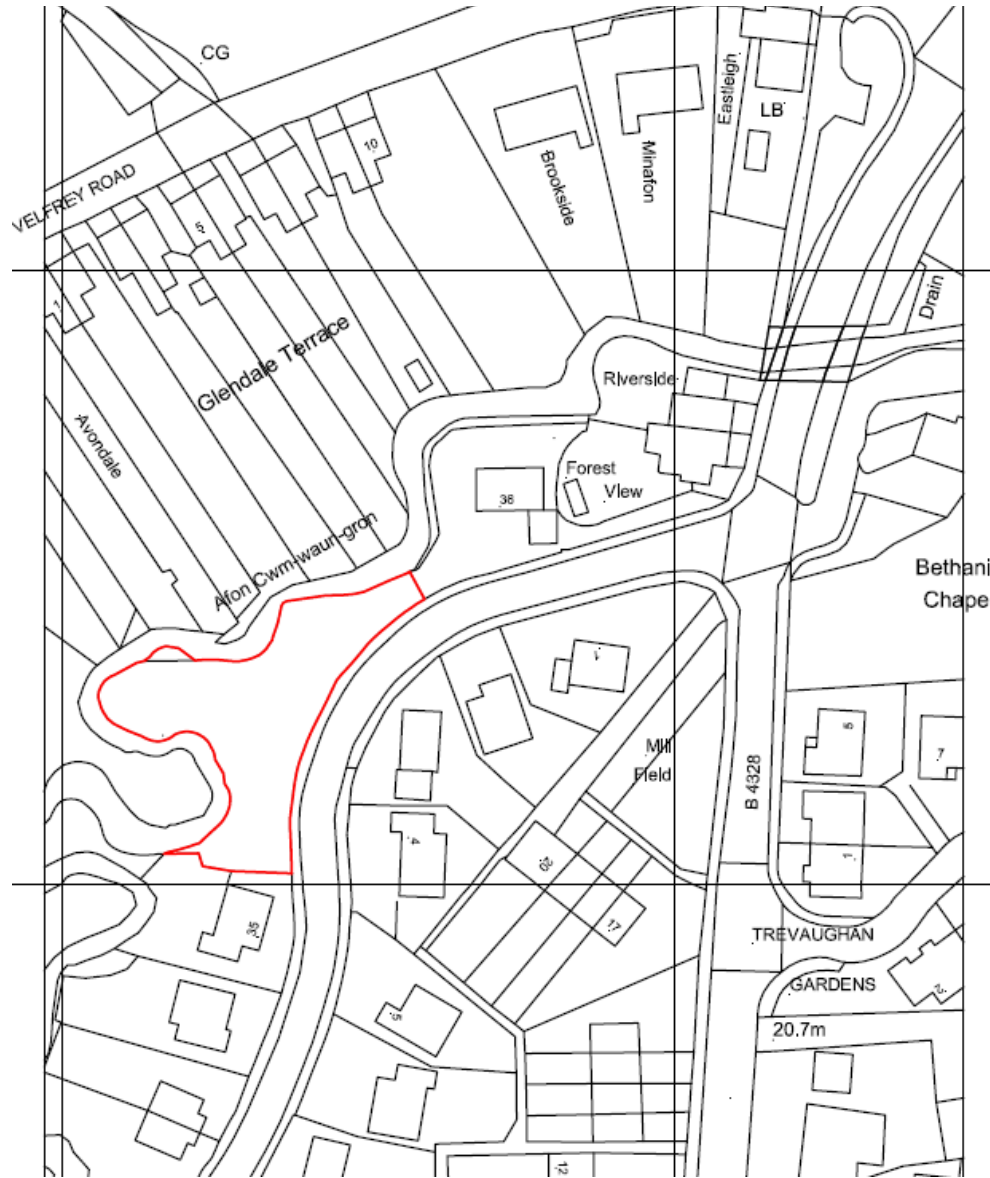
# W/34226 and W/34227

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**W/34854**





Application Site



**W/34854**



Application Site

**W/34854**

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35 Trevaughan  
Lodge Road

Application Site





**W/34854**

Rear Elevations of Glendale Terrace  
on opposite bank

Application Site



**W/34854**

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36 Trevaughan  
Lodge Road

Application Site



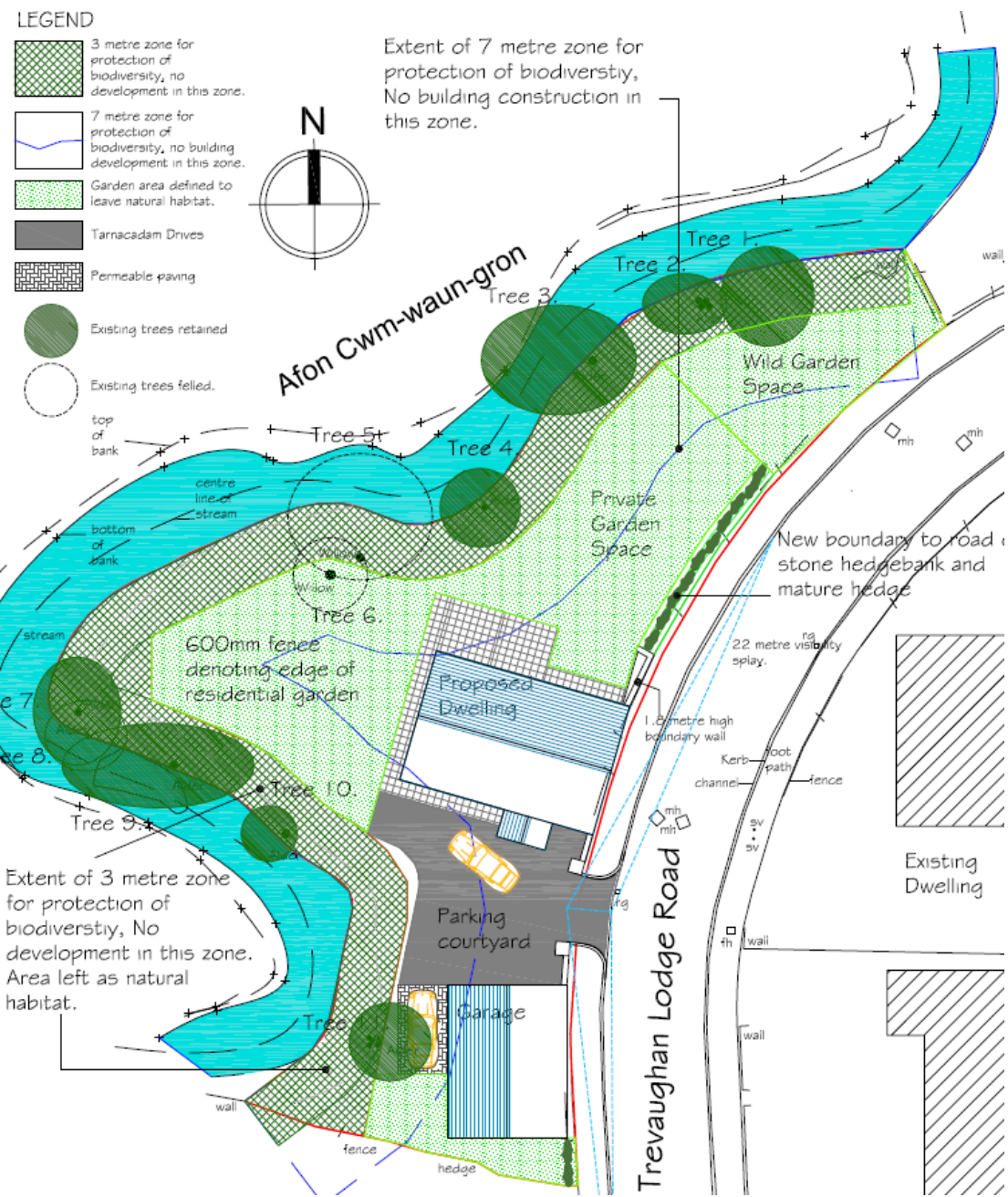
# W/34854 Opposite Properties



# W/34854

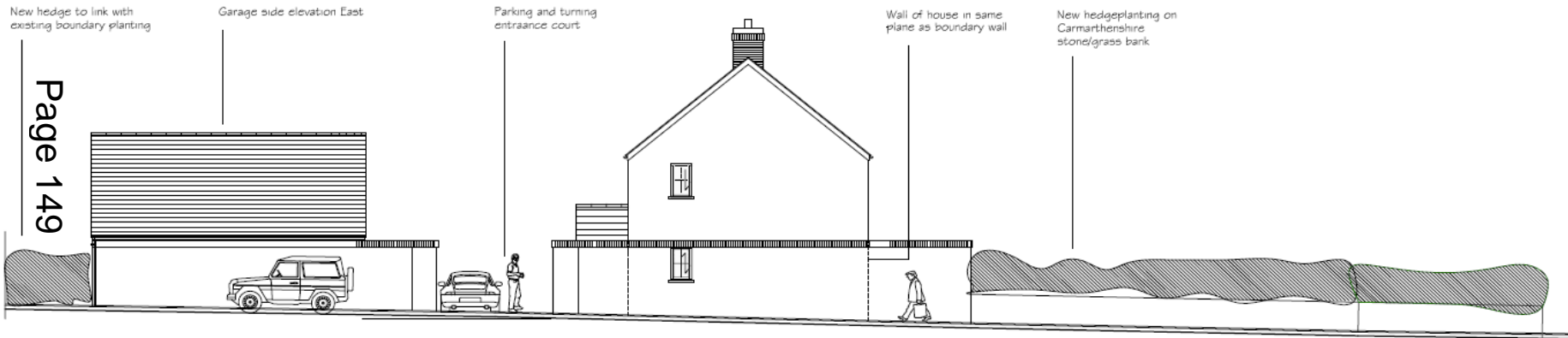
# Proposed Layout

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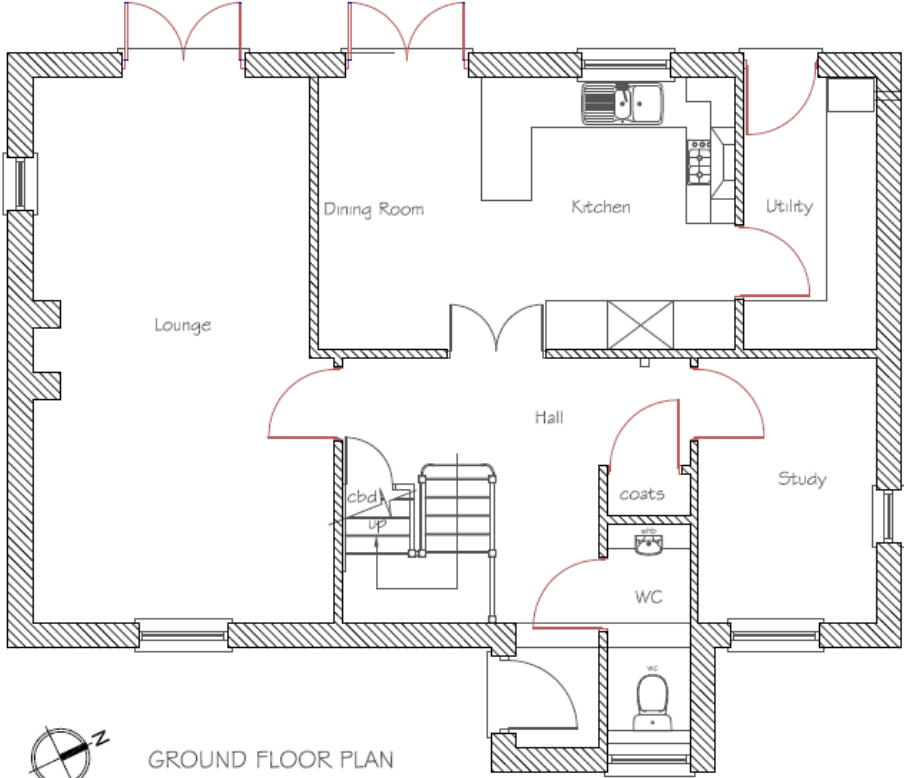


# W/34854

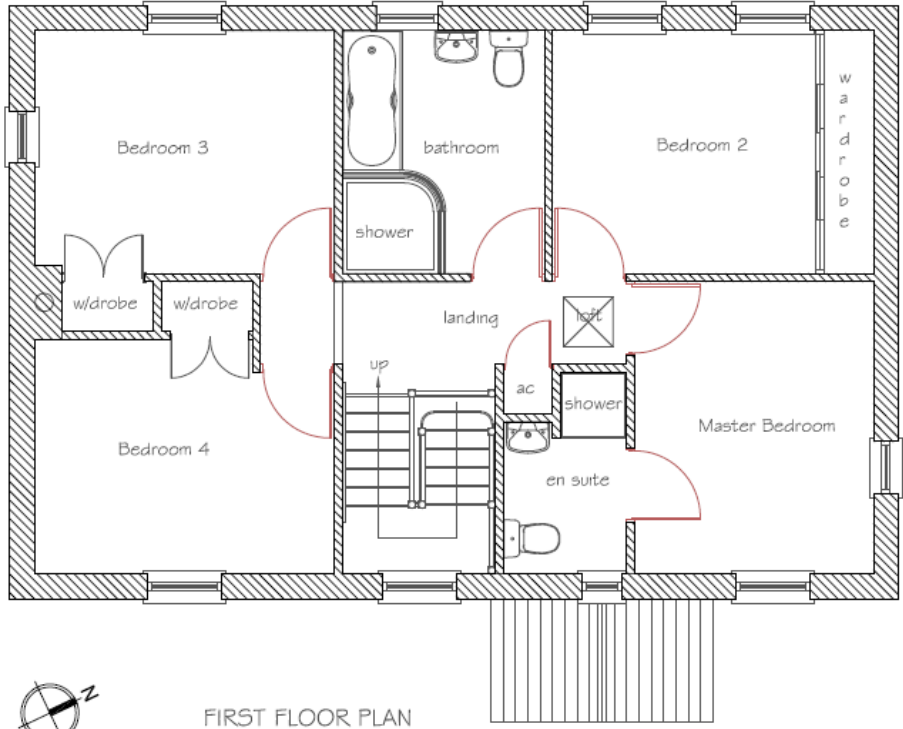
## Elevations & Streetscene



# W/34854 Floor Plans

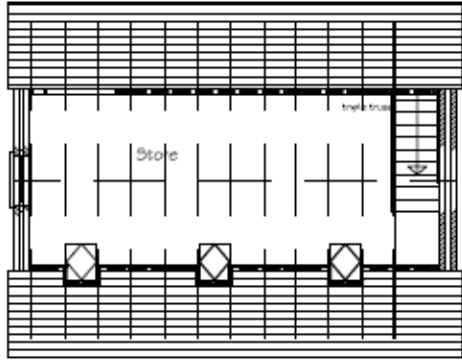


GROUND FLOOR PLAN

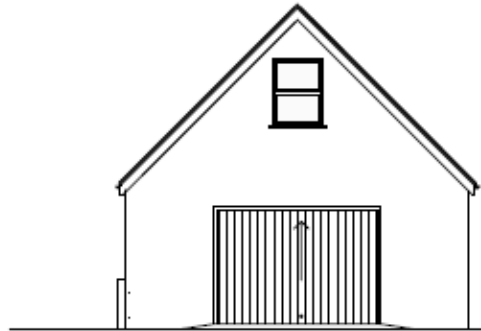


FIRST FLOOR PLAN

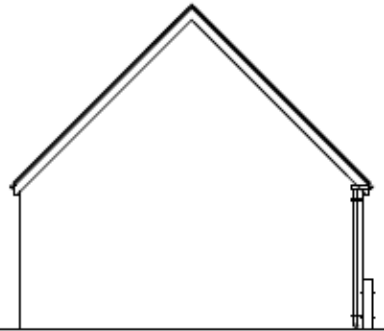
# W/34854 Detached Garage



Garage First Floor Plan.  
Scale 1:50 @A1

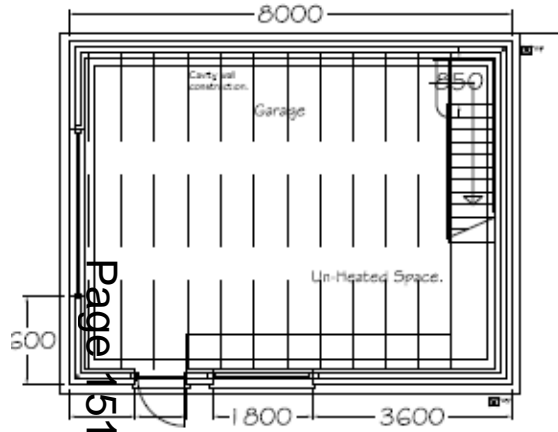


Up and Over Garage floor. by specialist.  
Garage front elevation  
North

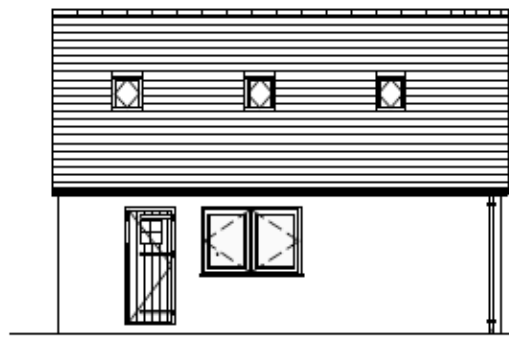


Garage rear elevation

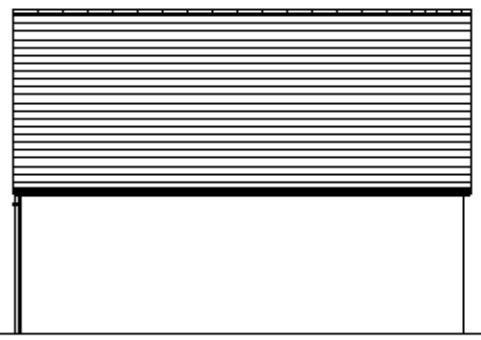
Elevations.  
Scale 1:100 @A1



1200930  
Garage Ground Floor Plan.  
Scale 1:50 @A1



Garage side elevation  
West

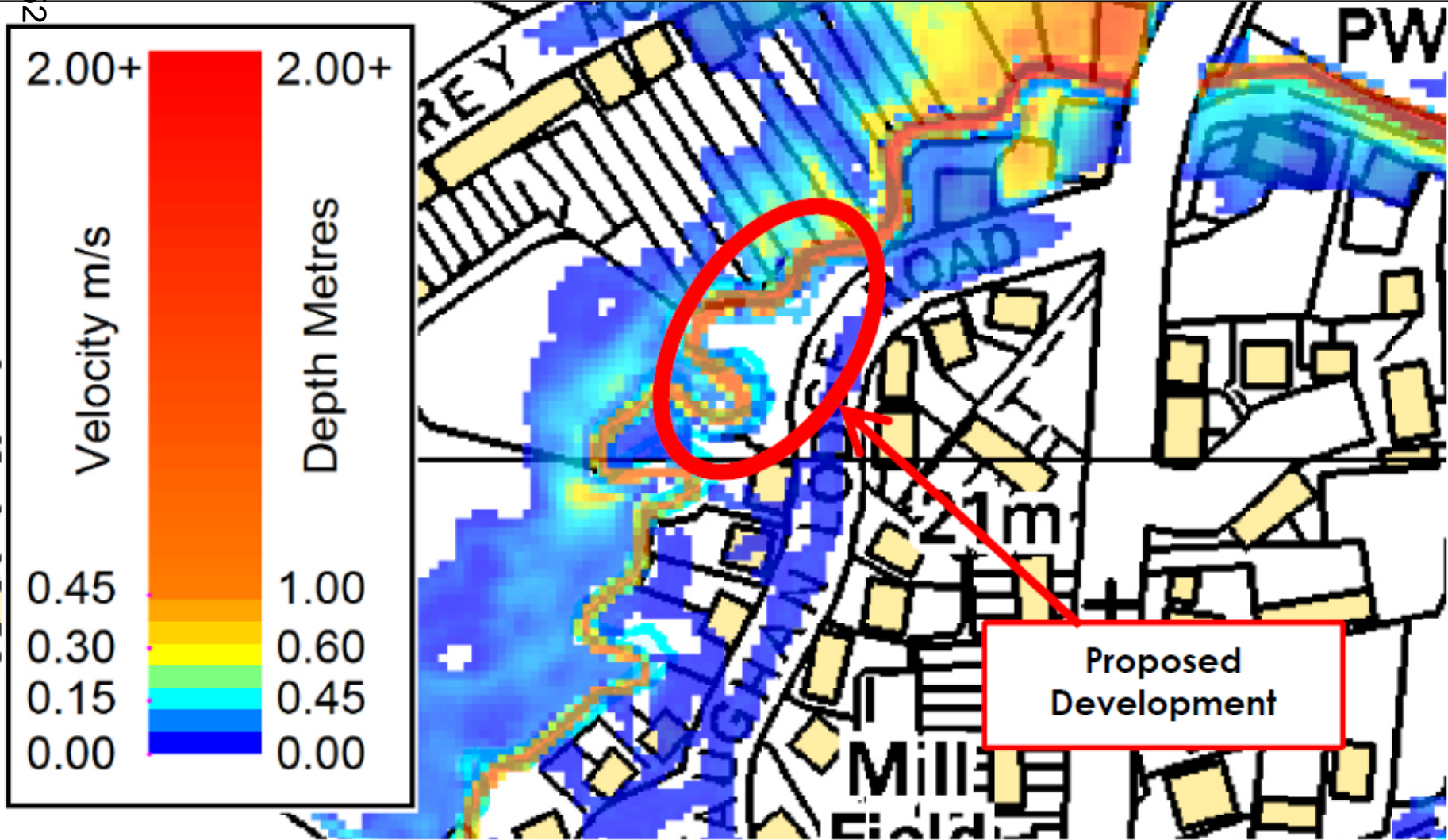


Garage side elevation East

# W/34854 FCA Extract 1 in 1000year event

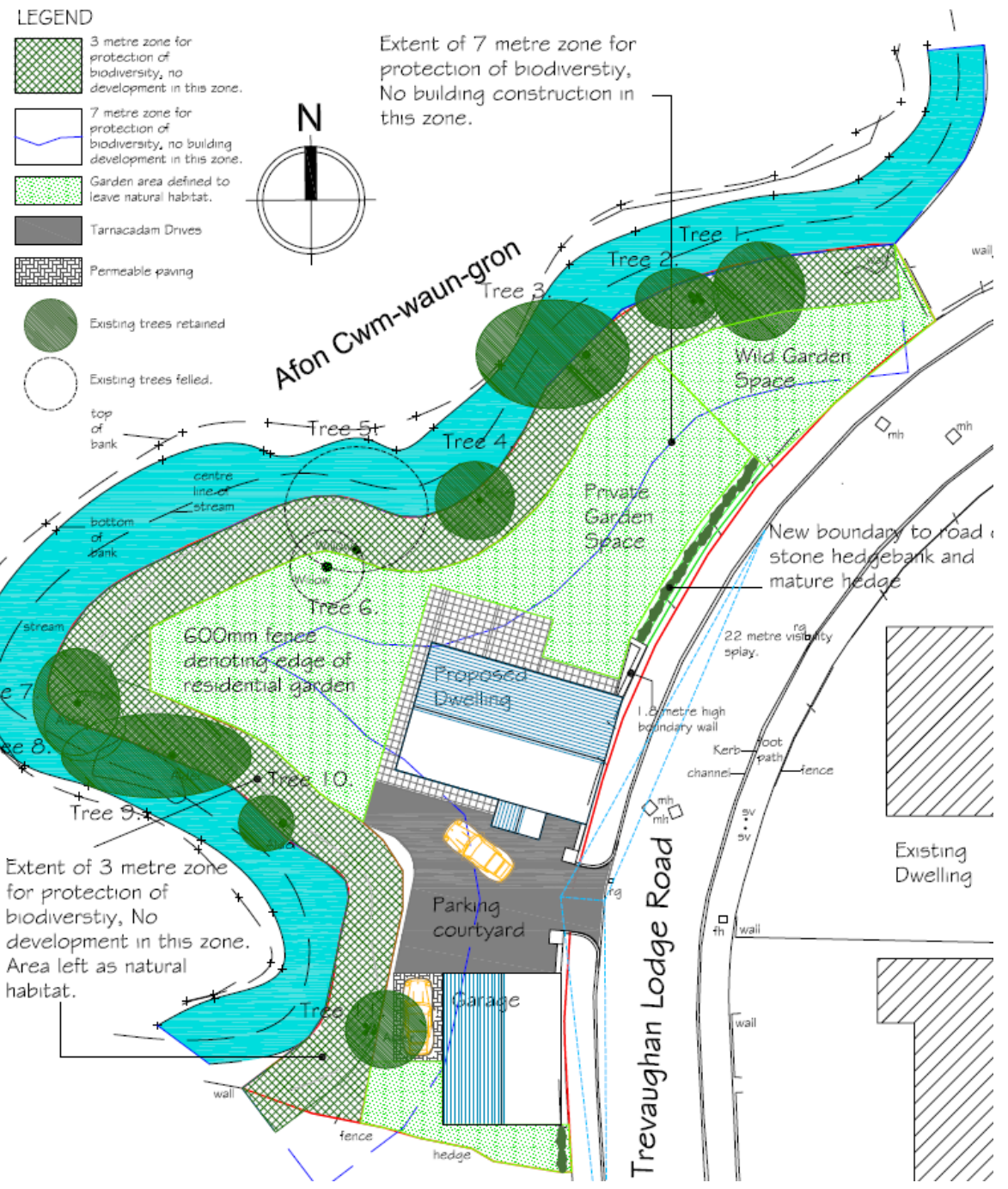
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Figure 4.3: 1 in 1000 year Undefended Depth Scenario





# W/34854 Proposed Layout

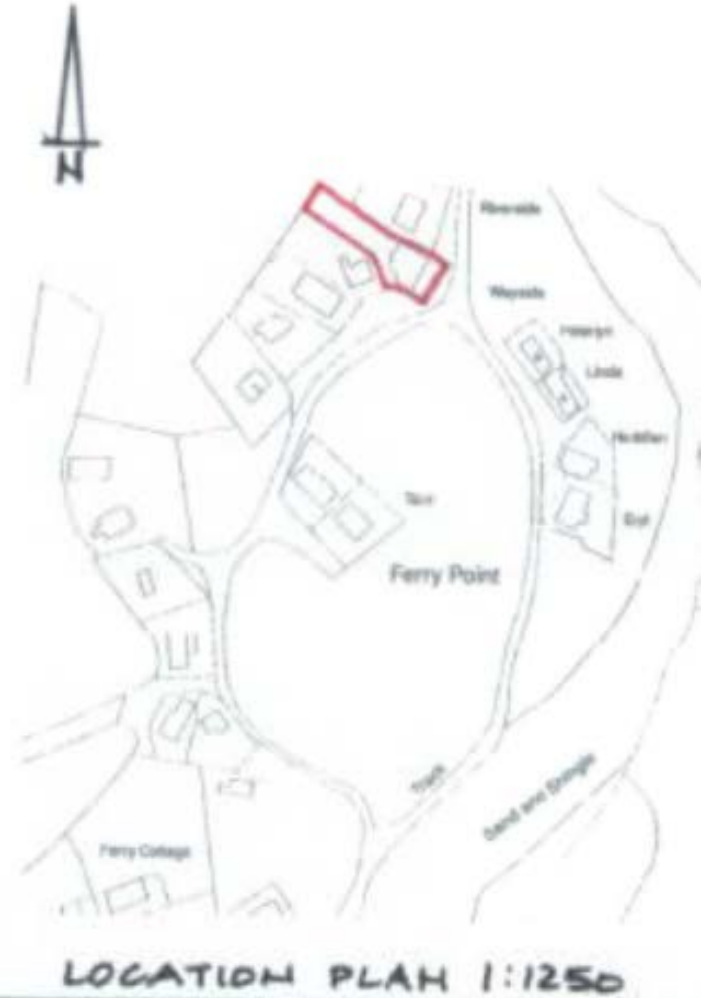


**W/35177**

**W/35177**



THIS PLAN IS REPRODUCED UNDER  
PAPER MAP COPYING LICENCE  
CONTRACT No. 40007964  
A/+ 7 1000006388



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

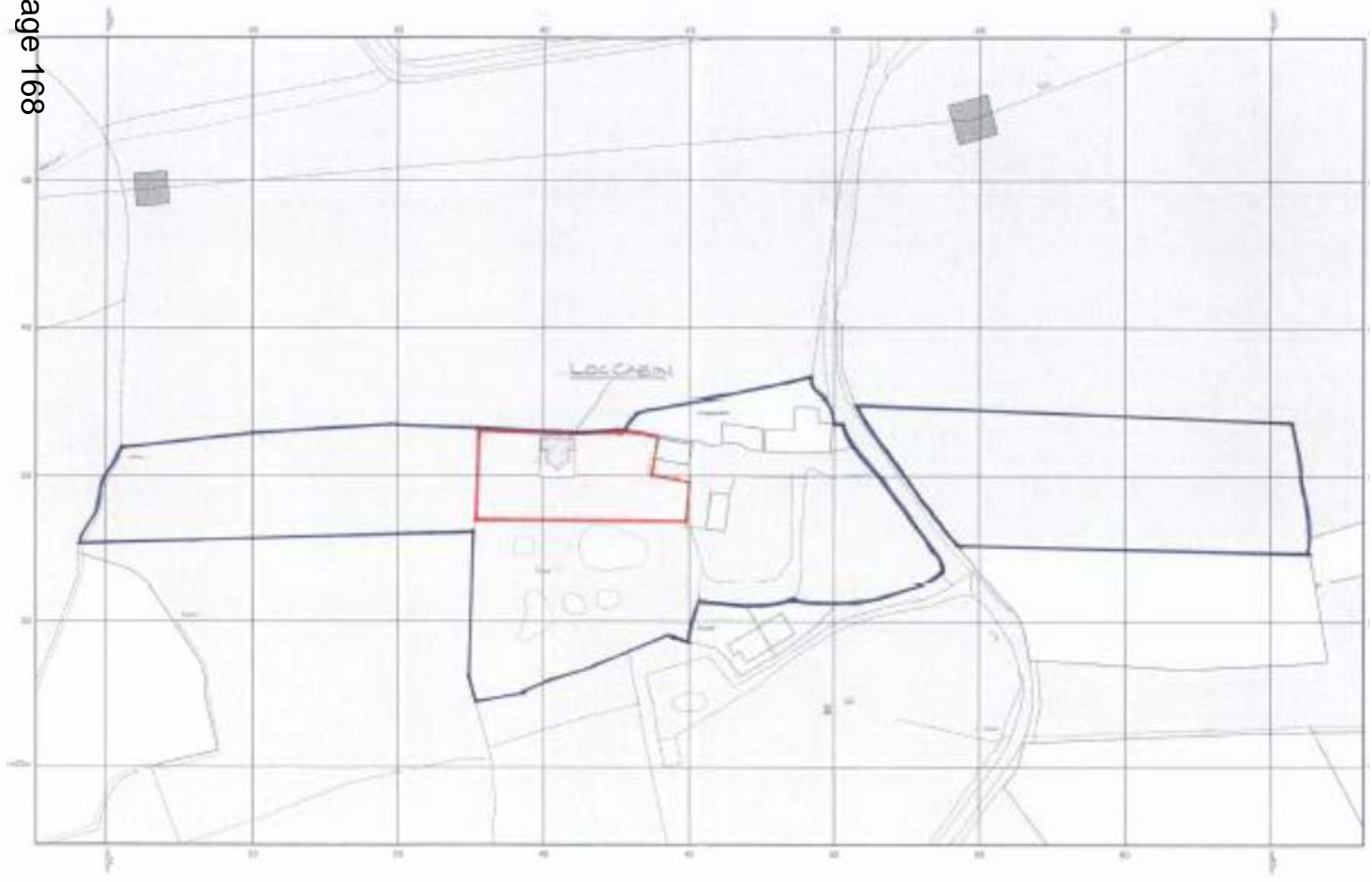
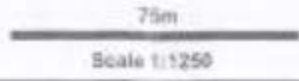
**APPLICATIONS RECOMMENDED  
FOR REFUSAL**

**W/35171**

**W/35171**

# W/35171

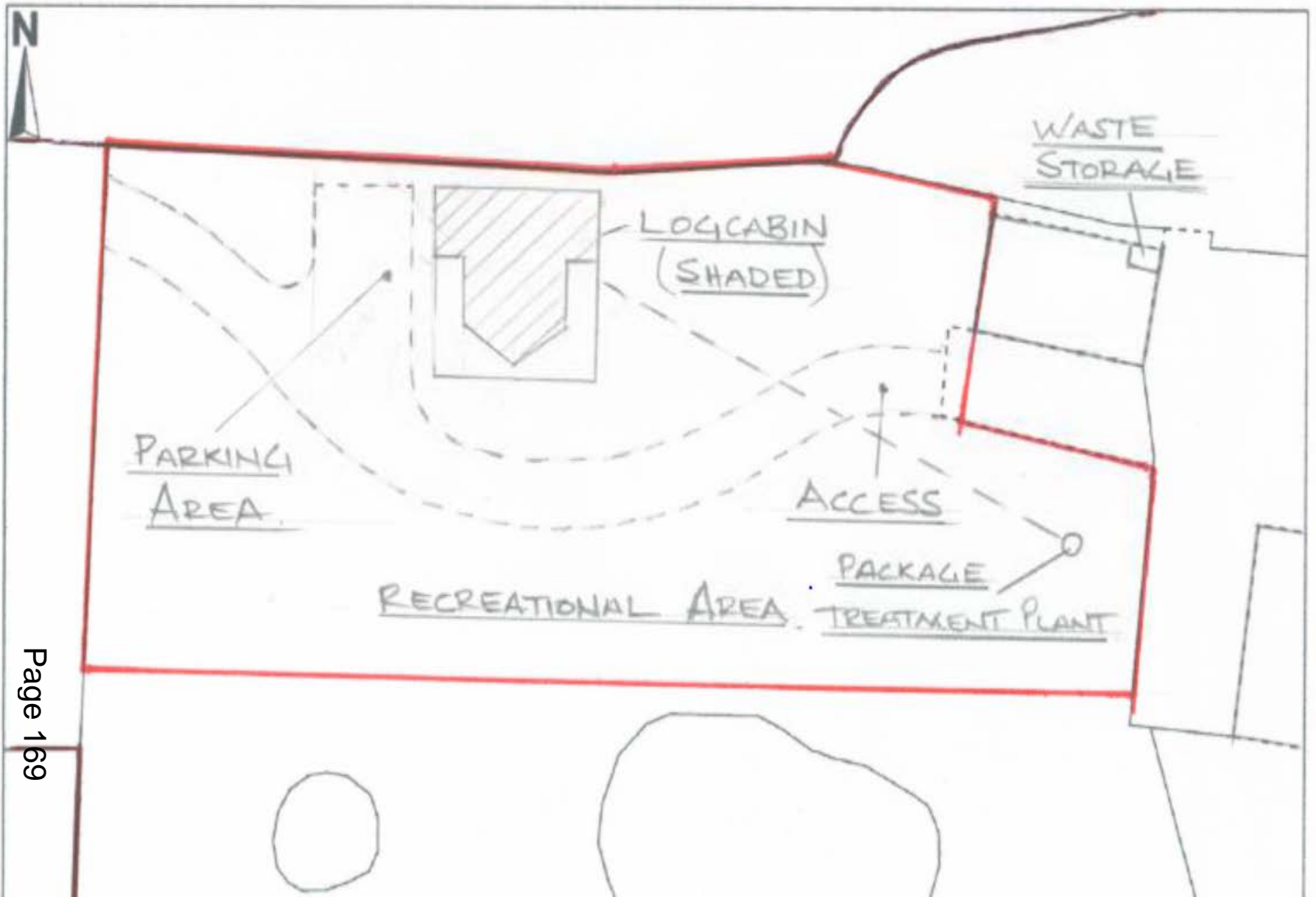






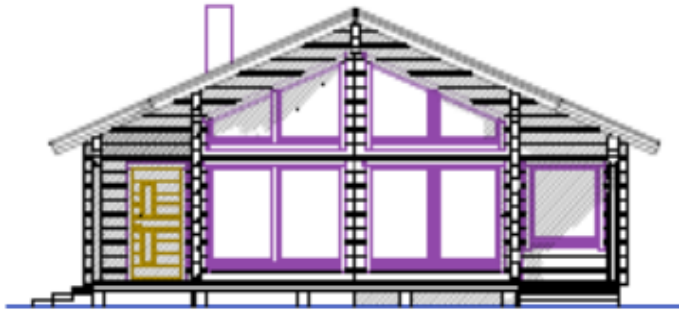
# W/35171

Creigiau Bach, Llangain, Carmarthen, SA33 5AY

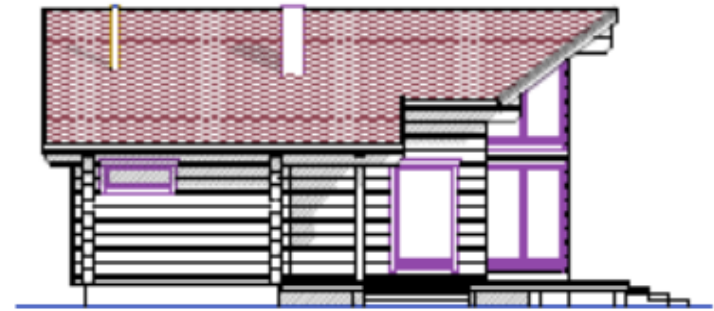


# W/35171

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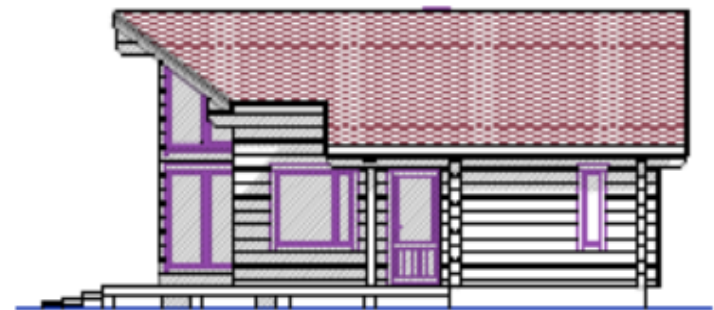
South Facing



East Facing



North Facing

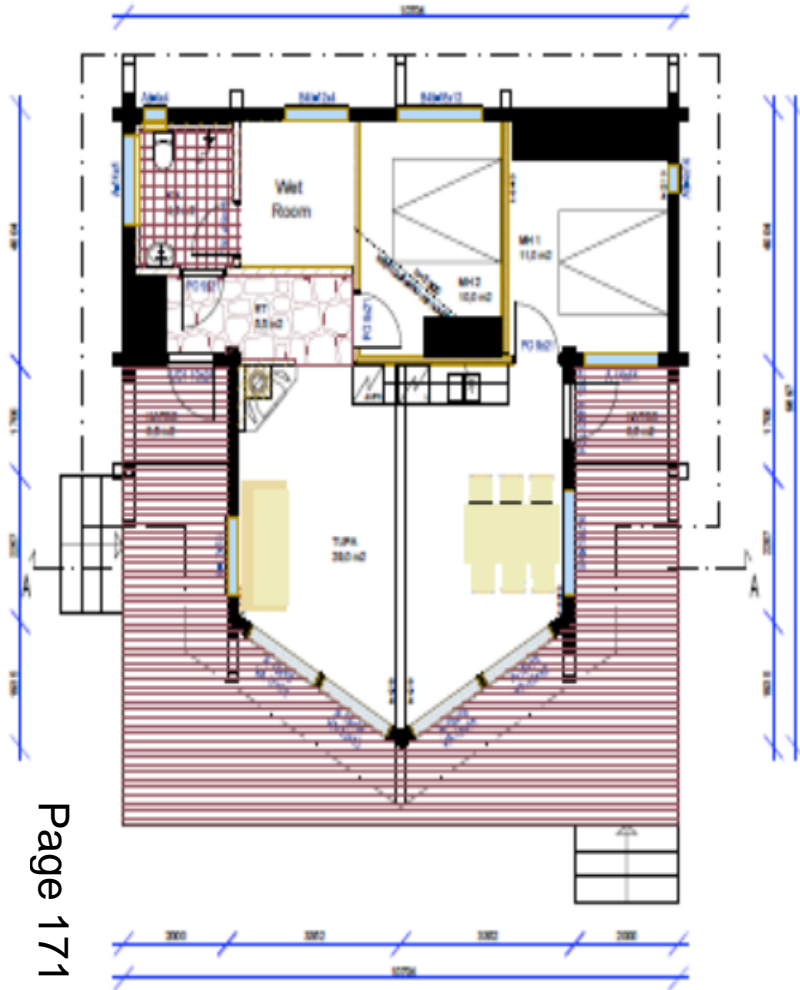


West Facing

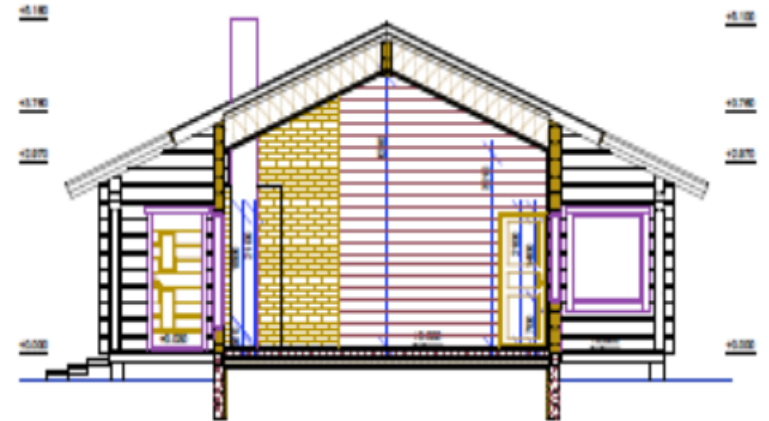
Proposed Log Cabin at  
Creigiau Bach SA335AY  
Scale 1:100 Date:17/01/



# W/35171



Floor Plan



Section on A-A

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