

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 14TH OCTOBER, 2021

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

| Agenda No | Item |
|------------------|-------------|
|------------------|-------------|

- | | |
|----|--|
| 3. | <u>DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 254) |
|----|--|

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

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**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Cynllunio
Adran yr Amgylchedd**

**Report of the Head of Planning
Environment Department**

14 October 2021

**I'W BENDERFYNU
FOR DECISION**

ADDENDUM

| | |
|--------------------------------|--|
| <i>Application Number</i> | S/40505 |
| <i>Proposal & Location</i> | RETENTION OF CHANGE OF USE OF DWELLING HOUSE TO A RESIDENTIAL CARE FACILITY AT 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG |

DETAILS:

Planning Site History

The following additional planning application has recently been received in respect of the application site:-

PL/02773 Application for a Lawful Certificate for the proposed use of a dwellinghouse for the care & supervision of a maximum of 3 young people (aged 11-18) with specific needs supported by qualified and experienced staff on a 1:1 ratio Pending

ADDENDUM

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|--------------------------------|---|
| <i>Application Number</i> | PL/00313 |
| <i>Proposal & Location</i> | DEMOLITION OF TWO SUB-STANDARD COTTAGES AND ERECTION OF TWO NEW COTTAGES PLUS 3 GLAMPING PODS FOR HOLIDAY LET AT SARNISEL, BRONWYDD, CARMARTHEN, SA33 6HT |

DETAILS:

Bronwydd Community Council – Have confirmed that they support the application.

ADDENDUM

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|--------------------------------|--|
| <i>Application Number</i> | PL/00489 |
| <i>Proposal & Location</i> | A ONE PLANET DEVELOPMENT WHICH WILL COMPRISE OF ONE TIMBER-FRAMED SINGLE-STOREY DWELLING AND ANCILLARY BUILDINGS IN ADDITION TO HORTICULTURAL AREAS, WILLOW PLANTATION, FOREST GARDENS AND A WILDFLOWER MEADOW AT LAND BETWEEN CAEGROES AND CWMWERN, PENYBANC, LLANDEILO |

DETAILS:

Site

Page 33 - The application site comprises a ~~2.36~~ 3.0 acre parcel of land...

Consultations:

Landscape Officer - The proposed development would not result in adverse impacts to a highly sensitive landscape identified within a specific designation and demonstrates the potential to deliver relevant policy objectives and an acceptable development proposal in relation to the landscape consultation remit, subject to suggested planning condition(s).

Two conditions are proposed and condition 1 requires the retention of the existing hedgerow at above 2.5 metres, and condition 2 requires that non-native evergreen species shall not be used in the planting of visual screening or shelterbelts at the site.

ADDENDUM

| | |
|--------------------------------|--|
| <i>Application Number</i> | PL/00977 |
| <i>Proposal & Location</i> | VARIATION OF CONDITION 2 (APPROVED PLANS) AND CONDITION 3 ON S/40401 (REBUILDING OF STORM DAMAGED BARN – RETROSPECTIVE) TO ALLOW THE BUILDING TO BE USED FOR THE ASSEMBLY OF TIMBER FRAME BUILDINGS FOR A PERIOD OF 18 MONTHS AT MYRTLE HILL, FIVE ROADS, LLANELLI, SA15 5AJ |

DETAILS:

Local Member – Councillor T J Jones has made the following representations:-

I would like to fully support the above planning application as Mr. Morgan has built up his business to employing around 70 members of staff, most of whom are local residents of the Five Roads area. He also supports all aspects of village life.

The applicant has submitted a position statement regarding the progress being made on the development at Strasdin Joinery, Unit 8b Trostre Industrial Estate, Llanelli, SA14 9UU.

Progress:

1. Geotechnical investigation company have been instructed to carry out desktop study on the land to the left of Unit 8B. Awaiting report to satisfy one of the planning conditions.
2. Mel Williams Structural Engineering has been instructed to supply structural design for the sub structure work.
3. Ground work contractor has been given provisional approval to start work on grounds. Current lead time start of 2022.
4. EMS Quantity Surveyor is currently redoing costing above ground structure due to construction materials increase of 50% since planning approval.

I trust the above gives a snapshot of where we are in the build process.

ADDENDUM

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|--------------------------------|---|
| <i>Application Number</i> | PL/00978 |
| <i>Proposal & Location</i> | AN APPLICATION FOR FULL PLANNING PERMISSION FOR THE PROVISION OF A NEW ACCESS ROAD FROM TENBY ROAD; ERECTION OF A NEW PETROL FILLING STATION WITH SALES BUILDING; FORECOURT INCLUDING FUELLING PROVISION FOR DOMESTIC AND HGVS AND UNDERGROUND FUEL TANKS; THREE JET WASHES AND CAR CARE FACILITIES; ELECTRIC VEHICLE CHARGING HUB AND SUPPORTING INFRASTRUCTURE; CAR PARKING AND CYCLE PARKING; LANDSCAPING INCLUDING SMALL OUTSIDE SEATING AREA AND OTHER ASSOCIATED WORKS AT LAND AT ST CLEARS ROUNDABOUT, ST CLEARS, CARMARTHEN, SA33 4JW |

DETAILS:

The applicant has provided a number of updated drawings and reports to reflect minor changes to the development layout and landscaping as part of the application process. The wording of condition nos. 2, 12 and 13 of the report are therefore to be amended to the following to reflect the submission of this updated information.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- Vehicle tracking for 16.5m articulated vehicle (2869-42)

received on 16 September 2021;

- EV Canopy and associated equipment (PL11)
- Noise Impact Assessment Technical Report (35744-R7)

received on 19 February 2021;

- Air quality assessment – Initial Report (January 2021)
- Tree survey (619/03B)

received on 17 February 2021;

- Biodiversity survey and report tree assessment Sept 2017 background document
- Block plan (PL09)
- Drainage strategy report (CC2200 S2)
- Extended phase 1 habitat survey (July 2017)
- Land contamination assessment
- Landscape details arboricultural assessment (Dec 2020)

- 1:1250 scale location plan
- Phase one environmental assessment (V October 2020)
- Planning design and access statement (December 2020)
- Preliminary Ecological Appraisal (WWE/021120)
- Proposed building elevations (PL03)
- Proposed building layout (PL08)
- Transport Assessment Parts 1 and 2 (ADL/RG/2869/10A December 2020)

received on 14 December 2020;

- Proposed site elevations (PL02A)
- Existing and proposed sections through hedgebanks (PL12A)
- Proposed site sections through perimeter road sheet 1 (PL06B and PL07A)
- Proposed site sections (PL05A)
- Tree survey (619/03C)
- Proposed site elevations indicating EV Equipment (PL10A)
- Proposed site layout (PL01F)
- Landscape general arrangement with planting plan (619/01H)
- Plant schedules and specification (619/02F)

received on 6 October 2021.

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

Condition 12

The jet wash facilities hereby approved, as shown on the proposed site layout plan (PL01F) received on 6 October 2021, shall not be used outside the hours of 08:00 to 21:00 on any one day.

Reason: To safeguard the living conditions of adjacent occupiers.

Condition 13

The existing trees to be retained as part of the development, as shown on Landscape general arrangement with planting plan (619/01H) and tree survey plan (619/03C) received on 6 October 2021 shall be protected in accordance with the details shown for the duration of the development.

Reason: To safeguard existing landscape features.

ADDENDUM

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|--------------------------------|--|
| <i>Application Number</i> | PL/02142 |
| <i>Proposal & Location</i> | VARIATION OF CONDITION NO. 3 OF S/33461 AT LAND ADJACENT TO 12 PENLLWYNRHODYN ROAD, LLANELLI, SA14 9NL |

CONDITIONS:

For robustness an additional condition is proposed to be included to clarify the parameters of the dwelling.

Condition 13

The dwelling subject of a future reserved matters application shall be in line with the following parameters:-

- Height 3.5-7.1m;
- Length 6-11m;
- Width 5-10.5m.

Reason: In the interest of visual amenities.

ADDENDUM

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|--------------------------------|---|
| <i>Application Number</i> | PL/02390 |
| <i>Proposal & Location</i> | CREATION OF ONE ADDITIONAL FAMILY TRAVELLER PITCH WITH ONE RESIDENTIAL STATIC UNIT, TOURING CARAVAN, UTILITY/DAY ROOM (DISABLED FRIENDLY) USING APPROVED AGRICULTURAL ACCESS (S/33780) AT CARAVAN MELDEN STABLES, PEMBREY, LLANELLI, BURRY PORT, SA16 0JS |

CONSULTATION:

Planning Ecology – Formal response received confirming no objection subject to conditions being imposed on any permission granted.

Local Member(s) - Councillor Hugh Shepardson has reiterated his request for a site visit given the issues being investigated by enforcement team, there are concerns that an additional pitch will be detrimental to the local community.

DETAILS:

The Local Planning Authority (LPA) have been informed that work has commenced on site for the additional pitch and the static caravan has been delivered to the site. However, it is understood that the caravan has been sited in a different location to that indicated on the submitted plans. The agent has been advised no work should be undertaken until the planning application is determined and any work commenced on site in advance is at their own risk.

ADDENDUM

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|--------------------------------|---|
| <i>Application Number</i> | PL/02500 |
| <i>Proposal & Location</i> | SPRINKLER PUMP HOUSE AT LAND TO THE NORTH OF TYCROES RFC, PENYGARN ROAD, TYCROES, AMMANFORD, SA18 3NY |

DETAILS:

The agent has provided further technical information on the sound levels of the pump along with the following comments:-

- The pump is electric, by nature quiet, it is designed for a residential setting, the sound levels are significantly quieter by a few factors than a standard hairdryer or Hoover and about the same level as a normal conversation.
- The pump only operates for a short monthly test, otherwise only activates in the event of a pressure drop (activation or test).
- It is also in a brick enclosure that will deaden any sound.

The additional information has been forwarded to the Authority's Environmental Health Noise team for further review.

CONSULTATION:

Environmental Health (Noise) – Informally advised they are unlikely to object on noise grounds but requested additional information on noise levels and timings for use of the pump. No further comments received as yet.

ADDENDUM

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|--------------------------------|--|
| <i>Application Number</i> | PL/00895 |
| <i>Proposal & Location</i> | RURAL ENTERPRISE DWELLING WITH ASSOCIATED AGRICULTURAL SHED AT LAND AT DERWEN FAWR, CRUGYBAR, LLANWRDA |

CONSULTATIONS:

Natural Resources Wales (NRW) – There is concern regarding the method of foul sewage provision and how this will impact upon the River Tywi Special Area of Conservation following NRW's Planning Position Statement which advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. NRW have also issued Planning Advice (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

A new septic tank is to be installed to provide foul drainage for the development which has the potential to increase the amount of phosphorus being discharged from the site. As such, reference is made to the Planning Advice and advise that the Local Planning Authority seeks further information from the applicant. Although, information has already been submitted in respect of the proposed system, two separate plans in the application show the system at different locations and clarification is required on this issue.

Provided the advice provided is followed and it is concluded that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal.

NRW also assesses the air quality impact a proposal may have on the National Site Network and Sites of Special Scientific Interest (SSSI) within a screening distance of 5km for this scale of farm. In this case, where there is no change to the existing background emissions, and an atmospheric ammonia impact screening report in relation to the protected sites is not required.

Landscape Officer - The proposed development is located adjacent to the Cothi Valley Special Landscape Area (SLA). The proposed development would constitute a new built form intervention within the landscape which would result in adverse impacts to the sparsely settled character of this part of the wider Cothi Valley and adjacent SLA.

The submitted Planning Statement states that the proposed development is located "at a low point in the local landscape". The proposed floor levels of the dwelling and agricultural buildings are approximately 4m and 6m respectively above the existing levels at Ynysau-gate west. There would appear to be extensive areas within the holding at a lower elevation than the proposed site. The specific reasons for consideration of the specific site at this elevation do not appear to have been provided or effectively justified.

The existing buildings at Ynysau-gate are single storey in nature. It is advised that the proposed development would appear incongruous in this elevated location relative to the existing built form.

Submitted landscape proposals are limited to brief description of hedge planting to the amenity area boundary associated with the proposed dwelling, the proposals do not demonstrate any landscape integration design which would enable effective delivery of relevant policy objectives

Y Pwyllgor Cynllunio / Planning Committee

14/10/2021

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department



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

**Applications
recommended for
approval**

S/40505

John Thomas

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

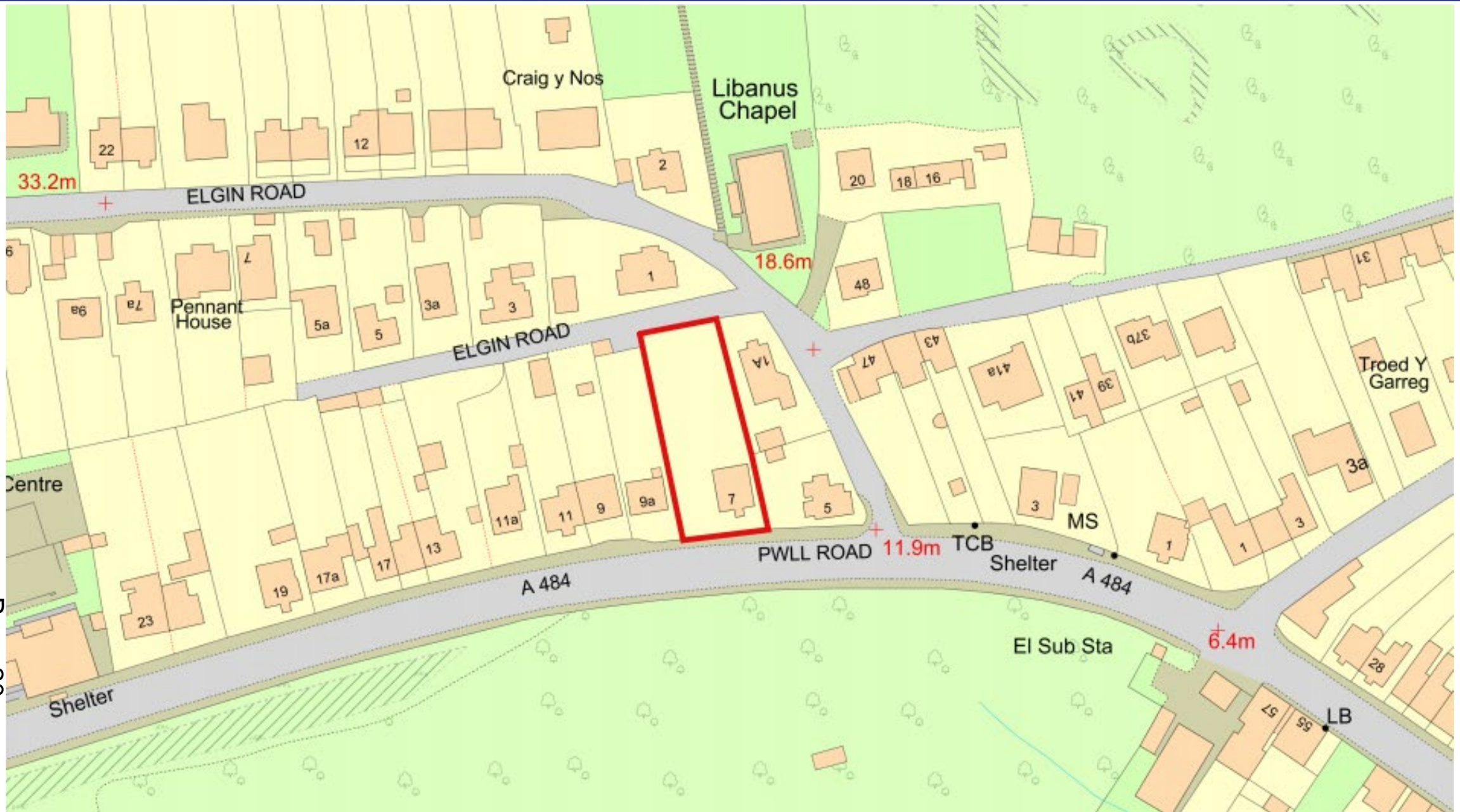
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County Council

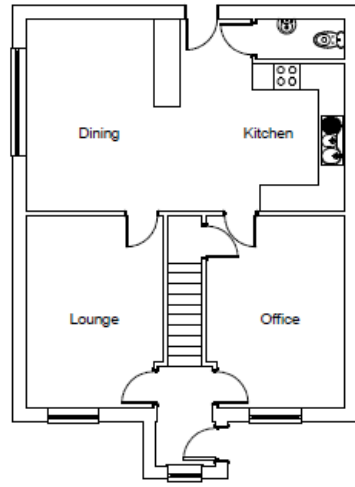




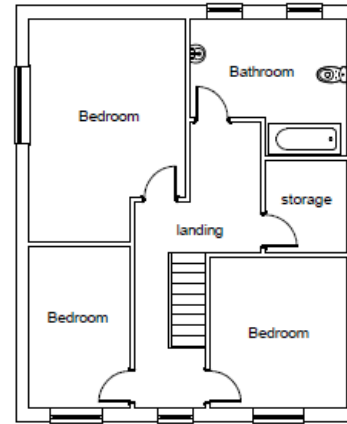








1 Ground floor
1 : 100



2 First floor
1 : 100



| No. | Description | Date |
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| | | | |
| CODE | STATUS | SUITABILITY DESCRIPTION | PURPOSE OF ISSUE Planning |

| |
|--|
| PROJECT 7 Pwll Road, Pwll, Llanelli |
| Floor plans |

| | | |
|----------------------|--------------------------------|-----|
| CLIENT | | |
| Date 01/04/2020 | Scale (@ A3) 1 : 100 | |
| Author Checked by | DRAWING NUMBER RB001 | REV |





















PL/00313

Paul Roberts

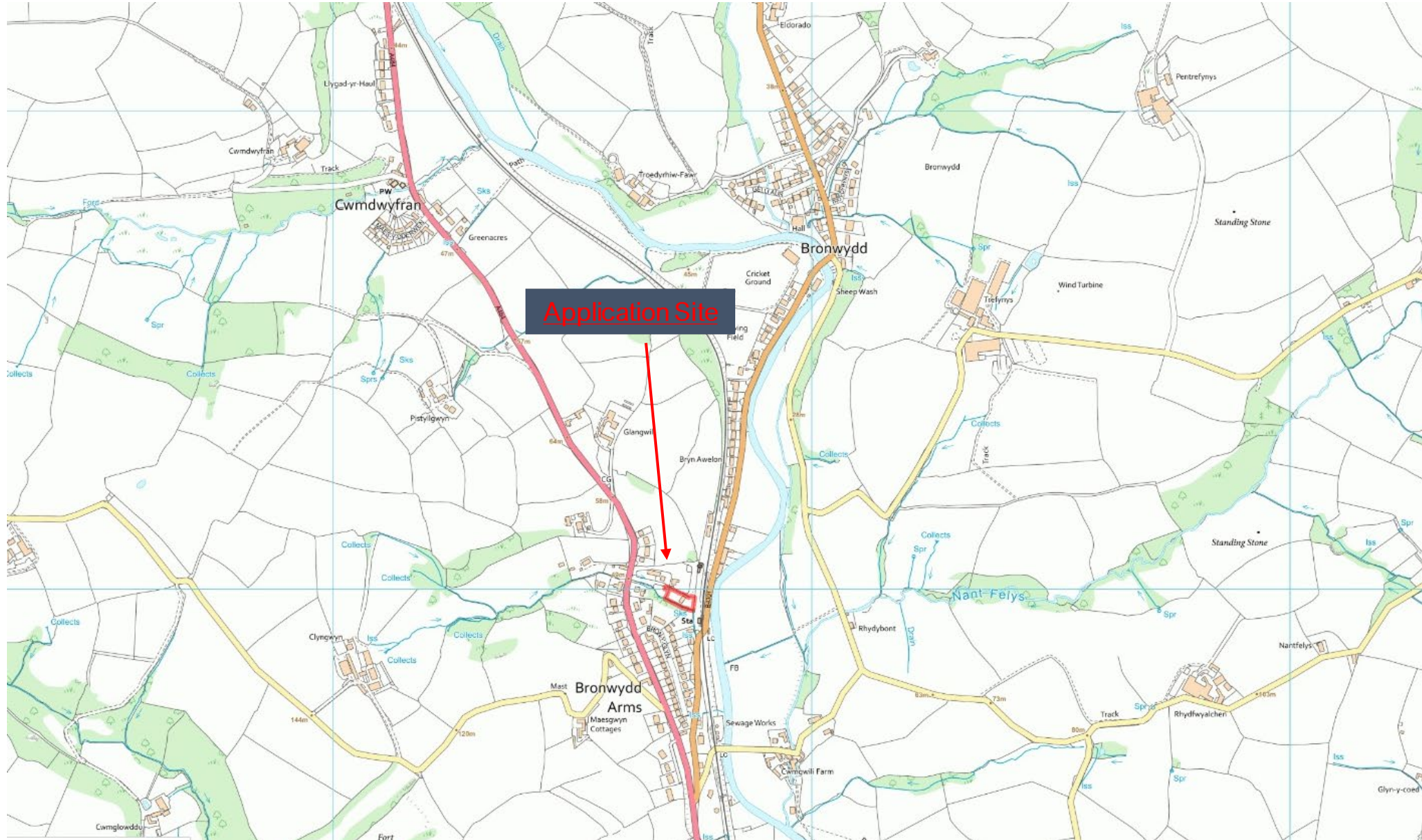
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

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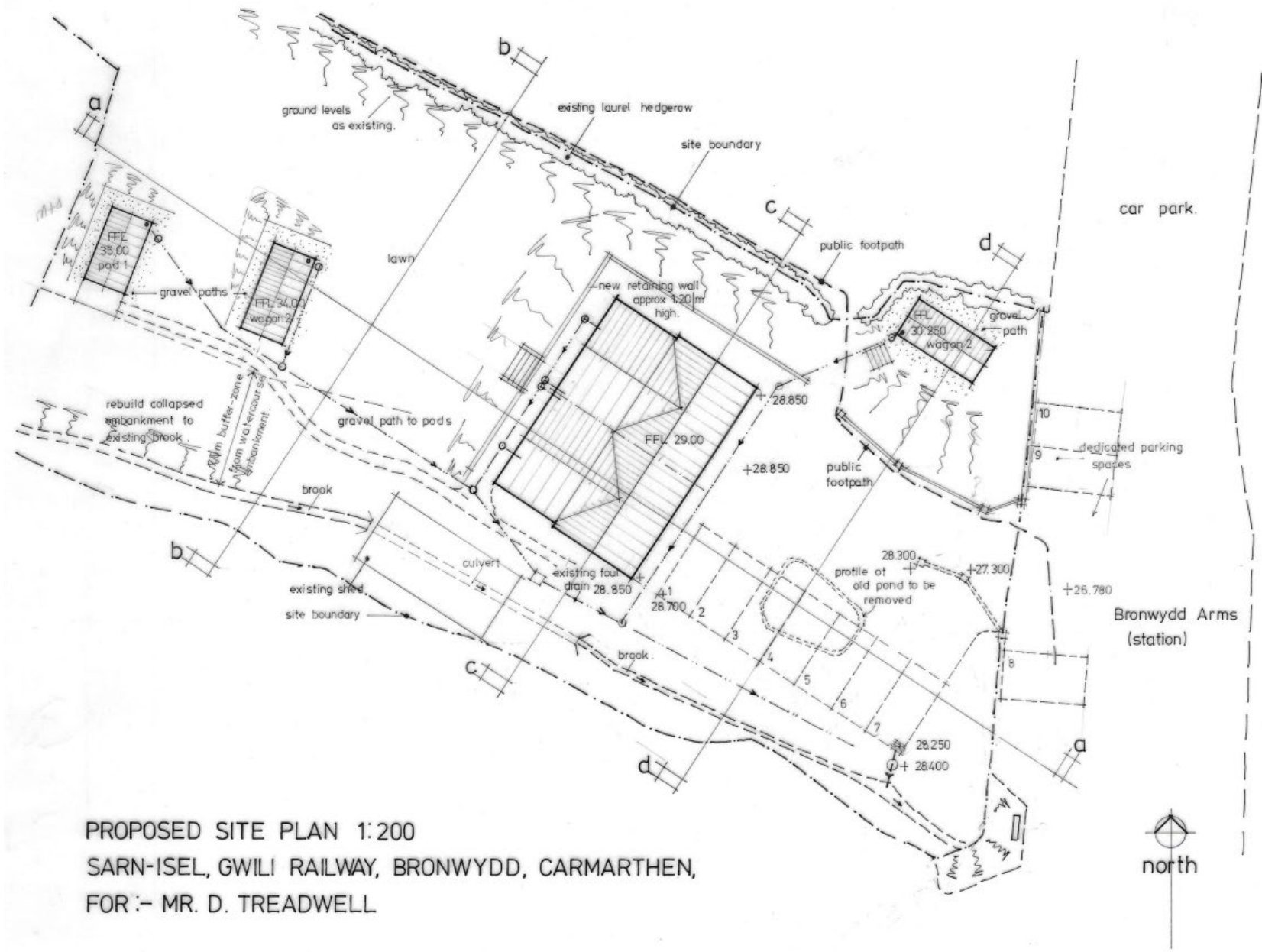
PL/00313 – Location Plan



PL/00313 – Aerial Photograph

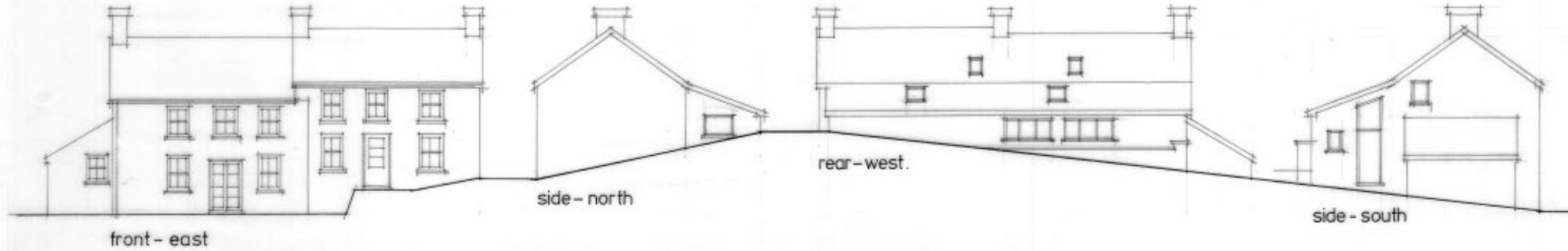


PL/00313 – Site layout

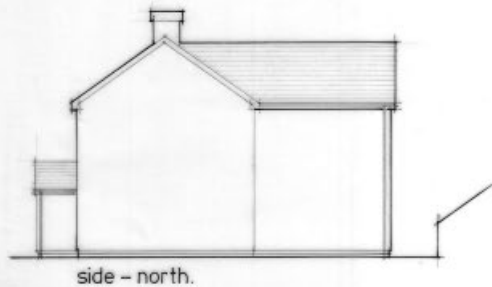
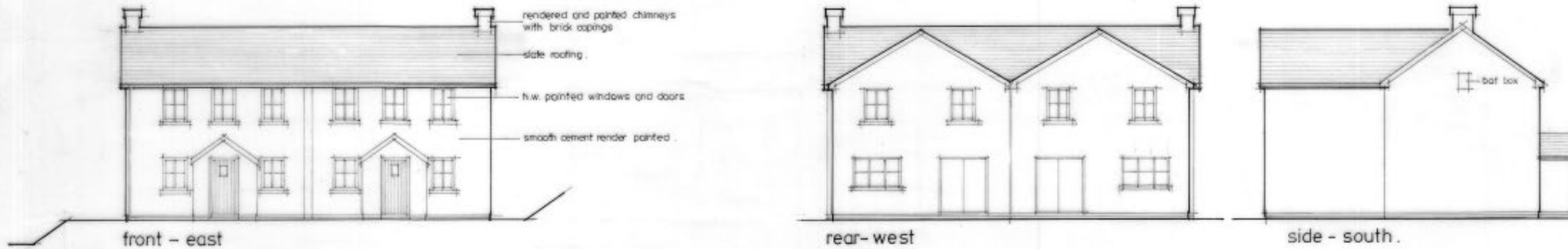


PL/00313 – Proposed elevations

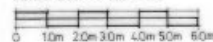
existing elevations. 1:100.



proposed elevations. 1:100. all materials of external finish to match existing cottages i.e.



SCALE BAR. 1:100 of A2



REV X - Schwegler 1WQ bat box added to proposed side / south elevation.

PROPOSED DEMOLITION OF SUB-STANDARD COTTAGES, AND BUILDING OF 2no. NEW COTTAGES FOR HOLIDAY ACCOMODATION (TO INCLUDE 3no 'GLAMPING PODS') AT :- SARN ISEL, GWILI RAILWAY, BRONWYDD, CARMARTHEN, SA33 6HT, FOR :- MR. D. TREADWELL.

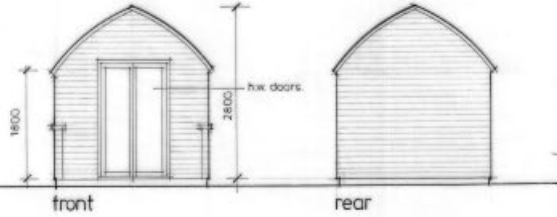
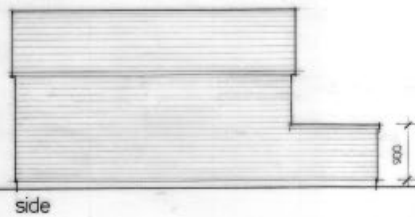
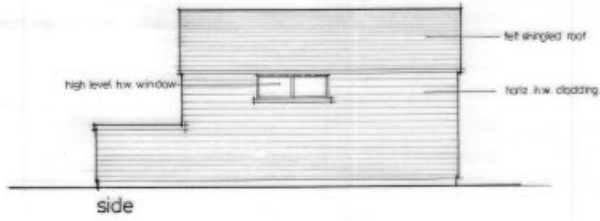
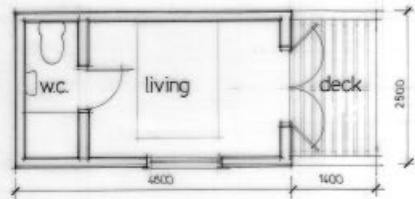
EXISTING and PROPOSED COTTAGE ELEVATIONS.

drg. no 2

PL/00313 – Proposed elevations

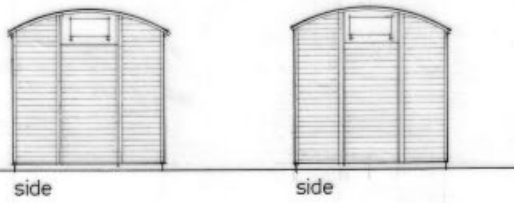
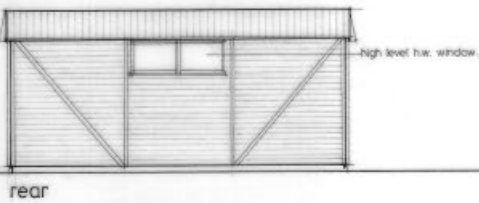
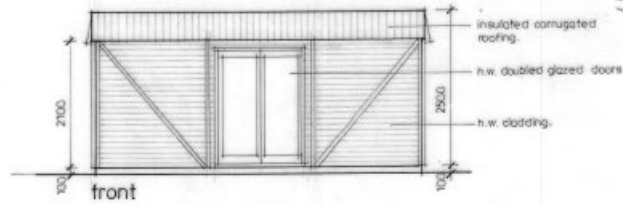
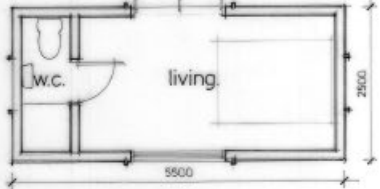
glamping pod – (no.1) – 1:50.

plan



converted railway trucks. (nos. 2 & 3) 1:50

plan

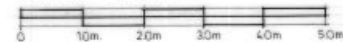


site plan. 1:500.

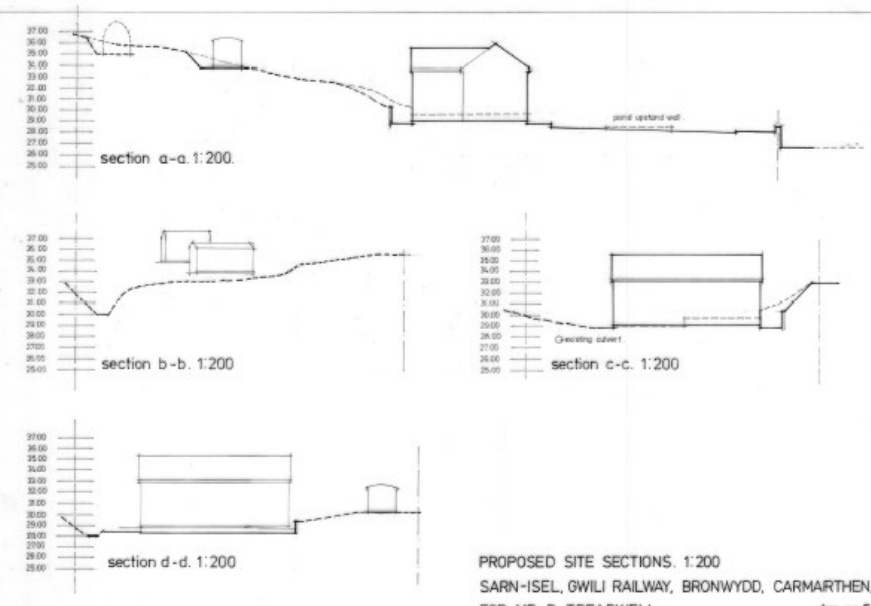
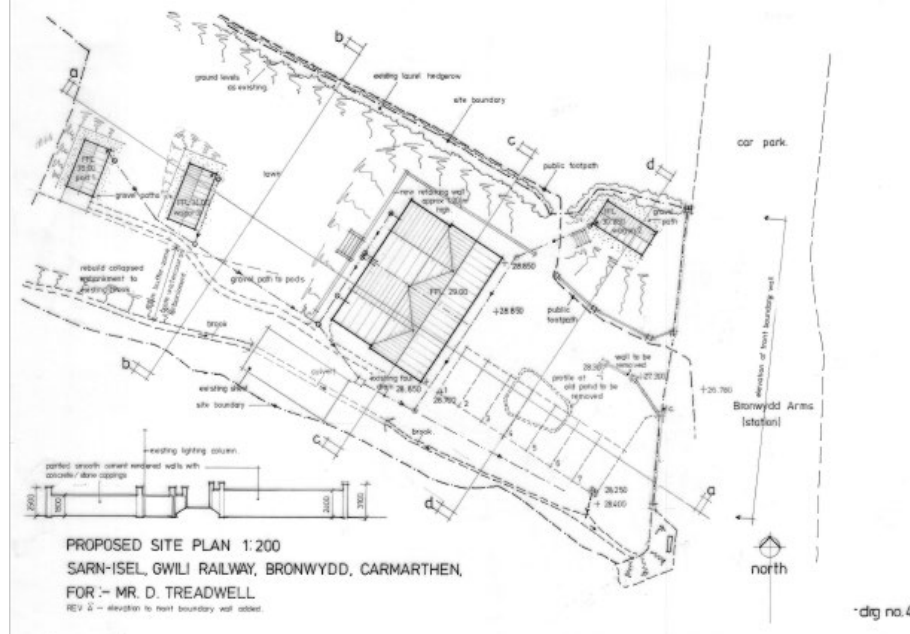
PROPOSED 3 no. 'GLAMPING' UNITS AT :-
SARN ISEL, GWILI RAILWAY, BRONWYDD, CARMARTHEN,
SA33 6HT, FOR :-
MR. D. TREADWELL .

drg. no. 3.

SCALE BAR – 1:50 of A2



PL/00313 – Proposed sections





PL/00313 Existing cottages



PL/00313 View from within the site towards Gwili Railway station



PL/00313 View of the rear garden of the cottages





PL/00313 View of the rear garden of the cottages and adjacent stream



PL/00313 View towards the rear of the cottages



PL/00313 View towards the adjacent stream at the front of the cottages



PL/00313 View of Gwili station car park and application site



PL/00313 View of Gwili Railway Station and application site





PL/00489

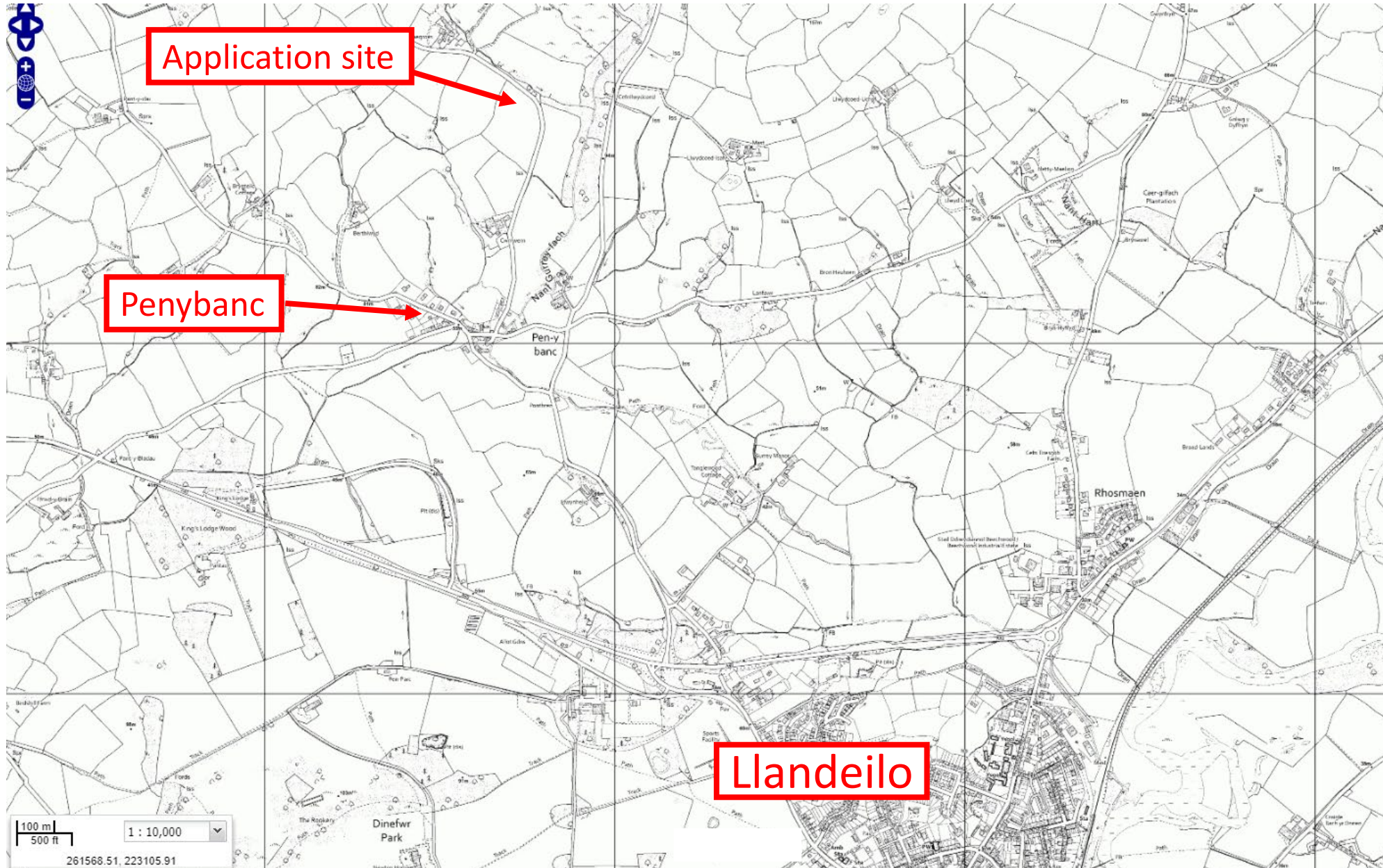
Kevin Phillips

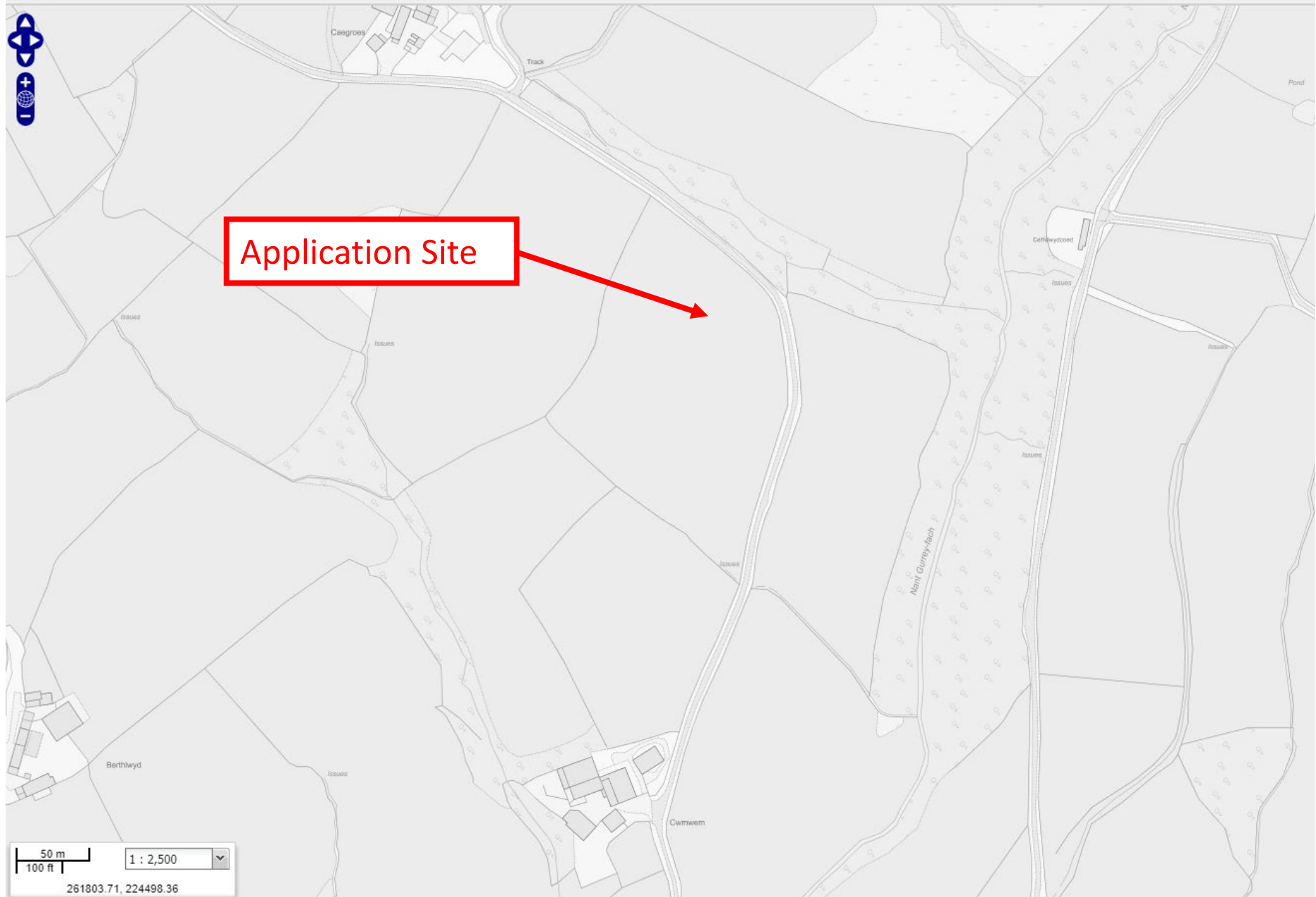
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

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Carmarthenshire
County Council



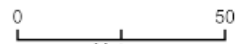








Maes Digionedd Location Plan







Key:

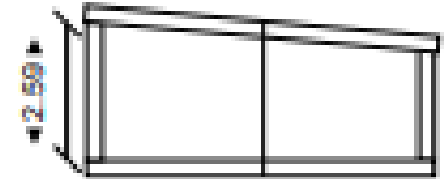
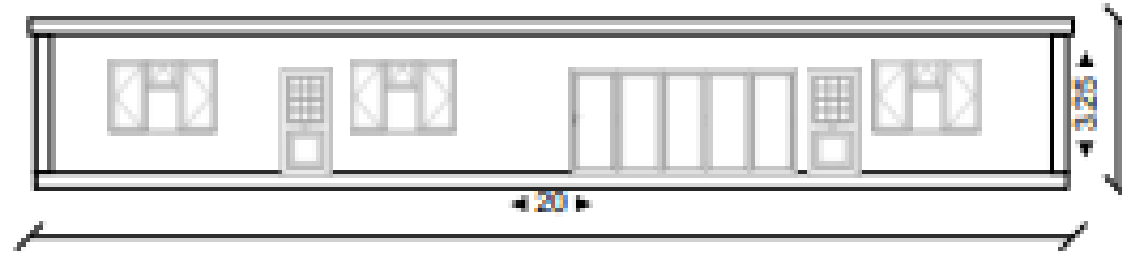
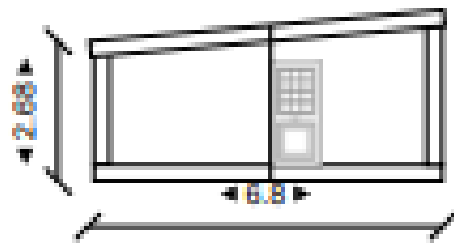
| | |
|---|--|
| Beehive | |
| Existing hedge | |
| Re-wilding | |
| Proposed hedge (visual shield & windbreaks) | |
| Wild flower meadow | |
| Willow | |
| Foot track | |
| Forest garden | |
| Solar Panels | |
| Rainwater harvesting | |
| Portable chicken run | |
| Compost | |
| Reed bed system | |
| Cob Greenhouse | |
| Vehicle track | |
| Wood store | |
| Wildlife ponds | |
| Portable duck run | |
| Cold storage | |
| Mushroom growing | |
| Overflow pond | |

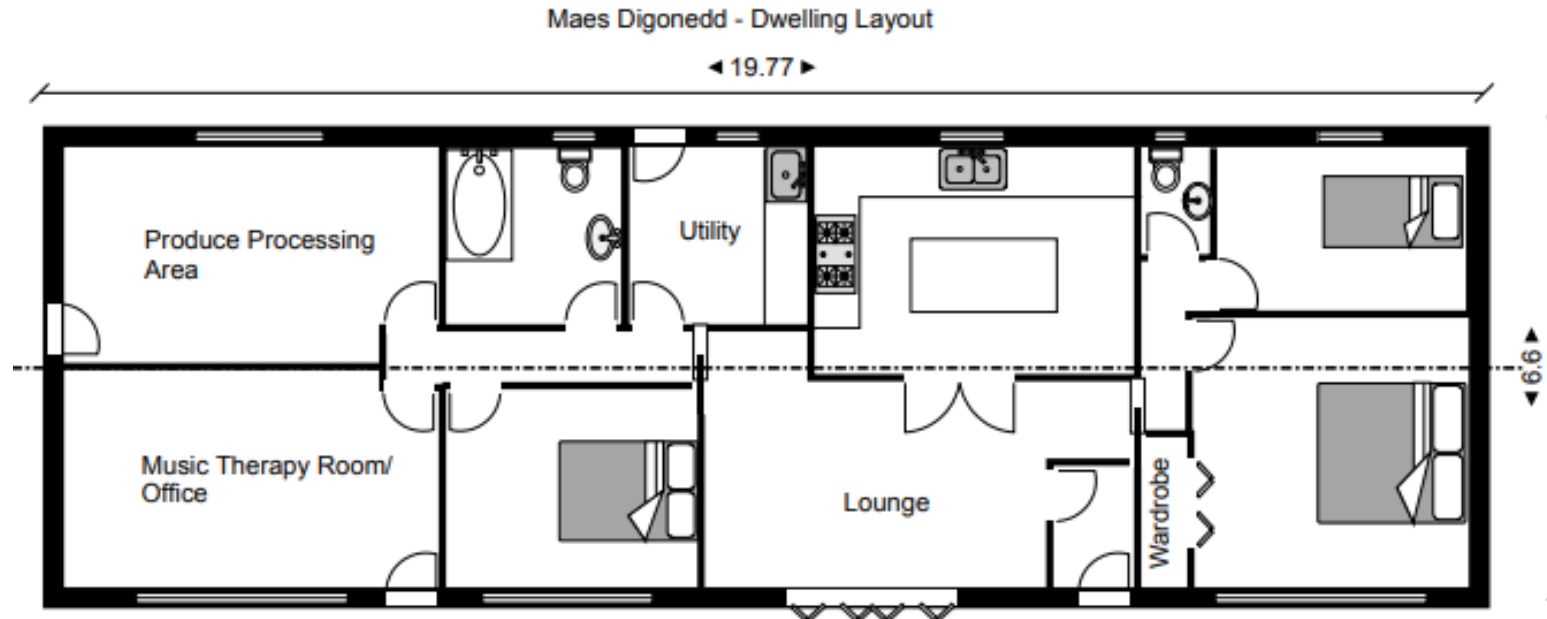
Maes Digonedd: Proposed Site Layout



Maes Digionedd: Proposed Site Layout with Zones





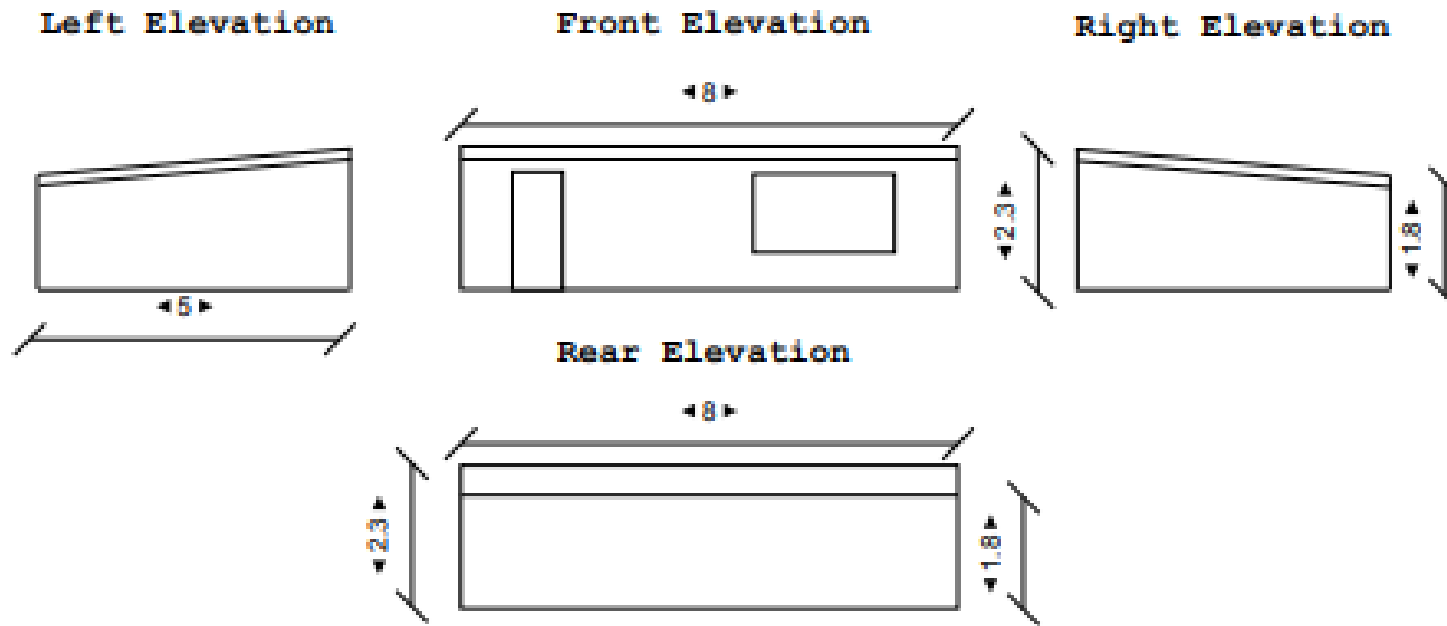


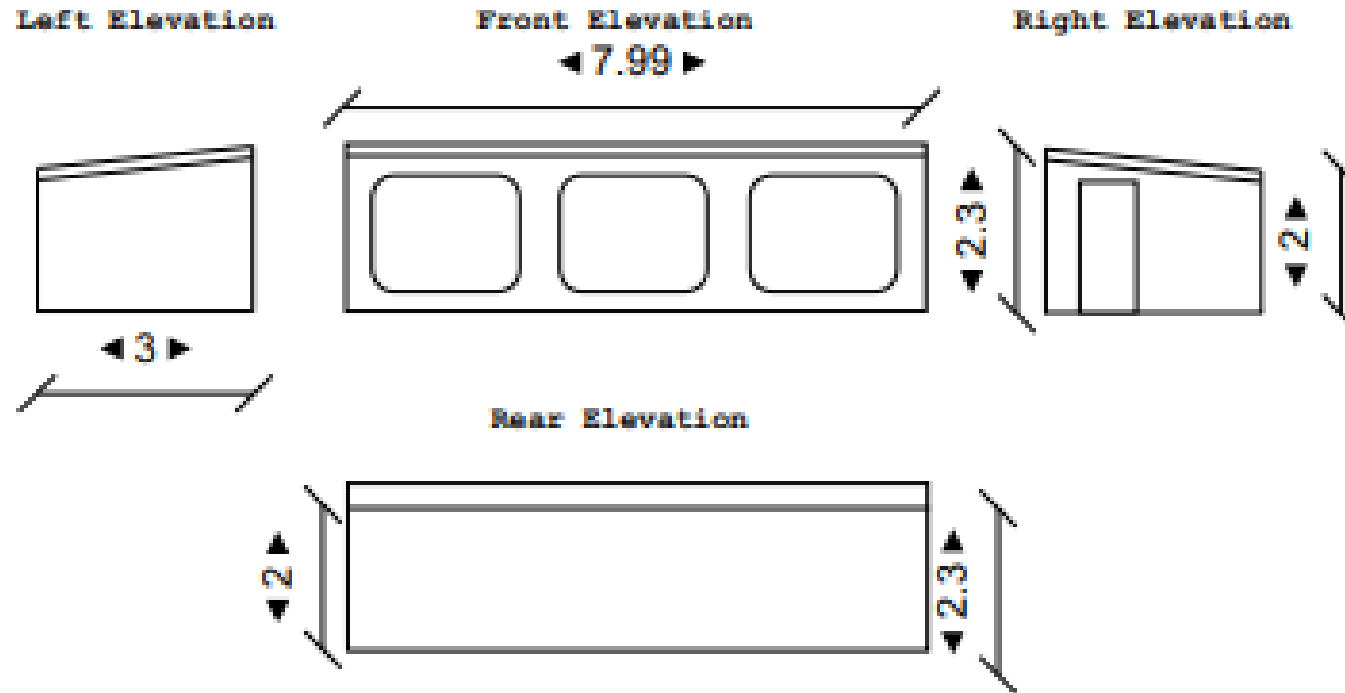
Measurements in meters

Figure 27

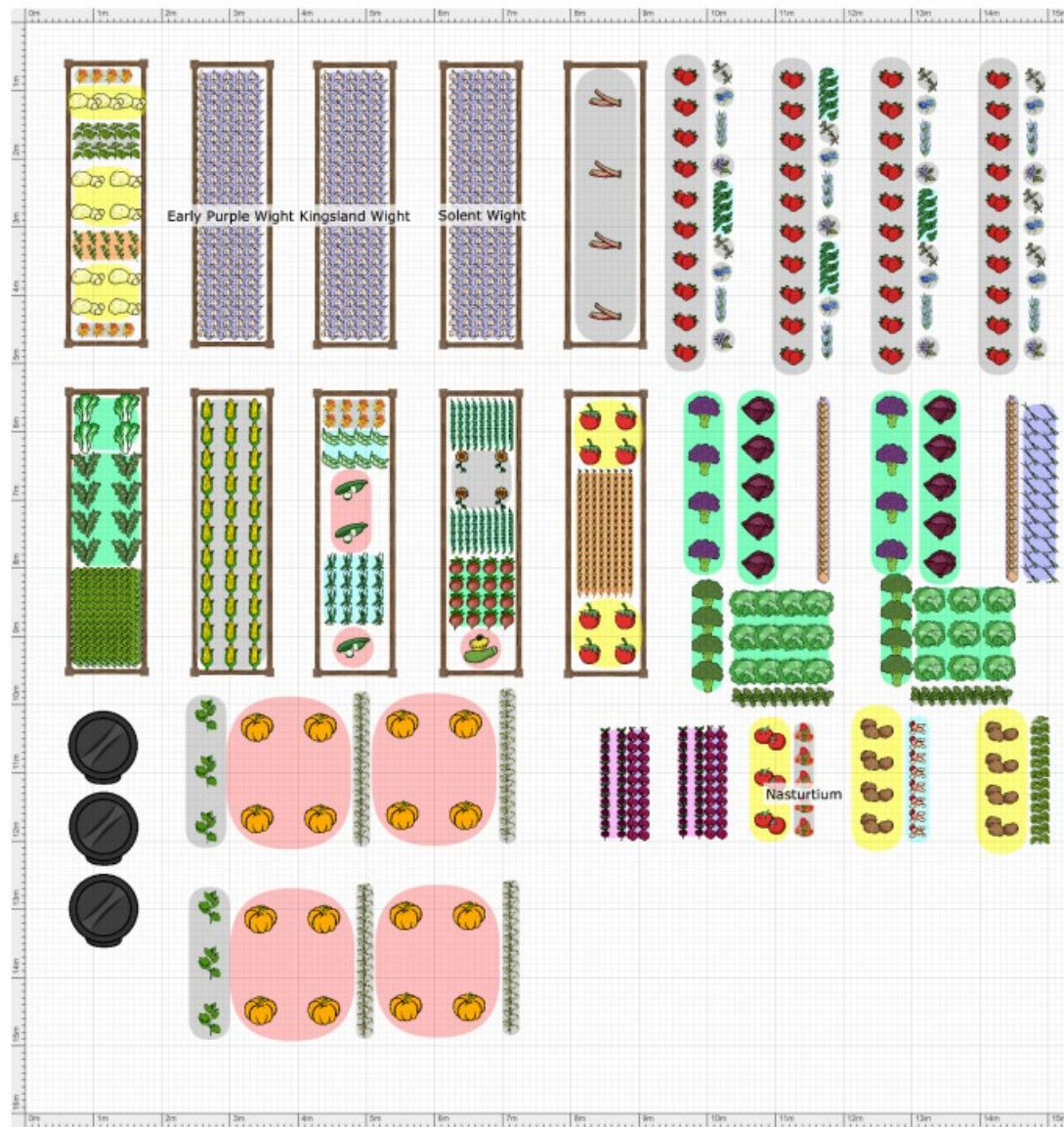
The figures below illustrate how the dwelling's aesthetics.



















PL/00489

Site photo- Sept 2021



PL/00977

Eilian Jones

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

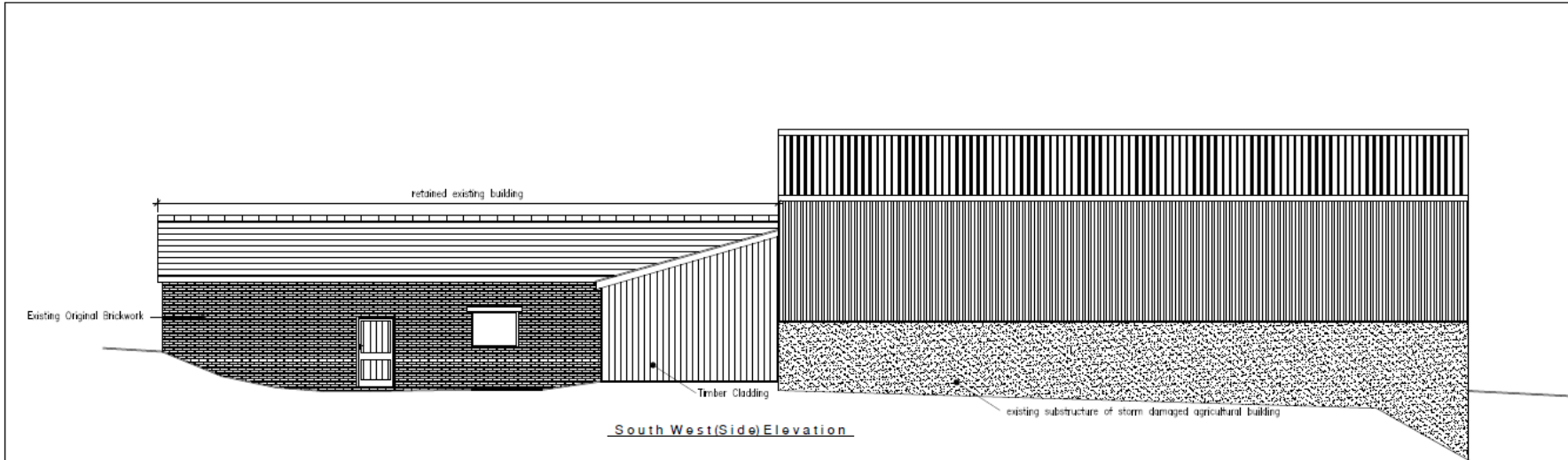
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Carmarthenshire
County Council





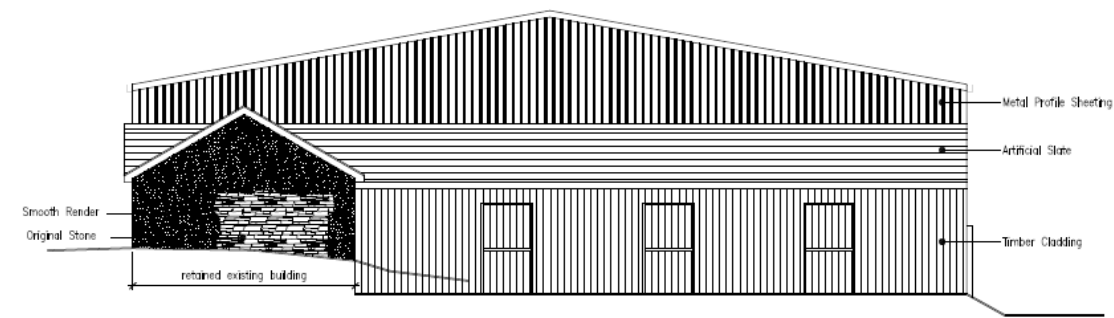




South West(Side)Elevation

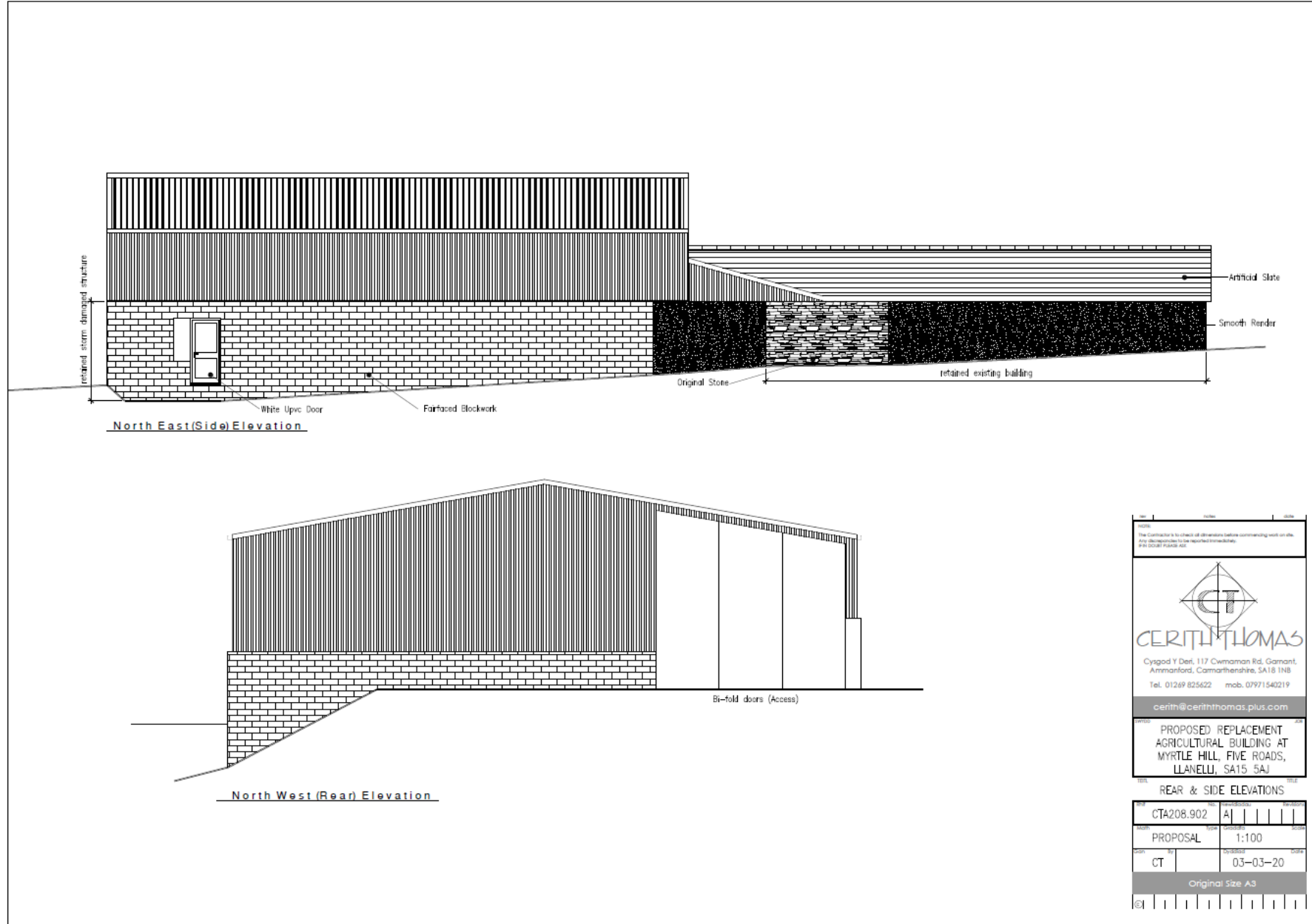
Proposed External Finishes

- Walls - Vertical sheet cladding with finishes as indicated
- Roof Covering - Profile Sheeting/artificial slate
- Windows - n/a
- Doors - Bi-fold type
- R W Goods - Pressed metal



North West (Front)Elevation

| | |
|--|-----------------|
| <p>CT CERITH THOMAS</p> <p>Cygod Y Dref, 117 Cwmanan Rd, Garmant, Ammanford, Carmarthenshire, SA18 1HB Tel. 01269 825622 mob. 07971540219 cerith@ceriththomas.plus.com</p> | |
| <p>PROPOSED REPLACEMENT AGRICULTURAL BUILDING AT MYRTLE HILL, FIVE ROADS, LLANELLI, SA15 5AJ</p> | |
| <p>FRONT & REAR ELEVATIONS</p> | |
| <p>CTA208.901</p> | <p>A</p> |
| <p>PROPOSAL</p> | <p>1:100</p> |
| <p>CT</p> | <p>03-03-20</p> |
| <p>Original Size A3</p> | |



The Contractor to check all dimensions before commencing work on site. Site dimensions to be marked on drawings.
PL/00977 PL/00977

CERITH THOMAS

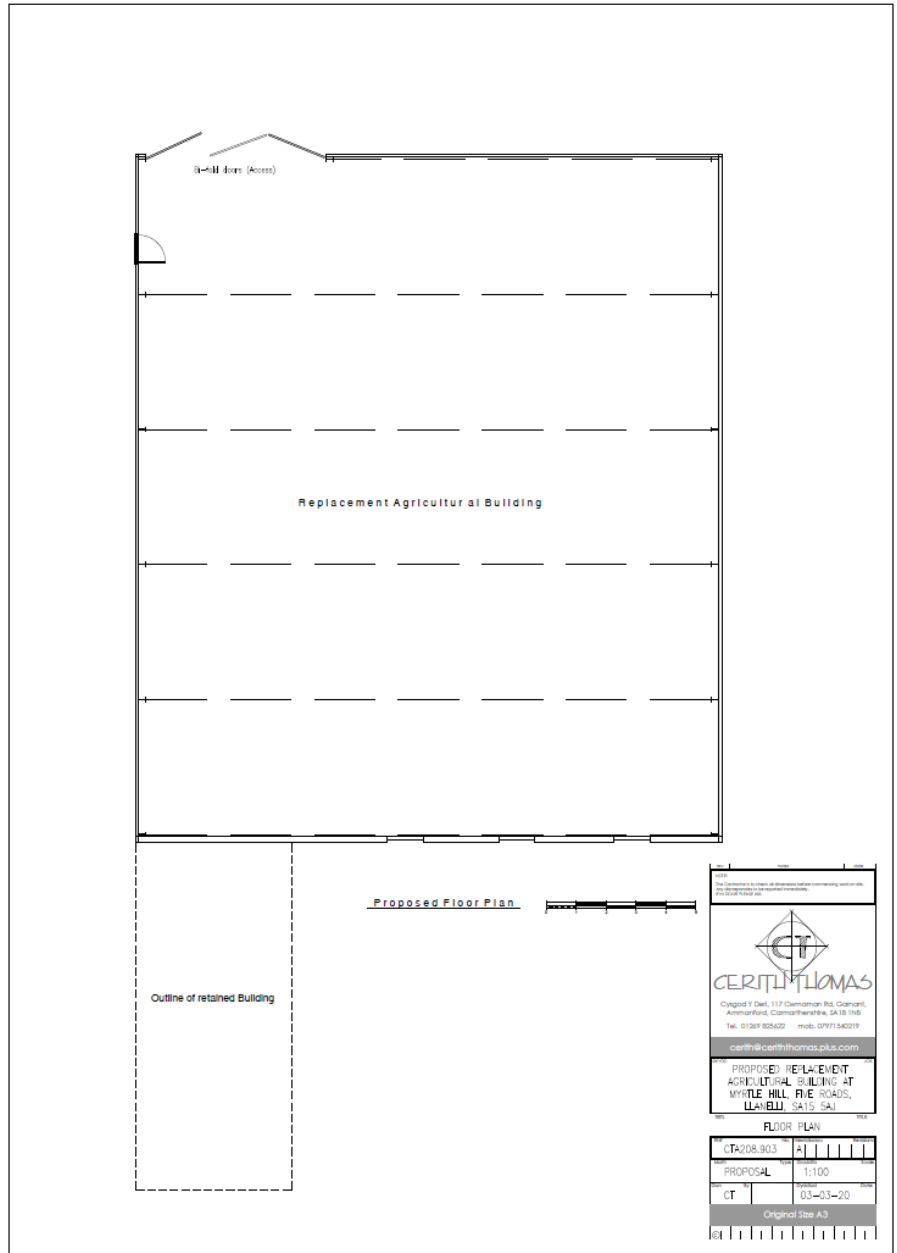
Cynod Y Dder, 117 Cwmsaman Rd, Gantant,
 Ammanford, Carmarthenshire, SA18 1NB
 Tel. 01269 825622 mob. 07971540219
 cerith@ceriththomas.plus.com

**PROPOSED REPLACEMENT
 AGRICULTURAL BUILDING AT
 MYRTLE HILL, FIVE ROADS,
 LLANELLI, SA15 5AJ**

REAR & SIDE ELEVATIONS

| | | | | | |
|-----|------------|-------|----------|------|--|
| REF | CTA208.902 | REV | A1 | DATE | |
| NO | PROPOSAL | SCALE | 1:100 | | |
| BY | CT | DATE | 03-03-20 | | |

Original Size A3



CT
CERITH THOMAS
Cryddyl Dewi, 117 Cawdor Road, Gwynedd, Aberystwyth, Ceredigion, SA18 1NS
Tel: 01249 856222 mob: 07771540219
cerith@ceriththomas.plus.com

PROPOSED REPLACEMENT AGRICULTURAL BUILDING AT MYSTLE HILL FIVE ROADS, LLAIBLIU SA15 5AJ

FLOOR PLAN

| | | |
|------------------|----|----------|
| CT/008.903 | A1 | 1:100 |
| PROPOSAL | | 1:100 |
| CT | | 03-03-20 |
| Original Size A3 | | |



















PL/00978

Paul Roberts

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Page 91

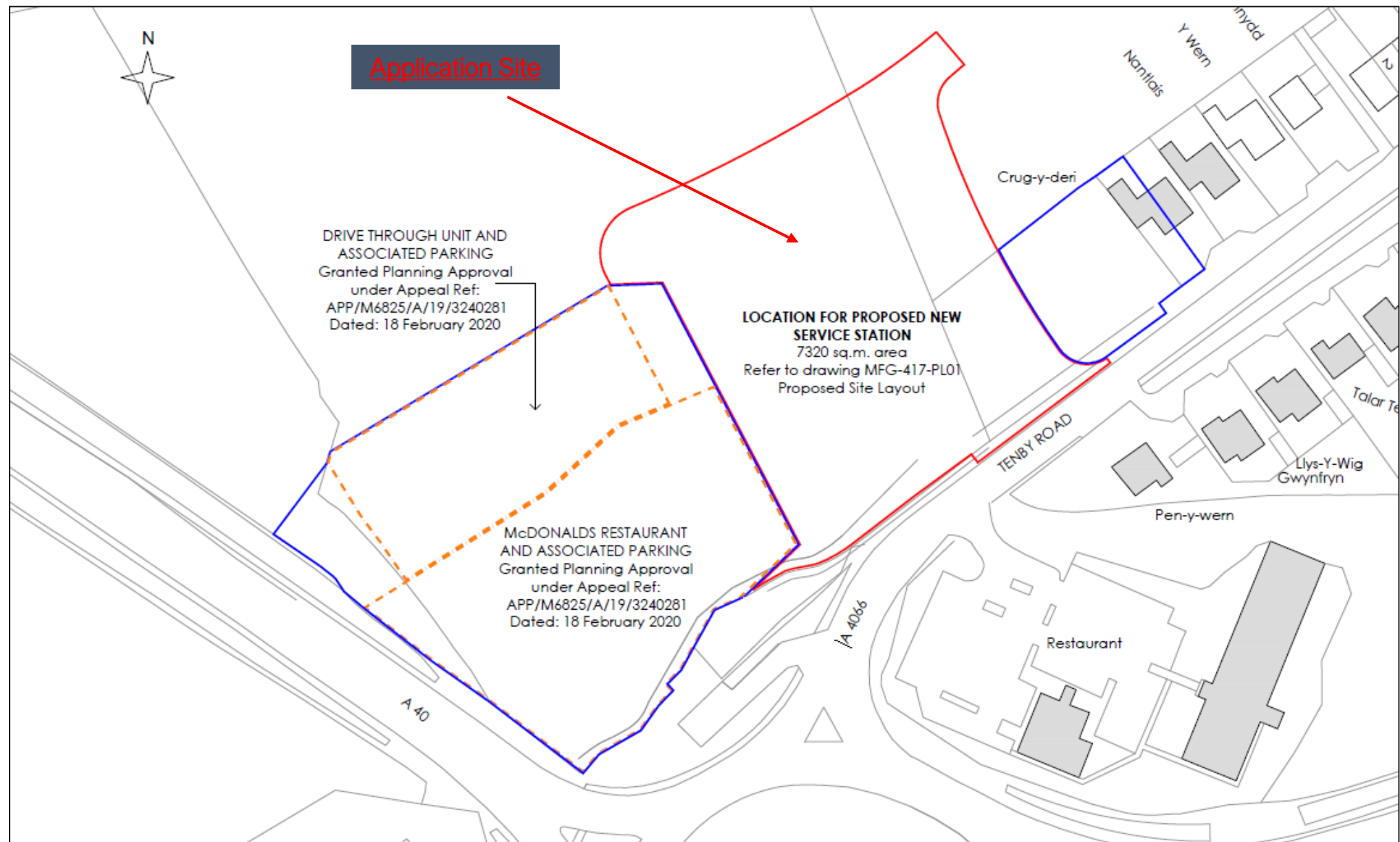
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/00978 – Location Plan



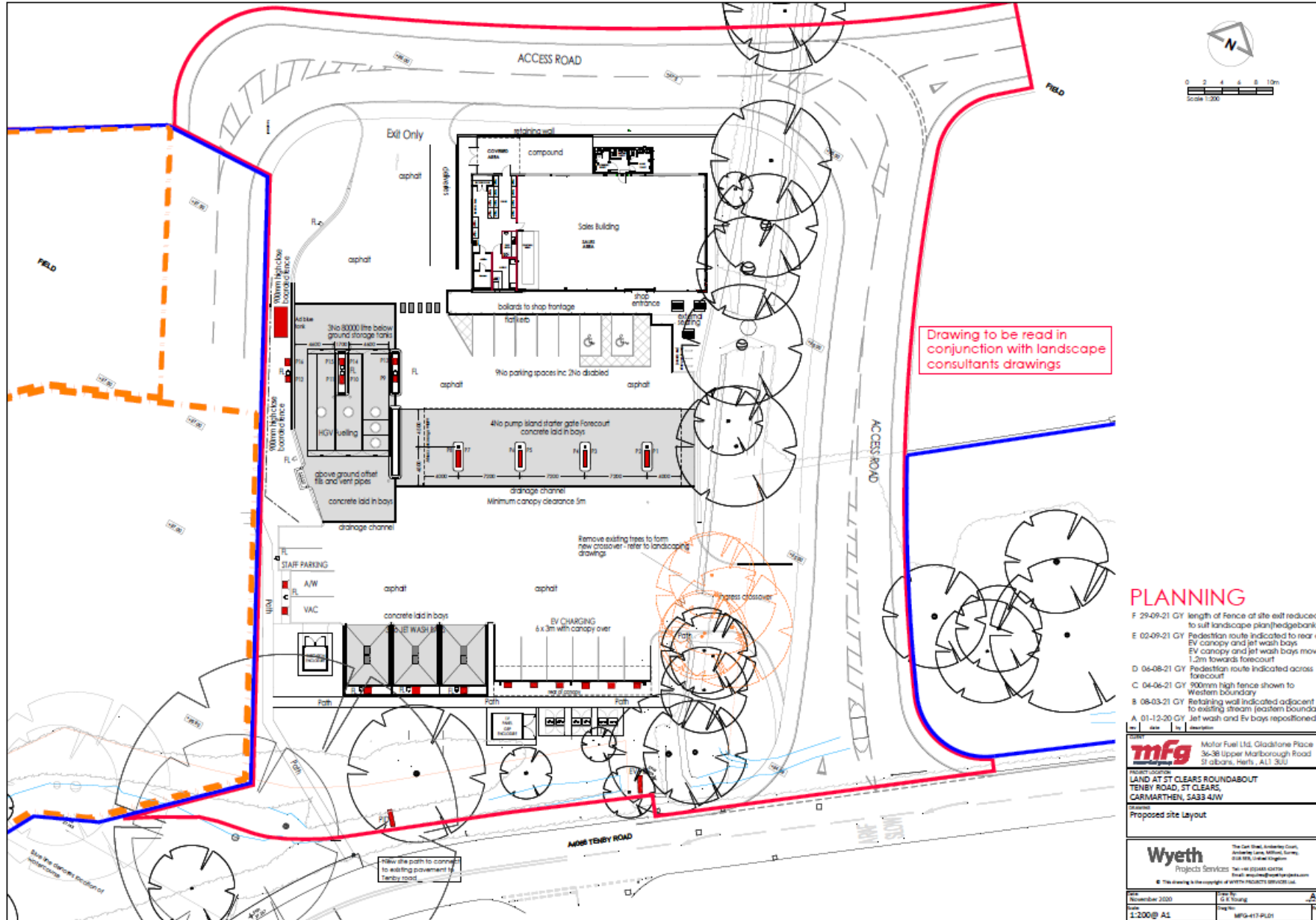
PL/00978 – Location Plan



PL/00978 – Aerial Photograph



PL/00978 – Proposed Site Plan



Drawing to be read in conjunction with landscape consultants drawings

PLANNING

- F 29-09-21 GY length of fence at site exit reduced to suit landscape plan (hedgebank)
- E 02-09-21 GY Pedestrian route indicated to rear of EV canopy and jet wash bays
- C 04-06-21 GY Pedestrian route indicated across forecourt
- D 04-08-21 GY Pedestrian route indicated across forecourt
- C 04-06-21 GY 900mm high fence shown to Western boundary
- B 08-03-21 GY Retaining wall indicated adjacent to existing stream (eastern boundary)
- A 01-12-20 GY Jet wash and Ev bays repositioned

mfg
Motor Fuel Ltd, Gladstone Place
36-38 Upper Marlborough Road
St Albans, Herts - AL1 3SU

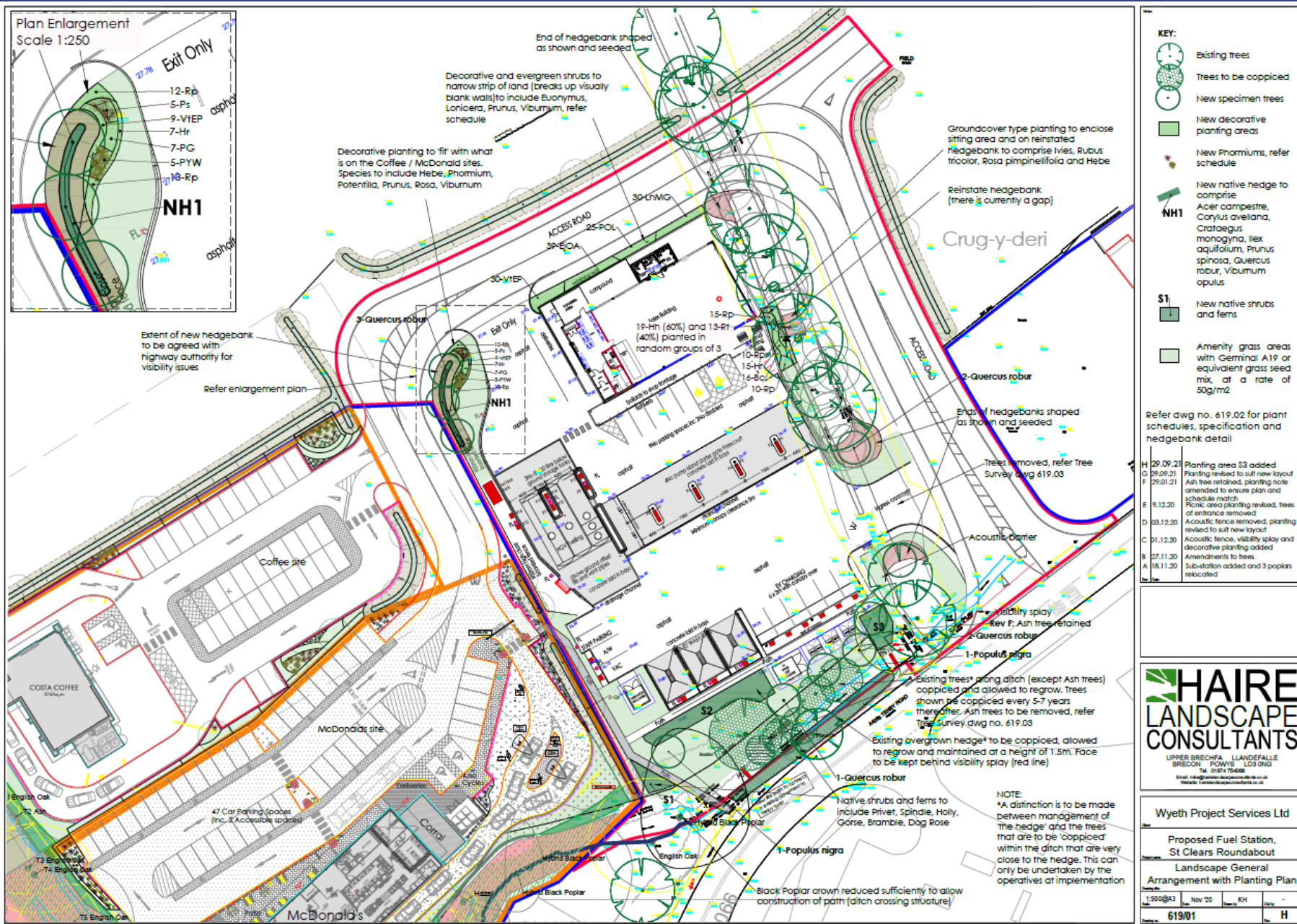
PROJECT LOCATION
LAND AT ST CLEARS ROUNDABOUT
TENBY ROAD, ST CLEARS,
CARRIEMARTHEM, SASS 4NW

Drawn: Proposed site layout

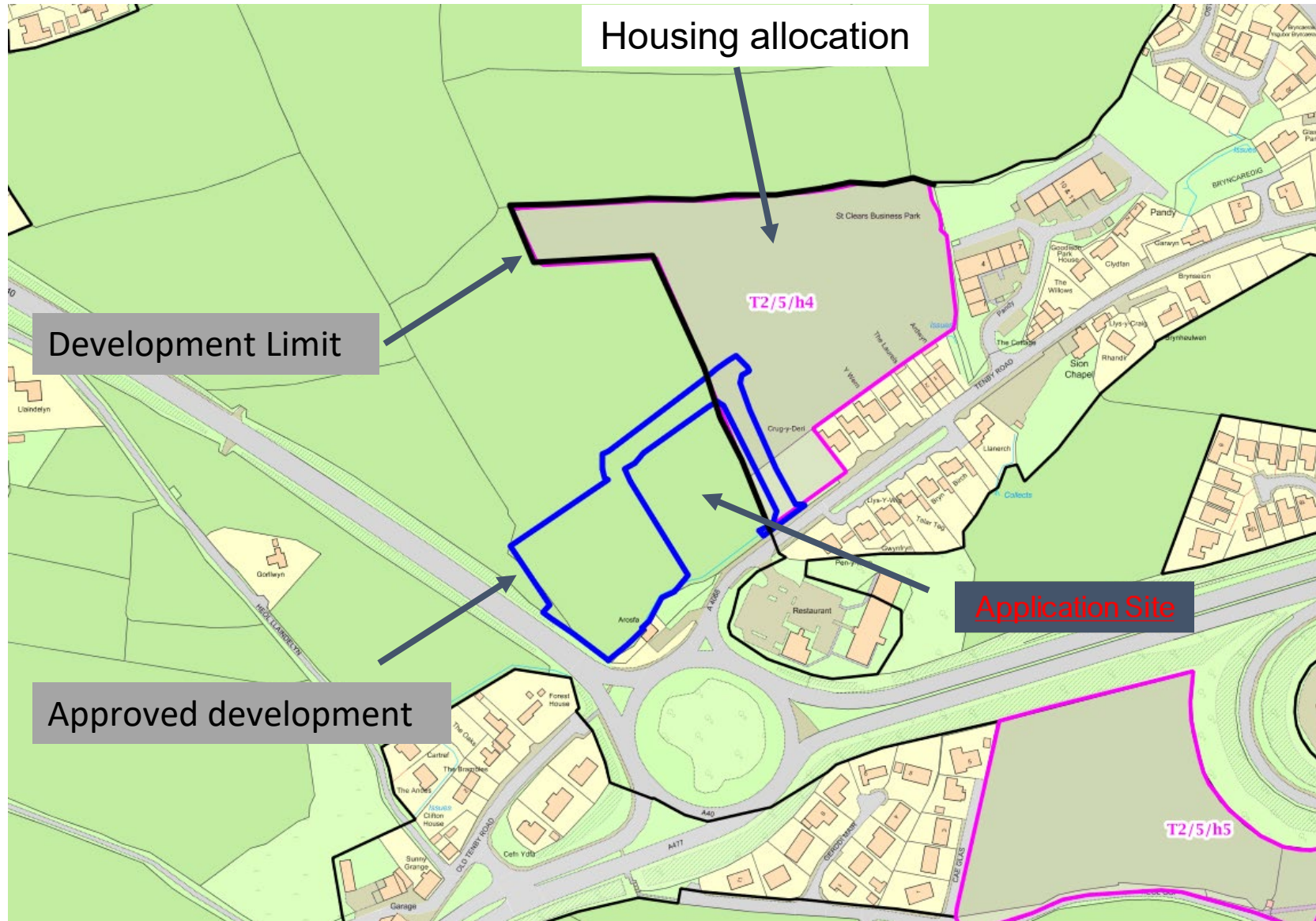
Wyeth
Projects Services Tel: +44 (0)2088 42747
Email: wyeth@wyethprojects.com

| | | | | | |
|--------|---------------|-----------|--------------|--------|----|
| Issue: | November 2020 | Drawn by: | G & Young | Scale: | A1 |
| Scale: | 1:200 @ A1 | Project: | MFG-411-PL01 | Page: | 1 |

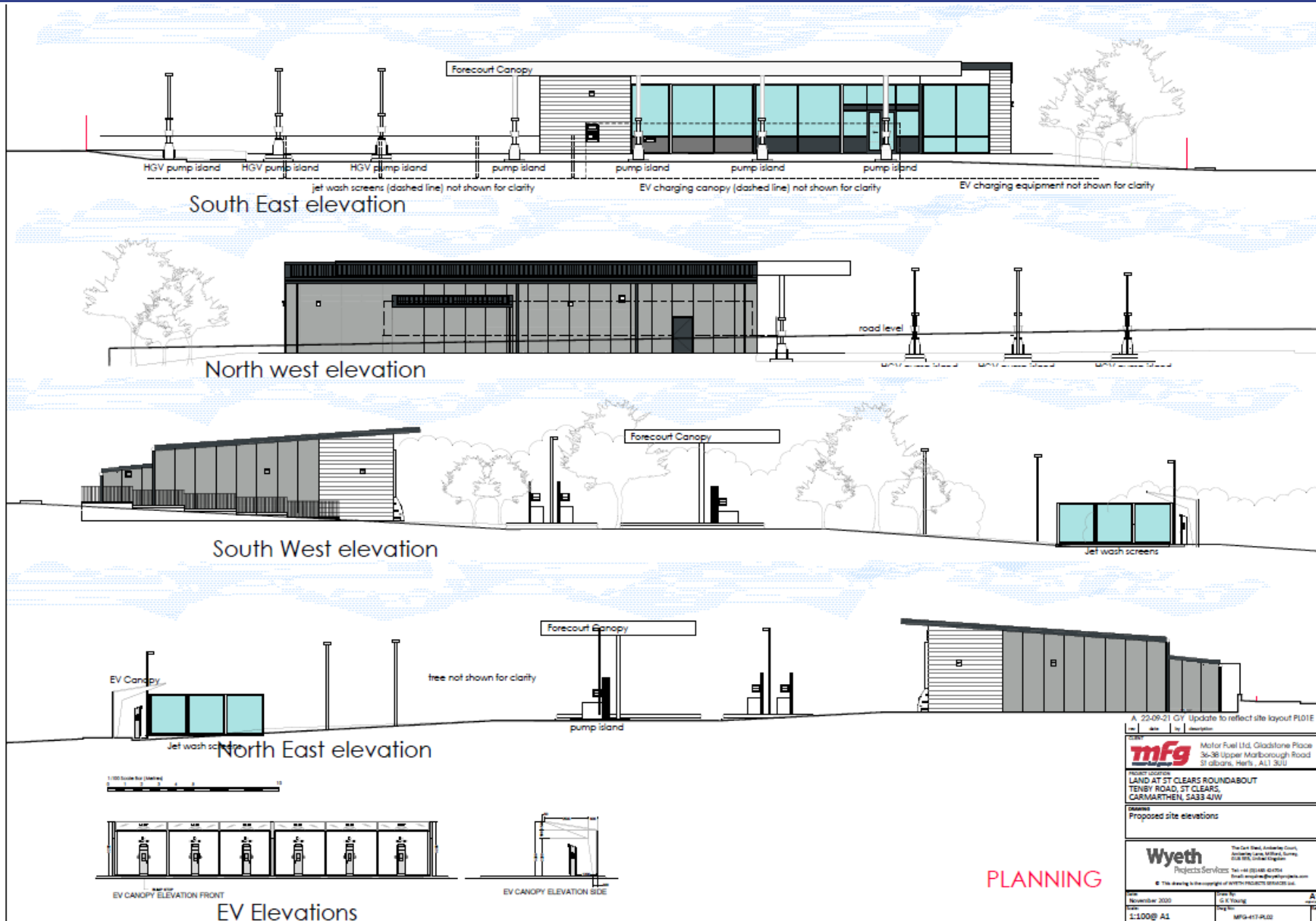
PL/00978 – Landscaping scheme and adjacent development



PL/00978 — Location of site in relation to development limits and housing allocation



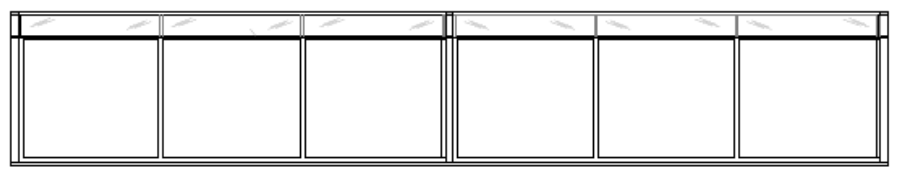
PL/00978 – Wider elevations of building and facilities



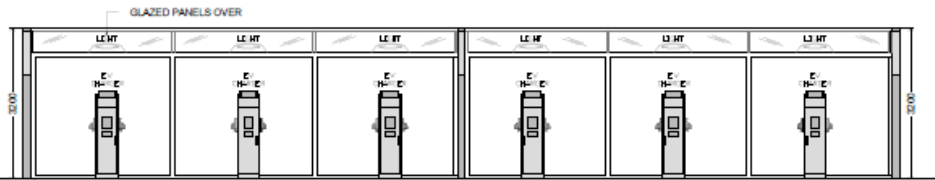
PLANNING

EV Elevations

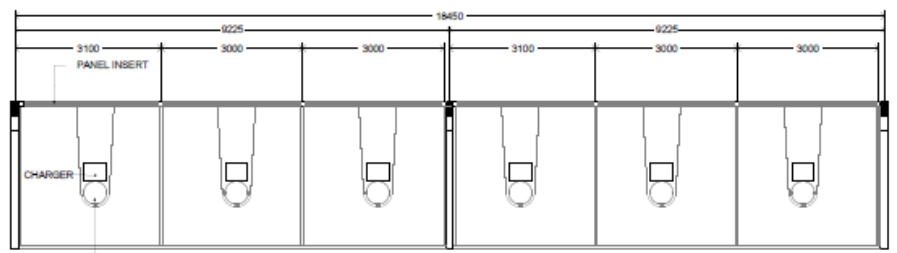
PL/00978 – Elevations of electric vehicle charging points



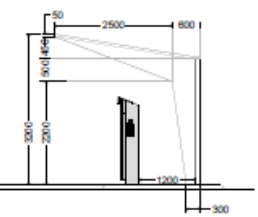
EV CANOPY REAR ELEVATION



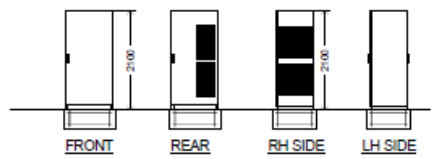
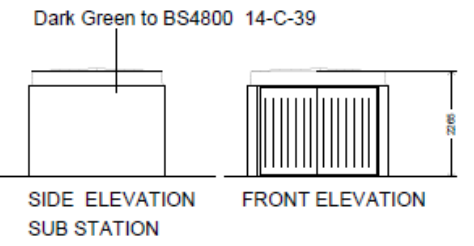
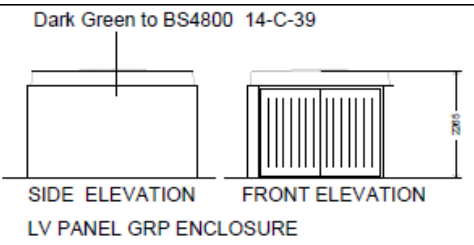
EV CANOPY FRONT ELEVATION



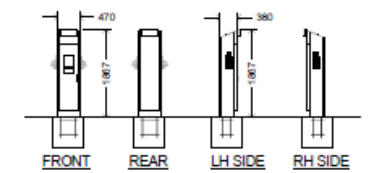
EV CANOPY / ROOF PLAN



EV CANOPY ELEVATION SIDE



RAPTION 150 SERIES POWER PACK
1000 w x 800 d x 2100mm h



RAPTION 150 SERIES CHARGER
470 w x 380 d x 1867mm h



TYPICAL AIR/WATER UNIT ARRANGEMENT



TYPICAL VACUUM UNIT ARRANGEMENT



TYPICAL JET WASH BAY ARRANGEMENT

| | |
|------------------|---|
| Client | Motor Fuel Ltd, Gladstone Place 36-38 Upper Marlborough Road St Albans, Herts, AL1 3UJ |
| Project location | LAND AT ST CLEARS ROUNDABOUT TENBY ROAD, ST CLEARS, CARMARTHEN, SA33 4JW |
| Contract | EV canopy and associated Equipment |
| Client | The Oak Street, Industrial Court, Junction Lane, Milland, Surrey GU14 0LJ, United Kingdom |
| Company | Wyeth Projects Services Tel: +44 (0)1483 424704 Email: enquiries@wyethprojects.com |
| Date | February 2021 |
| Drawn by | J K Young |
| Scale | 1:50 @ A1 |
| Project No | MFG-417-UK-11 |
| Sheet No | A1 |

PL/00978 – Proposed site sections



PLANNING

A: 22-09-21 G1 Update to reflect site layout PL01E

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |

mfg Motor Fuel Ltd, Gladstone Place
36-38 Upper Marlborough Road
St Albans, Herts. AL1 3UU

PROJECT LOCATION
LAND AT ST CLEARS ROUNDABOUT
TENBY ROAD, ST CLEARS,
CARMARTHEN, SA33 4JW

TITLE
Proposed site Sections

Wyeth
Projects Services
The Oak Walk, Antelope Court,
Gardens Lane, Mill Hill, Surrey
GU24 0NE, United Kingdom
Tel: +44 (0)1483 424794
Email: enquiries@wyethprojects.com

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| | | | | | |
|-------|------------|---------|----------------|-------|----|
| DATE | 22/09/2020 | SCALE | 1:150@ A1 | APP'D | A1 |
| DRAWN | CG & YOUNG | CHECKED | | | |
| DATE | 22/09/20 | PROJECT | MP19-417-PL01E | | A |

PL/00978 – Proposed site sections

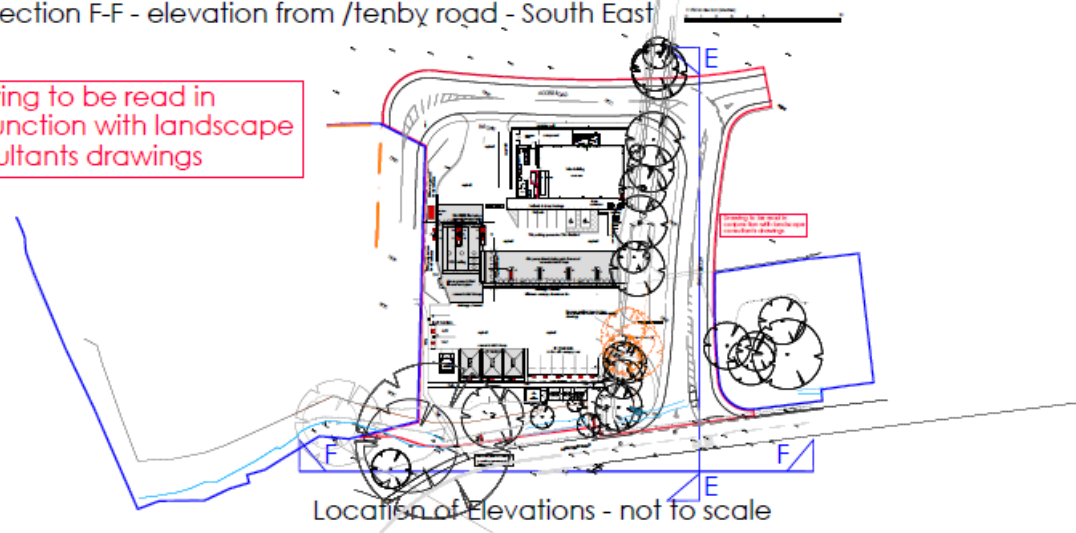


Site Section E-E Elevation from Access road - North East



Site Section F-F - elevation from /tenby road - South East

Drawing to be read in conjunction with landscape consultants drawings



Location of Elevations - not to scale

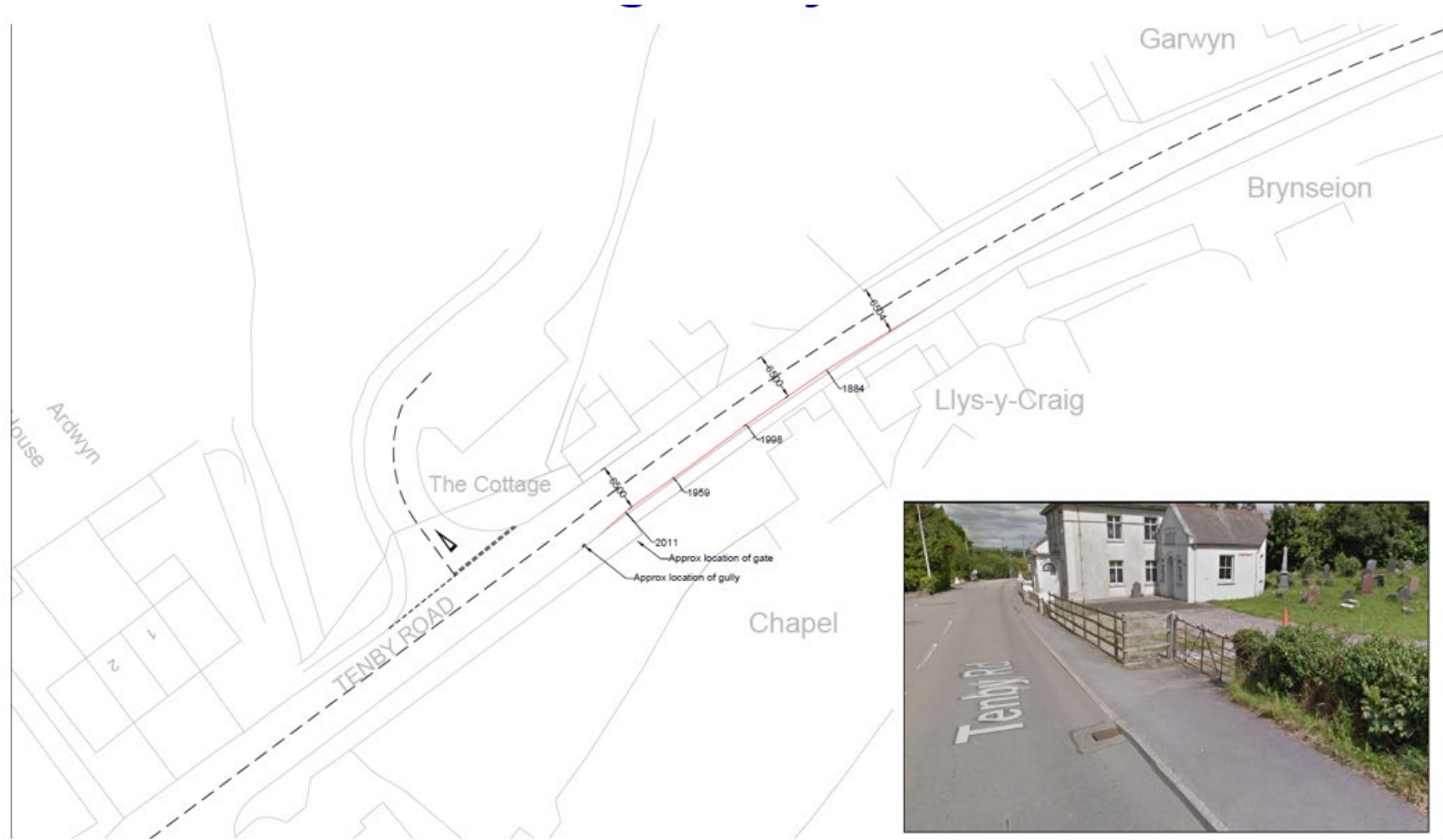
PLANNING
 B 22-09-21 GY Update to reflect site layout P6.01E
 A 04-03-21 GY Existing Hedge bank indicated

| | |
|--|---|
| Client | Morlar Fuel Ltd, Gladstone Place 36-38 Upper Marlborough Road St Albans, Herts, AL1 3JU |
| Project Location | LAND AT ST CLEARS ROUNDABOUT TENBY ROAD, ST CLEARS, CARMARTHEN, SA33 4JW |
| Drawings | Proposed site Sections through perimeter roads - sheet 1 Elevations E/E & F/F |
| Wyeth Projects Services The Carl Road, Oxshott Green, Guildford, Surrey, GU24 0JG Tel: +44 (0)1483 624794 Email: enquiries@wyethprojects.co.uk | Drawn By: G K Young Date: December 2020 Scale: 1:150@ A1 Project No: MFG-417-20-06 |

PL/00978 — Pedestrian improvements previously approved along Tenby Road



PL/00978 — Pedestrian improvements previously approved along Tenby Road



PL/00978 View of existing access into the site







PL/00978 View into the application site



PL/00978 View of application site and neighbouring development



PL/00978 View of neighbouring development





PL/00978 View East along Tenby Road towards the site access



PL/00978 View into the nearby Travelodge and Starbuck development







PL/00978 View towards the access onto Tenby Road from the A40 roundabout



PL/00978 View east along Tenby Road towards the centre of St Clears



PL/02057

Andrew Francis

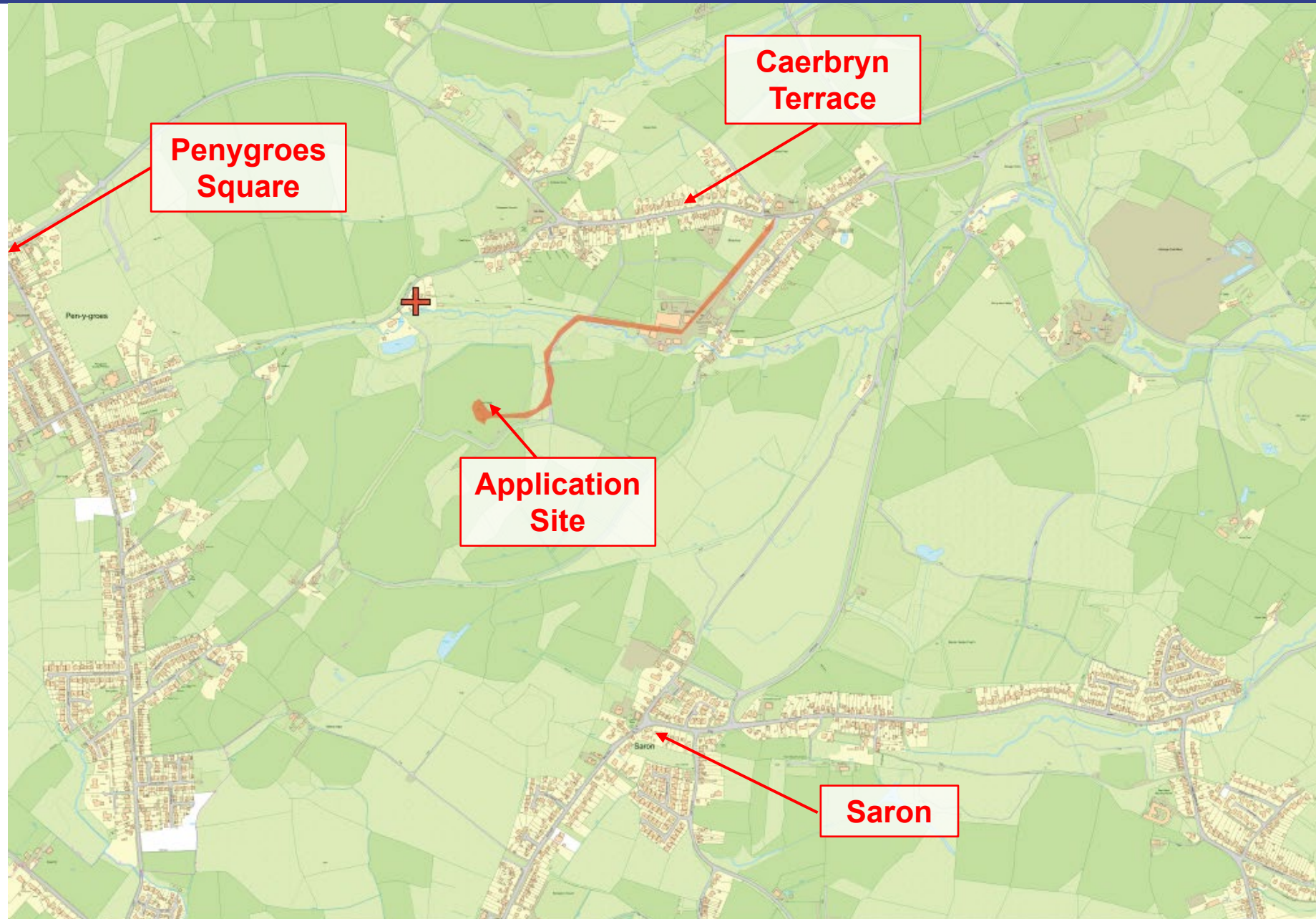
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

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Carmarthenshire
County Council



PL/02057 – 1:10000 Location Plan



PL/02057 – Site Notice Blaenau CP School



PL/02057 – Site Notice Entrance D.J. Davies Fuels



PL/02057 – Penygroes Road



PL/02057 – Caerbryn Terrace



PL/02057 – Caerbryn Villa



PL/02057 – Site Notice outside Caerbryn Villa



PL/02057 - Can yr Aderyn



PL/02057 – Site Notice Caerbryn Rd, nr Ty'r Elfed



Diolch | Thank you

Page 131

sirgar.llyw.cymru

carmarthenshire.gov.wales

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Carmarthenshire
County Council



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Y Pwyllgor Cynllunio / Planning Committee

14/10/2021

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department



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

**Applications
recommended for
approval**

PL/02142

Zoe James

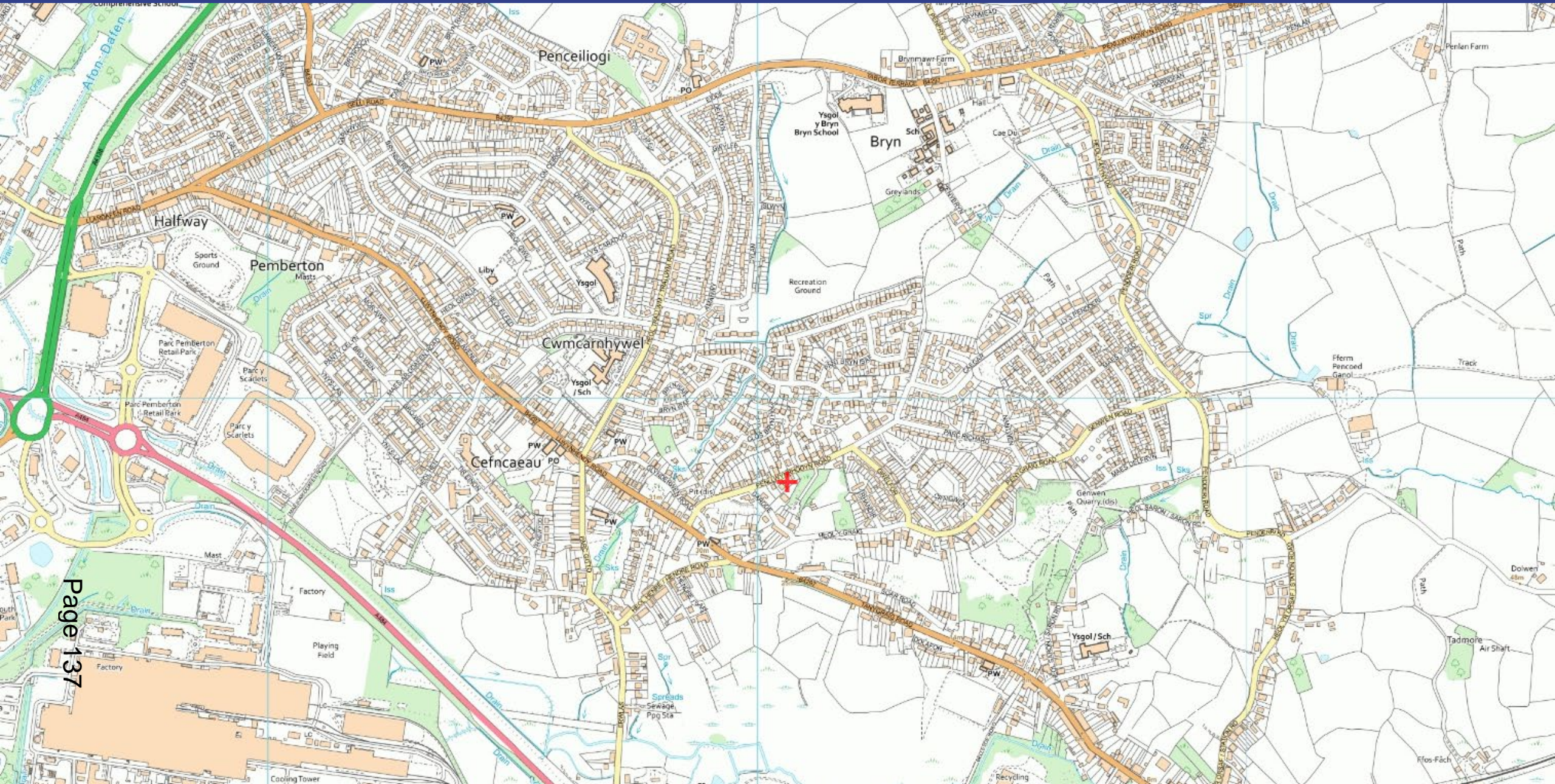
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Page 135

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Carmarthenshire
County Council







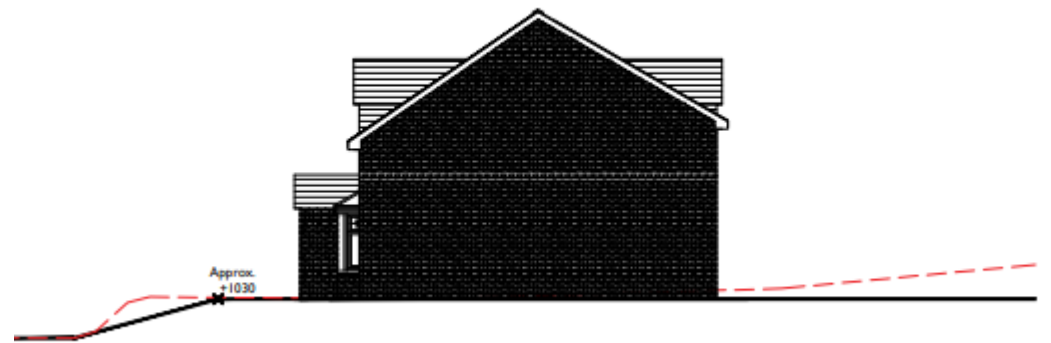


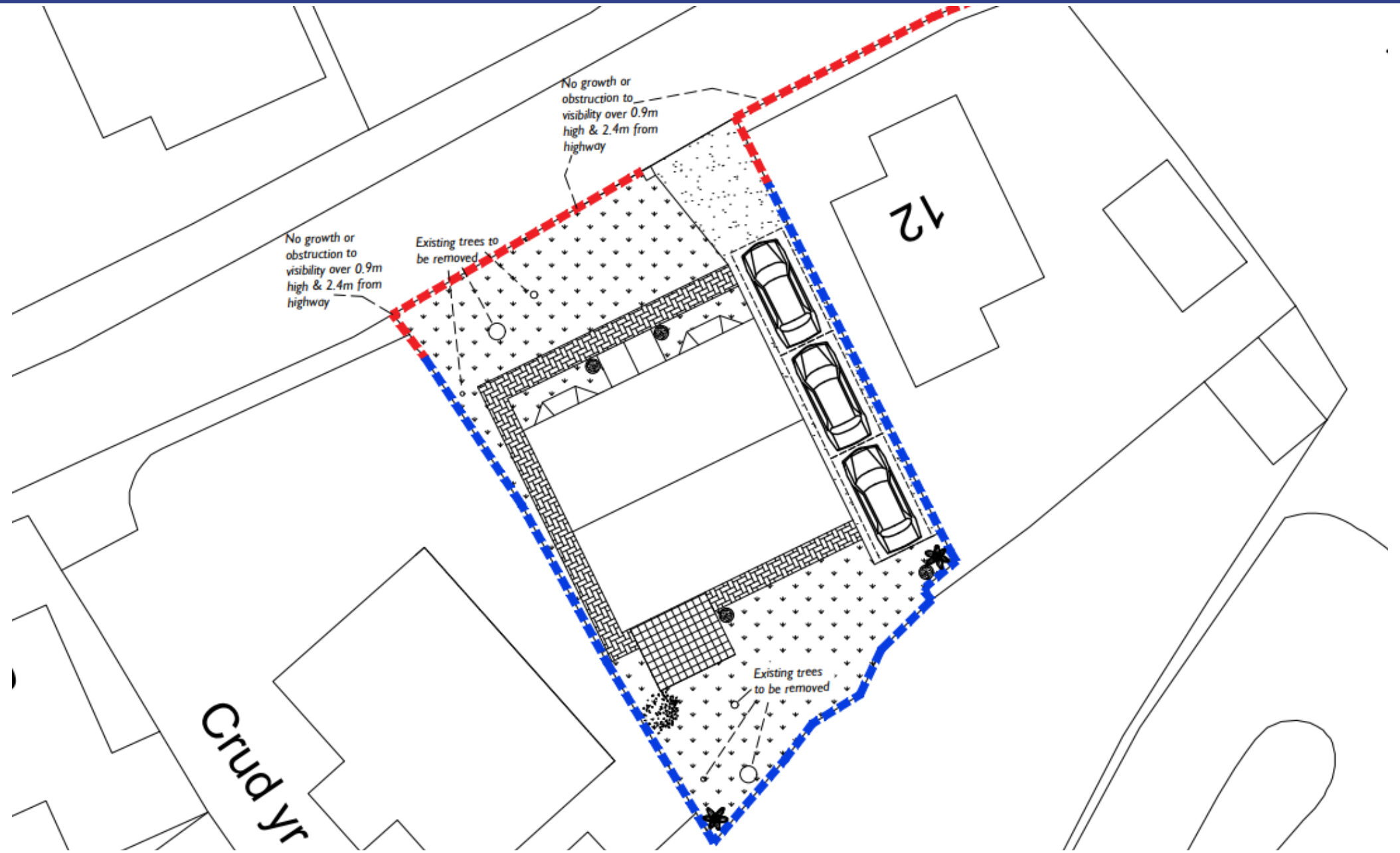




Section A-A

Section B-B

































PL/02307 & PL/02317

Gary Glenister

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

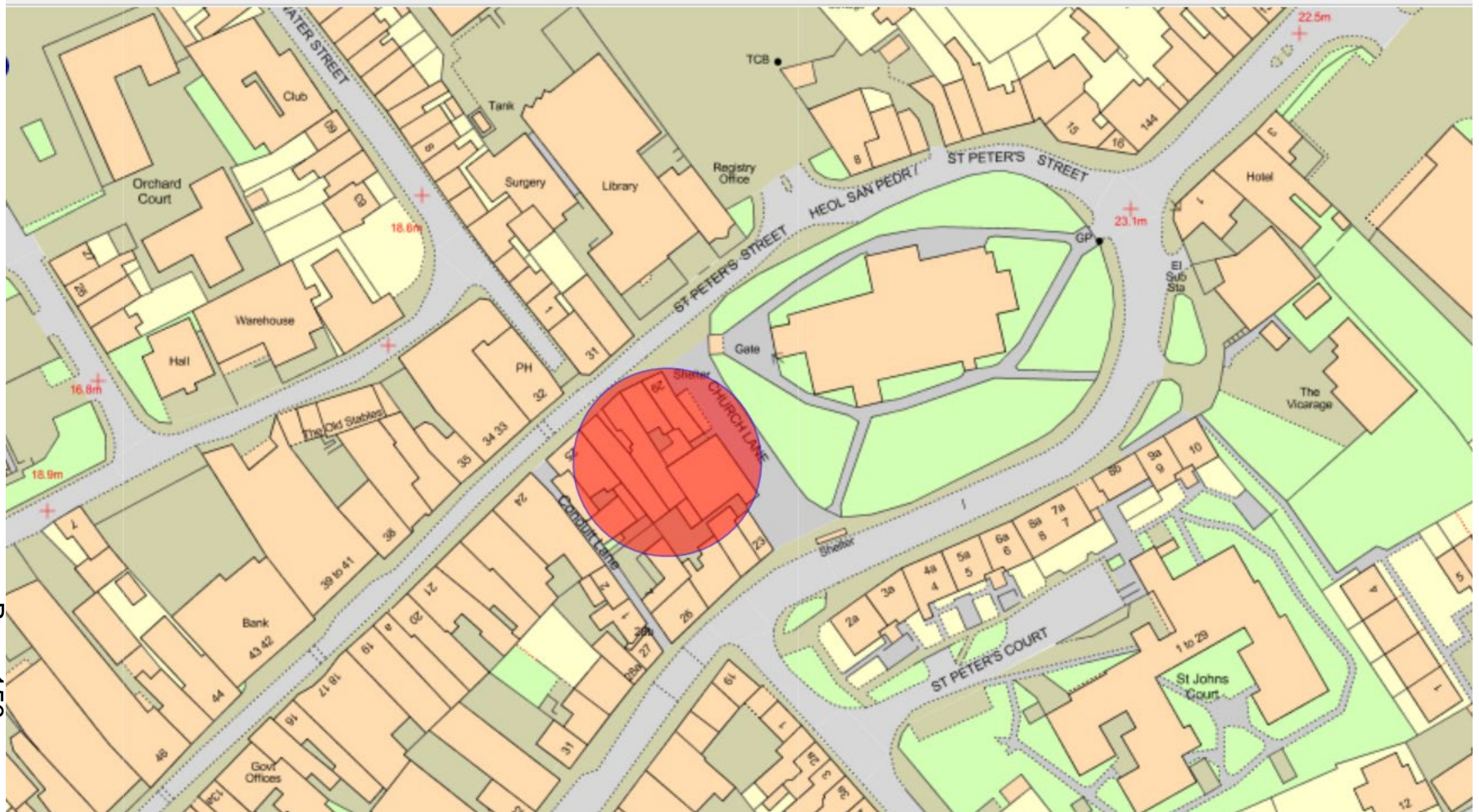
Page 157

Cyngor **Sir Gâr**
Carmarthenshire
County Council

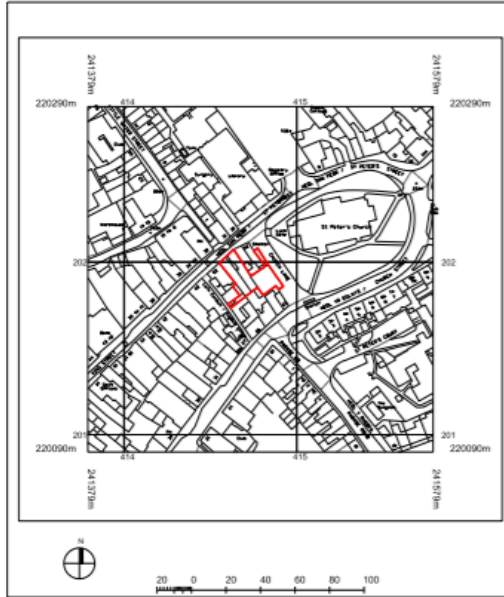




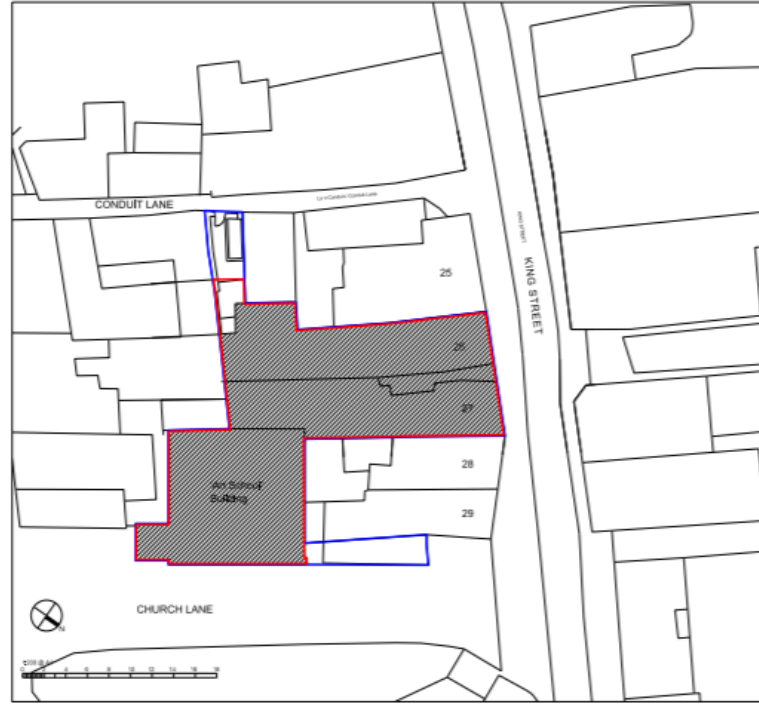
PL/02307 & PL/02317



PL/02307 & PL/02317



1 SITE LOCATION MAP
W_2017 14/03/2017 WRM@H



2 SITE PLAN
W_2017 14/03/2017 WRM@H

Do not scale from this drawing.
This drawing may not be based on an accurate survey.
DMS do not accept responsibility for dimensions taken from this drawing.
The Contractor is checked all building and site dimensions prior to construction or production. All dimensions and positions on site must be reported to DMS for comment or approval in writing, accompanied by photos.
This drawing is to read and checked in conjunction with regulations and other specifications and drawings.
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| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|------------|------------------------------------|-----|------|
| 01 | 14/03/2017 | Issue for Planning, Consultation | WRM | — |
| 02 | 14/03/2017 | Amendments to Planning Application | WRM | WRM |
| 03 | 14/03/2017 | Issue | WRM | WRM |
| 04 | 14/03/2017 | Issue for Planning | WRM | WRM |
| 05 | 14/03/2017 | Issue for Planning | WRM | WRM |



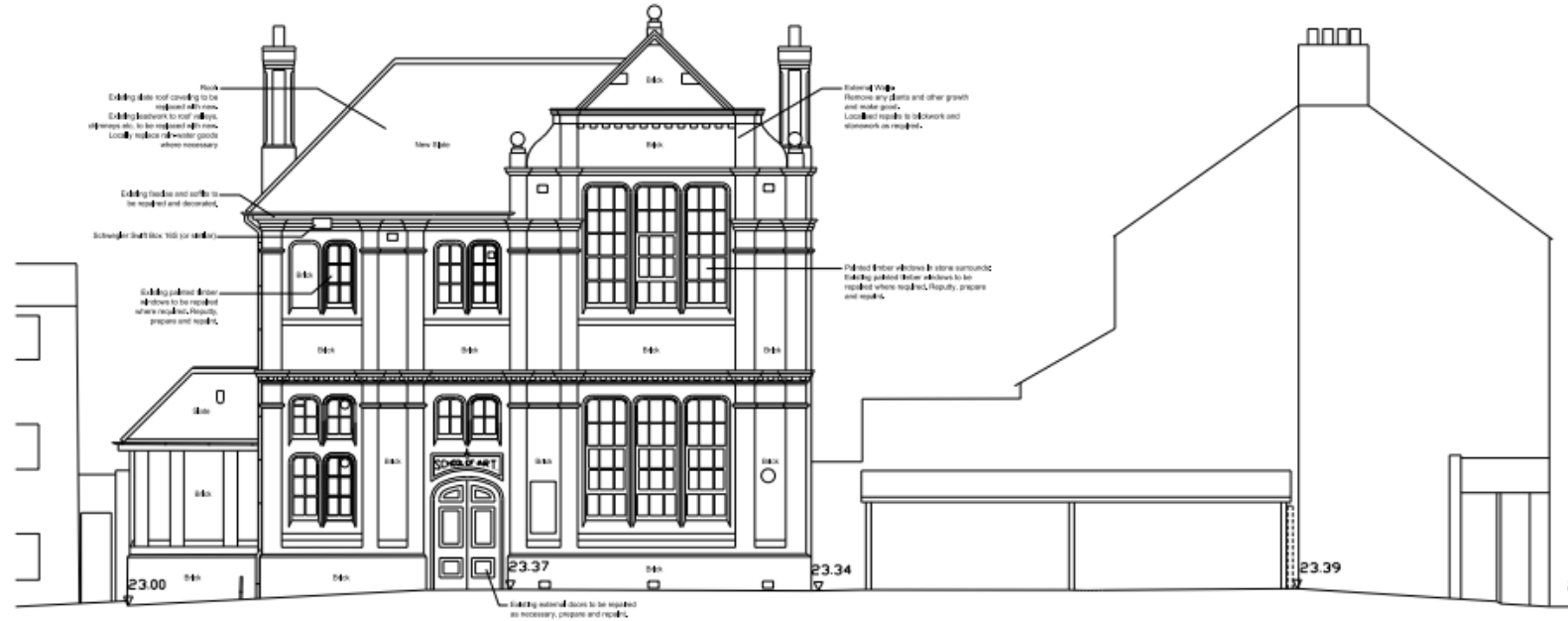
PROJECT NAME
Old Market Gallery
Church Street
Cambridge, CB3 1UH

TITLE
SITE LOCATION PLAN &
SITE PLAN

| SCALE | DATE | BY | CHECKED |
|-------|------------|-----|---------|
| 1:500 | 04/03/2017 | WRM | WRM |
| 1:500 | 04/03/2017 | WRM | WRM |

| STATUS | PLANNING |
|------------------|----------|
| DOCUMENT NO. | REV |
| 588_A_DRW_00_001 | PL3 |

PL/02307 & PL/02317



1 PROPOSED 'SCHOOL OF ART' BUILDING / GALLERY - FRONT ELEVATION
210 x 110 mm

Drawings have been checked.
This drawing may not be based on an accurate survey.
DNR do not warrant responsibility for dimensions taken from this drawing.

The Contractor to check all existing and proposed drawings prior to construction or production. All discrepancies and omissions on site must be reported to DNR for comment or approval prior to commencing works.

This drawing is to read and checked in accordance with sections and other applicable drawings & specifications.

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| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|------------|----------------------------|----|------|
| 01 | 10/01/2017 | Issue for DNR for Planning | SR | MBR |
| 02 | 10/01/2017 | Issue for Planning | SR | - |
| 03 | 10/01/2017 | Issue | SR | MBR |
| 04 | 10/01/2017 | Issue for approval | SR | MBR |
| 05 | 10/01/2017 | Issue for Planning | SR | MBR |
| 06 | 10/01/2017 | Issue for Planning | SR | MBR |



de
matos
ryan
100 Torrington Road
London EC2A 4DP
T: 020 7338 7100
M: 07700 839922

PROJECT NAME:
DNR Project - Gallery
Church Street
Cardiff, SA1 1LH

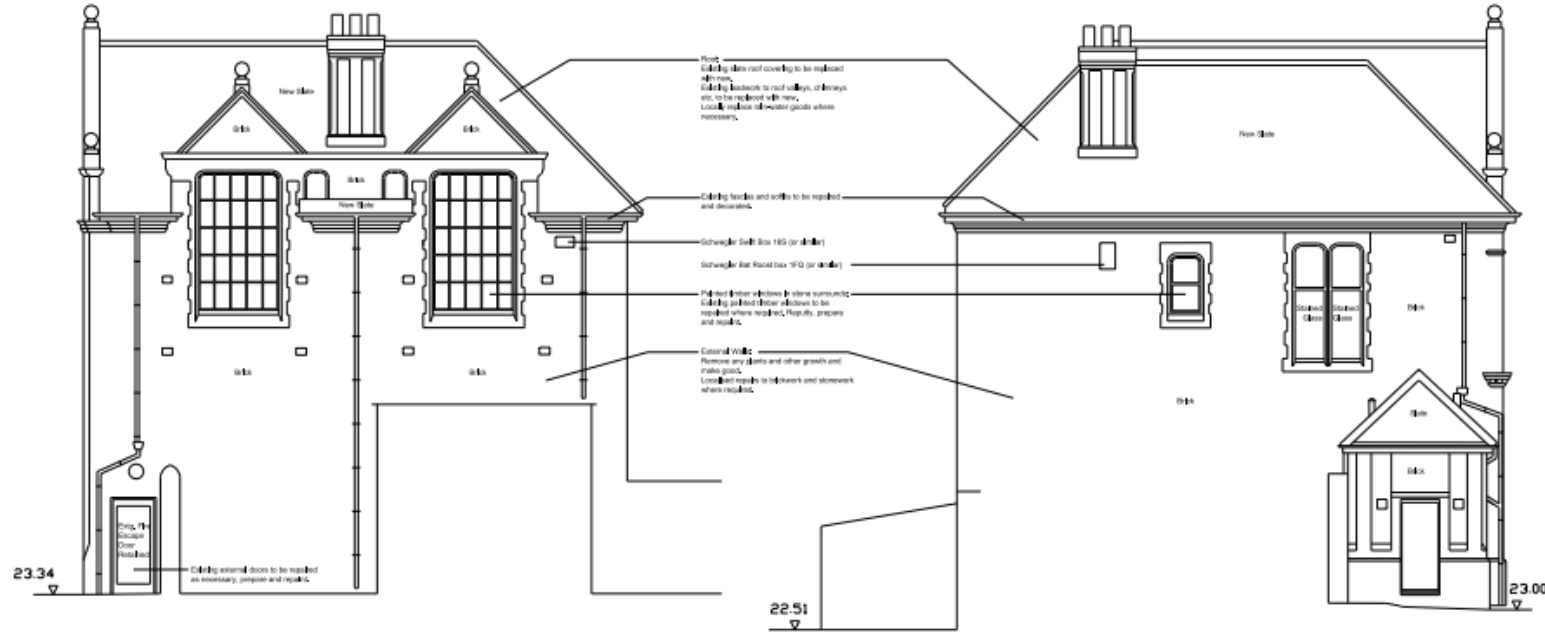
TITLE:
PROPOSED
ELEVATIONS OF SCHOOL OF ART BUILDING / GALLERY
FRONT ELEVATION TO CHURCH LANE

| SCALE | DATE | BY | CHECKED |
|----------|----------|----|---------|
| As Shown | 10/01/17 | SR | MBR |

STATUS: **PLANNING**

| DOCUMENT NO. | REV |
|------------------|-----|
| 588_A_DRW_10_210 | PL4 |

PL/02307 & PL/02317



1 PROPOSED 'SCHOOL OF ART' BUILDING / GALLERY - SIDE ELEVATION (NORTH-WEST)

2 PROPOSED 'SCHOOL OF ART' BUILDING / GALLERY - SIDE ELEVATION (SOUTH-EAST)

Some work from this drawing may not be based on an accurate survey. Work is not exempt from the Building Act 2004.

The Contractor to check all building and construction work for compliance or products. If the products and construction methods are not approved by the Council for comment or approval prior to commencing work.

This drawing is to be read and checked in conjunction with the engineer's and other specialist drawings and specifications.

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| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|------------|------------------------------|----|------|
| 01 | 14/01/2017 | Issue for Design Development | SR | SRB |
| 02 | 14/01/2017 | Issue for Planning | SR | SRB |
| 03 | 14/01/2017 | Issue | SR | SRB |
| 04 | 14/01/2017 | Issue for Approval | SR | SRB |
| 05 | 14/01/2017 | Issue for Planning | SR | SRB |
| 06 | 14/01/2017 | Issue for Planning | SR | SRB |



de matos ryan
 20100 Turnpike Road
 London E20 1JF
 T: 020 7546 8100
 www.dematosryan.com

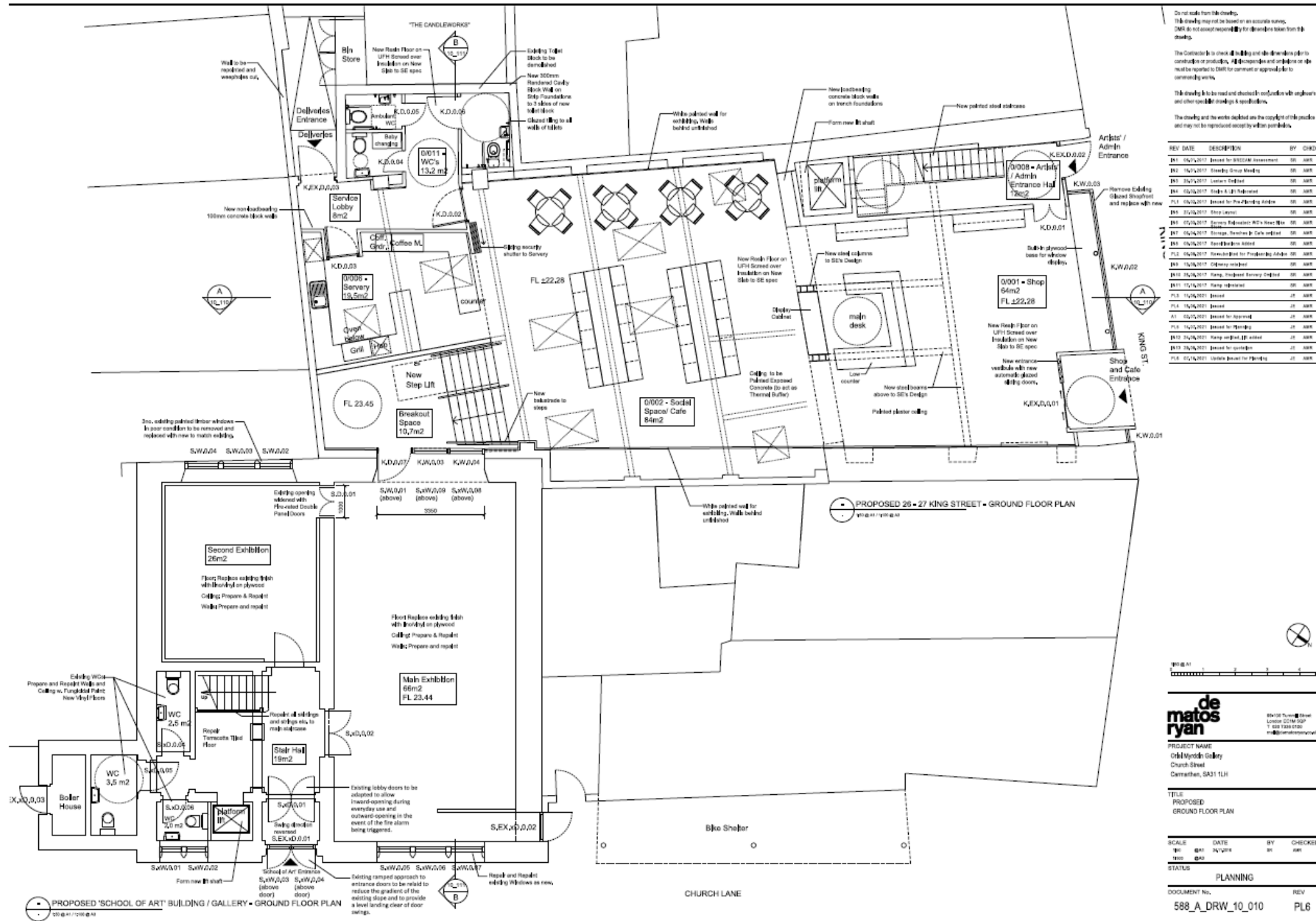
PROJECT NAME
 Oldlycote Gallery
 Church Street
 Carmothen, SA31 1JH

TITLE
 PROPOSED
 SIDE ELEVATIONS OF 'SCHOOL OF ART' BUILDING / GALLERY

| SCALE | DATE | BY | CHECKED |
|-------|-------|----|---------|
| 1:10 | 04/01 | SR | SRB |

STATUS
 PLANNING

| DOCUMENT NO. | REV |
|------------------|-----|
| 588_A_DRW_10_213 | PL4 |



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 OMB is not accept responsible for dimensions taken from this drawing.

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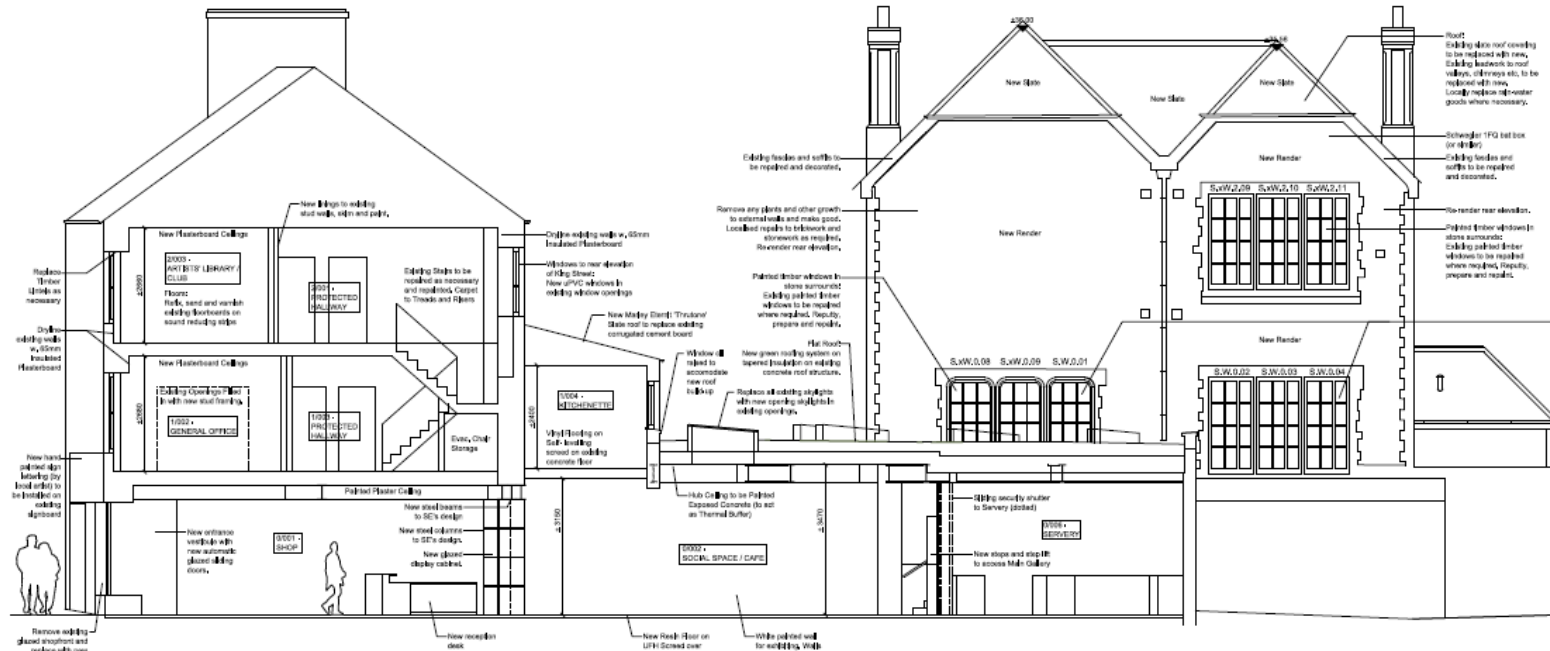
This drawing is to be read and checked in conjunction with engineers and other specialist drawings & specifications.

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| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|------------|---------------------------------|----|------|
| 01 | 12/01/2018 | Issue for structural assessment | SM | SM |
| 02 | 12/01/2018 | Structural Design Meeting | SM | SM |
| 03 | 02/01/2018 | Layouts Defined | SM | SM |
| 04 | 02/01/2018 | Single Light Refinement | SM | SM |
| 05 | 02/01/2018 | Issue for Final Building Order | SM | SM |
| 06 | 02/01/2018 | Shop Layout | SM | SM |
| 07 | 02/01/2018 | Service Refinement 2nd Floor | SM | SM |
| 08 | 02/01/2018 | Service, Services & Cafe Layout | SM | SM |
| 09 | 02/01/2018 | Issue for Building Order | SM | SM |
| 10 | 02/01/2018 | Issue for Building Order | SM | SM |
| 11 | 12/01/2018 | Design meeting | SM | SM |
| 12 | 12/01/2018 | Issue for Building Order | SM | SM |
| 13 | 12/01/2018 | Issue for Building Order | SM | SM |
| 14 | 12/01/2018 | Issue for Building Order | SM | SM |
| 15 | 12/01/2018 | Issue for Building Order | SM | SM |
| 16 | 12/01/2018 | Issue for Building Order | SM | SM |
| 17 | 12/01/2018 | Issue for Building Order | SM | SM |
| 18 | 12/01/2018 | Issue for Building Order | SM | SM |

PL/02307 & PL/02317





1 PROPOSED SECTION AA
1:100 (1:1000)

Do not scale from this drawing.
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 DMR do not accept responsibility for dimensions taken from this drawing.

The Contractor is to check all building and site dimensions prior to construction or installation. All discrepancies and variations on site must be reported to DMR for comment or approval prior to commencing works.

This drawing is to be read and checked in conjunction with all specifications and other specifications & specifications.

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| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|------------|-------------------------------------|----|------|
| B1 | 10/21/2011 | Issued for BREEM Assessment | SR | AM |
| B2 | 10/21/2011 | Revised Green Working | SR | AM |
| B3 | 10/21/2011 | Current Design | SR | AM |
| B4 | 10/21/2011 | Revised Detail | SR | AM |
| B5 | 10/21/2011 | Issued for Pre-Construction Advice | SR | AM |
| B6 | 10/21/2011 | Revised Green Working | SR | AM |
| B7 | 10/21/2011 | Revised Design | SR | AM |
| B8 | 10/21/2011 | Revised for Pre-Construction Advice | SR | AM |
| B9 | 10/21/2011 | Issued for Stage 2 Permit | SR | AM |
| B10 | 10/21/2011 | Revised Assessment | SR | AM |
| B11 | 10/21/2011 | Revised | SR | AM |
| B12 | 10/21/2011 | Revised | SR | AM |
| B13 | 10/21/2011 | Revised for Approval | SR | AM |
| B14 | 10/21/2011 | Revised for Planning | SR | AM |
| B15 | 10/21/2011 | Revised for Planning | SR | AM |
| B16 | 10/21/2011 | Revised for Planning | SR | AM |



de matos ryan
8/101 Tuam Road
 Lower Clonmel
 T. 051 858 0100
 m.ryan@de-matosryan.com

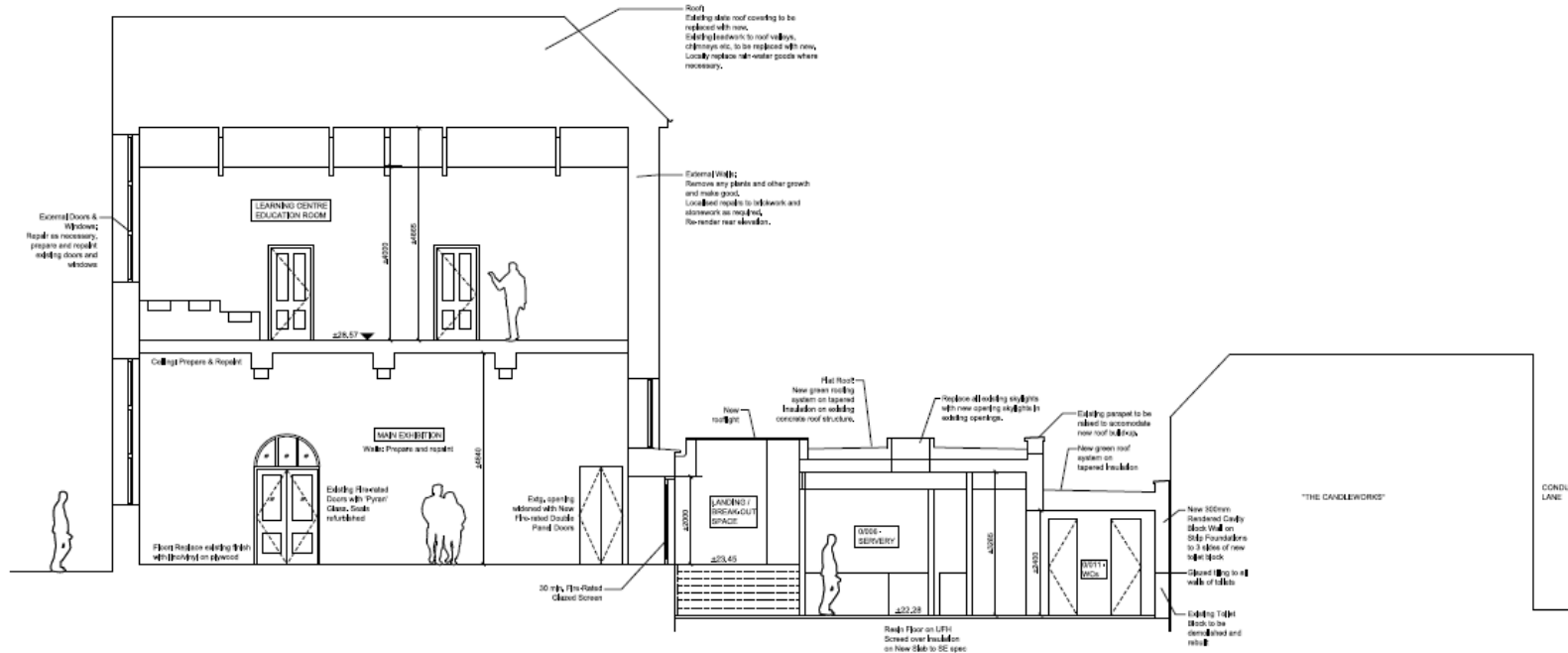
PROJECT NAME
 Old Myndin Gallery
 Church Street
 Carrigrohane, SA31 1LH

TITLE
 PROPOSED
 SECTION AA

| SCALE | DATE | BY | CHECKED |
|-------|------------|----|---------|
| 1:100 | 01/14/2014 | SR | AM |

STATUS
 PLANNING

DOCUMENT No. 588_A_DRW_10_110
 REV PL6



1 PROPOSED SECTION BB
1:25 @ A1 (1:25 @ A2)

Do not scale from this drawing.
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DMS to not exceed two decimal places for dimensions taken from this drawing.

The Contractor to check all existing and proposed dimensions prior to construction or production. All discrepancies and omissions on site must be reported to DMR for comment or approval prior to commencing works.

This drawing is to be read and checked in conjunction with engineers and other specialist drawings & specifications.

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| REV | DATE | DESCRIPTION | BY | CHECKED |
|-----|------------|--|----|---------|
| 01 | 10/12/2016 | Issued for BRE Risk Assessment | SM | AMT |
| 02 | 10/12/2016 | Working Drawn | SM | AMT |
| 03 | 10/12/2016 | Common Drafting | SM | AMT |
| 04 | 10/12/2016 | W/L Issue Released | SM | AMT |
| 05 | 10/12/2016 | Issued for Production/Order Order | SM | AMT |
| 06 | 10/12/2016 | Data & Learning Centre Changes | SM | AMT |
| 07 | 10/12/2016 | Landing, Store, Reception & Reception | SM | AMT |
| 08 | 10/12/2016 | Order A & B Issues Added | SM | AMT |
| 09 | 10/12/2016 | Revised and for Production/Order Order | SM | AMT |
| 10 | 10/12/2016 | Issued for Stage 4 Report | SM | AMT |
| 11 | 10/12/2016 | Issue Release | SM | AMT |
| 12 | 11/12/2016 | Issued | SM | AMT |
| 13 | 10/12/2016 | Issued | SM | AMT |
| 14 | 10/12/2016 | Issued for Approval | SM | AMT |
| 15 | 10/12/2016 | Issued for Planning | SM | AMT |
| 16 | 10/12/2016 | Issue Issued | SM | AMT |
| 17 | 10/12/2016 | Issue Issued for Planning | SM | AMT |



de matos ryan
 84/108 Tynes Road
 London E17 9JF
 T: 020 7338 5100
 www.dematosryan.co.uk

PROJECT NAME
Old Wood Gallery
 Church Street
 Cammerham, SA31 1LH

TITLE
 PROPOSED
 SECTION B-B

| SCALE | DATE | BY | CHECKED |
|-------|------------|----|---------|
| 1:25 | 10/12/2016 | SM | AMT |

STATUS
PLANNING

| DOCUMENT No. | REV |
|------------------|-----|
| 588_A_DRW_10_111 | PL6 |















































PL/02390

Zoe James

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

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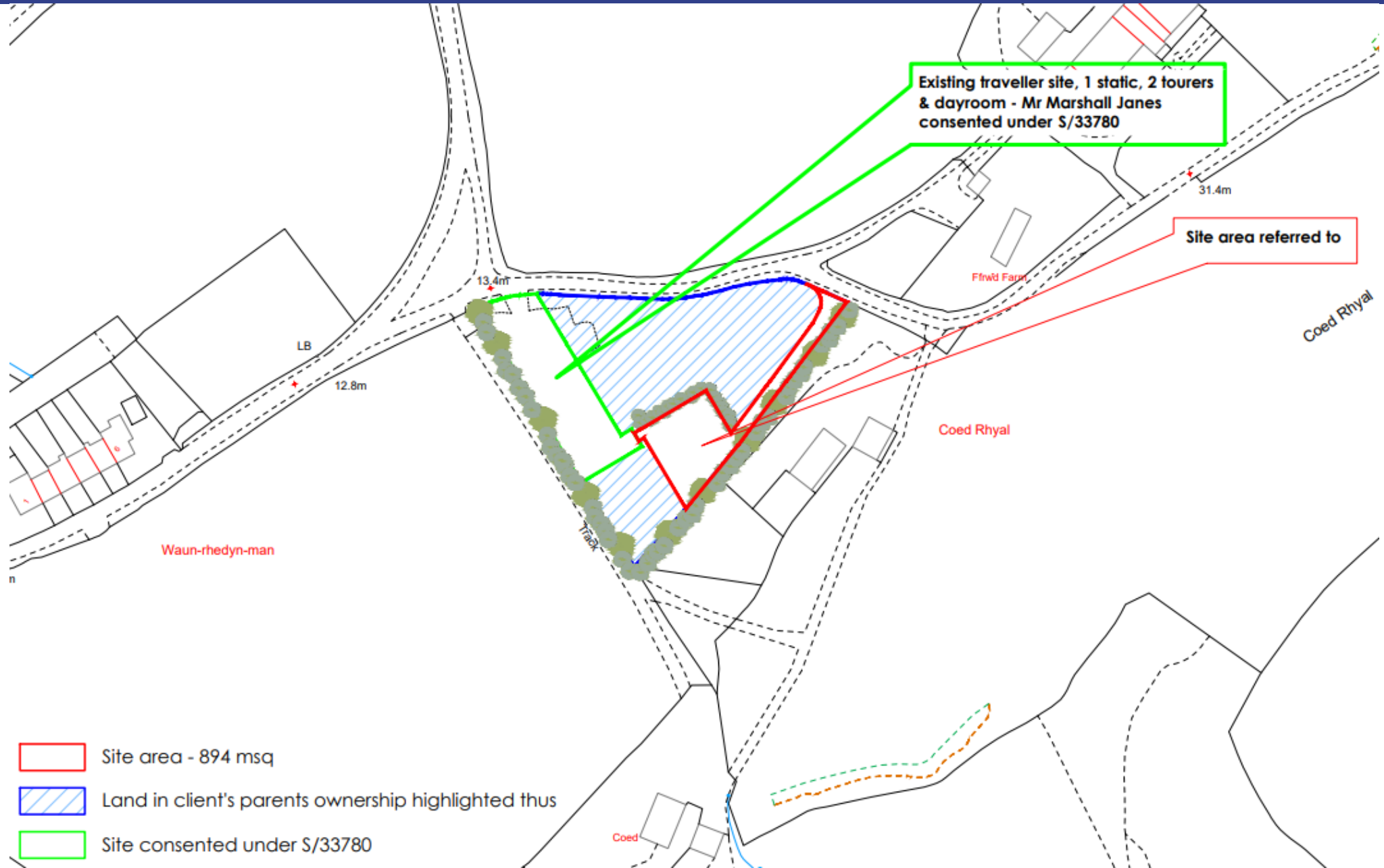
Cyngor **Sir Gâr**
Carmarthenshire
County Council








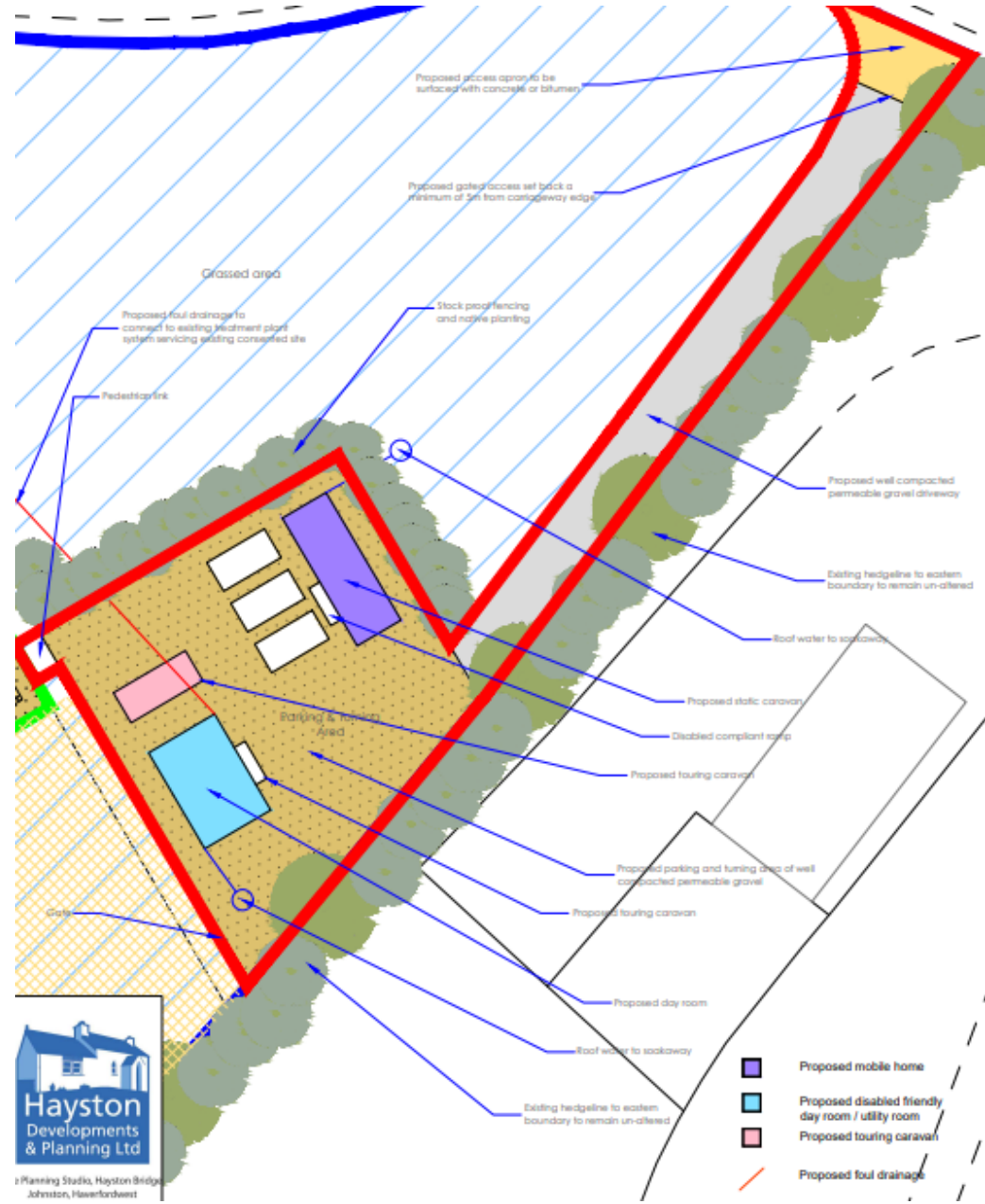


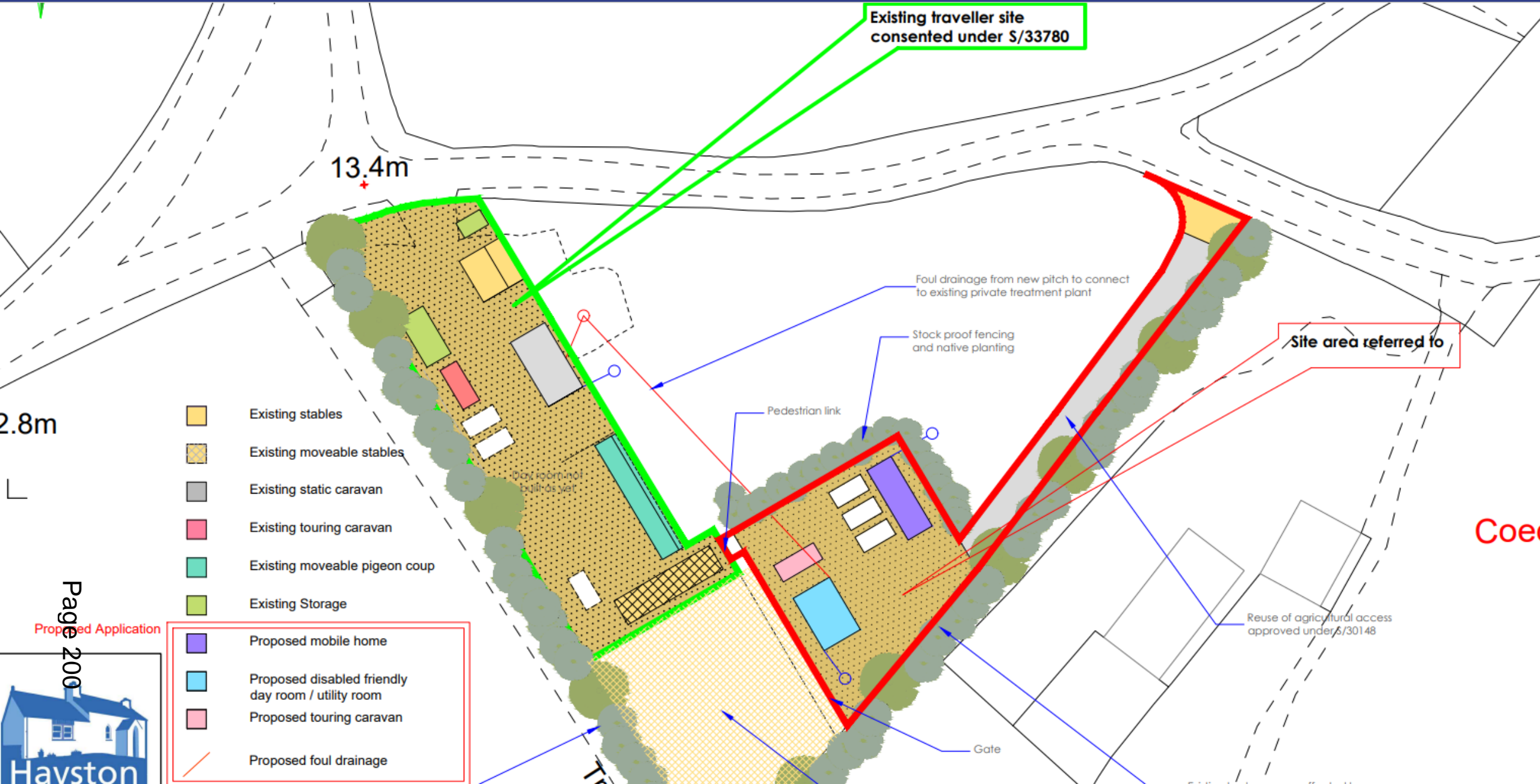




-  Site area - 894 msq
-  Land in client's parents ownership highlighted thus
-  Site consented under S/33780







Existing traveller site consented under S/33780

13.4m

2.8m

- Existing stables
- Existing moveable stables
- Existing static caravan
- Existing touring caravan
- Existing moveable pigeon coup
- Existing Storage

- Proposed mobile home
- Proposed disabled friendly day room / utility room
- Proposed touring caravan
- Proposed foul drainage

Foul drainage from new pitch to connect to existing private treatment plant

Stock proof fencing and native planting

Pedestrian link

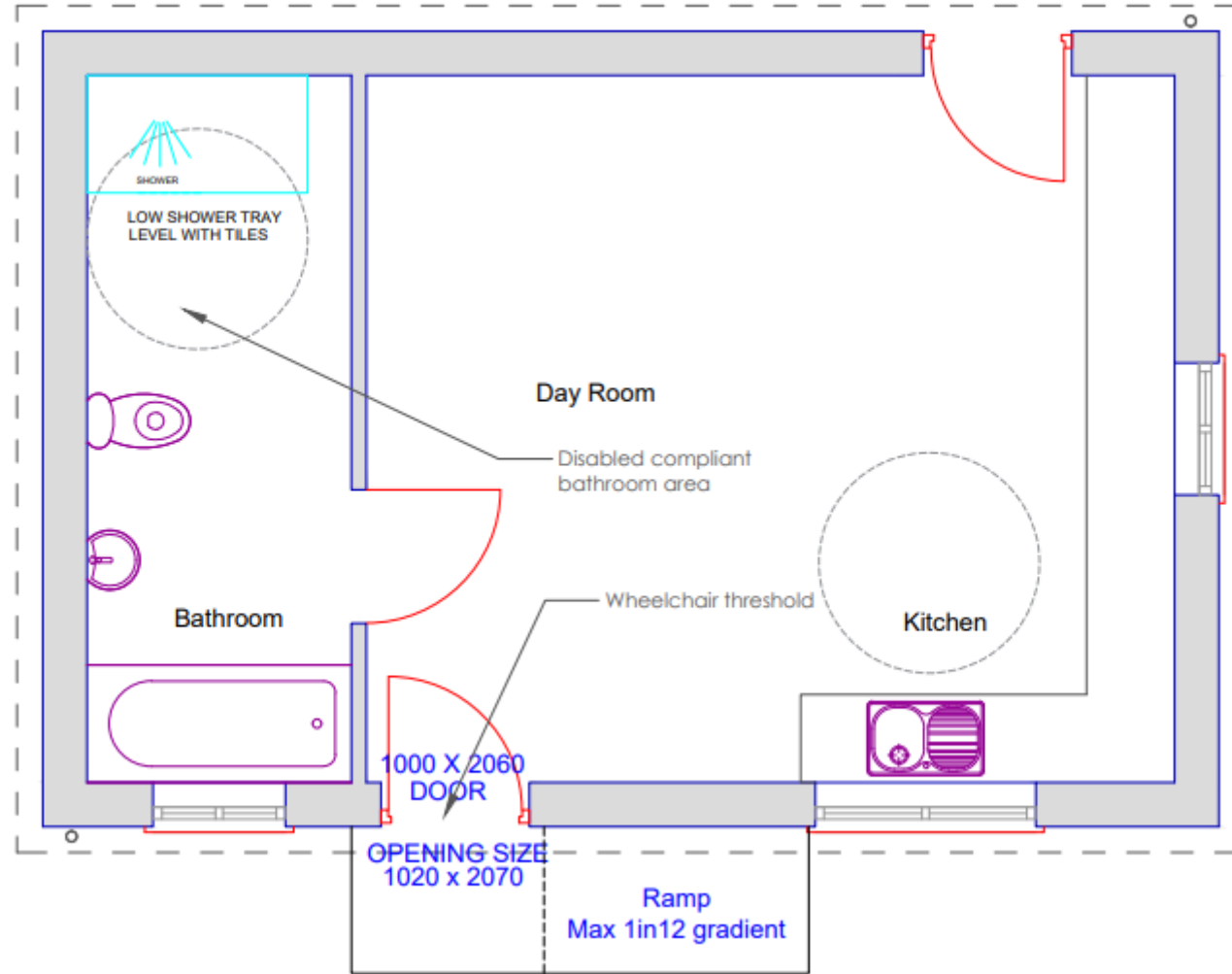
Site area referred to

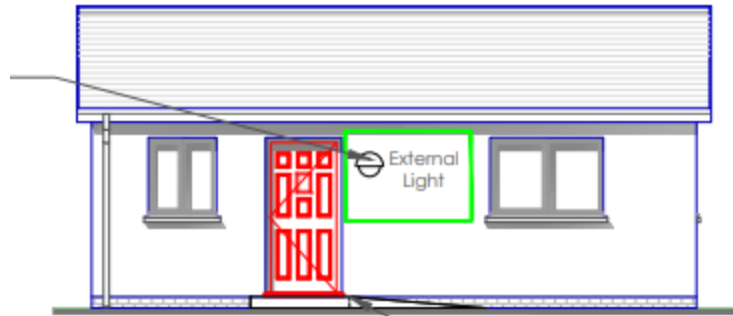
Reuse of agricultural access approved under S/30148

Gate

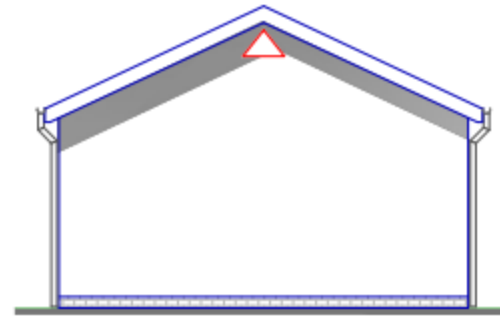
Coer



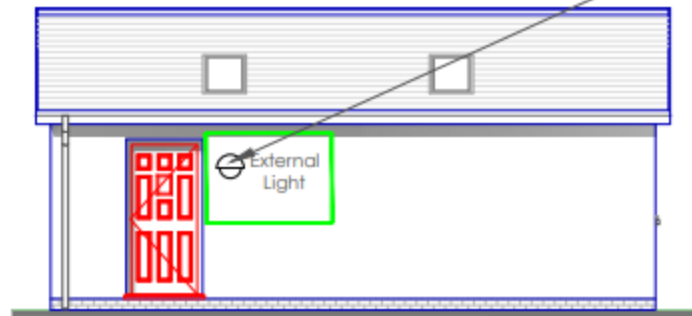




West Elevation

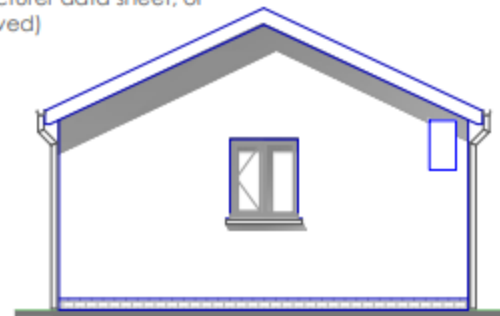


North Elevation



East Elevation


Proposed external lighting type
HUR163 with 1 no 16watt 2d lamp
(See manufacturer data sheet, or
similar approved)




South Elevation

Elevations - Scale 1:100

Ecological Enhancements

 Bird box

 Bat box

























PL/2500

Zoe James

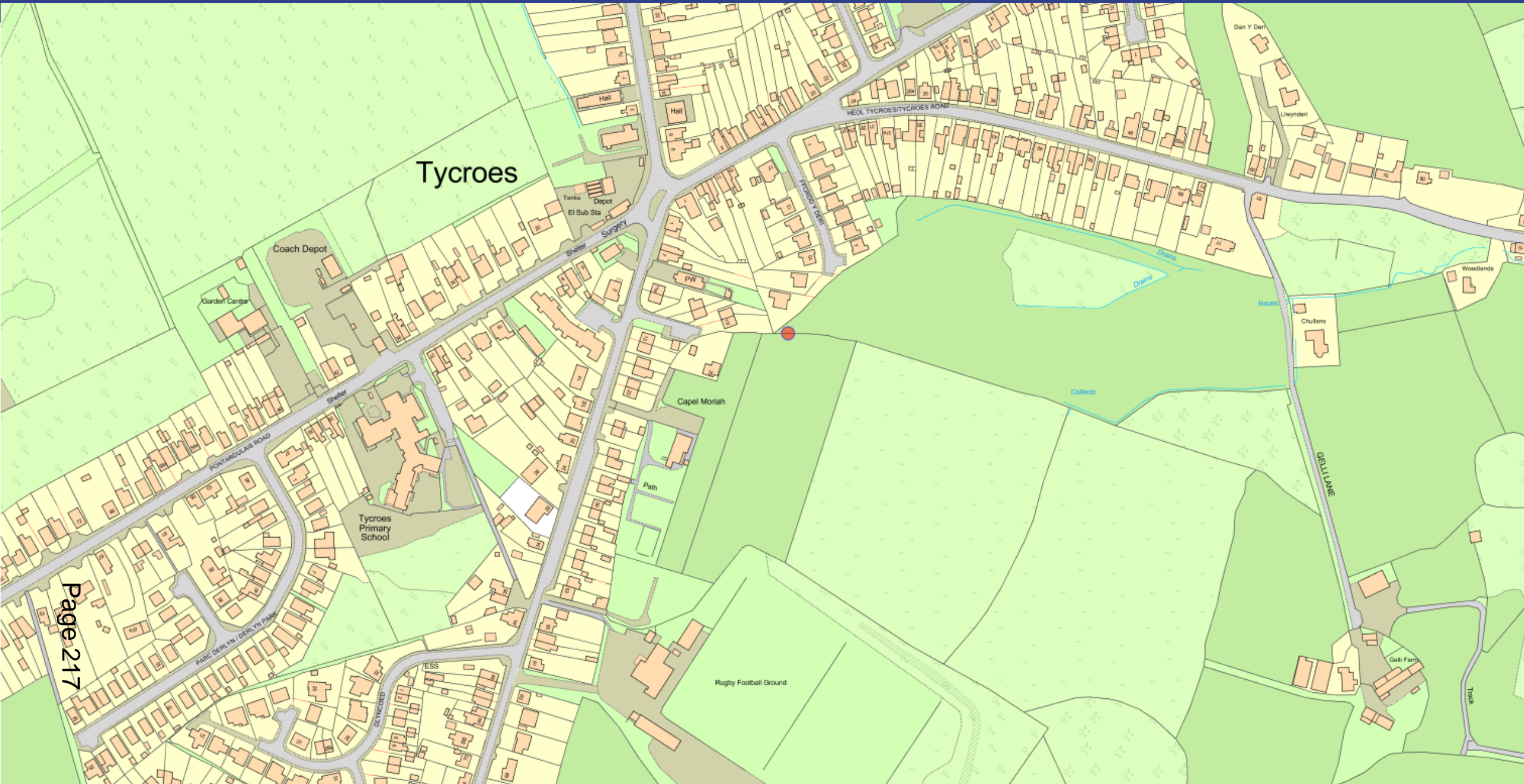
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

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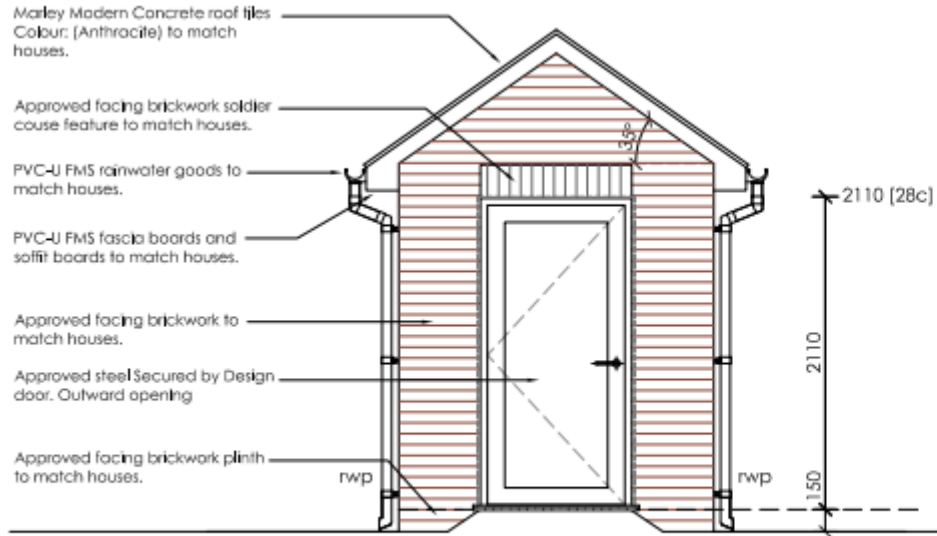
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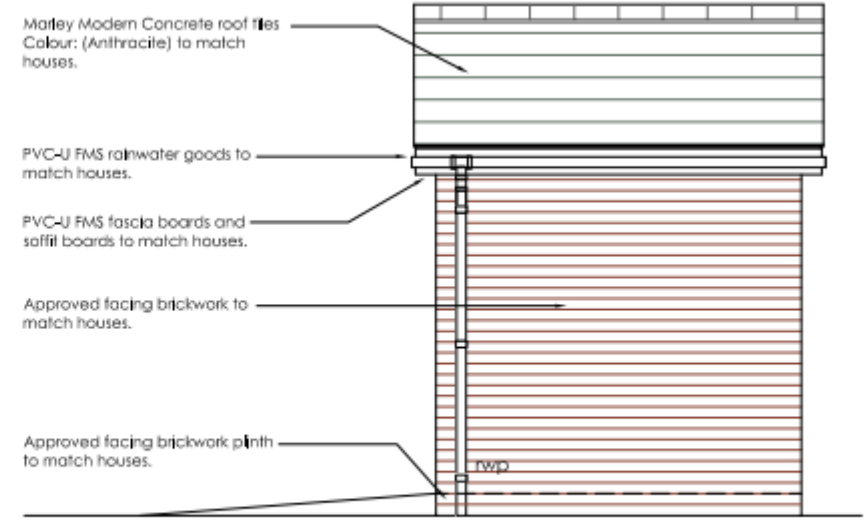




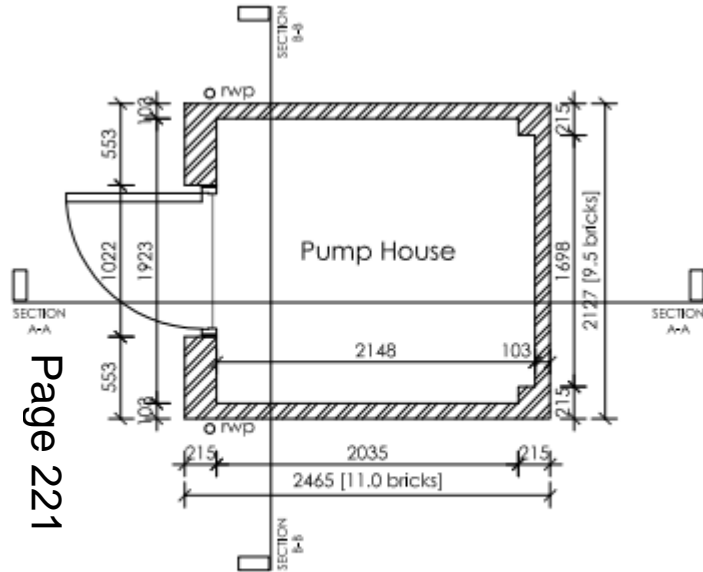




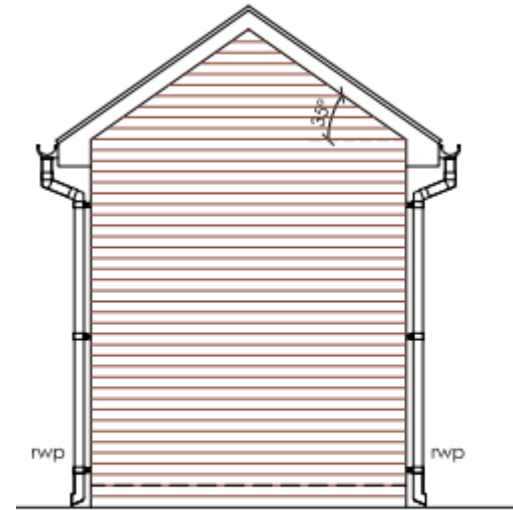
FRONT ELEVATION



SIDE ELEVATION



PLAN



REAR ELEVATION























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

**Applications
recommended for
refusal**

PL/00895

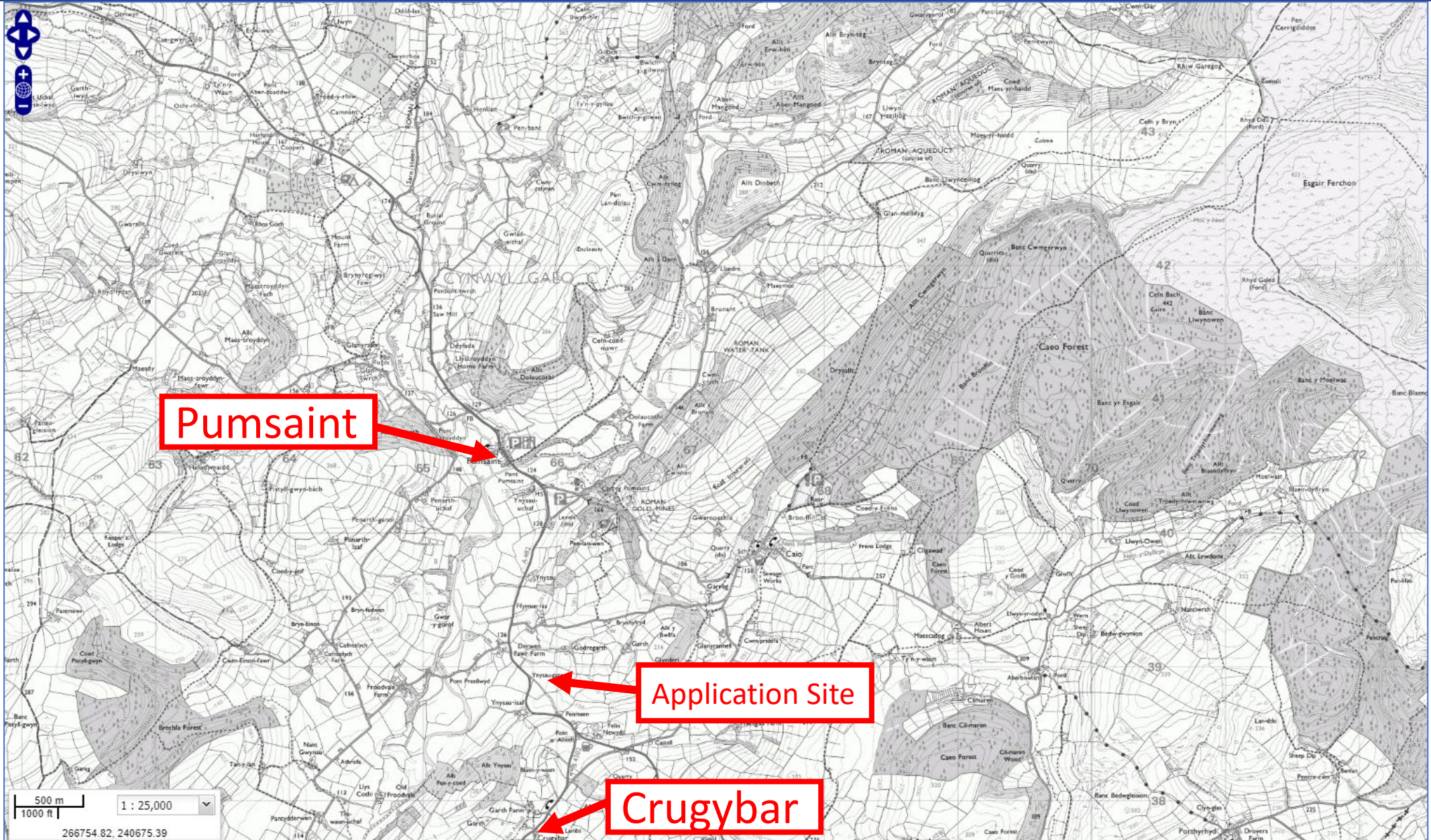
Kevin Phillips

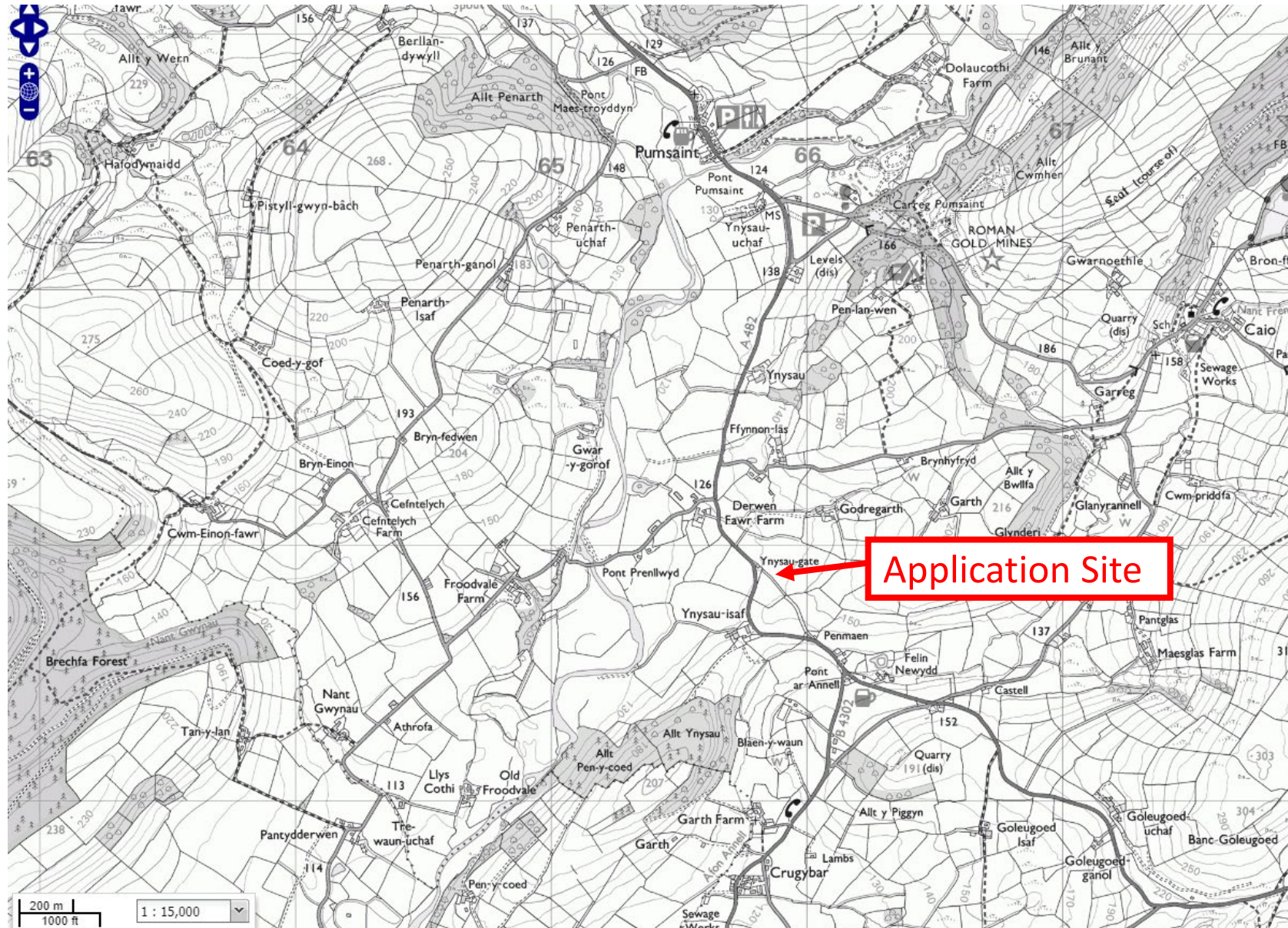
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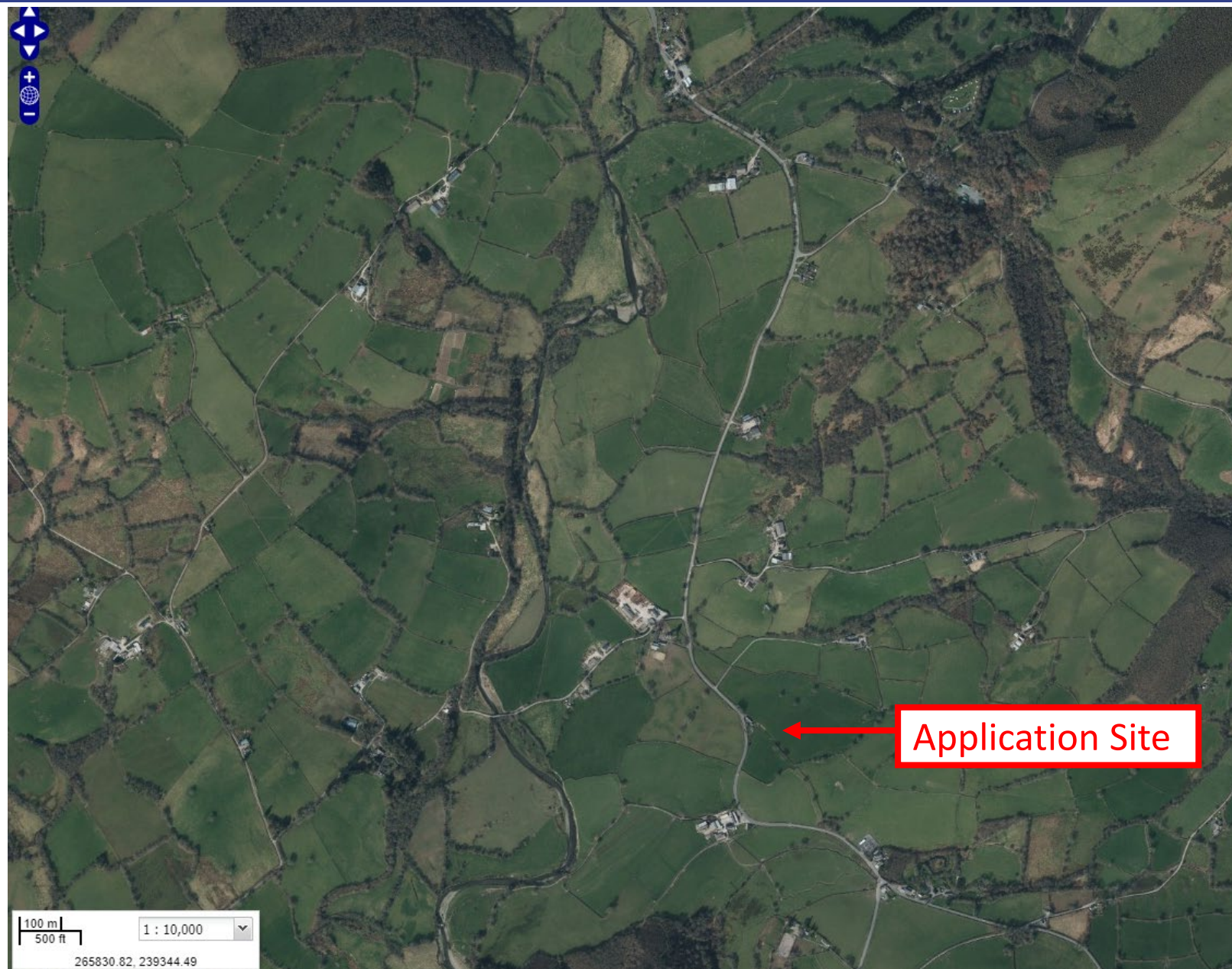
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County Council

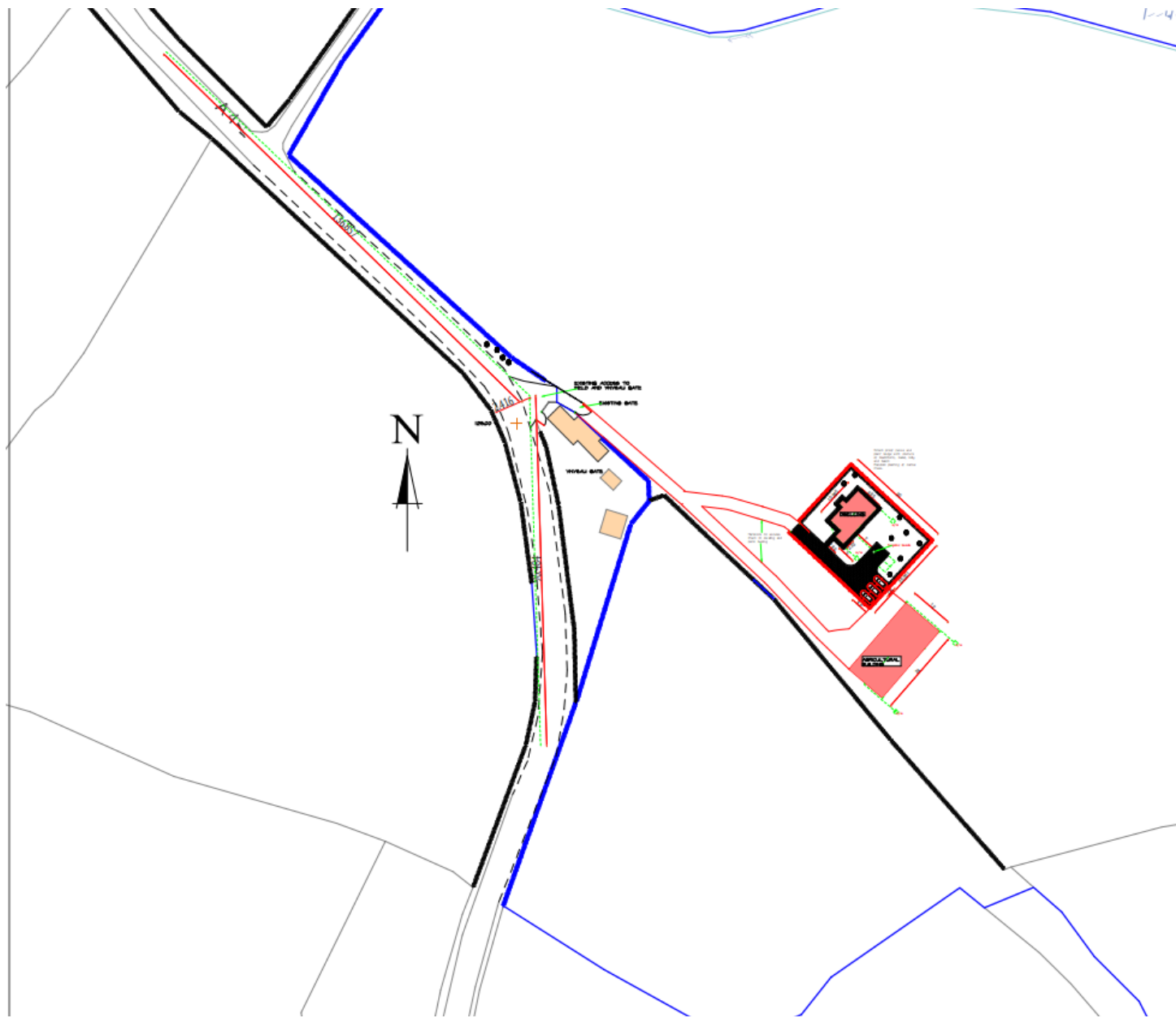


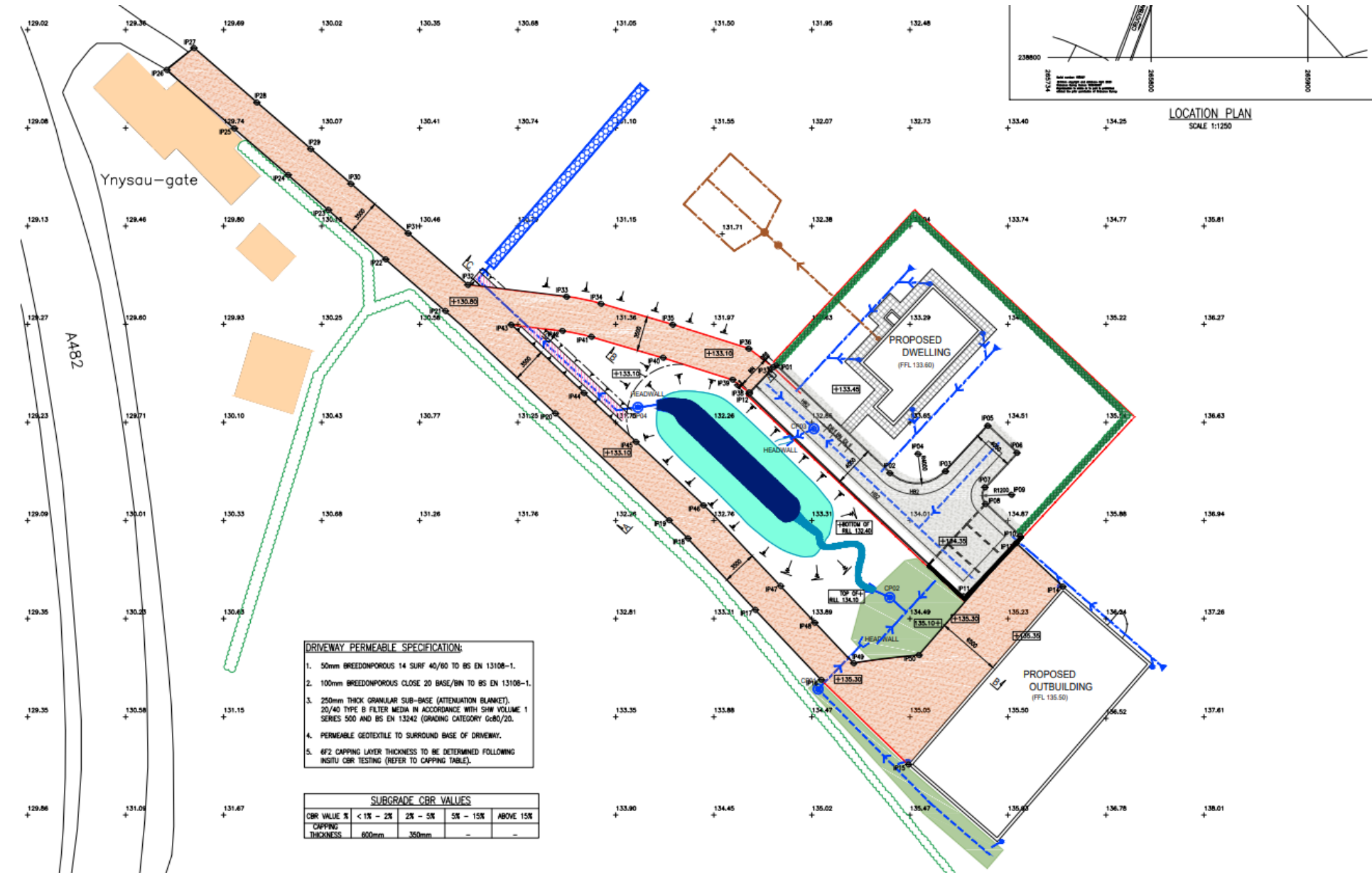






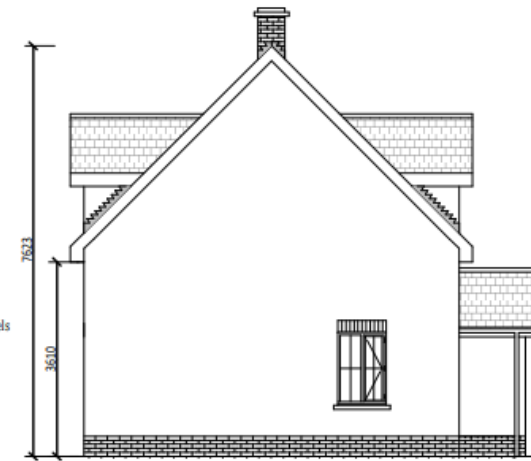








SOUTH EAST ELEVATION



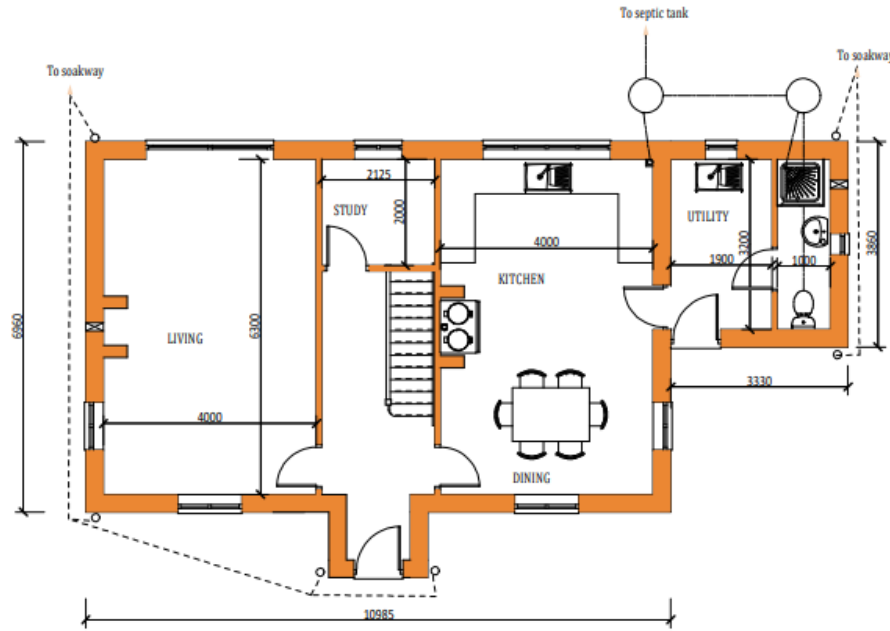
NORTH EAST ELEVATION



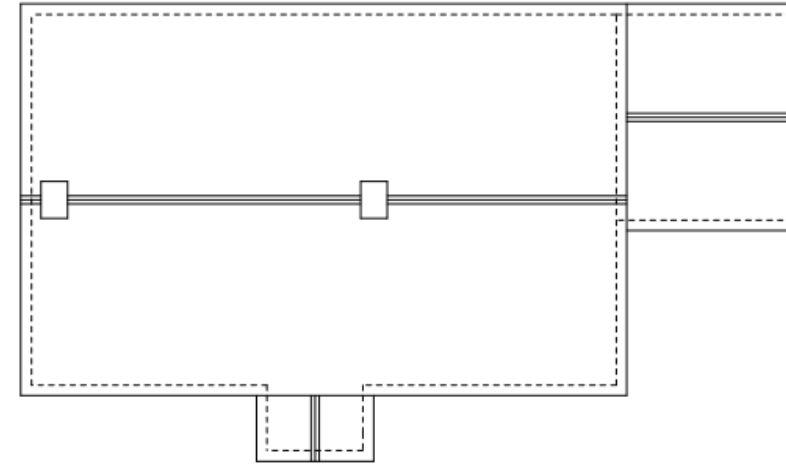
NORTHWEST ELEVATION



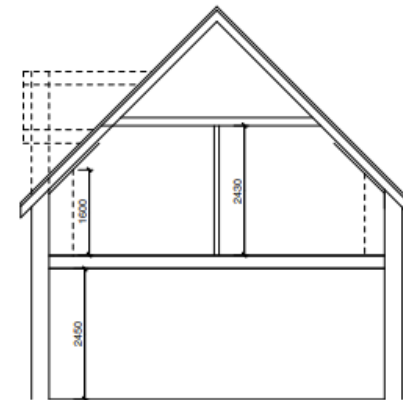
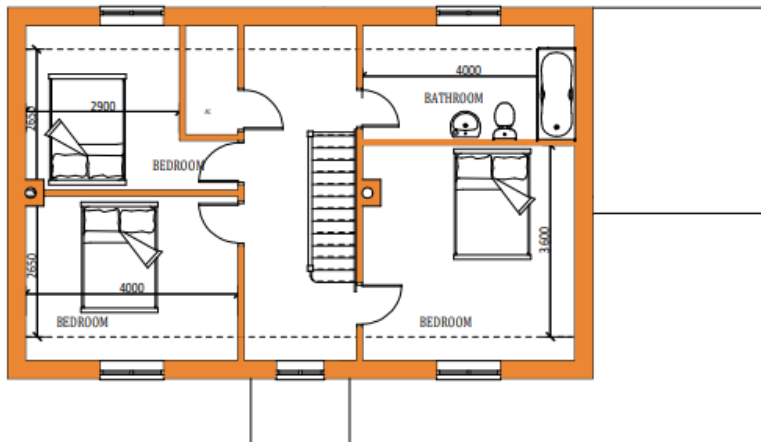
SOUTHWEST ELEVATION

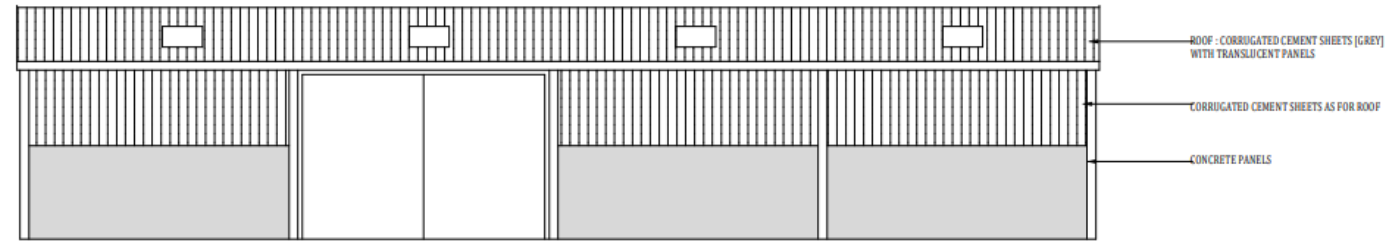


GROUND FLOOR (76 sqm)

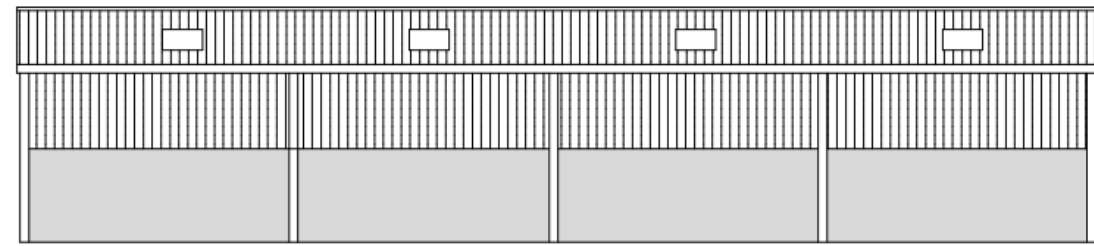


ROOF PLAN

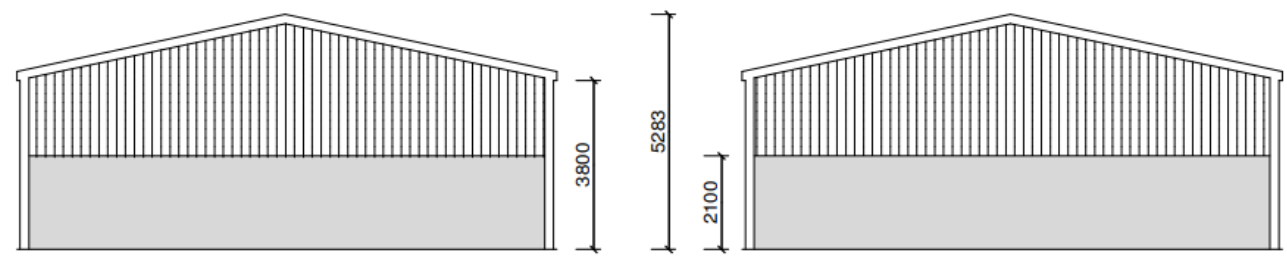




TOP ELEVATION

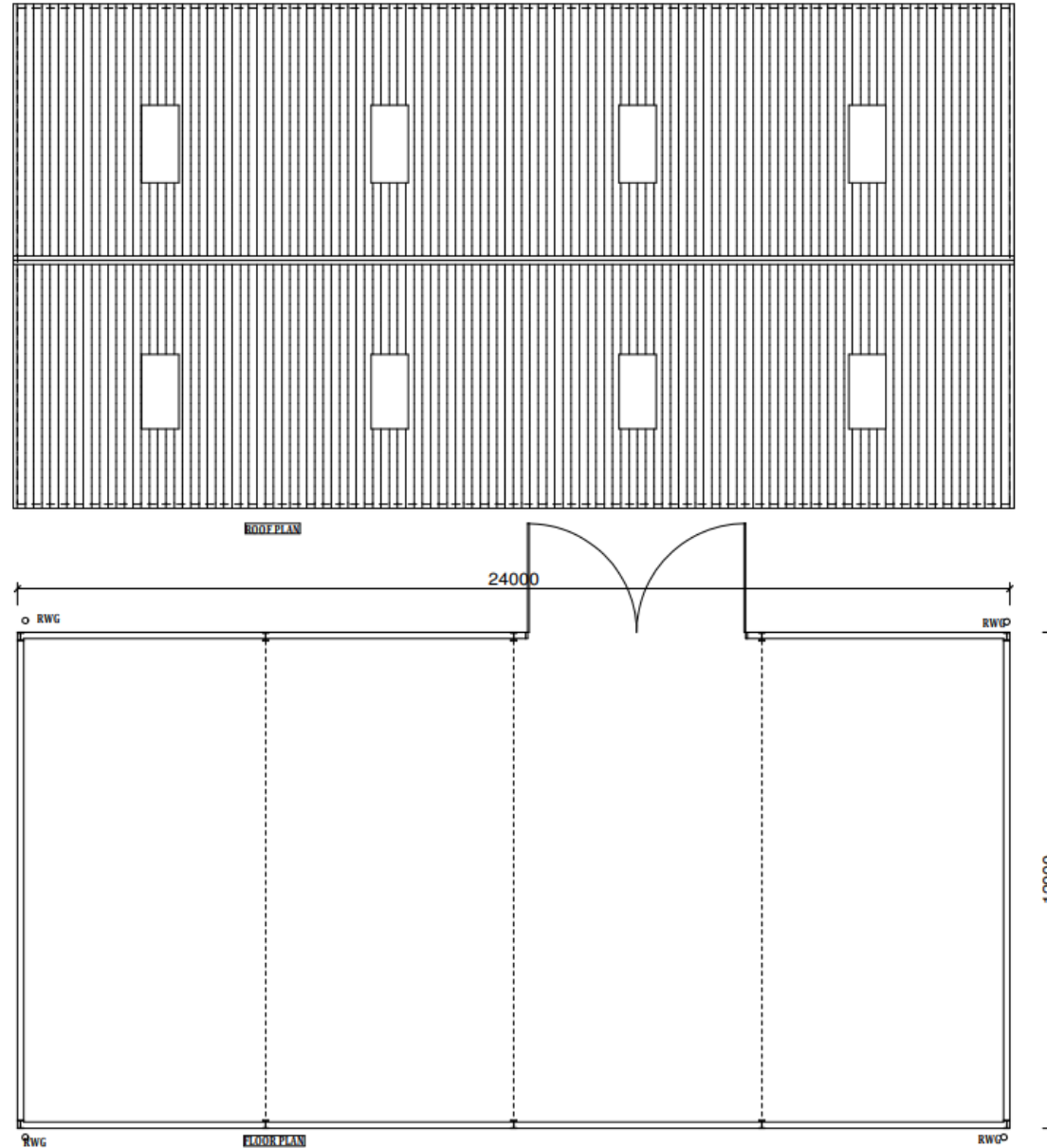


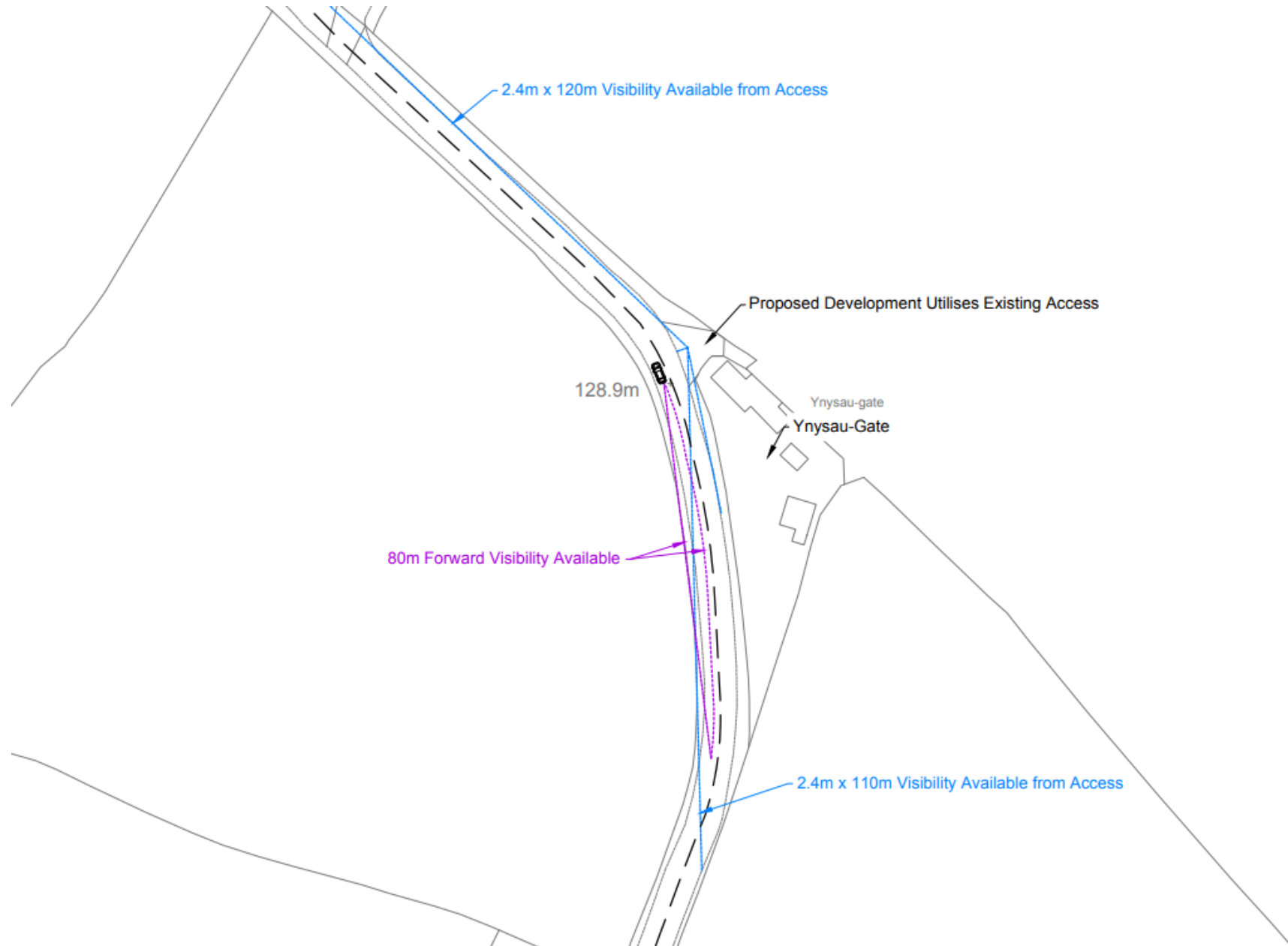
SIDE ELEVATION



FRONT ELEVATION

BACK ELEVATION

















Diolch | Thank you

sirgar.llyw.cymru

carmarthenshire.gov.wales

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County Council

