

Annwyl Gynghorydd,

PWYLLGOR CYNLLUNIO – DYDD MAWRTH 21^{AIN} O FAWRTH 2017

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

Rhif ar yr Agenda Eitem

3. **YSTRIED ADRODDIADAU'R PENNAETH CYNLLUNIO YNGHYLCH Y CEISIADAU CYNLLUNIO CANLYNOL (BYDD Y PWYLLGOR WEDI YMWELD Â'R SAFLEOEDD YN FLAENOROL) A PHENDERFYNU AR Y CEISIADAU**
 - a) **E/33595** – ADDASU TANC STORIO DWR A SIED BLANHIGION YN DY GWYLIAU AR DIR YM MRYNGOIALLT, FELINGWM, CAERFYRDDIN, SA32 7PX (*Tud. 5-26*)
 - b) **E/34720** – 8 O DAI PÂR O FEWN SAFLE SYDD EISIOES YN BODOLI AR DIR YM MAESPIODE, LLANDYBIE, RHYDAMAN, SA18 3YS (*Tud. 27-44*)
 - c) **S/34900** – GWAREDU'R TO FFLAT PRESENNOL A CHODI TO AR OLEDDF YN EI LE; NEWID AC ADNEWYDDU'R LLAWR GWAELOD O 3 I 2 YSTAFELL WELY. LLAWR CYNTAF NEWYDD I GYNNWYS 2 YSTAFELL WELY, SWÎT YMOLCHI, YSTAFELL YMOLCHI A STYDI YN NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY (*Tud. 45-82*)
4. **PENNU'R CEISIADAU CYNLLUNIO A NODIR YN YR ADRODDIADAU CANLYNOL GAN Y PENNAETH CYNLLUNIO:**
 - a) **RHANBARTH Y DE** (*Tud. 83-112*)
 - b) **RHANBARTH Y GORLLEWIN** (*Tud. 113-184*)

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

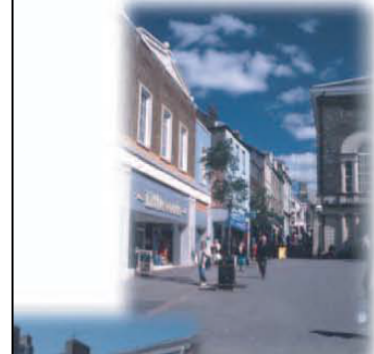
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**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>	E/33595
<i>Proposal & 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

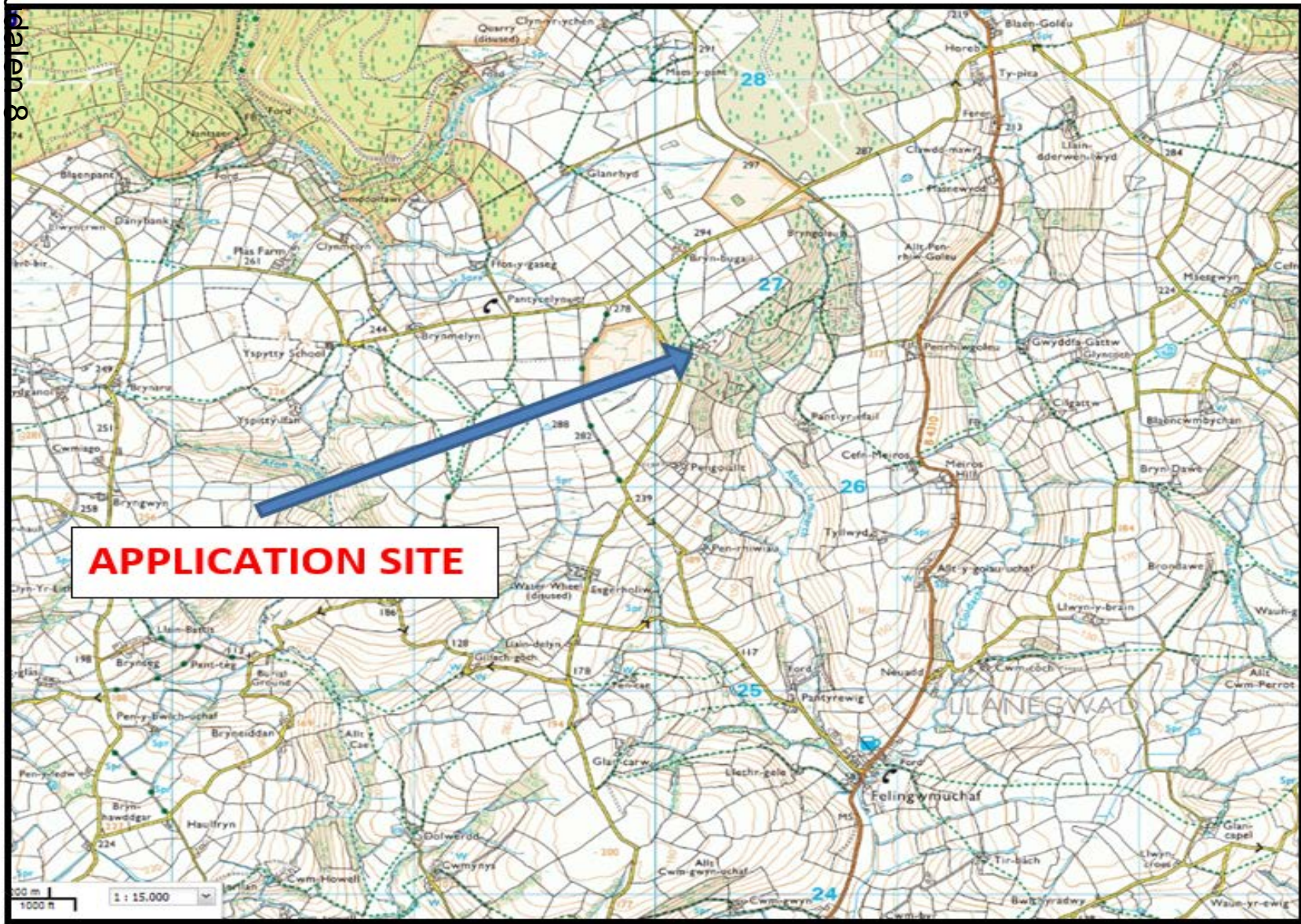
APPLICATIONS RECOMMENDED FOR APPROVAL

E/33595

E/33595

Location Plan

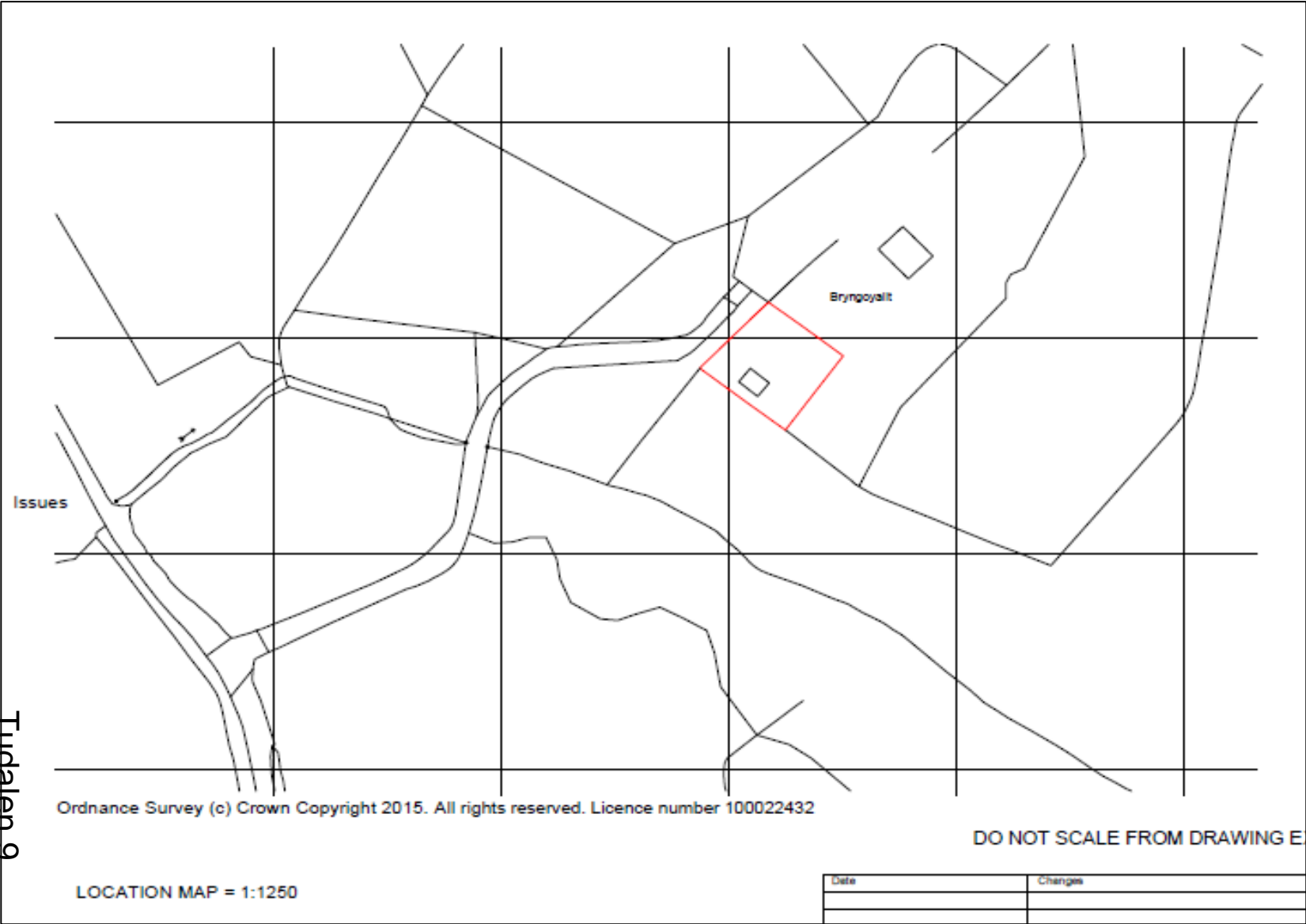
Tudalen 8



APPLICATION SITE

E/33595

Location Plan

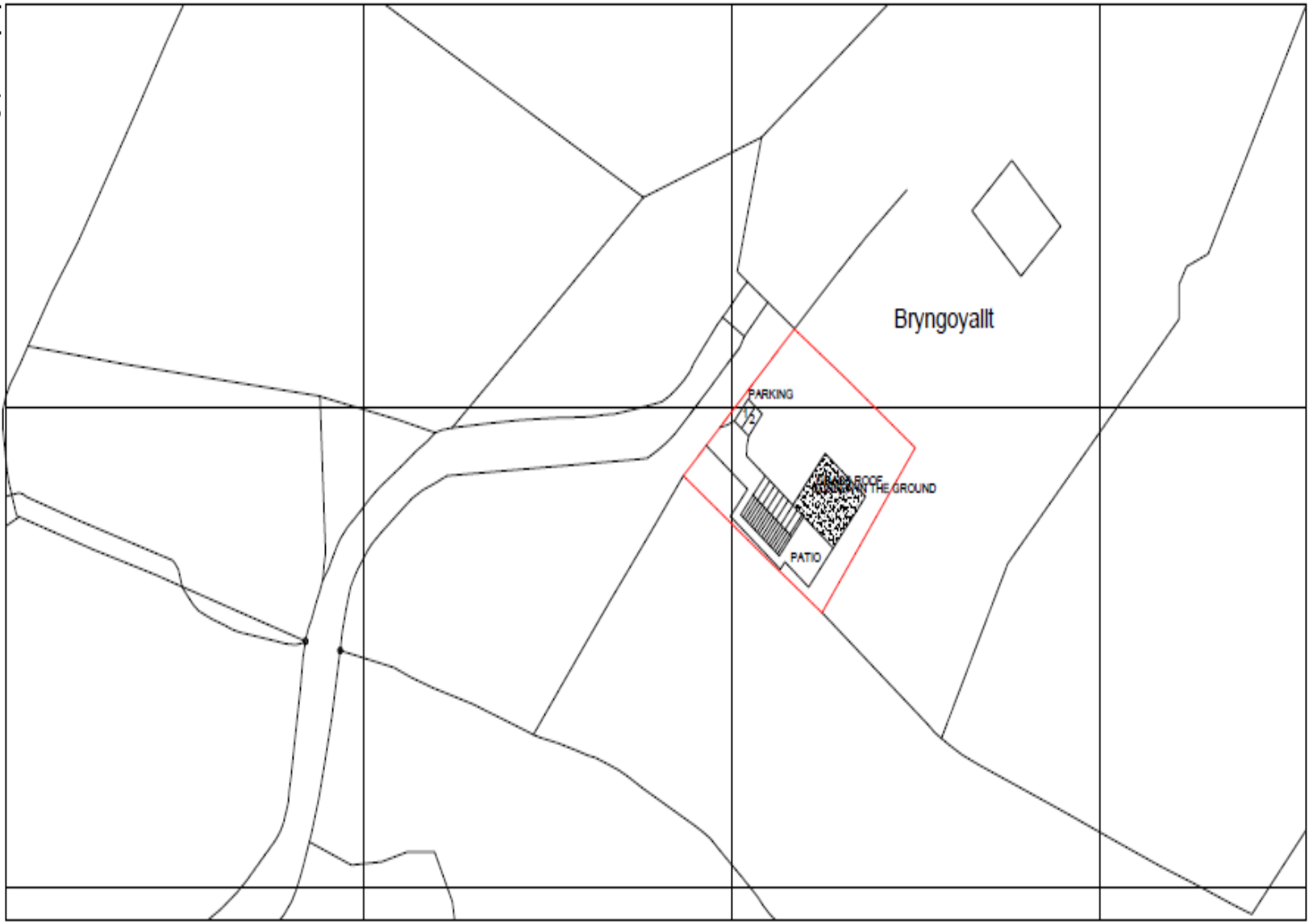


Tudalen 9

E/33595

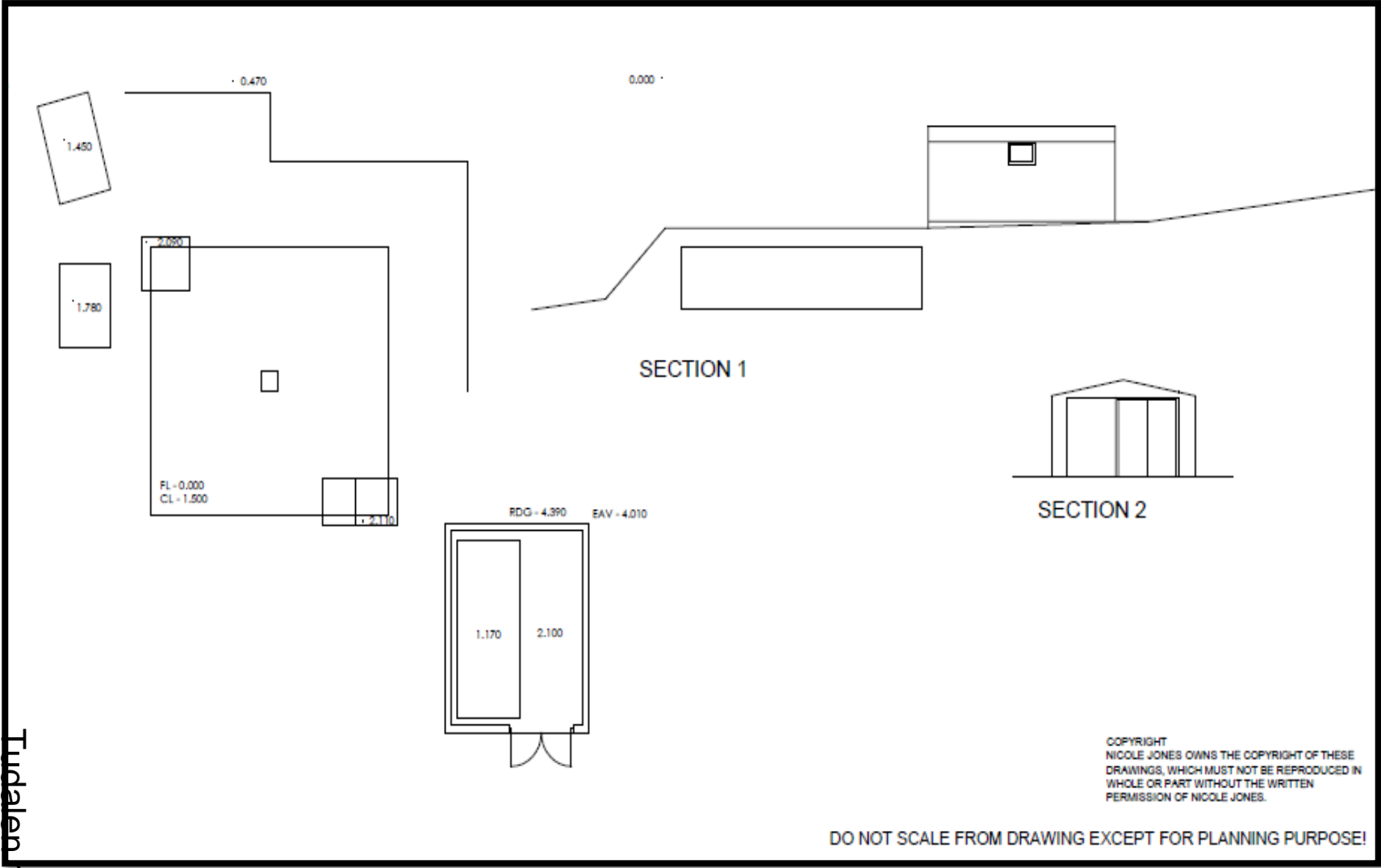
Site Plan

Tudalen 10



E/33595

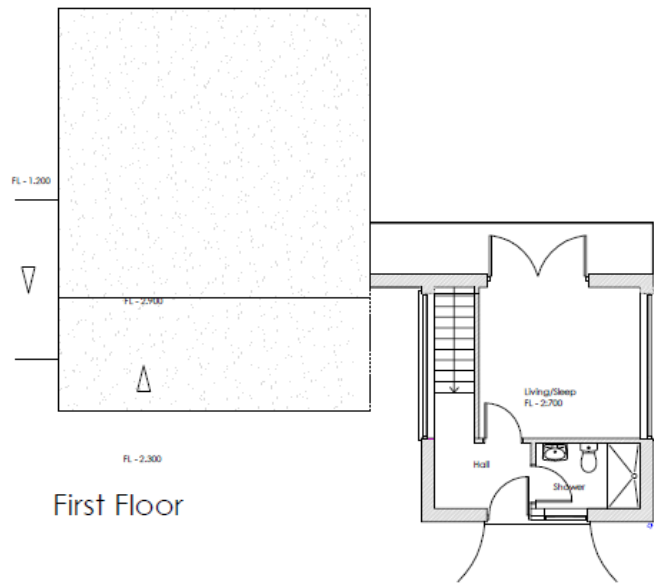
Existing Plan



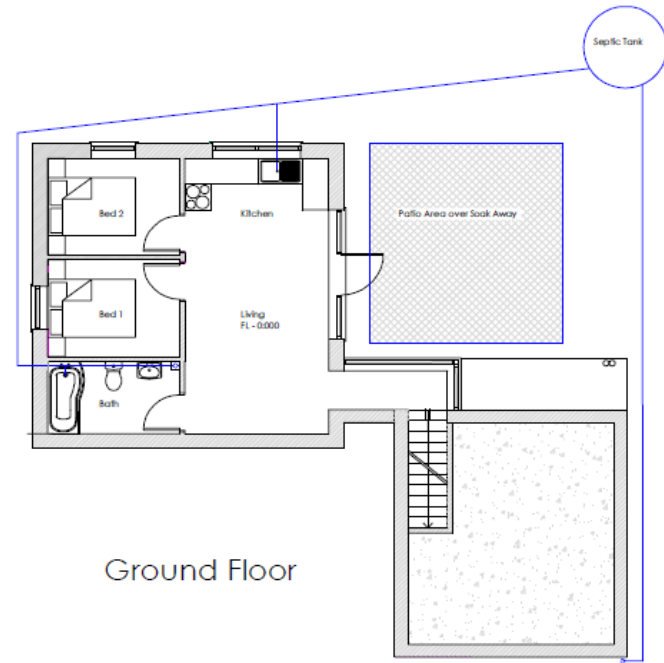
E/33595

Proposed Site Plan

Tudalen 12



First Floor



Ground Floor

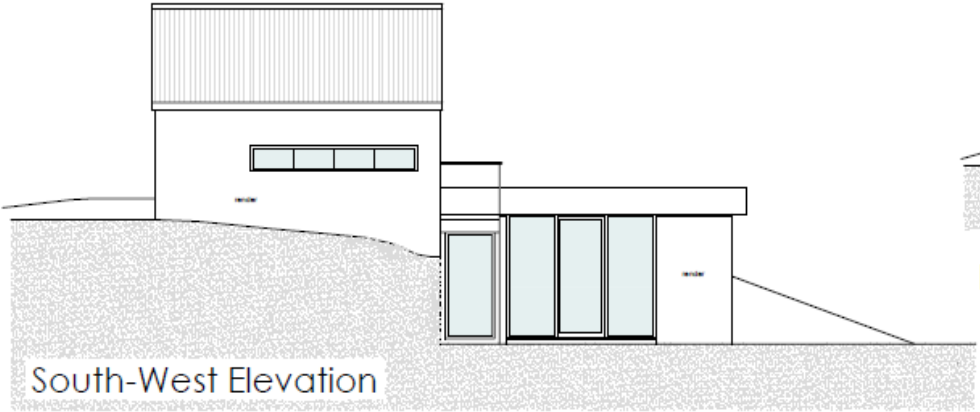
DO NOT SCALE FROM DRAWING EXCEPT FOR PLANNING PURPOSE!

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

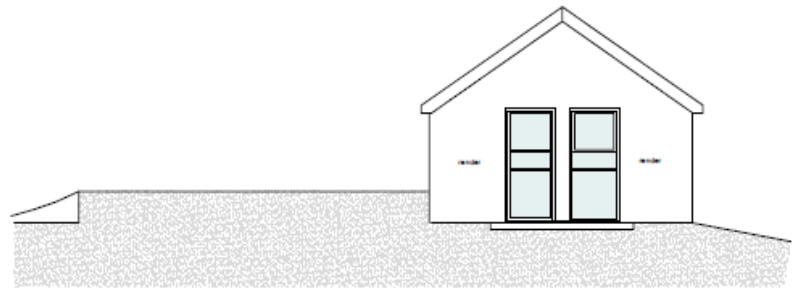
Client MR DEIAN OWEN 10 CLOS GER Y BRYN TIRCOED SWANSEA SA4 9JL	Job Title CONVERSION OF FORMER WATER TREATMENT WORK TO A HOLIDAY LET	Job No 15-286
Site FELINGWM UCHAF CARMARTHEN SA32 7PX	Architect Nicole Jones Architect RIBA 6 Myrddin Crescent Carmarthen SA31 1DX Tel:07869-516075	Date 19.03.2016 Scale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

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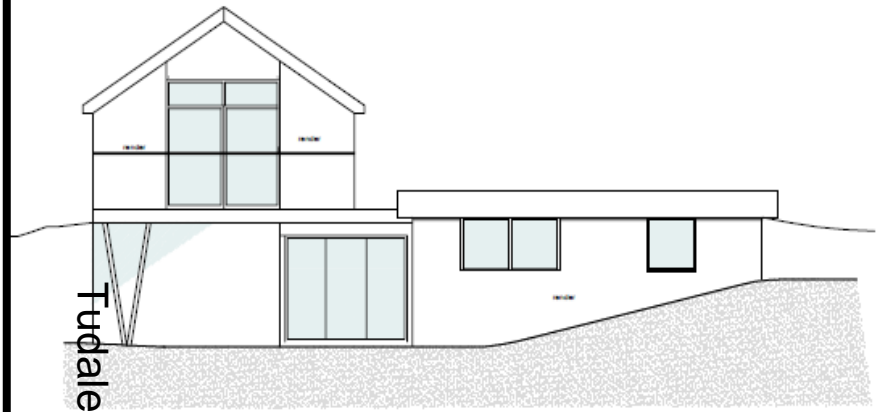
E/33595 Proposed Elevations



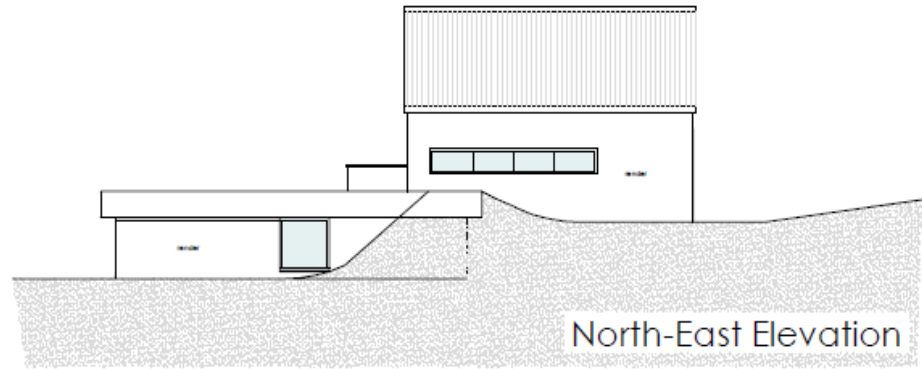
South-West Elevation



North-West Elevation



South-East Elevation



North-East Elevation

Tudalen 13

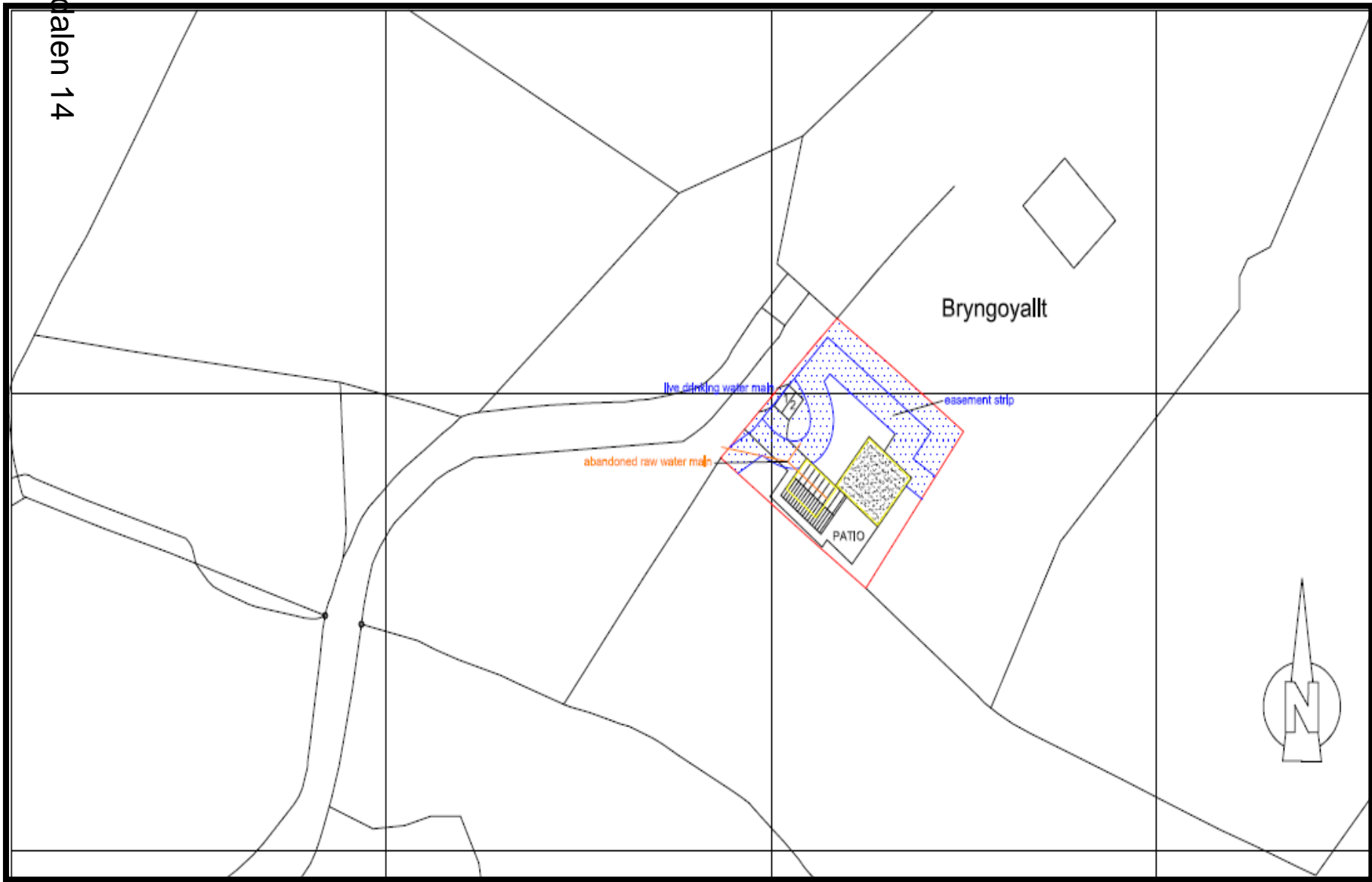
DO NOT SCALE FROM DRAWING EXCEPT FOR PLANNING PURPOSE!

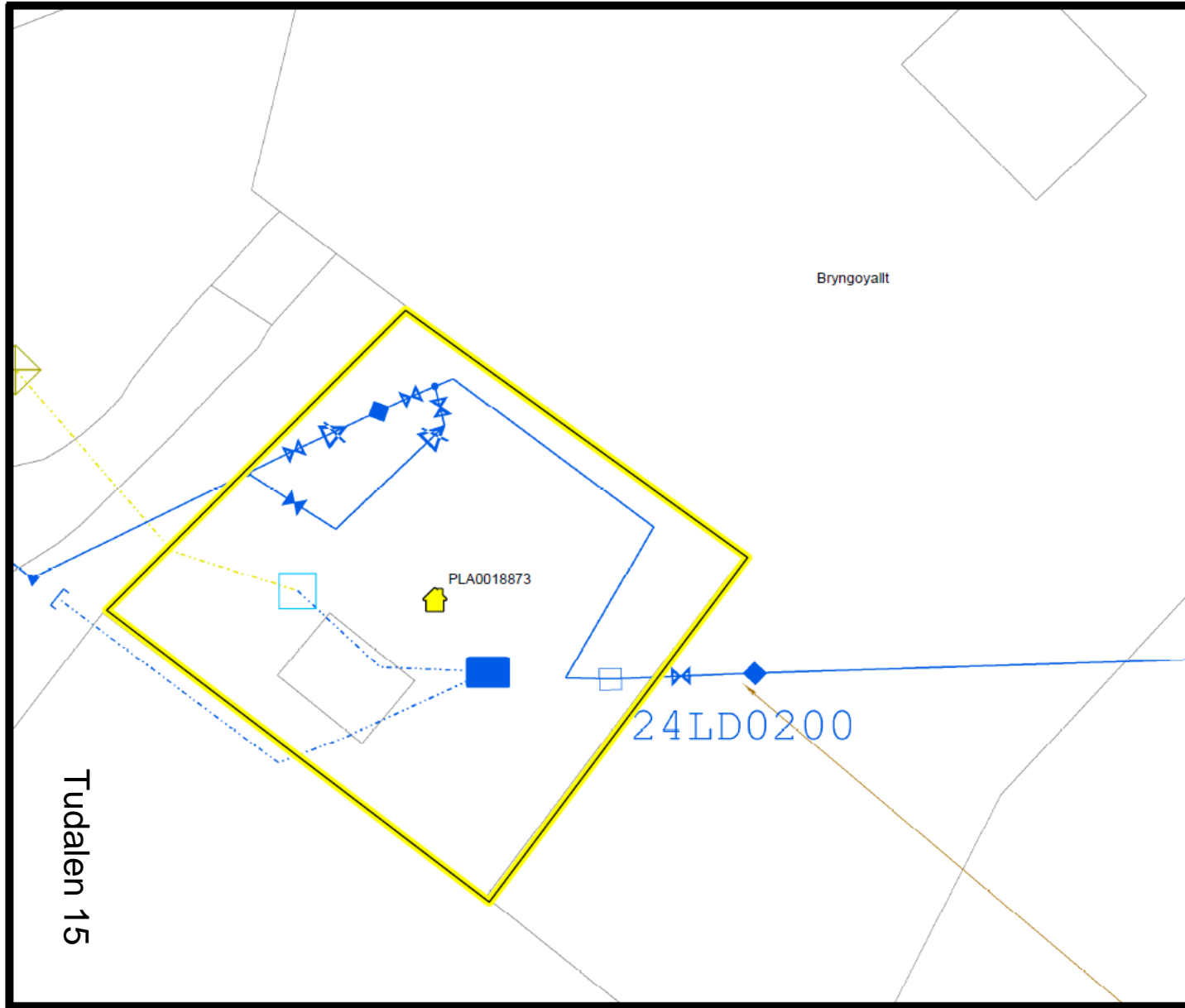
Date	Changes
22.07.2016	move of the new structure to position of shed, amended the "link"

E/33595

DCWW Easement Plan

Tudalen 14





Tudalen 15



Bryngyoallt Old Res



LEGEND(Representative of most common features)

Waste network	Road chamber	Surface water chamber	Combined chamber overflow	Storm overflow	Rising main	Gravity sewer	Private sewer	Outfall	Longhole
Special access chamber	Treatment works	Pumping station	Private Sewer Trencher	Lateral Drain	Inspection Chamber	Private sewer subject to Sewer Use restriction			
<small>NS: Sewer light blue indicates the type</small>	<small>RED: Combined</small>	<small>GREEN: Surface water</small>	<small>BLUE: Cold</small>	<small>Blue: Water 100 down for indicative purposes only</small>					

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 Cylf 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 excavation 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

Tudalen 16



E/33595

Site Photo



Tudalen 17

E/33595

Tudalen 18



E/33595



Tudalen 19

E/33595

Tudalen 20



E/33595

Aerial Photo 2013-2014



Tudalen 21

10 m
20 ft

1 : 500

250184.36, 226629.90

E/33595

Aerial Photo 2009-2010



Tudalen 22



10 m
20 ft

1 : 500

250138.26, 226657.15

E/33595

Aerial Photo 2006



Tudalen 23

10 m
20 ft

1 : 500

250225.62, 226629.90

E/33595

Aerial Photo 1999-2001



Tudalen 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**

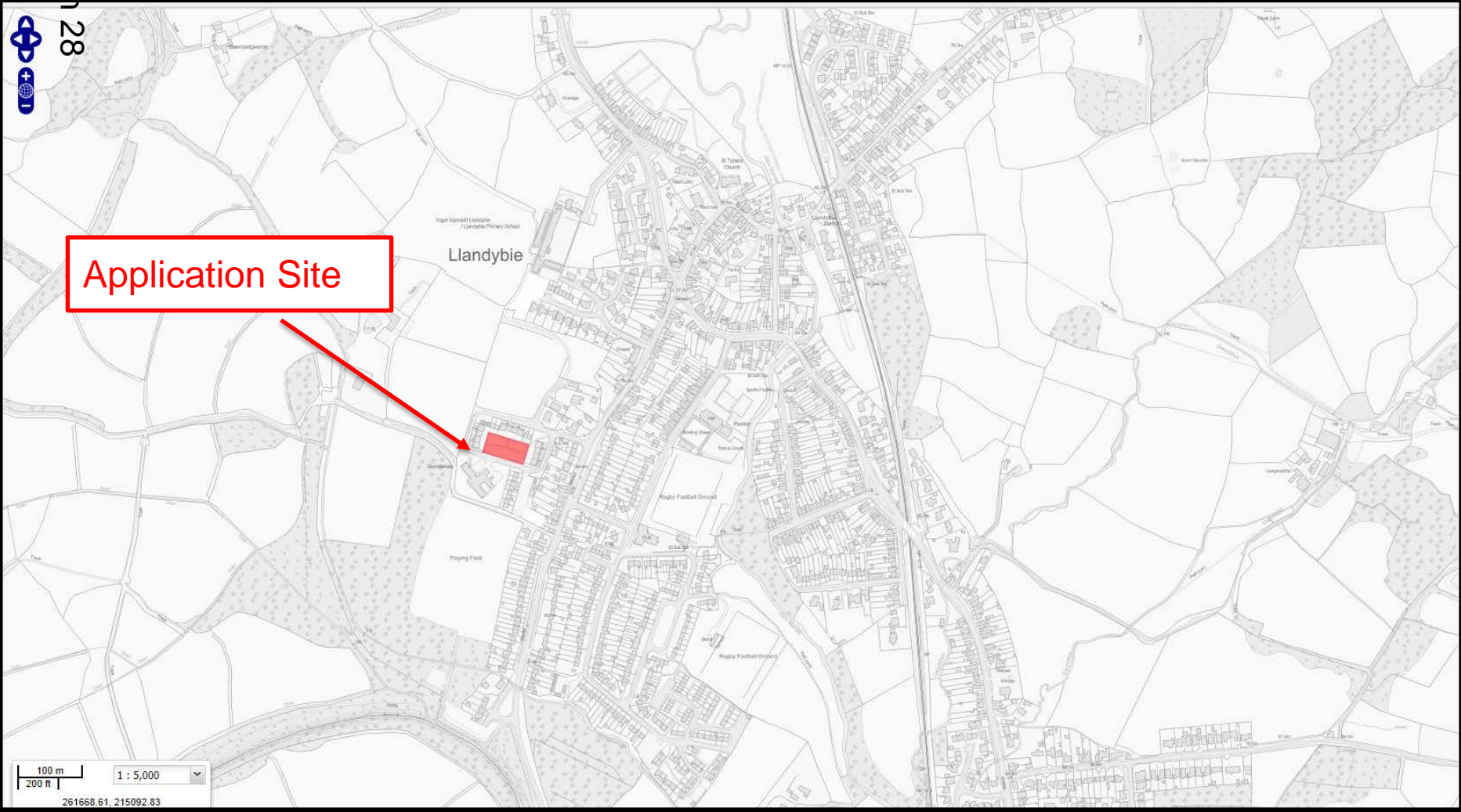
CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

E/34720

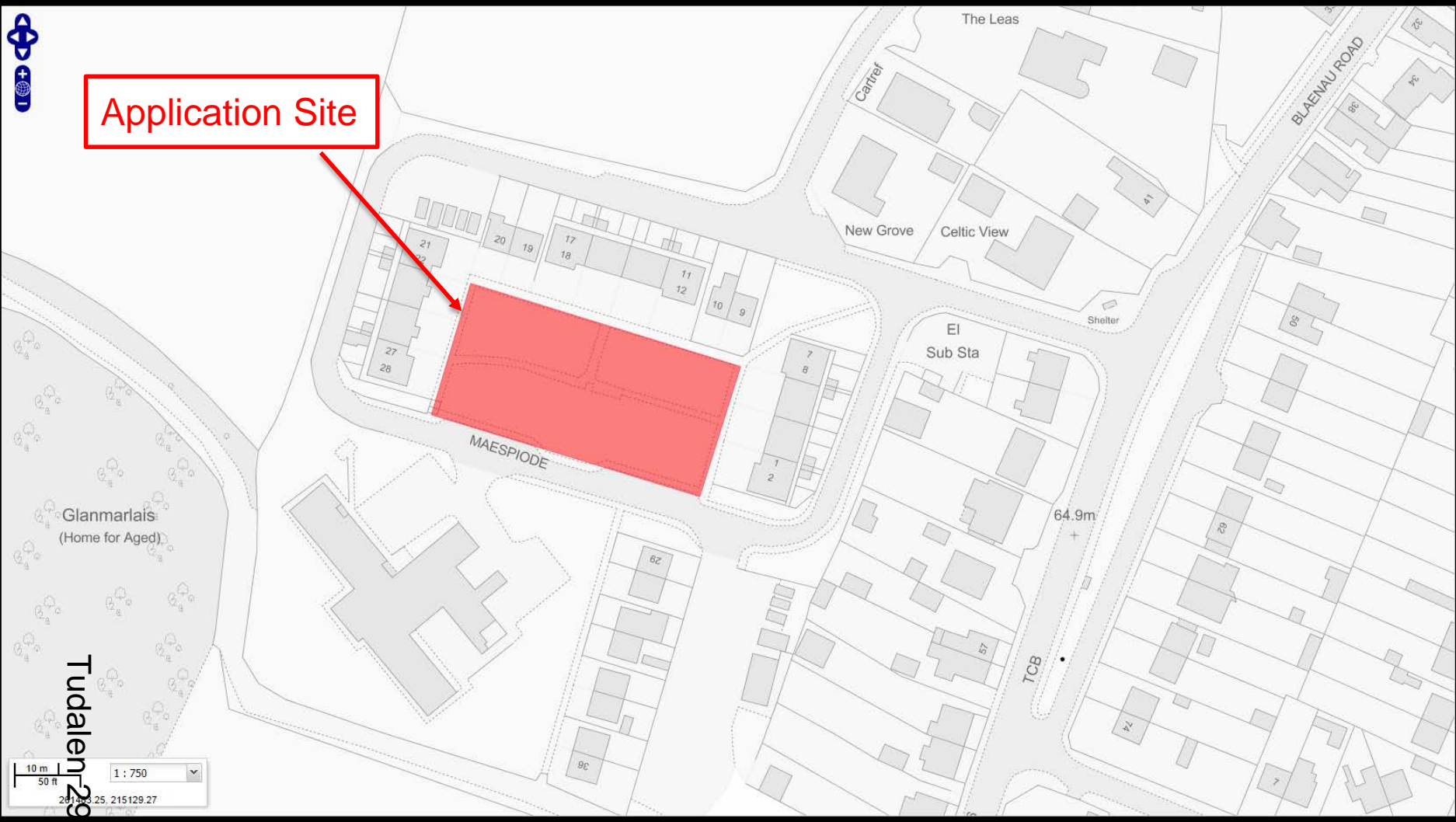
Tudalen 27

Tudalen 28



Application Site

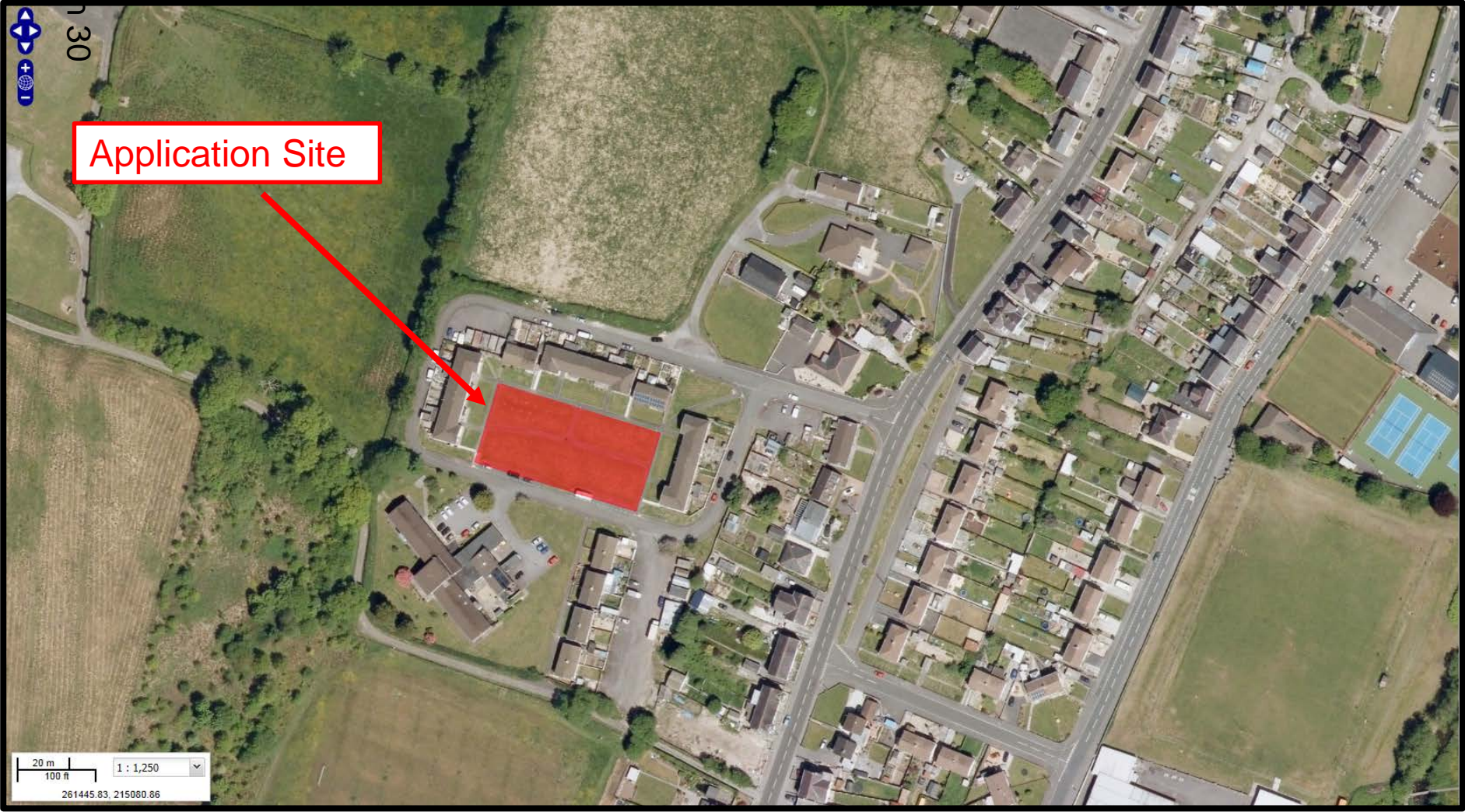
100 m
200 ft
1 : 5,000
261668.61, 215092.83



E/34720

Aerial Photo showing Application Site

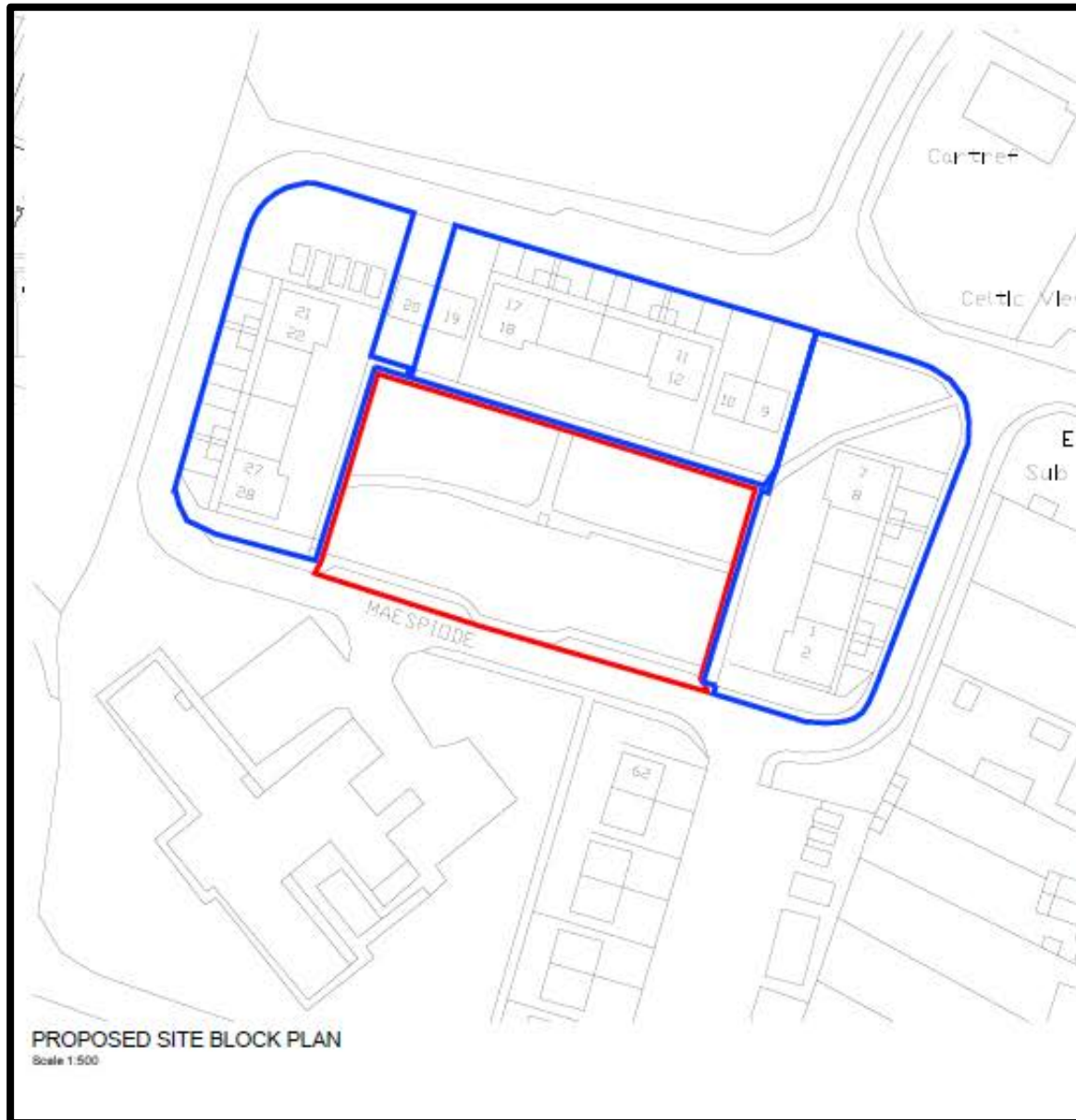
Tudalen 30



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

E/34720

Application Site

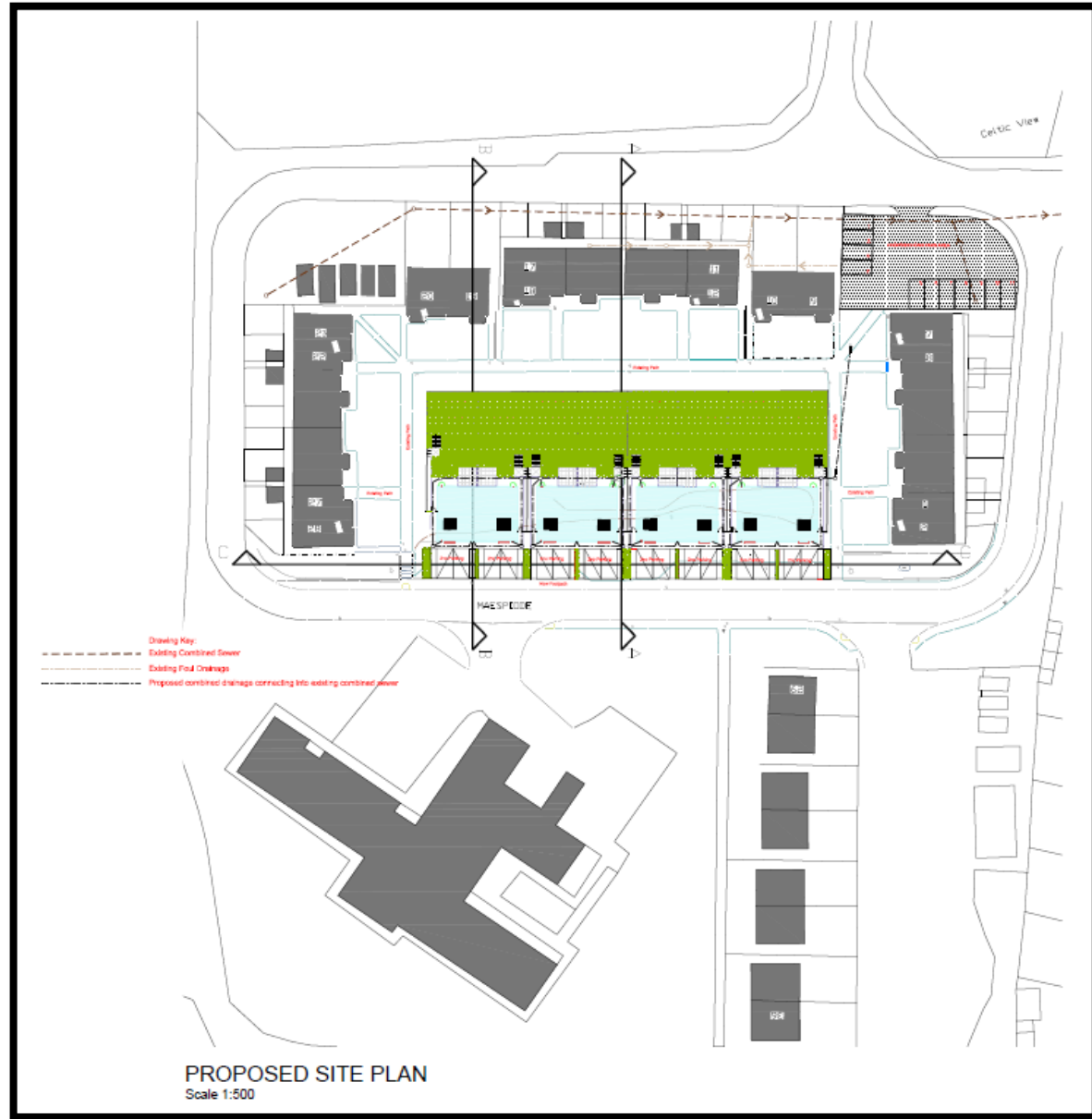


Tudalen 31

E/34720

Proposed Site Layout Plan

Tudalen 32



E/34720

Site Photo



Tudalen 33

E/34720

Tudalen 34

Site Photo



E/34720

Site Photo



Tudalen 35

E/34720

Tudalen 36

Site Photo



E/34720

Site Photo



Tudalen 37

E/34720

Tudalen 38

Site Photo



E/34720

Site Photo



Tudalen 39

E/34720

Tudalen 40

Site Photo



E/34720

Site Photo



Tudalen 41

E/34720

Tudalen 42

Site Photo



*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>	S/34900
<i>Proposal & 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.

Mae'r dudalen hon yn wag yn fwriadol



***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

Tudalen 50

S/34900

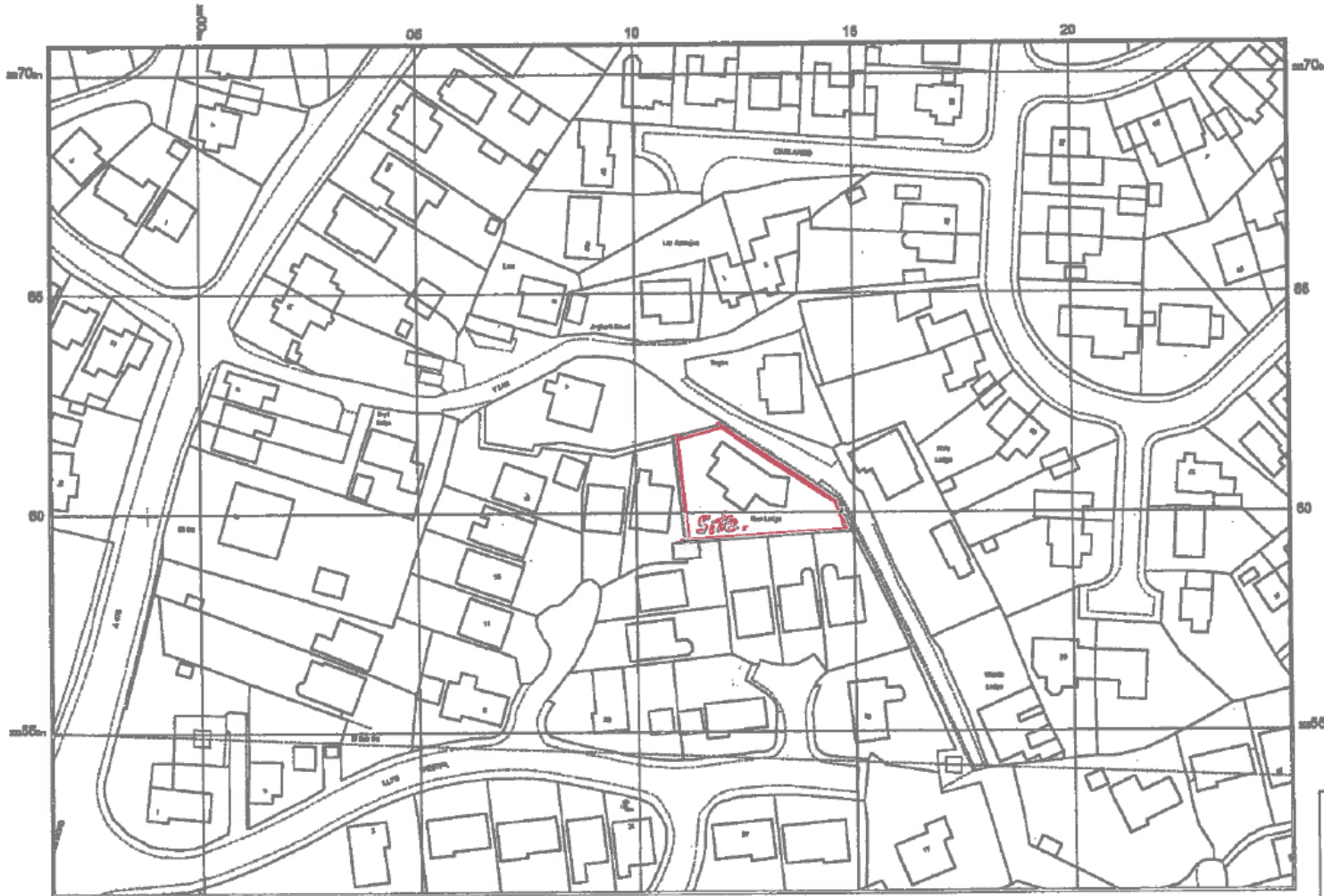


S/34900



Tudalen 51

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

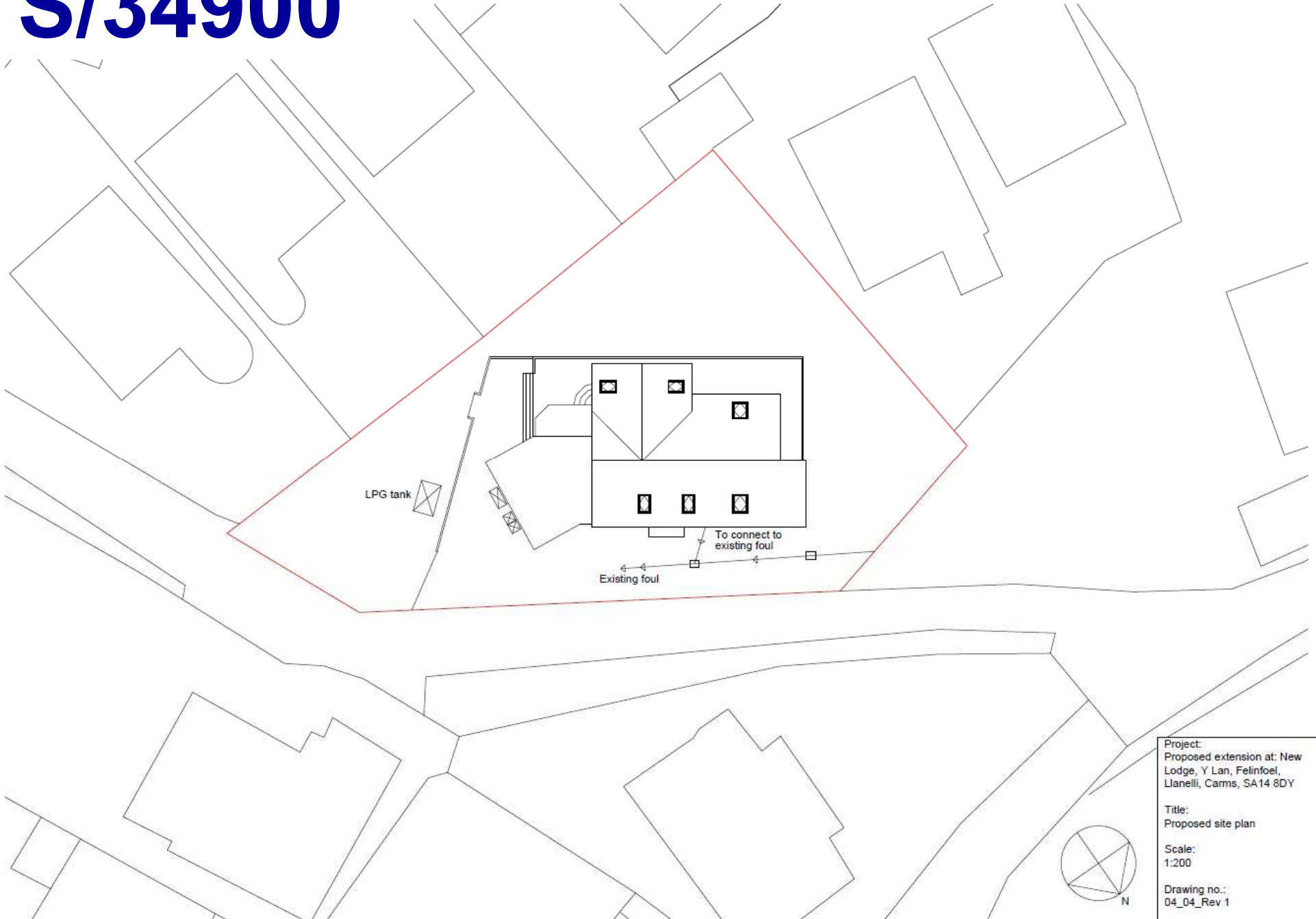
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Existing site plan

Scale:
1:500

Drawing no.:
04_01

Tudalen 54

S/34900



Project:
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Lodge, Y Lan, Felinfoel,
Llanelli, Carmar, SA14 8DY

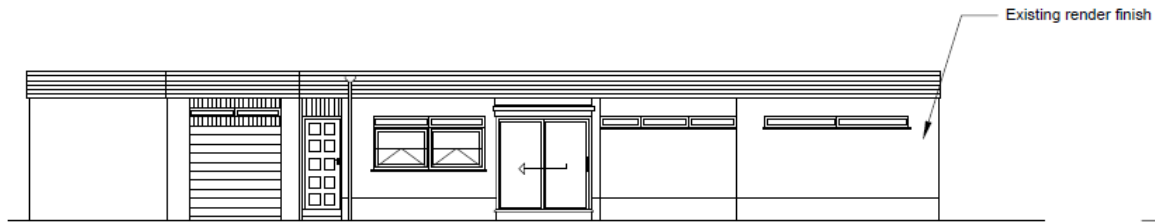
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Proposed site plan

Scale:
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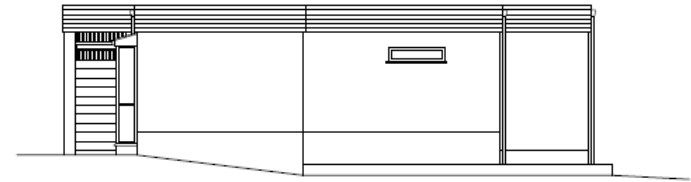
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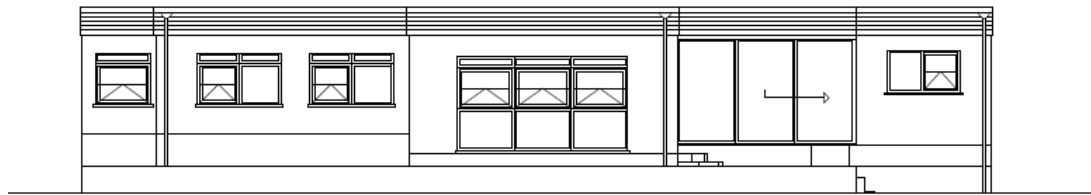
S/34900



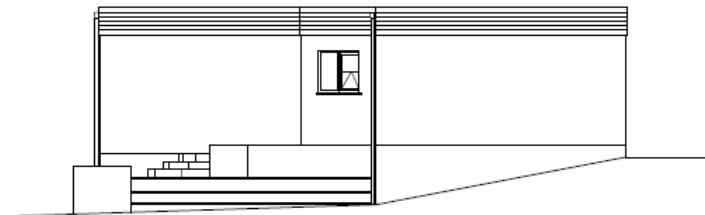
North Elevation



East Elevation



South Elevation



West Elevation

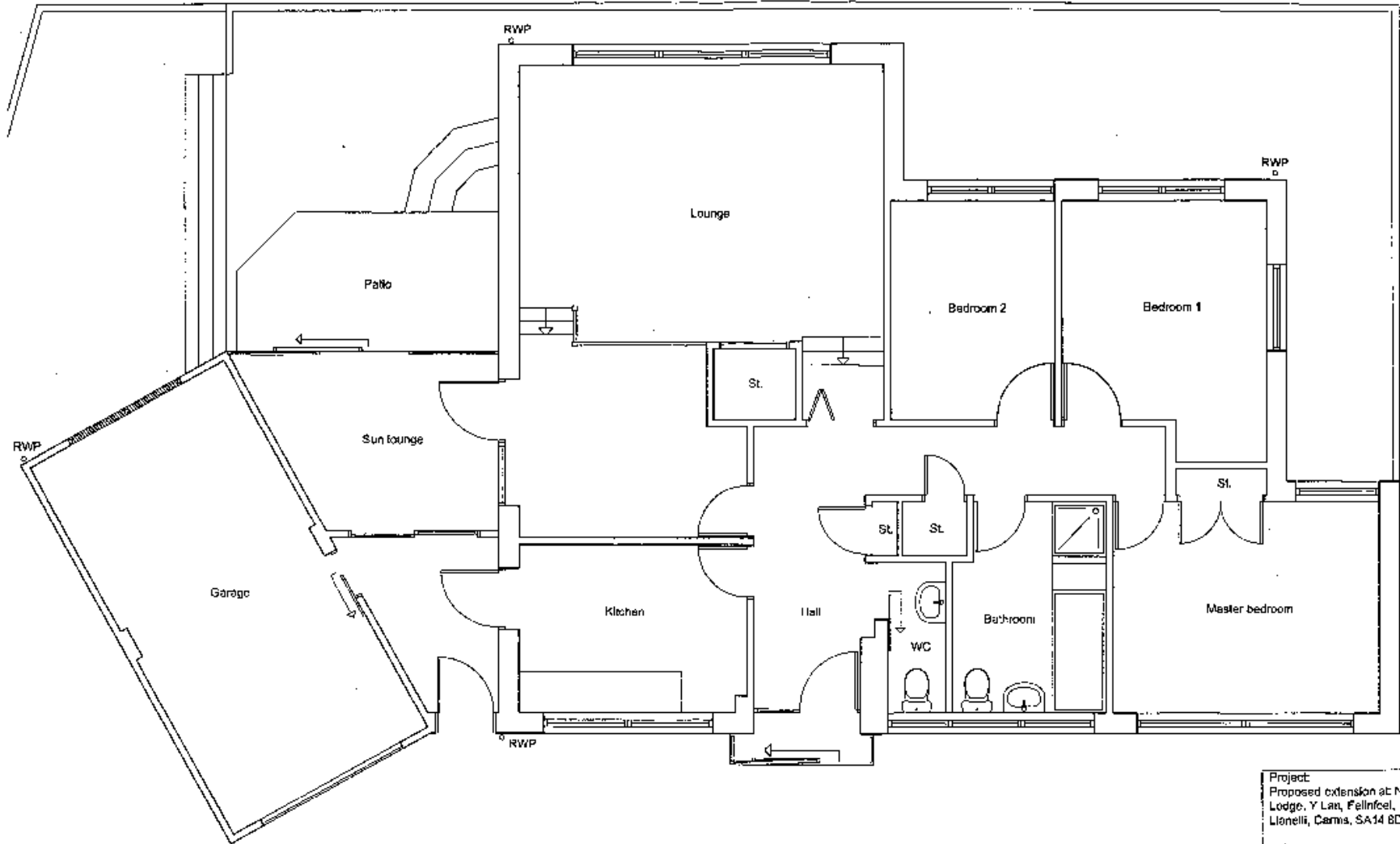
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Proposed extension at: New
Lodge, Y Lan, Felinfoel,
Llanelli, Carm, SA14 8DY

Title:
Existing elevations

Scale:
1:100 @ A3

Drawing no.:
04 03 Rev 1

S/34900

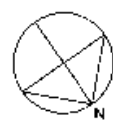


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Proposed extension at New
Lodge, Y Lan, Felinfel,
Llanelli, Carmar, SA14 8DY

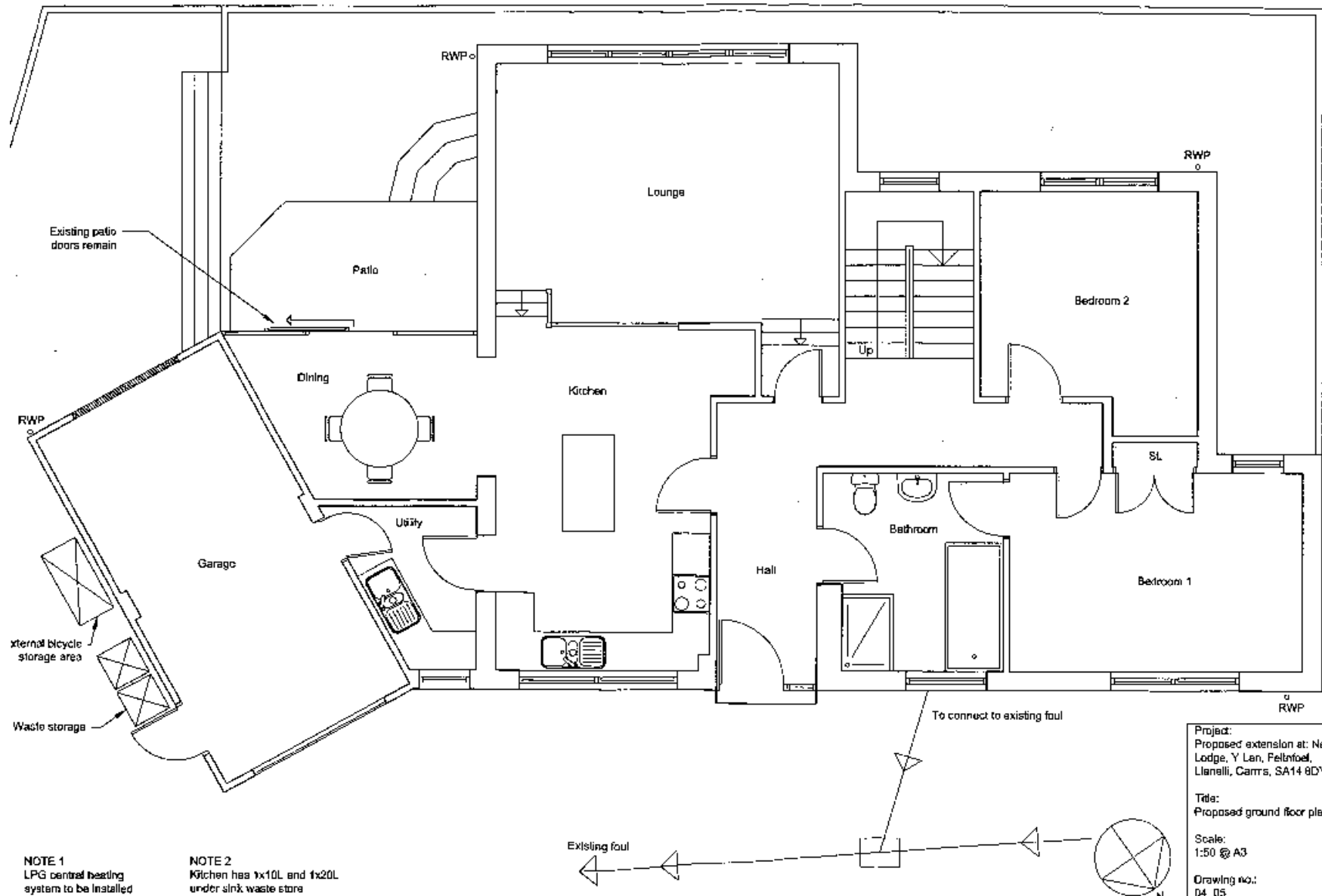
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Existing ground floor plans

Scale:
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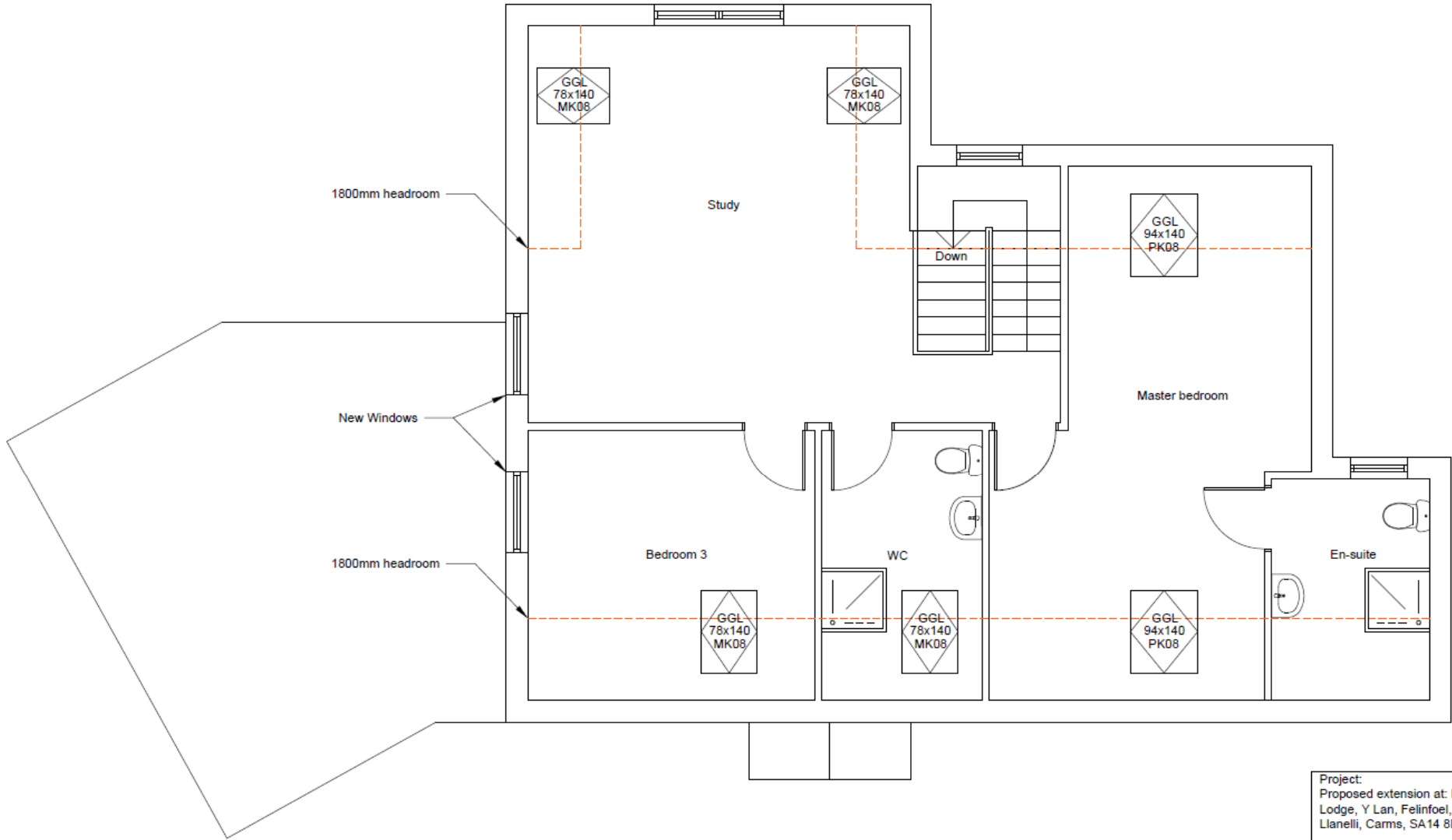
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04_02



S/34900



S/34900



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

Title:
Proposed first floor plans

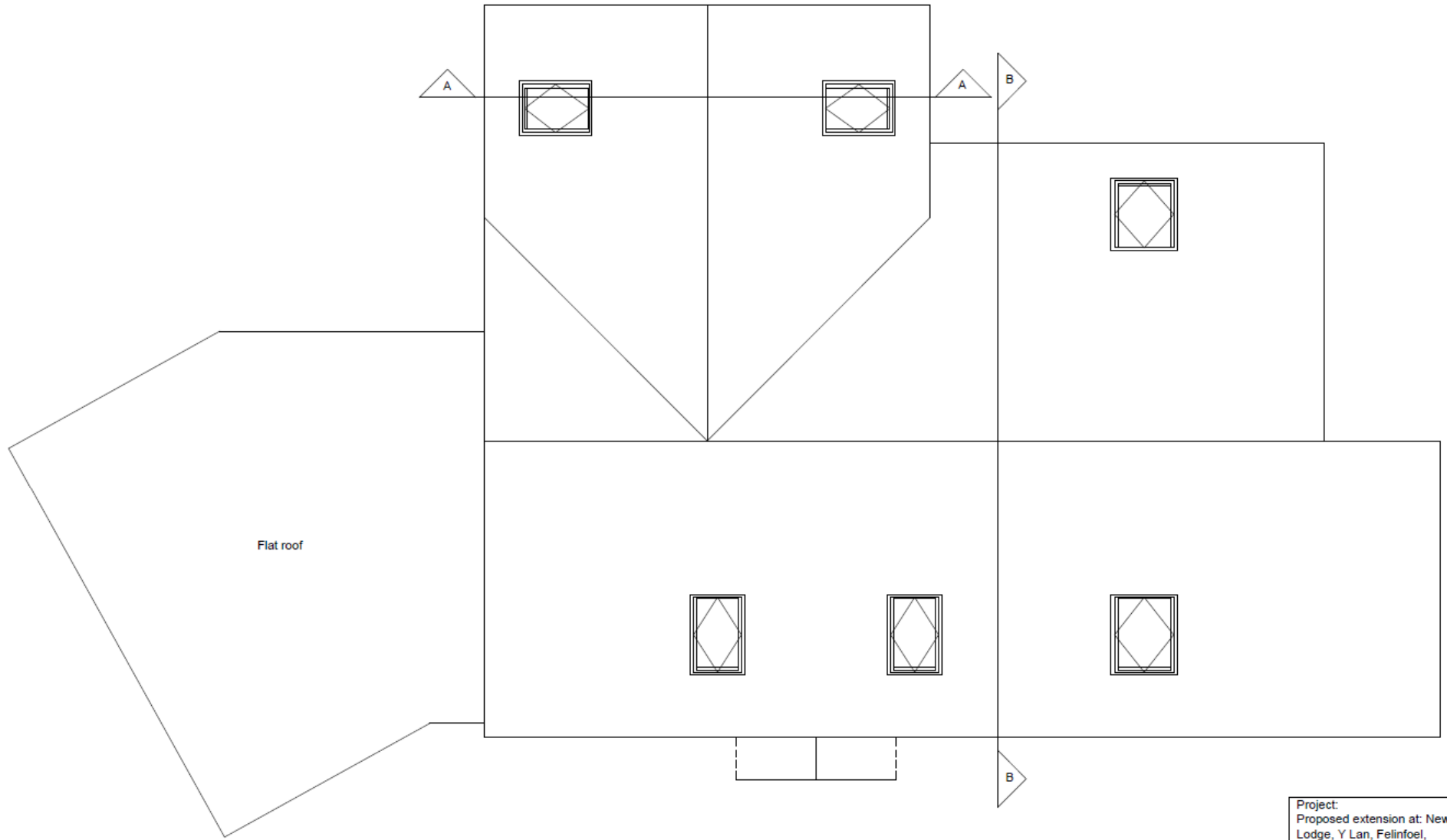
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04_06 Rev 1



S/34900

Tudalen 59

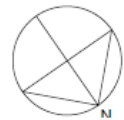


Project:
Proposed extension at: New
Lodge, Y Lan, Felinfoel,
Llanelli, Carmar, SA14 8DY

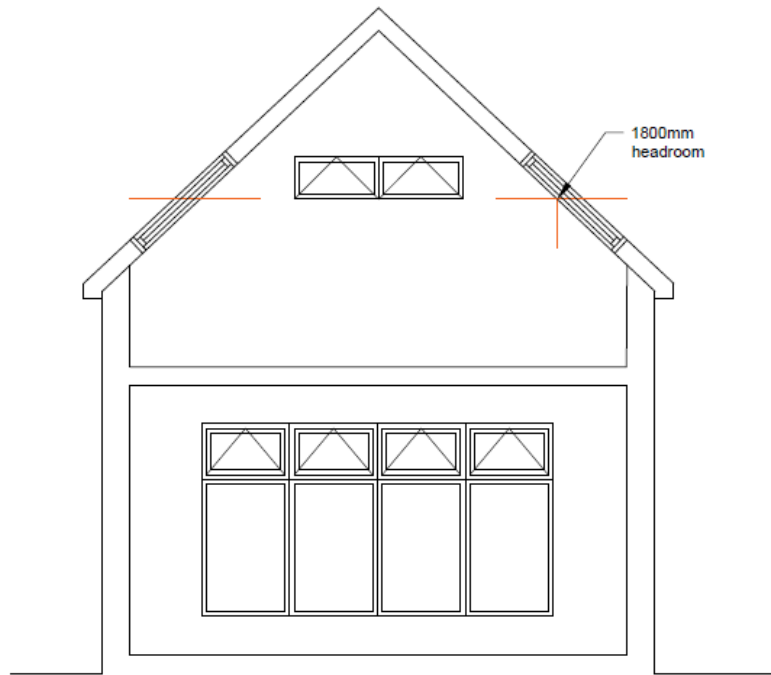
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Proposed roof plan

Scale:
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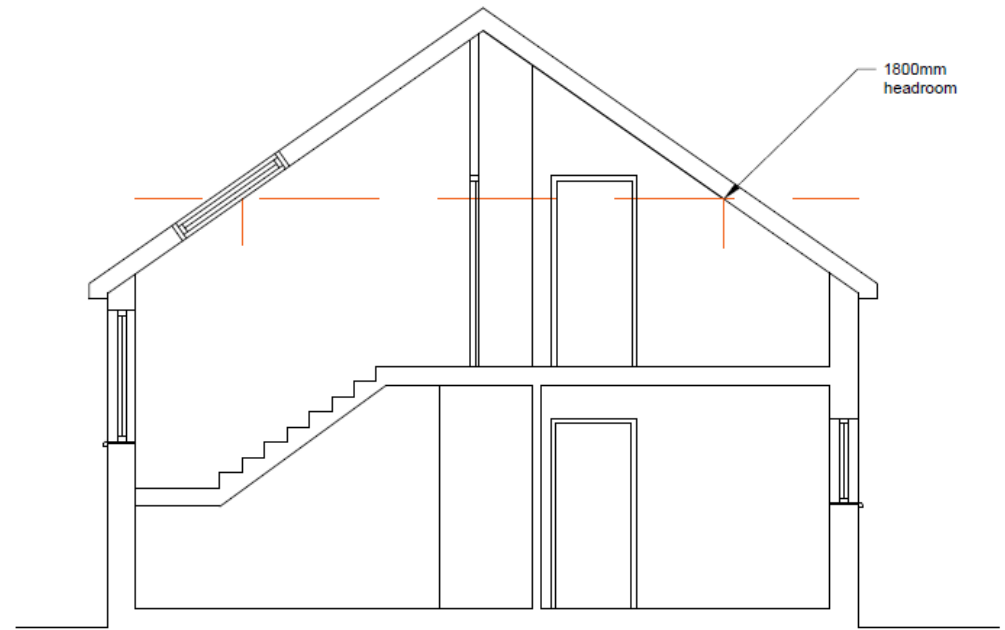
Drawing no.:
04_07_Rev 1



S/34900



Section A-A



Section B-B

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

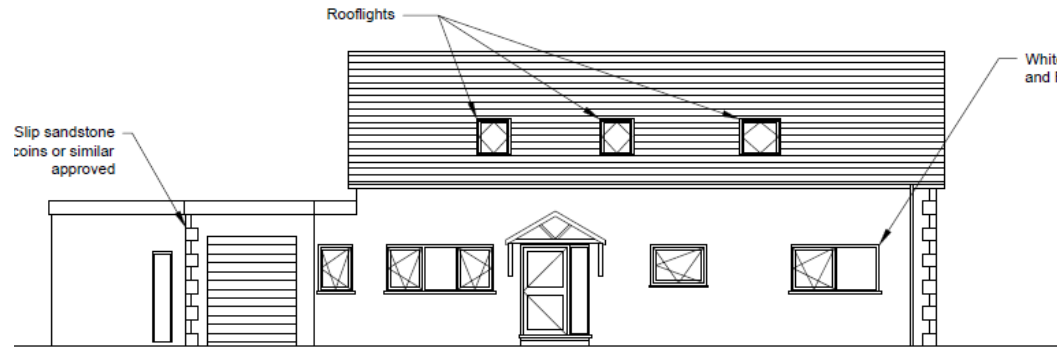
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Proposed section A-A & B-B

Scale:
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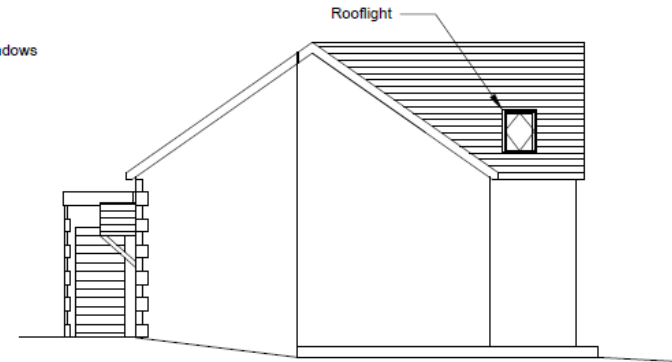
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S/34900

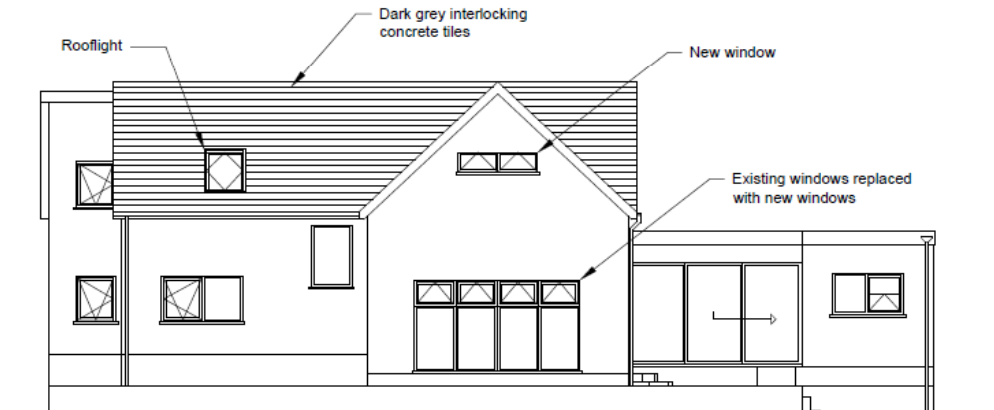
Amended Proposal



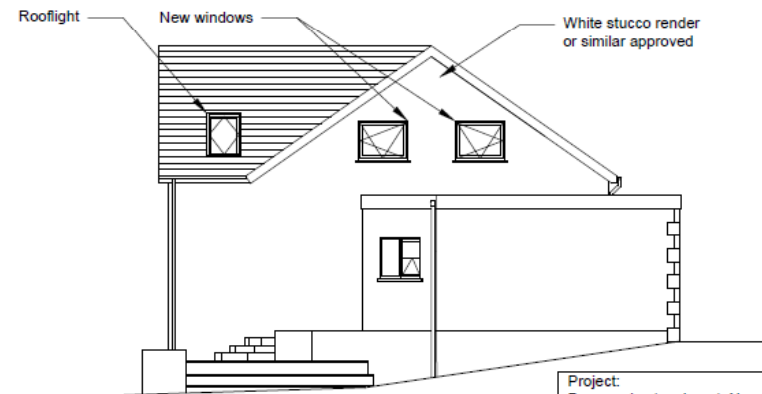
North Elevation



East Elevation



South Elevation



West Elevation

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

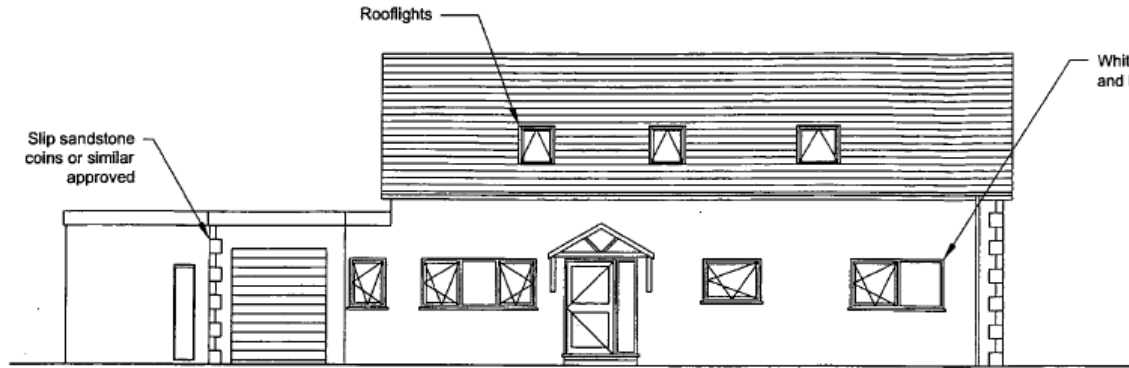
Title:
Proposed elevations

Scale:
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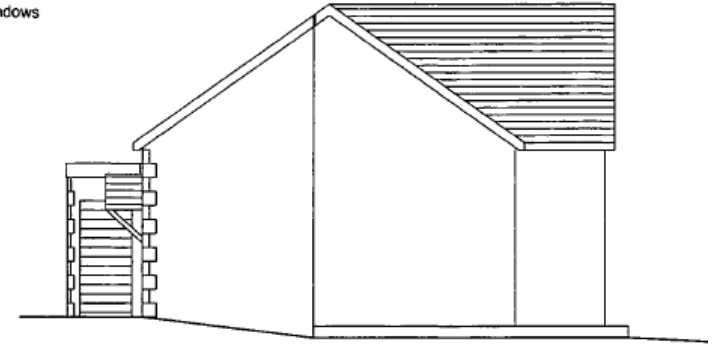
Drawing no.:
04_08_Rev 1

S/34900

Original Proposal



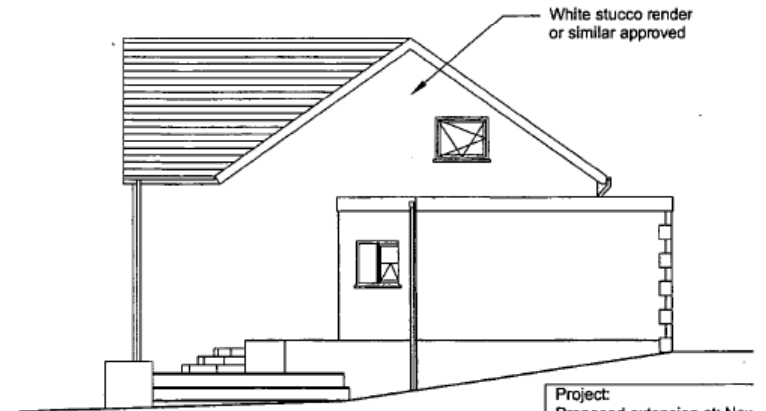
North Elevation



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

S/34900



Tudalen 63

Tudalen 64

S/34900



S/34900



Tudalen 65

Tudalen 66

S/34900



S/34900



Tudalen 67

Tudalen 68

S/34900



S/34900



Tudalen 69

Tudalen 70

S/34900



S/34900



Tudalen 71

Tudalen 72

S/34900



S/34900



Tudalen 73

Tudalen 74

S/34900



S/34900



Tudalen 75

Tudalen 76

S/34900



S/34900



Tudalen 77

Tudalen 78

S/34900



S/34900



Mae'r dudalen hon yn wag yn fwriadol

*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>	S/35086
<i>Proposal & 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

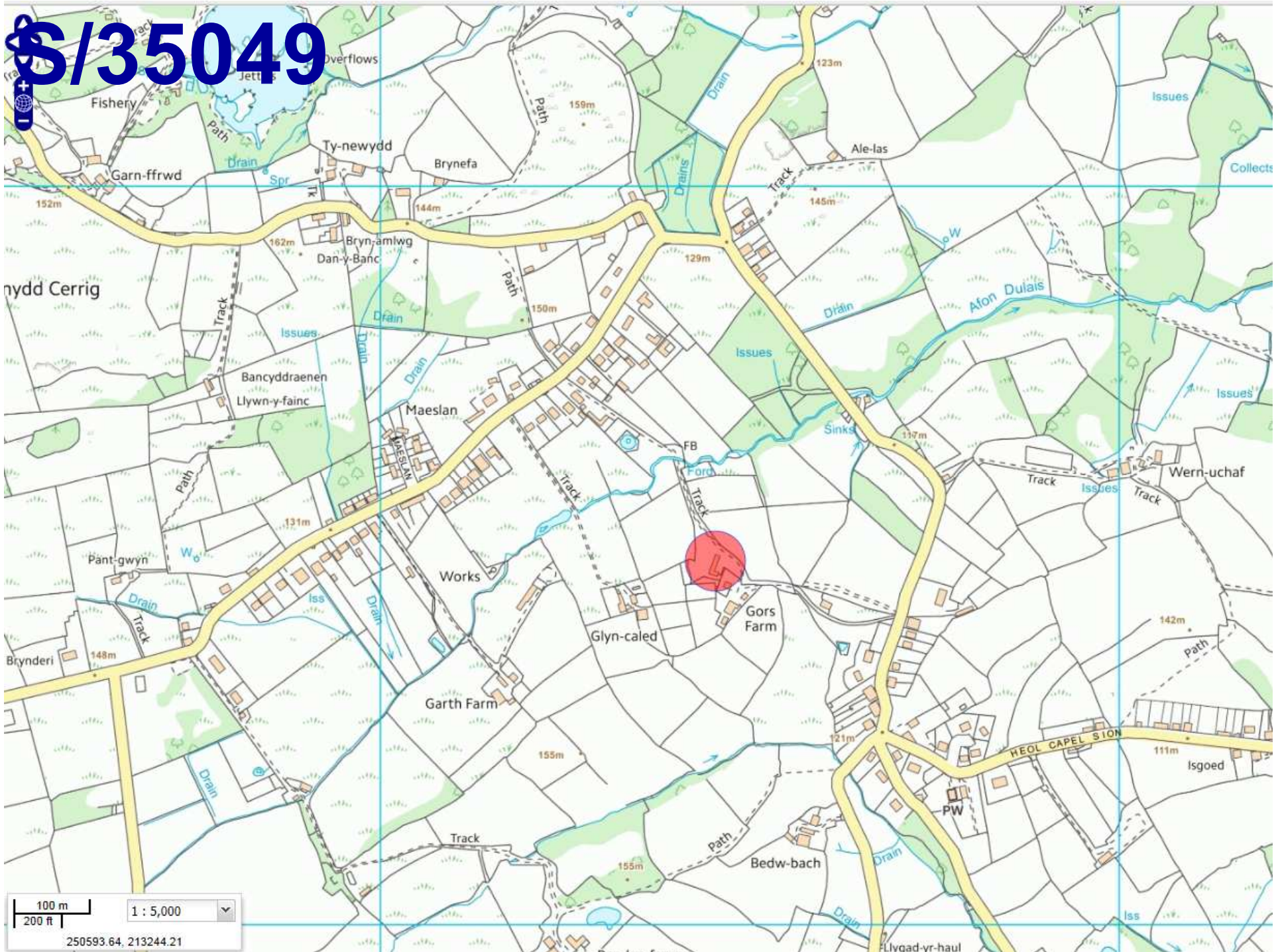
Tudalen 86

S/35049



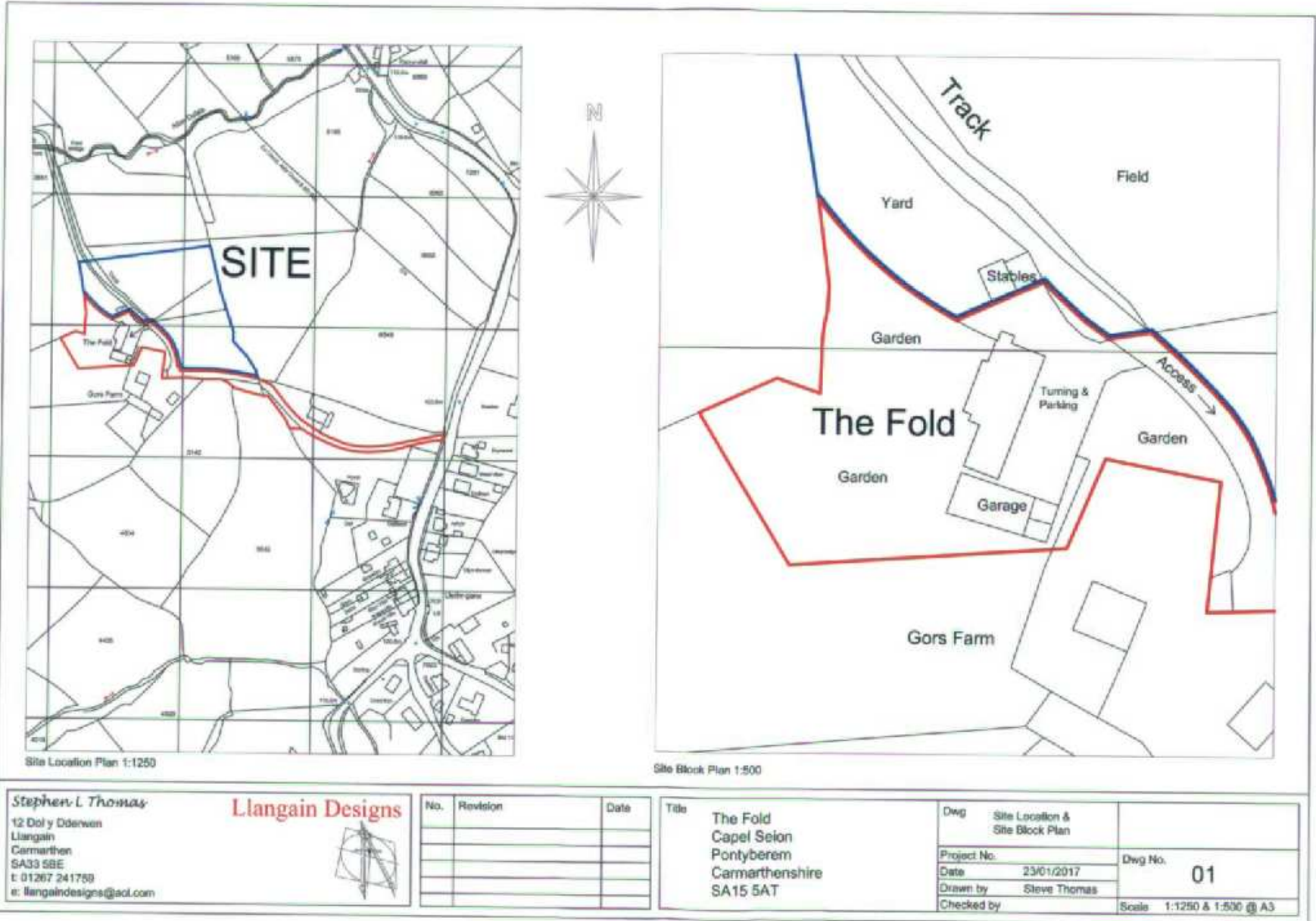
100 m
200 ft
1 : 5,000
250527.84, 213461.51

\$/35049



Tudalen 87

S/35049



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

Llanguain Designs



No.	Revision	Date

Title
 The Fold
 Capel Seion
 Pontyberem
 Carmarthenshire
 SA15 5AT

Dwg Site Location &
 Site Block Plan

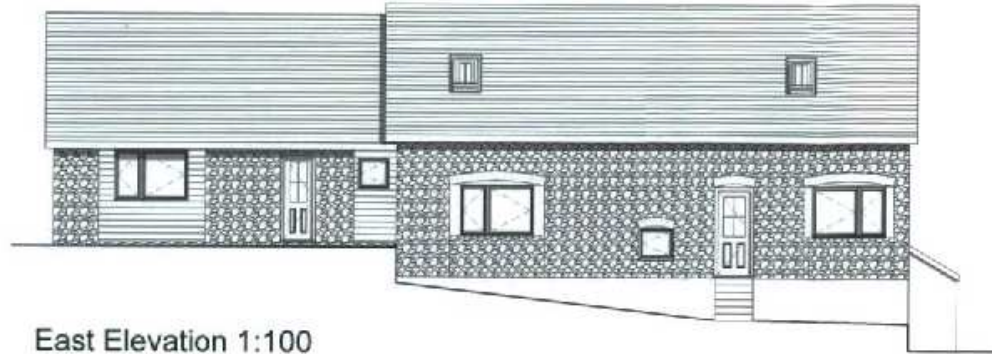
Project No.
Date 23/01/2017
Drawn by Steve Thomas
Checked by

Dwg No.
01

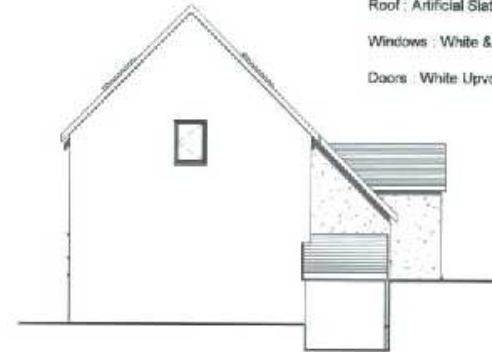
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S/35049

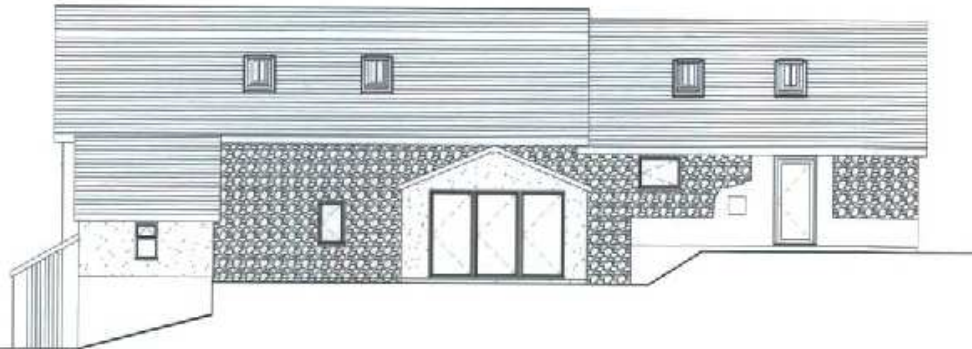
Designed using Autodesk Revit. Licensed to Llangain Designs



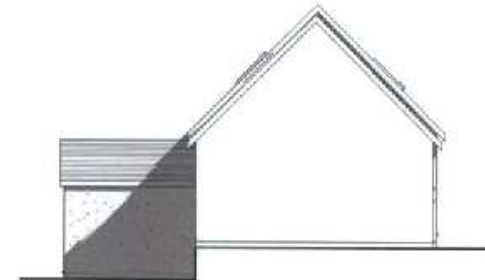
East Elevation 1:100



North Elevation 1:100



West Elevation 1:100



South Elevation 1:100

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

Stephen L Thomas
 12 Dol y Ddarwen
 Llangain
 Carmarthen
 SA33 5BE
 t: 01267 241759
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Llangain Designs



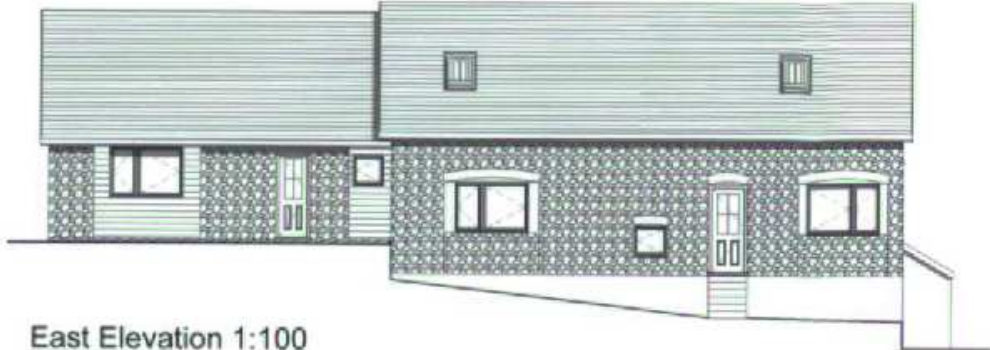
No.	Description	Date

Title: The Fold
 Capel Seion
 Pontyberem
 Carmarthenshire
 SA15 5AT

Dwg		Old Elevations	
Date	19/01/2017	Dwg No.	03
Drawn by	SLT	Scale	1 : 100
Checked by			

S/35049 (As Built)


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




East Elevation 1:100

Finishes :

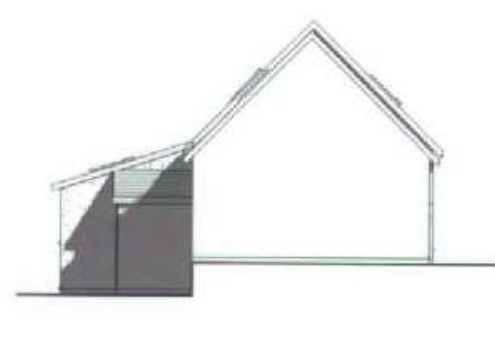
- Walls : Natural Stone & Smooth Painted Render
- Roof : Artificial Slate
- Windows : White & Light Oak Upvc
- Doors : White Upvc & Painted Timber




North Elevation 1:100



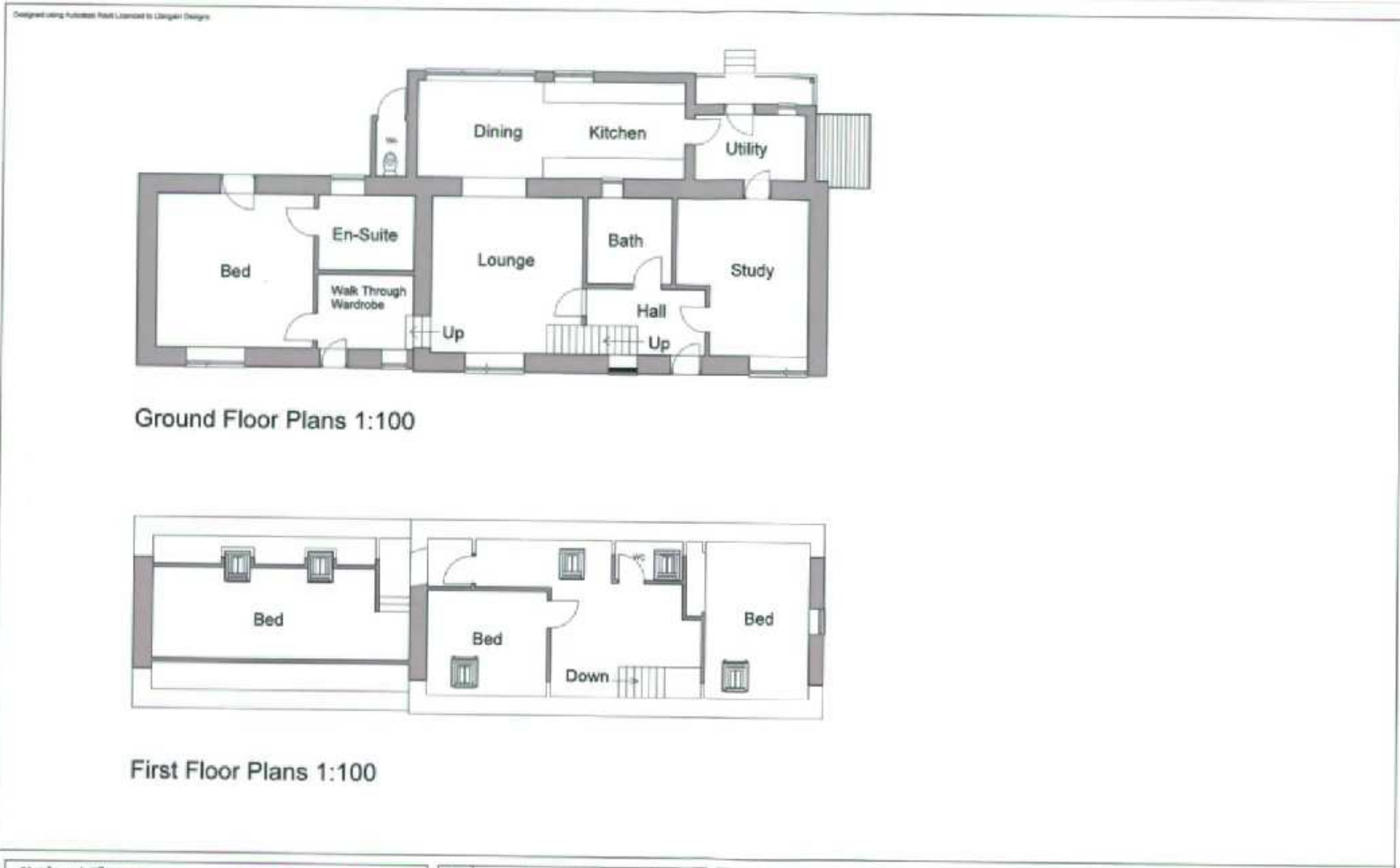
West Elevation 1:100



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>Llangain Designs</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>Title</p> <p>The Fold Capel Seion Pontyberem Carmarthenshire SA15 5AT</p>	<p>Dwg</p> <p style="text-align: center;">As Built Elevations</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

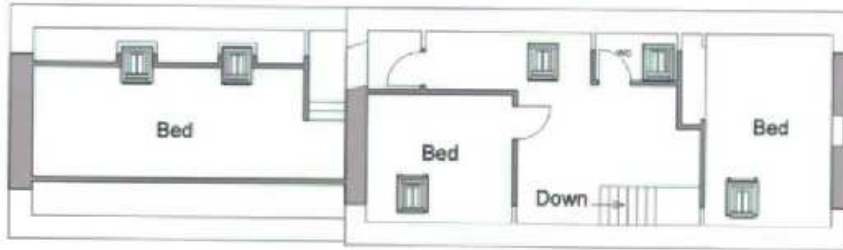
Title: The Fold
 Capel Seion
 Pontyberem
 Carmarthenshire
 SA15 5AT

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

S/35049



Ground Floor Plans 1:100



First Floor Plans 1:100

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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



Tudalen 93

Tudalen 94

S/35049



S/35049



Tudalen 95

Tudalen 96

S/35069





S/35086

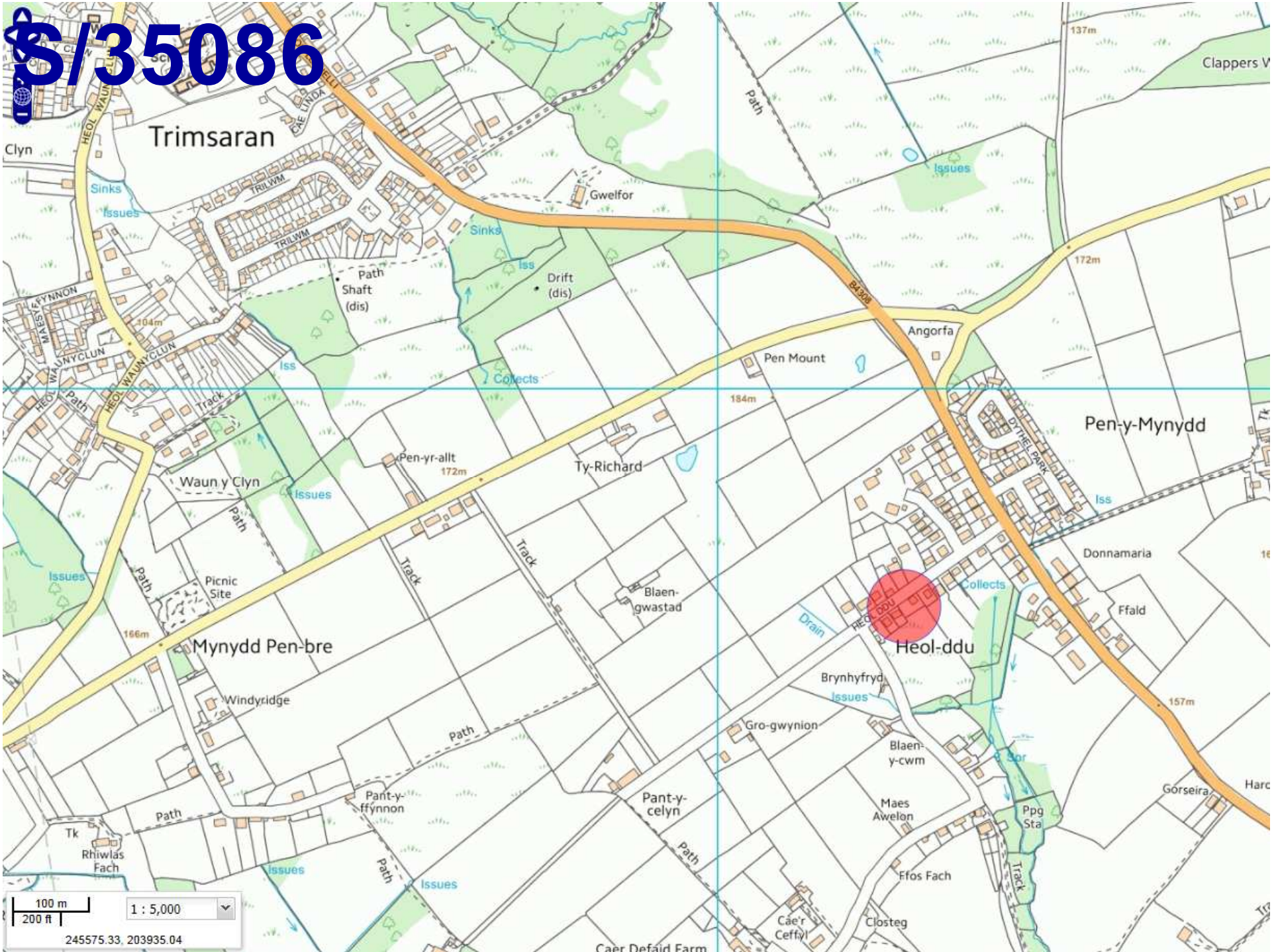
Tudalen 98



S/35086

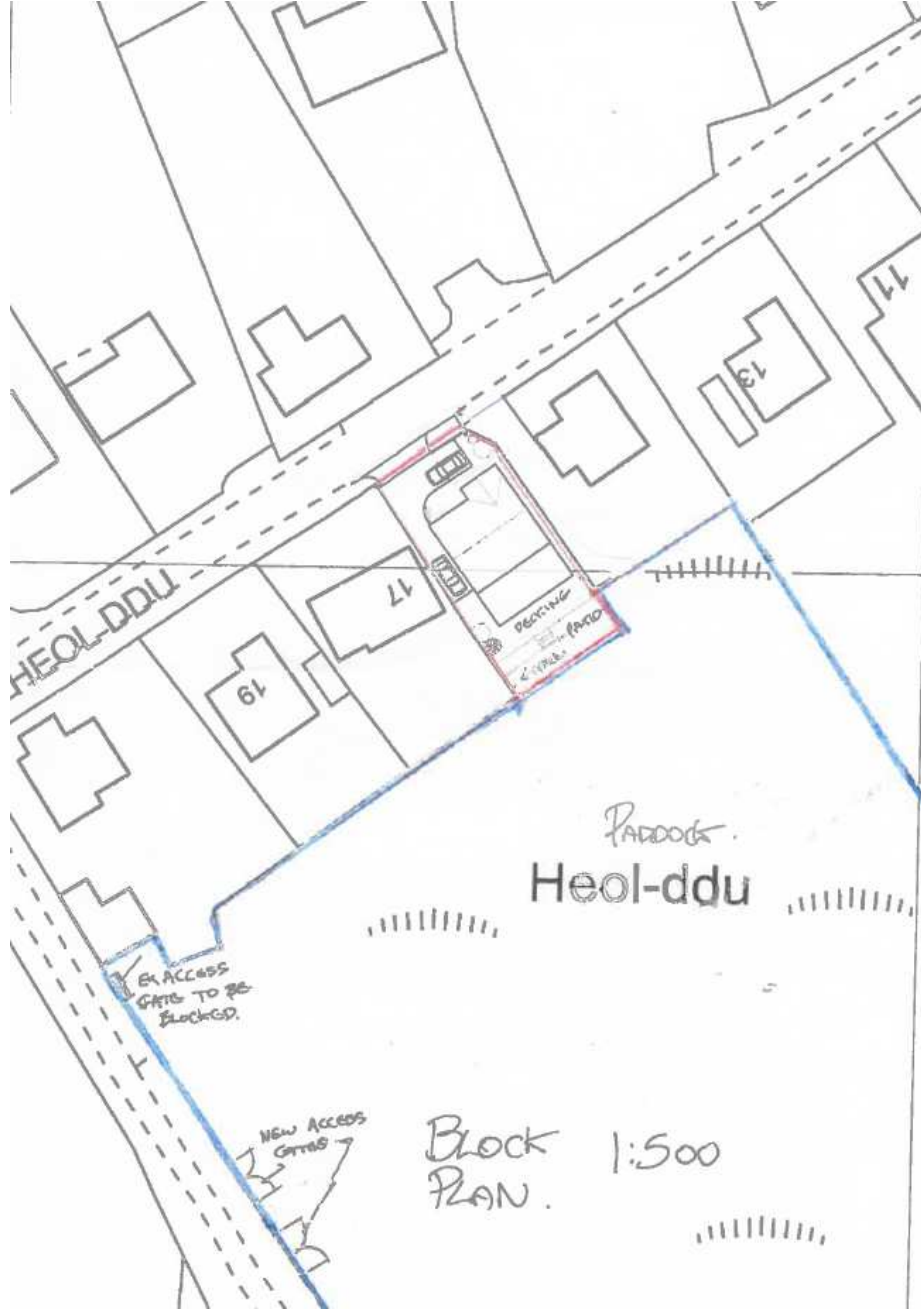
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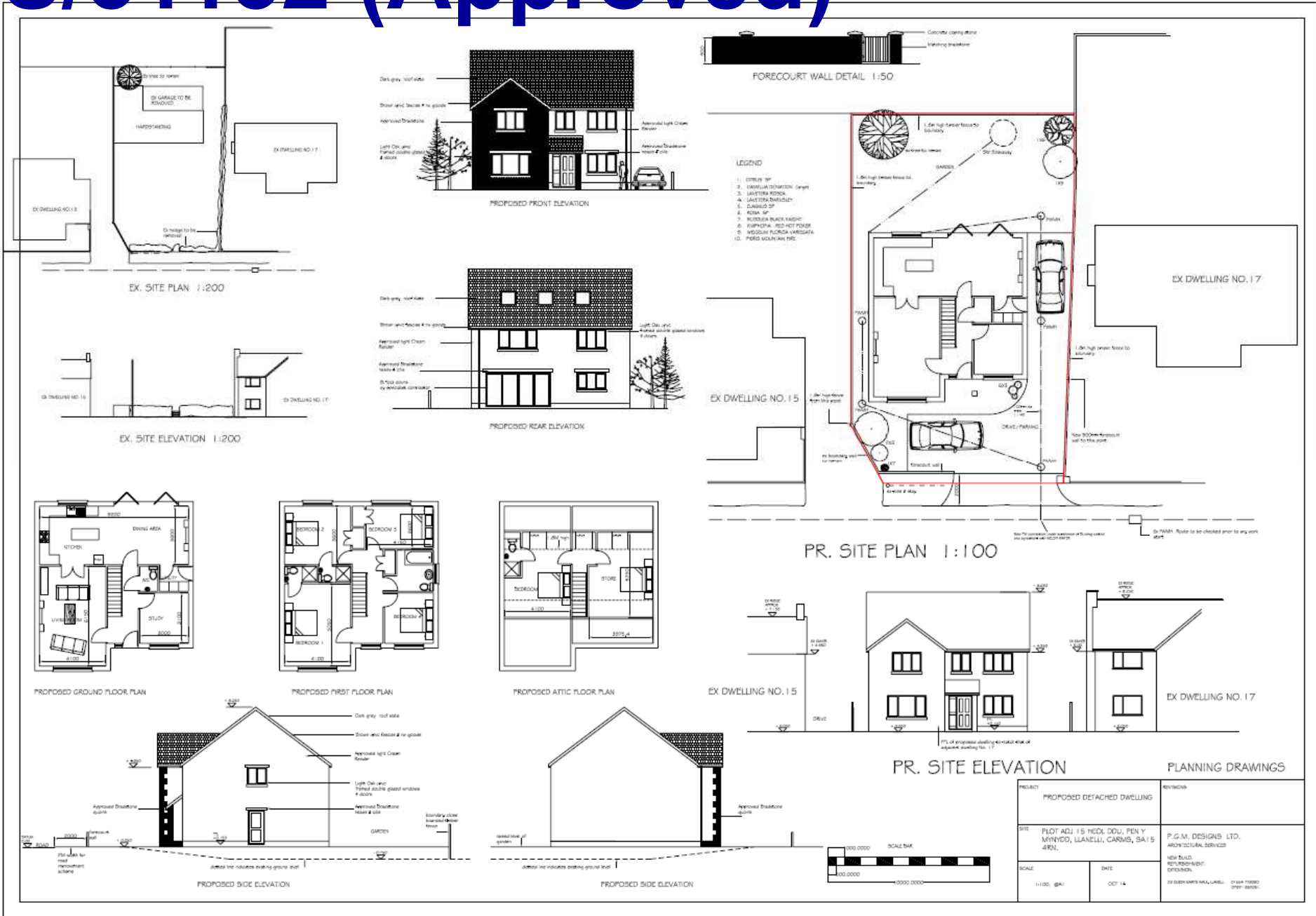


Tudalen 99

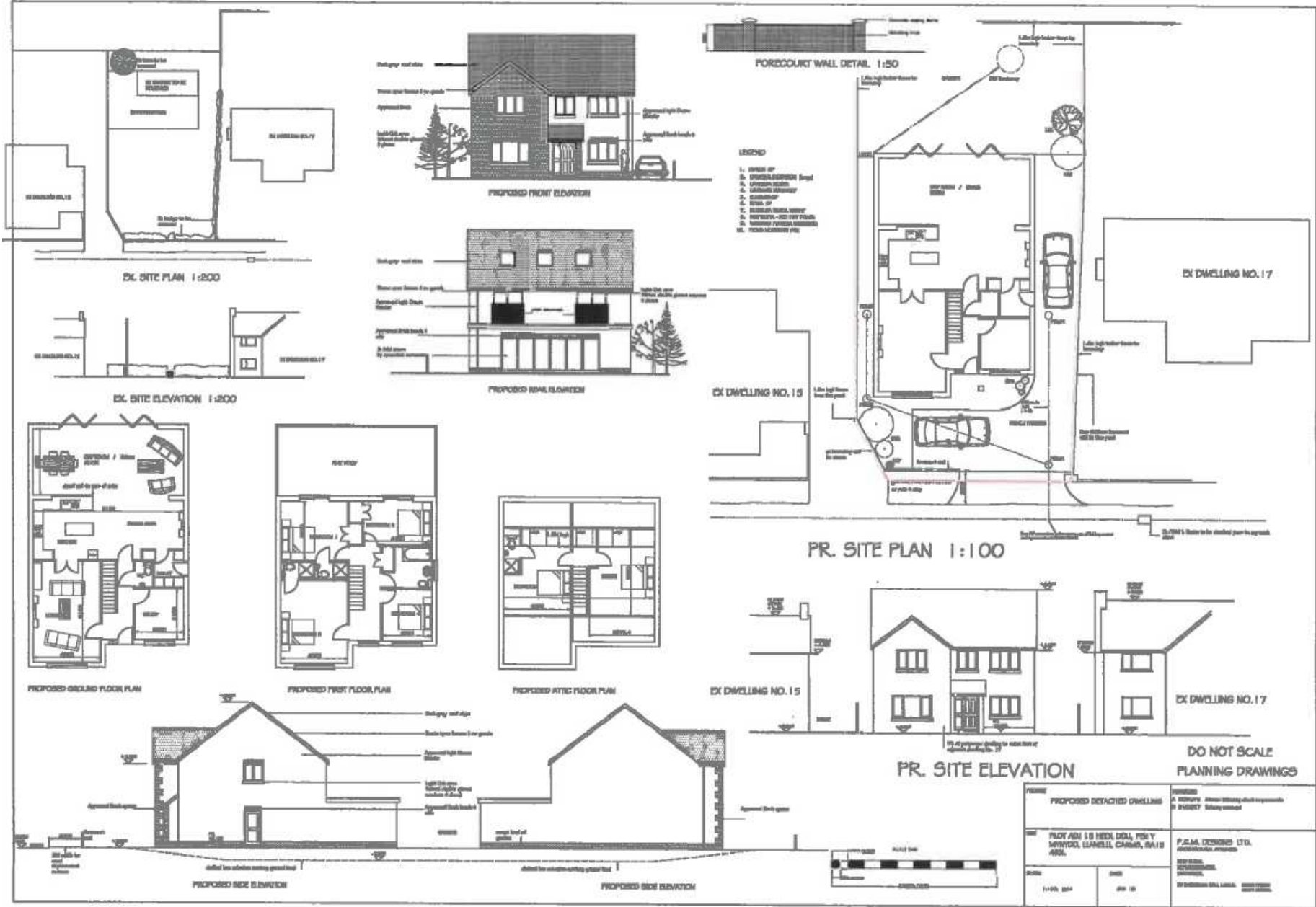
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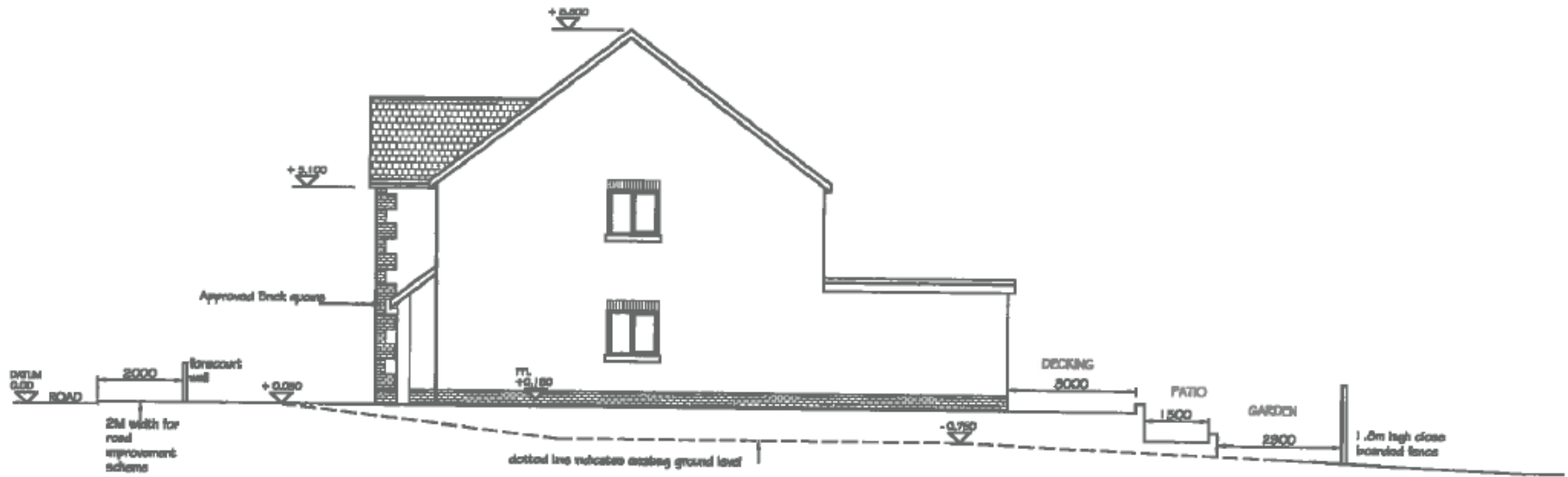
S/31132 (Approved)



S/35086 (As Built)



S/35086



PROPOSED SIDE ELEVATION

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

1:100. @A3

Tudalen 104

S/35086



S/35086



Tudalen 105

Tudalen 106

S/35086



S/35086



Tudalen 107

Tudalen 108

S/35086



S/35086



Tudalen 109

Mae'r dudalen hon yn wag yn fwriadol

**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

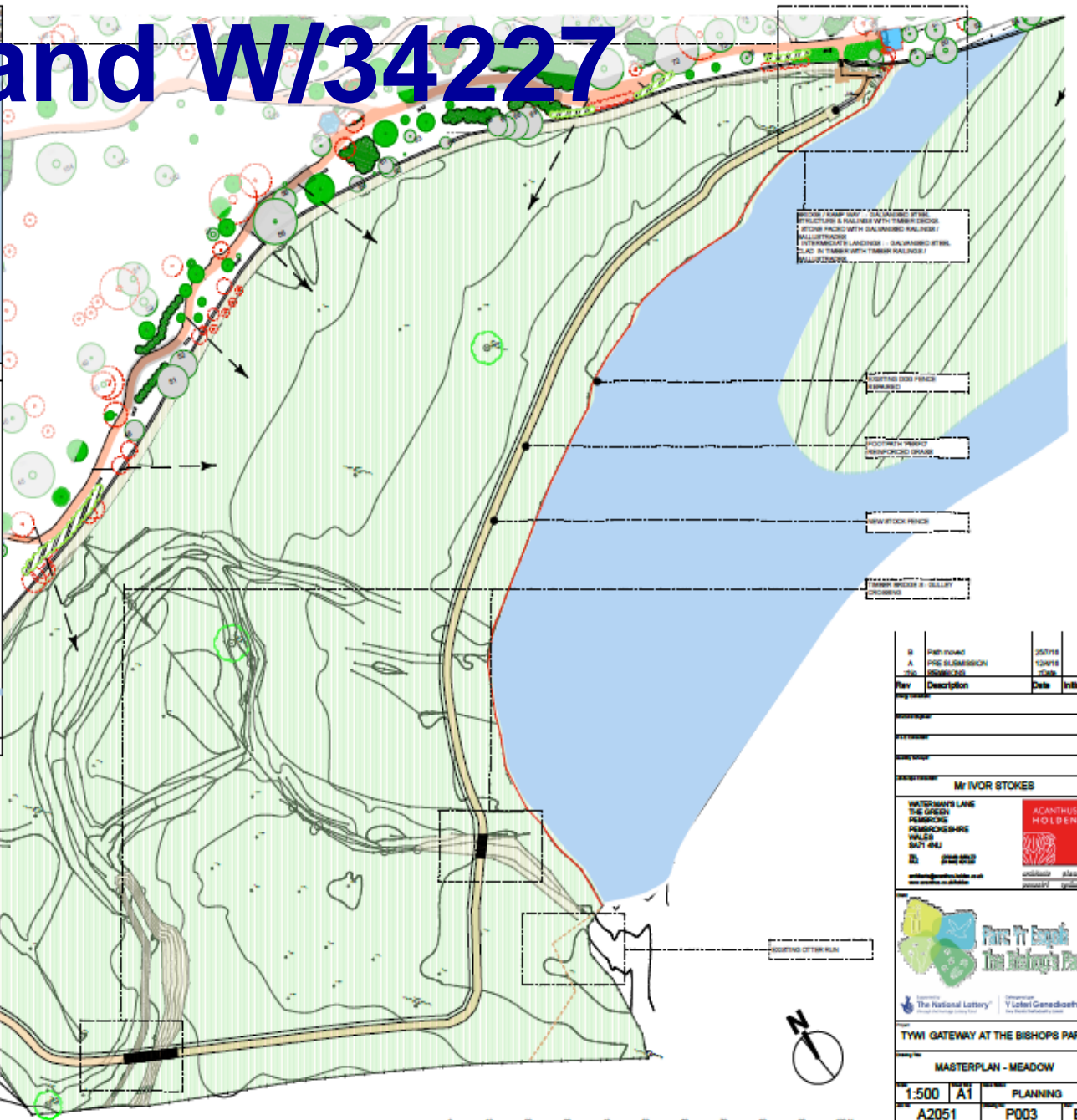
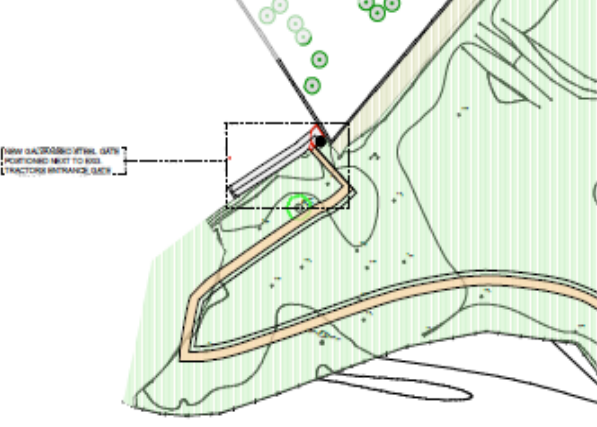
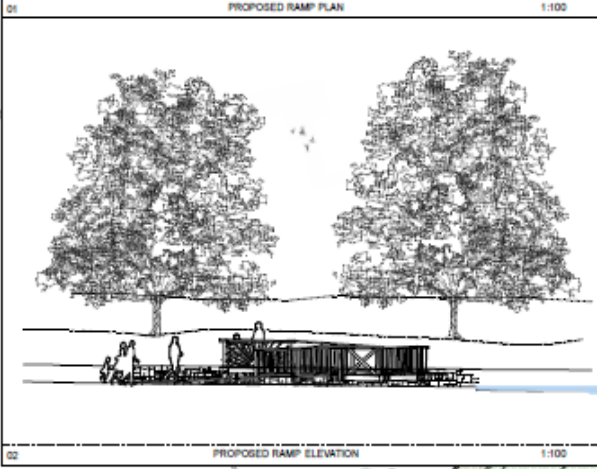
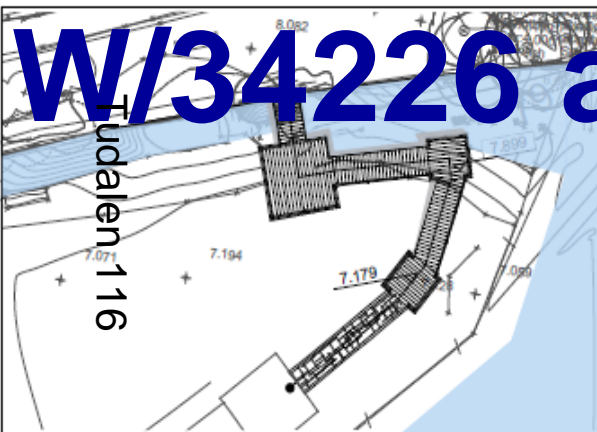


W/34226 and W/34227



W/34226 and W/34227

Tudalen 116



Rev	Description	Date	Initial

Mr IVOR STOKES

WATERSHAIN LANE
THE GREEN
PENGING
PENGINGBARS
WALLEN
SAVI 484

ACANTHUS HOLDEN

Park It Simple
The Bishop's Park

TYWI GATEWAY AT THE BISHOPS PARK

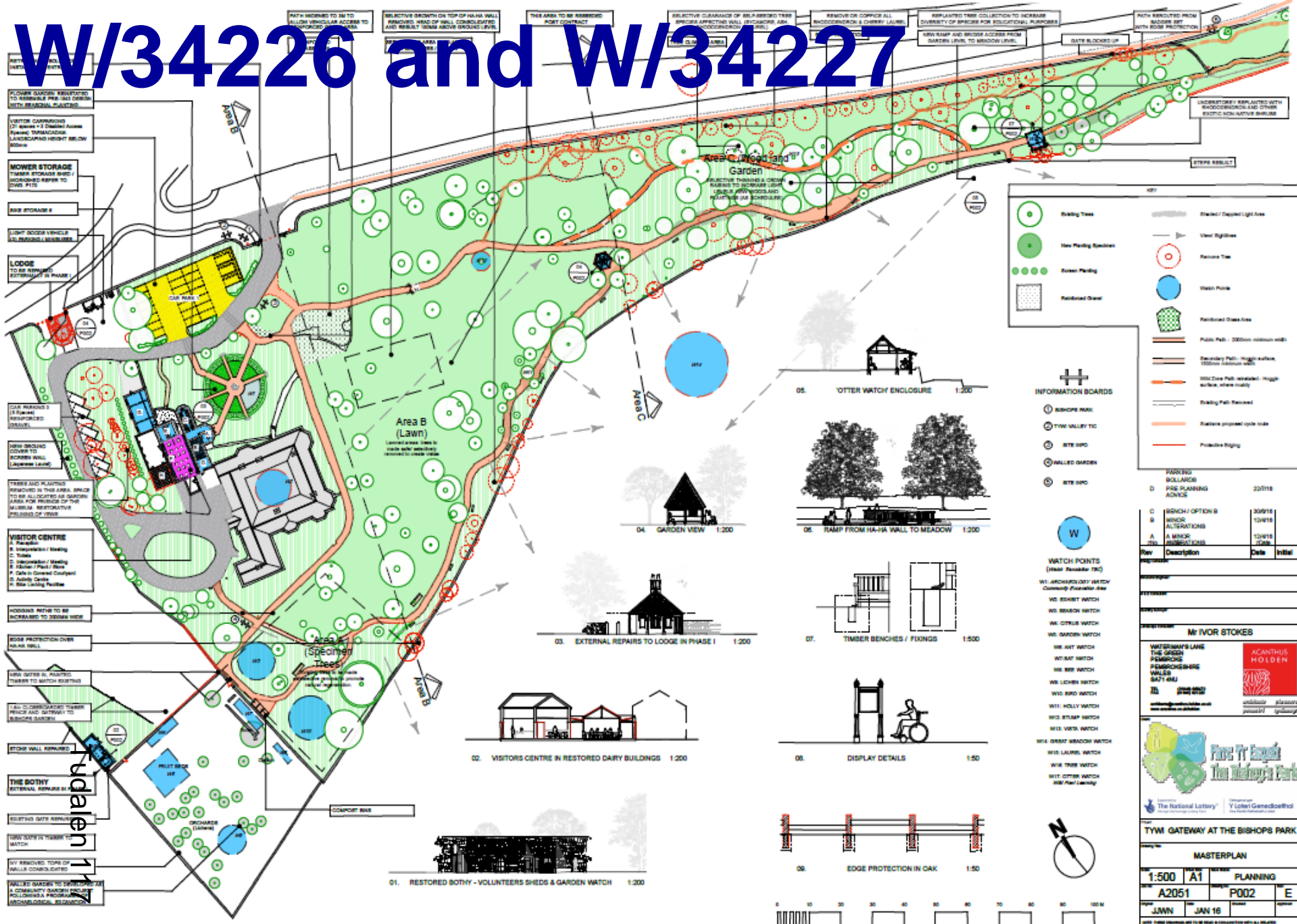
MASTERPLAN - MEADOW

1:500	A1	PLANNING
A2051	P003	B
JWN	JUNE 18	

Copyright: Acantus Holden Architects. (Check pages of Working and Final)



W/34226 and W/34227



KEY

- Existing Tree
- New Planting Species
- Screen Planting
- Reinstated Drain
- Revised Tree
- Watch Point
- Reinstated Drain Area
- Public Path - 200mm minimum width
- Secondary Path - 100mm minimum width
- W/34226 Path - variable - 100mm minimum width, where needed
- Walking Path Reinstated
- Pathway proposed cycle route
- Proposed Signage
- Shaded / Dappled Light Area
- View Sightlines
- View Point
- Reinstated Drain Area
- Public Path - 200mm minimum width
- Secondary Path - 100mm minimum width
- W/34226 Path - variable - 100mm minimum width, where needed
- Walking Path Reinstated
- Pathway proposed cycle route
- Proposed Signage

INFORMATION BOARDS

- BISHOPS HALL
- TYM VALLEY TC
- W/34226
- WALLED GARDEN
- W/34227

PARKING BOLLARDS

D PHD PLANNING ADVICE 22/16

WATCH POINTS (Near Bishops Hall)

- W1 ARCHAEOLOGY WATCH Community Foundation Area
- W2 EIGHT WATCH
- W3 SEARCH WATCH
- W4 CIRCLE WATCH
- W5 GARDEN WATCH
- W6 ART WATCH
- W7 ART WATCH
- W8 BEE WATCH
- W9 LICHEN WATCH
- W10 BOLD WATCH
- W11 HOLLY WATCH
- W12 STAMP WATCH
- W13 VERTS WATCH
- W14 GREAT BRANCH WATCH
- W15 LAUREL WATCH
- W16 TREE WATCH
- W17 OTTER WATCH W/34226 / Larch

Mr IVOR STOKES

WATSON'S LAKE THE GREEN PEARSONS PEMBERSHIRE WALSLEY SATS HILL

PLANNING

THE NATIONAL LOTTERY Y Lotteries Generation Fund

TYM GATEWAY AT THE BISHOPS PARK

MASTERPLAN

1:500	A1	PLANNING
A2051	P002	E
JUN	JAN 16	

Copyright: Attribution between (the price of buying and the use)

W/34226 and W/34227

Tudalen 118



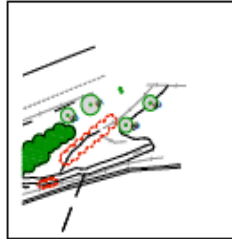
KEY TO SPECIES

01	Platanus hispanica	41	Juglans regia	82	Prunus laetiana	121	Fagus sylvatica
02	Taxus baccata	42	Abies nordmanniana	83	Prunus avium	122	Fagus sylvatica
03	Taxus baccata	43	Salix 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	Auculus hippocastanum
07	Buxus sempervirens (multi-stemmed)	47	Ulmus glaberrimus	88	Ilex aquifolium	127	Fagus sylvatica 'Virenpurpure'
08	Taxus baccata	48	Quercus ilex	89	Fraxinus excelsa	128	Quercus robur
09	Taxus baccata	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	Metsenquola glyptotrochoides	96	Tilia x europaea	139	Fagus sylvatica
16	Fraxinus excelsa	56	Fagus sylvatica	97	Quercus robur	140	Fagus sylvatica
17	Taxus baccata	57	Metsenquola glyptotrochoides	98	Fagus sylvatica	141	Fraxinus excelsa
18	Taxus baccata	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	Taxus baccata	60	Fagus sylvatica	101	Fraxinus excelsa	144	Acer pseudoplatanus
21	Taxus baccata	61	Fraxinus excelsa	102	Fraxinus excelsa	145	Acer pseudoplatanus
22	Thuja plicata x3	62	Quercus robur	103	Acer pseudoplatanus	146	Acer pseudoplatanus
23	Taxus baccata	63	Taxus baccata	104	Prunus laetiana	147	Acer pseudoplatanus
24	Thuja plicata	64	Quercus robur	105	Fagus sylvatica	148	Platanus x hispanica
25	Thuja plicata	66	Quercus robur	106	Pinus sylvestris	149	Auculus hippocastanum
26	Thuja plicata	67	Quercus robur	107	Tilia cordata	150	Chamaecyparis lawsoniana
27	Thuja plicata	68	Fraxinus excelsa	108	Fagus sylvatica	151	Sequoia sempervirens (multi-stem)
28	Thuja plicata	69	Fraxinus excelsa	109	Fraxinus excelsa	152	Asimina speciosa
29	Taxus baccata	70	Fagus sylvatica	110	Fagus sylvatica	153	Juglans regia
30	Taxus baccata	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	Auculus hippocastanum	159	Acer pseudoplatanus
36	Platanus hispanica	77	Quercus robur	117	Ulmus sp. (group)	160	Auculus hippocastanum (multi-stem)
37	Fagus sylvatica v heterophylla	78	Tilia cordata	118	Prunus laetiana	161	Acer pseudoplatanus
38	Ginkgo biloba	79	Mixed Clump	119	Acer pseudoplatanus	162	Acer pseudoplatanus
39	Rhus villosa	80	Quercus ilex	120	Fagus sylvatica		
40	Prunus cerasifera 'Pissardi'	81	Prunus laetiana				

Bishop's Park, Abergwili

Key to select tree species appearing on Plan 002 25b 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			
C			
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X			
Y			
Z			

MR IVOR STOKES

WATERSHEDS LAND THE GREEN PEARSONS WALKS BATH AU

ACANTHUS HOLDEN

01600 0200 0000

www.stokes.co.uk

PARTY TO SUSTAIN THE HERITAGE OF THE PARK

The National Lottery

Y Lloer Genedolaeth

TWYI GATEWAY AT THE BISHOP'S PARK

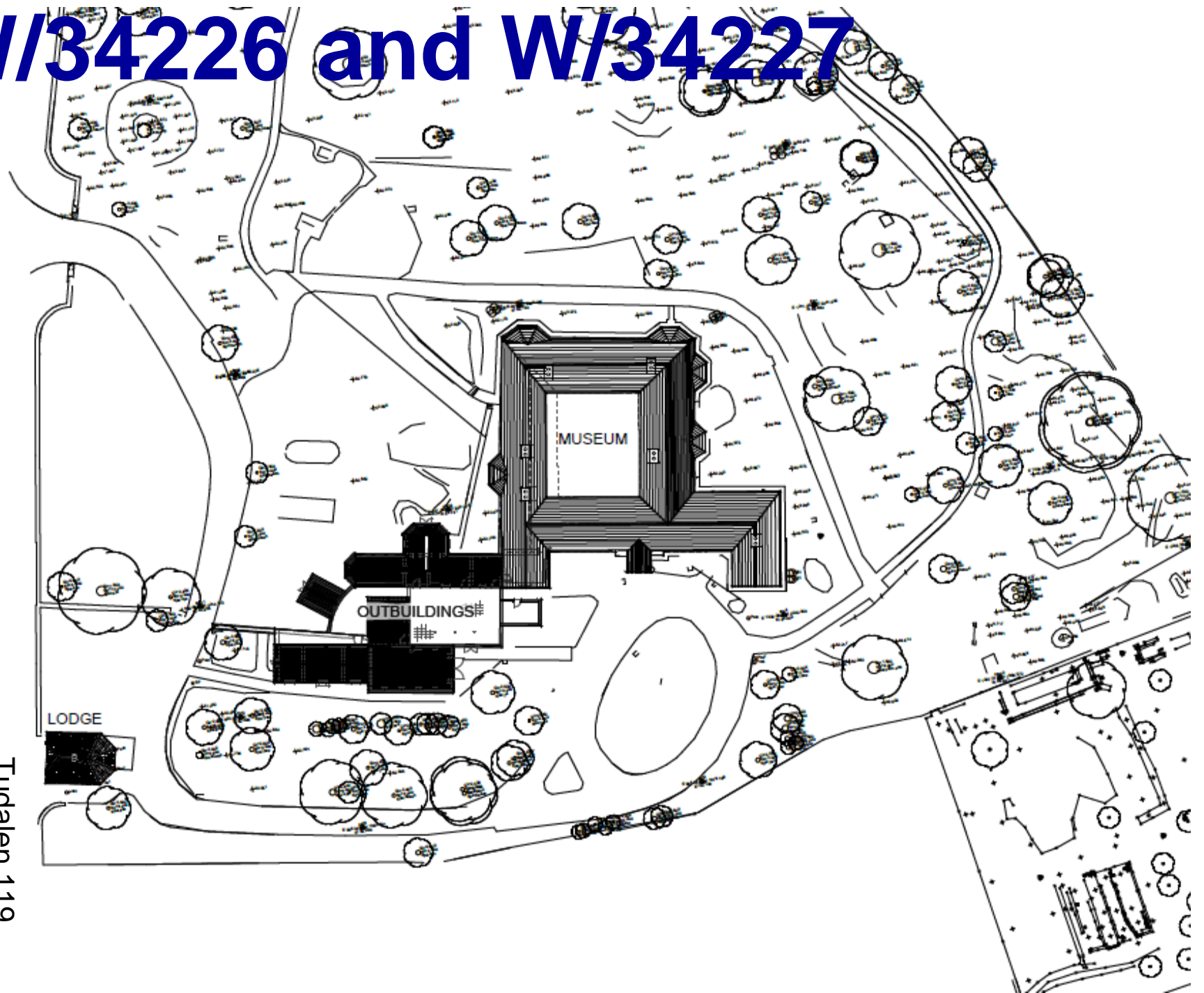
MASTERPLAN - PLANTING

1:500 A1 PLANNING

A2051 P004 A

JAN 16 JAN 16

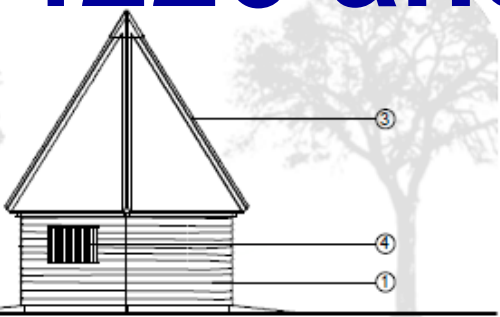
W/34226 and W/34227



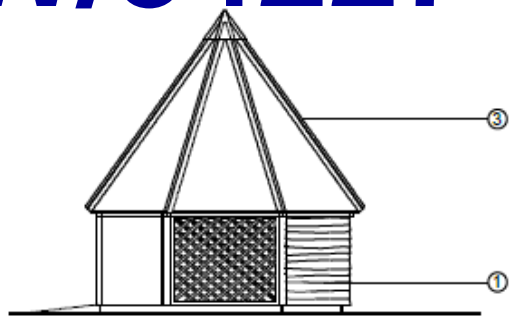
Tudalen 119

W/34226 and W/34227

Tudalen 120



NORTH ELEVATION

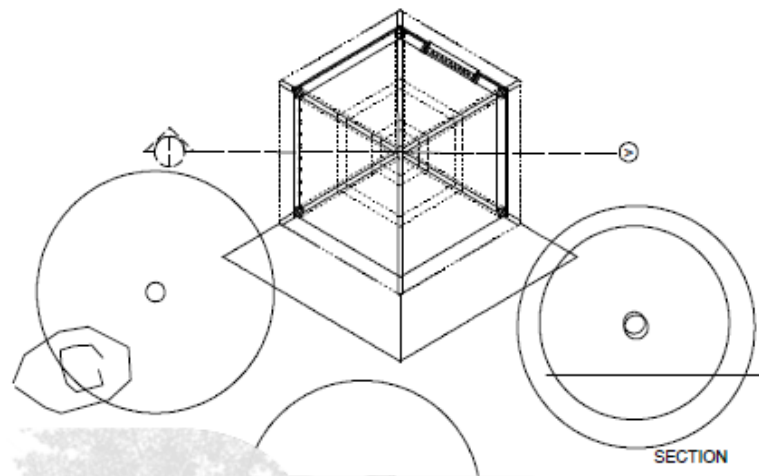


EAST ELEVATION

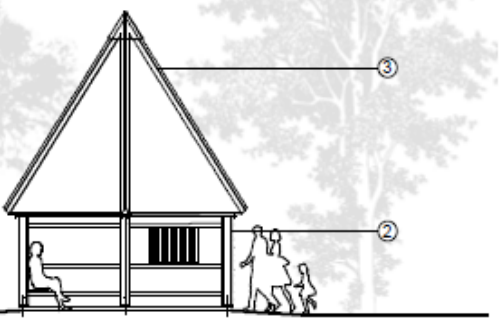
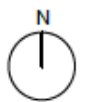
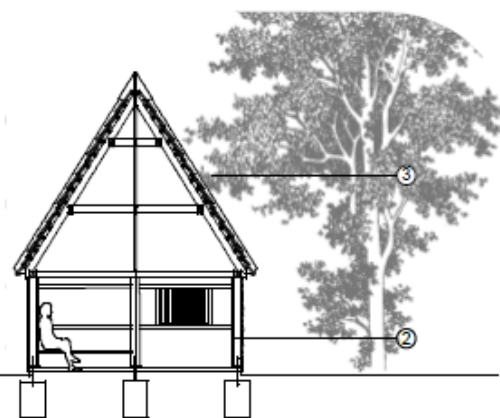


1970'S PHOTO

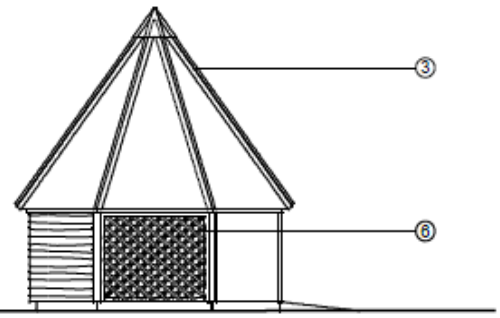
- ① WAVEY EDGE LARCH BOARDING
- ② LARCH STRUCTURE
- ③ BITUMEN ROOF
- ④ TIMBER WINDOWS STAINED OR PAINTED
- ⑤ LATTICE OPENING IN TIMBER



SECTION



SOUTH ELEVATION



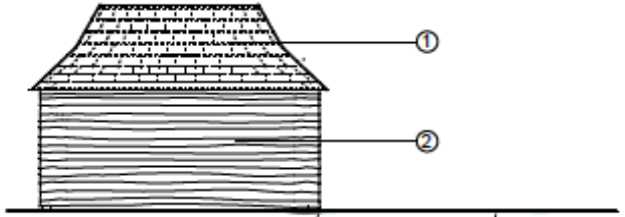
WEST ELEVATION

Rev	Description	Date	Initial

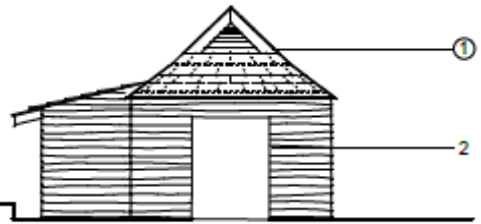
WATERSIDE LANE THE GREEN PENRICE PENNACOBBER DUMFRIES DAFT IRL 18		 ALAN HOLDREN ARCHITECTS
W.H.G.T. CARMARTHENSHIRE TOWY GATEWAY - GARDEN VIEW PHASE I EXTERNAL REPAIRS		
Scale: 1:100	Sheet: A3	Project: PLANNING
Ref: A2051	Ref: P130	Ref:
Date: FEB '16	Date:	Date:

W/34226 and W/34227

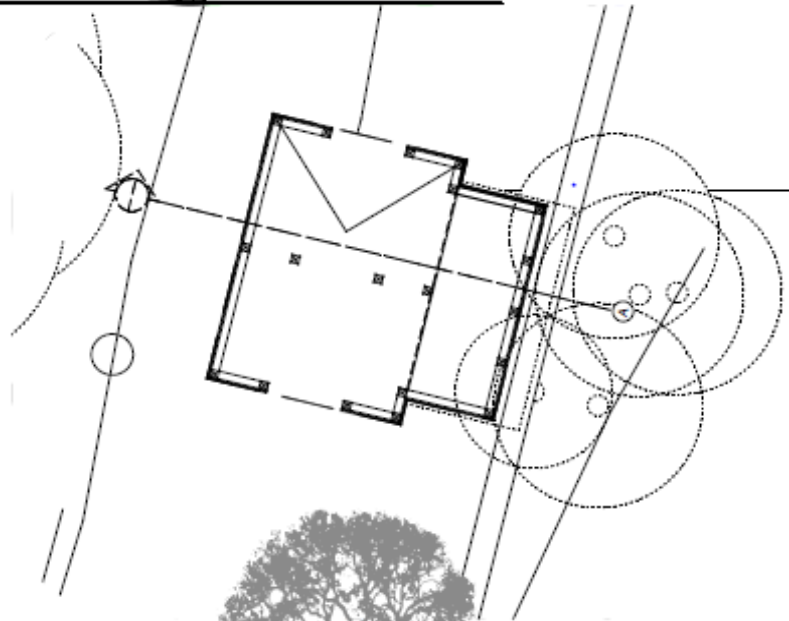
- ① TIMBER SHINGLES / HIDDEN LEAD TRAY HIPS
- ② LARCH WAVY EDGE BOARDING
- ③ TIMBER CENTRE PIVOT WINDOWS
- ④ TREES REMOVED



NORTH ELEVATION



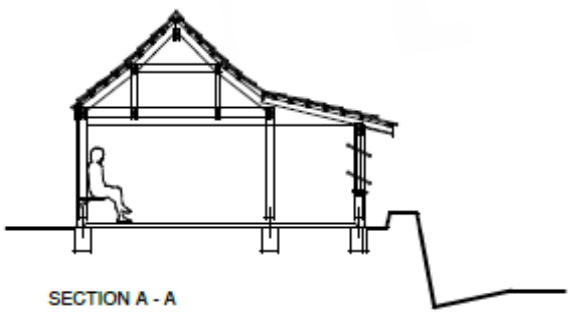
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

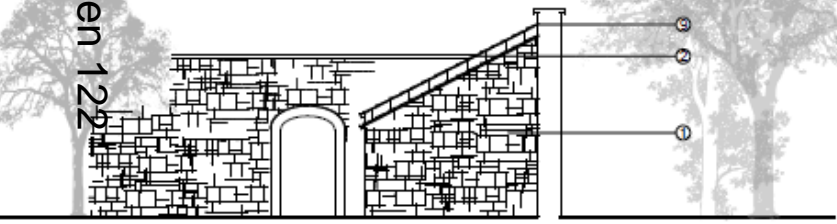


SECTION A - A

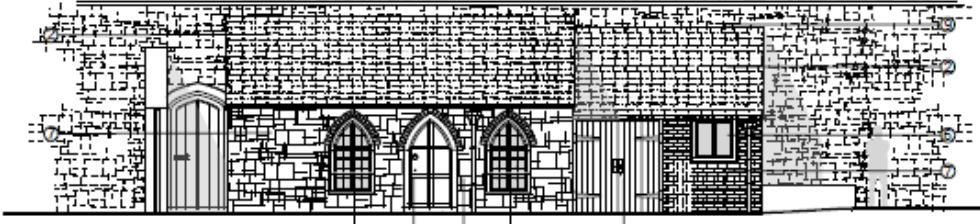
Tudalen 121

W/34226 and W/34227

Tudalen 122



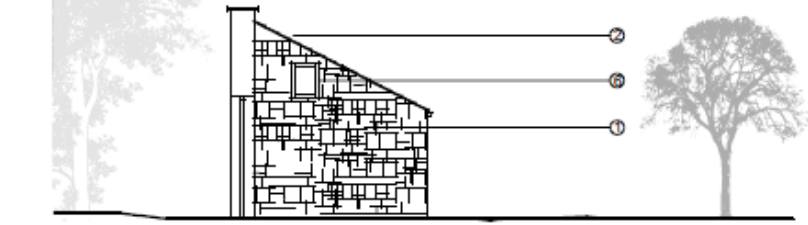
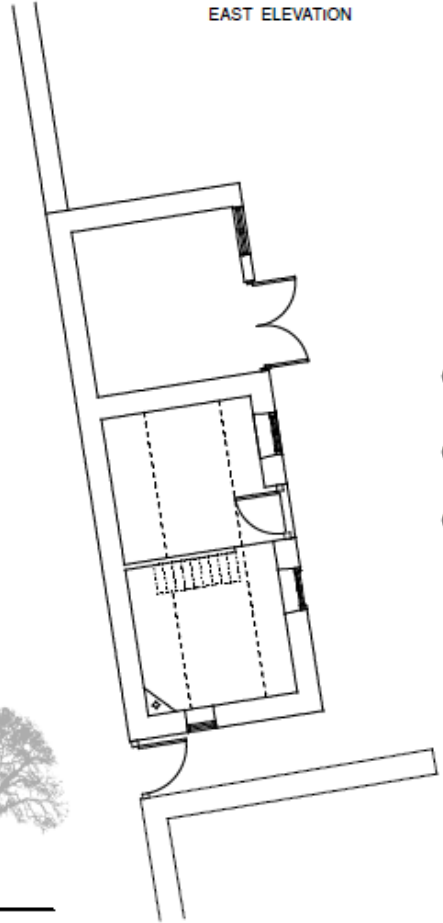
NORTH ELEVATION



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.

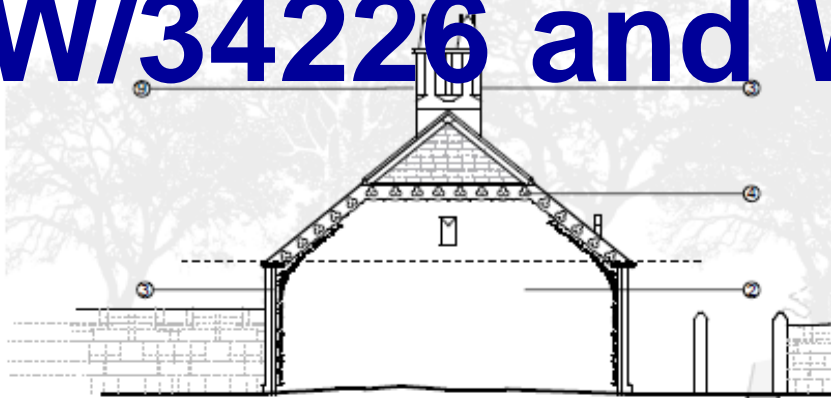
- ⑦ ALL VEGETATION TO BE REMOVED. EXISTING MASONRY TO BE TREATED WITH JOS / DOFF CLEANING PROCESS PRIOR TO POINTING.
- ⑧ WINDOW 'B' SALVAGABLE: - TO BE CAREFULLY REMOVED / REPAIRED / RE-PAINTED / REINSTATED.
- ⑨ NEW CODE 5 LEAD FLASINGS / SOAKERS
- ⑩ REBUILD STONE OUTER R. HAND REVEAL (7 COURSES)
- ⑪ 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
<p>WATERMARKS LAW THE GREEN PLYWOODS PROFESSIONAL WILLS (SOUTH AFRICA) PTY LTD</p> <p>101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</p> <p>WATERMARKS HOLDEN</p>			
<p>WH/G.T. CARMARTHENSHIRE</p>			
<p>TOWY GATEWAY - THE BOTHY</p>			
<p>PHASE I EXTERNAL REPAIRS</p>			
Scale	1:100	Sheet	A3
Project	A2051	Client	P120
Start	JUN	End	FEB '16

W/34226 and W/34227



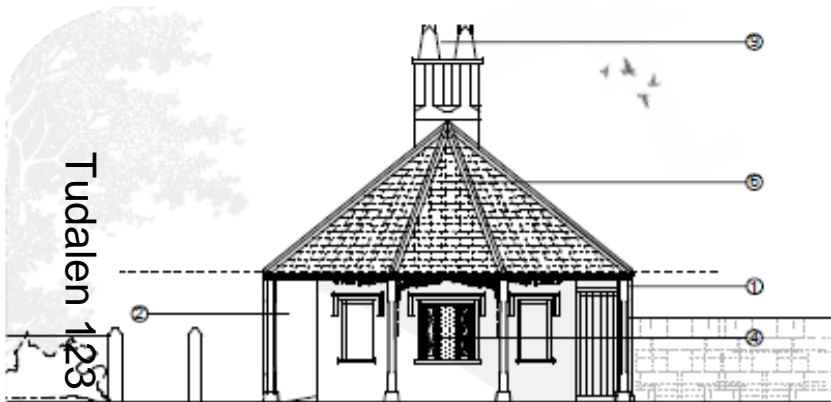
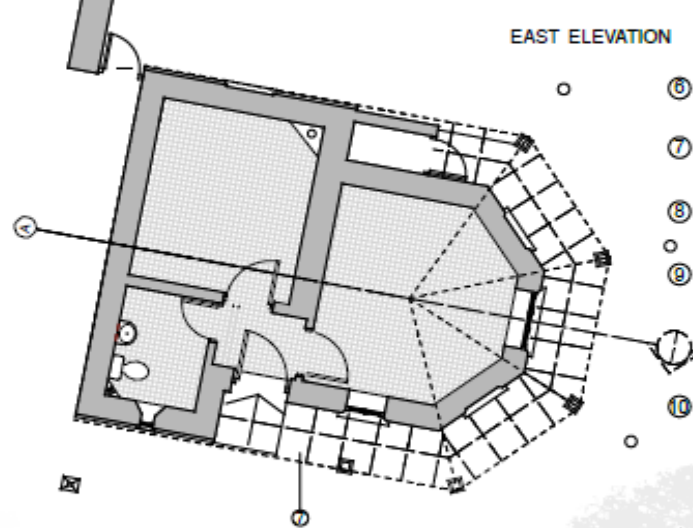
NORTH ELEVATION

- 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



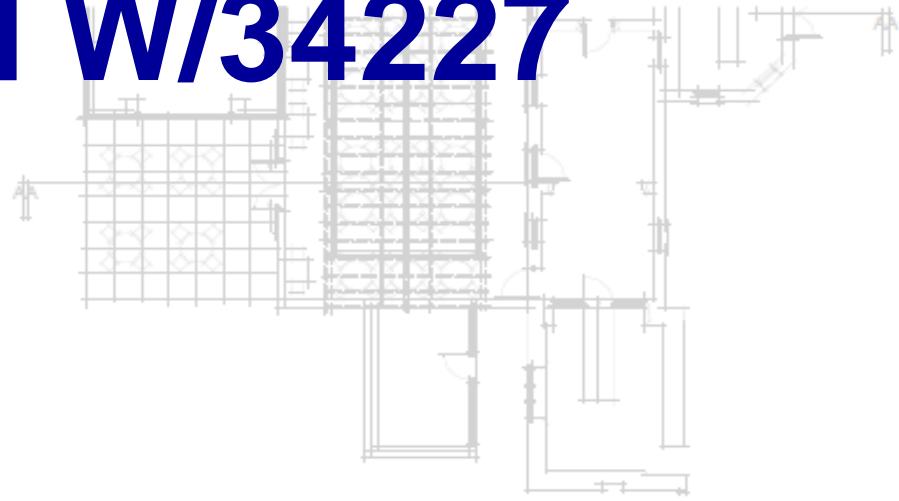
SOUTH ELEVATION



WEST ELEVATION

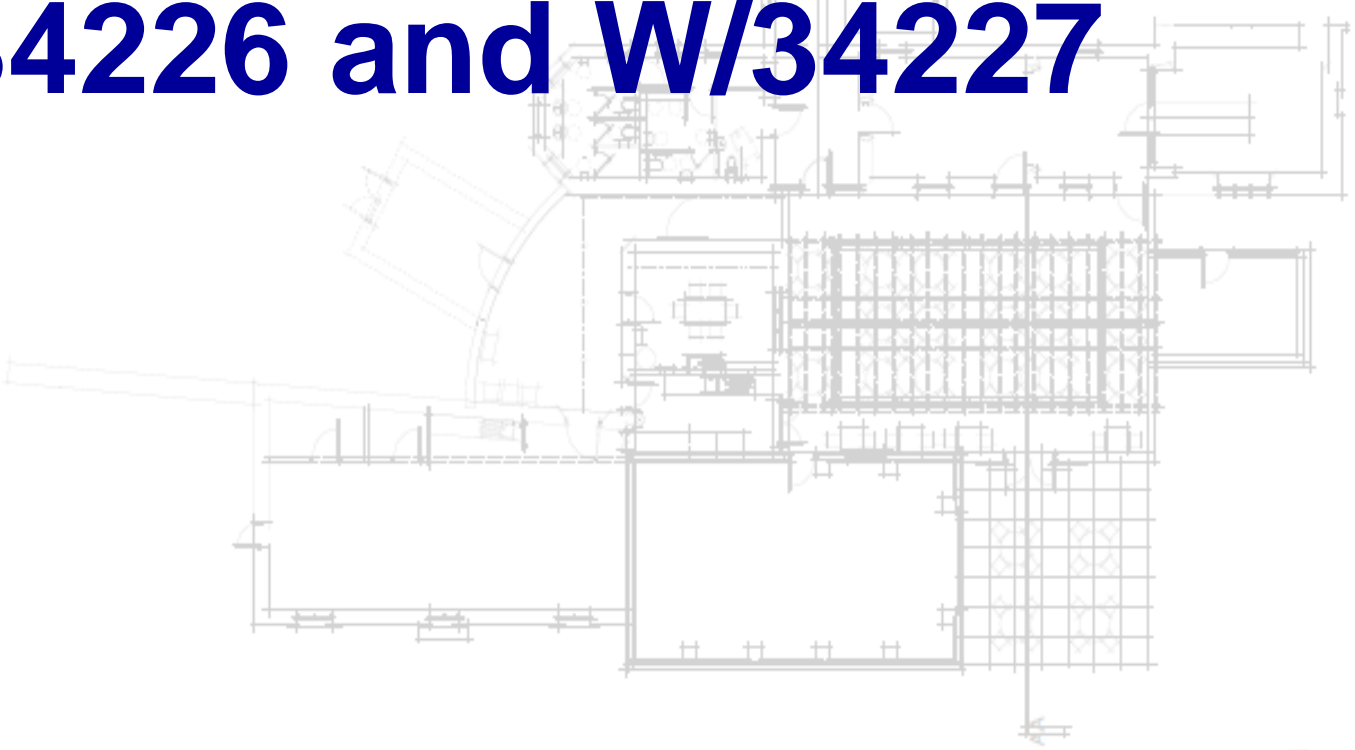
W/34226 and W/34227

Tudalen 124



SOUTH ELEVATION

W/34226 and W/34227

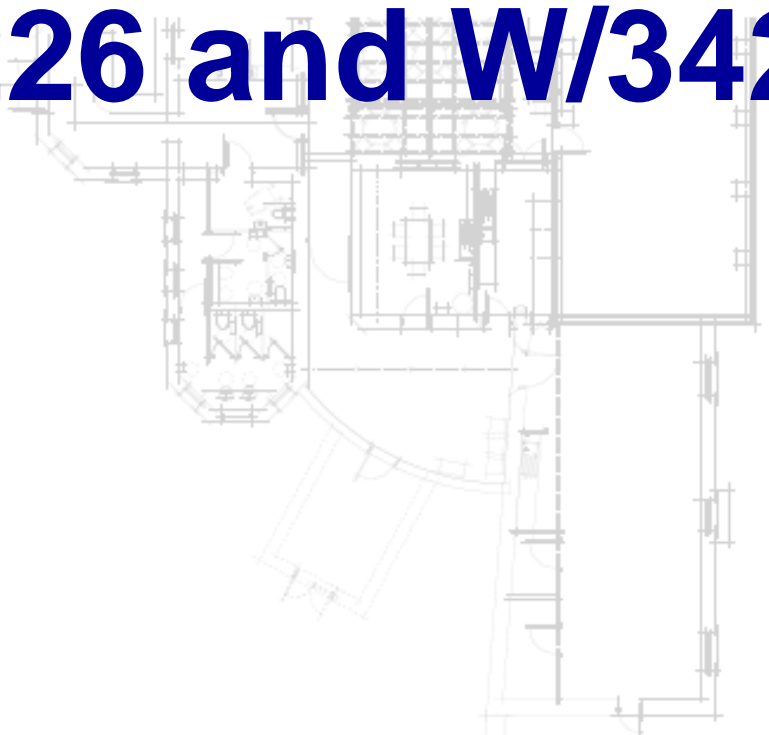


WEST ELEVATION

Tudalen 125

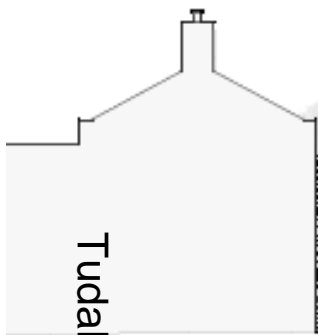
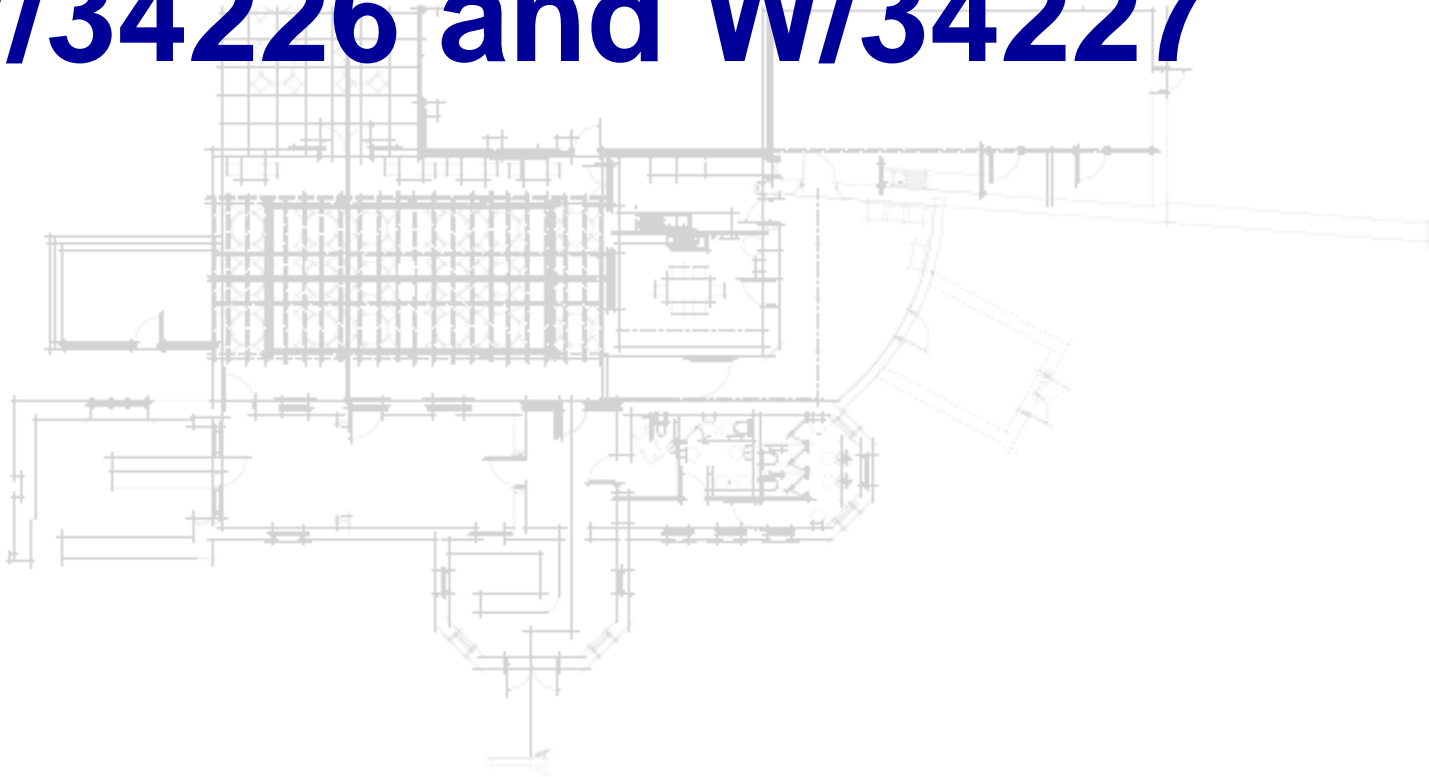
W/34226 and W/34227

Tudalen 126

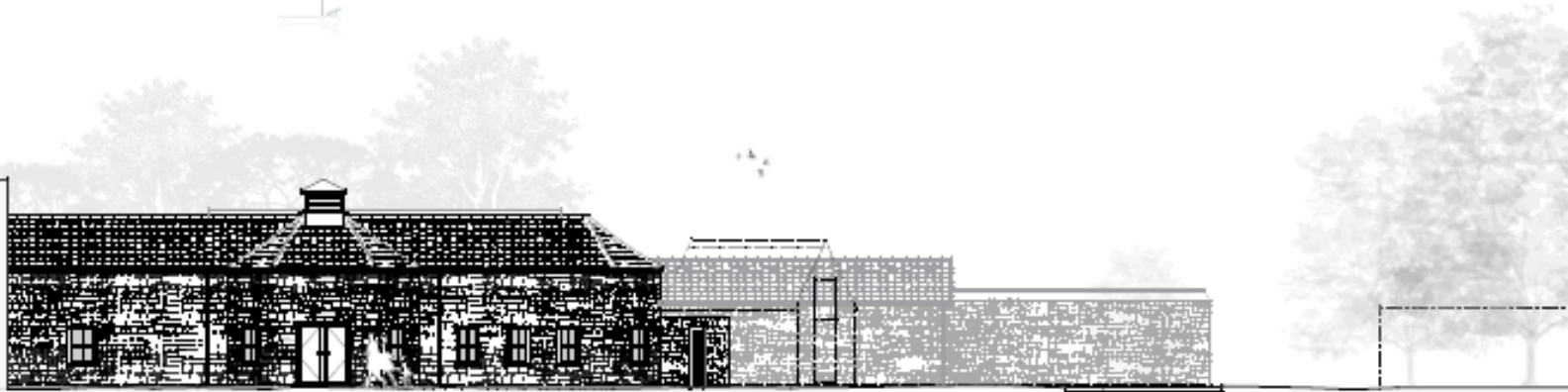


NORTH ELEVATION

W/34226 and W/34227



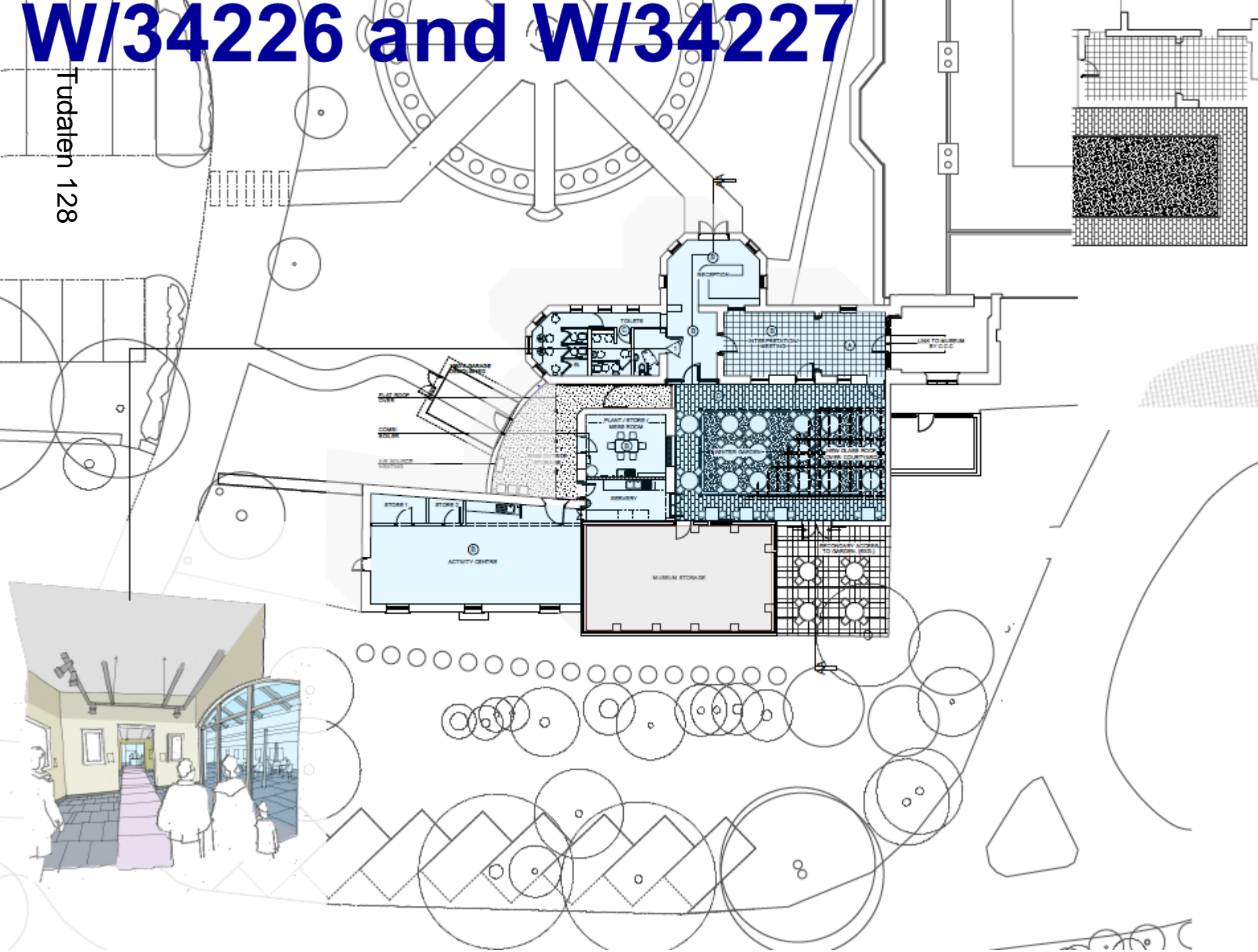
Tudalen 127



EAST ELEVATION

W/34226 and W/34227

Tudalen 128



W/34226 and W/34227



Low speed
Please use

Charge road to opposite
Footpath to museum

W/34226 and W/34227

Tudalen 130



W/34226 and W/34227



Tudalen 131

W/34226 and W/34227

Tudalen 132



W/34226 and W/34227



Tudalen 133

W/34226 and W/34227

Tudalen 134



W/34226 and W/34227



Tudalen 135

W/34226 and W/34227

Tudalen 136



W/34226 and W/34227



Tudalen 137

W/34226 and W/34227

Tudalen 138



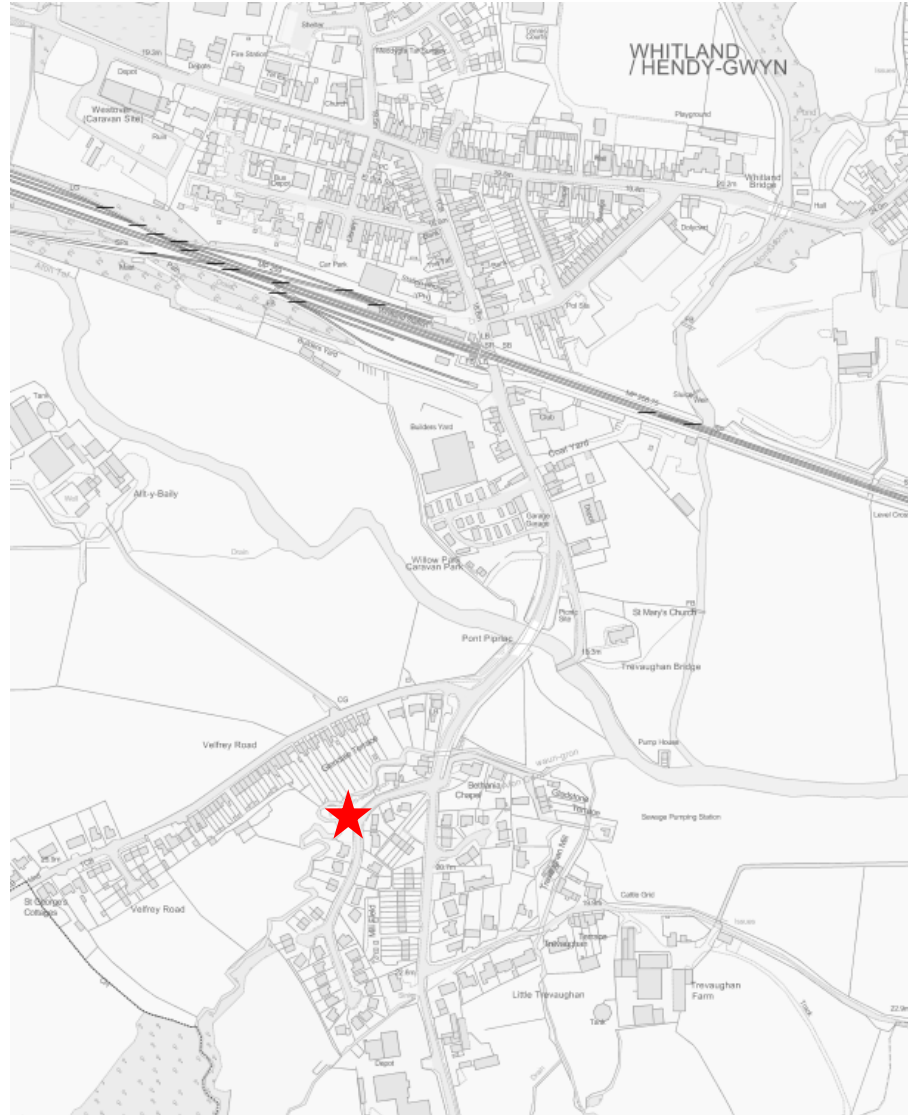
W/34854

Tudalen 139

W/34854

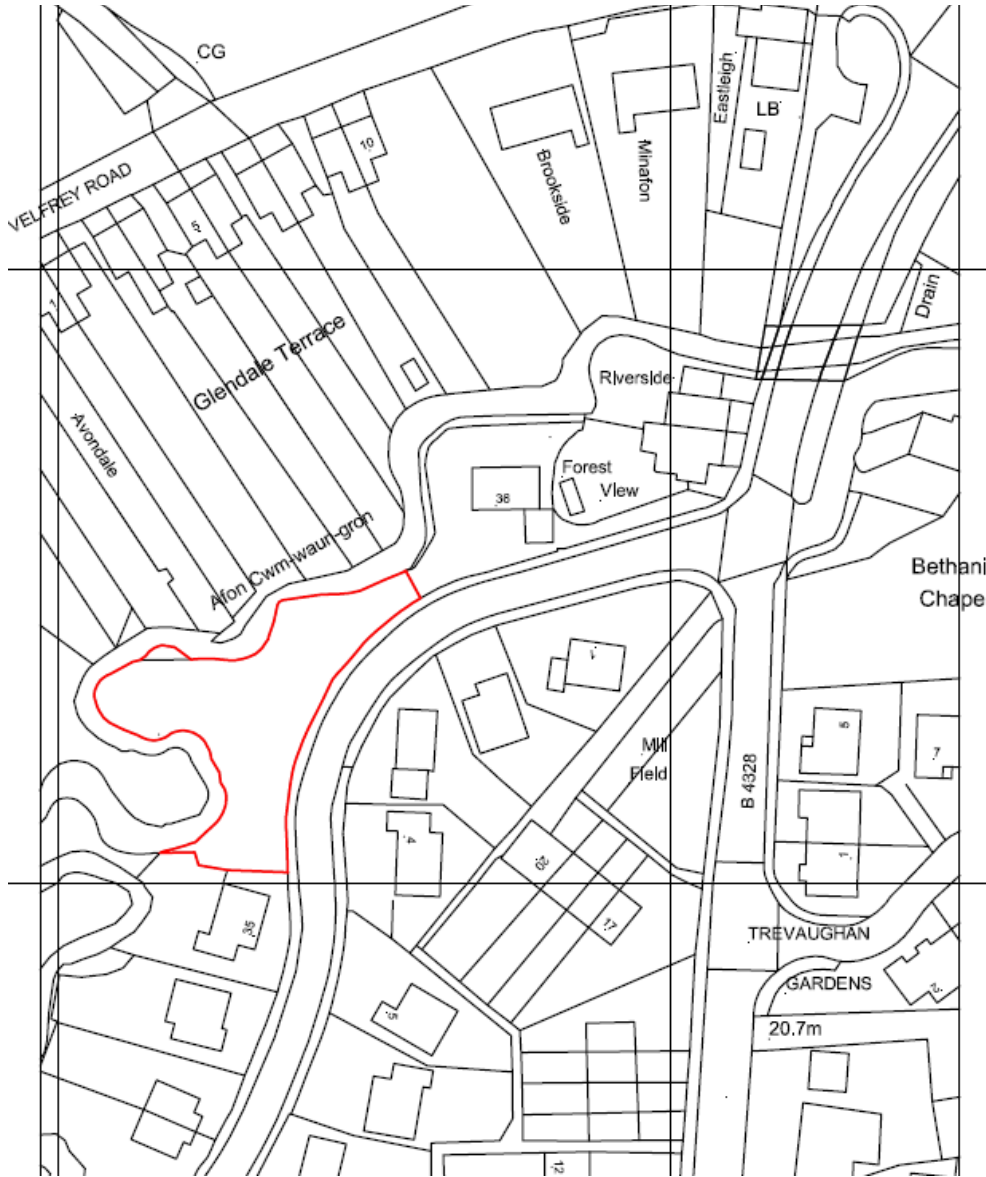
Tudalen 140

Site Location



W/34854

Site Location



Tudalen 141

W/34854

Tudalen 142

Application Site



W/34854



Application Site

Tudalen 143

W/34854

Tudalen 144

35 Trevaughan
Lodge Road

Application Site



W/34854

Rear Elevations of Glendale Terrace
on opposite bank

Application Site

Tudalen 145



W/34854

Tudalen 146

36 Trevaughan
Lodge Road

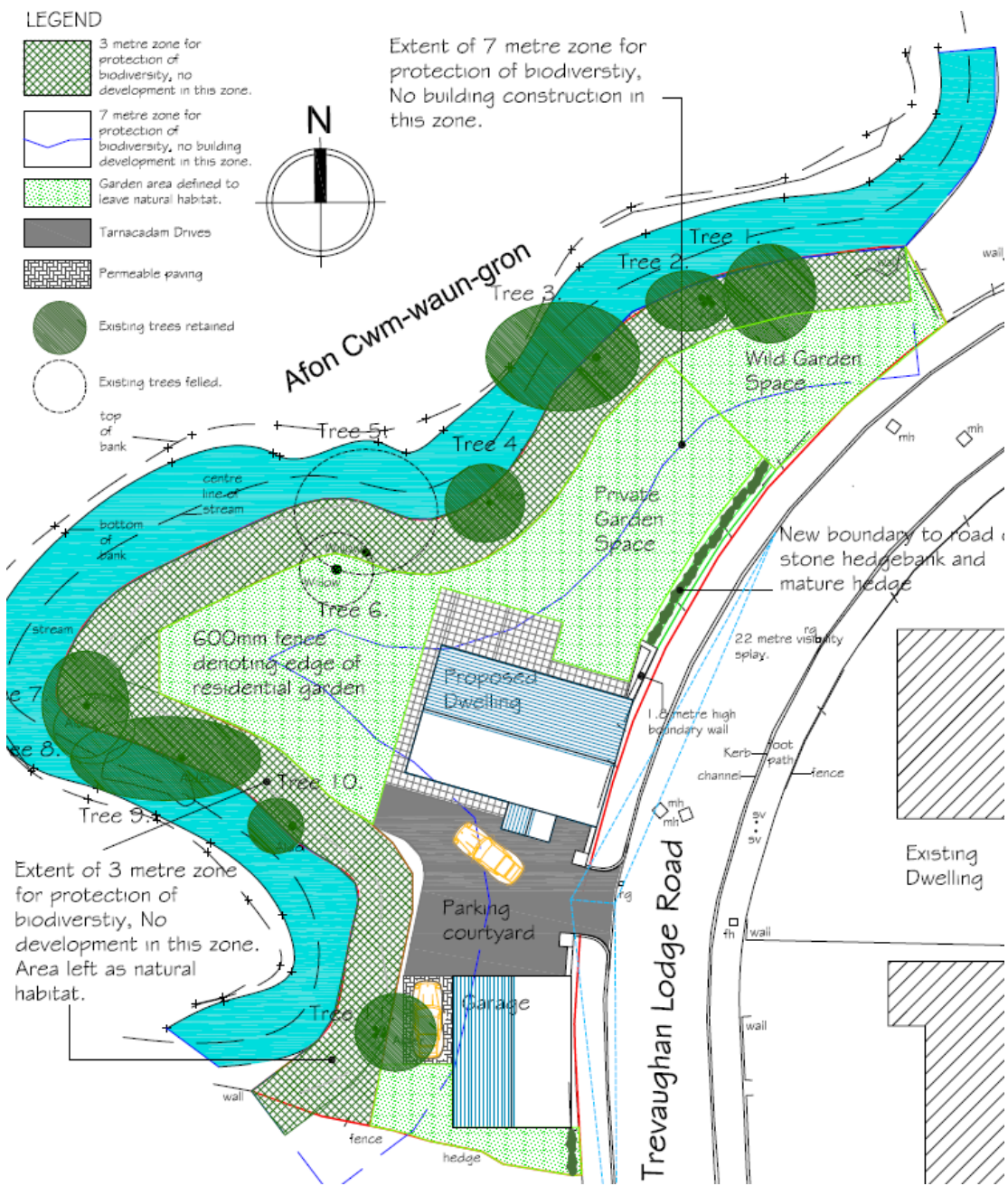
Application Site



W/34854 Opposite Properties

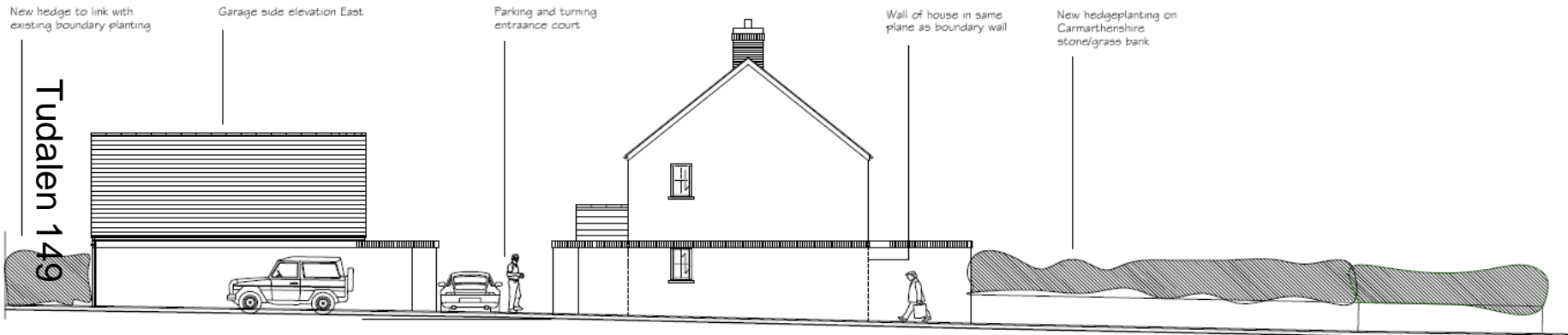


W/34854 Tudalen 148 Proposed Layout



W/34854

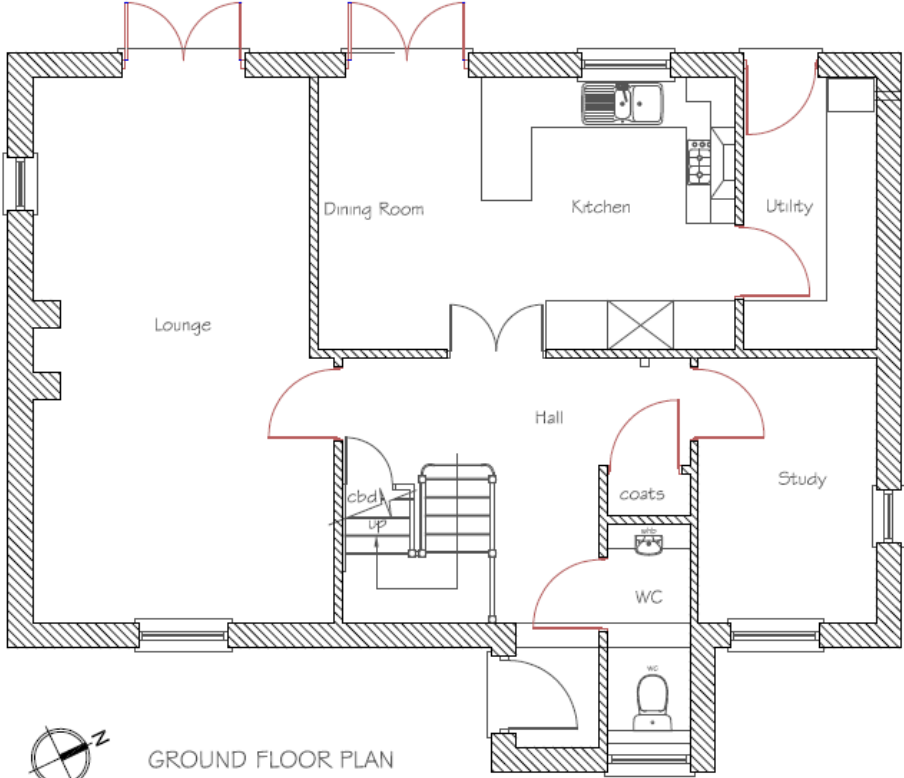
Elevations & Streetscene



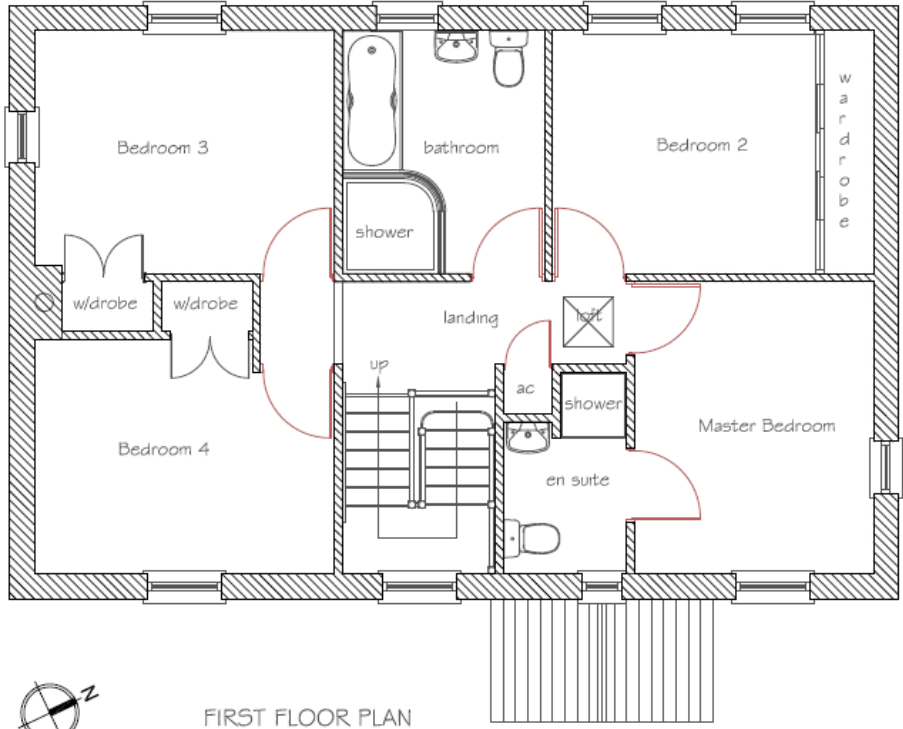
Site elevation to Trevaughan Lodge Road

W/34854 Floor Plans

Tudalen 150

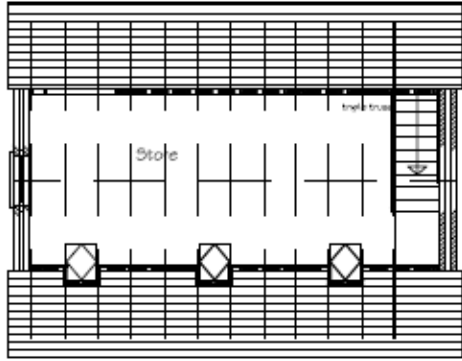


GROUND FLOOR PLAN

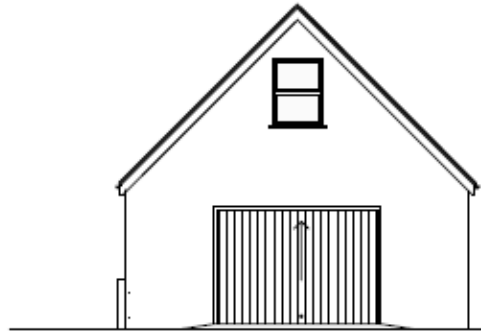


FIRST FLOOR PLAN

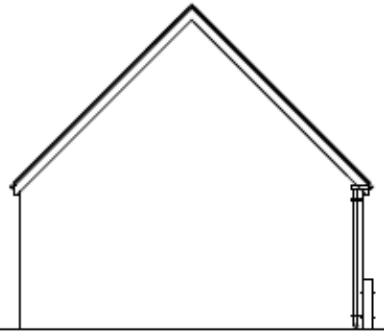
W/34854 Detached Garage



Garage First Floor Plan.
Scale 1:50 @A1

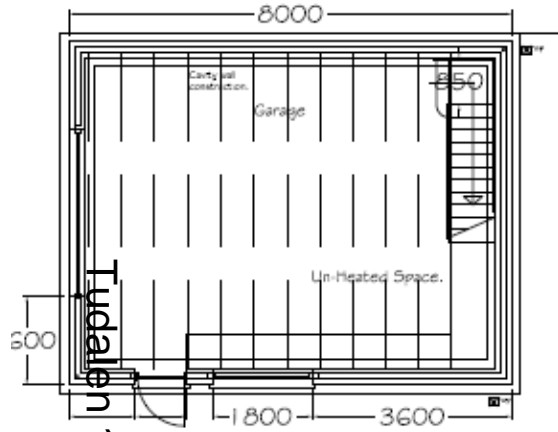


Up and Over Garage floor. by specialist.
Garage front elevation
North

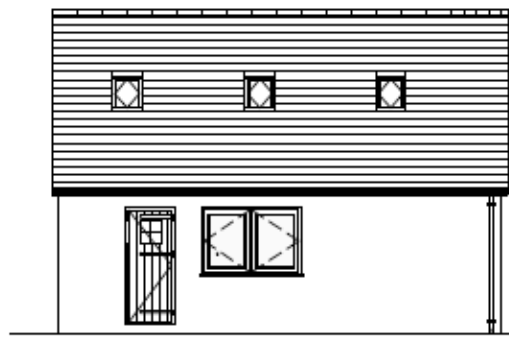


Garage rear elevation

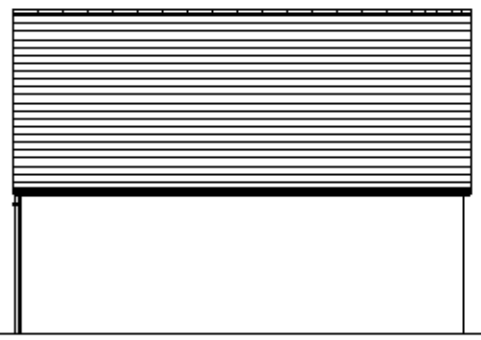
Elevations.
Scale 1:100 @A1



120930
151
Garage Ground Floor Plan.
Scale 1:50 @A1



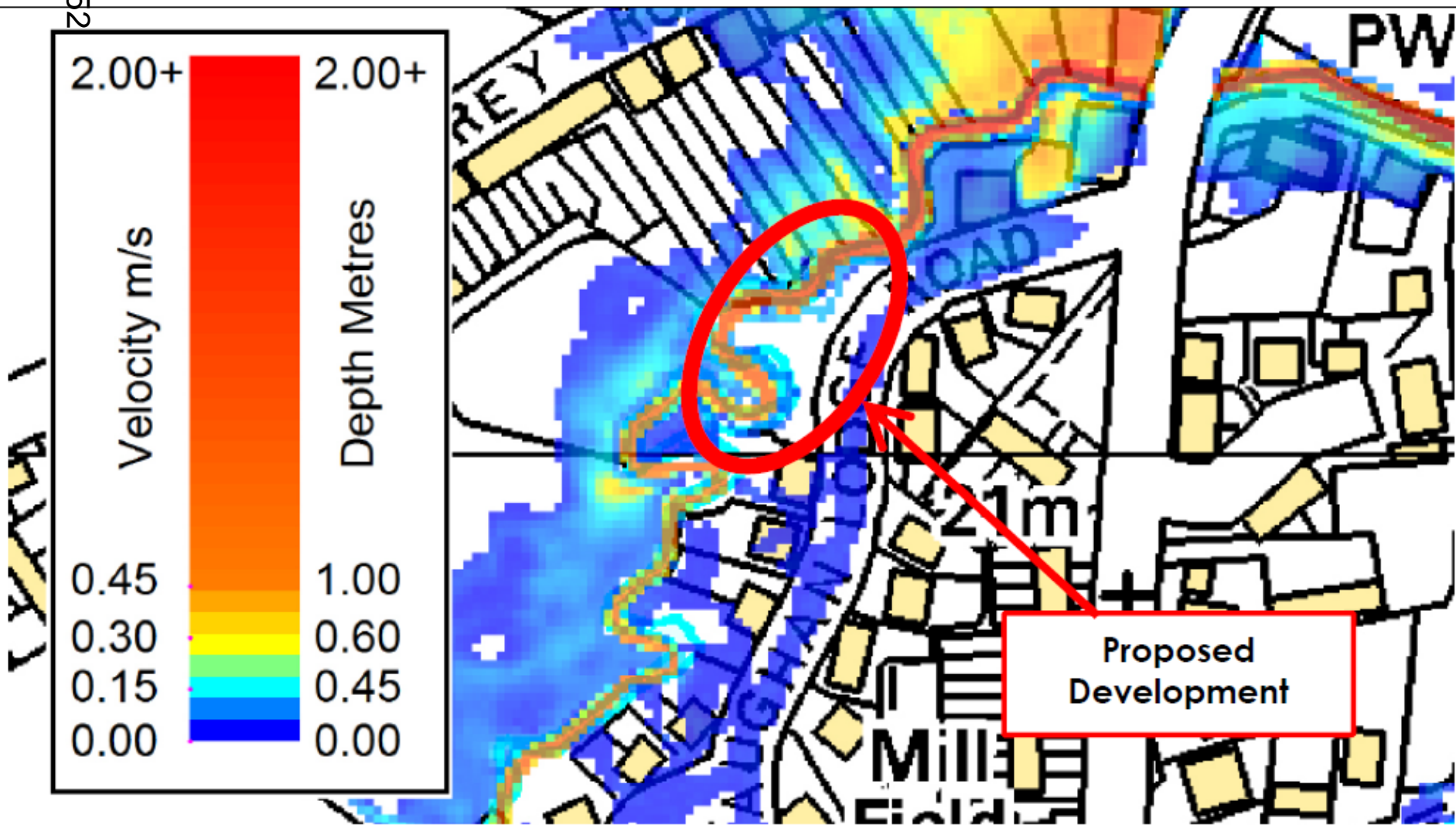
Garage side elevation
West



Garage side elevation East

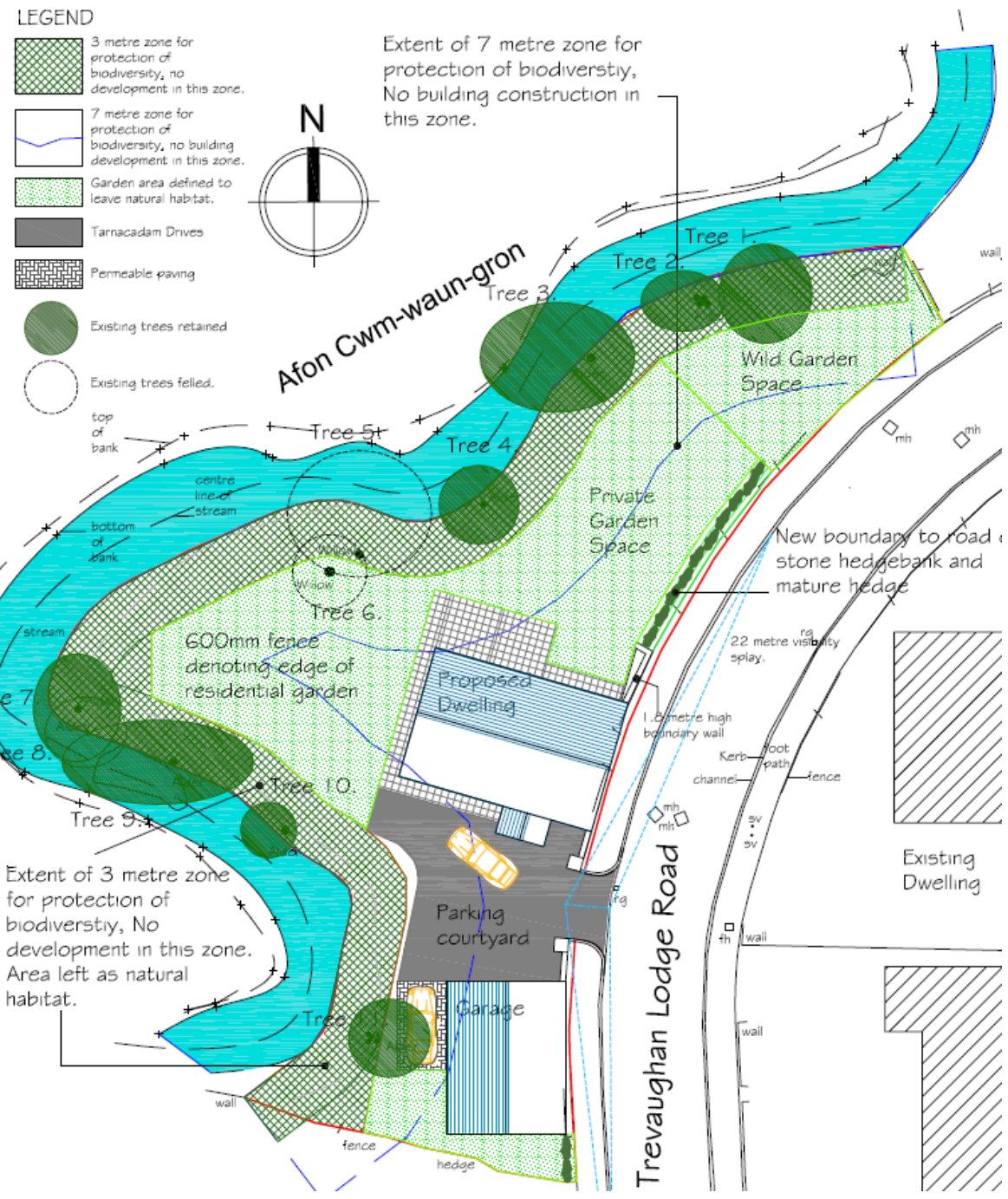
W/34854 FCA Extract 1 in 1000year event

Figure 4.3: 1 in 1000 year Undefended Depth Scenario



Tudalen 452

W/34854 Proposed Layout



Tudalen 153

W/35177

W/35177



Tudalen 157

W/35177

Fudalalen 158



W/35177



Tudalen 159

W/35177

Tudalen 160



W/35177



Tudalen 161

W/35177

Tudalen 162



W/35177



Tudalen 163

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

**APPLICATIONS RECOMMENDED
FOR REFUSAL**

W/35171

W/35171

W/35171

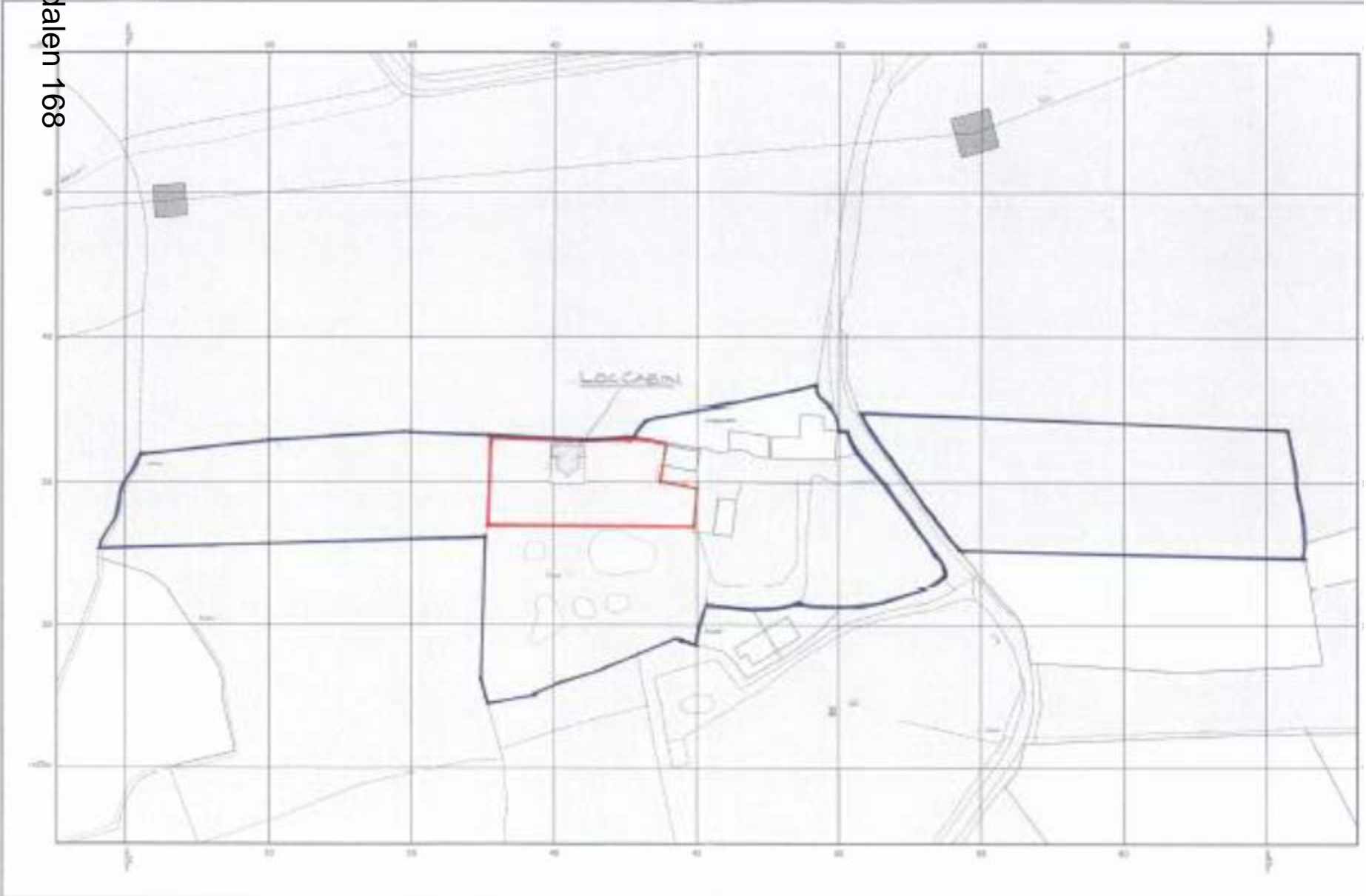
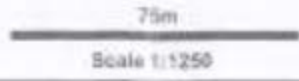


Tudalen 167

W/35171

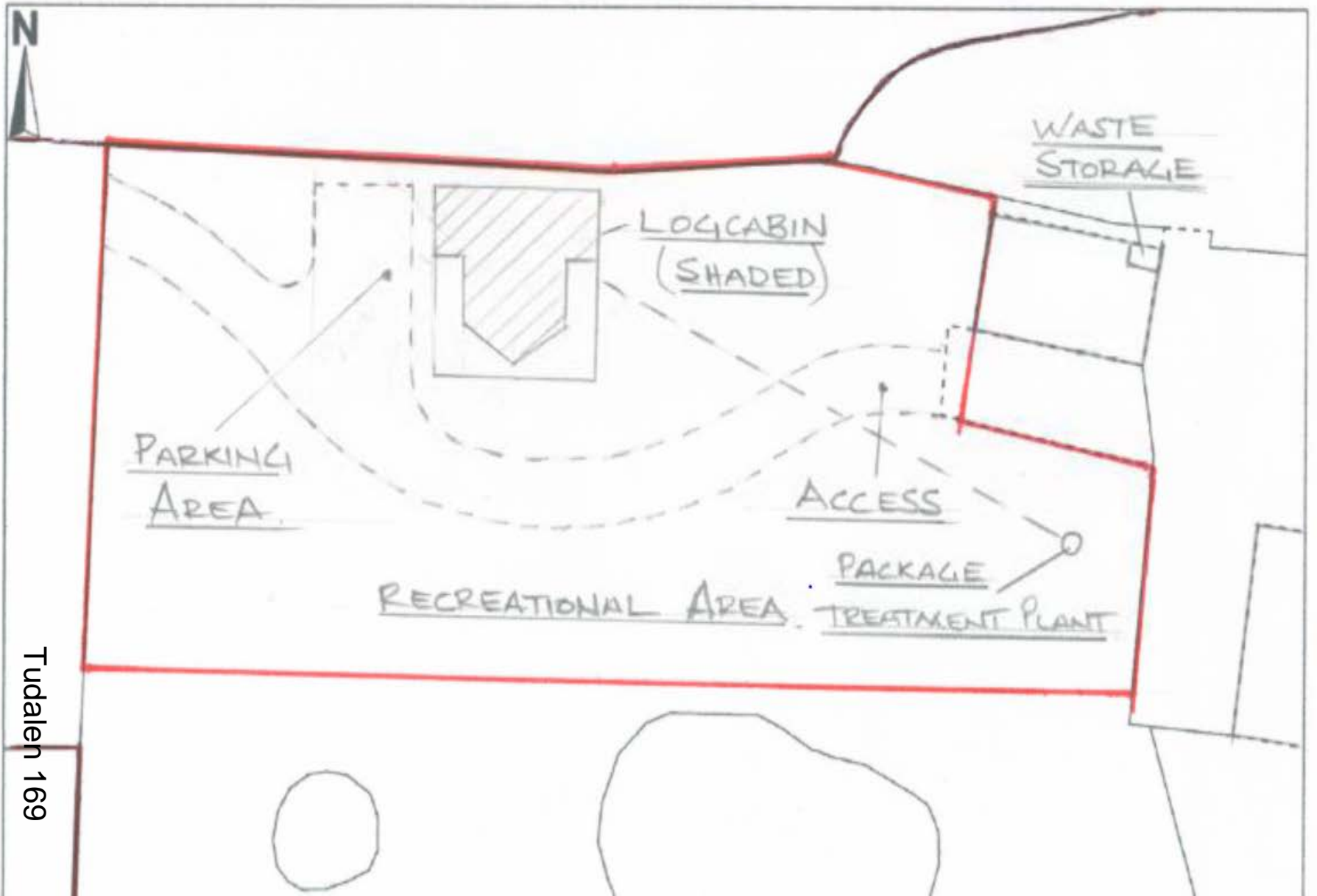
Fudalen 168

Print Application



W/35171

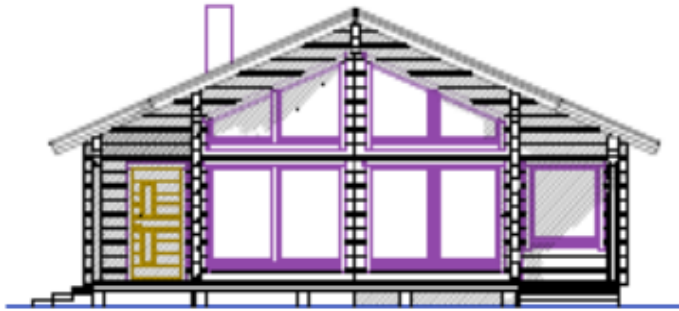
Creigiau Bach, Llangain, Carmarthen, SA33 5AY



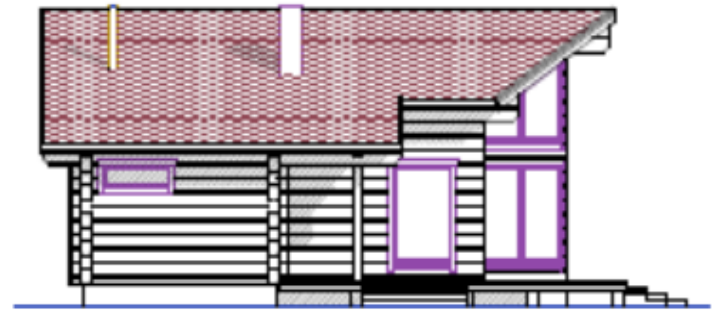
Tudalen 169

W/35171

Tudalen 170



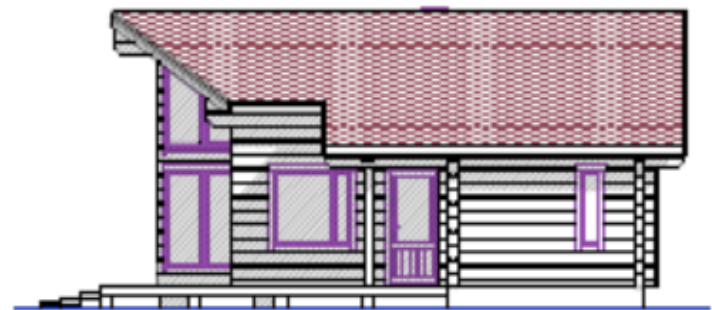
South Facing



East Facing



North Facing

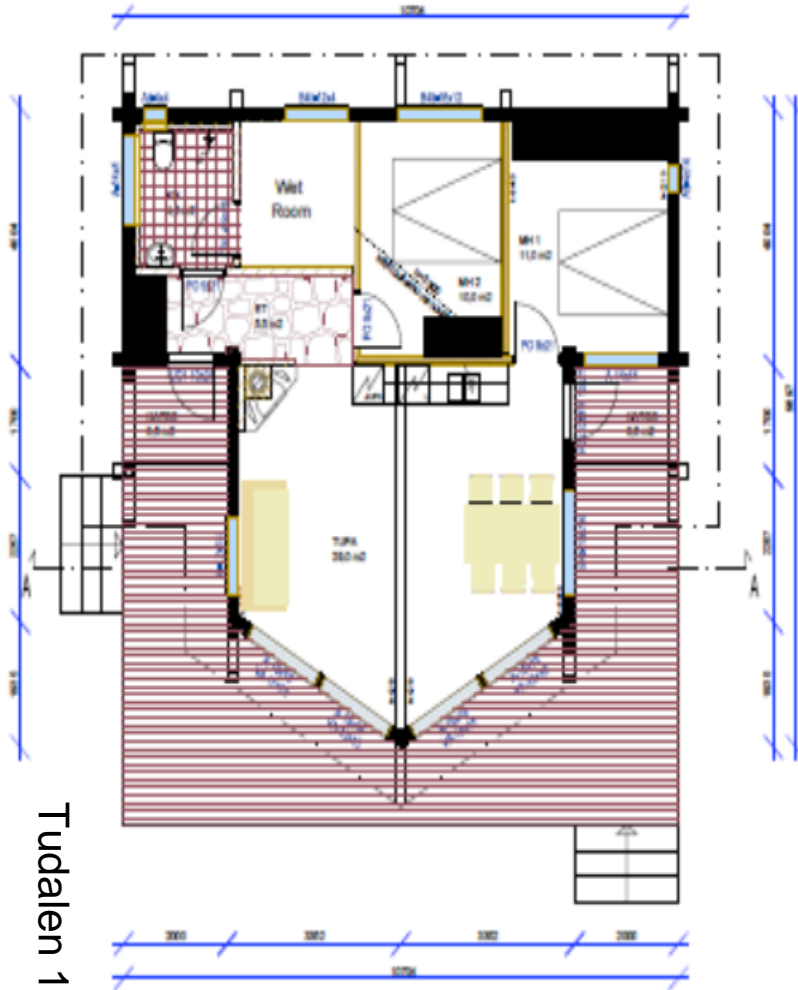


West Facing

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

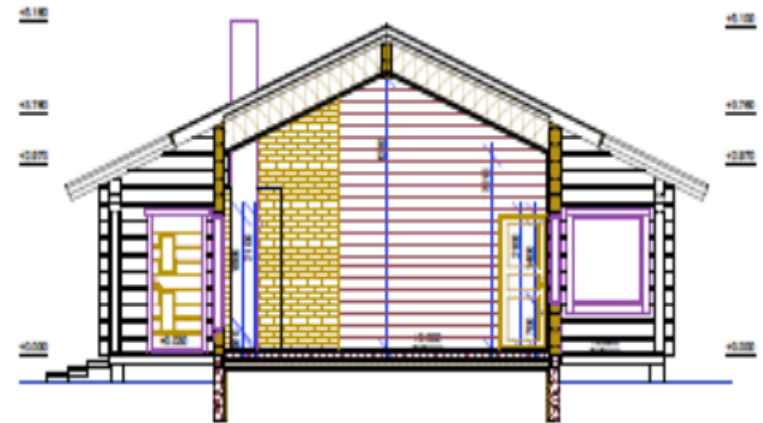


W/35171



Tudalen 171

Floor Plan



Section on A-A



W/35171

Tudalen 172

W/35171



Tudalen 173

i in

W/35171

Tudalen 174



W/35171



Tudalen 175

W/35171

Tudalen 176



W/35171



Tudalen 177

W/35171

Tudalen 178



W/35171



Tudalen 179

W/35171

Tudalen 180



W/35171



Tudalen 181

W/35171

Tudalen 182

