



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

09 CHWEFROR 2017

09 FEBRUARY 2017

RHANBARTH Y DE

AREA SOUTH



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

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

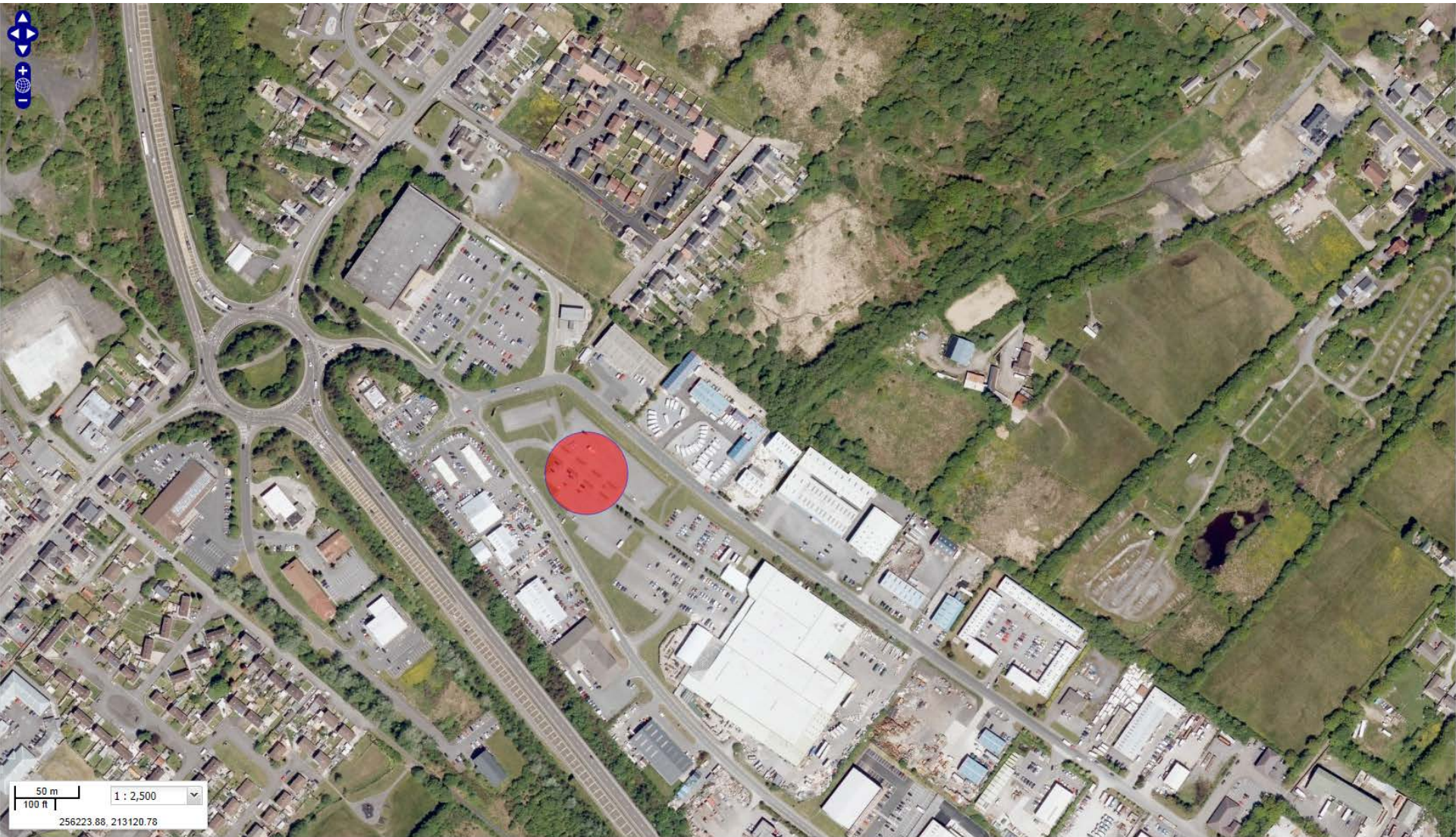


S/32298

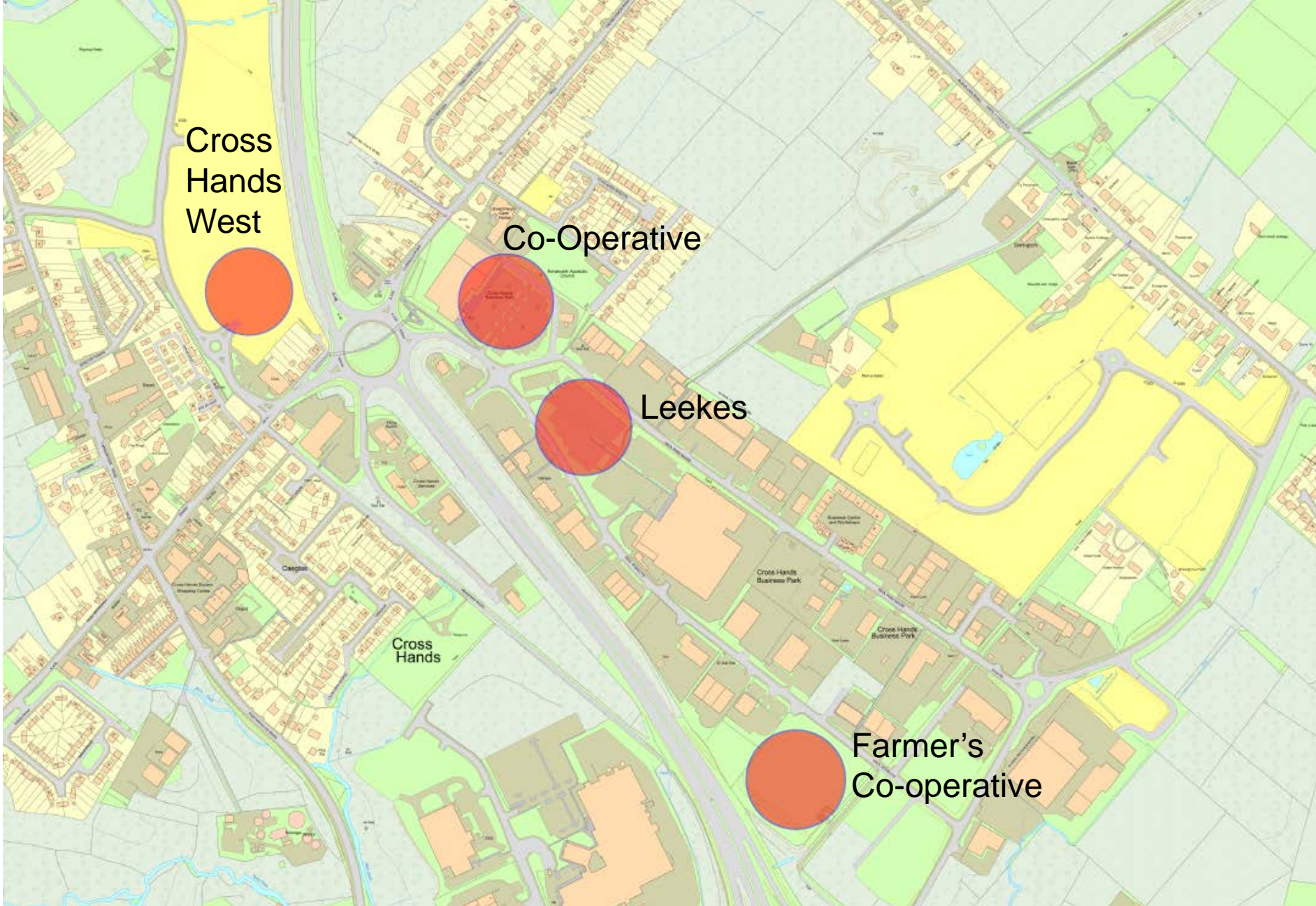
S/32298



S/32298



S/32298



Cross Hands West

Co-Operative

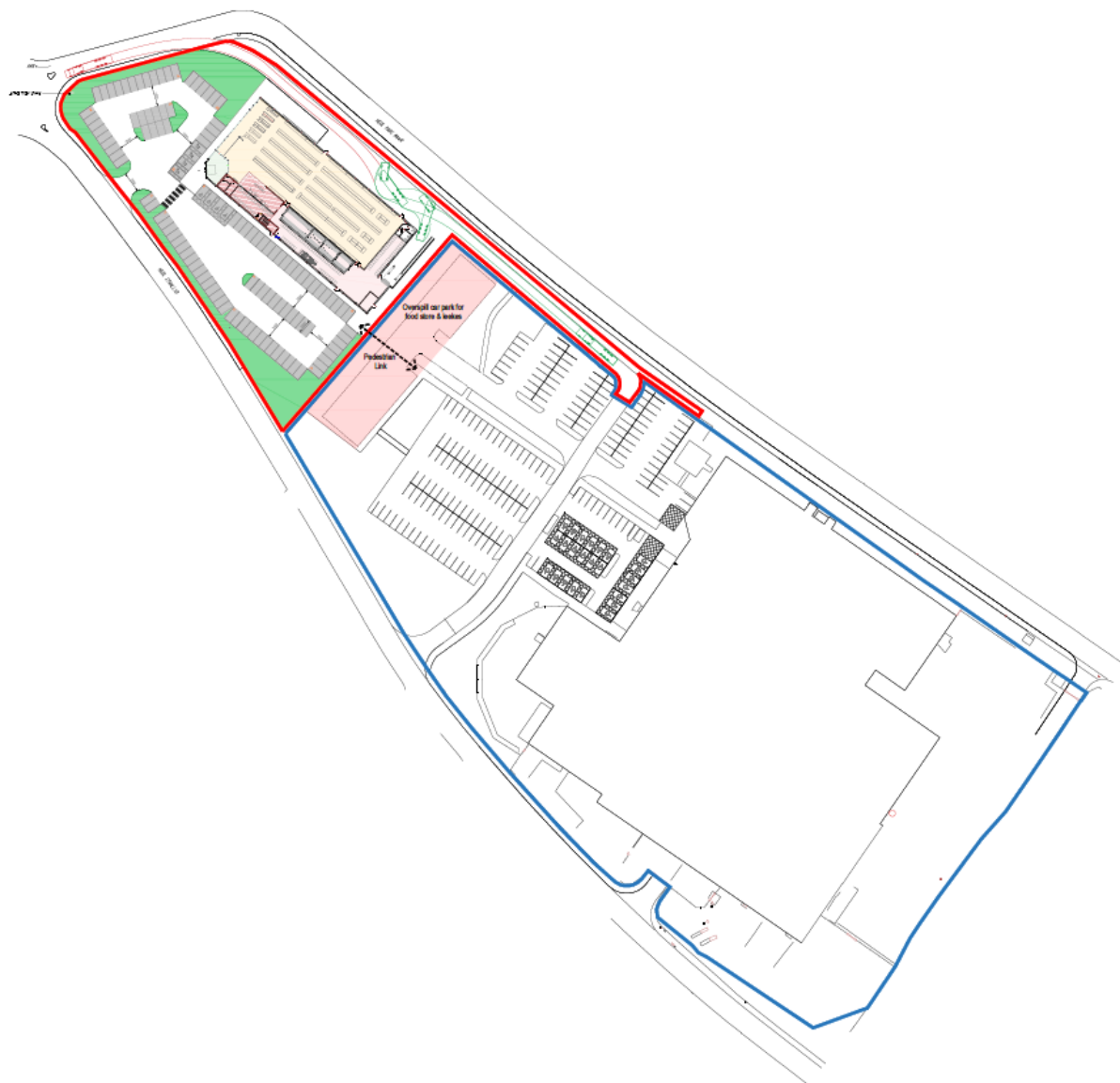
Leekes

Farmer's Co-operative

S/32298



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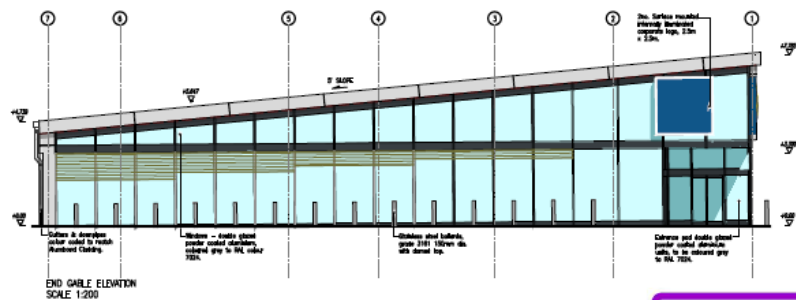
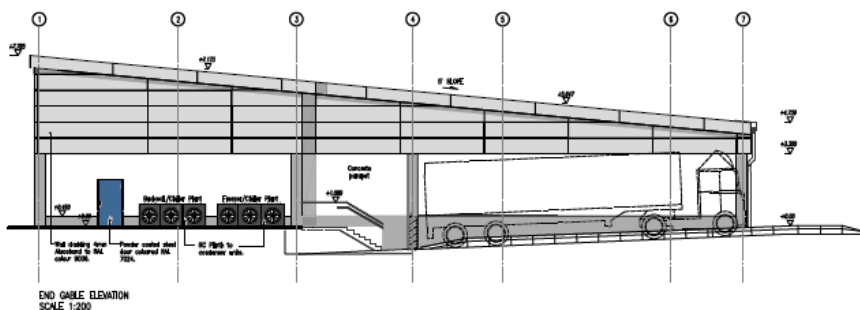
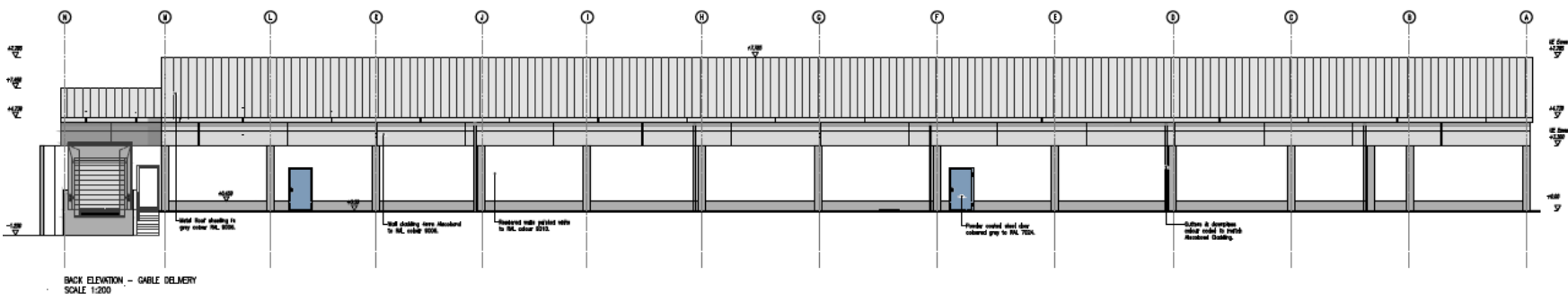
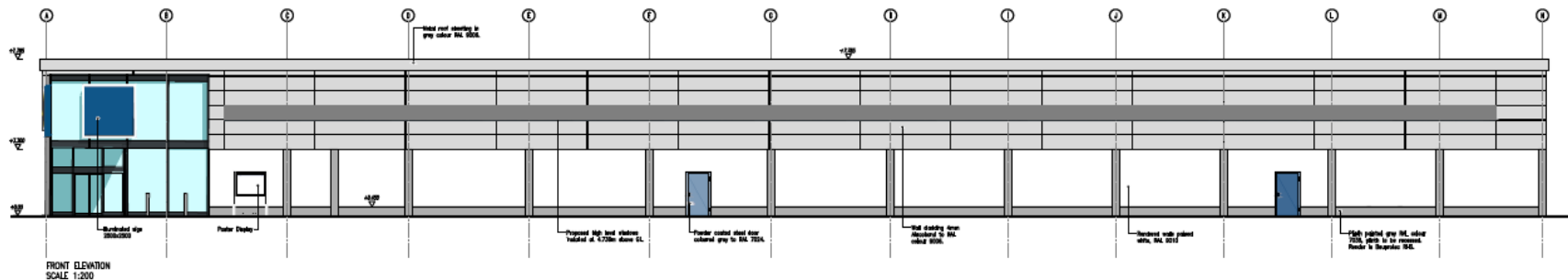
KEY

	SITE #1 (E) 9421m ² (2.329 acres)
	SITE #2 (E) 34180m ² (8.14 acres)

<p>Scale: 1:500</p> <p>AO</p>	<p>Site #1 (E) 9421m² (2.329 acres)</p> <p>Site #2 (E) 34180m² (8.14 acres)</p>	<p>Project Name: S/32298</p> <p>Client: [Redacted]</p> <p>Contractor: [Redacted]</p> <p>Architect: [Redacted]</p> <p>Engineer: [Redacted]</p> <p>Surveyor: [Redacted]</p> <p>Planner: [Redacted]</p> <p>Other: [Redacted]</p>
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<p>Project Name: S/32298</p> <p>Client: [Redacted]</p> <p>Contractor: [Redacted]</p> <p>Architect: [Redacted]</p> <p>Engineer: [Redacted]</p> <p>Surveyor: [Redacted]</p> <p>Planner: [Redacted]</p> <p>Other: [Redacted]</p>	<p>Scale: 1:500</p> <p>AO</p>	<p>Site #1 (E) 9421m² (2.329 acres)</p> <p>Site #2 (E) 34180m² (8.14 acres)</p>	<p>Project Name: S/32298</p> <p>Client: [Redacted]</p> <p>Contractor: [Redacted]</p> <p>Architect: [Redacted]</p> <p>Engineer: [Redacted]</p> <p>Surveyor: [Redacted]</p> <p>Planner: [Redacted]</p> <p>Other: [Redacted]</p>
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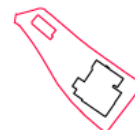
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Scale: 0m 10m 20m

A3
Original sheet size

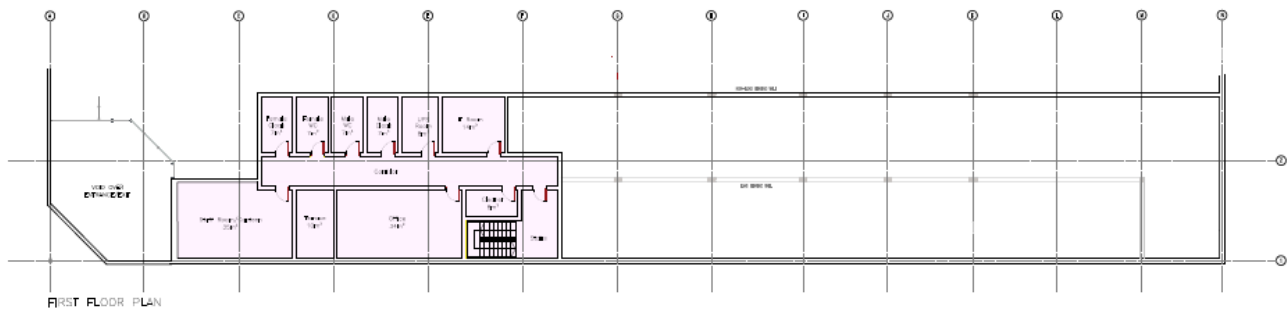
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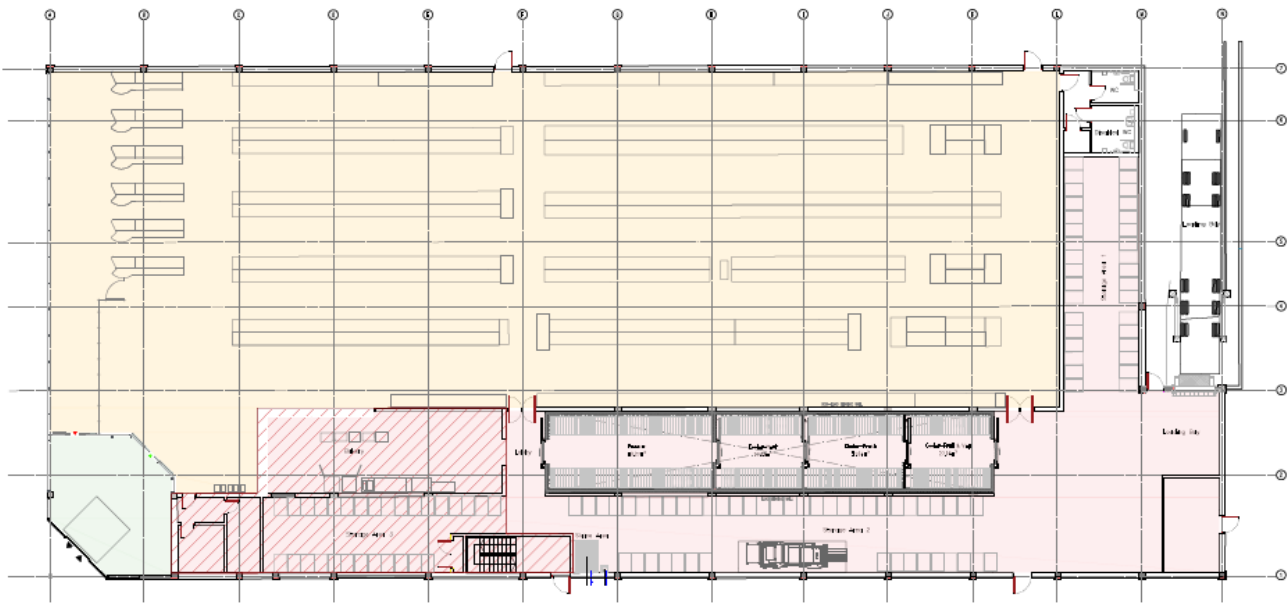
Amended

Client LEEKES		Project Leekes Cross Hands		Drawing Title Proposed Elevations	
Drawn By PLANNING	Date 13.02.15	Scale 1:200 @ A3	Drawn By/Checked By AM BT	Drawn No. 7068	Drawn No. (20) 202
HJM Architects Ltd 3rd Floor, 14 Cathedral Road, Cardiff, CF11 6UJ Tel: 0845 375 3298 info@hjmarchitects.co.uk www.hjmgroup.co.uk					

S/32298



FIRST FLOOR PLAN

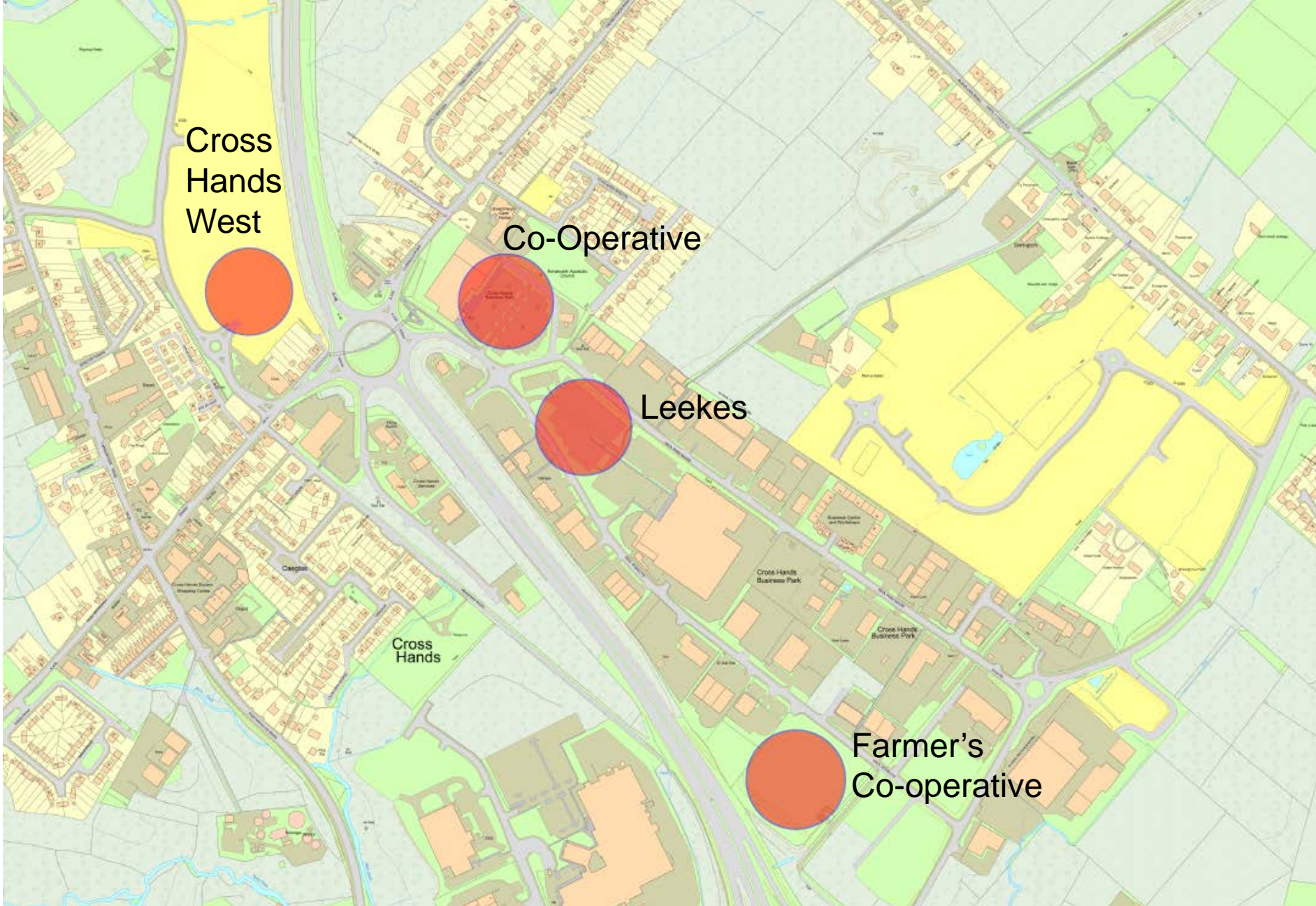


GROUND FLOOR PLAN

<p>Notes</p> <p>0mm 50mm</p> <p>A2 original sheet size</p> <p>Contact HLN regarding terms & conditions, responsibility, CDM, etc. Check printed scale, responsibility is not accepted for reproduction or digital media or measuring from this document. Only measured dimensions to be used for construction. Report doubts/discrepancies to project Architect.</p>	<p>Notes</p> <p>Some facilities made available to facilitate general or proposed use are shown only and are subject to final local design and conditions of use. Planning and Highway Department requirements should be fully considered, please call and seek advice also concerning proposed footpaths.</p> <p>The ground shown is based on the papers referred to and certain assumed elevations. Further signs and details will be marked in accordance with the conformity agreement with Handlines.</p> <p>Safety Health & Environmental (SHE) Notes are for information purposes only and are not to be taken as a guarantee that any work will not be affected by any local or national or not shown or not marked or not shown.</p>
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<p>Drawn by LEEKES</p> <p>Checked by PLANNING</p> <p>HLN Architects Ltd 3rd Floor, 14 Cathedral Road, Cardiff, CF11 9LU</p> <p>Tel: 0845 375 3298 architecture@hlogroup.co.uk www.hlogroup.co.uk</p>	<p>Project Leekes Cross Hands</p> <p>Scale 1:200 @ A2</p> <p>Date 13.02.15</p> <p>Drawn by/Checked by JL BT</p> <p>Sheet No. 7068</p> <p>Revision No. (20) 200</p>	<p>Drawing Title Floor Plans</p> <p>Amended</p> <p> <input checked="" type="checkbox"/> CARDIFF <input type="checkbox"/> REDDITCH <input type="checkbox"/> LONDON </p> <p> </p>
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S/32298



Cross Hands West

Co-Operative

Leekes

Farmer's Co-operative

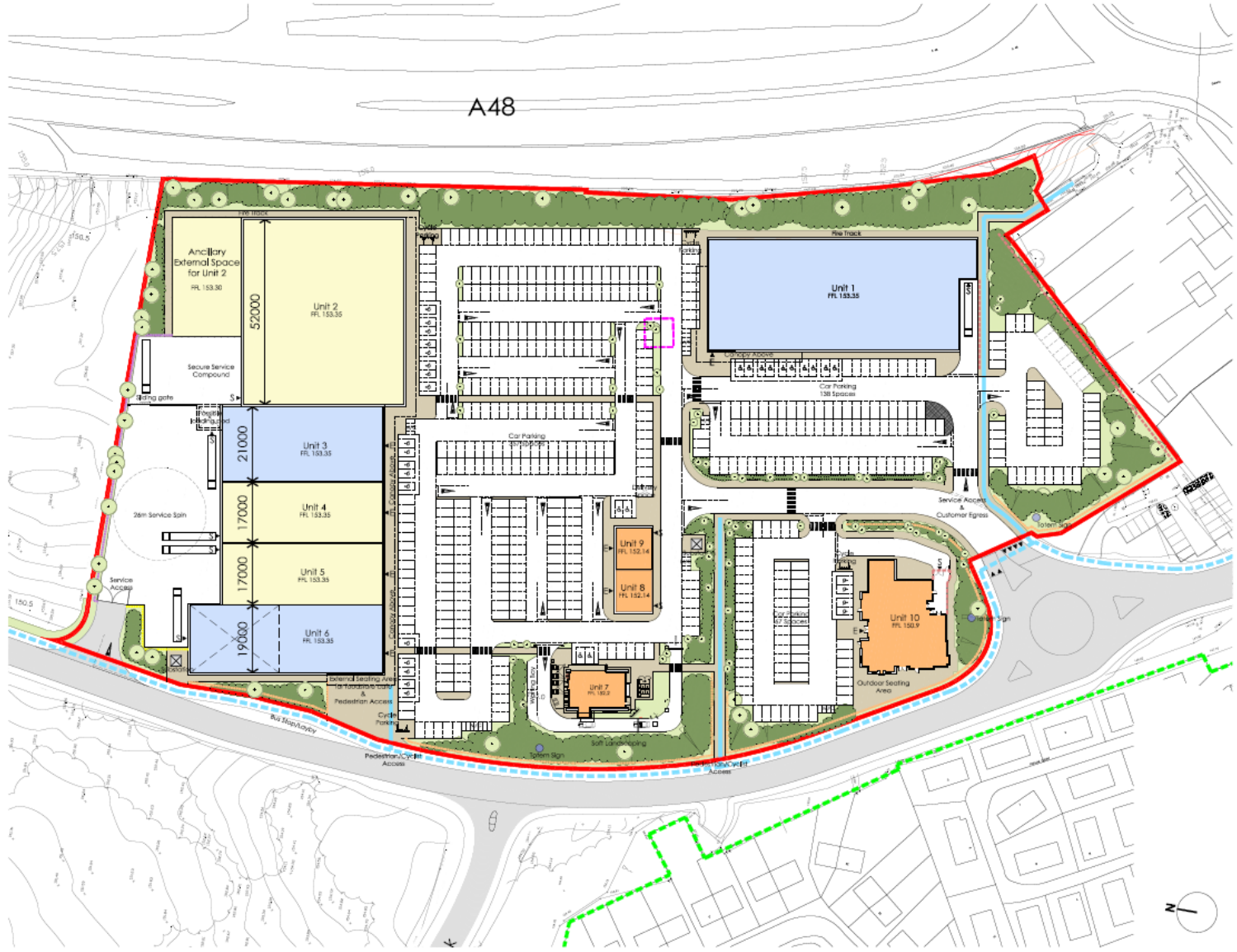
Cross Hands

S/33909 Co-op Scheme (For Info)



S/33609 Cross Hands West (For Info)

For detail on landscaping, refer to drawings:
1710-01-01, 1710-01-02, 1710-01-03, 1710-01-04



General Notes
All site dimensions shall be verified by the Contractor on site prior to commencing any works.
Do not scale from this drawing.
Only work to written dimensions.
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SCHEDULE OF ACCOMMODATION

Unit No.	Use	Area (sqm)	Area (sqft)
Unit 1	Foodstore	2,150	23,121
Unit 2	General Store	2,320	25,000
	+ External space	490	5,280
Unit 3	Finance Centre	520	5,600
Unit 4	Non Food Retail	744	8,000
Unit 5	Non Food Retail	744	8,000
Unit 6	Food Store	1,022	11,000
Unit 7	Coffee Shop	489	5,300
Unit 8	Hot Food TIA	116	1,250
Unit 9	Hot Food TIA	116	1,250
Unit 10	Family Pub	557	6,000

PARKING

Unit 1	138 (incl. 10 accessible)
Unit 2-9	387 (incl. 22 accessible)
Unit 10	67 (incl. 4 accessible)
Total	692 (incl. 36 accessible)

Motorcycle 28
Bicycle 40

Revision

Scale 1:500(A1)

Status PL

Drawn by NP

Date 19/01/16

Client Conygar

Project Cross Hands, Carmarthenshire

Drawing Description Proposed Site Plan

Drawing No. 15068_PL01 Rev. A

fletcher-rae
Architecture | Interior Planning | Design

118 Quay, 5 Jordan Street, Manchester, M15 4PZ

T +44 (0)161 242 1140
F +44 (0)161 242 1141
W www.fletcher-rae.com
E info@fletcher-rae.com

S/32298



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S/34584

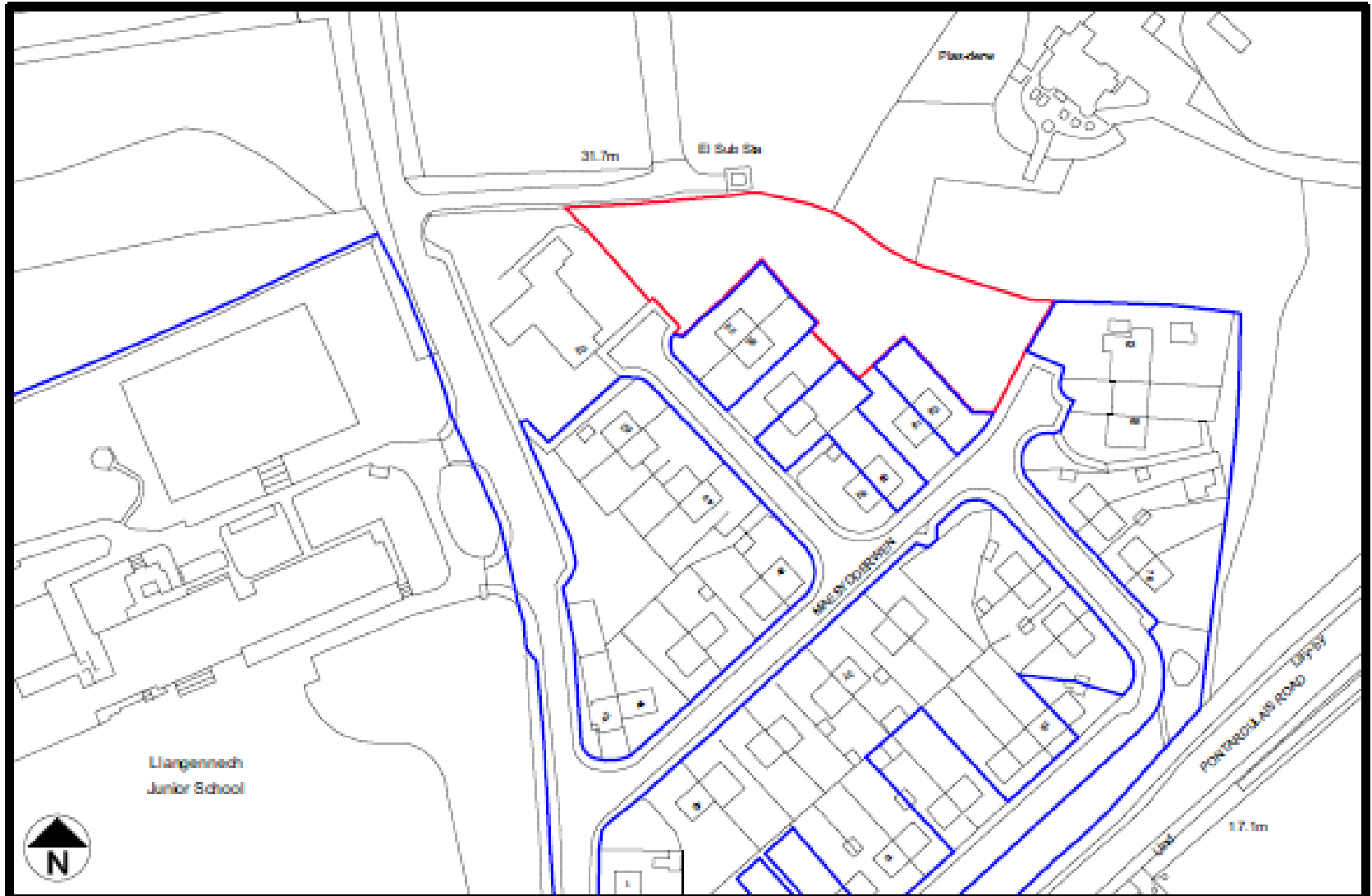
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S/34584



Title: OUTLINE PLANNING APPLICATION FOR
RESIDENTIAL DEVELOPMENT, LAND AT MAE SYDDERWEN,
LLANGENNECH, CARMARTHENSHIRE.

Client: CARMARTHENSHIRE COUNTY COUNCIL

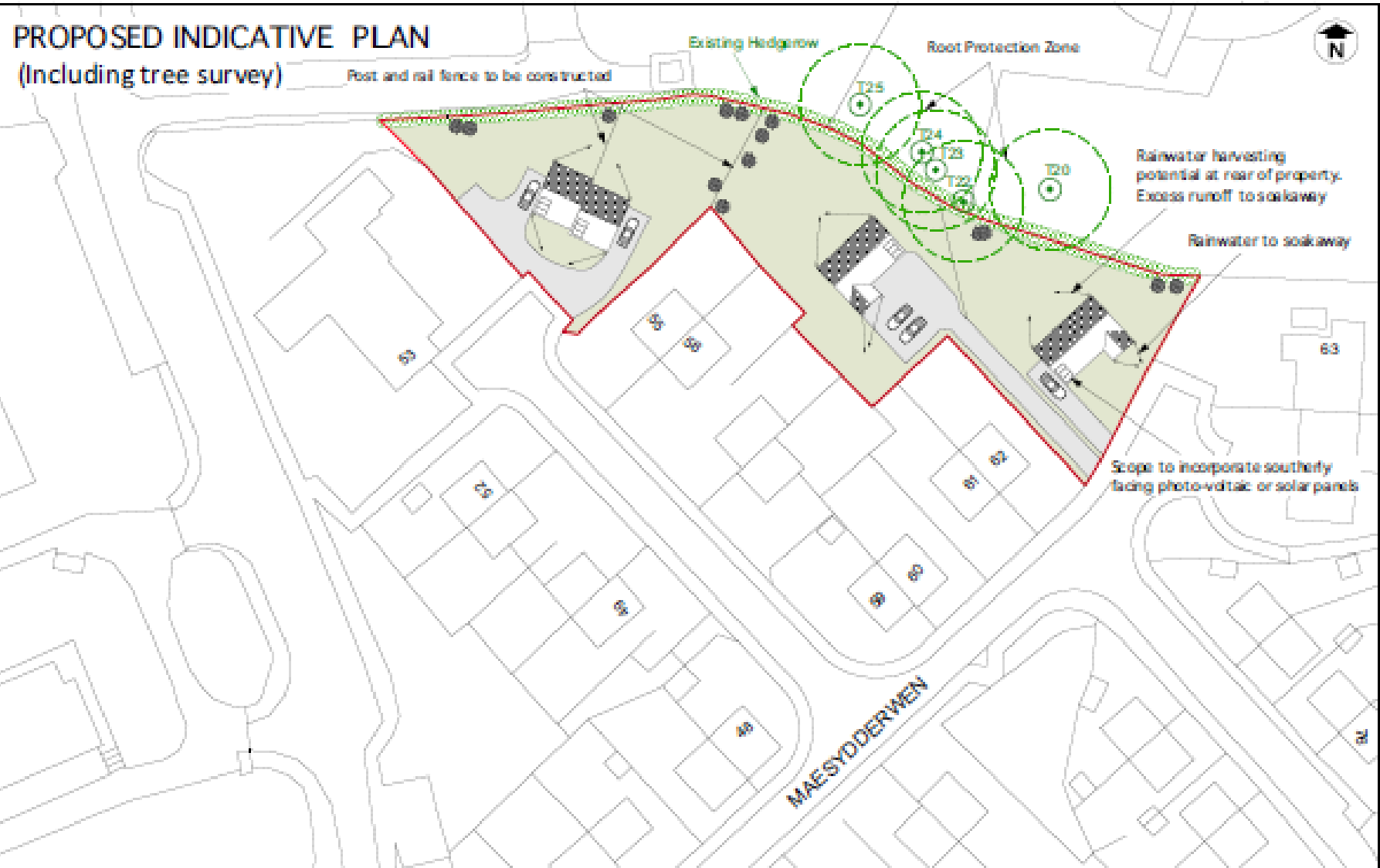
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Drawing No. : OE/CCC-MAE SYDDERWEN1

Date: June 2016

S/34584

PROPOSED INDICATIVE PLAN (Including tree survey)



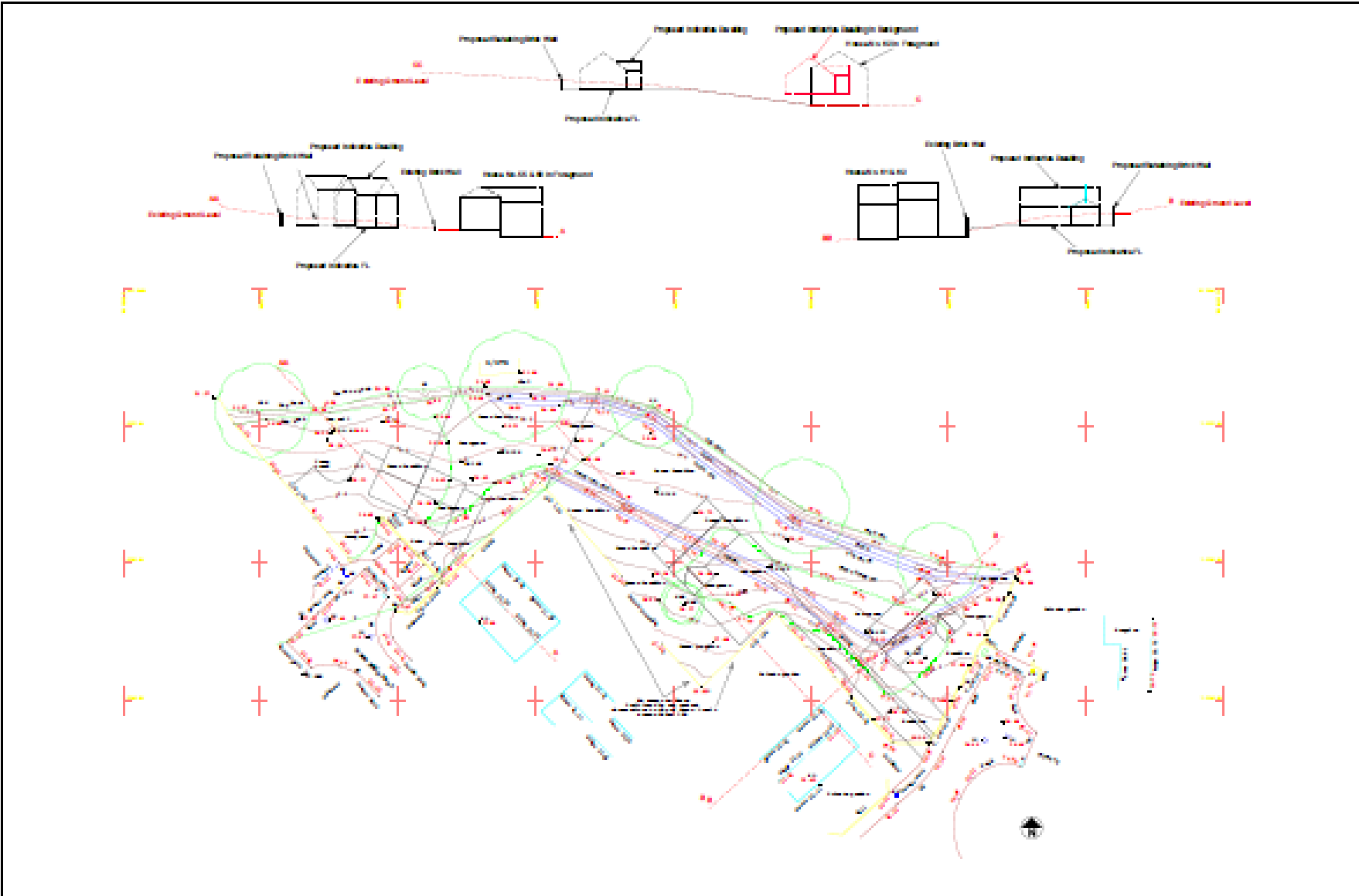
Title: OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT, LAND AT MAESYDDERWEN, LLANGENNECH, CARMARTHENSHIRE.

Client: CARMARTHENSHIRE COUNTY COUNCIL

Scale: 1:500 Block Plan @ Paper A3

Drawing No.: O/E/C CC-MAESYDDERWEN2
Date: June 2016

S/34584



The content of this plan is for information only and should not be used to make any decisions or actions without the approval of the relevant authorities.

Client: [Name] | Date: [Date]

Scale: 1:500 | Drawing No: [Number]

Author: [Name] | Date: [Date]

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S/34659

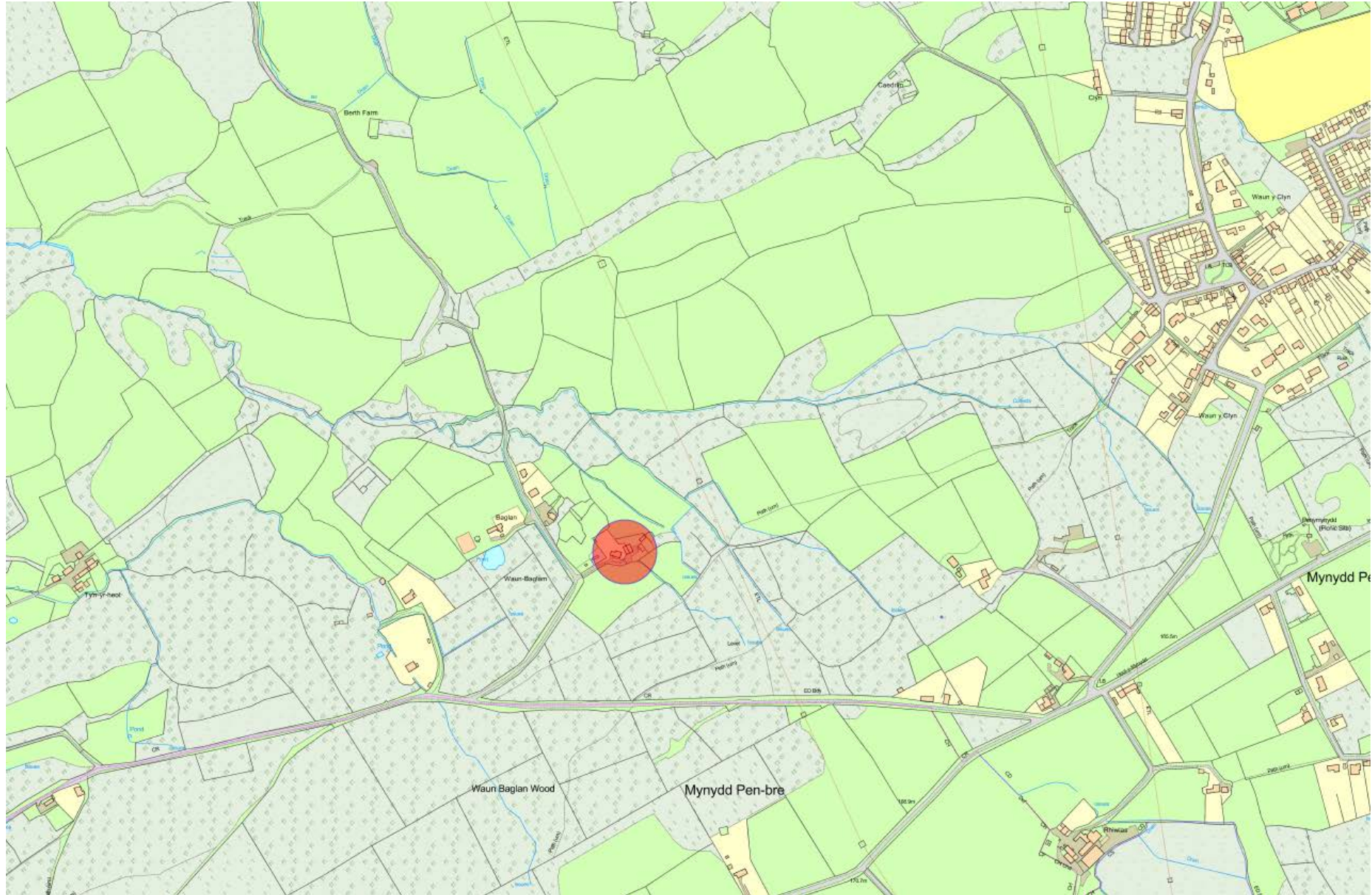
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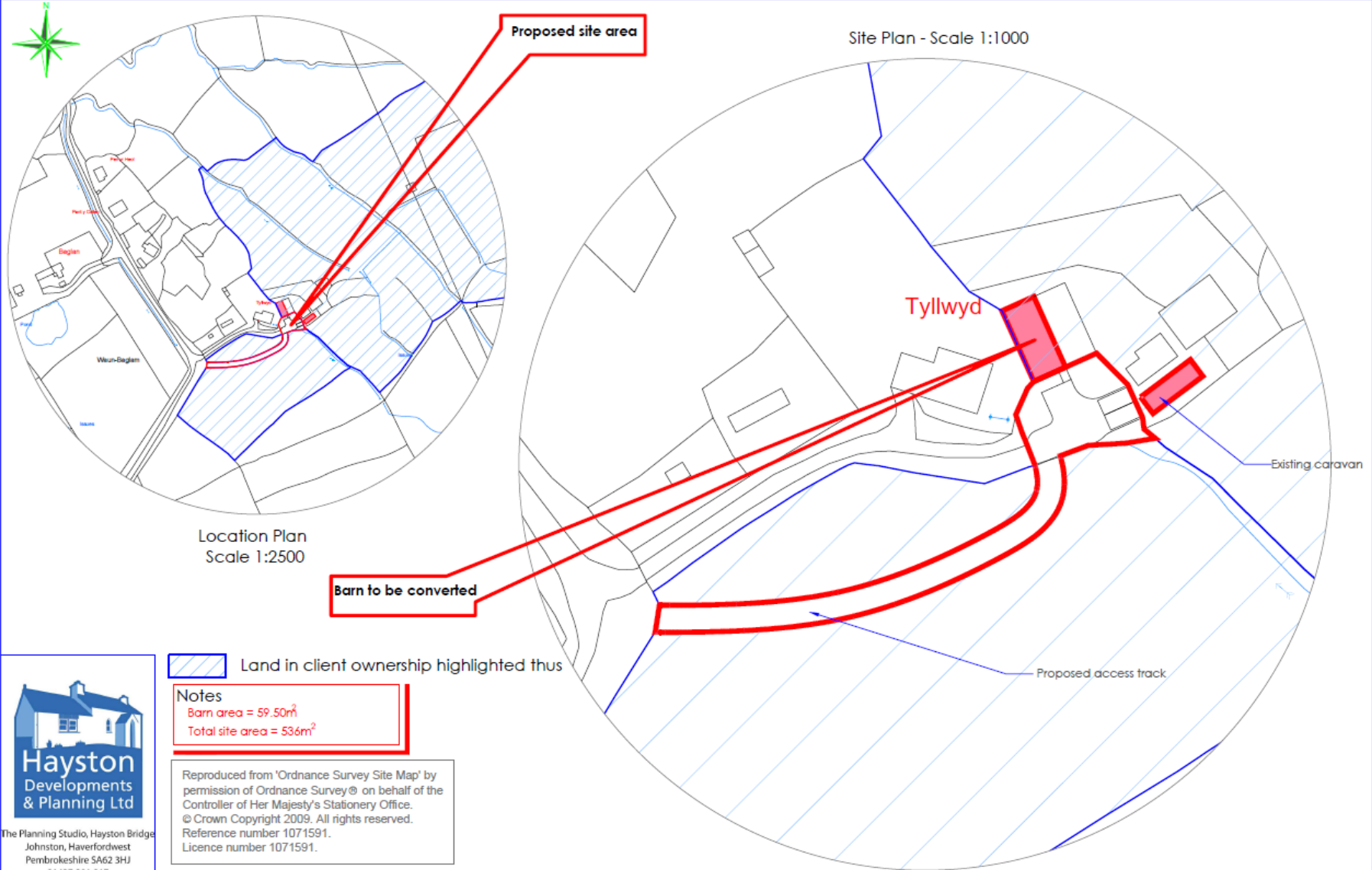
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 Land in client ownership highlighted thus

Notes
 Barn area = 59.50m²
 Total site area = 536m²

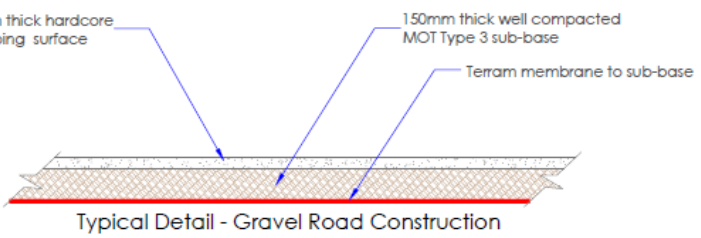
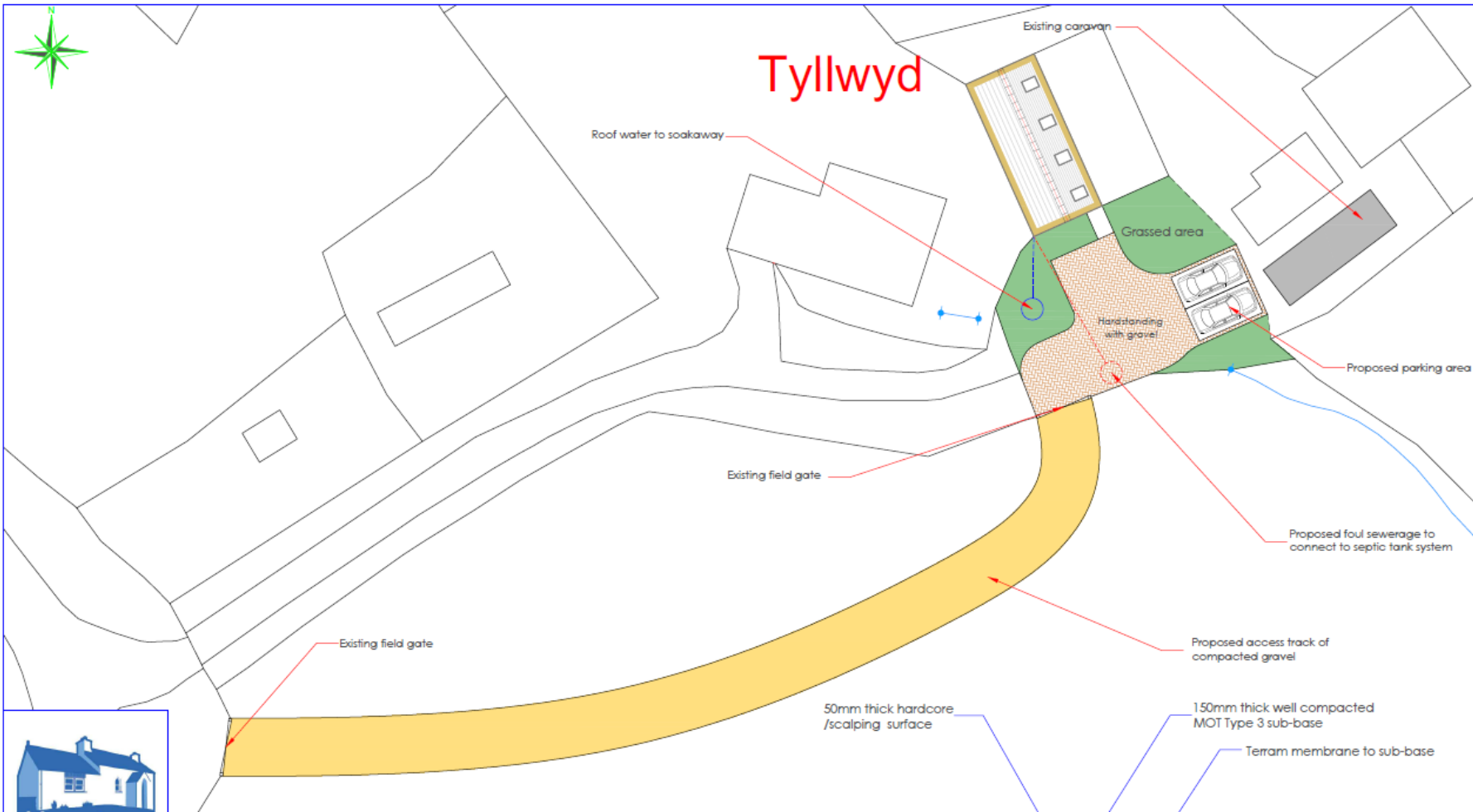
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The Planning Studio, Hayston Bridge
 Johnston, Haverfordwest
 Pembrokeshire SA62 3HJ
 01437 891 817
 07515 851 704
 andrew@haystonplanning.co.uk
 www.planningpembrokeshire.co.uk

Proposed Conversion of Existing Barn Together with New Access Track Land Near Ty Llwyd Baglam Road, Trimsaran, Carmarthenshire SA17 4EN		Designed by Checked by File name Date Scale Client	AVH_318 06.11.2016 A3 @ As Shown Tanya Shea
Drawing Title Location and Block Plans		Dwg No. 01a	

S/34659



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Hayston
Developments
& Planning Ltd

The Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HJ
01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

**Proposed Conversion of Existing Barn
Together with New Access Track
Land Near Ty Llwyd
Baglam Road, Trimsaran, Carmarthenshire SA17 4EN**

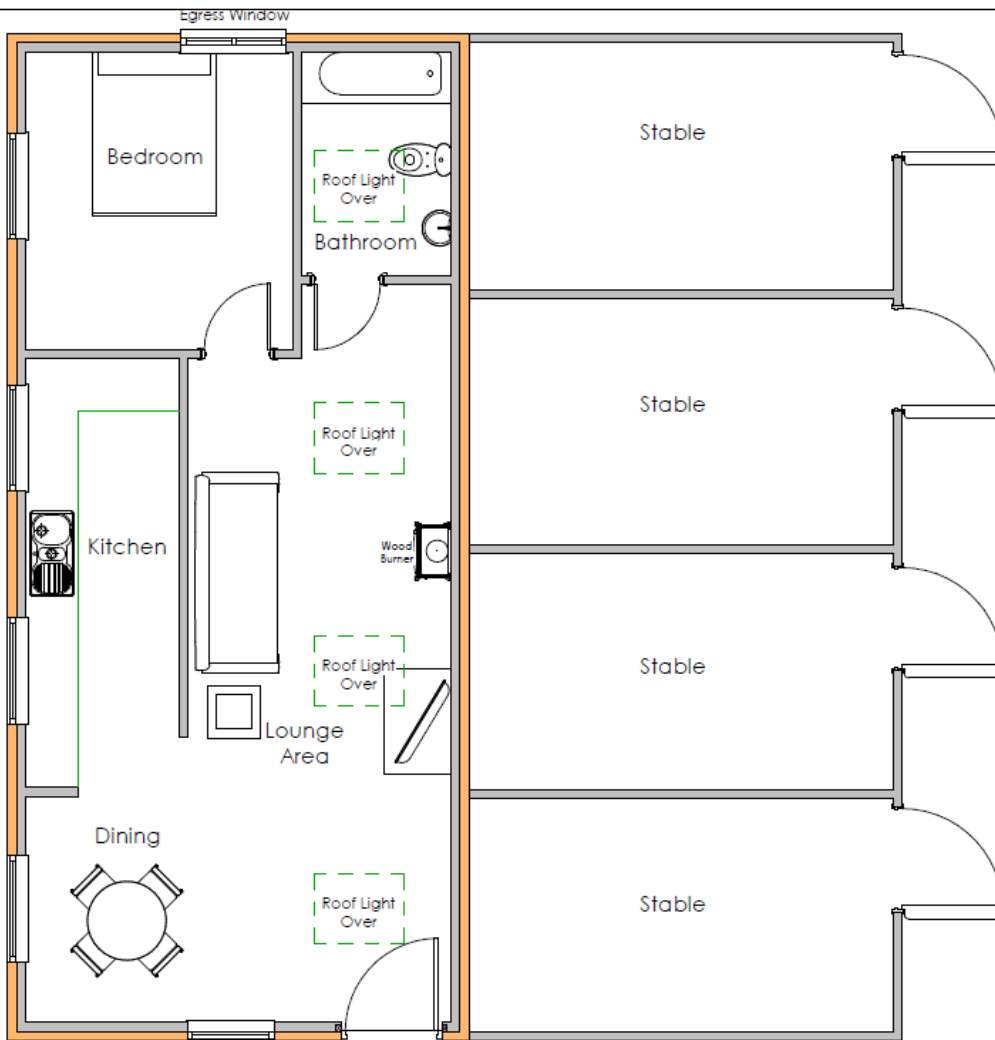
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		AVH_318	06.11.2016	A3 @ 1:250	Tanya Shea
Drawing Title					Dwg No.
Site Plan					02a

S/34659

EXTERNAL FINISHES

1. Roof Covering	Blue/black natural slate
2. Walls	Sand/cement render - colour to be agreed
3. Rain Water Goods	Black uPVC half round guttering with circular downpipes
4. Windows	Profiled uPVC - white in colour
5. Doors	Profiled uPVC - white in colour

Note - Inner skin to be constructed to provide required human comfort environment and advice to be sought from Building Regulations team on fabric and structure necessary to provide conformity with current building regulations



The Planning Studio, Hayston Bridge
 Johnston, Haverfordwest
 Pembrokeshire SA62 3HU
 01437 891 817
 07515 851 704
 andrew@haystonplanning.co.uk
 www.planningpembrokeshire.co.uk

No.	Description	Date

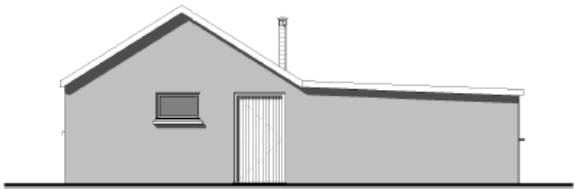
**Proposed Conversion of Existing Barn
 Together with New Access Track
 Land Near Ty Llwyd
 Baglam Road, Trimsaran
 Carmarthenshire SA17 4EN**

Proposed Ground Floor Plan	
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Date	06.11.2016
Drawn by	-
Checked by	-
Scale	1 : 50

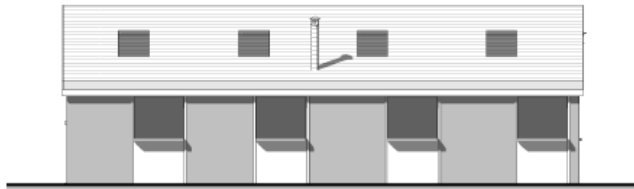
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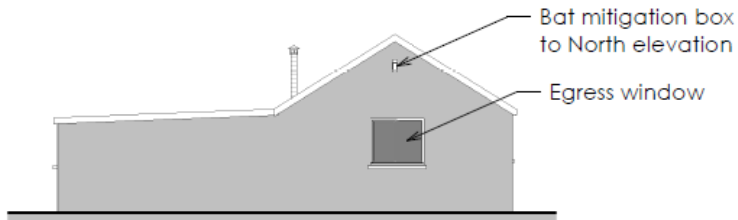
S/34659



South



East



North



West

Note - All glazing to west elevation to be obscured



The Planning Studio, Hayston Bridge
 Johnston, Haverfordwest
 Pembrokeshire SA62 3HJ
 01437 891 817
 07515 851 704
 andrew@haystonplanning.co.uk
 www.planningpembrokeshire.co.uk

No.	Description	Date

**Proposed Conversion of Existing Barn
 Together with New Access Track
 Land Near Ty Llwyd
 Baglam Road, Trimsaran
 Carmarthenshire SA17 4EN**

Proposed Elevations	
Project number	AVH_318
Date	06.11.2016
Drawn by	
Checked by	
Scale	1 : 100

06b

S/34659



S/34659



S/34659



S/34659



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