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***Y PWYLLGOR  
CYNLLUNIO***

**PLANNING  
COMMITTEE**

***13 RHAGFYR 2018***

**13 DECEMBER 2018**

***RHANBARTH Y  
GORLLEWIN***

**AREA  
WEST**



---

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

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**



**W/37655**

**W/37655**



# W/37655



# W/37655



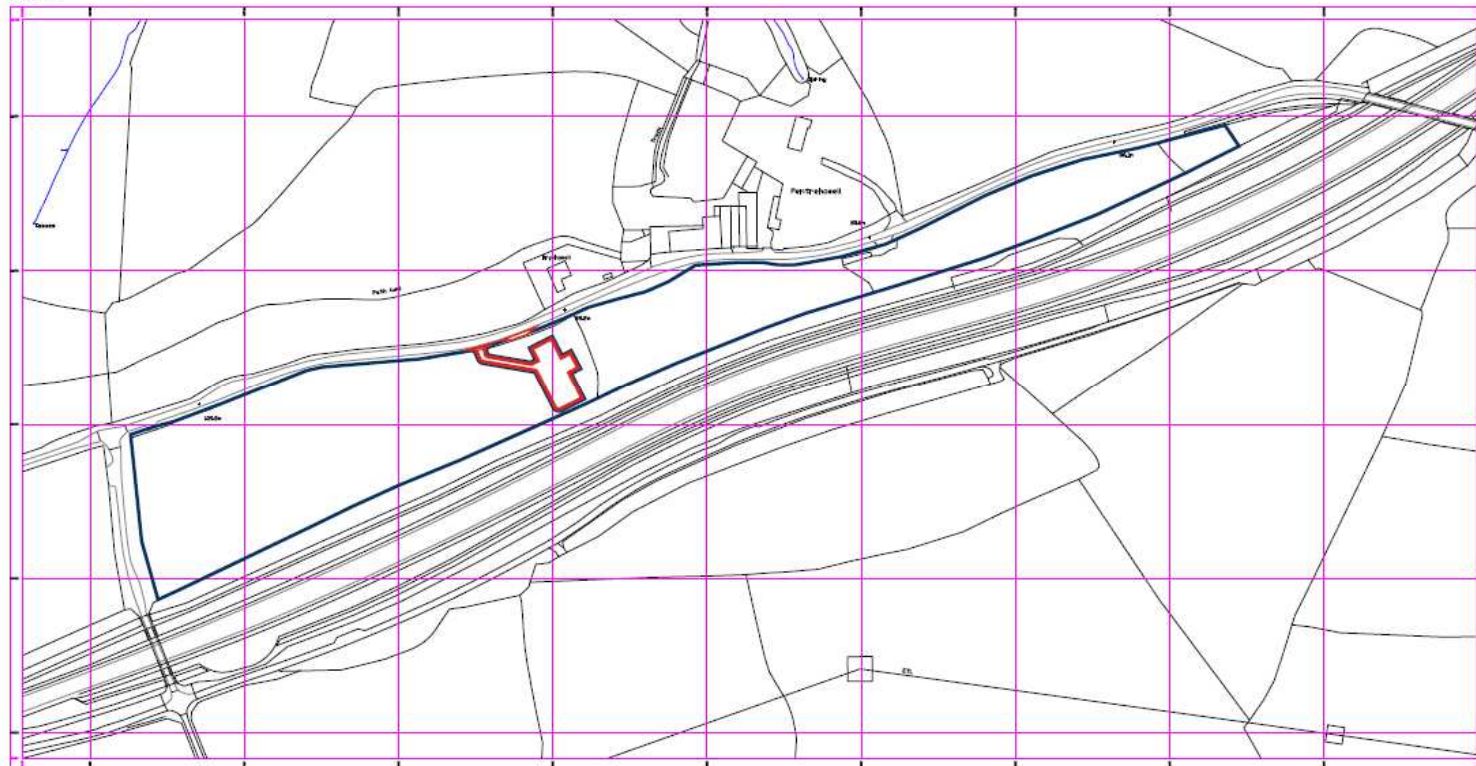
# W/37655

Site Plan (including wider lands under ownership of applicant)



[www.atriarc.co.uk](http://www.atriarc.co.uk)

Diagrams  
Diagrams  
Diagrams



Diagrams  
Diagrams  
Diagrams

Plans for planning purposes only

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TITLE Land lying to the south of  
Brynhowell, Llandowrog,  
Carmarthenshire, SA33 4HN

CLIENT	Mr T. Jones	DATE	Sept 2018
SCALE	1:2000 @ A2	DWG NO	Site Plan

# W/37655

Proposed Landscape plan (supplemental)



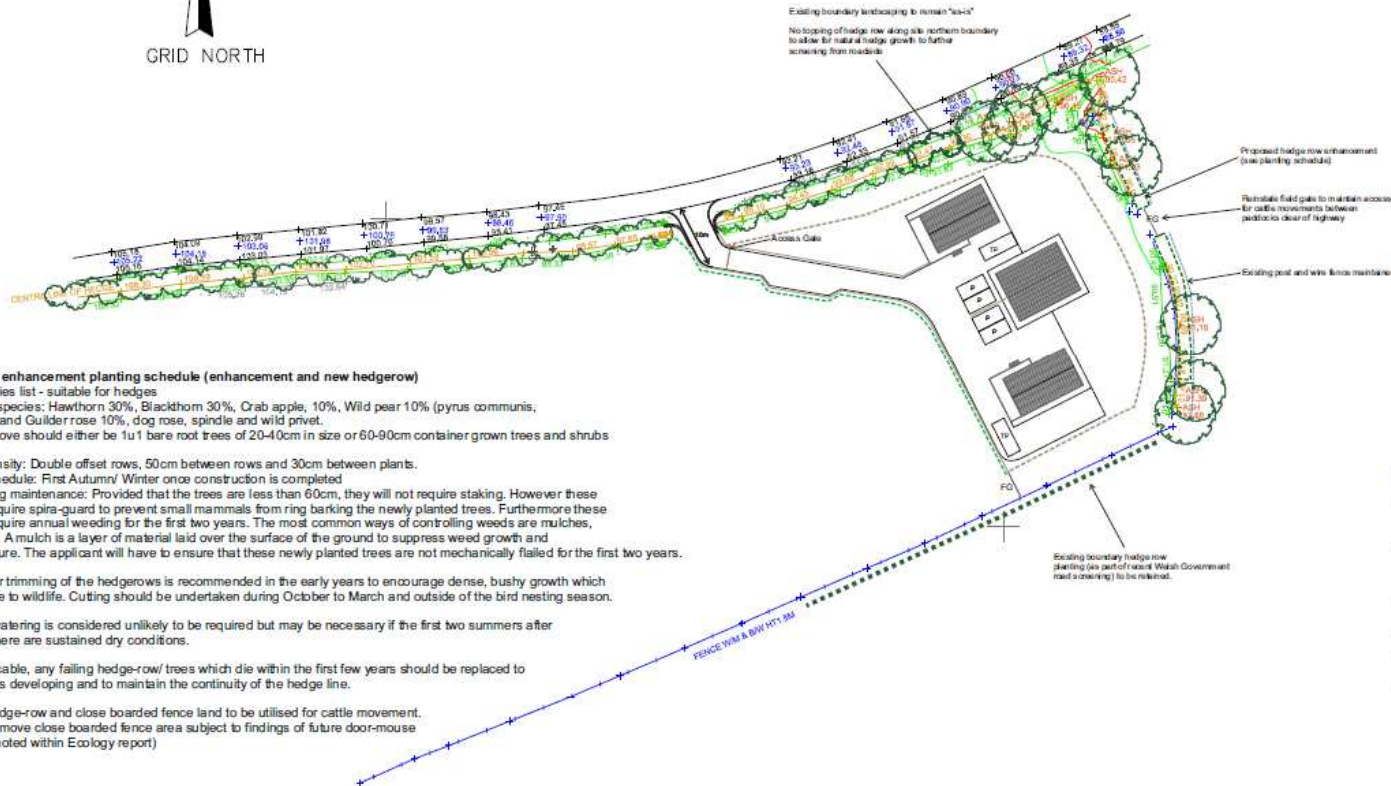
[www.atriarc.co.uk](http://www.atriarc.co.uk)

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**Hedge-row enhancement planting schedule (enhancement and new hedgerow)**

Native species list - suitable for hedges

Suggested species: Hawthorn 30%, Blackthorn 30%, Crab apple, 10%, Wild pear 10% (pyrus communis), rowan 10% and Guelder rose 10%, dog rose, spindle and wild privet.

All of the above should either be 1u1 bare root trees of 20-40cm in size or 60-90cm container grown trees and shrubs

Planting density: Double offset rows, 50cm between rows and 30cm between plants.

Planting schedule: First Autumn/ Winter once construction is completed

Post planting maintenance: Provided that the trees are less than 60cm, they will not require staking. However these trees will require spru-guard to prevent small mammals from ring barking the newly planted trees. Furthermore these trees will require annual weeding for the first two years. The most common ways of controlling weeds are mulches, and cutting. A mulch is a layer of material laid over the surface of the ground to suppress weed growth and retain moisture. The applicant will have to ensure that these newly planted trees are not mechanically flailed for the first two years.



Light regular trimming of the hedgerows is recommended in the early years to encourage dense, bushy growth which is favourable to wildlife. Cutting should be undertaken during October to March and outside of the bird nesting season.

Additional watering is considered unlikely to be required but may be necessary if the first two summers after planting if there are sustained dry conditions.

When applicable, any falling hedge-row/ trees which die within the first few years should be replaced to prevent gaps developing and to maintain the continuity of the hedge line.

Between hedge-row and close boarded fence land to be utilised for cattle movement. Option to remove close boarded fence area is subject to findings of future door-mouse survey (as noted within Ecology report)

**Key**

-  Close boarded fence (minimum 5m offset from hedge)
-  Hedge-row enhancement (see planting schedule within existing hedgerow)
-  New hedge-row (see planting schedule)
-  Field gate (15ft)

TITLE Land lying to the south of Brynhowell, Llandowro, Carmarthenshire, SA33 4HN		
CLIENT	Mr T. Jones	DATE Dec 2018
SCALE	1:500 @ A2	DWG NO Landscape F3

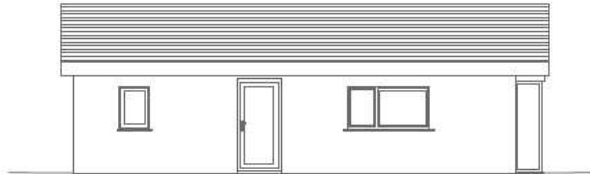


# W/37655

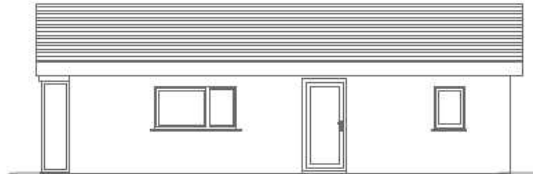
Proposed day room - incorporating, kitchen/ dining, bathroom and washroom, x2 adjoining units

NB This follows the design precedent of comparable applications for sites developed by Pembrokeshire Council

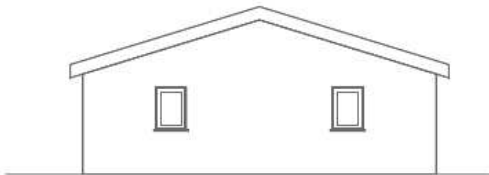
Proposed south-east facing elevation



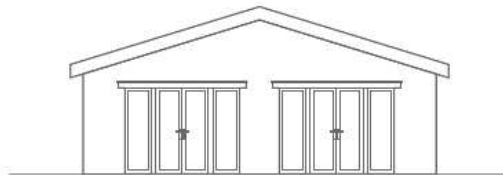
Proposed north-east facing elevation



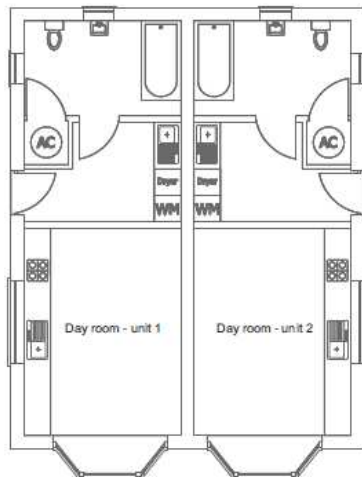
Proposed north-east facing elevation



Proposed south-west facing elevation



Day room layout plan



Day room structure (generic detail)

- Sub-divided building (x2 day room units)
- UPVC windows and doors
- Composite cladding walls
- Interlocking effect roofing tiles
- UPVC fascias and barge boards
- Design precedent follows recent developments undertaken by Pembrokeshire Council e.g. length, width, roof, form, layout and external elevations



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TITLE Land lying to the south of  
Brynhowell, Llandowror,  
Carmarthenshire, SA33 4HN

CLIENT Mr T. Jones

DATE July 2018

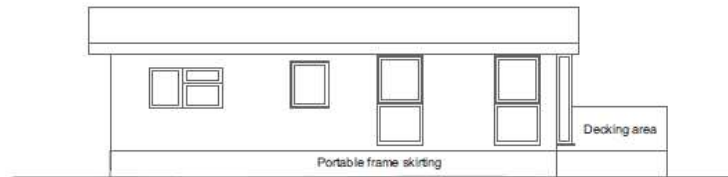
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DRG. NO 2cf

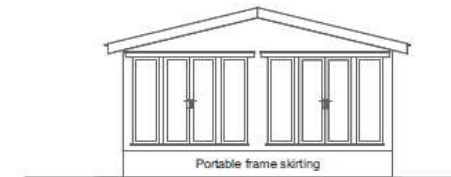
# W/37655

Mr Jones proposed portable home (relocated to Llandowror site) - unit 1

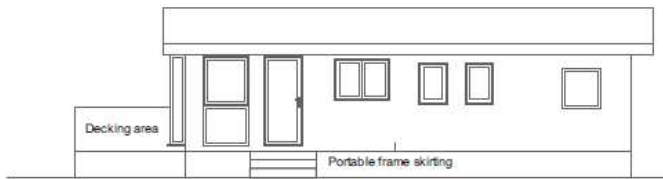
Proposed south-east facing elevation



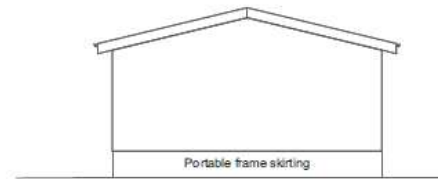
Proposed south-west facing elevation



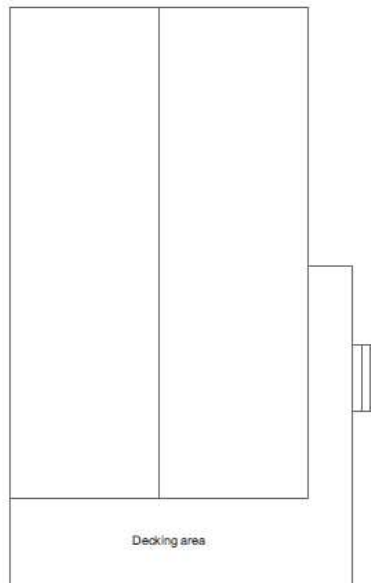
Proposed north-west facing elevation



Proposed north-east facing elevation



Existing/ proposed roof form



- Portable structure
- Constructed on portable access frame
  - Sub-dividable in two sections
  - UPVC windows and doors
  - Composite cladding walls
  - Interlocking composite effect roofing tiles



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Carmarthenshire, SA33 4HN

CLIENT Mr T. Jones

DATE July 2018

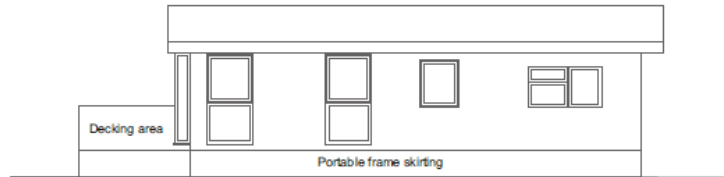
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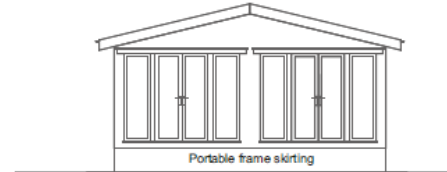
# W/37655

Mr Jones proposed portable home (relocated to Llandowror site) - unit 2

Proposed south-east facing elevation



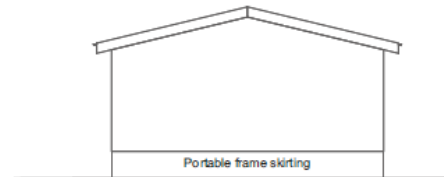
Proposed south-west facing elevation



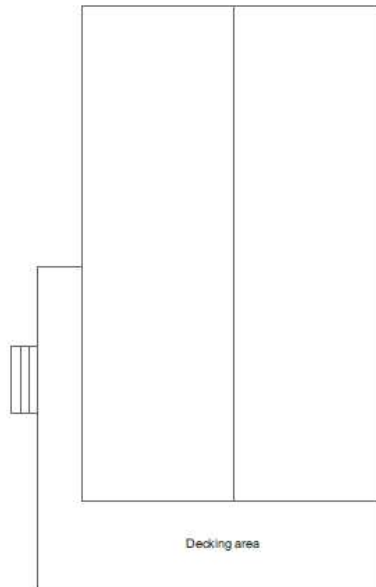
Proposed north-west facing elevation



Proposed north-east facing elevation



Proposed roof form



- Portable structure
- Constructed on portable access frame
  - Sub-dividable in two sections
  - UPVC windows and doors
  - Composite cladding walls
  - Interlocking effect roofing tiles



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TITLE Land lying to the south of  
Brynowell, Llandowror,  
Carmarthenshire, SA33 4HN

CLIENT Mr T. Jones

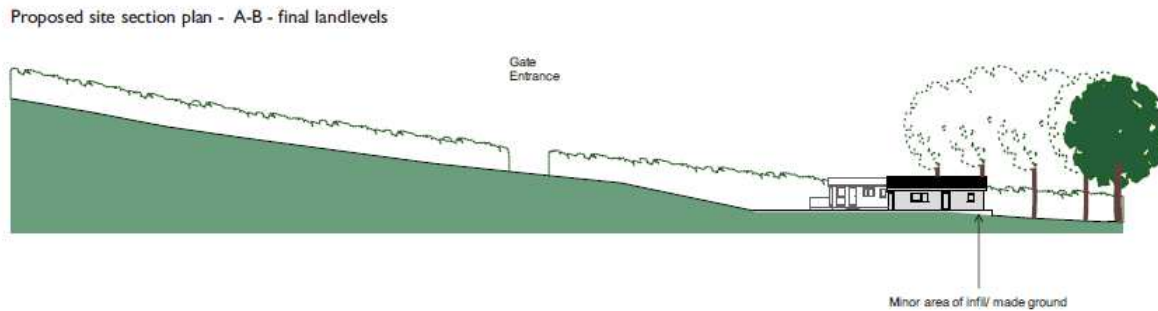
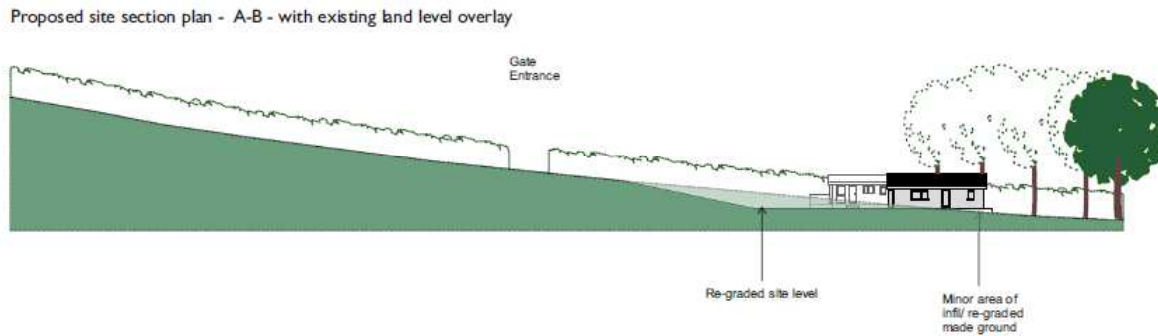
DATE July 2018

SCALE 1:100 @ A3

DRG. NO 2b F

# W/37655

Site section plan - A-B  
(see topographical survey plan)



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TITLE Land lying to the south of  
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Carmarthenshire, SA33 4HN

CLIENT Mr T. Jones

DATE July 2018

SCALE 1:500 @ A3

DRG. NO 3d F

# W/37655

Site access route options for bringing static caravans on to site  
 - circa 17m width of road/ hard-stand on gate entrance way



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GRID NORTH

Access for static caravan delivery

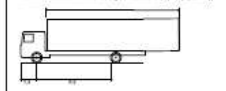
Site during A477 construction  
 (note heavy construction access routes through site)



Site pre A477 construction  
 (note gate access through fields)



Notes: This is a vehicle design not intended for motorway use.



FTA Design: Rigid Vehicle (1983)	10,000m
Overall Length	2,350m
Overall Width	3,150m
Overall Body Height	0,437m
Min Body Ground Clearance	2,300m
Track Width	4,000m
Lock to Lock Time	12,000m
Wash to Wash Laying Radius	

TITLE Land lying to the south of Brynhowell, Llandowrog, Carmarthenshire, SA33 4HN	
CLIENT Mr T. Jones	DATE Sept 2018
SCALE 1:1000 @ A2	DATE NO Construction Access

# W/37655



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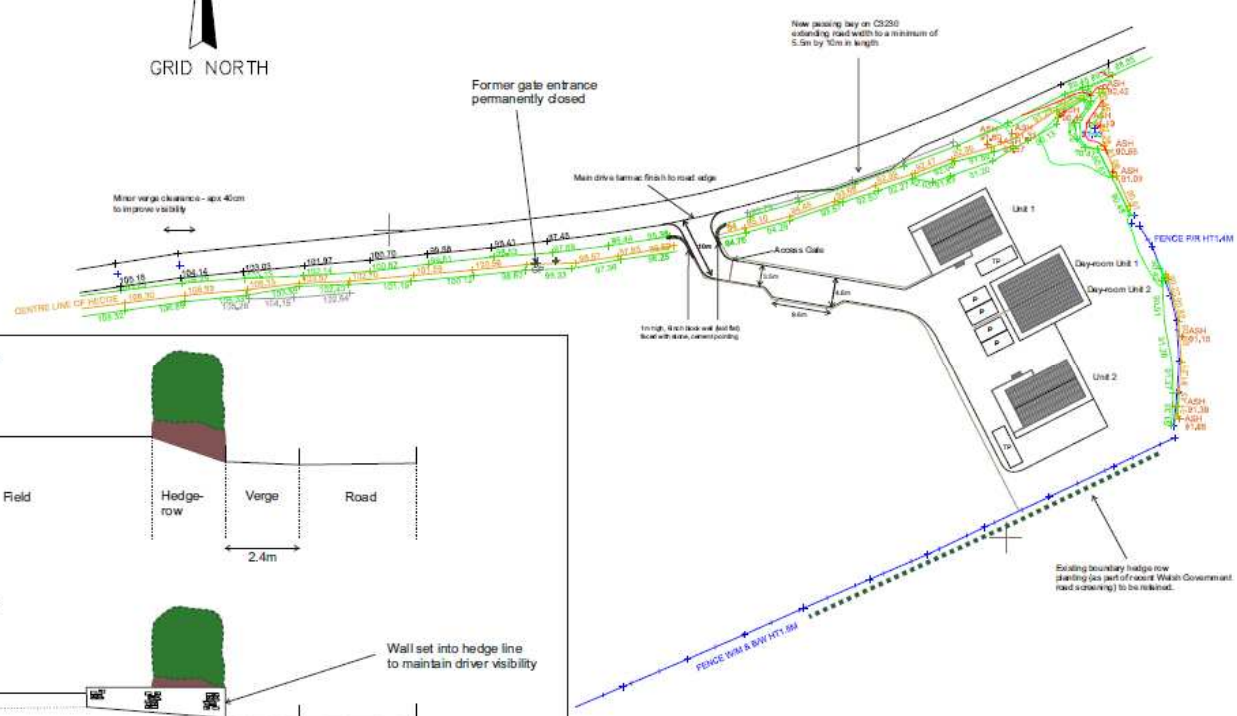
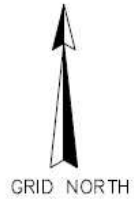
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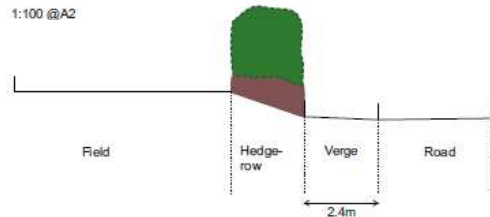
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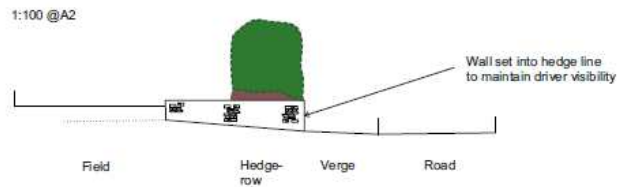
Proposed Passing Bay on C3230 (for comment)



1:100 @A2



1:100 @A2

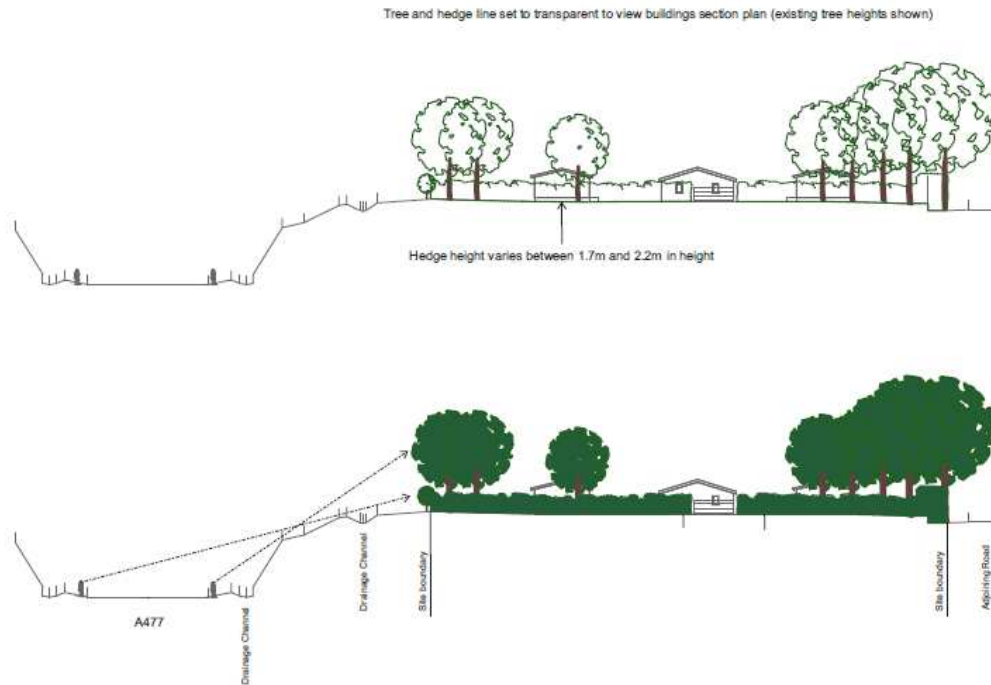


TITLE Land lying to the south of Brynhowell, Llandovery, Carmarthenshire, SA33 4HN

CLIENT	Mr T. Jones	DATE	Nov 20 18
SCALE	1:500 @ A2	DRG. NO.	P63

# W/37655

Site section plan - C-D



#### Notes

- Visibility lines are noted but there is no pedestrian access along this road
- Additional planting to eastern hedgerow to be part of planning application (see landscape plan)
- Further screening provided on maturation of existing planting (Welsh Government highway land) on site boundary to A477



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Brynhowell, Llandowror,  
Carmarthenshire, SA33 4HN

CLIENT Mr T. Jones DATE Dec 2018

SCALE 1:500 @ A3 DRG. NO Section V2

**W/37655**





**W/37655**



**W/37655**



**W/37655**



**W/37655**



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**W/37655**



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**W/37655**





**W/37655**



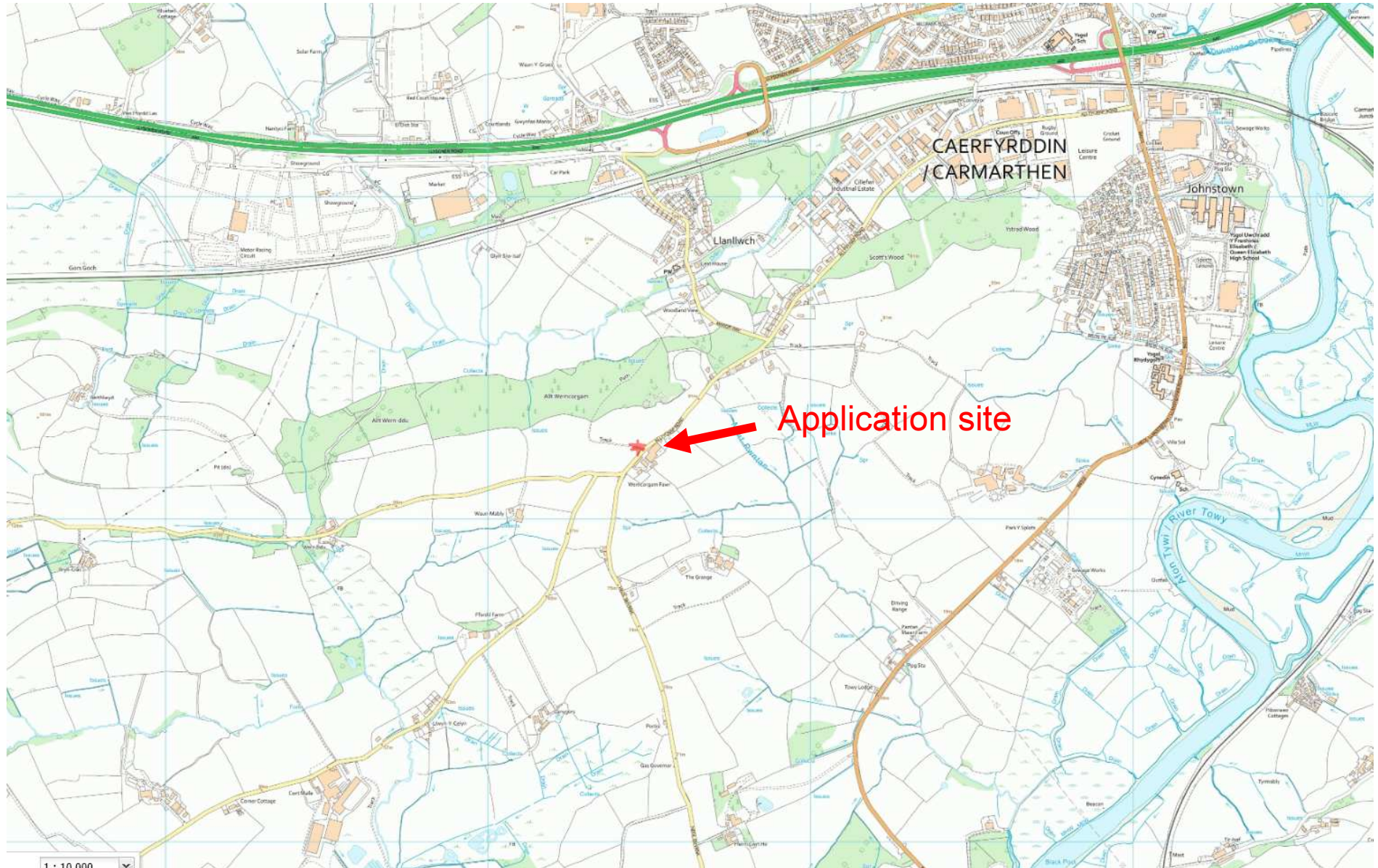
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**W/37690**

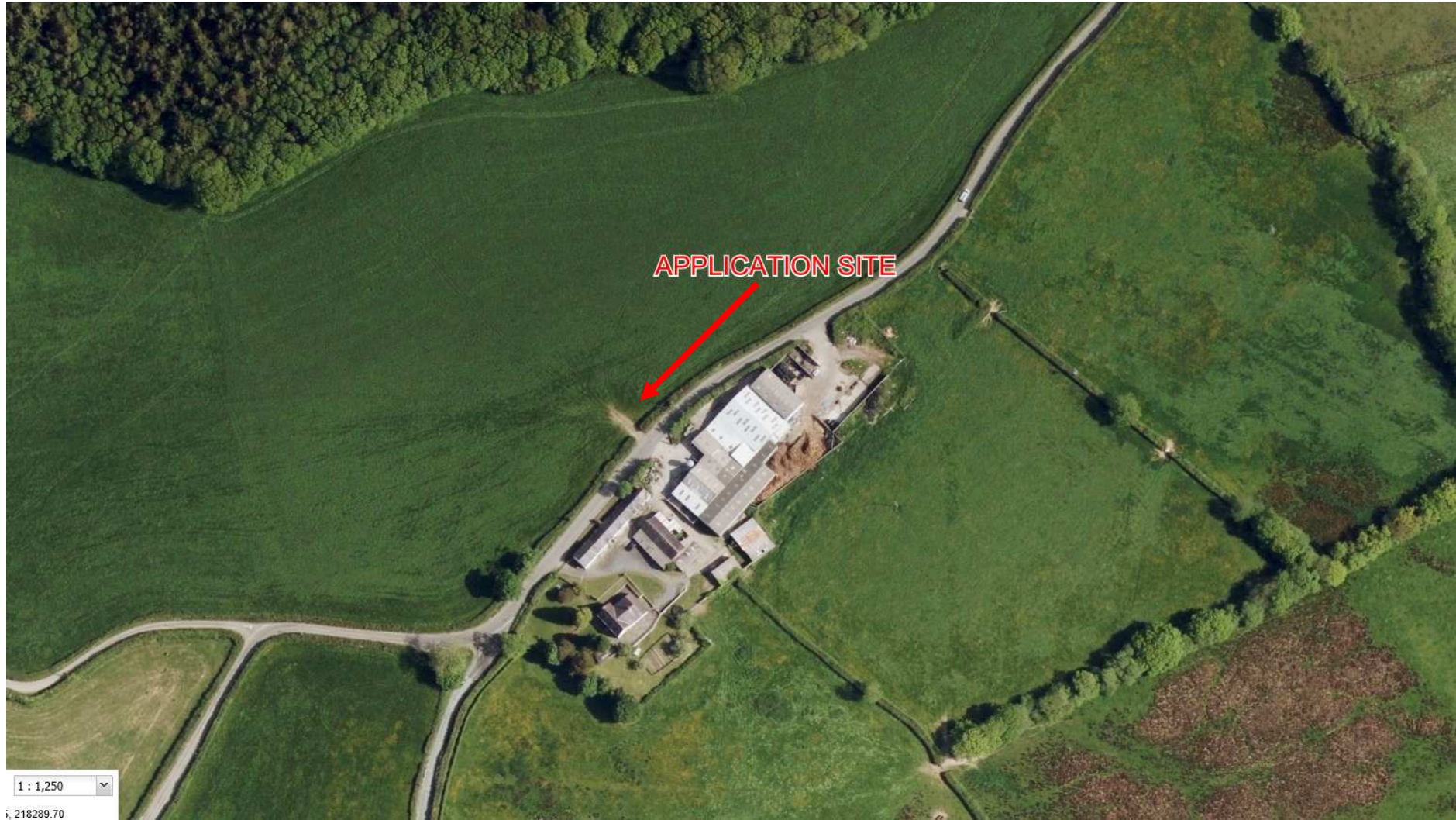
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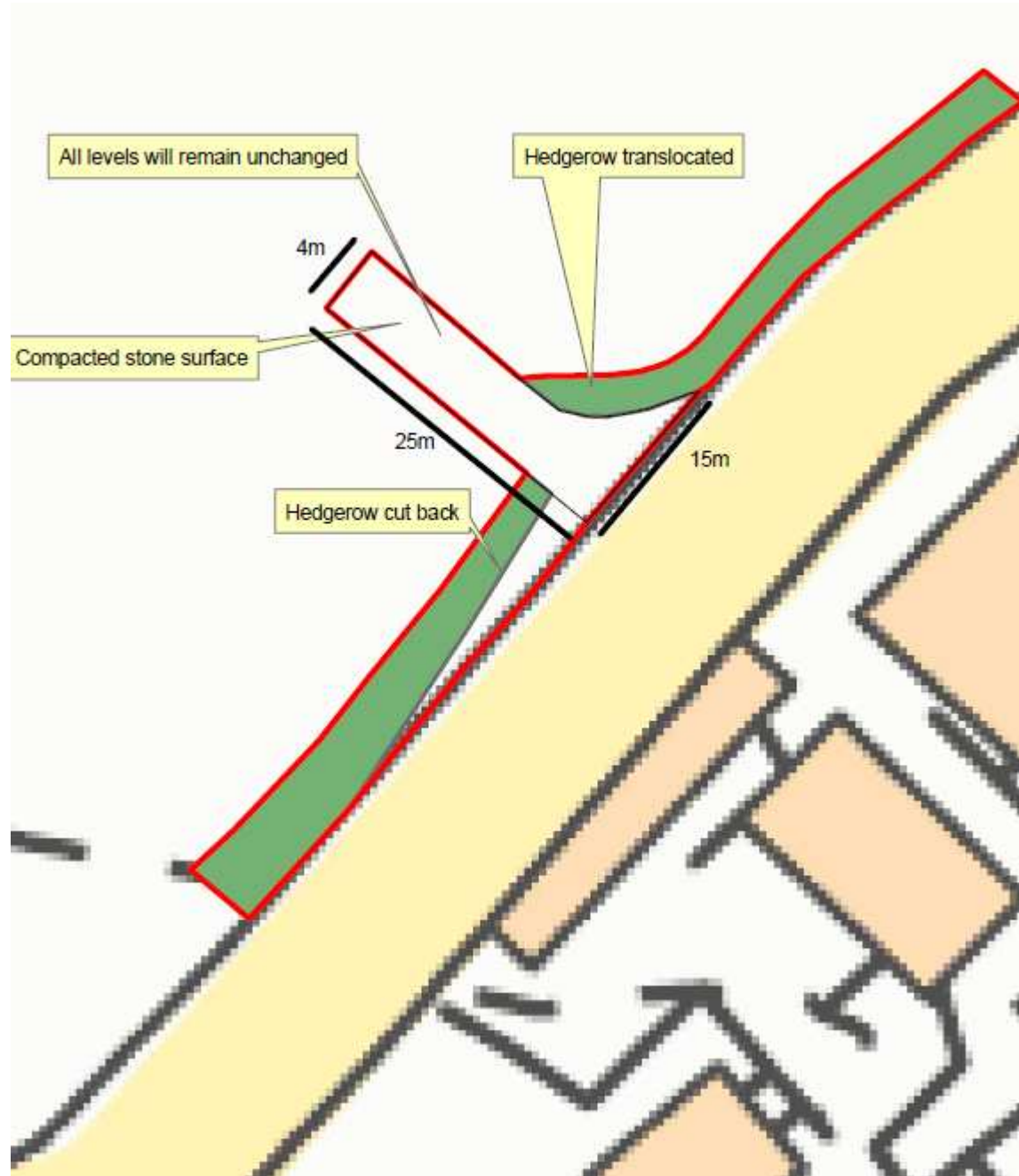
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# W/37690

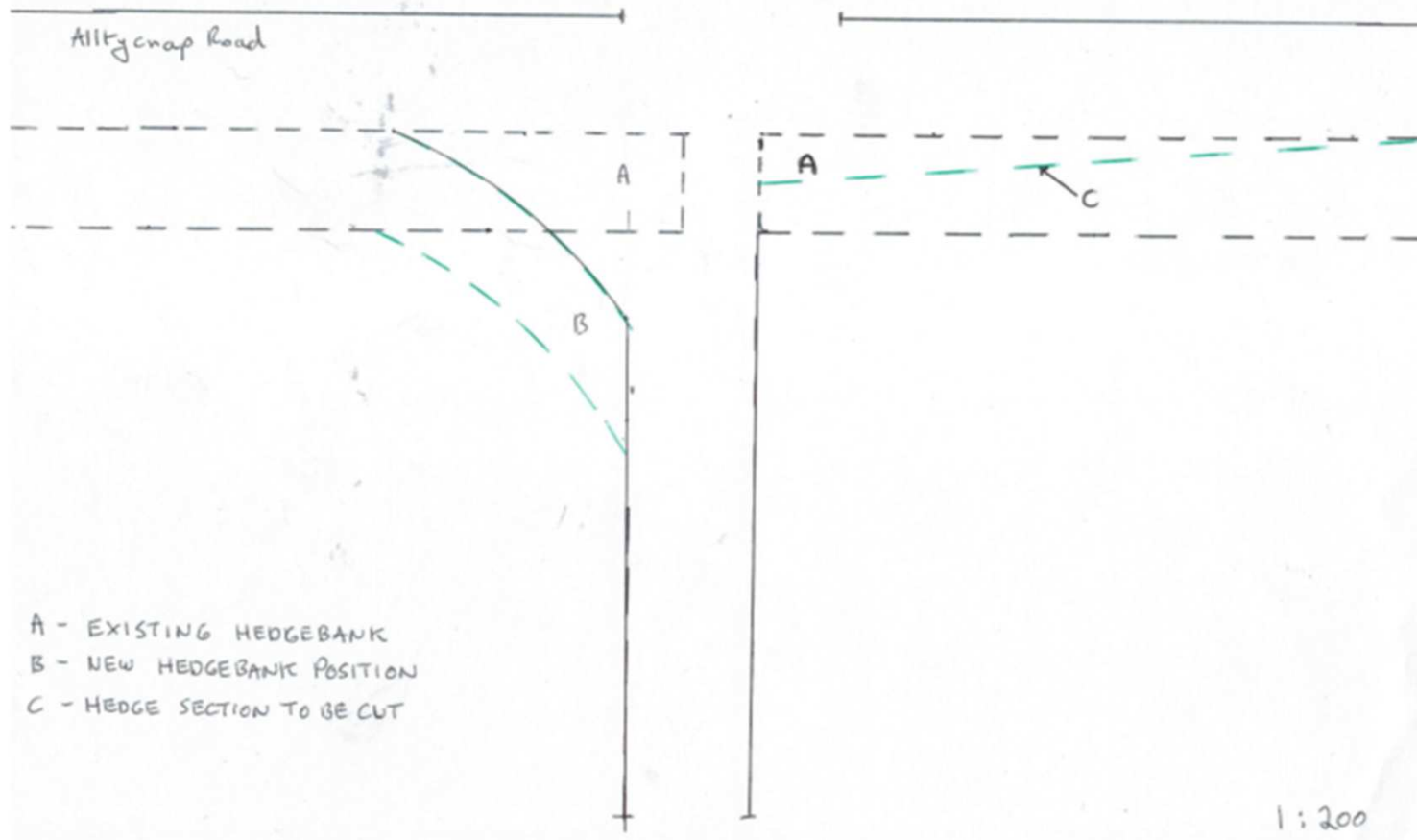


# W/37690



# W/37690

PLAN OF NEW ENTRANCE ALLT WERNCORZGAM





**W/37690**

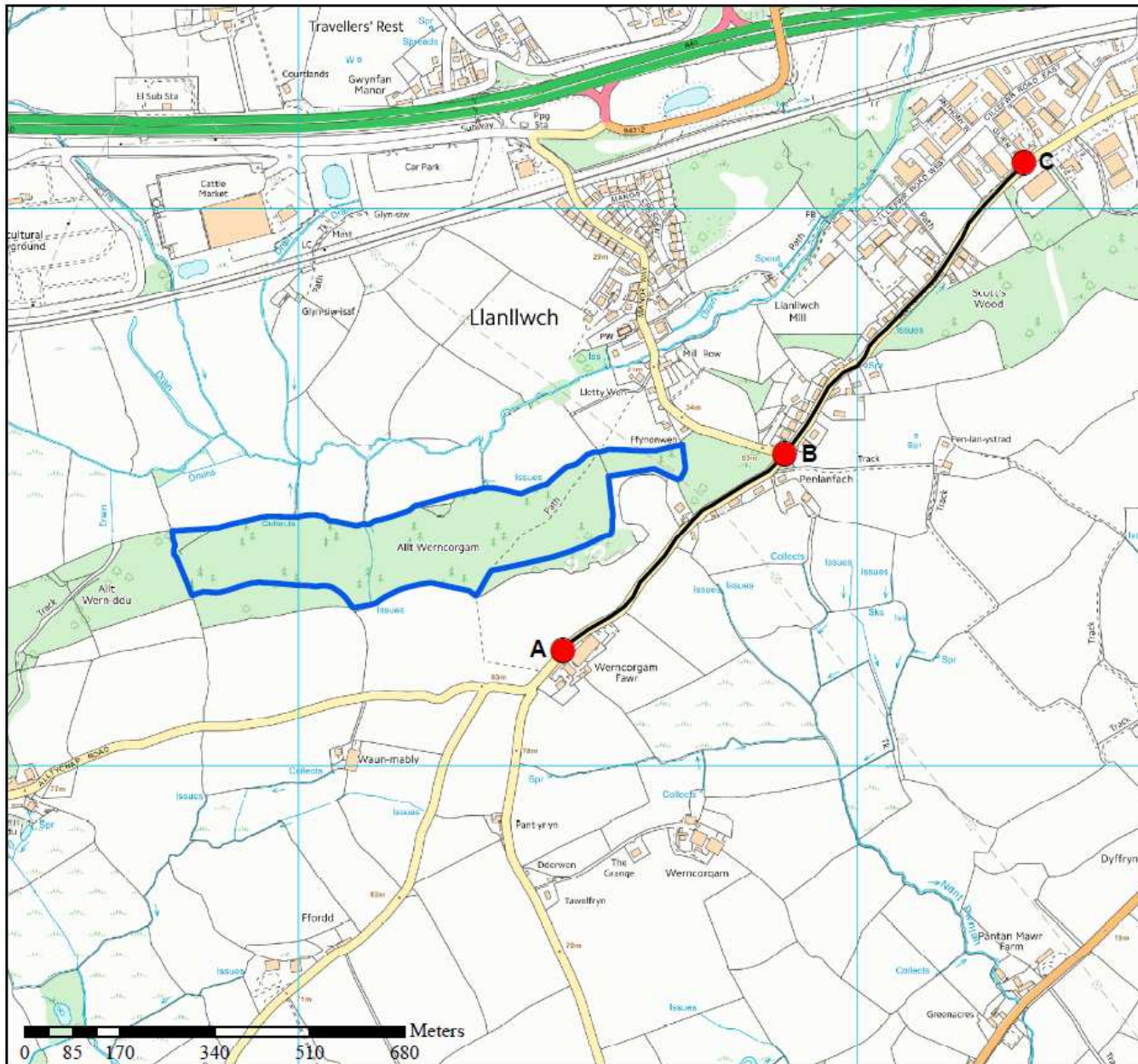


**W/37690**



Section of hedge to be cut back (c)

# W/37690



## Allt Werncorgam - Traffic Management Plan

### Legend

- Traffic Management Points
- Haulage Route

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AL100018344

OS sheets:  
#os tile ref

Scale 1:10,000



Lloyds Bank Chambers  
14 High Street  
Llandovery  
Carmarthenshire  
SA20 0PY  
Tel: 01550 721442  
Fax: 01550 721446

**W/37690**



**W/37690**



**W/37690**



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**W/37690**



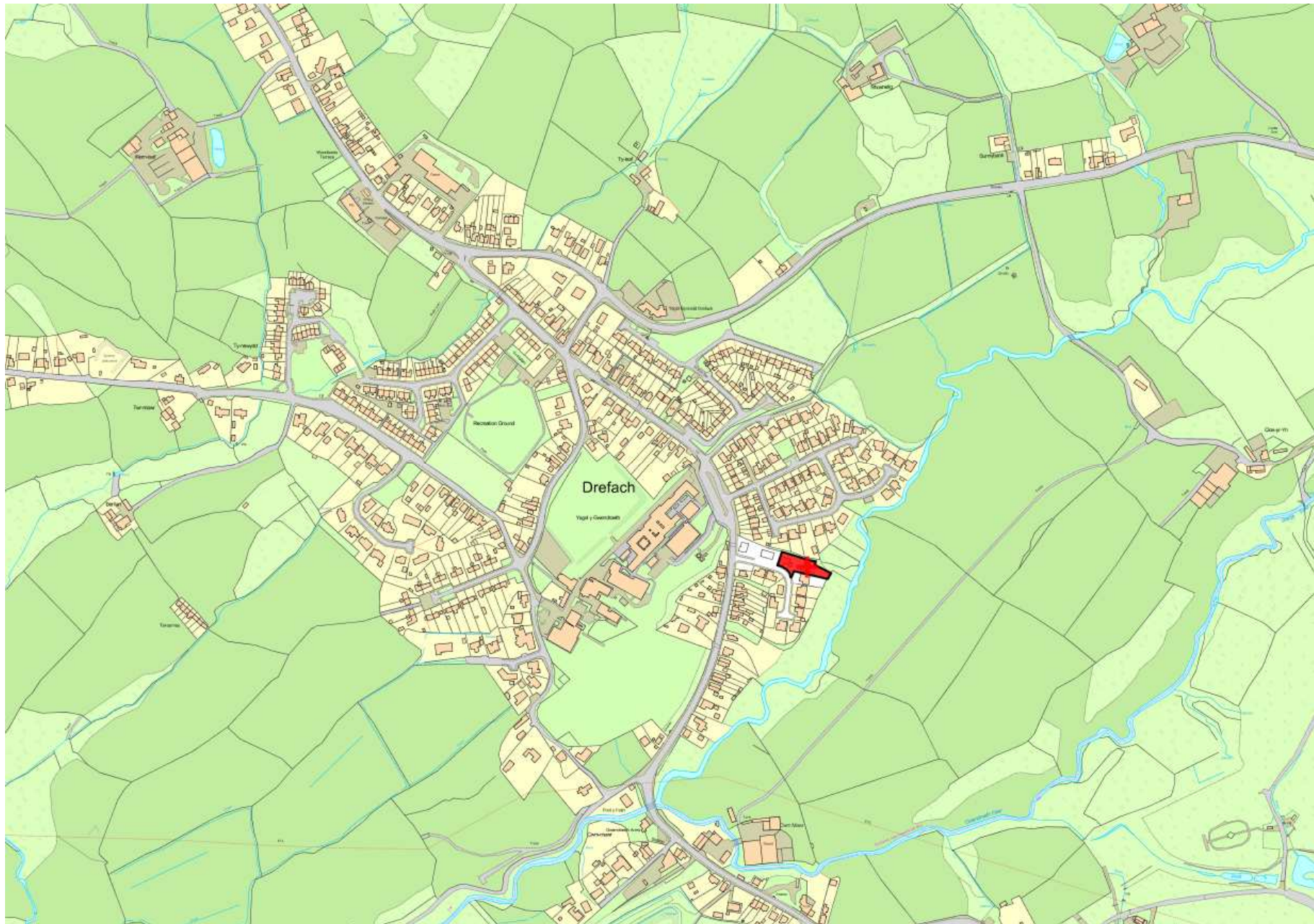
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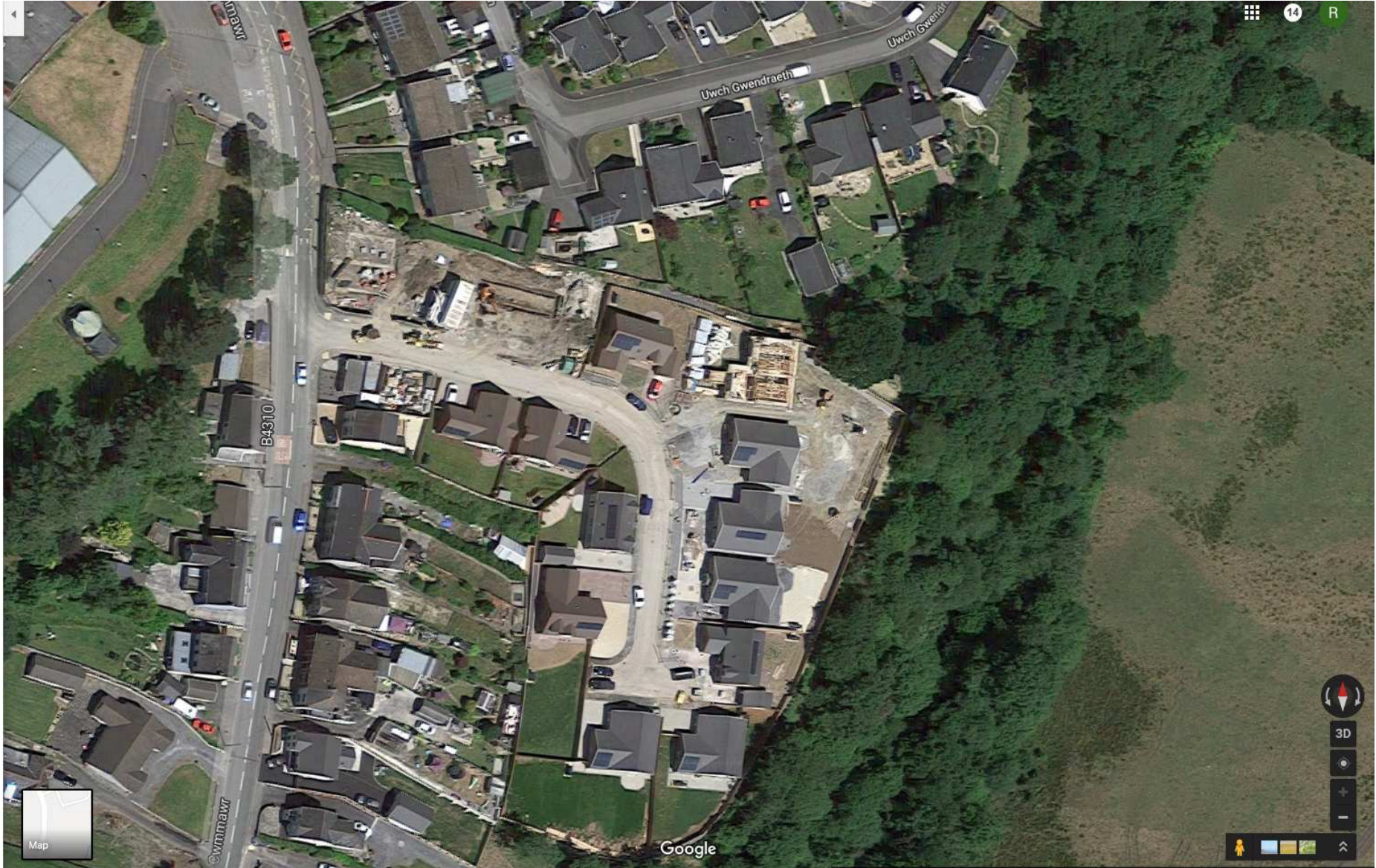
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# W/37831

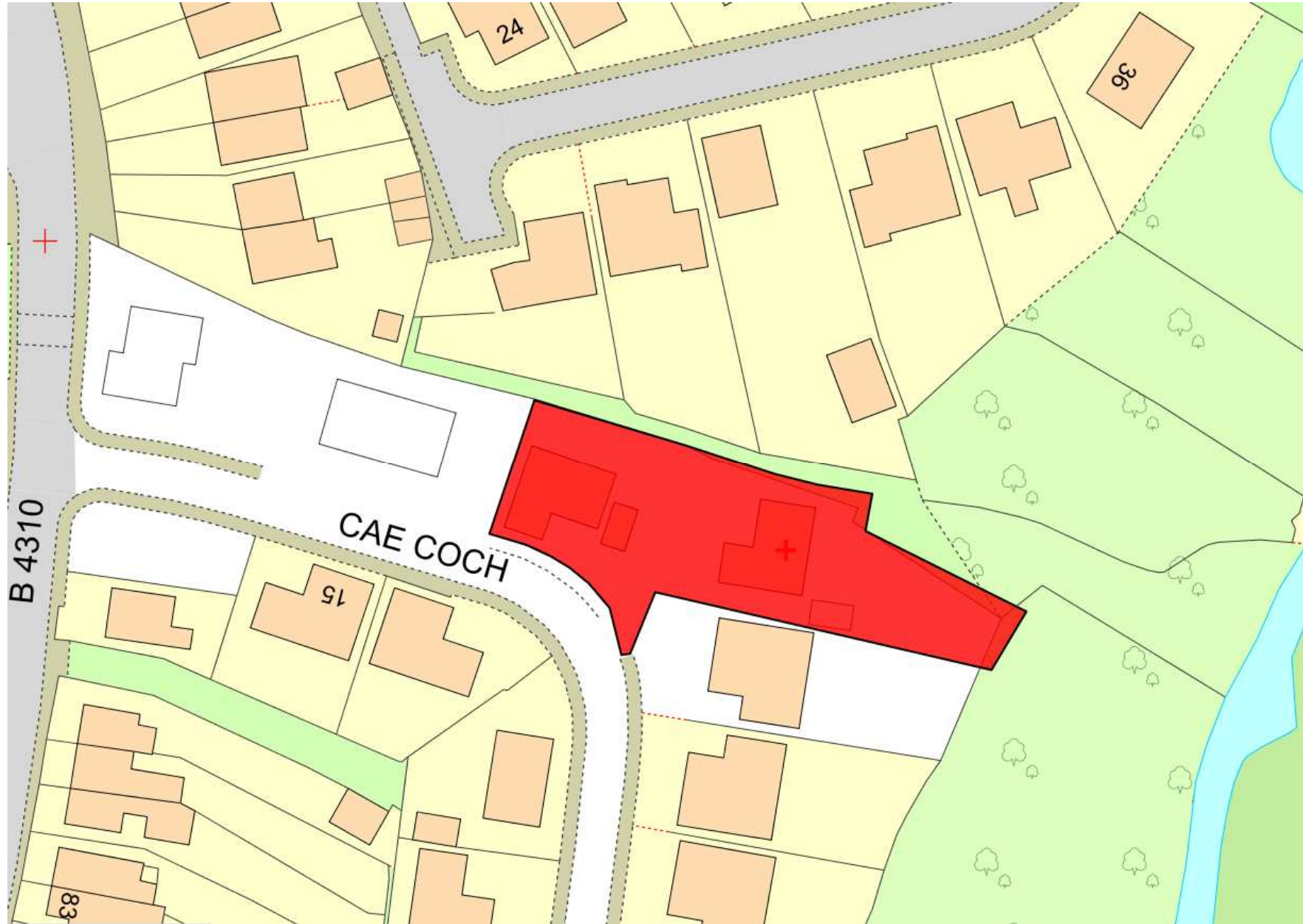




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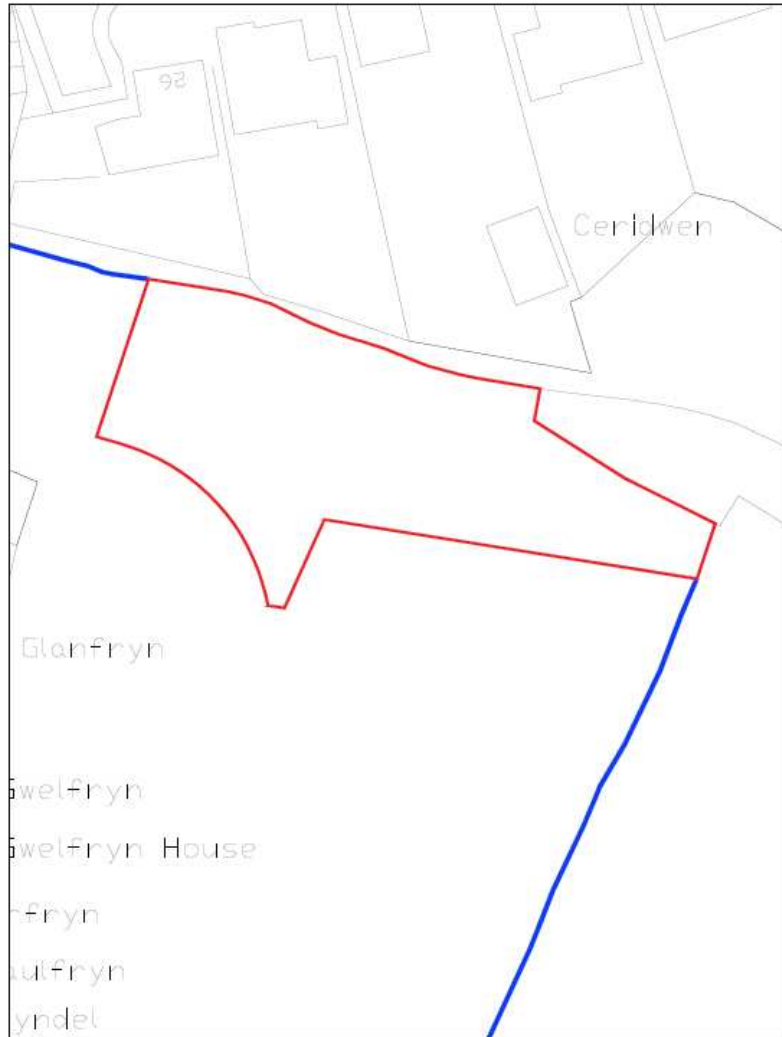


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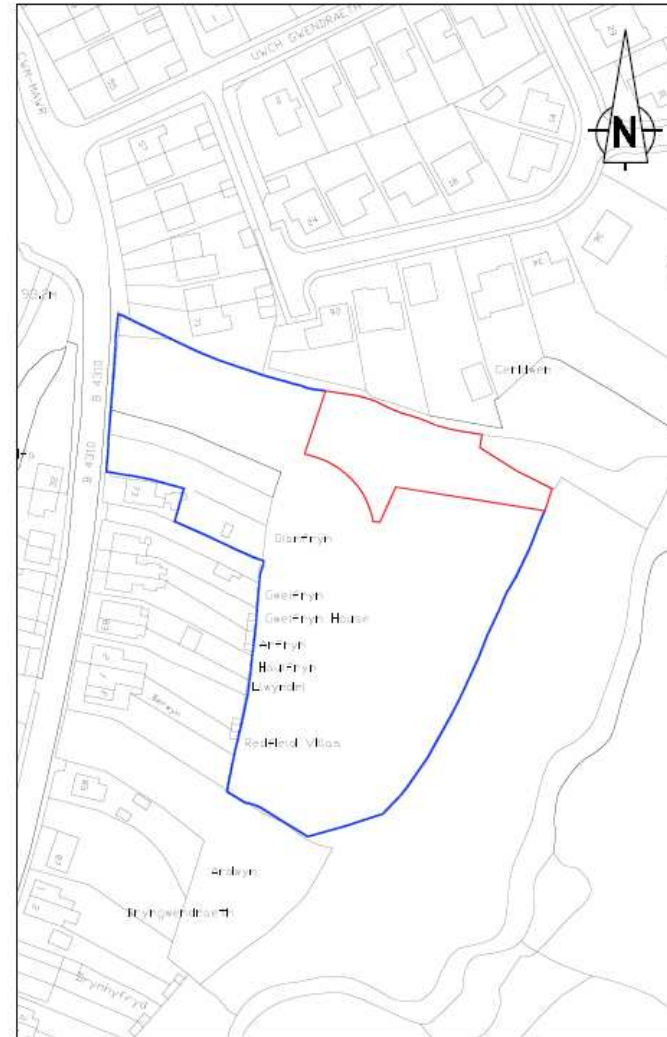
# W/37831

## PROPOSED SITE PLANS



Site Block Plan 1:500

## CAE COCH, DREFACH



Site Location Plan 1:1250

# W/37831

## PROPOSED SITE PLAN

## CAE COCH, DREFACH



# W/37831

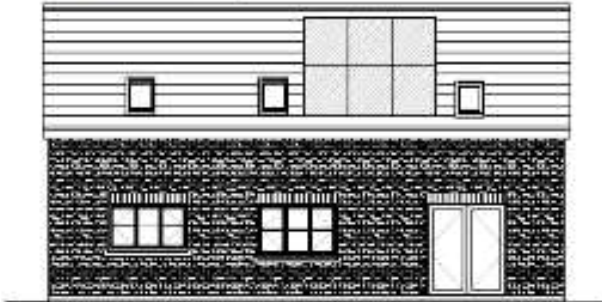


# W/37831

PLOT 5 - SARON 4



Front Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:100

CAE COCH, DREFACH



Side Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:100

# W/37831

PLOT 4 - SARON 4



Front Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:100

CAE COCH, DREFACH



Side Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:100

**W/37831**





**W/37831**



**W/37831**



**W/37831**



**W/37831**



**W/37831**




**W/37831**



**W/37831**

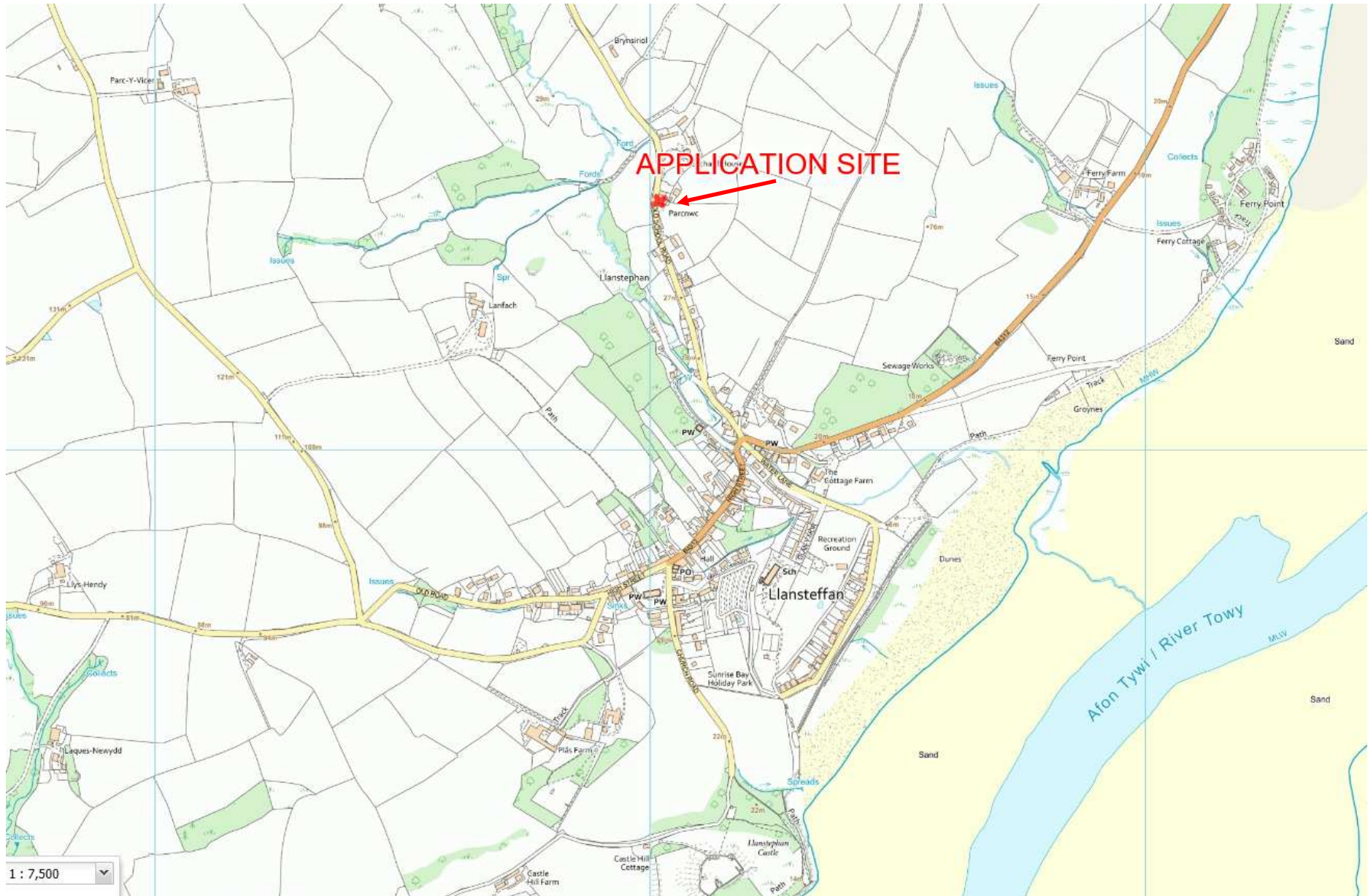




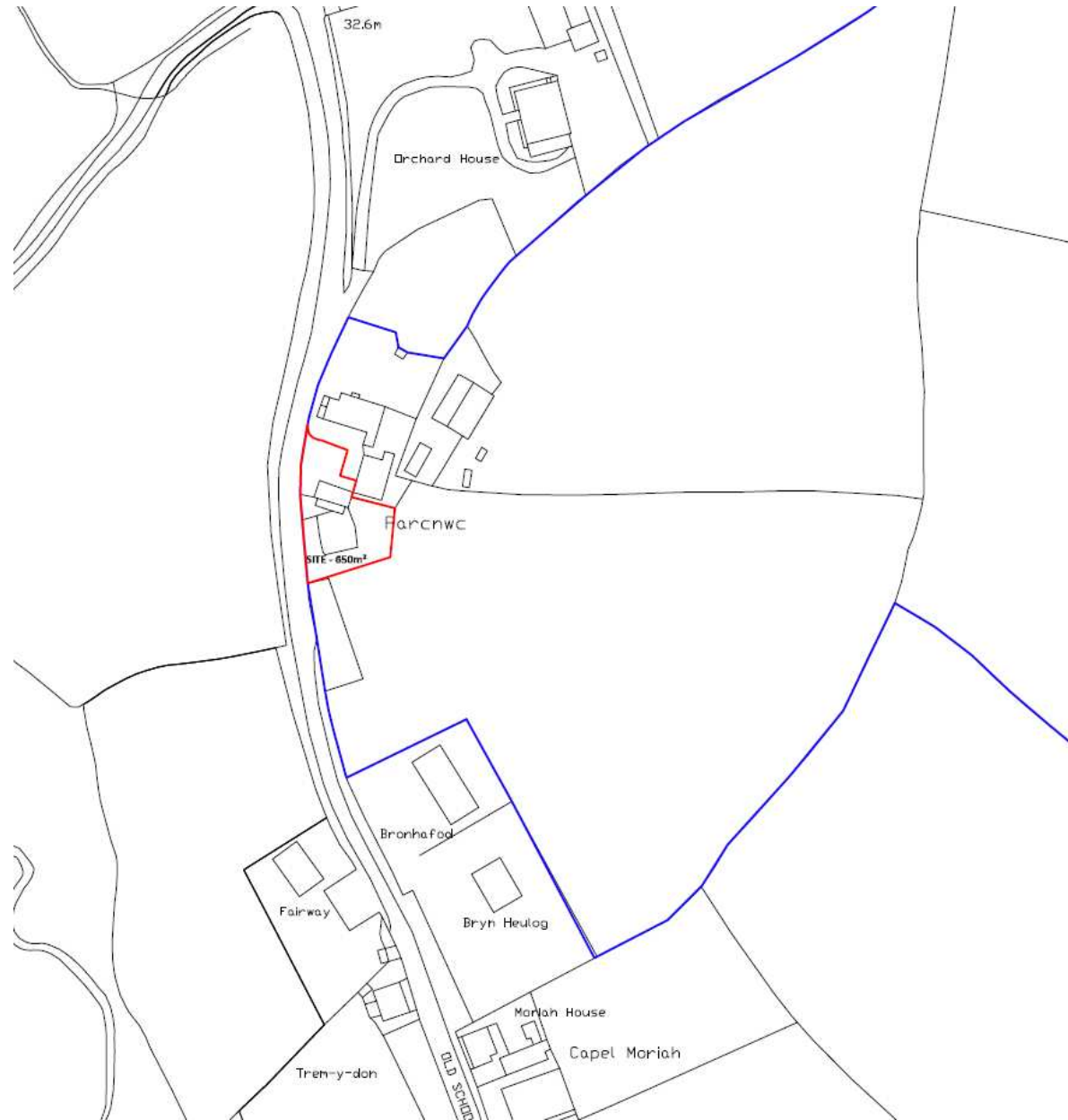
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# W/38027



# W/38027

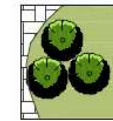
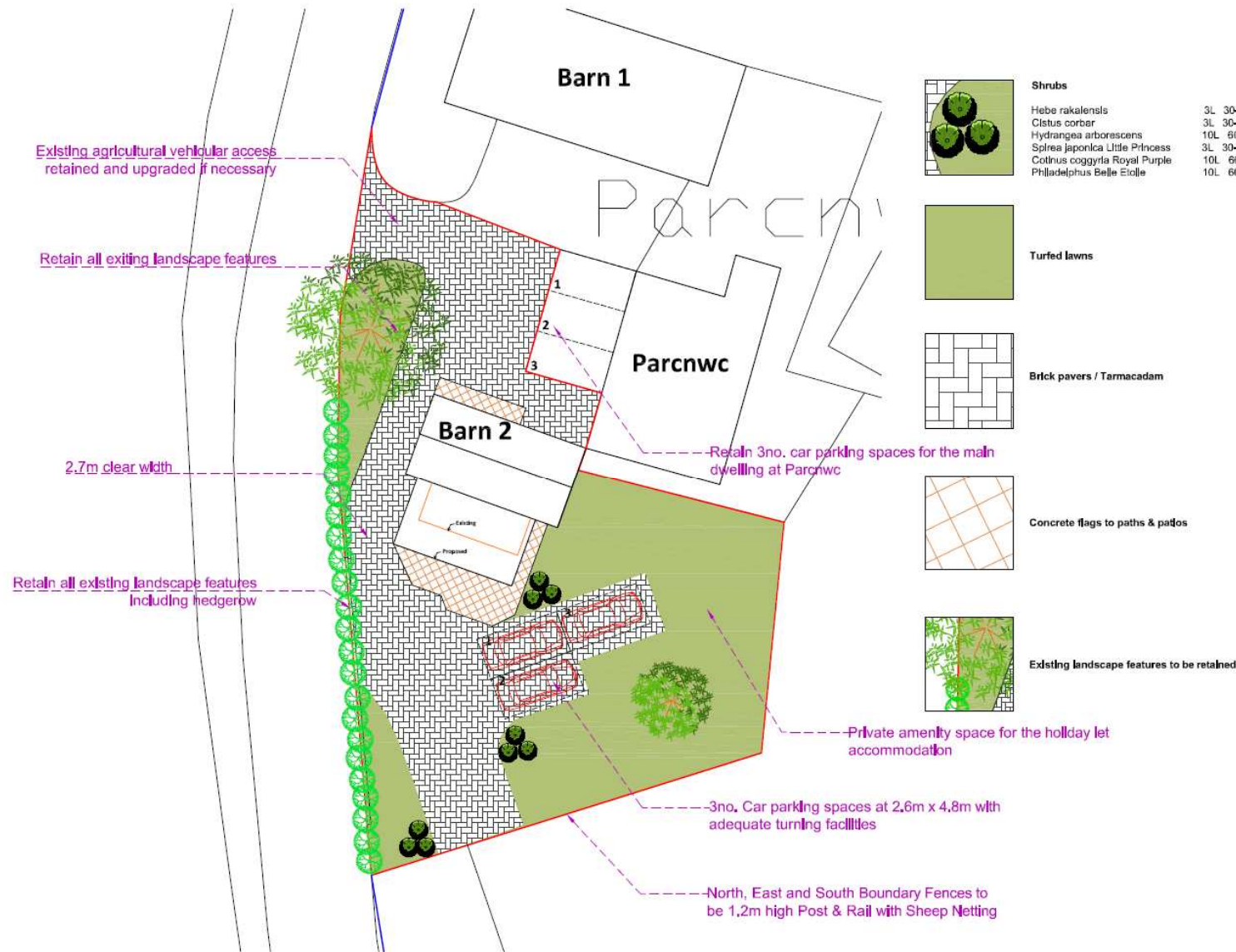


# W/38027



# W/38027

## SITE BLOCK PLAN



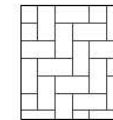
### Shrubs

Hebe rakalensis  
Cistus corber  
Hydrangea arborescens  
Spirea japonica Little Princess  
Cotinus coggyria Royal Purple  
Philadelphus Belle Etoile

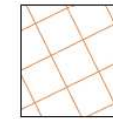
3L 30-45cm  
3L 30-45cm  
10L 60-90cm  
3L 30-45cm  
10L 60-90cm  
10L 60-90cm



### Turfed lawns



### Brick pavers / Tarmacadam



### Concrete flags to paths & patios



### Existing landscape features to be retained

THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SITE LEVELS AND AREAS WHERE CONSENTS ARE APPROVED ARE SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THE DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIAISTS' DRAWINGS OR DOCUMENTS. SAURO ARCHITECTURAL DESIGN MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL CLAIMS RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.

## PLANNING

Revision	Description	Date
A	Extension made smaller with suborchate pitched roof	22.10.2018
B	Lean to 1/4 of pitched roof to proposed extension	25.10.2018



Project Client  
Messrs Roberts

Project Title  
Parcncw Farm, Old School Road, Llansteffan, SA33 5HA

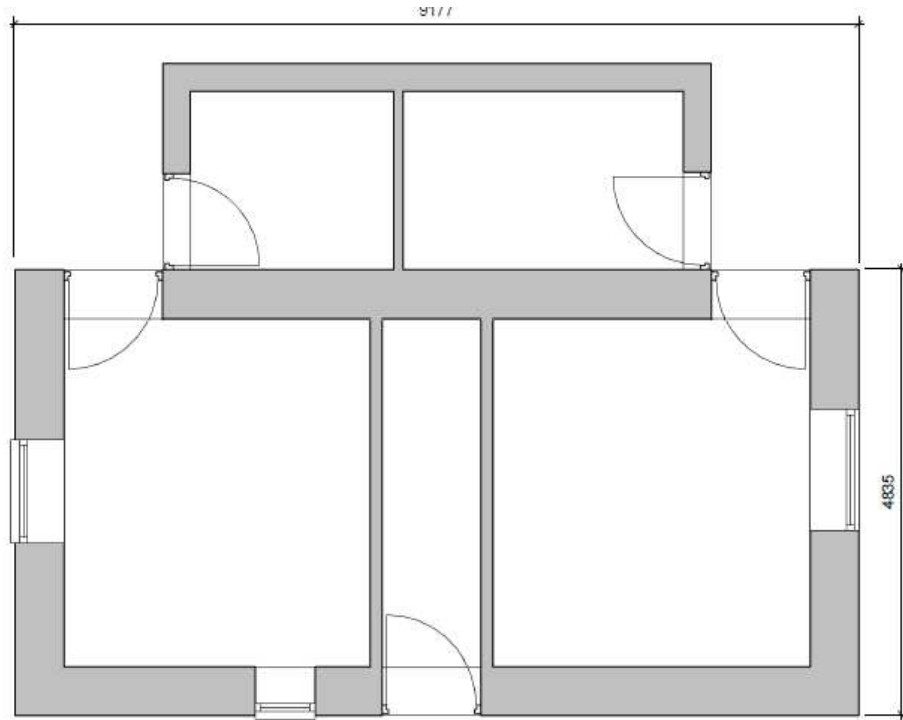
Drawing Title  
Site Block Plan

Scale 1:200	Drawn by 04	
Date 22.10.2018	Job No. 742	Drawing No. 02/A
Rev.No. B	Checked	Sheet Size A3

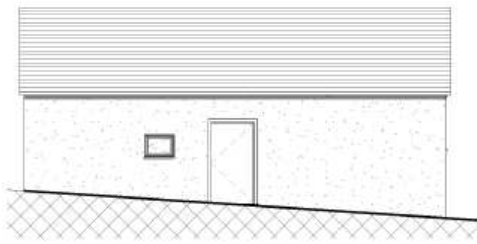
SAURO ARCHITECTURAL DESIGN  
9 ELLISTON TERRACE, CARMARTHEN  
CARMARTHENSHIRE, SA31 1HA.  
Tel: 01267 233 684  
email: design@sauroarchitectural.co.uk  
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Proposed Site Plan 1:200

# W/38027



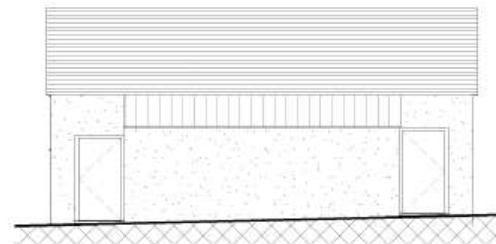
Ground Floor Plan 1:50



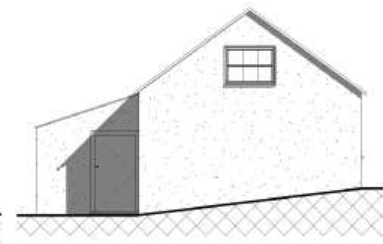
North Elevation 1:100



West Elevation 1:100

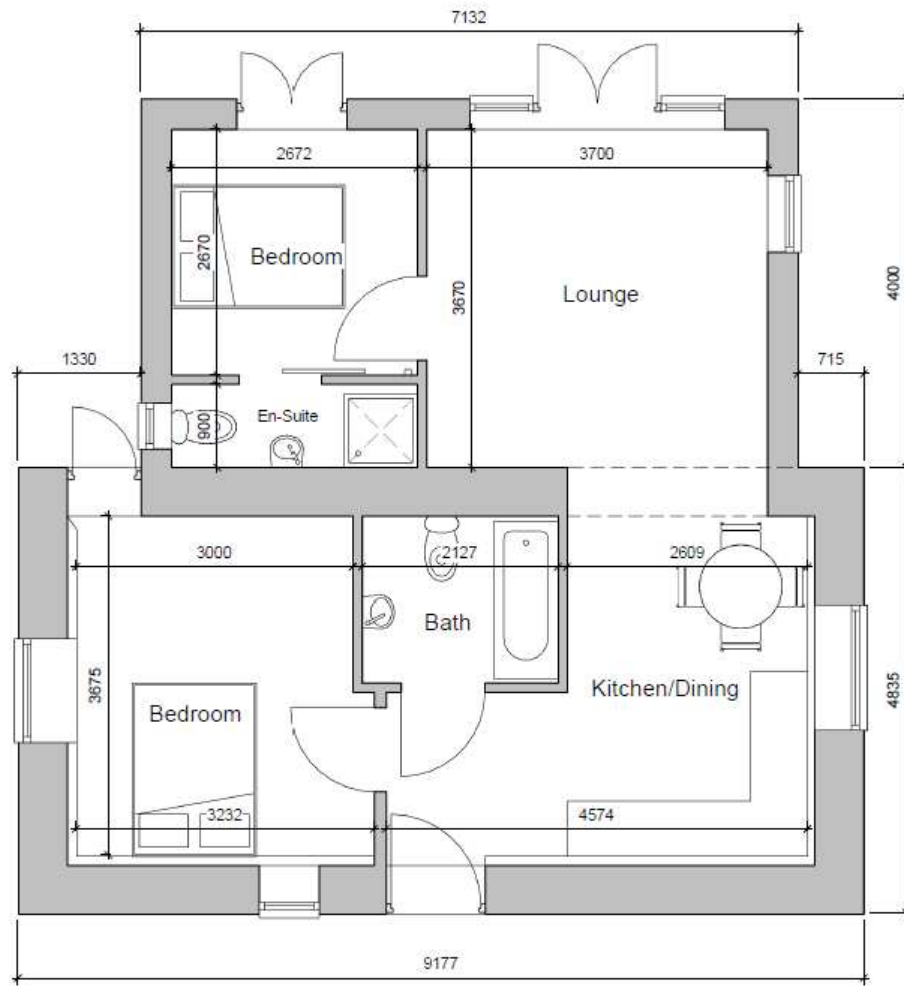


South Elevation 1:100



East Elevation 1:100

# W/38027



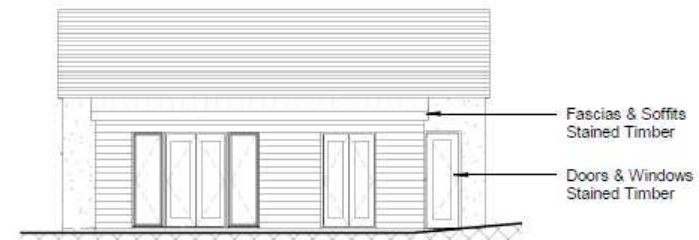
Ground Floor Plan 1:50



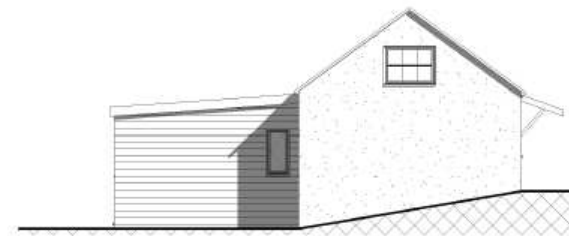
North Elevation 1:100



West Elevation 1:100



South Elevation 1:100



East Elevation 1:100

**W/38027**



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

**APPLICATIONS RECOMMENDED  
FOR REFUSAL**



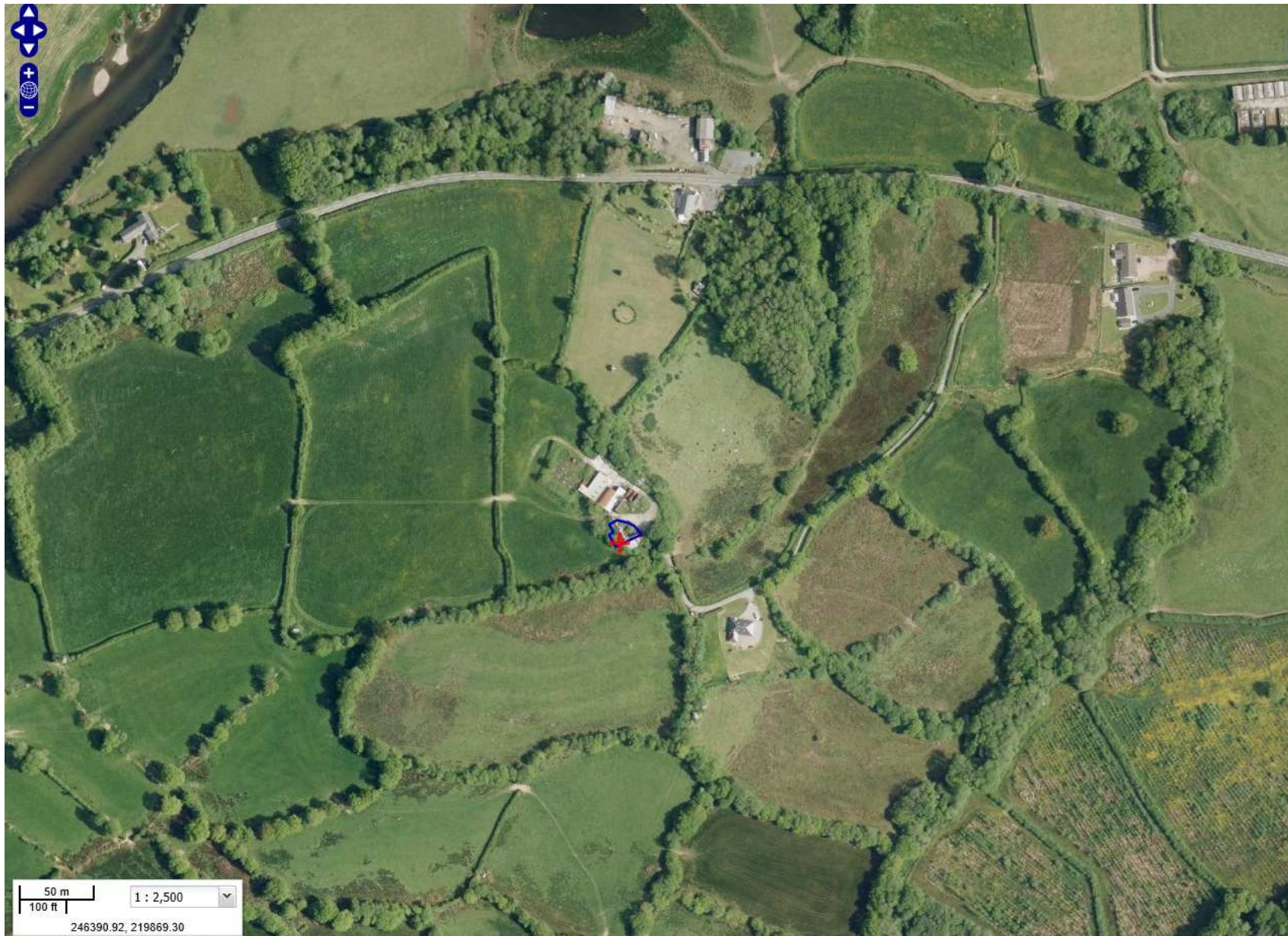
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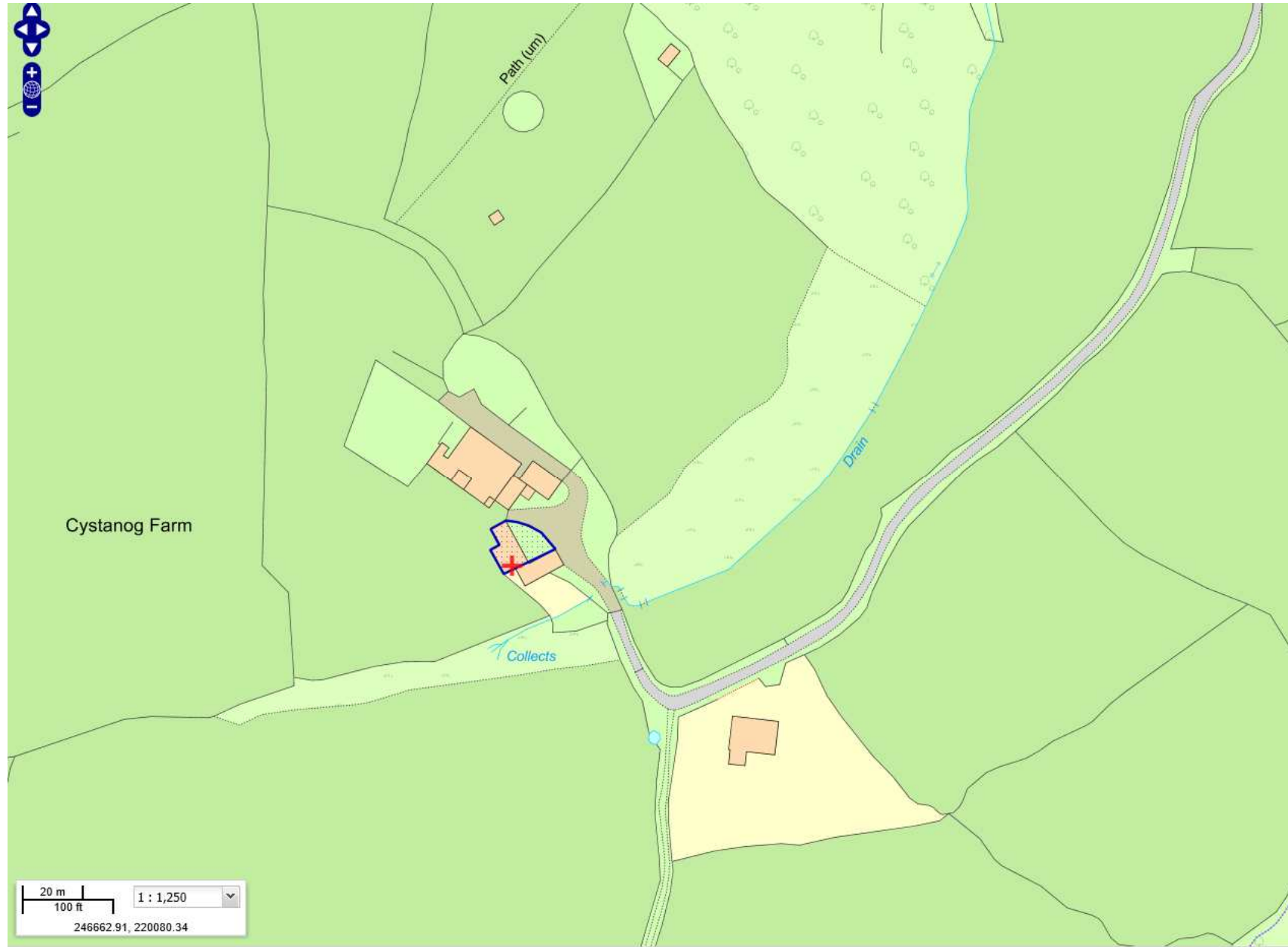
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# W/37164

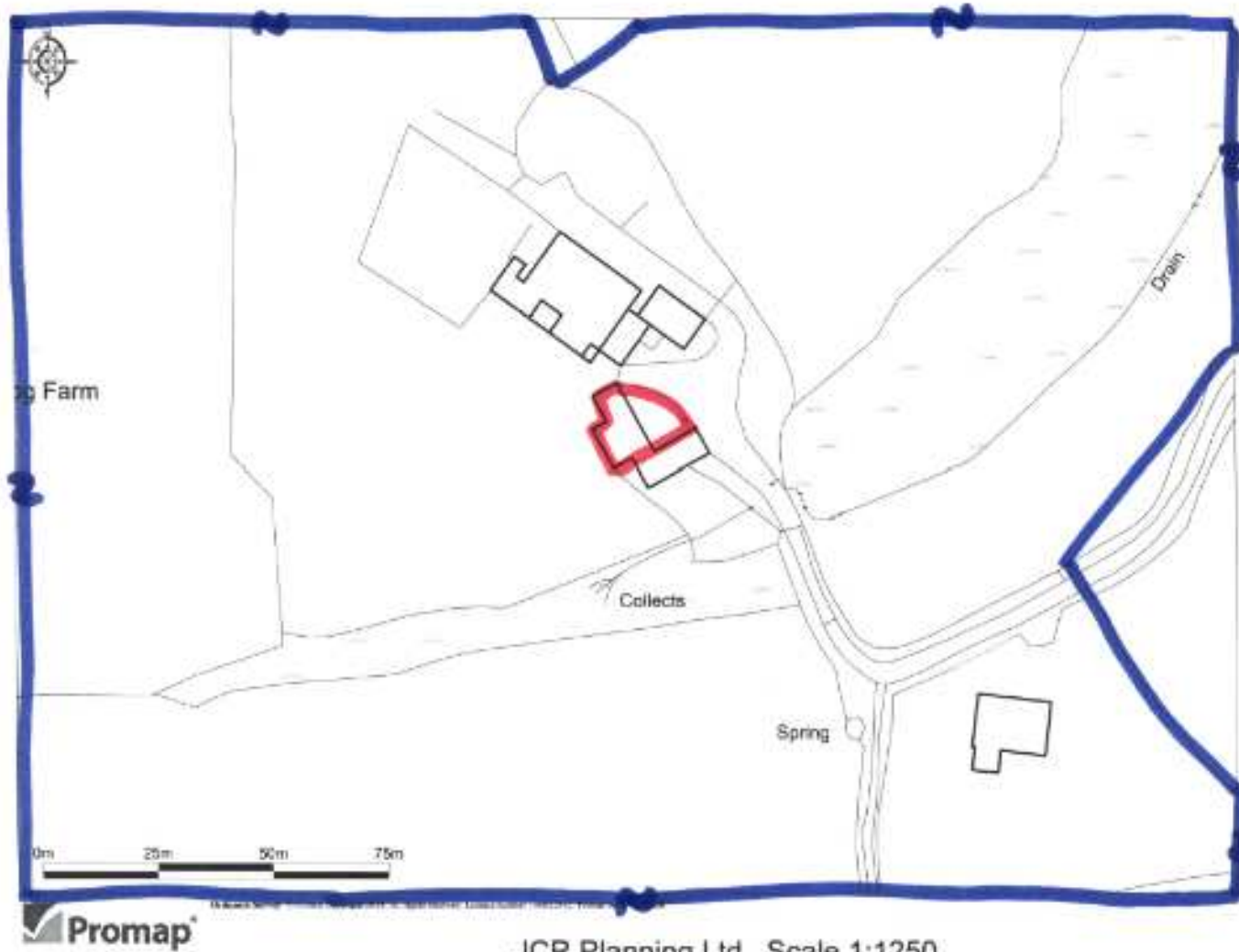


# W/37164



# W/37164

Cystanog Farm, Capel Dewi Road, Llangunnor, Carmarthen



JCR Planning Ltd. Scale 1:1250

**W/37164**



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**W/37267**

**W/37267**



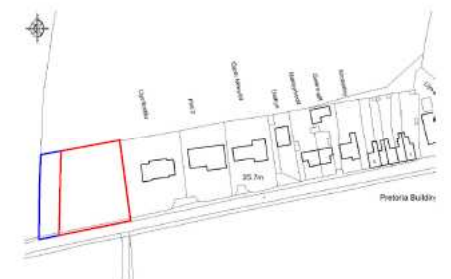
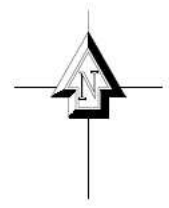
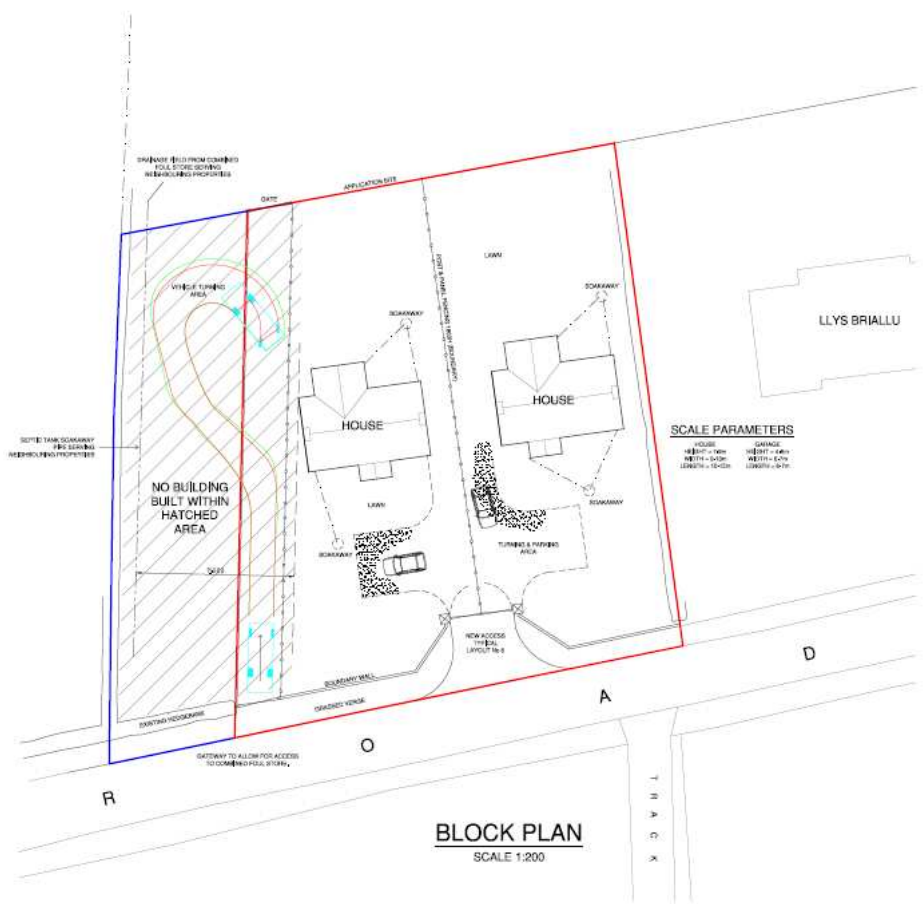
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# W/37267

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ORIGINAL DRAWING A1



Rev	Comments	Date
A	General Update	09.06.17
B	Reduce Application size	20.04.18
C	General Update	20.06.18

Drawing Recorded  
 Project Designer: **TO BE ADVISED**  
 Status: **CULTURE PLANNING APPLICATION**  
 Client: **MR D THOMAS**

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Project: **Proposed Works On Land Adjacent to, Llys Briallu, Pontcowin, Bancyfein, Carmarthenshire, SA33 53A**

Drawing Title: **BLOCK & LOCATION PLAN AS PROPOSED**

Scale	Drawn By	Checked By	Date
---	EBW	WTH	10.03.2017

Job No: 1589 Drawing No: 01 Rev: C





**W/37267**



**W/37267**



**W/37267**



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