Y PWYLLGOR CYNLLUNIO

25 GORFFENNAF 2019

RHANBARTH Y DE

PLANNING COMMITTEE

25 JULY 2019

AREA SOUTH

Cyngor Sir Gâr Carmarthenshire County Council

A Better Place...Environment

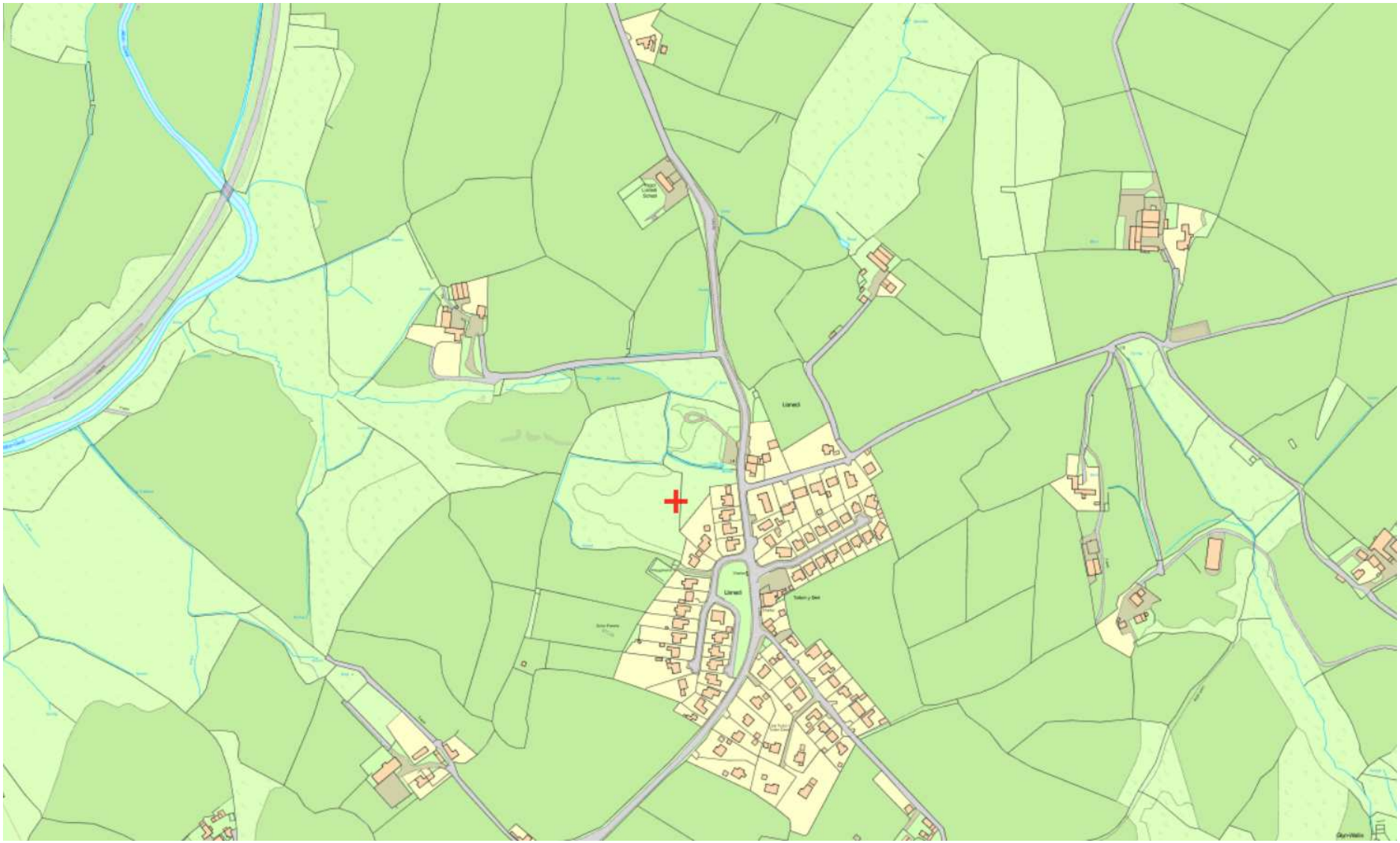
CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

S/37922

S/37922

S/37922



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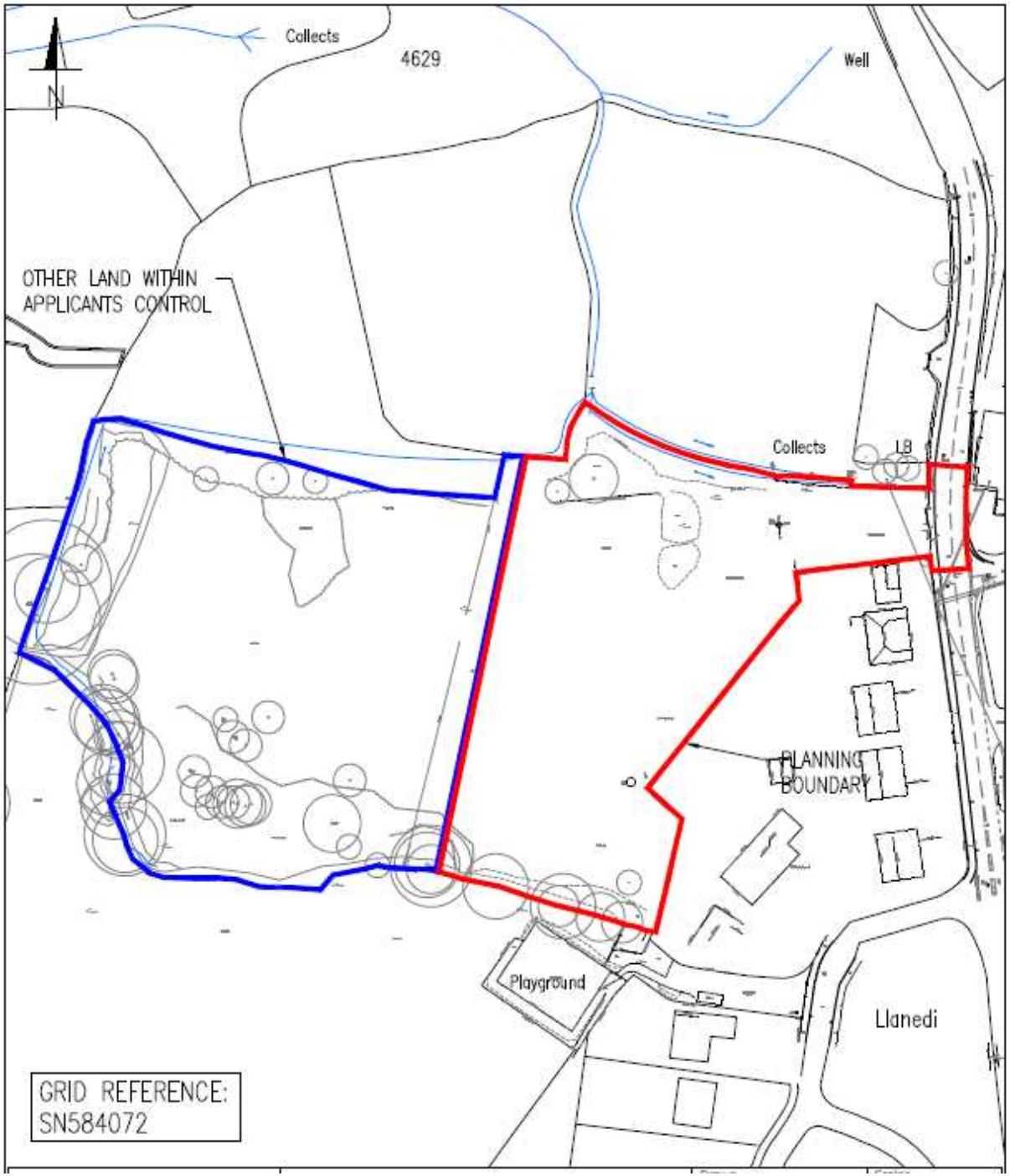
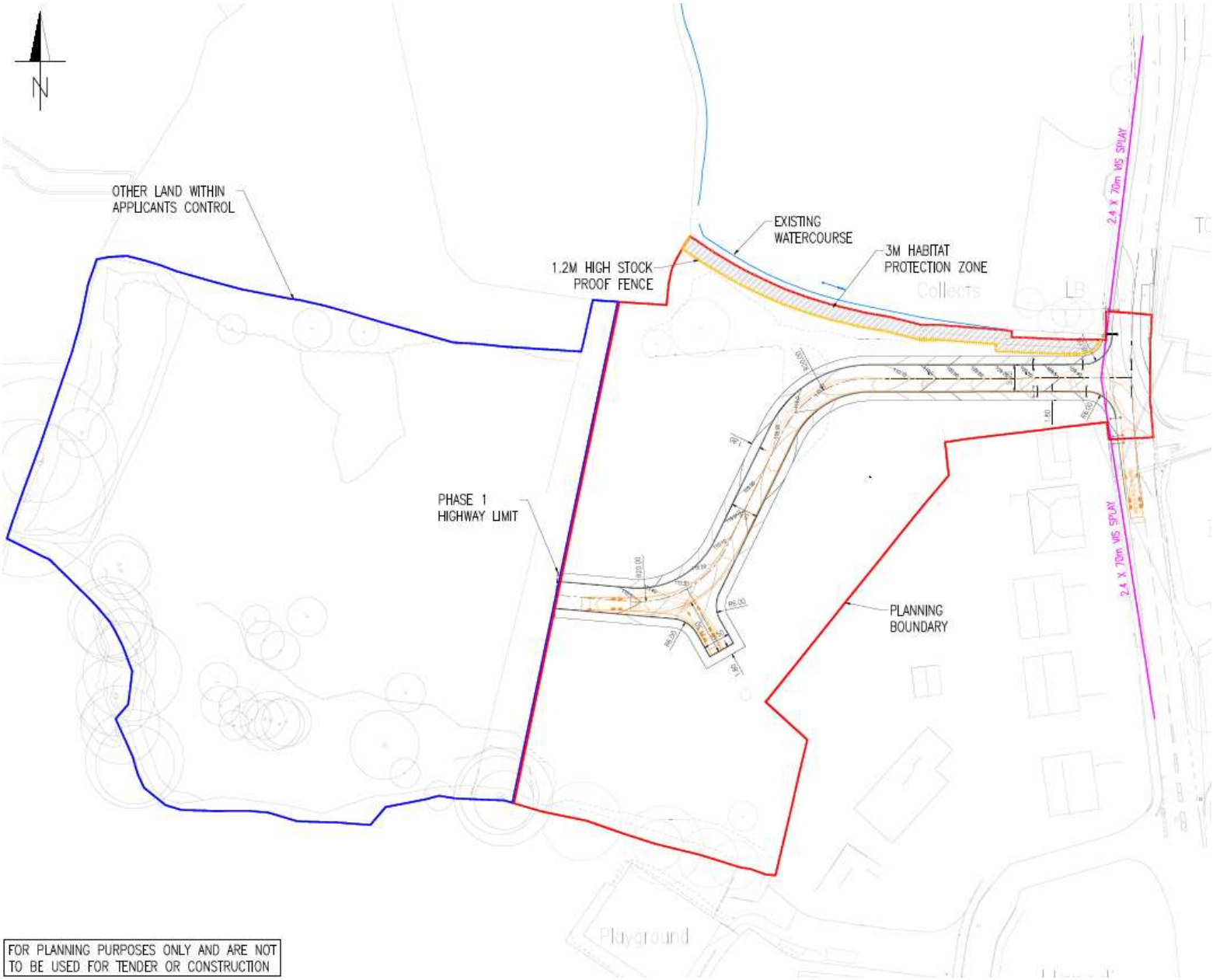
Llanedi
Gors-Hir
Trem y Dderwen
LB
Collects
HEOL TROEON BACH
Preseli
Maes-Draw
Topeka
109.7m
Brynteg
Crud Yr Awel
Issues
Playground
20
18
17
16
5
12
15
4
1

S/37922

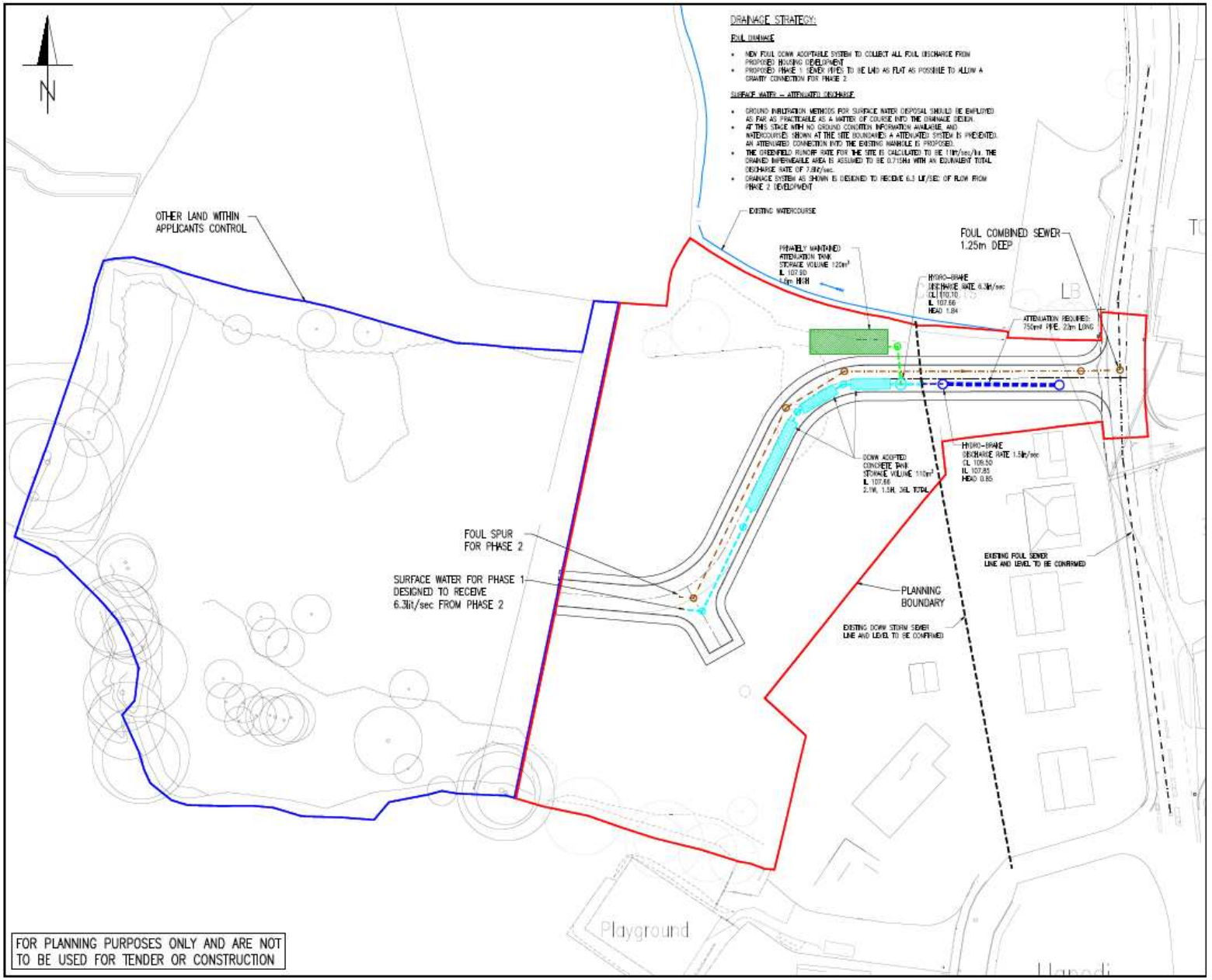
S/37922


Collects
4629
Well
OTHER LAND WITHIN
APPLICANTS CONTROL
Collects
LB
PLANNING
BOUNDARY
Playground
Llanedi
GRID REFERENCE:
SN584072

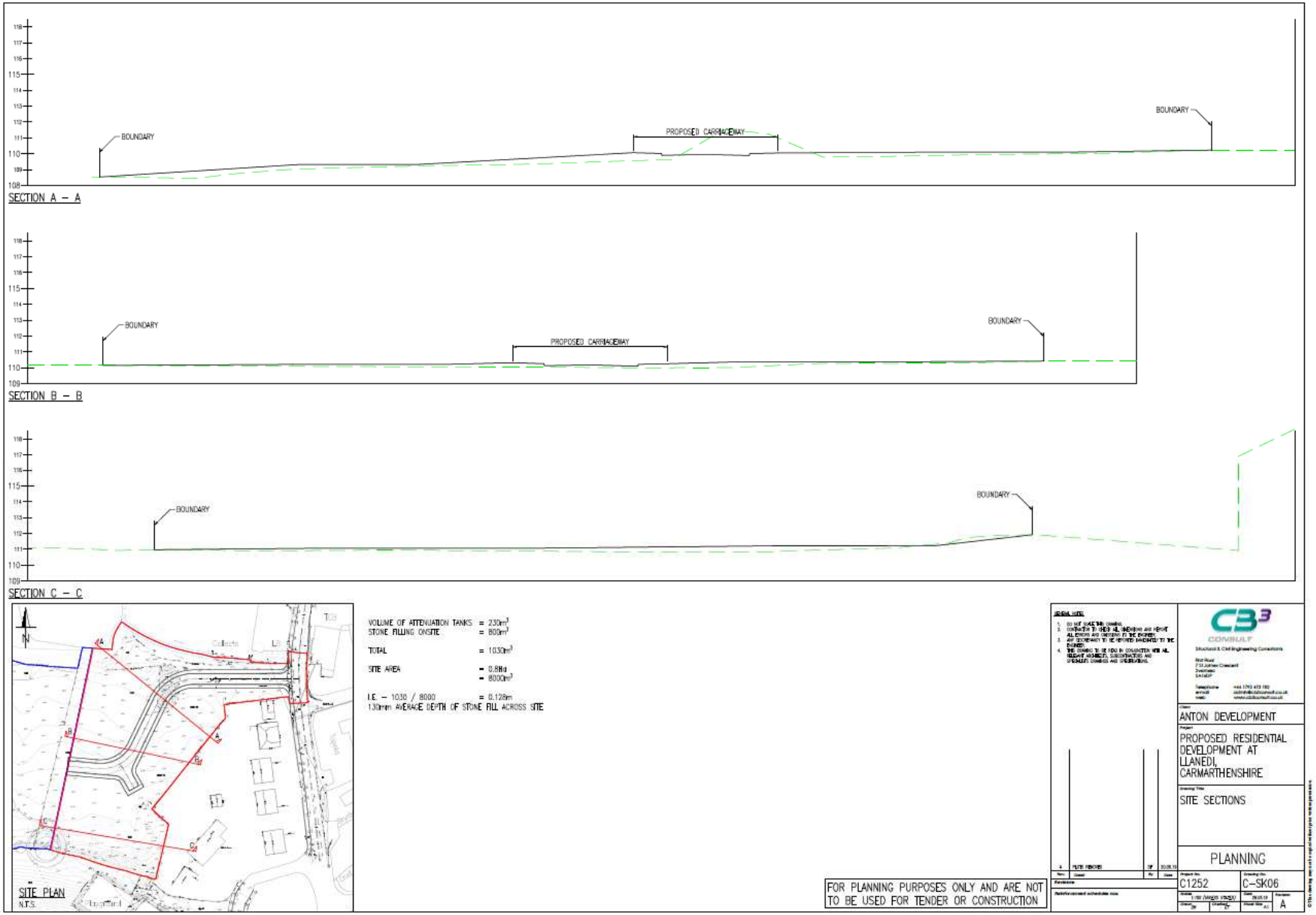
S/37922


N
OTHER LAND WITHIN APPLICANTS CONTROL
1.2M HIGH STOCK PROOF FENCE
EXISTING WATERCOURSE
3M HABITAT PROTECTION ZONE
2.4 X 70m VIS SPLAY
PHASE 1 HIGHWAY LIMIT
PLANNING BOUNDARY
2.4 X 70m VIS SPLAY
Collects
LB
Playground
FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR TENDER OR CONSTRUCTION

S/37922


DRAINAGE STRATEGY:
FOUL DRAINAGE
NEW FOUL DOWN ADOPTABLE SYSTEM TO COLLECT ALL FOUL DISCHARGE FROM PROPOSED HOUSING DEVELOPMENT
PROPOSED PHASE 1 SEWER (HYDE) TO BE LAID AS FLAT AS POSSIBLE TO ALLOW A GRAVITY CONNECTION FOR PHASE 2
SURFACE WATER – ATTENUATED DISCHARGE
GROUND INFILTRATION METHODS FOR SURFACE WATER DISPOSAL SHOULD BE EMPLOYED AS FAR AS PRACTICABLE AS A MATTER OF COURSE INTO THE DRAINAGE DESIGN.
AT THIS STAGE WITH NO GROUND CONDITION INFORMATION AVAILABLE, AND WATERCOURSES SHOWN AT THE SITE BOUNDARIES A ATTENUATED SYSTEM IS PRESENTED. AN ATTENUATED CONNECTION INTO THE EXISTING MANHOLE IS PROPOSED.
THE GREENFIELD RUNOFF RATE FOR THE SITE IS CALCULATED TO BE 11ltr/sec/ha. THE DRAINED IMPERMEABLE AREA IS ASSUMED TO BE 0.715Ha WITH AN EQUIVALENT TOTAL DISCHARGE RATE OF 7.8lt/sec.
DRAINAGE SYSTEM AS SHOWN IS DESIGNED TO RECEIVE 6.3 Lit/SEC OF FLOW FROM PHASE 2 DEVELOPMENT
N
OTHER LAND WITHIN APPLICANTS CONTROL
EXISTING WATERCOURSE
PRIVATELY MAINTAINED ATTENUATION TANK STORAGE VOLUME 120m³
IL 107.80
1.0m HIGH
HYDRO-BRAKE DISCHARGE RATE 6.3lt/sec
CL 110.10
IL 107.66
HEAD 1.84
FOUL COMBINED SEWER 1.25m DEEP
ATTENUATION REQUIRED: 750m³ PIPE, 22m LONG
DOWN ADOPTED CONCRETE TANK STORAGE VOLUME 110m³
IL 107.65
2.1W, 1.5H, 36L TOTAL
HYDRO-BRAKE DISCHARGE RATE 1.5lt/sec
CL 109.50
IL 107.85
HEAD 0.85
FOUL SPUR FOR PHASE 2
SURFACE WATER FOR PHASE 1 DESIGNED TO RECEIVE 6.3lt/sec FROM PHASE 2
EXISTING FOUL SEWER LINE AND LEVEL TO BE CONFIRMED
PLANNING BOUNDARY
EXISTING DOWN STORM SEWER LINE AND LEVEL TO BE CONFIRMED
Playground
FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR TENDER OR CONSTRUCTION

S/37922


BOUNDARY
PROPOSED CARRIAGEWAY
BOUNDARY
SECTION A – A
BOUNDARY
PROPOSED CARRIAGEWAY
BOUNDARY
SECTION B – B
BOUNDARY
BOUNDARY
SECTION C – C
N
SITE PLAN
N.T.S.
VOLUME OF ATTENUATION TANKS = 230m³
STONE FILLING ONSITE = 800m³
TOTAL = 1030m³
SITE AREA = 0.8Ha
= 8000m²
I.E. – 1030 / 8000 = 0.129m
130mm AVERAGE DEPTH OF STONE FILL ACROSS SITE
FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR TENDER OR CONSTRUCTION
CB3
COMBUILT
ANTON DEVELOPMENT
PROPOSED RESIDENTIAL DEVELOPMENT AT LLANEDI, CARMARTHENSHIRE
SITE SECTIONS
PLANNING
C1252
C-SK06
A

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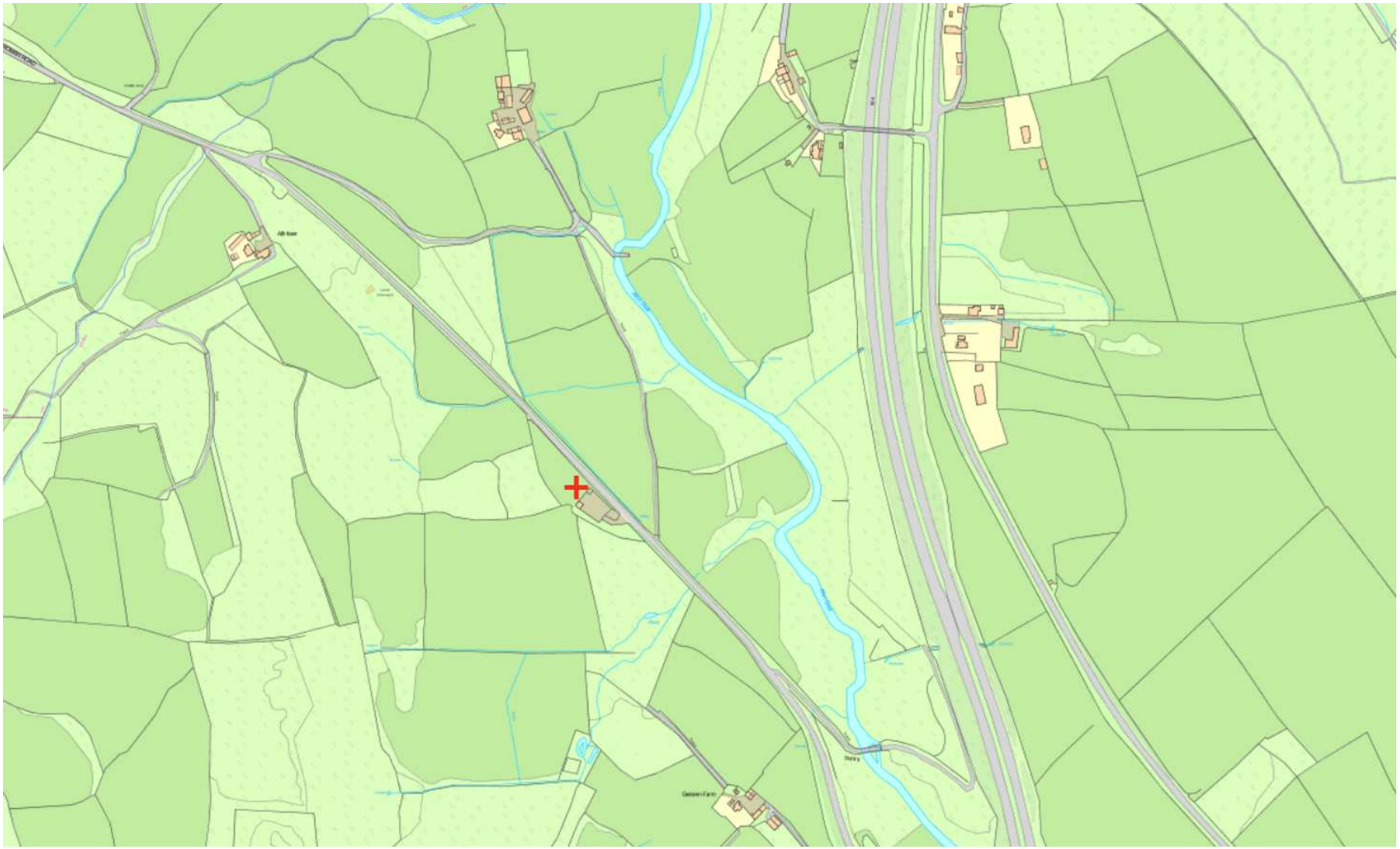

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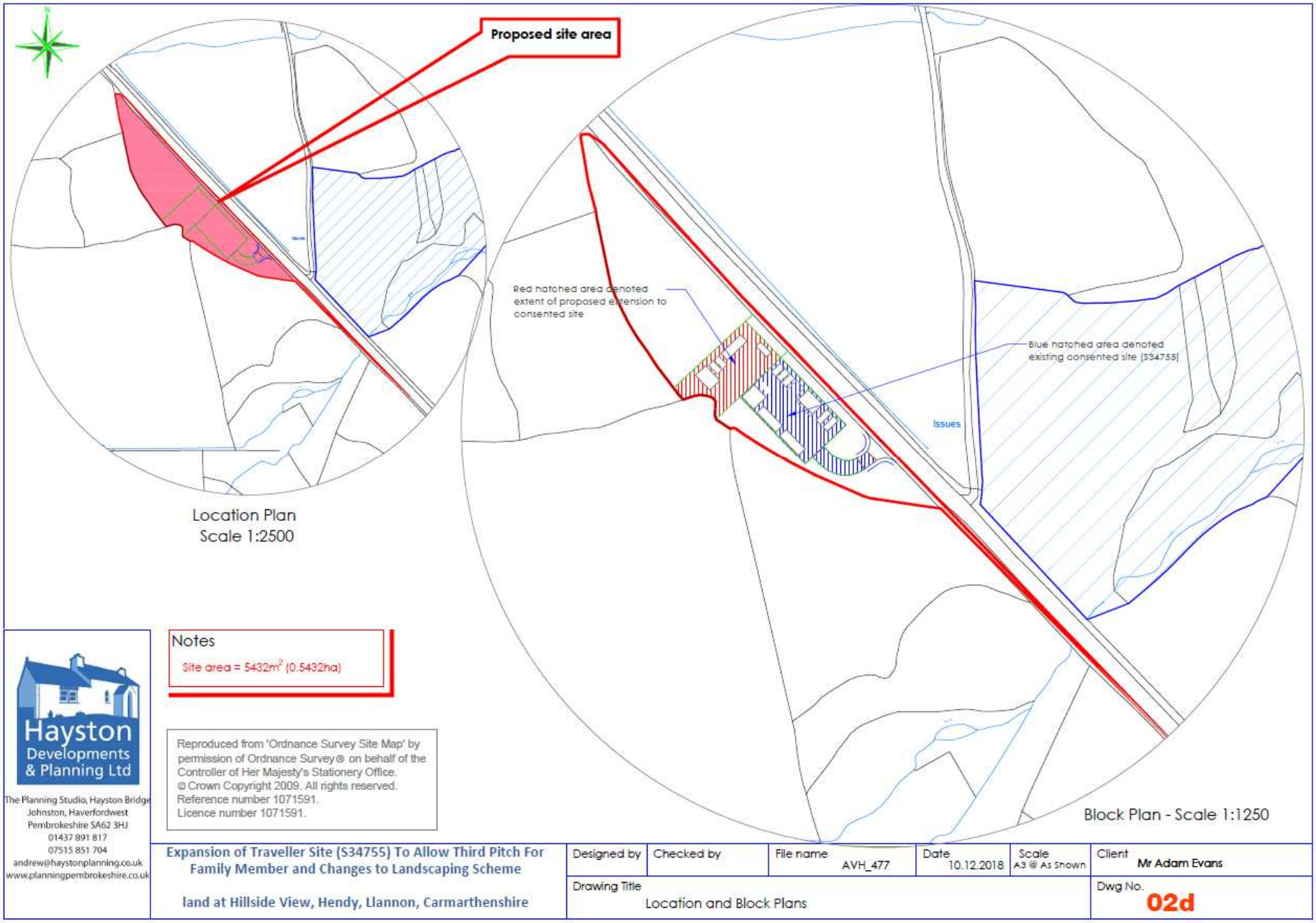

Notes

Site area = 5432m² (0.5432ha)

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andrew@haystonplanning.co.uk
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Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme

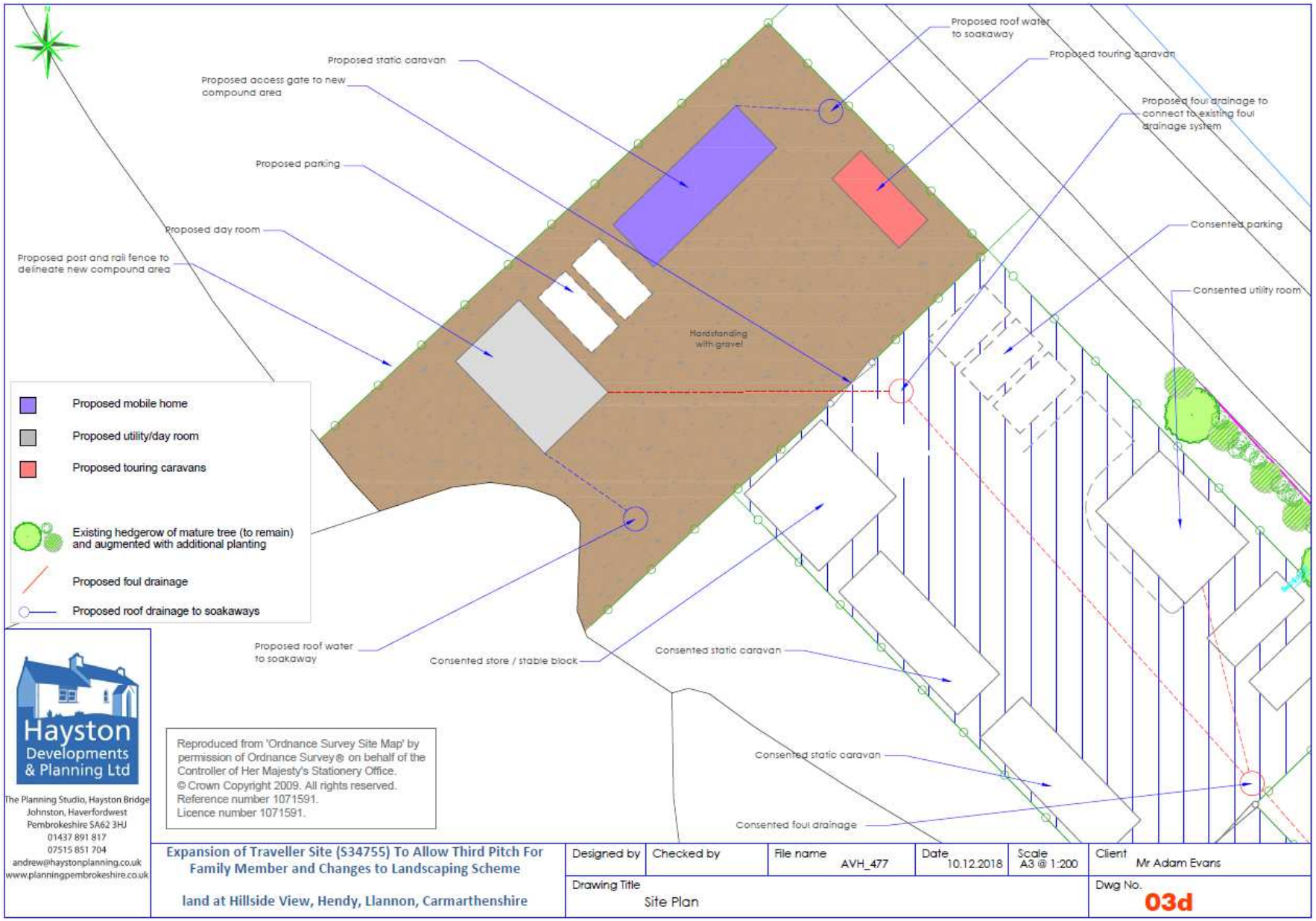
land at Hillside View, Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_477	10.12.2018	A3 @ As Shown	Mr Adam Evans

Drawing Title: Location and Block Plans

Dwg No. 02d

S/38535


Proposed static caravan
Proposed access gate to new compound area
Proposed parking
Proposed day room
Proposed post and rail fence to delineate new compound area
Proposed roof water to soakaway
Proposed touring caravan
Proposed foul drainage to connect to existing foul drainage system
Consented parking
Consented utility room
Hardstanding with gravel
Proposed mobile home
Proposed utility/day room
Proposed touring caravans
Existing hedgerow of mature tree (to remain) and augmented with additional planting
Proposed foul drainage
Proposed roof drainage to soakaways
Proposed roof water to soakaway
Consented store / stable block
Consented static caravan
Consented static caravan
Consented foul drainage
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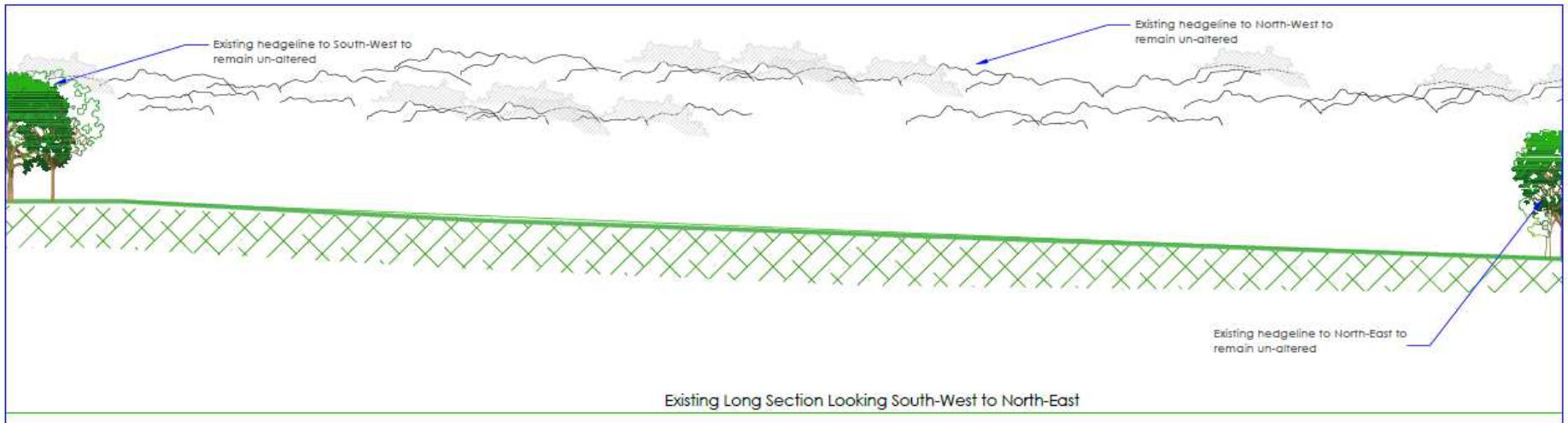
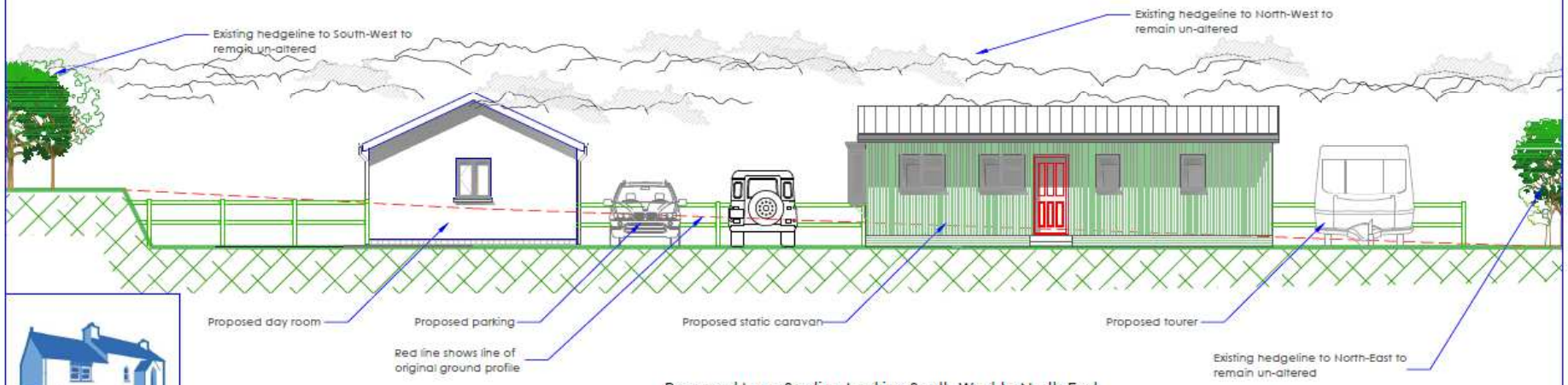
Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme
land at Hillside View, Hendy, Llannon, Carmarthenshire
Designed by
Checked by
File name AVH_477
Date 10.12.2018
Scale A3 @ 1:200
Client Mr Adam Evans
Drawing Title Site Plan
Dwg No. 03d

S/38535



Existing Long Section Looking South-West to North-East



Proposed Long Section Looking South-West to North-East

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Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme

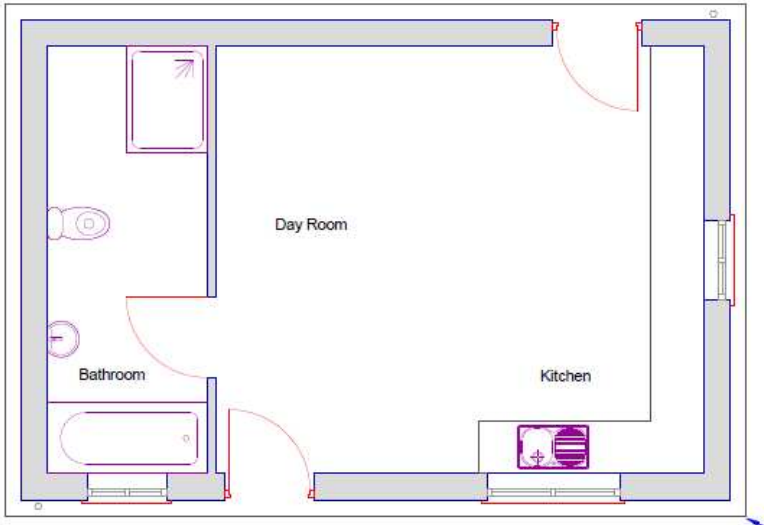
land at Hillside View, Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_477	10.12.2018	A3 @ 1:100	Mr Adam Evans

Drawing Title: Existing & Proposed Context Sections - South-West to North-East

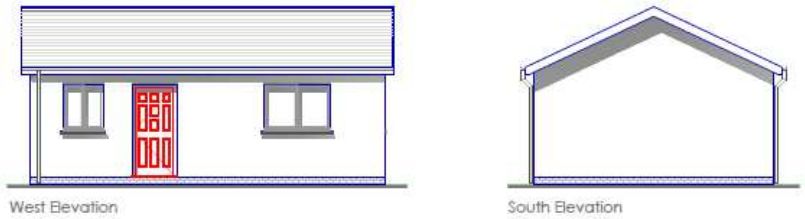
Dwg No. 05d

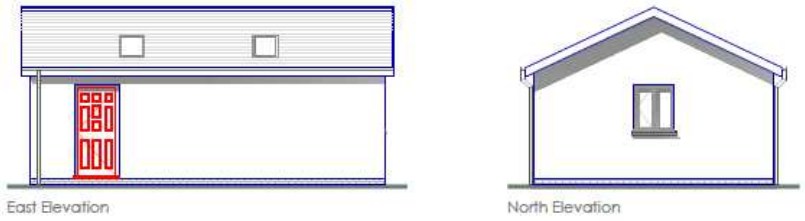
S/38535



Floor Plan - Scale 1:50

EXTERNAL FINISHES	
1. Roof Covering	Natural or man-made slate - grey in colour
2. Walls	Composite cabin walling - grey or light brown in colour
3. Rain Water Goods	Grey uPVC half round guttering with circular downpipes
4. Windows	Powder coated metal or uPVC - grey or light brown in colour
5. Doors	Powder coated metal or uPVC - grey or light brown in colour





Elevations - Scale 1:100

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Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme

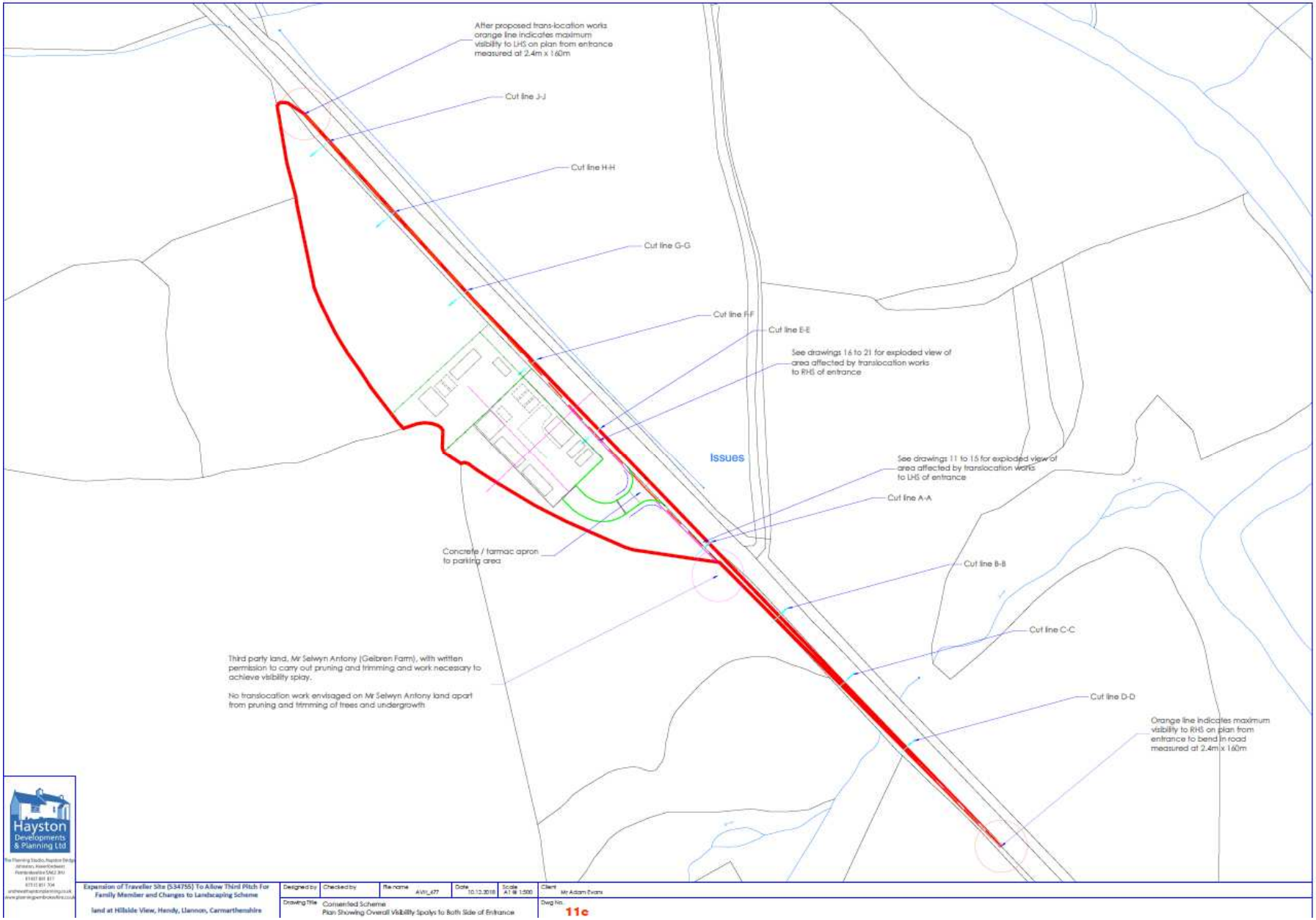
land at Hillside View, Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_477	17.01.2019	A3 @ As Shown	Mr Adam Evans

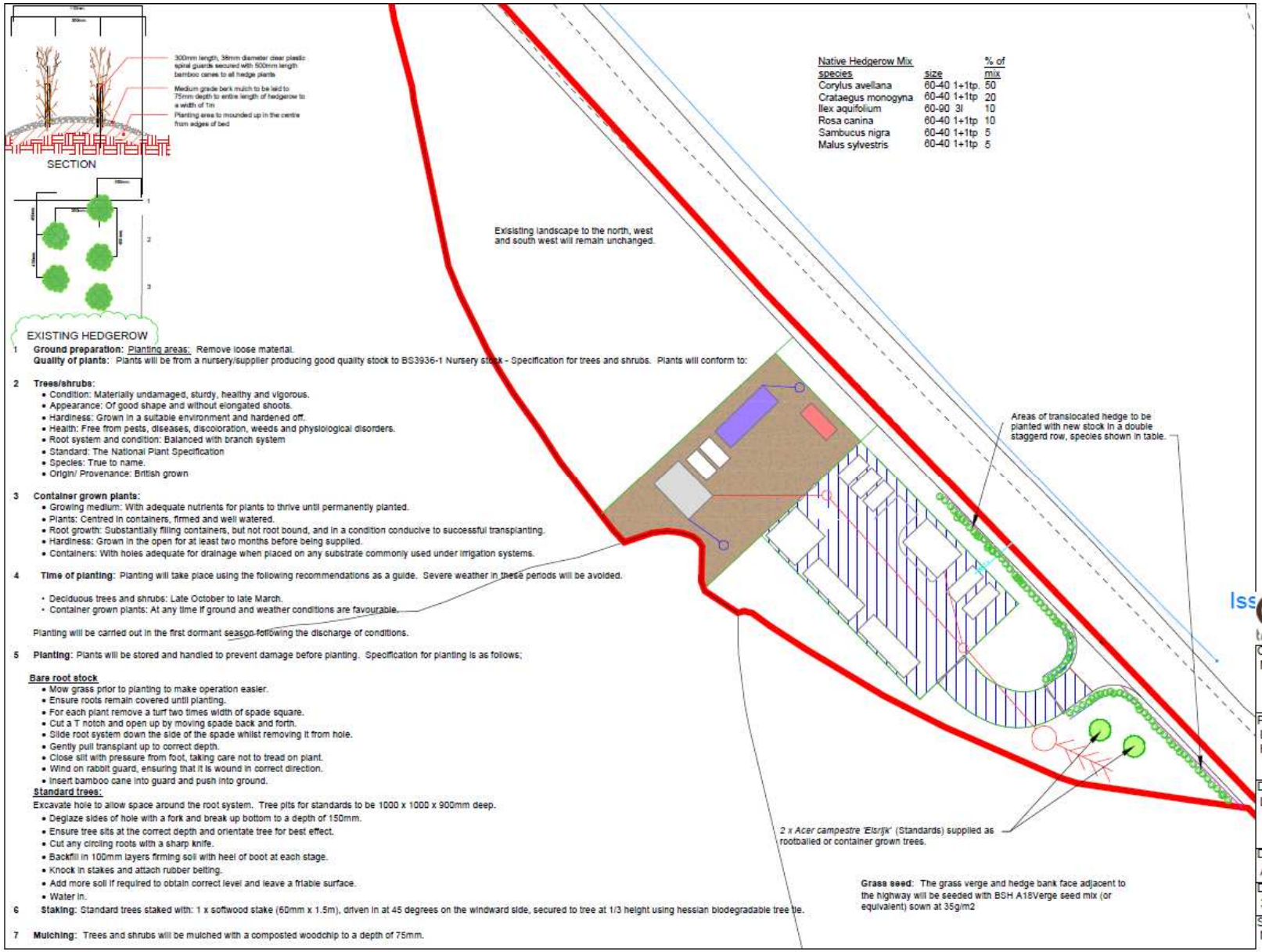
Drawing Title: Proposed Floor Plan and Elevations of New & Consented Utility / Day Rooms (x 2)

Dwg No. 04e

S/38535


After proposed trans-location works orange line indicates maximum visibility to LHS on plan from entrance measured at 2.4m x 160m
Cut line J-J
Cut line H-H
Cut line G-G
Cut line F-F
Cut line E-E
See drawings 16 to 21 for exploded view of area affected by translocation works to RHS of entrance
Issues
See drawings 11 to 15 for exploded view of area affected by translocation works to LHS of entrance
Cut line A-A
Concrete / tarmac apron to parking area
Cut line B-B
Cut line C-C
Cut line D-D
Orange line indicates maximum visibility to RHS on plan from entrance to bend in road measured at 2.4m x 160m
Third party land, Mr Selwyn Antony (Gelbren Farm), with written permission to carry out pruning and trimming and work necessary to achieve visibility splay.
No translocation work envisaged on Mr Selwyn Antony land apart from pruning and trimming of trees and undergrowth
Hayston Developments & Planning Ltd
Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme
land at Hillside View, Hendy, Llannon, Carmarthenshire
Designed by
Checked by
File name AWL677
Date 10.12.2018
Scale A1 @ 1:500
Client Mr Adam Evans
Drawing Title Consented Scheme
Plan Showing Overall Visibility Spalys to Both Side of Entrance
Dwg No. 11c

S/38535


300mm length, 38mm diameter clear plastic spiral guards secured with 500mm length bamboo canes to all hedge plants
Medium grade bark mulch to be laid to 75mm depth to entire length of hedgerow to a width of 1m
Planting area to mounded up in the centre from edges of bed
SECTION
EXISTING HEDGEROW
Native Hedgerow Mix
species | size | % of mix
Corylus avellana | 60-40 1+1tp. | 50
Crataegus monogyna | 60-40 1+1tp | 20
Ilex aquifolium | 60-90 3l | 10
Rosa canina | 60-40 1+1tp | 10
Sambucus nigra | 60-40 1+1tp | 5
Malus sylvestris | 60-40 1+1tp | 5
Exisisting landscape to the north, west and south west will remain unchanged.
Areas of translocated hedge to be planted with new stock in a double staggerd row, species shown in table.
2 x Acer campestre 'Elsrijk' (Standards) supplied as rootballed or container grown trees.
Grass seed: The grass verge and hedge bank face adjacent to the highway will be seeded with BSH A18Verge seed mix (or equivalent) sown at 35g/m2
1 Ground preparation: Planting areas: Remove loose material.
Quality of plants: Plants will be from a nursery/supplier producing good quality stock to BS3936-1 Nursery stock - Specification for trees and shrubs. Plants will conform to:
2 Trees/shrubs:
• Condition: Materially undamaged, sturdy, healthy and vigorous.
• Appearance: Of good shape and without elongated shoots.
• Hardiness: Grown in a suitable environment and hardened off.
• Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
• Root system and condition: Balanced with branch system
• Standard: The National Plant Specification
• Species: True to name.
• Origin/ Provenance: British grown
3 Container grown plants:
• Growing medium: With adequate nutrients for plants to thrive until permanently planted.
• Plants: Centred in containers, firmed and well watered.
• Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
• Hardiness: Grown in the open for at least two months before being supplied.
• Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.
4 Time of planting: Planting will take place using the following recommendations as a guide. Severe weather in these periods will be avoided.
• Deciduous trees and shrubs: Late October to late March.
• Container grown plants: At any time if ground and weather conditions are favourable.
Planting will be carried out in the first dormant season following the discharge of conditions.
5 Planting: Plants will be stored and handled to prevent damage before planting. Specification for planting is as follows;
Bare root stock
• Mow grass prior to planting to make operation easier.
• Ensure roots remain covered until planting.
• For each plant remove a turf two times width of spade square.
• Cut a T notch and open up by moving spade back and forth.
• Slide root system down the side of the spade whilst removing it from hole.
• Gently pull transplant up to correct depth.
• Close slit with pressure from foot, taking care not to tread on plant.
• Wind on rabbit guard, ensuring that it is wound in correct direction.
• Insert bamboo cane into guard and push into ground.
Standard trees:
Excavate hole to allow space around the root system. Tree pits for standards to be 1000 x 1000 x 900mm deep.
• Deglaze sides of hole with a fork and break up bottom to a depth of 150mm.
• Ensure tree sits at the correct depth and orientate tree for best effect.
• Cut any circling roots with a sharp knife.
• Backfill in 100mm layers firming soil with heel of boot at each stage.
• Knock in stakes and attach rubber belting.
• Add more soil if required to obtain correct level and leave a friable surface.
• Water in.
6 Staking: Standard trees staked with: 1 x softwood stake (60mm x 1.5m), driven in at 45 degrees on the windward side, secured to tree at 1/3 height using hessian biodegradable tree tie.
7 Mulching: Trees and shrubs will be mulched with a composted woodchip to a depth of 75mm.
arw tree consultancy
CLIENT: Mr Evans
PROJECT: Land at Hillside Hendy, Llannon
DRAWING TITLE: Landscape Plan
DRAWING NO: ARW1052:01 RevB
DATE: 30/10/2018
SCALE: Not to scale

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KIDWELLY
/ CYDWELI
Play Area
Recreation Ground
Parc Stephens
Bowling Green
Sports Pavilion
Gymraeg Gwenllian
Allotment Gardens
Porth y Castell
Trinity Church
Capel Sul
Morfa Chapel
Glanafon
Pumping Station
Sunday School
Car Park
Castle
Ysgol y Castell
Tre Gwendraeth
Gwendraeth Town
Elm Grove
Play Area
Superstore
Pwll Cottage
Audley
Castle
Stockwell Bungalow
Mean High & Mean Low Water
Gwendraeth Fach
Pond
War Memorial
Siloam Baptist Chapel
Castle Farm
Castle School House
The Barbican
Castledene
Tennis Courts
Garage
Sub Sta
Y Berllan
Delfryn
Eryl
Morley
Stockwell Cottage
Stockwell House
Caeglas
Mainwyn
Ponden
Fairacre
Elm Tree
Pringod Hill
Club
Tel Ex
Forde Court
Meat
Hall
Pond
Mud
Path (um)
Drain
Sinks
Spring
Tracks
Houses
Issues
NEW STREET
BRIDGE STREET
PRIORY STREET
ABBEY STREET
MONKSFORD STREET
NEOL Y STRAD
GER-Y-CASTELL
GER-Y-GWENDRAETH
ELM GROVE ROAD
CLOS YR AFON
STRYD Y PRIORDY PRIORY ST
WEST HILL CRESCENT
Gwendraeth Fach
Mean High & Mean Low Water

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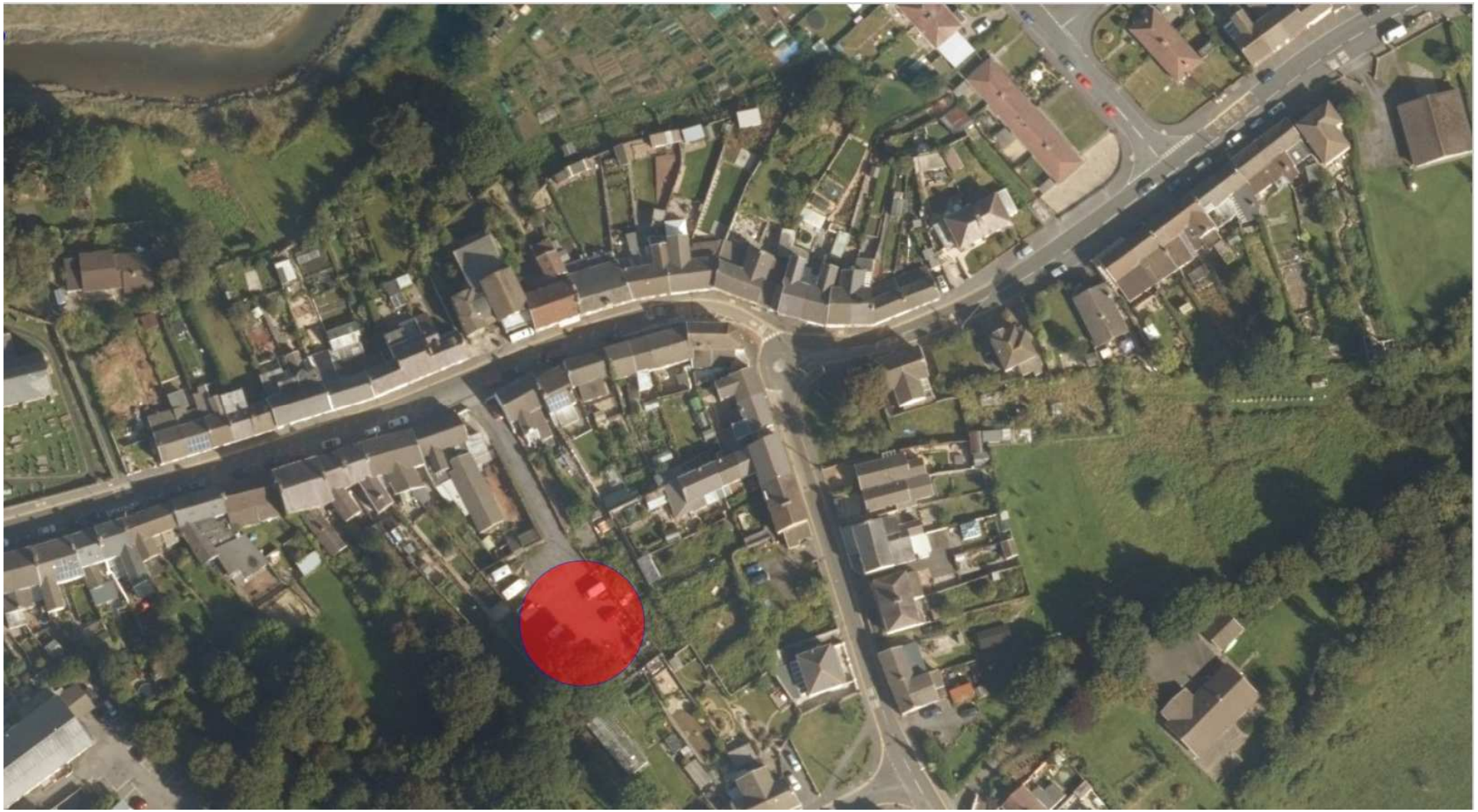
S/38787

Allotment
Gardens
DW
DW
17
B 4308
LB
41
43
45
47
49
51
55
61
2
39
29
19
54
48
56
2
9
10
36
Club
26
The Lord
(PH)
14
Car
Park
16.5m
11
20
21
Y Berllan
Delfryn
Eryl
Club
15.2m
12
11
18
1
27
17
7
1
3

S/38787



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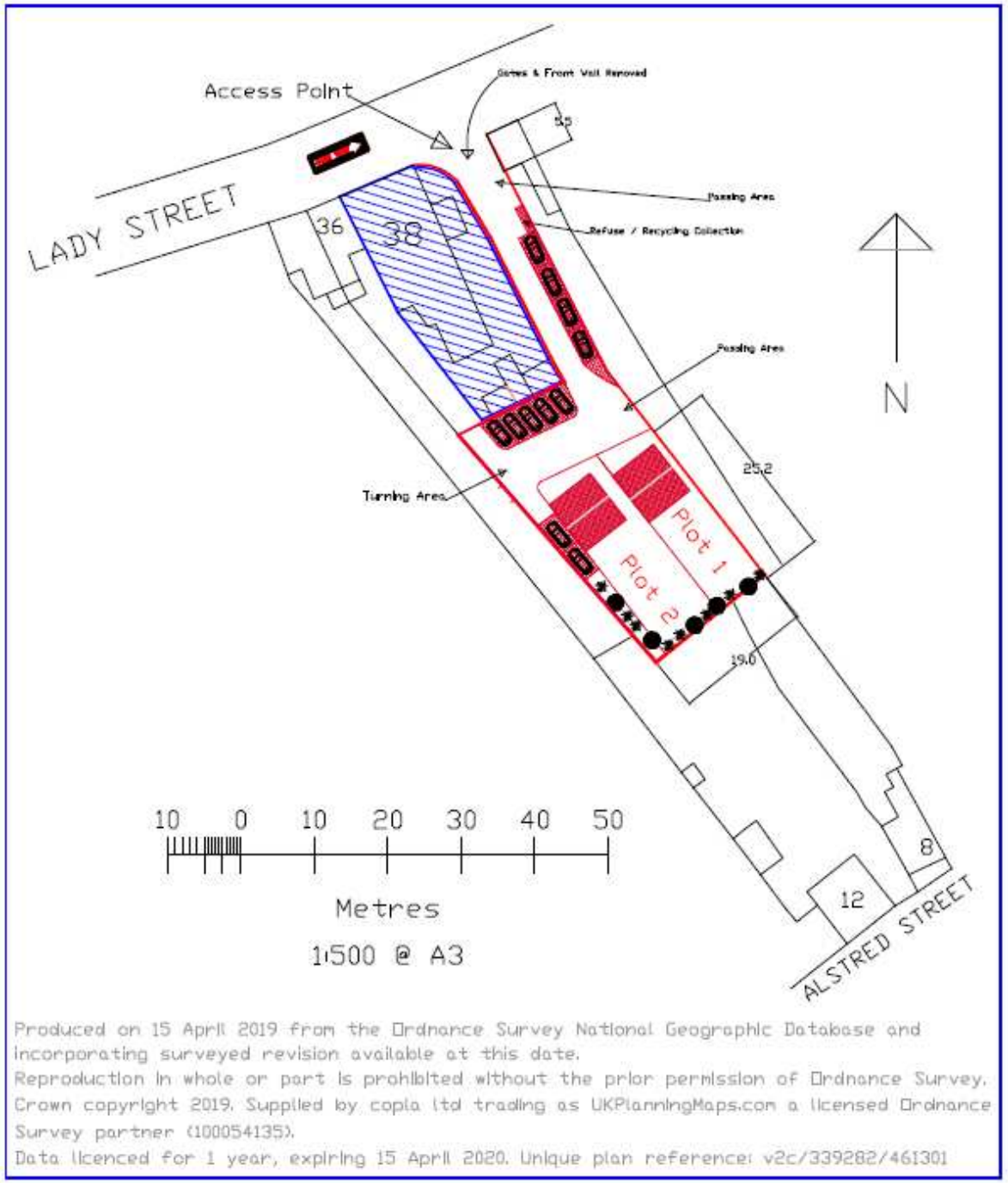
Access Point
Gates & Front Wall Removed
LADY STREET
55
36
38
Passing Area
Refuse / Recycling Collection
Passing Area
N
Turning Area
25.2
Plot 1
Plot 2
19.0
8
12
ALSTRED STREET
10 0 10 20 30 40 50
Metres
1:500 @ A3
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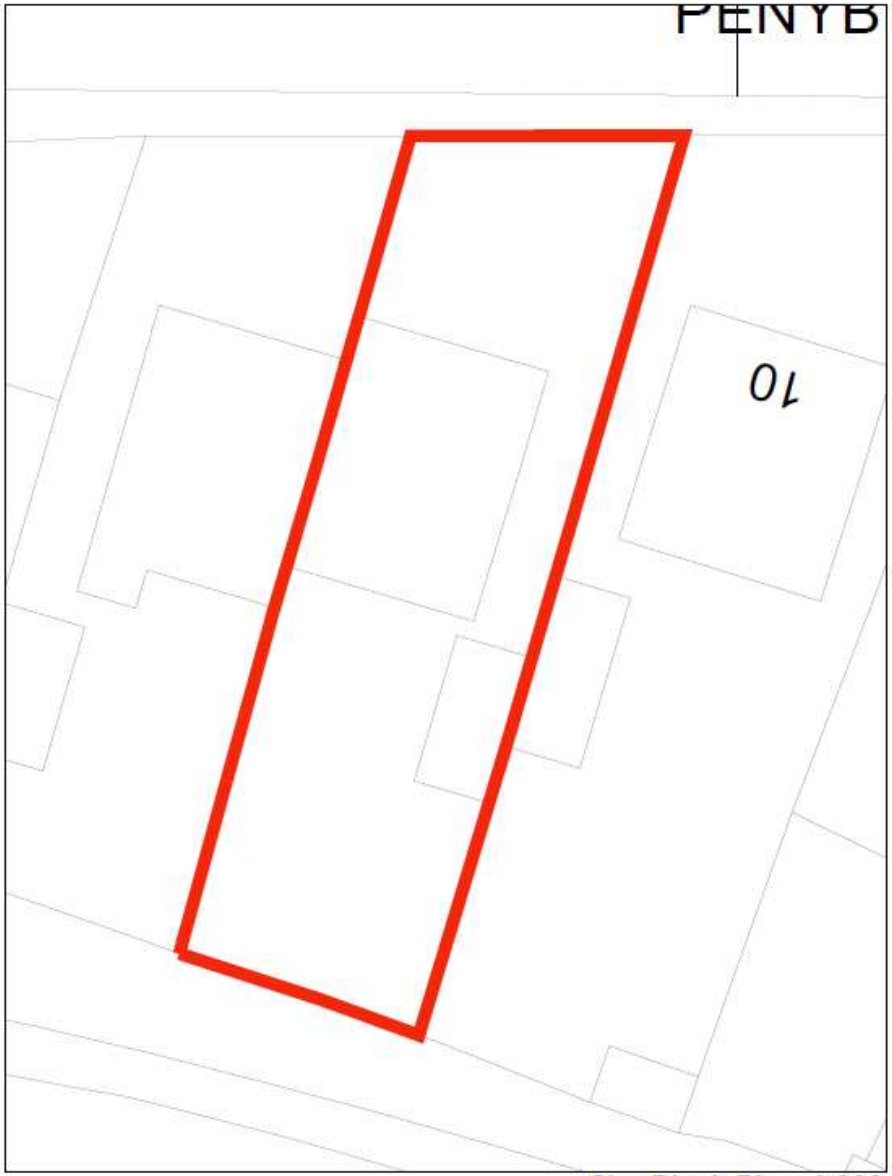
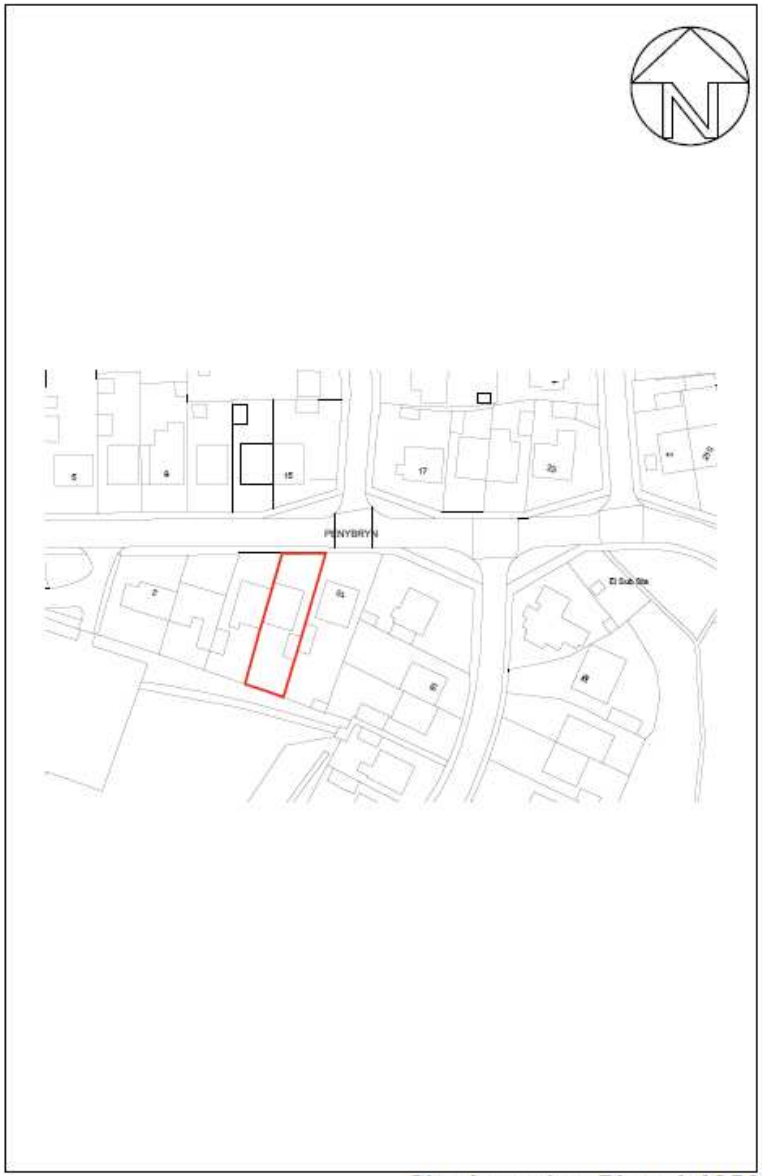
SITE BLOCK PLAN & LOCATION PLAN

8 PEN Y BRYN, SWISS VALLEY, LLANELLI

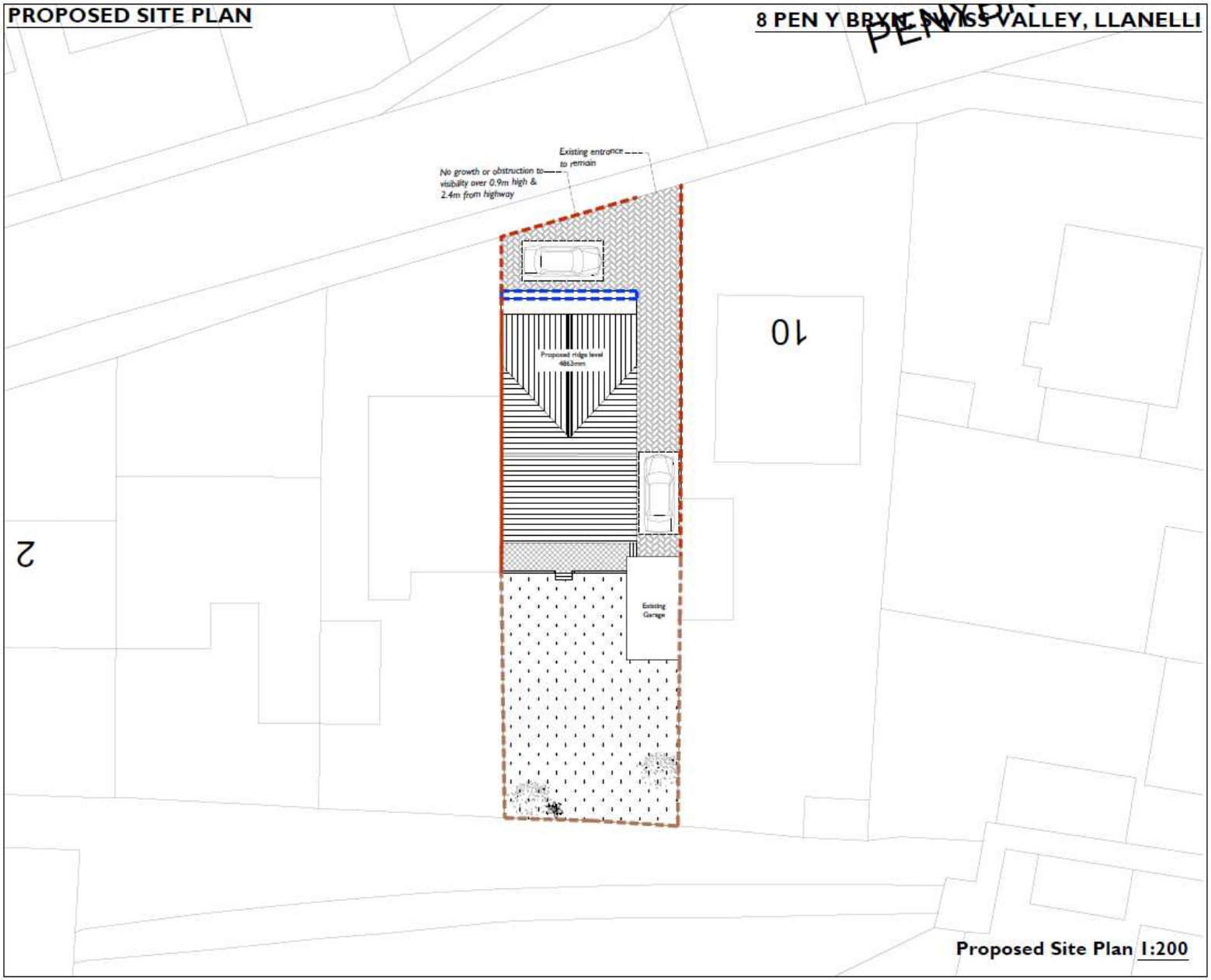


Site Block Plan 1:200



Site Location Plan 1:1250

S/38899


PROPOSED SITE PLAN
8 PEN Y BRYN, SWISS VALLEY, LLANELLI
Existing entrance to remain
No growth or obstruction to visibility over 0.9m high & 2.4m from highway
Proposed ridge level 486.3mm
Existing Garage
10
2
Proposed Site Plan 1:200

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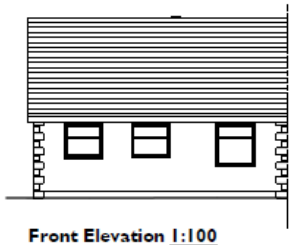
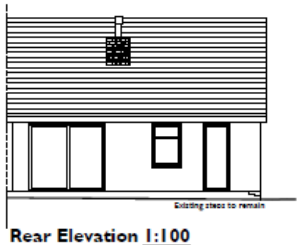
EXISTING FLOOR PLANS & ELEVATIONS **8 PEN Y BRYN, SWISS VALLEY, LLANELLI**

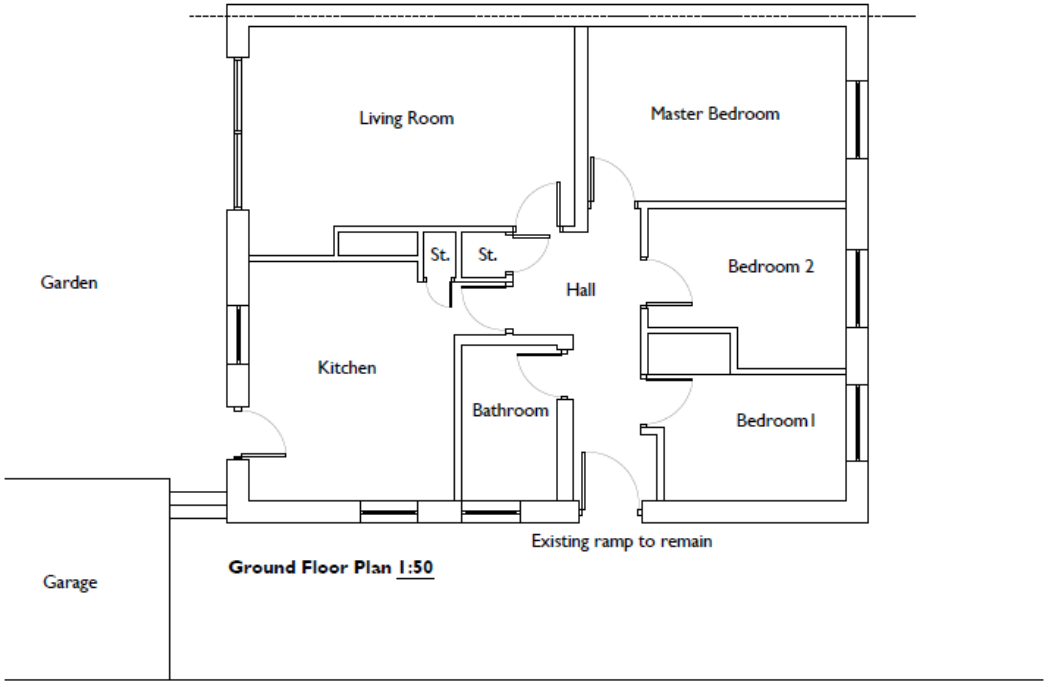


Front Elevation 1:100

Side Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:50

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PROPOSED FLOOR PLANS & ELEVATIONS **8 PEN Y BRYN, SWISS VALLEY, LLANELLI**

Front Elevation 1:100 Side Elevation 1:100 Rear Elevation 1:100

Ground Floor Plan 1:50

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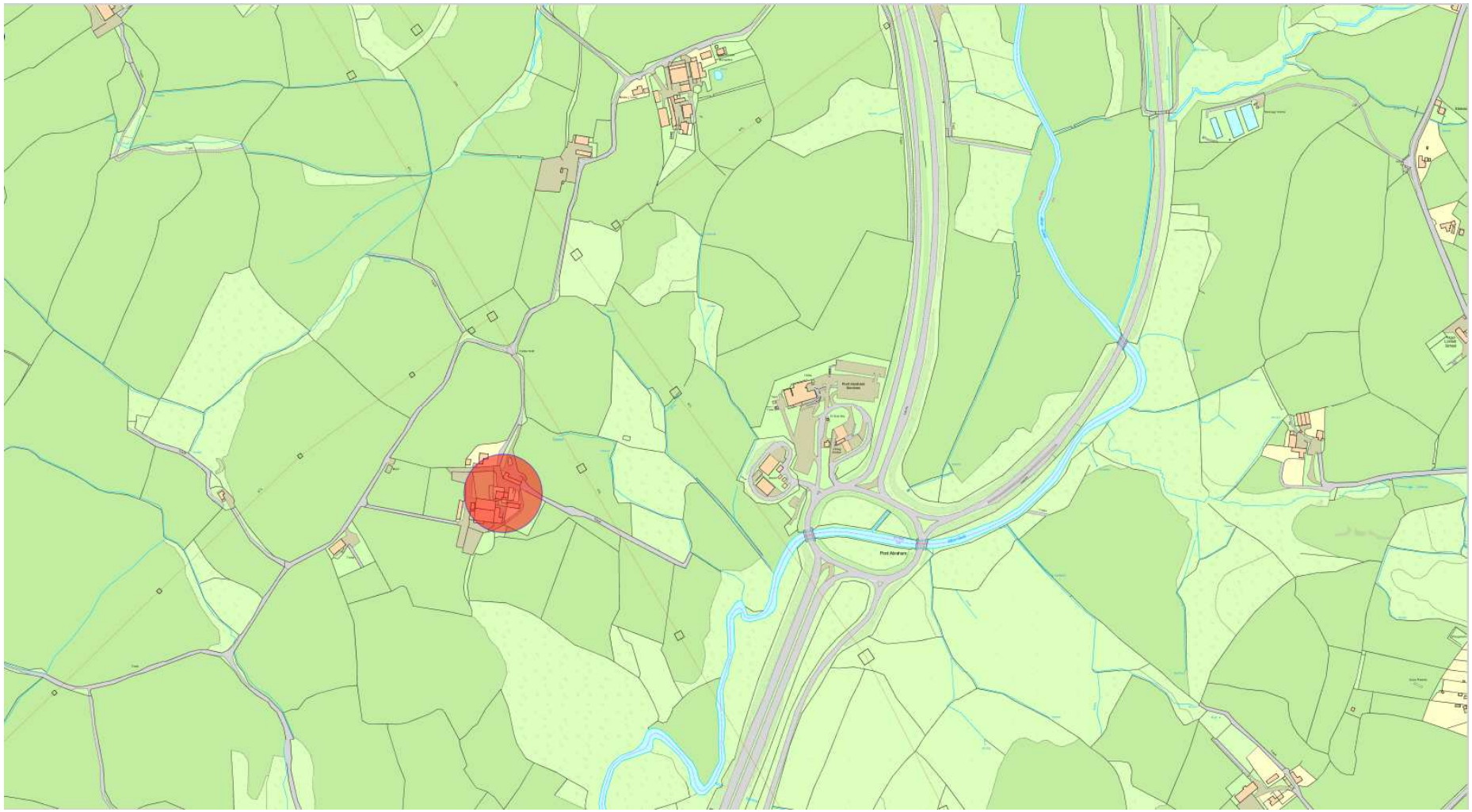
S/38899

S/38899

S/38899

S/38916

S/38916



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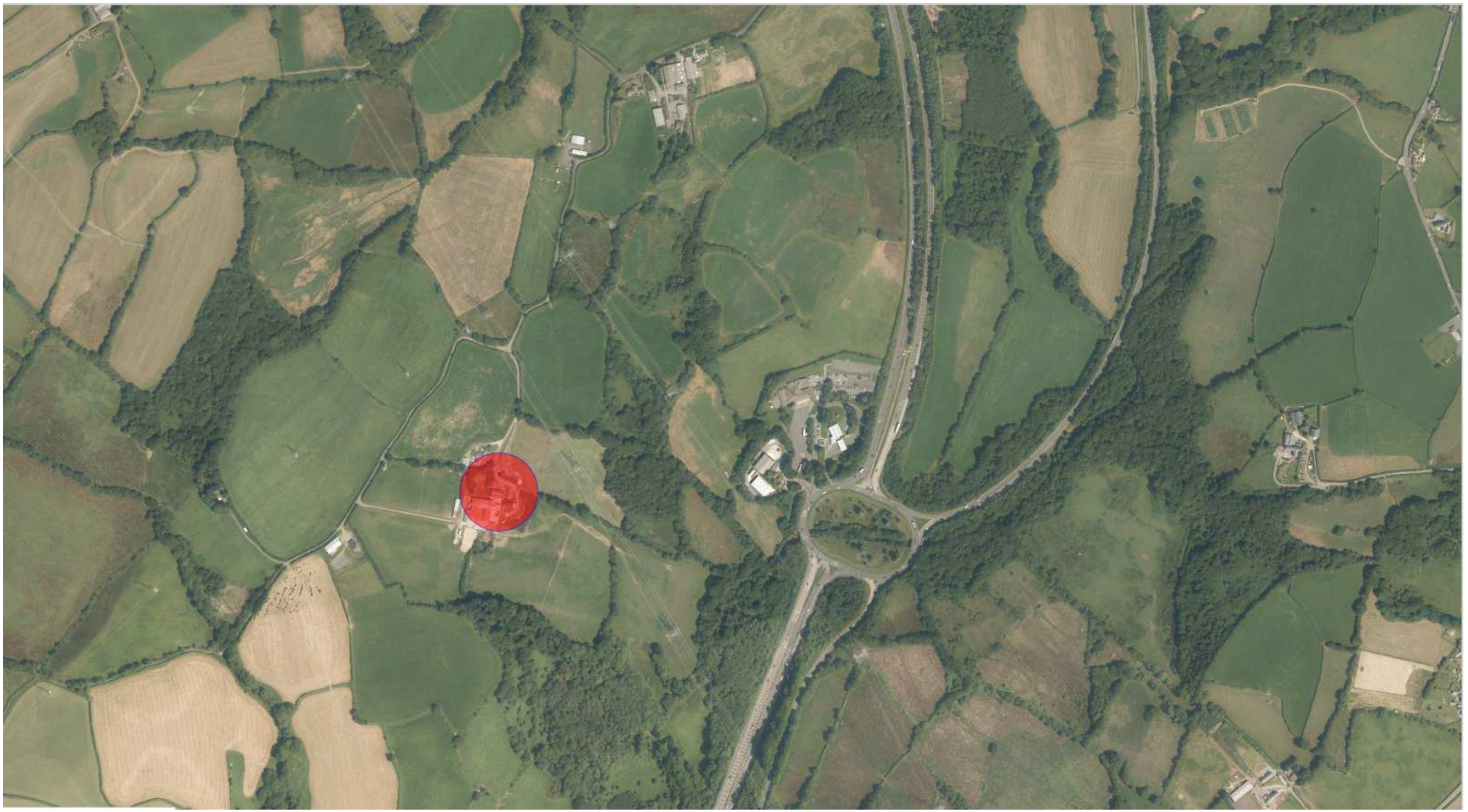

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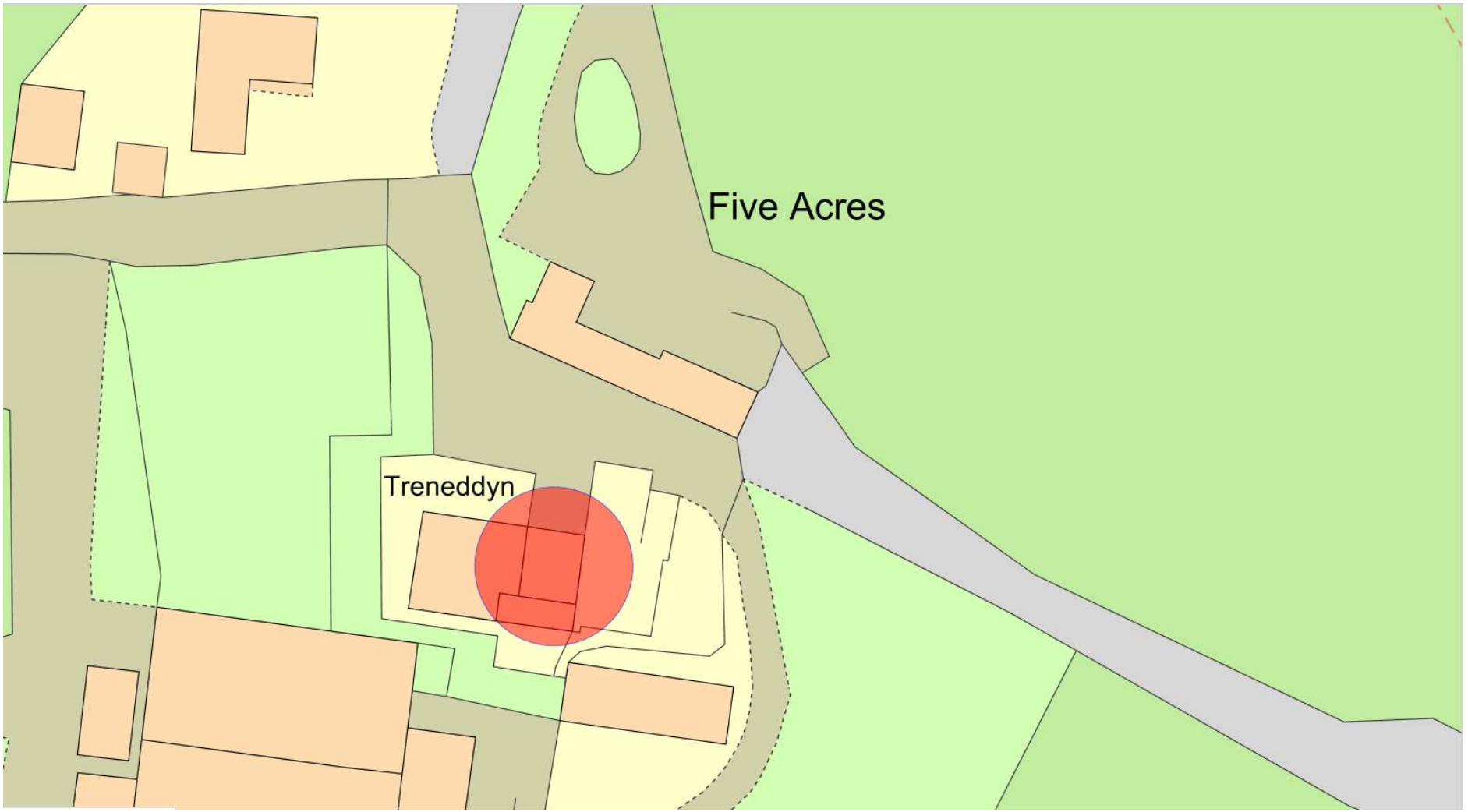

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READ WITH MAIN DRAWING

Site Plan - Proposed - 1:500

Location Plan - Existing - 1:1250

Key

Property Boundary -

Single Storey Side Extension As Replacement Of Existing Adjoined Outbuilding . Raised Deck Area. Replacement Flat Roof.

Treneddyn Farm, Carmarthenshire. SA4 0FP.

Ms Groom

Dimension Drawing Services

LP-01 Scale: Noted@A3

Tel. 07772903733
0800 612 6931
Info@dimensiondrawing.com

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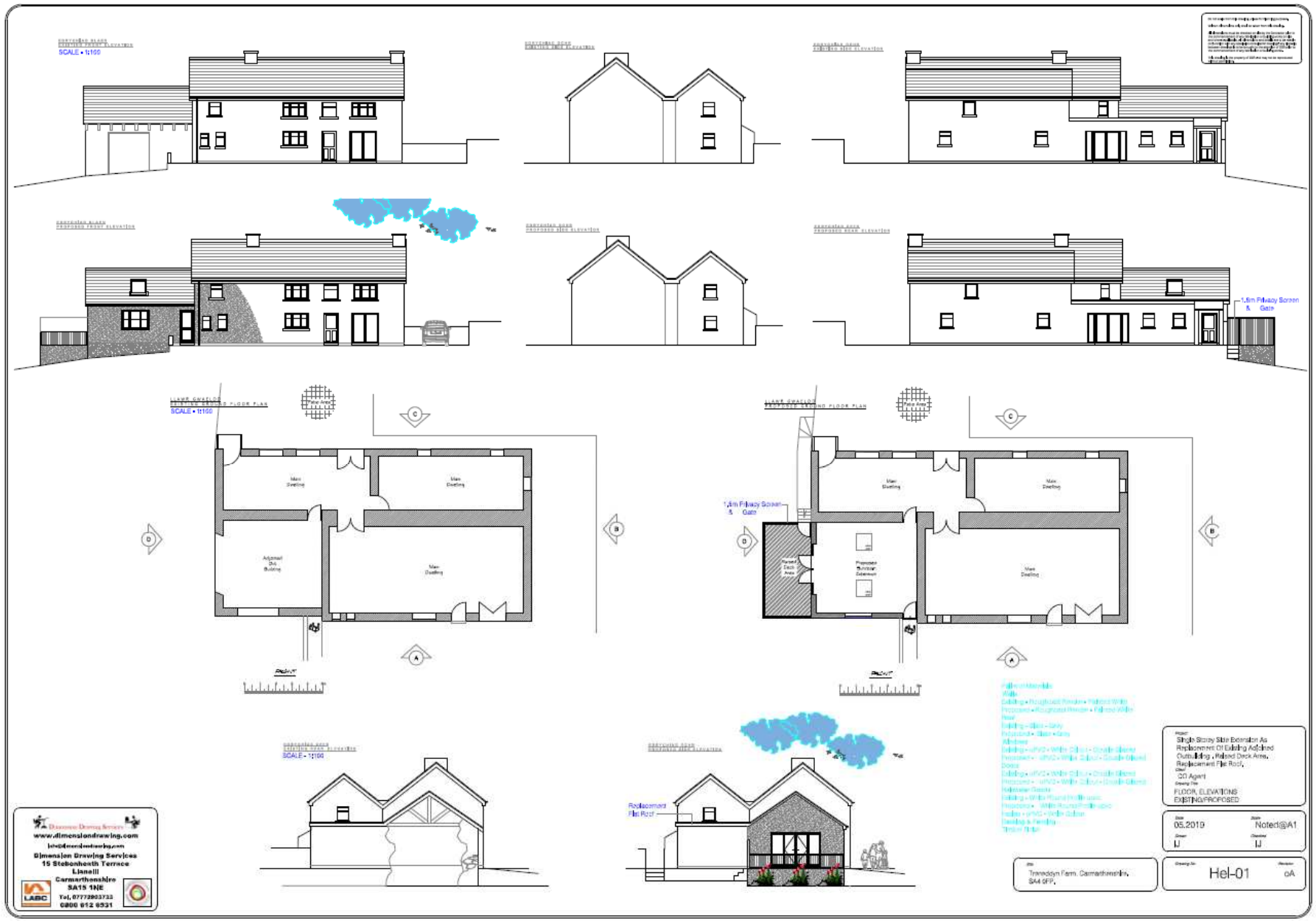

SCALE - 1:100
1.8m Privacy Screen & Gate
Main Dwelling
Adjoined Out Building
Proposed Dormer Extension
Replacement Flat Roof
Single Storey Side Extension As Replacement Of Existing Adjoined Outbuilding , Raised Deck Area, Replacement Flat Roof,
CO Agent
FLOOR, ELEVATIONS EXISTING/PROPOSED
05.2019
Noted@A1
IJ
IJ
Hel-01
oA
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