

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 1AF CHWEFROR, 2024

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

| Rhif ar yr Agenda | Eitem |
|----------------------|-------|
|----------------------|-------|

3. **PENDERFYNU AR GEISIADAU CYNLLUNIO** (Tudalennau 3 - 140)

Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.

Wendy Walters

Prif Weithredwr, Neuadd y Sir,
Caerfyrddin, Sir Gaerfyrddin SA31 1JP
Chief Executive, County Hall,
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWYR | INVESTORS
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English

Mae'r dudalen hon yn wag yn fwriadol

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

01/02/2024

**I'W BENDERFYNU
FOR DECISION**

| | |
|-----------------------|-----------------|
| Application No | PL/05187 |
|-----------------------|-----------------|

| | |
|-----------------|---|
| Proposal | The erection of new residential dwellings, vehicular access, open space and other associated infrastructure |
| Location | Land at Cefncaeau, Llanelli |

Details

Head of Infrastructure - The modified site access design for the A484 incorporates a 'left in left out' arrangement under priority control; requiring use of both the Pemberton Retail Park Roundabout and Berwick Roundabout for u-turn movements as required. From an operational perspective, the site access design is shown to have sufficient capacity to accommodate forecast traffic flows and the impact of the additional u-turners is negligible. However, to reduce the risk of traffic generated by the development attempting to utilise the existing layby located alongside the north-westbound carriageway of the A484 to undertake u-turn movements, the lay-by will need to be stopped up to support the proposed development. This will assist with ensuring that traffic exiting the development will utilise the Berwick Roundabout for u-turn movements on the A484. The proposed provision for Active Travel is acceptable. Recommends conditions to be attached the any grant of planning permission.

The recommendation remains unchanged but the following conditions are proposed to be added. The Section 106 contribution of £40,750 to be removed at this juncture. Provision for Active Travel is now covered in condition 27 below.

Conditions

Condition 20

Prior to its use by vehicular traffic, a new 'left in left out' access arrangement (not signal controlled) shall be laid out and constructed at the junction with the A484 road, in line with drawing no: C22040-ATP-DR-TP-010. Details and specifications of which shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.

Reason: In the interests of highway safety.

Condition 21

The existing layby along the westbound carriageway of the A484, located between the site and the Berwick Roundabout, shall be permanently stopped up, in accordance with a scheme to be submitted for the written approval of the Local Planning Authority, prior to beneficial occupation of any dwellings on the site herewith approved.

Reason: In the interests of highway safety.

Condition 22

Visibility Splays of 2.4m by 215m in either direction shall be wholly provided at the junction of the access road with the A484 prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the visibility splays, is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

Condition 23

The vehicular access into the site from the A484 shall at all times be left open, unimpeded by gates or any other barrier.

Reason: In the interests of highway safety.

Condition 24

There shall at no time be any means of pedestrian access to the development from the A484.

Reason: In the interests of highway safety.

Condition 25

Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

Condition 26

Before any development is commenced a detailed Travel Plan, setting out ways of reducing car usage and increasing walking and cycling to and from the development, shall be submitted to and agreed in writing by the Local Planning Authority. The detailed Travel Plan shall be implemented in accordance with the approved details at a timescale to be approved in writing.

Reason: In the interests of highway safety.

Condition 27

Prior to beneficial occupation of the development herewith approved the public footpath (36/130) running along the site's northern boundary shall be widened to 3.0 metres, to allow shared usage in accordance with the Active Travel (Wales) Act 2013, with consideration of additional access points to enhance the sustainable accessibility of the site. A scheme implementation strategy shall be submitted at reserved matters for the written approval of the Local Planning Authority.

Reason: To provide for sustainable access and active travel.

Condition 28

No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.

Reason: In the interests of highway safety.

| | |
|-----------------------|-----------------|
| Application No | PL/06296 |
|-----------------------|-----------------|

| | |
|-----------------|---|
| Proposal | Timber store and associated hardstanding (re-submission of Planning Application PL/05564) |
| Location | Land opposite Gilfach Wen, formerly known as Penroc, Caio, Llanwrda, SA19 8UH |

Details

PL/06296

In addition to the submitted Planning report, it is highlighted that the site is just within the Cothi Valley Special Landscape area and therefore in the interest of protecting the landscape character of the locality, it is recommended to add policy EQ6 (Special landscape Area) to the reason for refusal, to read as follows:

Reason 1

The proposal, if approved, would be contrary to Policy SP1(Sustainable Places and Spaces), Policy SP14 (Protection and Enhancement of the Natural Environment), GP1(Sustainability and High Quality Design) and EQ6 (Special Landscape Area) of the Carmarthenshire Local Development Plan, in that it is considered there is insufficient justification provided to support the private storage building at this rural location, which represents a sporadic form of development in the countryside without a justified farming association related to a farm holding and being reasonably necessary for the purposes of agriculture. The proposal also has a detrimental effect on the rural character and appearance of the open countryside at this location within the Cothi Valley Special Landscape area.

Planning Ecology – The development has resulted in a net loss of biodiversity through the loss of semi-natural broad-leaved woodland. Semi-natural broad-leaved woodland is included on the Environment (Wales) Act 2016 Section 7 list of habitats of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. All public authorities in Wales, including Local Planning Authorities, have a duty under Section 6 of the Environment (Wales) Act 2016 to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems and must have regard to Section 7 habitats while fulfilling this duty. Removal of the woodland area in the absence of clearly defined public benefits, and lack of any mitigation and enhancement proposals, represents an unacceptable loss of an irreplaceable habitat that conflicts with National and Local Planning Policies

As a result of the above response to consultation, the second reason for refusal proposed is as follows;

Reason 2

The proposal, if approved, would be contrary to Policies EQ4 (Biodiversity), EQ5 (Corridors, Networks and Features of Distinctiveness), SP1(Sustainable Places and Spaces), SP14 (Protection and Enhancement of the Natural Environment) of the adopted Carmarthenshire

Local Development Plan (2014), and revised Chapter 6 (Distinctive and Natural Placemaking and Well-Being) of Planning Policy Wales Edition 11, in that the development of the site has resulted in the loss of semi-natural broad-leaved woodland that is identified as being moderately species-rich and provides habitat for a range of species. The woodland is identified as a habitat of principal importance for the purposes of maintaining and enhancing biodiversity in relation to Wales under Section 7 of the Environment (Wales) Act 2016, and the development of the site has resulted in the loss of a significant part of this habitat without suitable mitigation or compensation.

| | |
|-----------------------|-----------------|
| Application No | PL/06643 |
|-----------------------|-----------------|

| | |
|-----------------|---|
| Proposal | Proposed two storey side extension and alterations to existing bungalow, together with an extension of its domestic curtilage |
| Location | Golygfa, Kidwelly, SA17 5AR |

Details

Consultations

Local Members – County Councillor Lewis Davies has requested that the consideration of the application by the Planning Committee be deferred to enable the applicant to meet with officers and County Councillors to discuss alternative designs of the extension and alterations to the existing bungalow. The applicant has confirmed her acceptance of the proposed deferment of the application.

The recommendation is therefore to defer the consideration of the application.

Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor Cynllunio / Planning Committee

01/02/2024

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 11

Cyngor **Sir Gâr**
Carmarthenshire
County Council



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

**Applications
recommended for
approval**

PL/04244

Hugh Towns

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 13

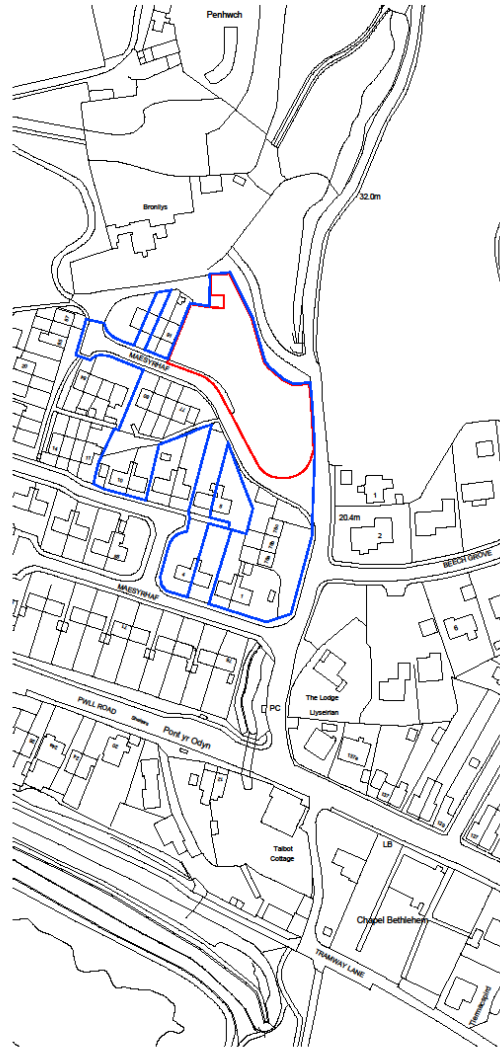
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Carmarthenshire
County Council



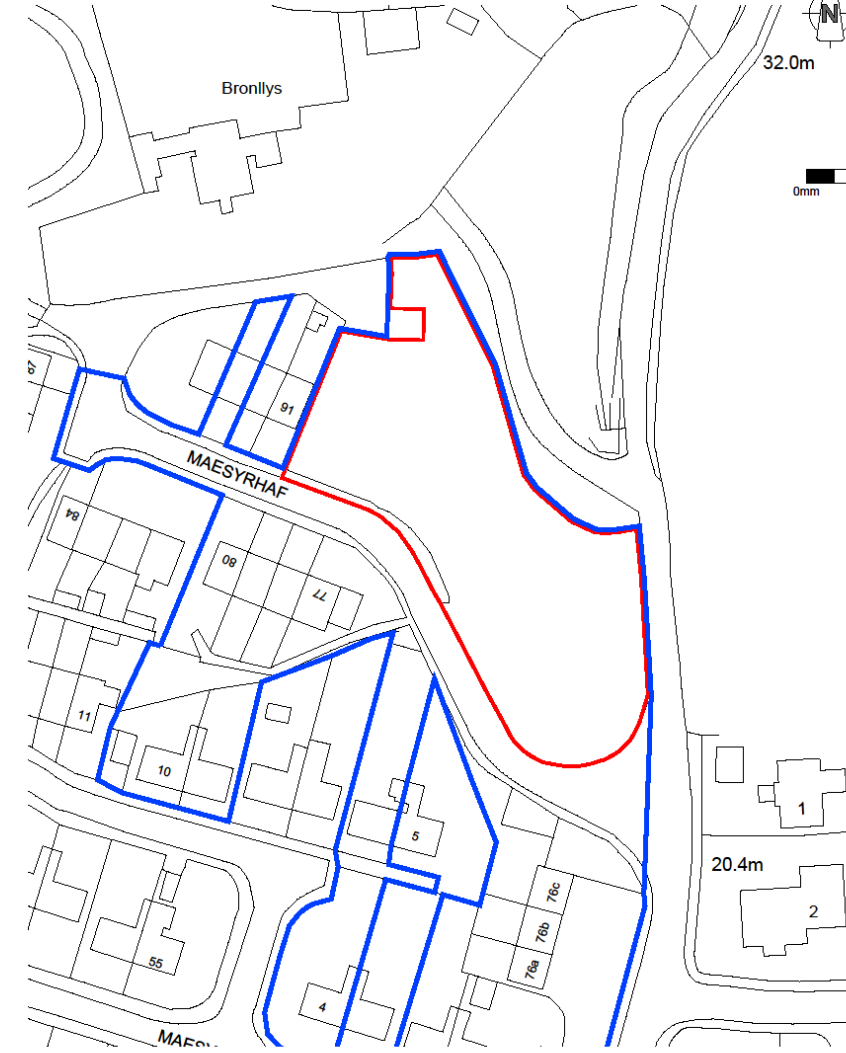




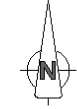
PL/04244 – Location & Site Plan



SITE LOCATION PLAN - 1:1250



SITE PLAN - 1:500



32.0m



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An discrepancy between drawings and the construction site works must be notified and reported with Carmarthenshire County Council before implementation.

READ ALL DRAWINGS AS ONE
Always ensure that the latest editions, or revisions, of ALL drawings are used at all times. If in doubt, please contact the allocated Carmarthenshire County Council person responsible for that project.

Drawings are to be read in conjunction with the latest editions, or revisions, of all other relevant details and schedules.

Where any contradiction or uncertainty arises between the drawings and / or the instructions of works, it is the contractor's responsibility to seek clarification from Carmarthenshire County Council before proceeding. No claims will be made by Carmarthenshire County Council where the contractor continues work in breach of such instructions.

NOT FOR CONSTRUCTION
This drawing is a general arrangement plan only, and is not intended for site purposes.

| | | |
|---|--|----------------------------------|
| <p>Project Name: []</p> <p>Client: []</p> <p>Project No: []</p> <p>Scale: []</p> <p>Date: []</p> | | <p>Site Location Plan</p> |
| <p>Author: []</p> <p>Checked: []</p> <p>Approved: []</p> | | |
| <p>Project No: []</p> <p>Client: []</p> <p>Project No: []</p> <p>Scale: []</p> <p>Date: []</p> | | <p>Site Location Plan</p> |
| <p>Author: []</p> <p>Checked: []</p> <p>Approved: []</p> | | |

Property Design Section

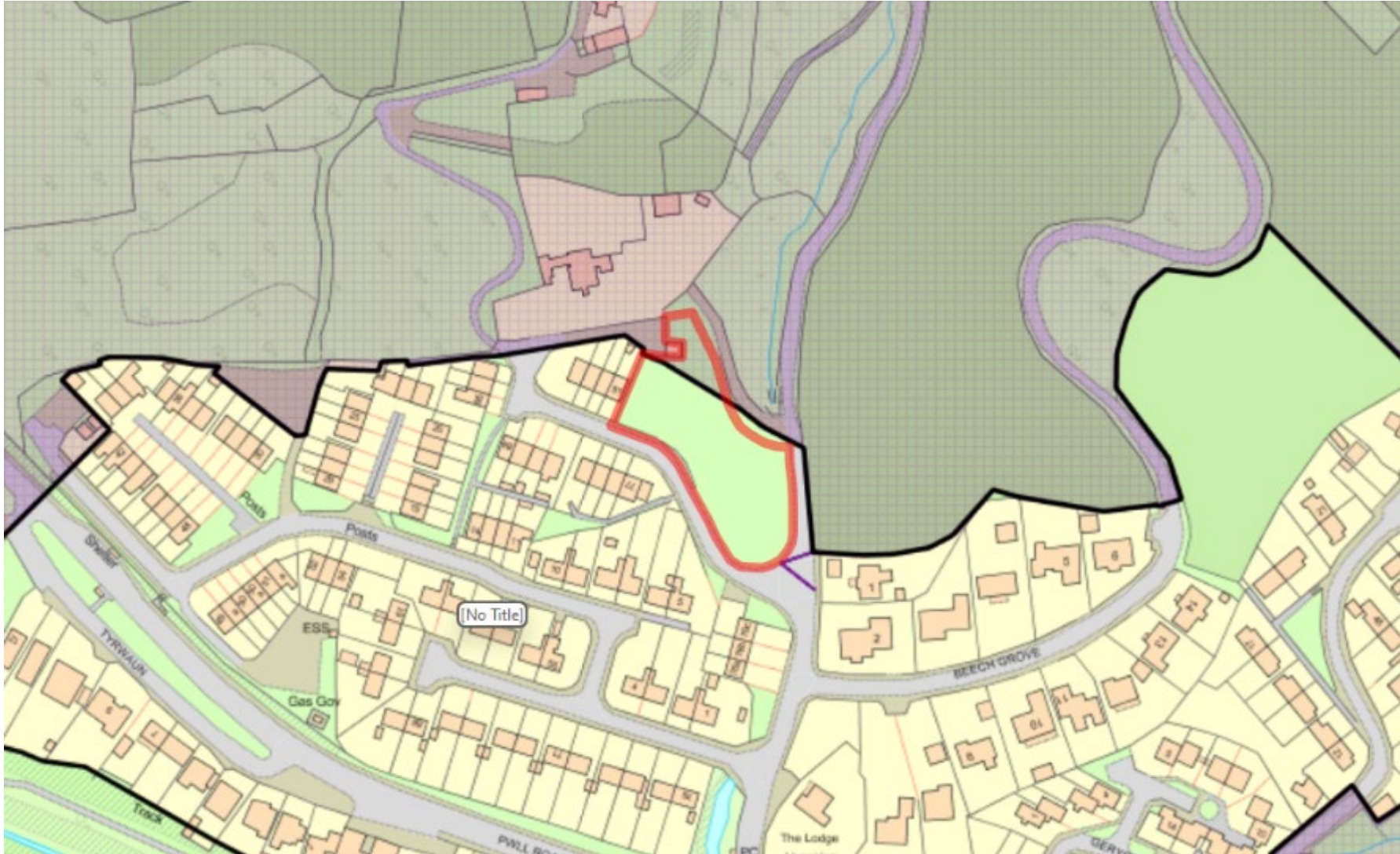
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County Council

J.vee/DJuno/E.Jdo

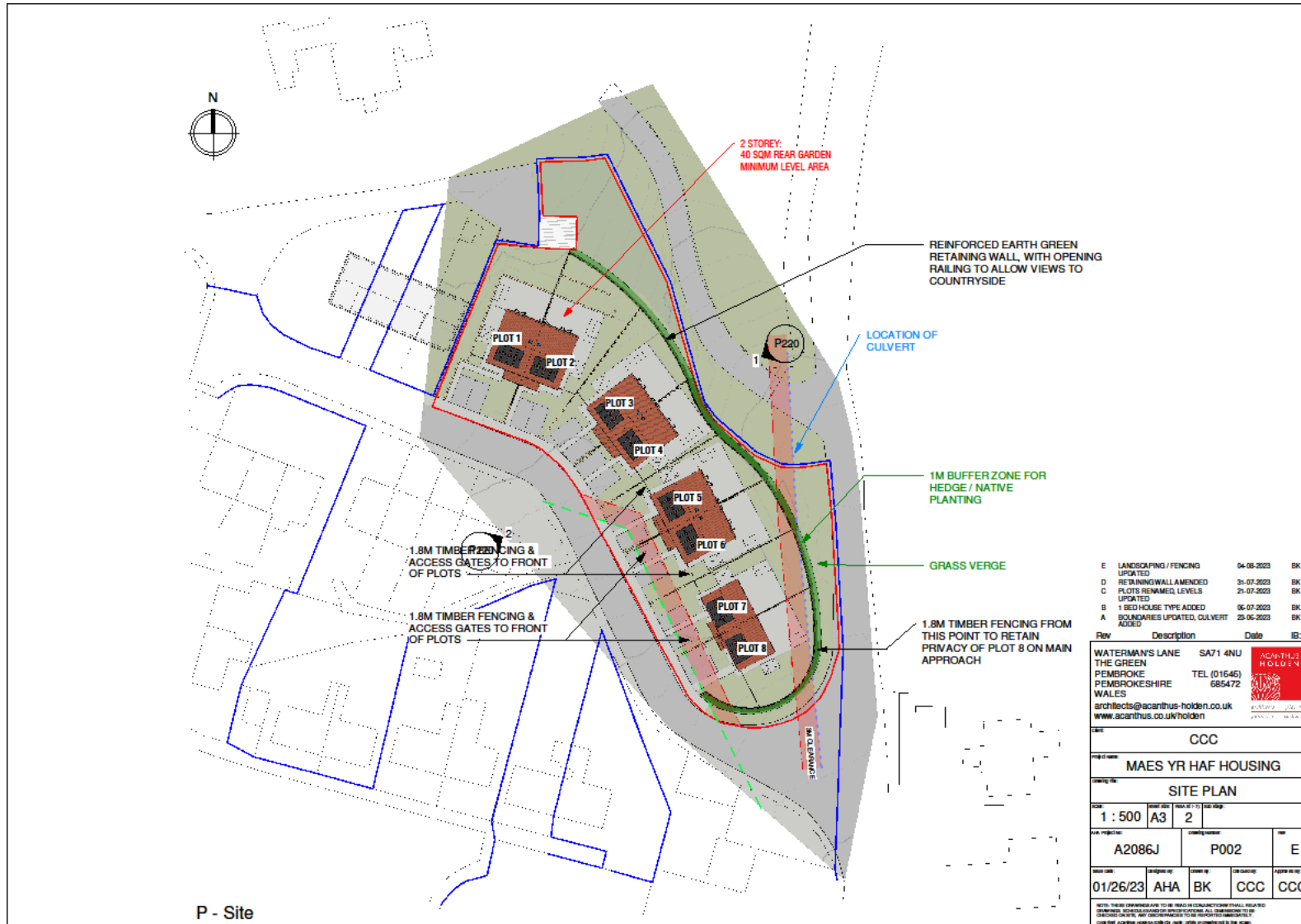
PL/04244 – Aerial Photograph



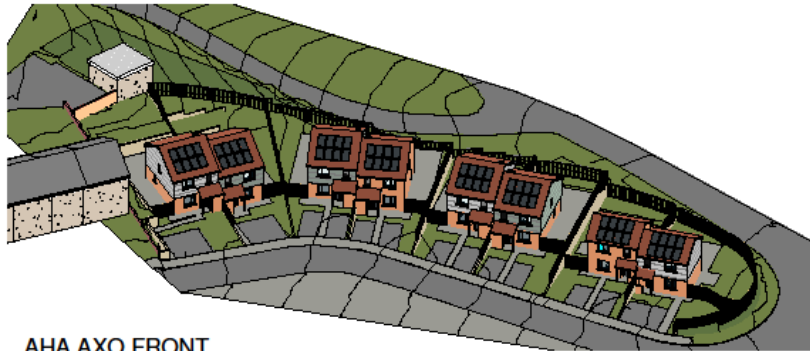
PL/04244 – LDP Development Limits



PL/04244 – Indicative Site Plan



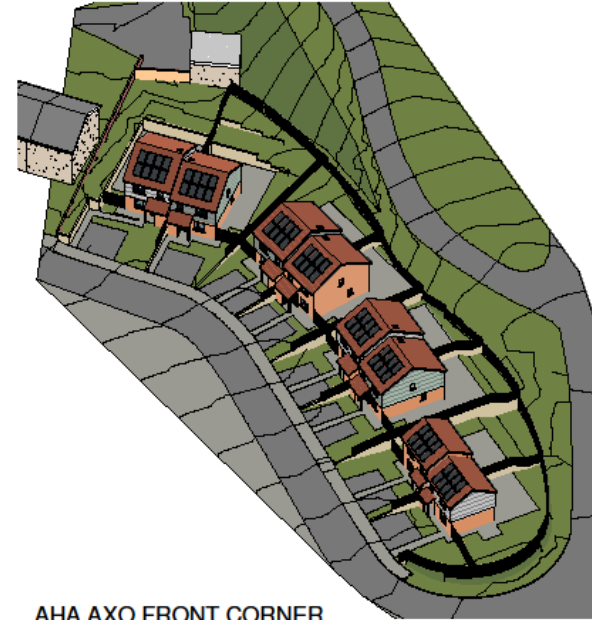
PL/04244 – Indicative Aerials & 3D Image



AHA AXO FRONT



AHA AXO BACK



AHA AXO FRONT CORNER



STREET PERSPECTIVE

| | | | |
|-----|----------------------------------|------------|-----|
| Rev | Description | Date | ID: |
| B | LANDSCAPING / FENCING UPDATED | 04-08-2023 | BK |
| A | PLOTS RENAMED, LEVELS UPDATED | 25-07-2023 | BK |

WATERMAN'S LANE SA71 4NU
THE GREEN
PEMBROKE TEL: (01646)
PEMBROKESHIRE 685472
WALES
architects@acanthus-holden.co.uk
www.acanthus.co.uk/holden



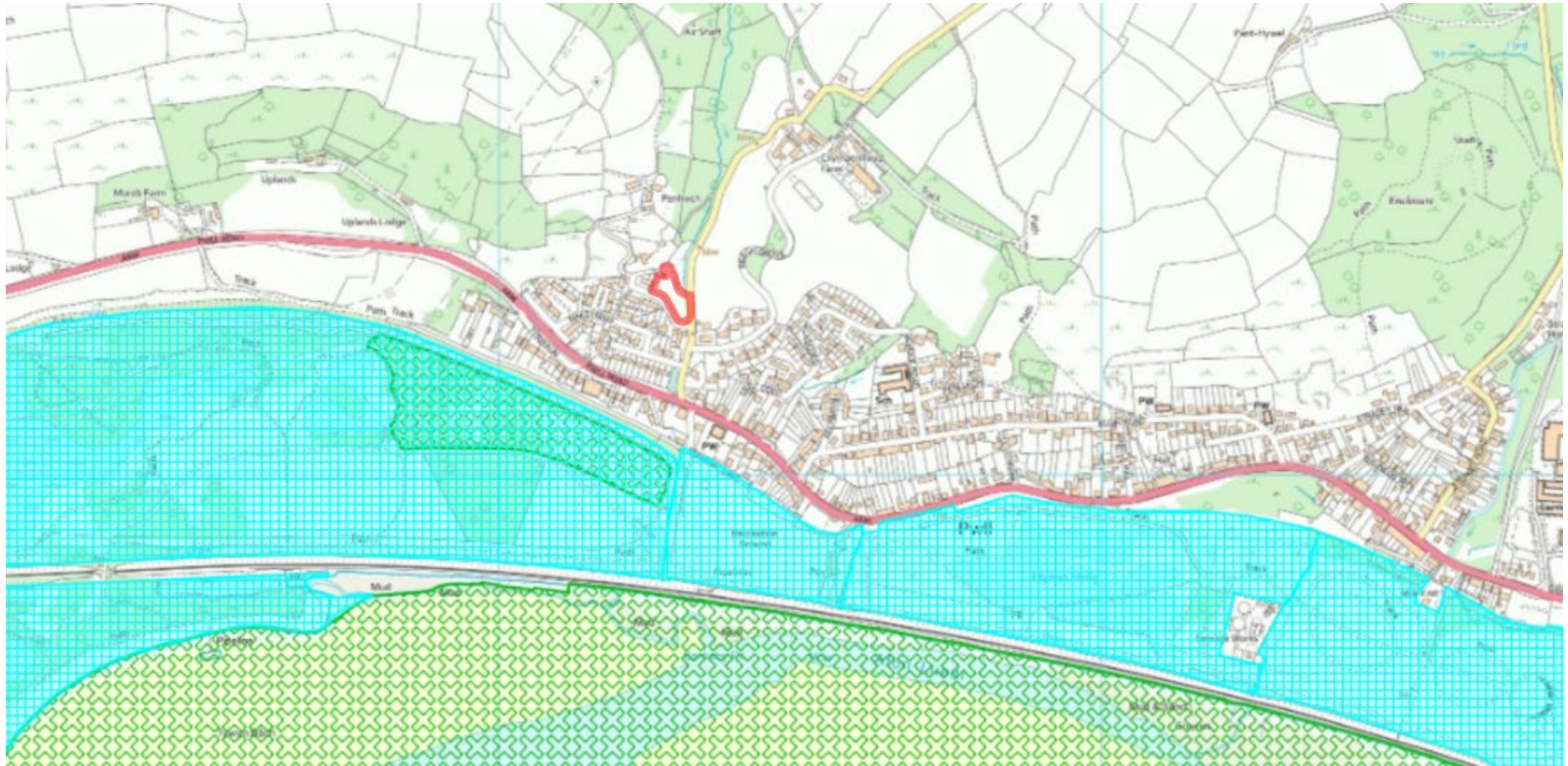
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|---------------------|---------------|---------------|------------|
| Client | | | |
| CCC | | | |
| Project Name | | | |
| MAES YR HAF HOUSING | | | |
| Drawing Title | | | |
| AERIALS & 3DS | | | |
| Scale | Sheet No. | No. of Sheets | |
| A3 | 2 | | |
| Project Code | Planning Ref. | Site | |
| A2086J | P400 | B | |
| Issue Date | Designed by | Drawn by | Checked by |
| 01/26/23 | BK | BK | CCC |
| Approved by | CCC? | | |

NOTE: THESE DRAWINGS ARE TO BE USED IN CONNECTION WITH ALL RELATED DOCUMENTS, SPECIFICATIONS AND CONTRACTS. ALL DRAWINGS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.
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PL/04244 – Surface & Small Watercourse Flooding



PL/04244 – Recreation Open Space & Pwll Lagoon



PL/04244

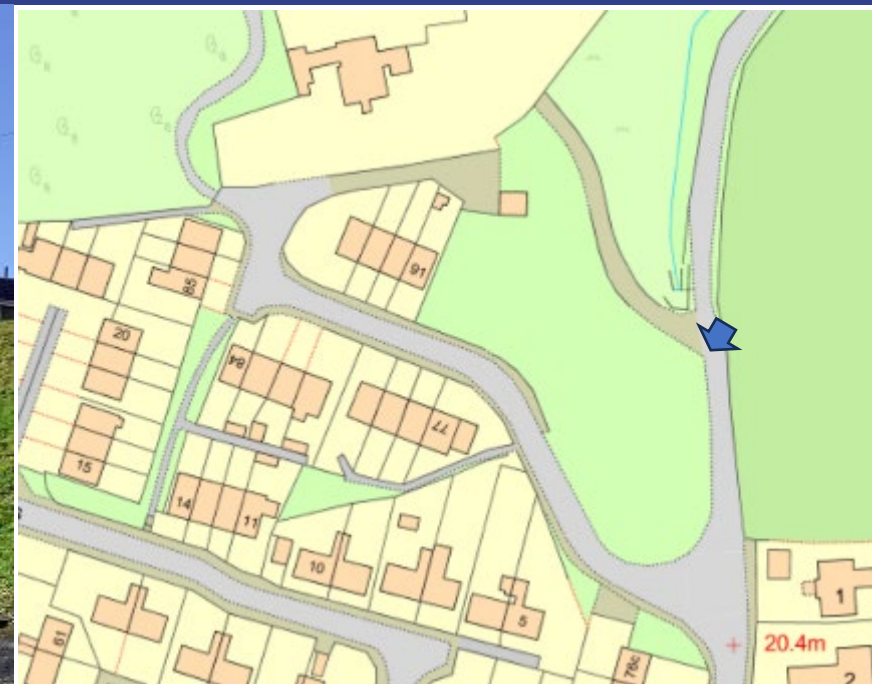


PL/04244



Tudalen 24

PL/04244



Tudalen 25

PL/04244

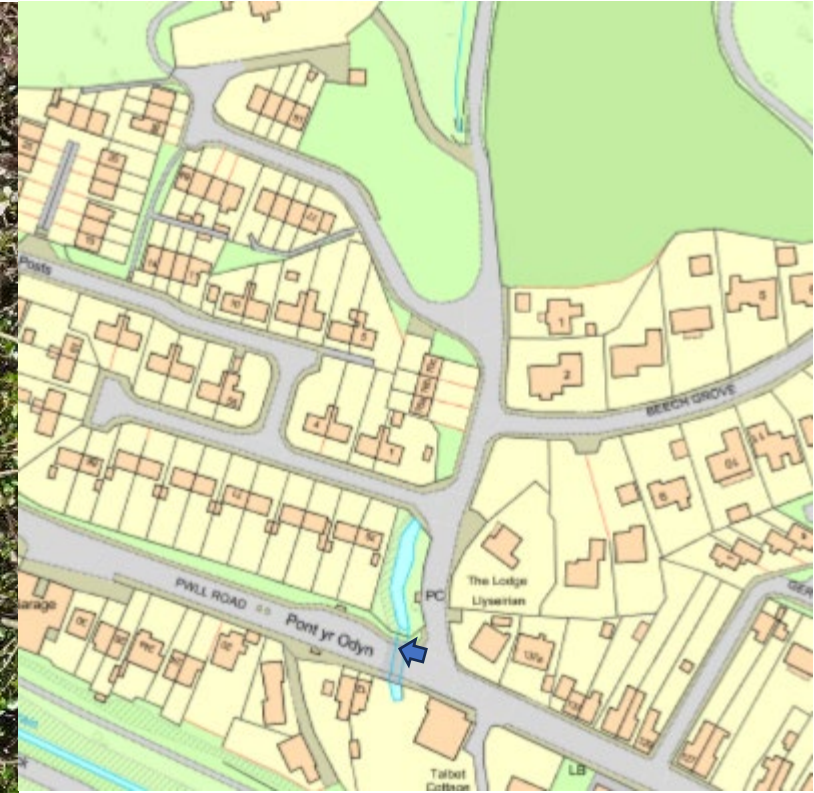


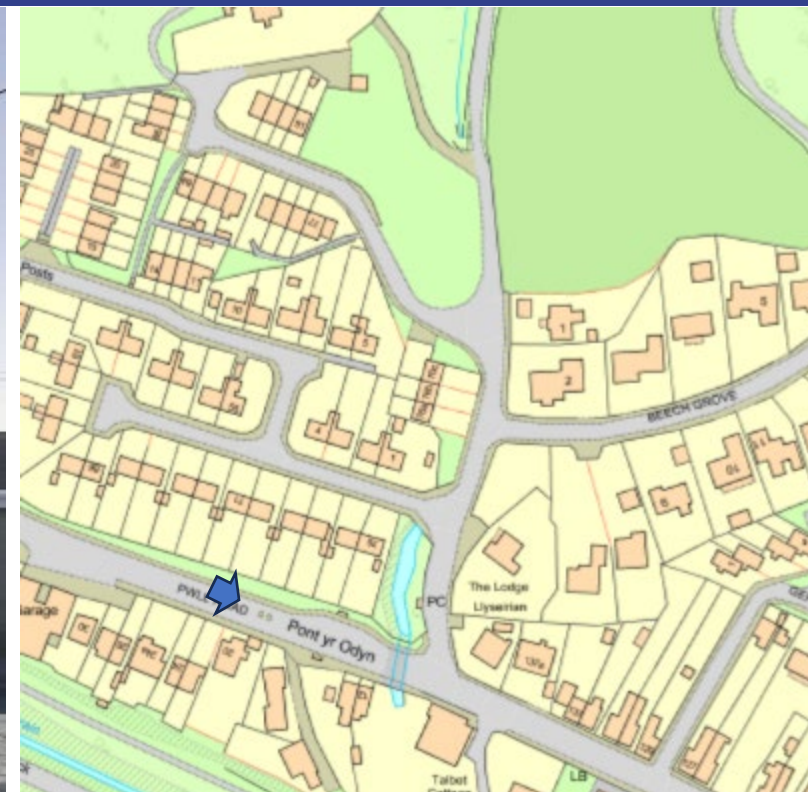
Tudalen 26





Tudalen 27





PL/05187

Hugh Towns

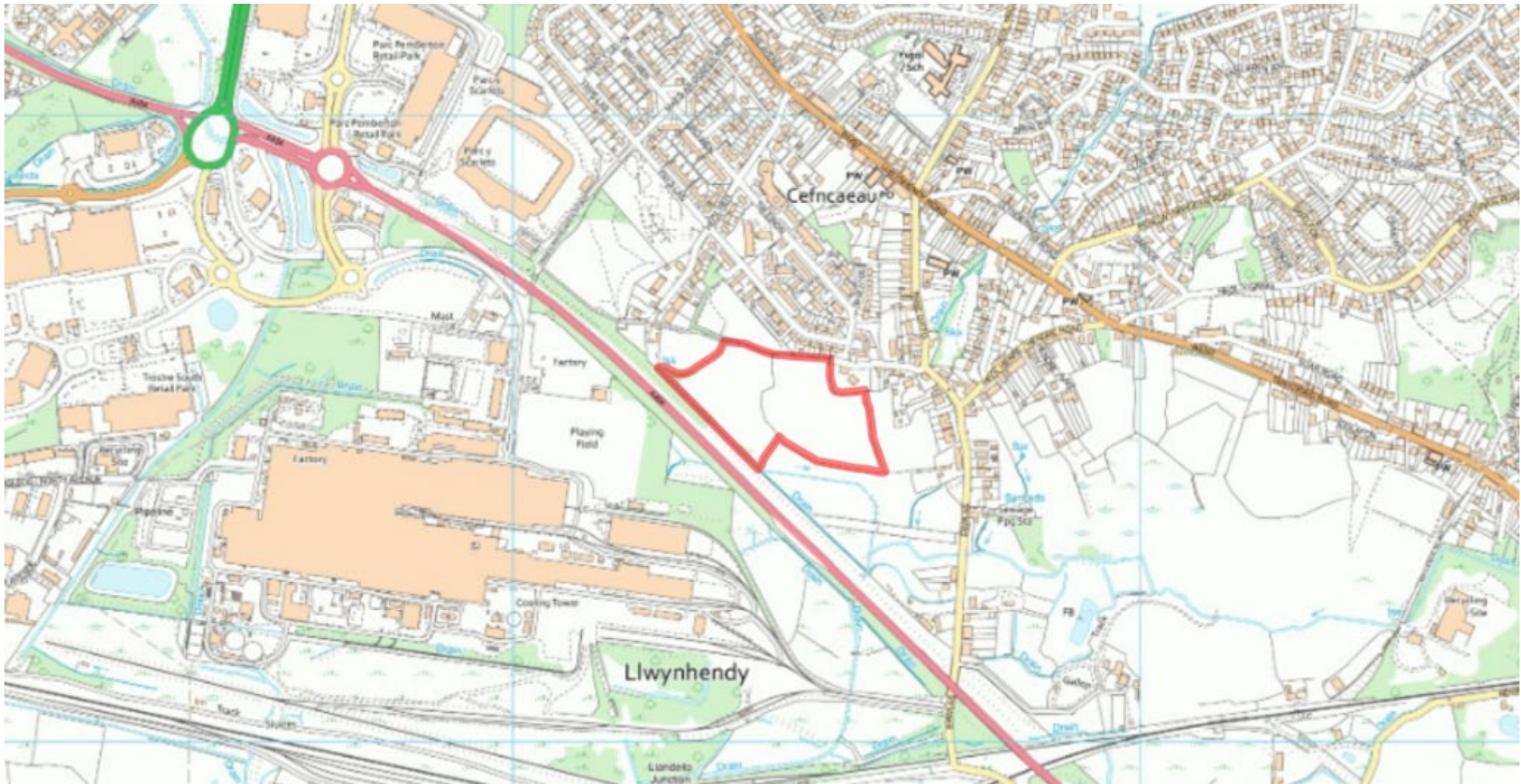
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 29

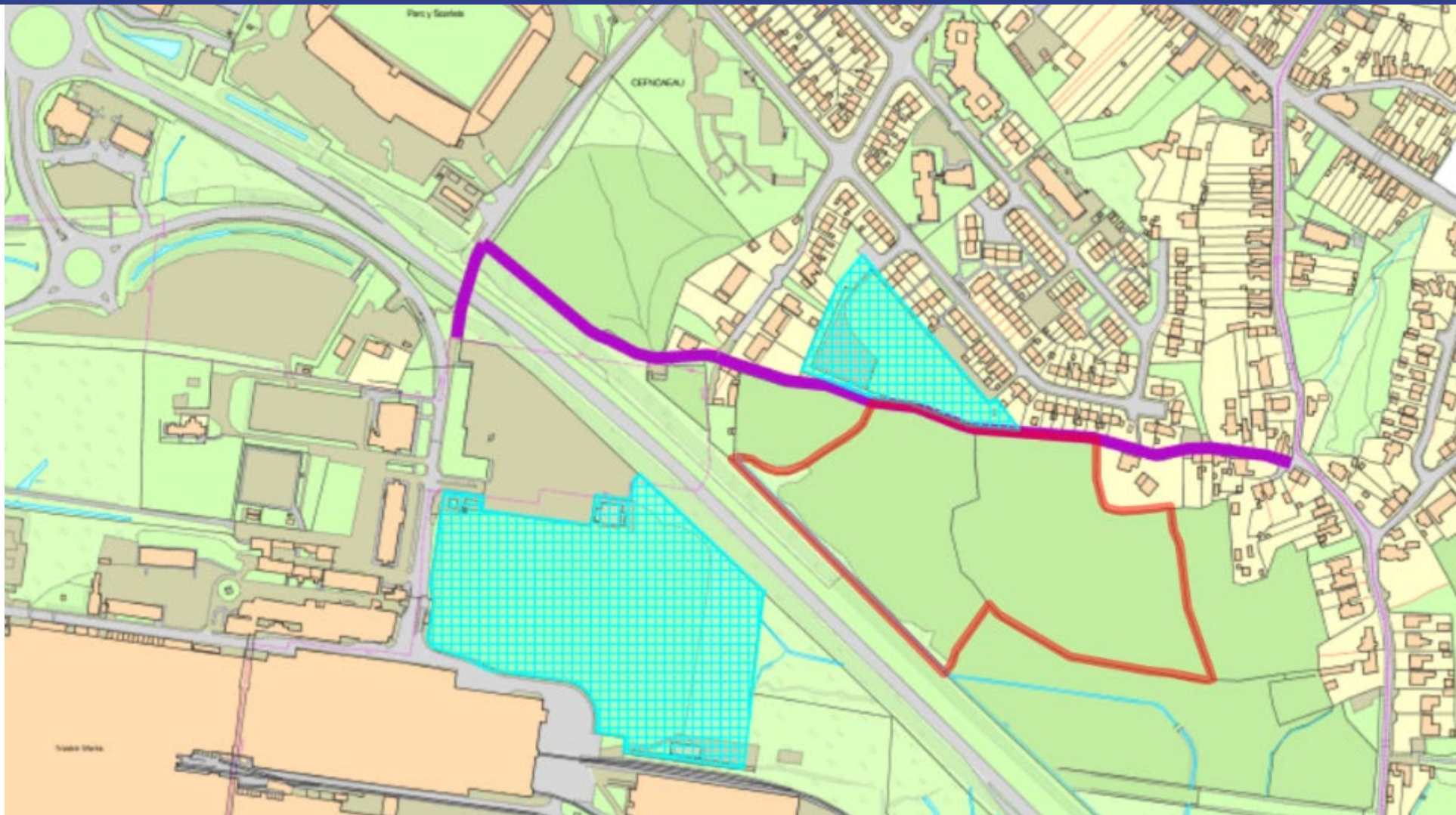
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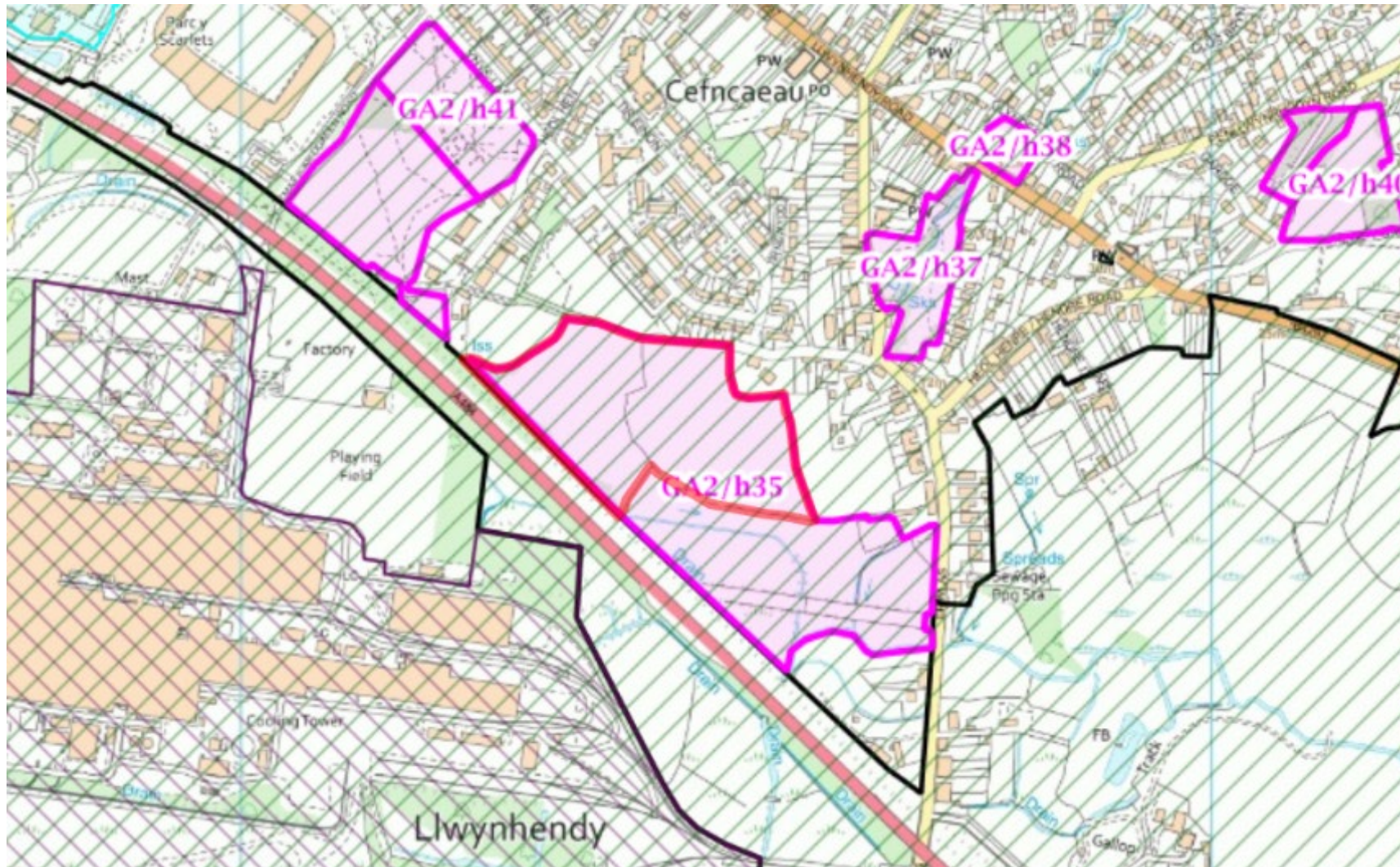




PL/05187 – PROW & Recreation Open Space



PL/05187 – LDP Allocation



PL/05187 – Indicative Masterplan



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KEY

- Application boundary 4.0Rhe
- Ownership boundary
- Primary Route
- Shared Surface / Private Drive
- Private Gardens
- Illustrative Layout

1. Primary Access from A494
2. Proposed open space, potential for natural play
3. Illustrative Enhanced Landscape Bund
4. Primary Route
5. Shared Surface Street – loop
6. Opportunity for walking loops into wider area
7. Retained and enhanced water rhythms
8. Opportunity for biodiversity enhancements
9. Indicative Attenuation
10. Retained Oak Tree
11. Footpath link to existing Public Right of Way
12. Existing Play Field and Park

CLIENT: _____
TATA Steel

PROJECT: _____
Land at Cefncoedau, Llanelli

DRAWING: _____
Illustrative Masterplan

PROJECT NUMBER: _____
TATT3002

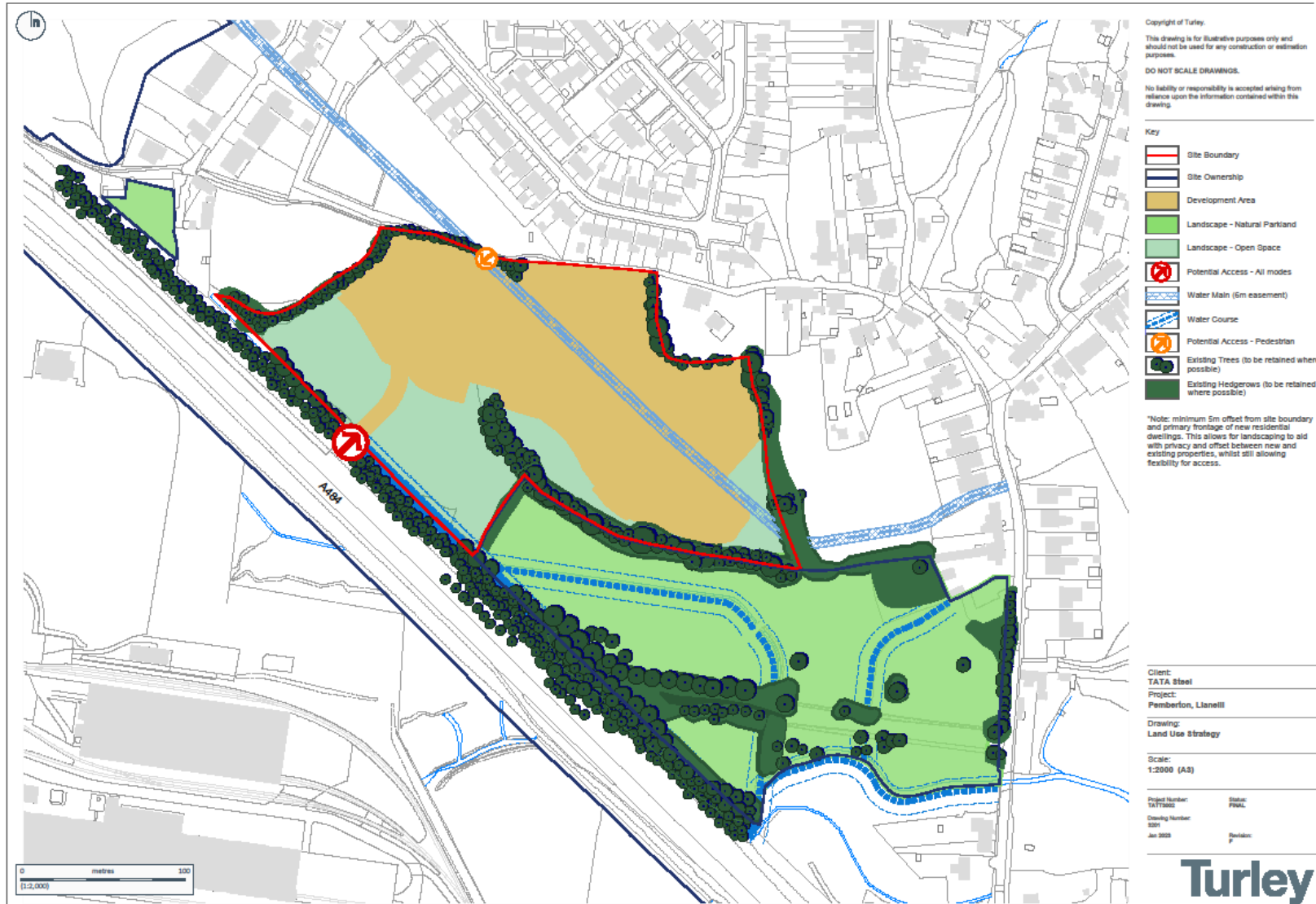
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REVISION: 8 STATUS: FINAL

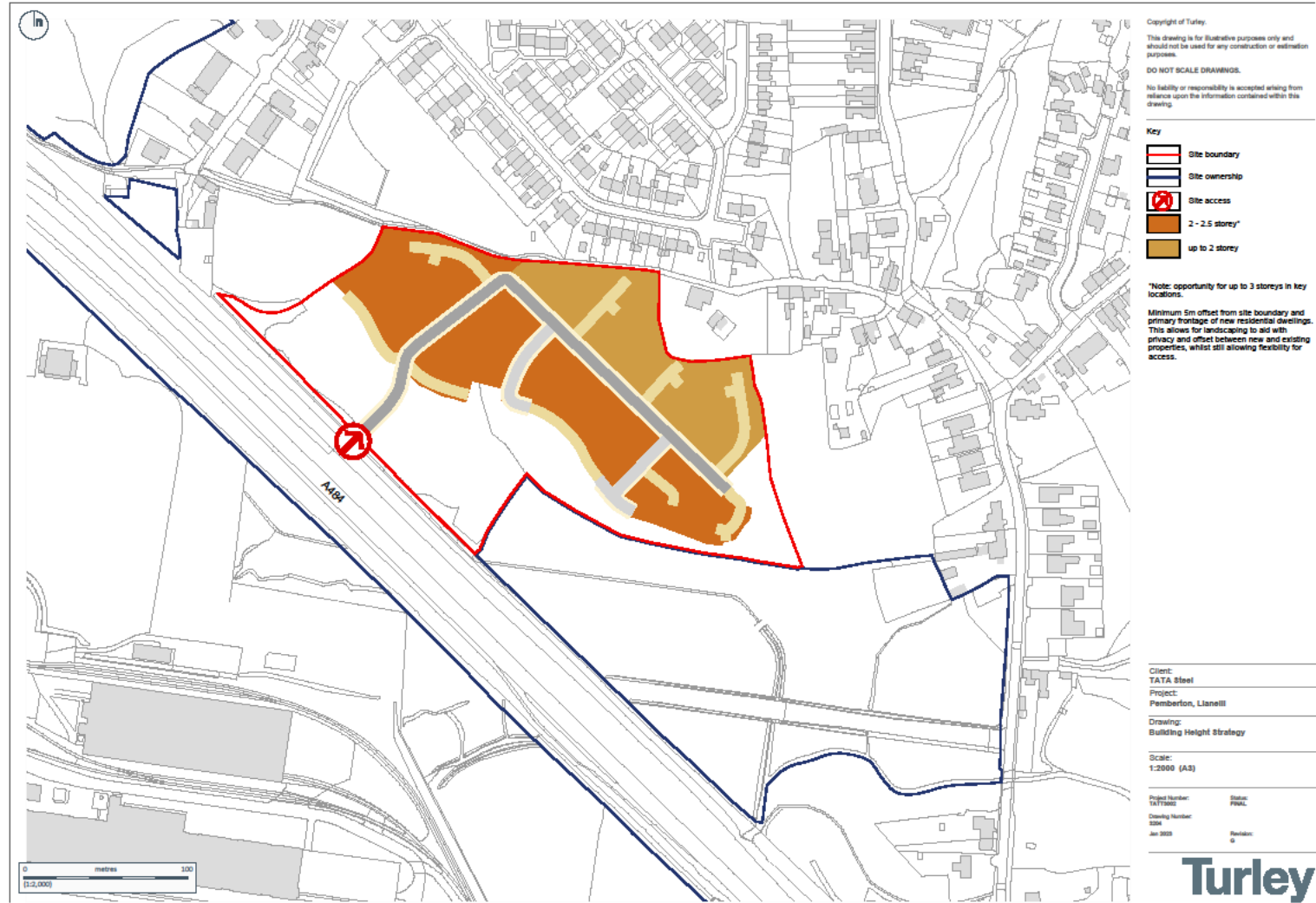
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Turley

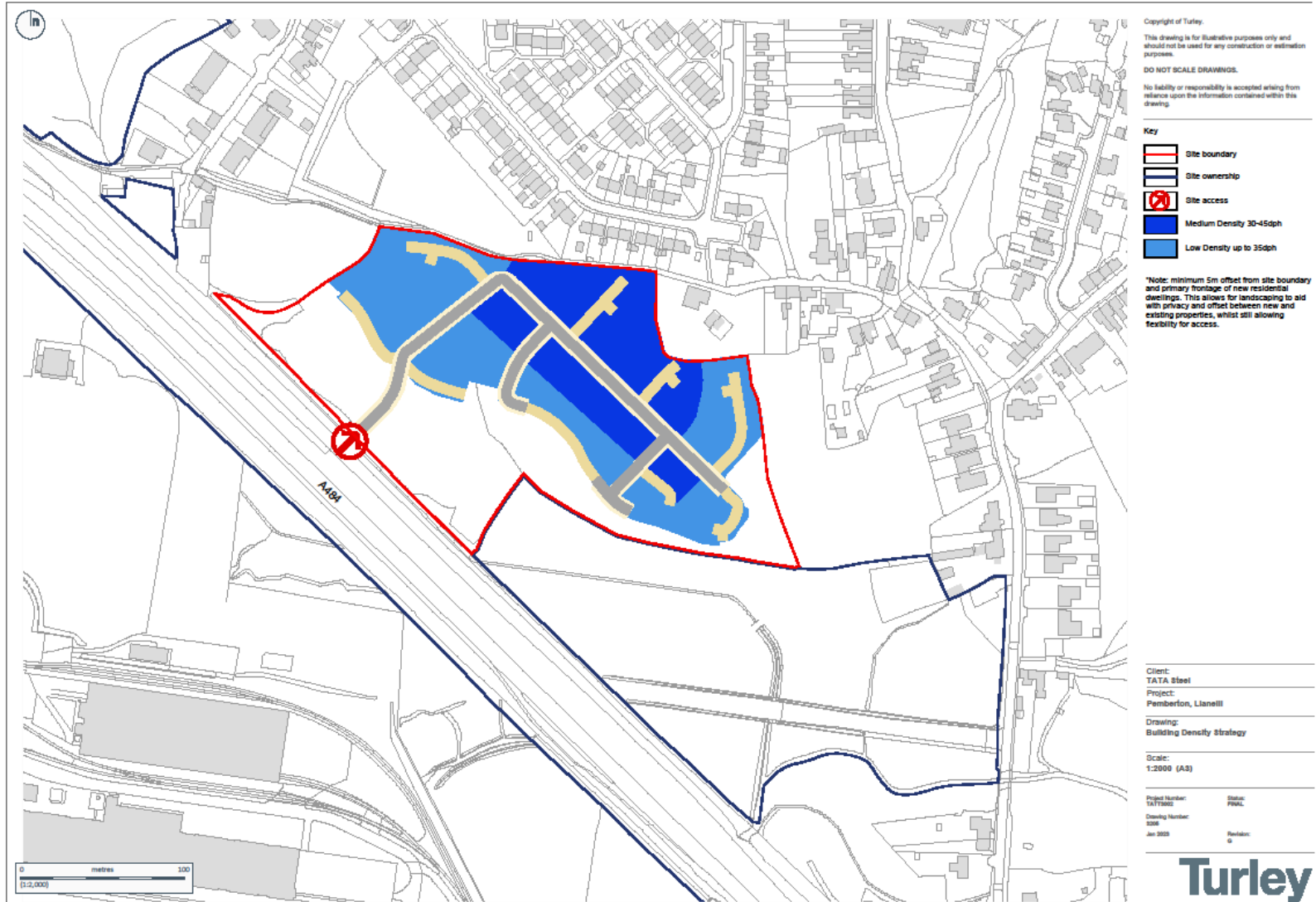
PL/05187 – Land Use Strategy



PL/05187 – Building Height Strategy



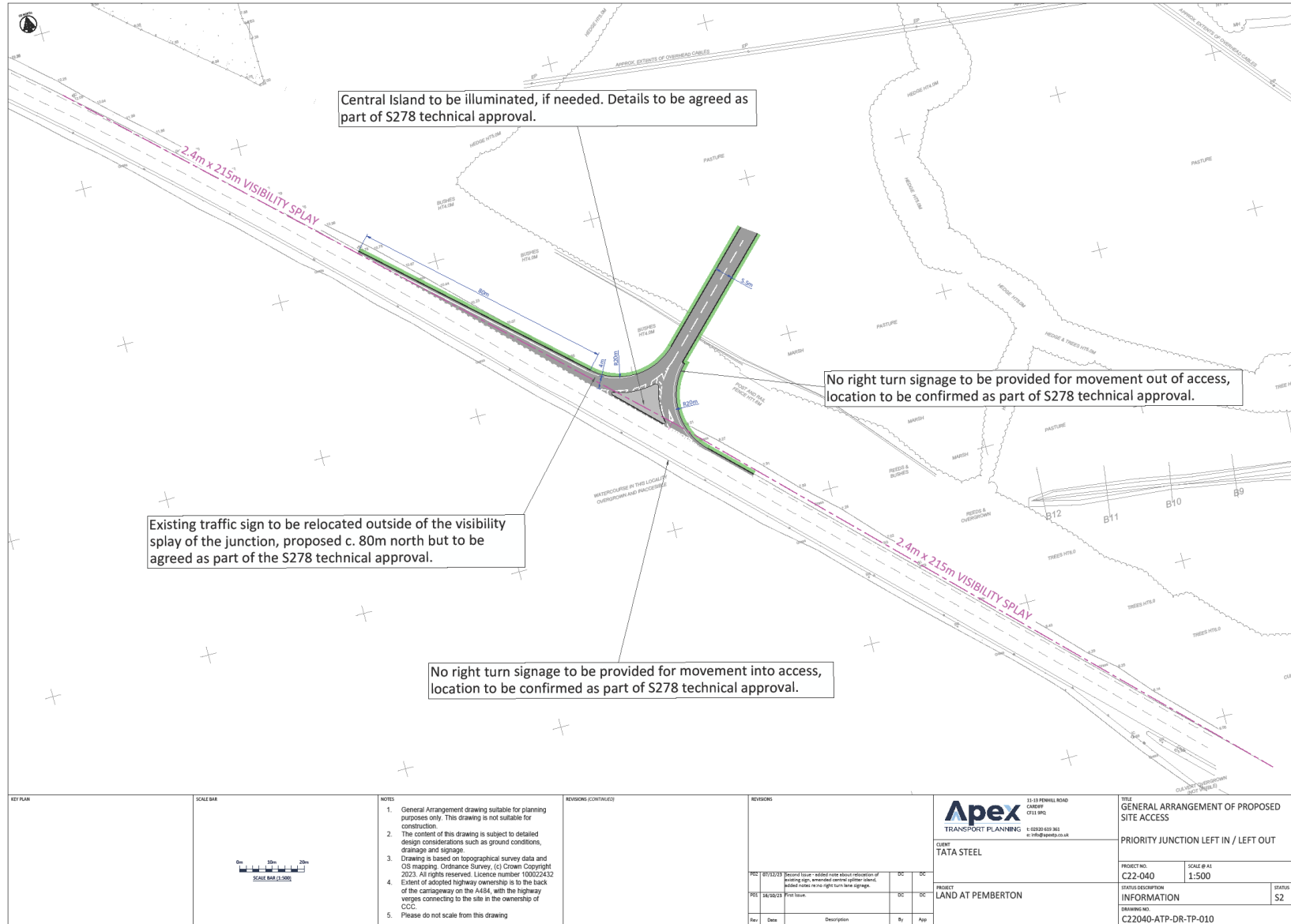
PL/05187 – Building Density Strategy



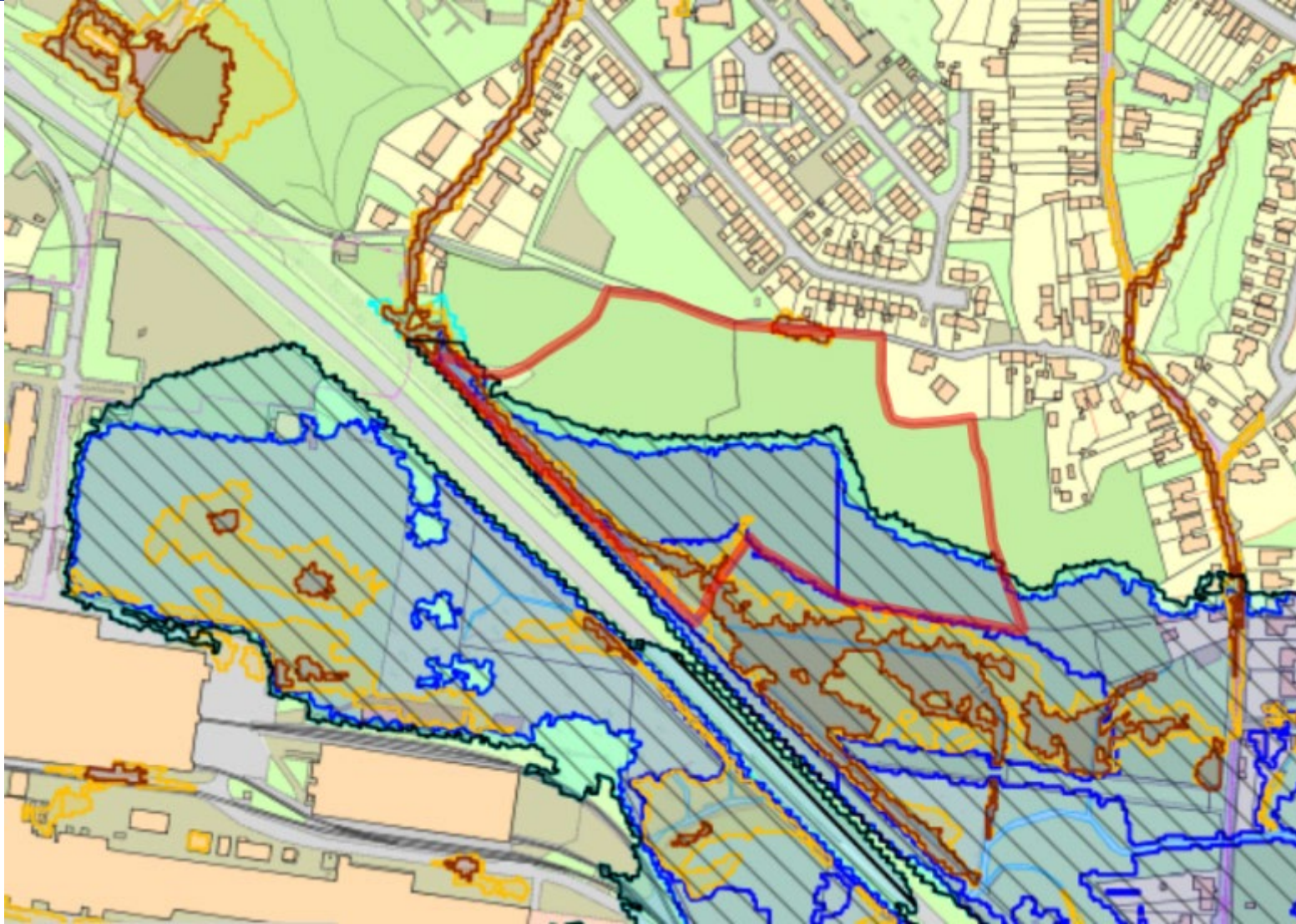
PL/05187 – Landscape Strategy



PL/05187 – A484 Junction



PL/05187 – Flood Map

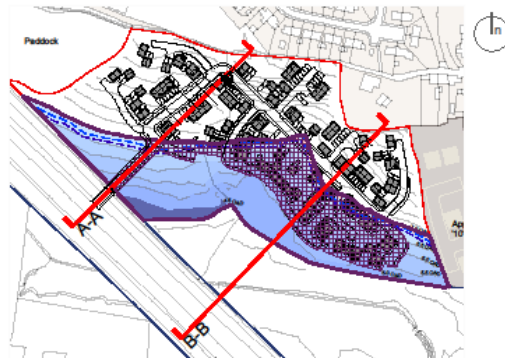
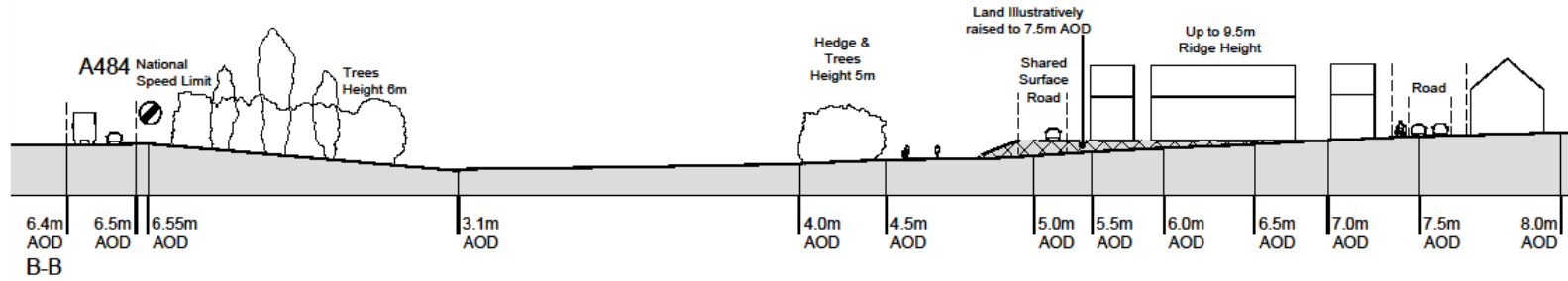
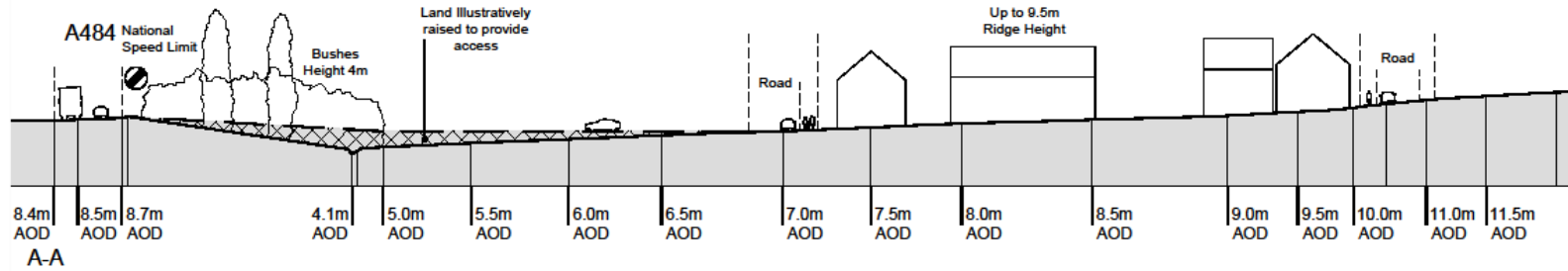


PL/05187 – Indicative areas of land raising



PL/05187 – Illustrative Site Sections

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Client: TATA Steel
 Project: Pemberlon, Llanelli
 Drawing: Illustrative Site Levels Sections
 Scale: 1:500 (A3)
 Project Number: 16171000
 Drawing Number: 000
 Date: July 2023
 Status: DRAFT
 Revision:



PL/05187 – Western Field from PROW



PL/05187 – Eastern Field from PROW



PL/05187

PL/05187 – Tir Einon Park



PL/05187 - PROW



PL/05187 - PROW



PL/05187 – from A484



Tudalen 49

PL/05187 – A484



PL/05853

Paul Roberts

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 51

Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/05853 Wider location Plan



PL/05853 Location Plan

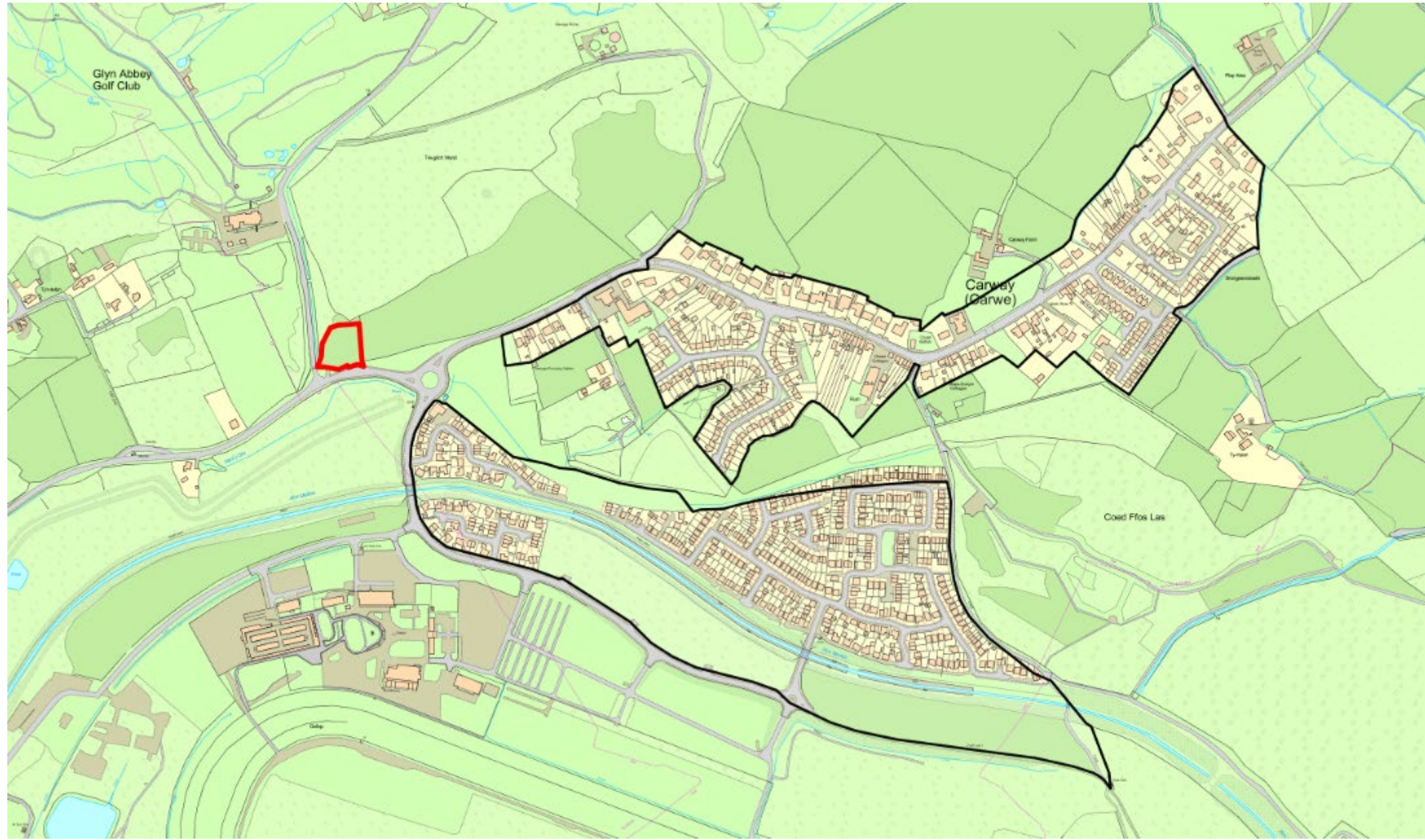


Tudalen 53

PL/05853 Aerial Photograph

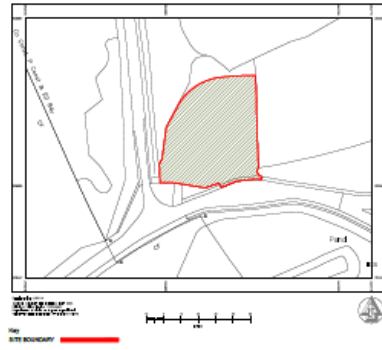


PL/5853 LDP Development Limits



PL/5853 Indicative site plan

Location Plan
Proposed Retail Convenience Store
Land at Fife Lee Roundabout, Trillickan, Carrmethrashine
Scale - 1:1250



Site Layout Plan
Proposed Retail Convenience Store
Land at Fife Lee Roundabout, Trillickan, Carrmethrashine
Scale - 1:500



Site Layout Plan
Proposed Retail Convenience Store
Land at Fife Lee Roundabout, Trillickan, Carrmethrashine
Scale - 1:250



KEY TO SITE

- A Access to site
- B Trees - retained
- C Tuning & loading facility for deliveries
- D Refuse/recycling storage area
- E Vehicle/customer parking areas
- F Cycle stands
- G EV charge - space 21
- H Motorcycle parking
- I Disabled parking
- J Retail Convenience Store & Drive Thru Takeaway - 650m2
- K Drive Thru Windows 2

Building Indicative Scale Parameters

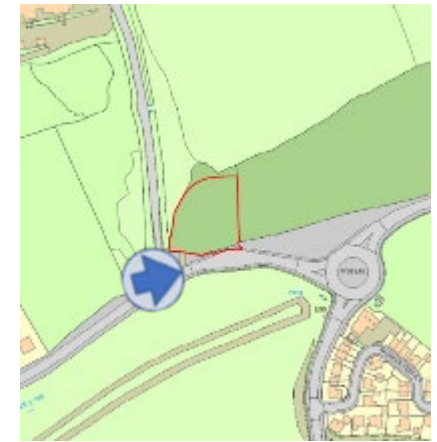
Width - 30m min. to 35m max.
Depth - 10m min. to 22m max.
Height - 4.5m min to 5.5m max.



www.evansbanks.com
01286 400410
info@evansbanks.com
7 Llandilo Road,
Cross Yards,
Carmarthenshire,
SA14 9BA

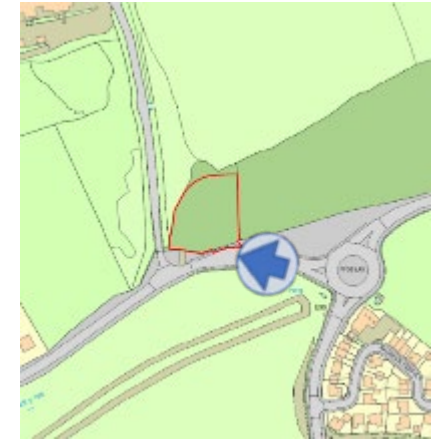
| | |
|-------------------|--|
| Notes | |
| 1. See site plan | |
| 2. See site plan | |
| 3. See site plan | |
| 4. See site plan | |
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| 6. See site plan | |
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| 14. See site plan | |
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| 17. See site plan | |
| 18. See site plan | |
| 19. See site plan | |
| 20. See site plan | |







Tudalen 59



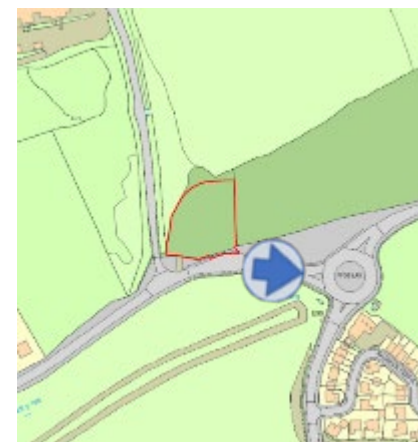


Application Site





Tudalen 61



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

**Applications
recommended for
refusal**

PL/00895

Kevin D Phillips

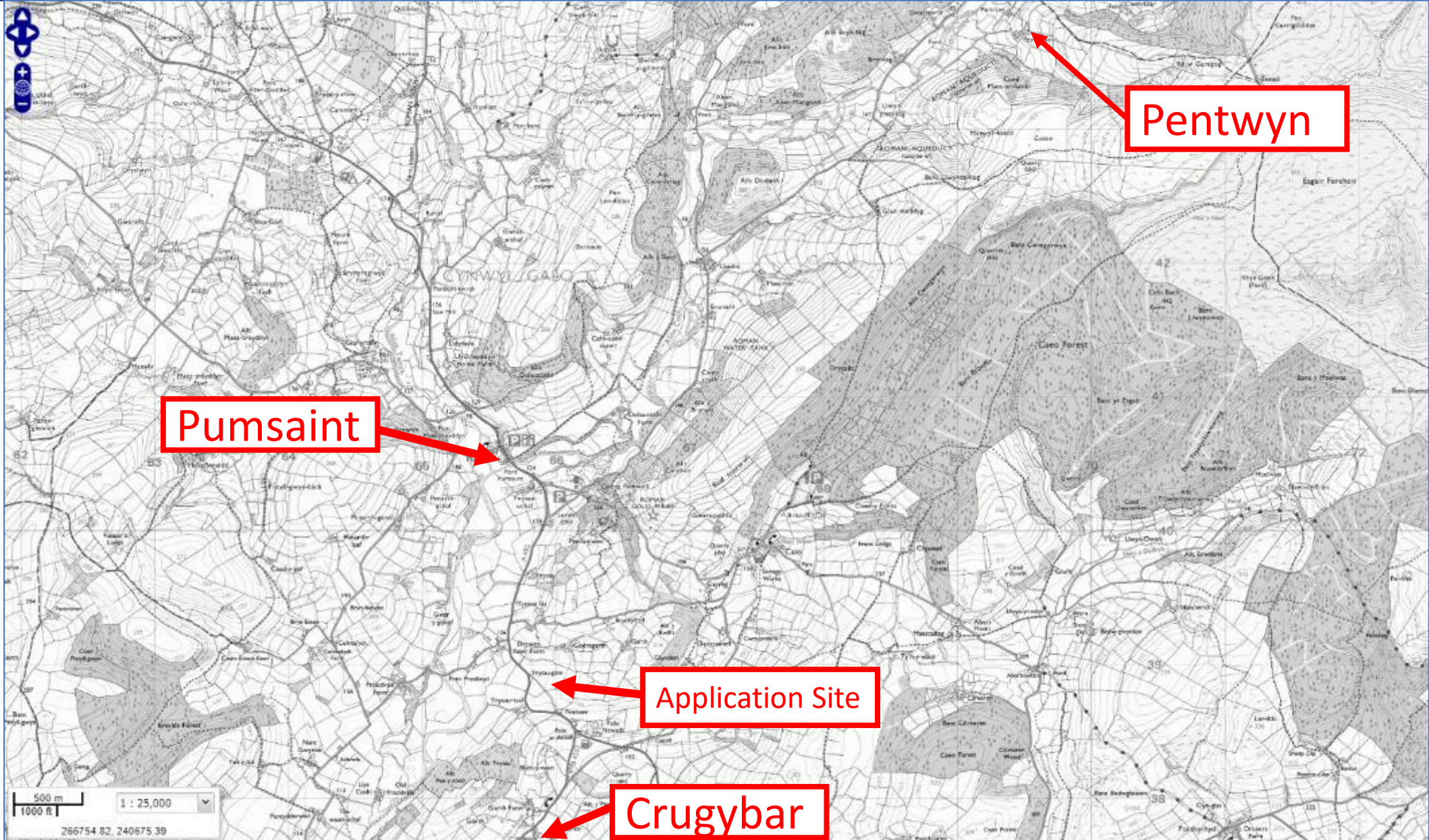
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

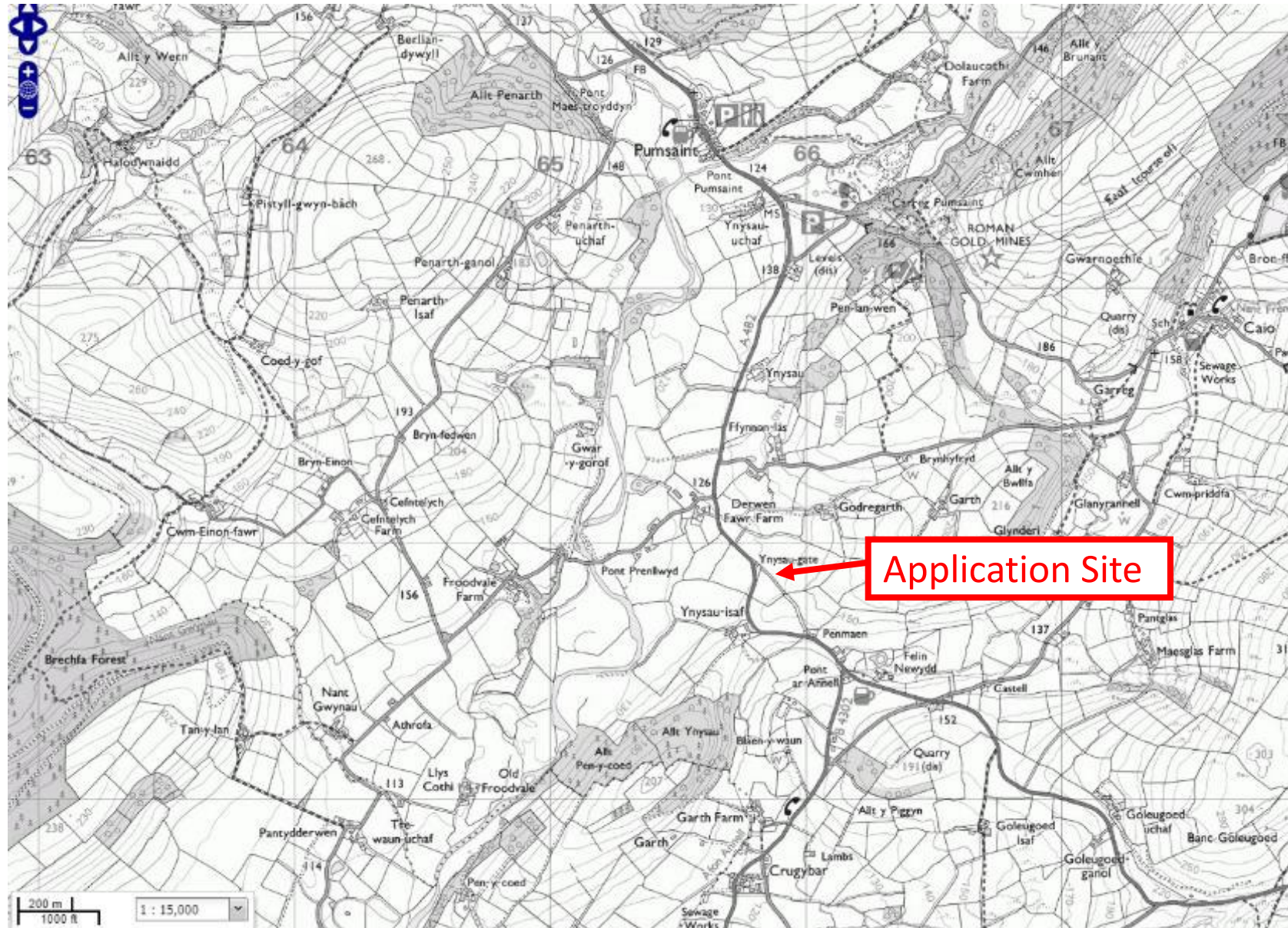
Lle a Seilwaith | Place and Infrastructure

Tudalen 63

Cyngor **Sir Gâr**
Carmarthenshire
County Council



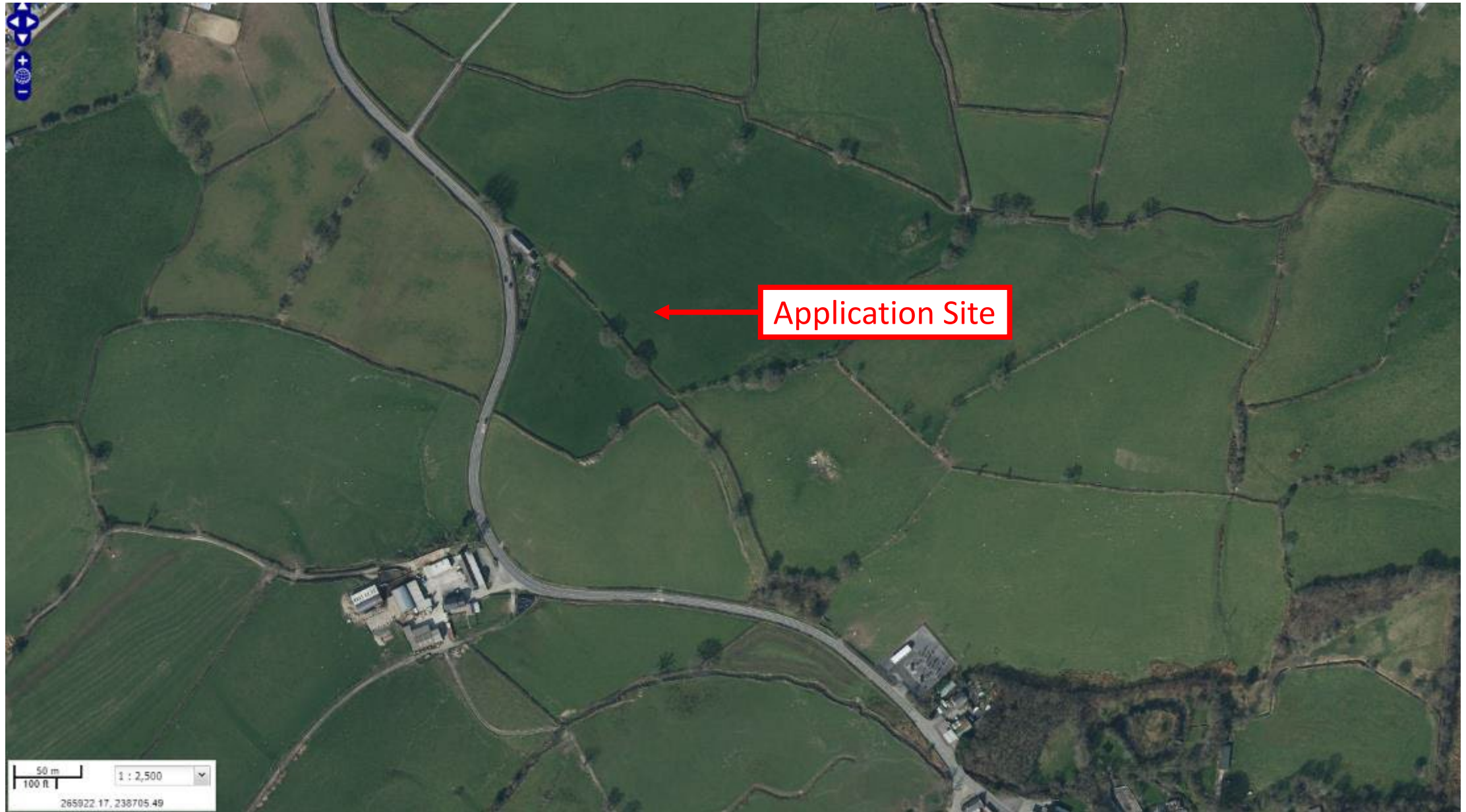




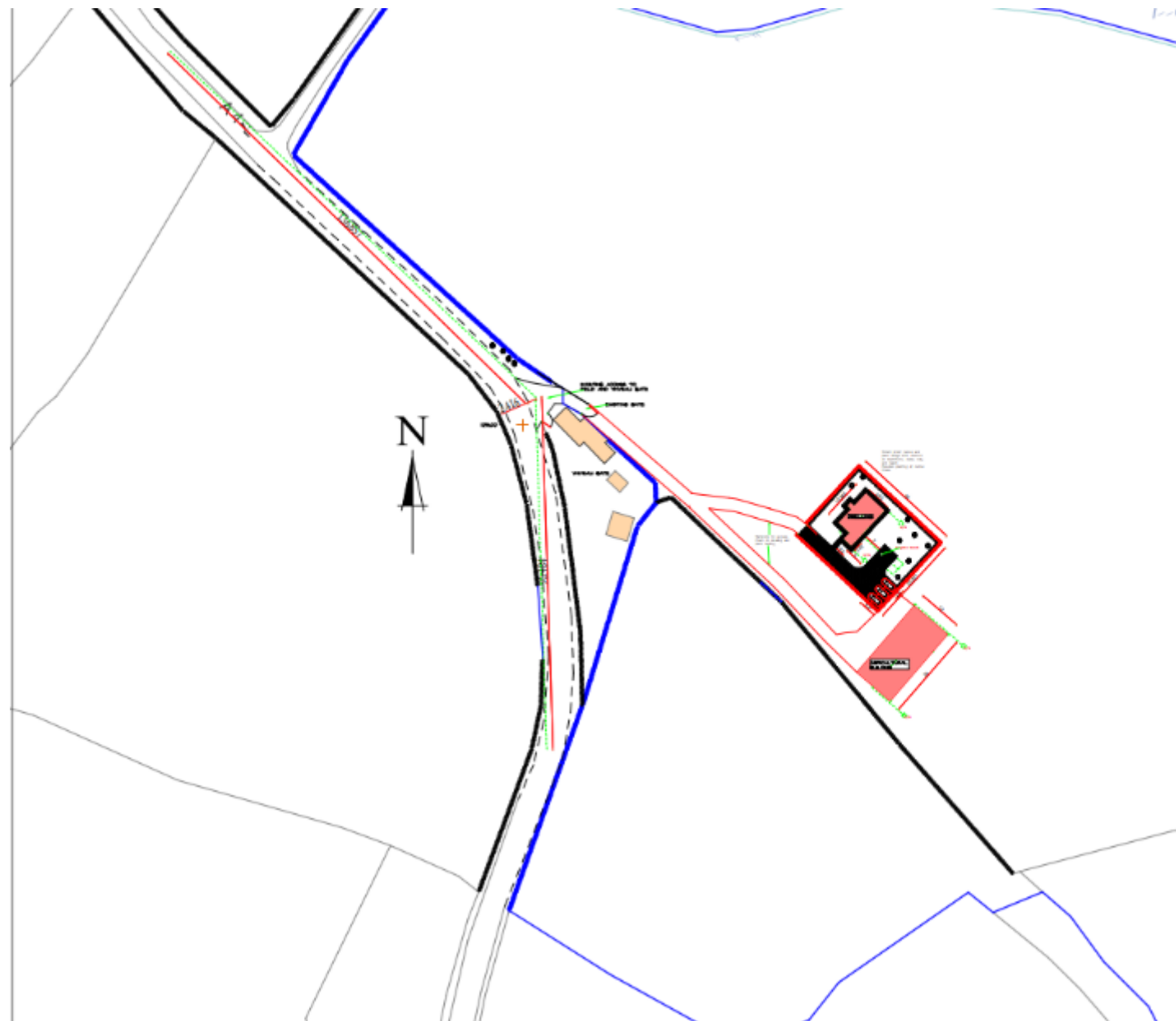


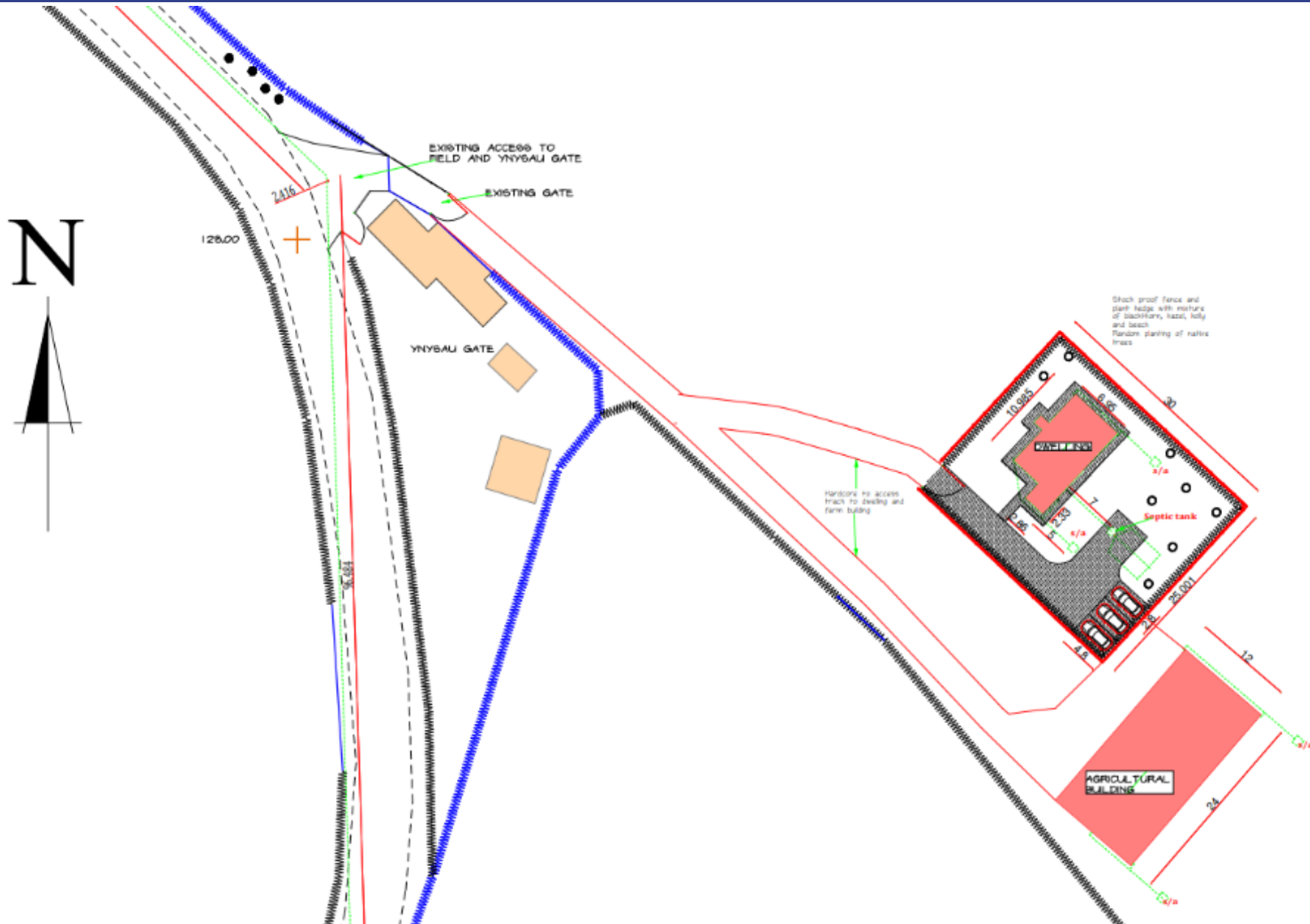


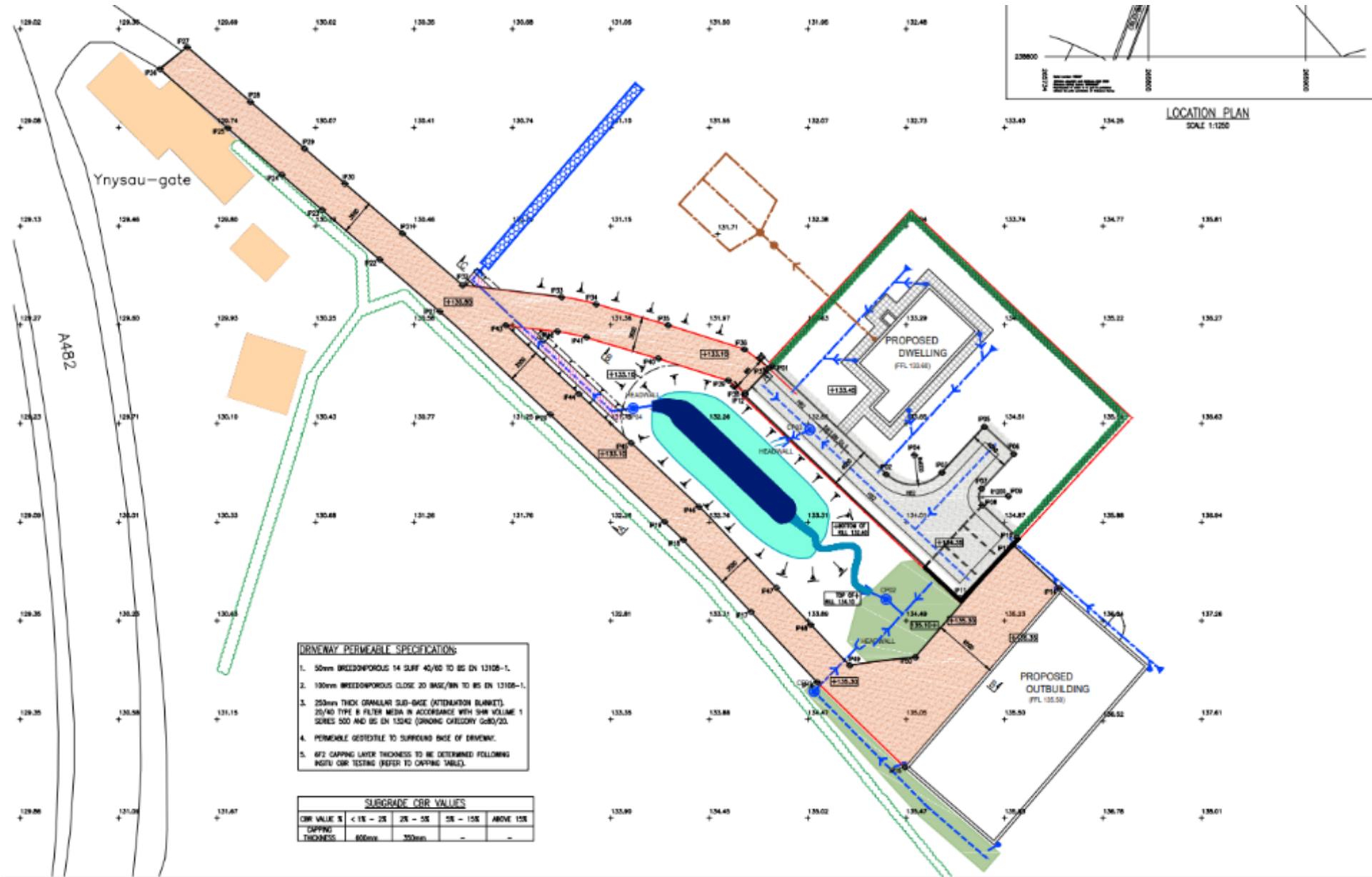
Tudalen 67



Tudalen 68









SOUTH EAST ELEVATION



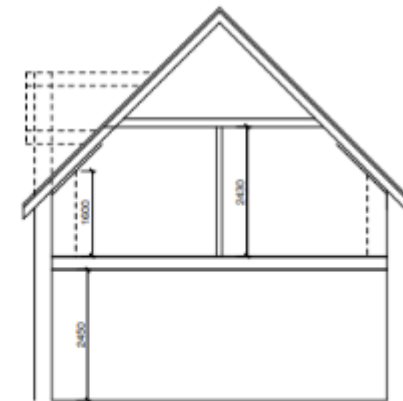
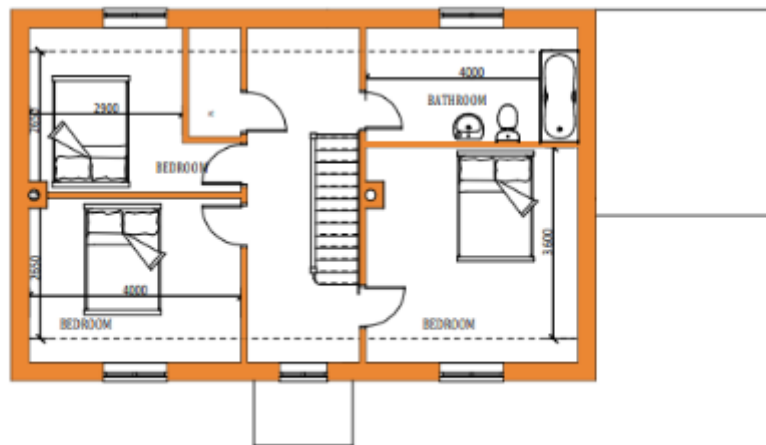
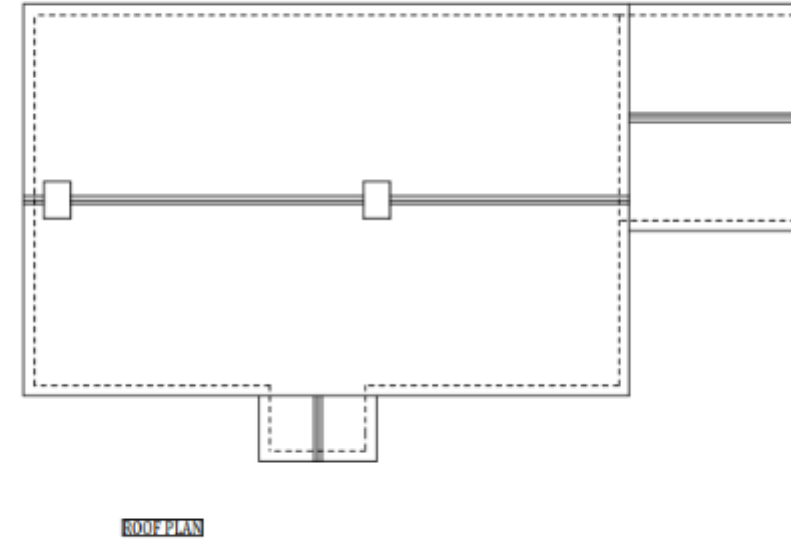
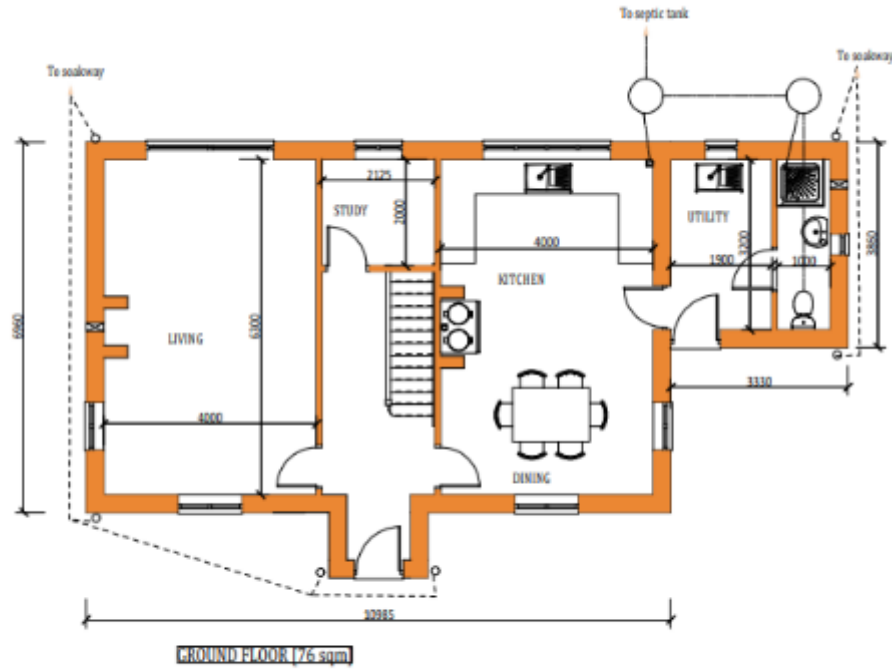
NORTH EAST ELEVATION

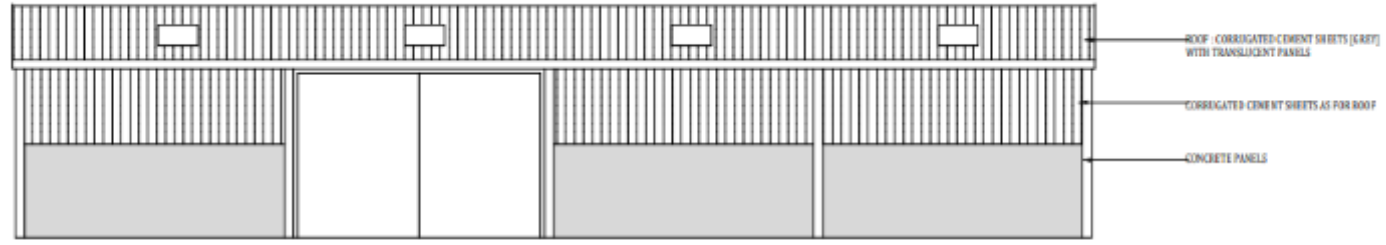


NORTH WEST ELEVATION

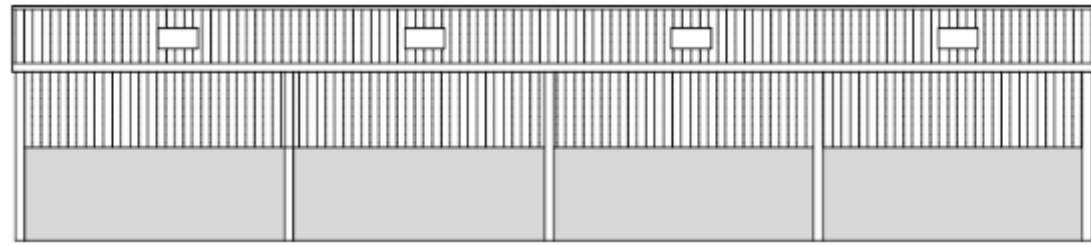


SOUTH WEST ELEVATION

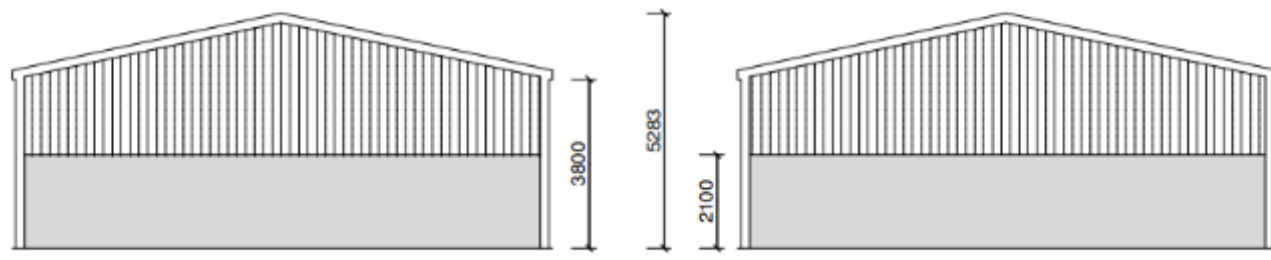




FRONT ELEVATION

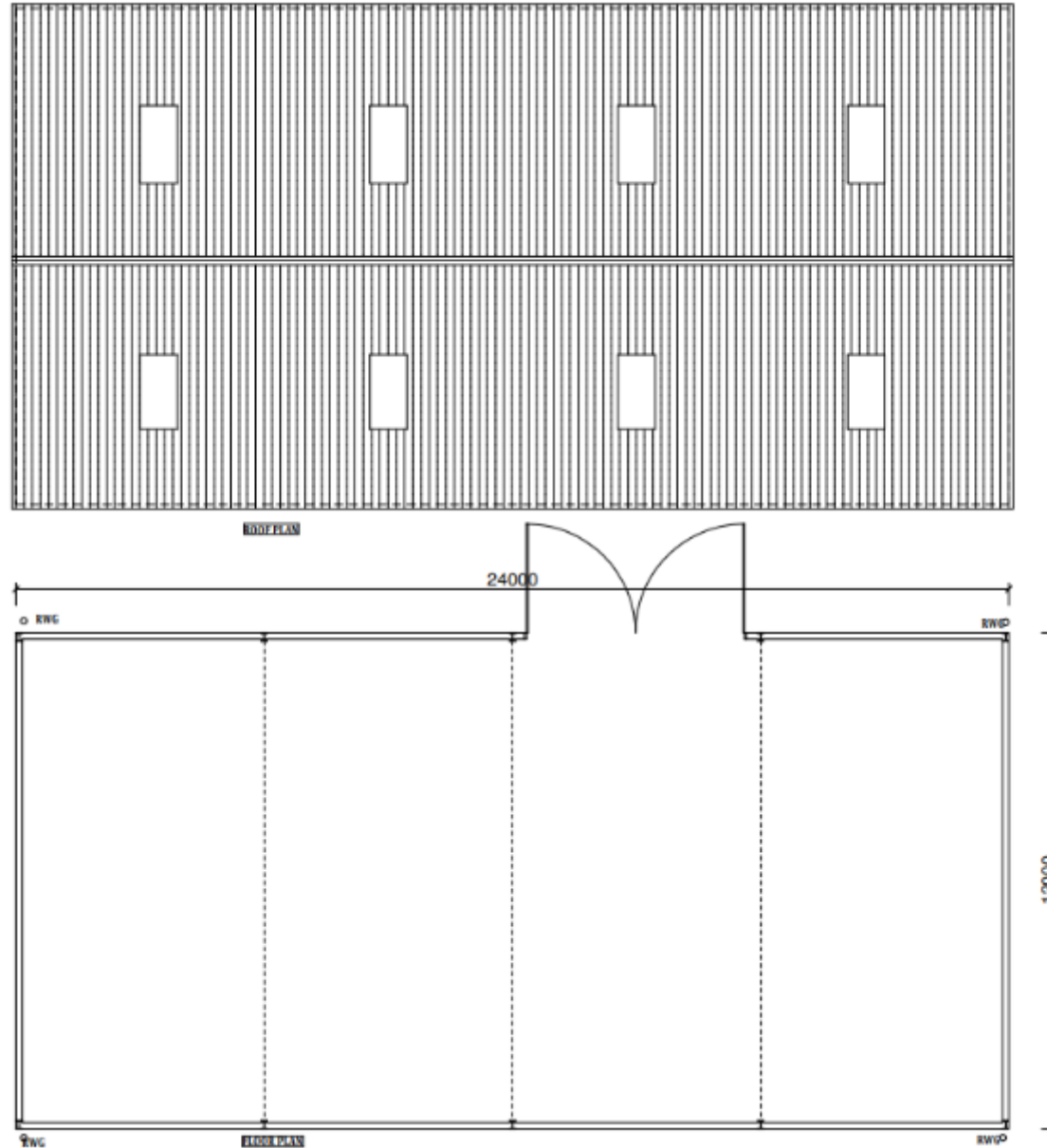


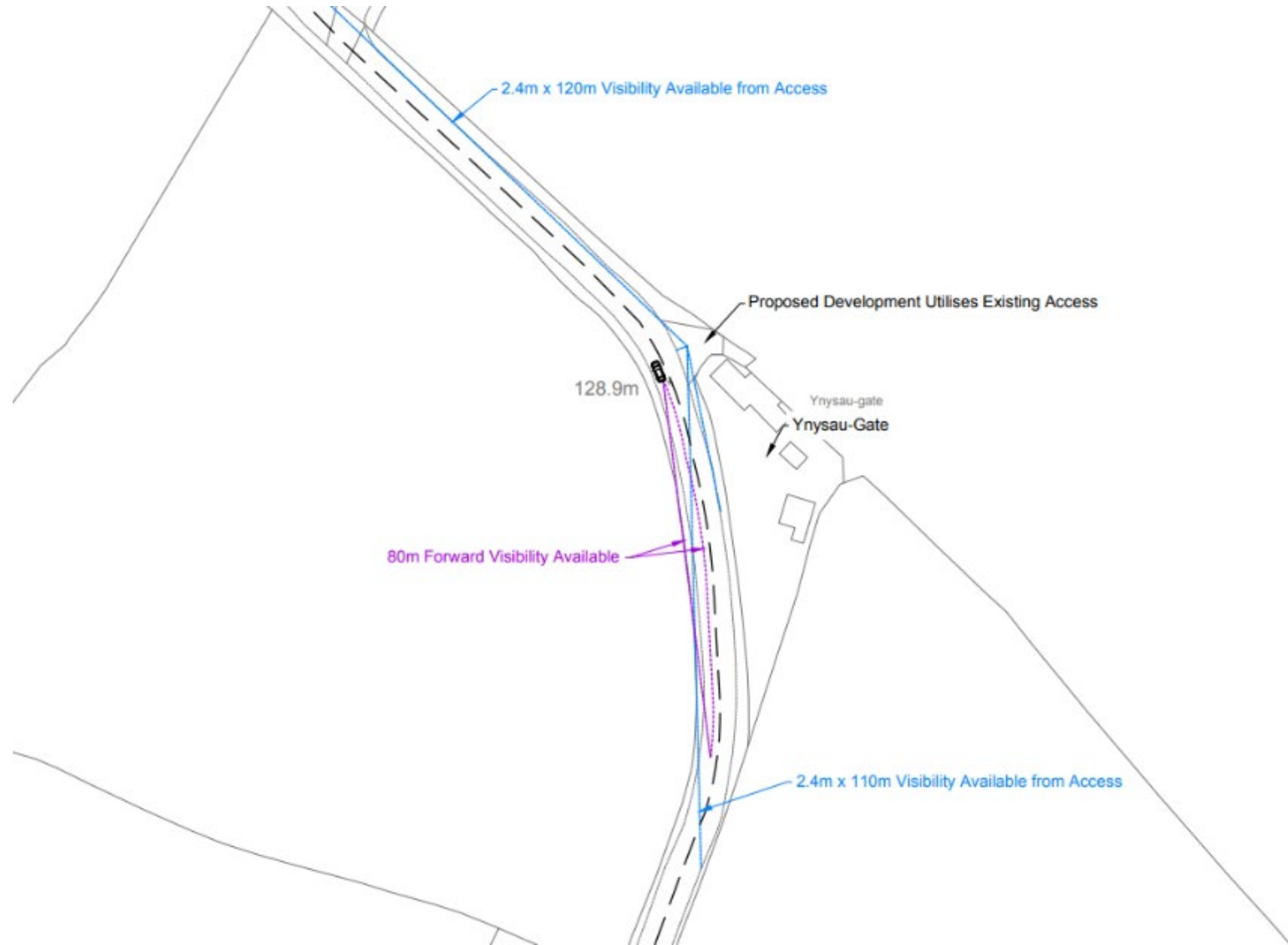
SIDE ELEVATION



ROOF ELEVATION (LEFT)

ROOF ELEVATION (RIGHT)













Tudalen 80



Tudalen 81



PL/06296

Kevin D Phillips

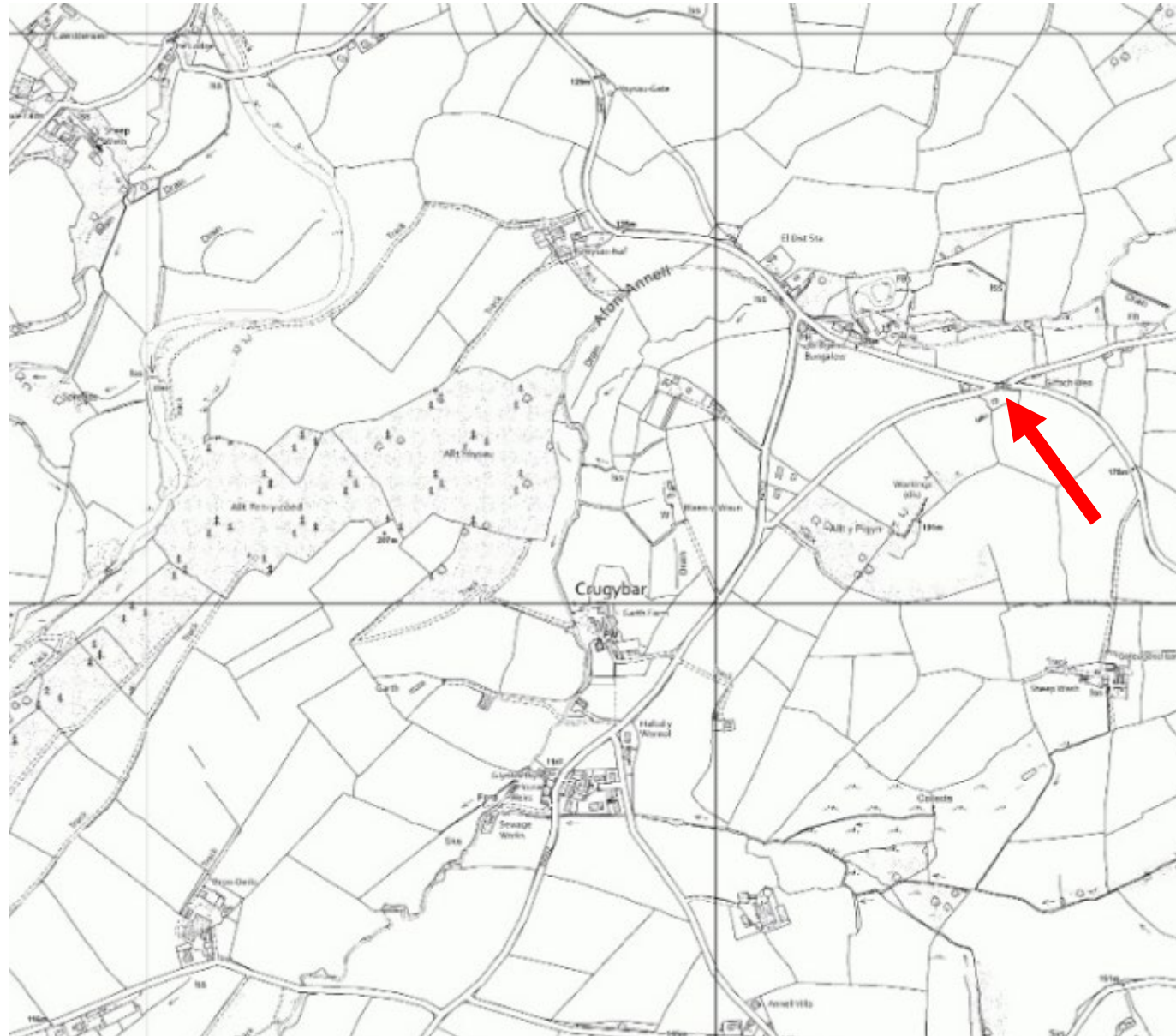
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

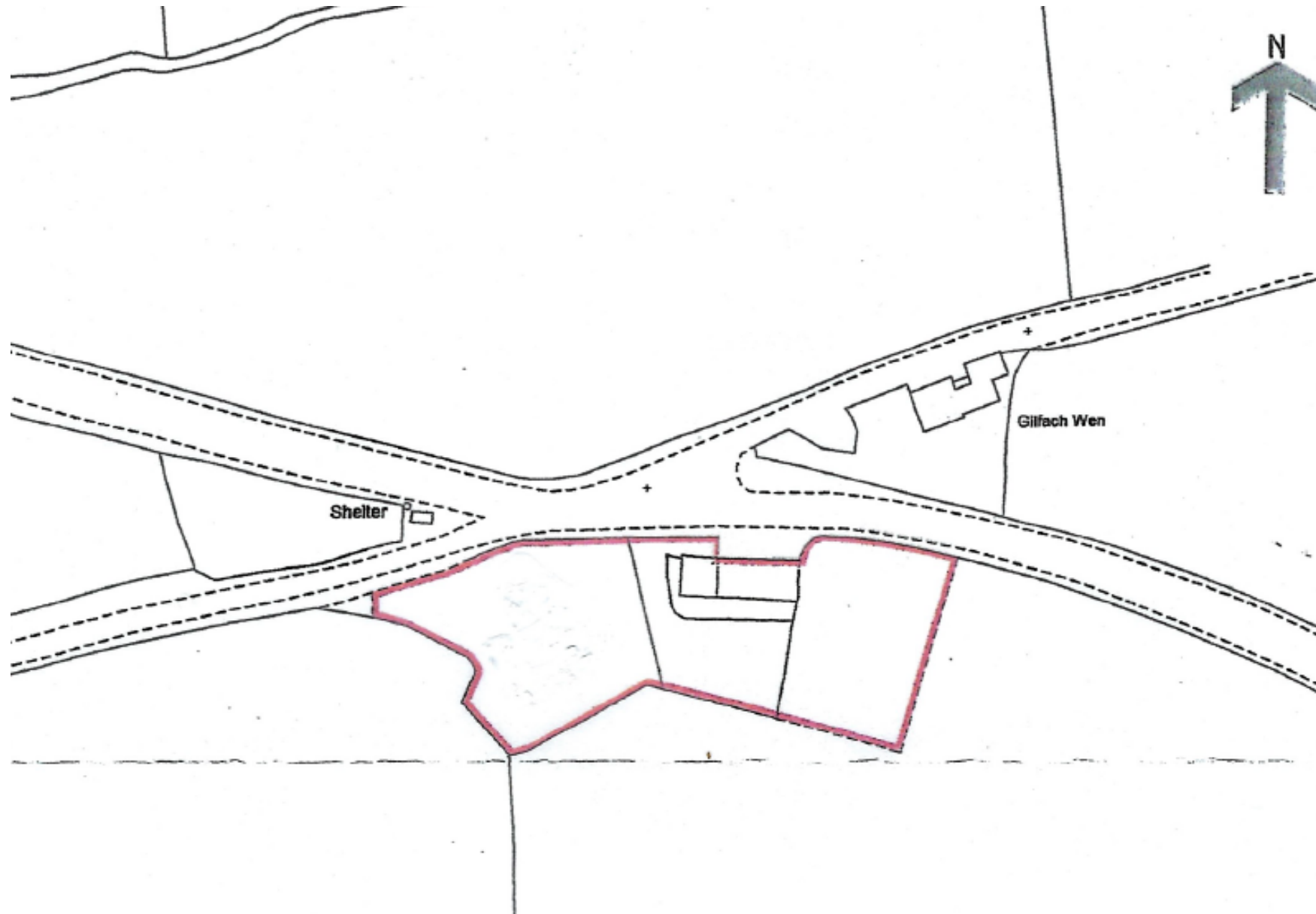
Tudalen 83

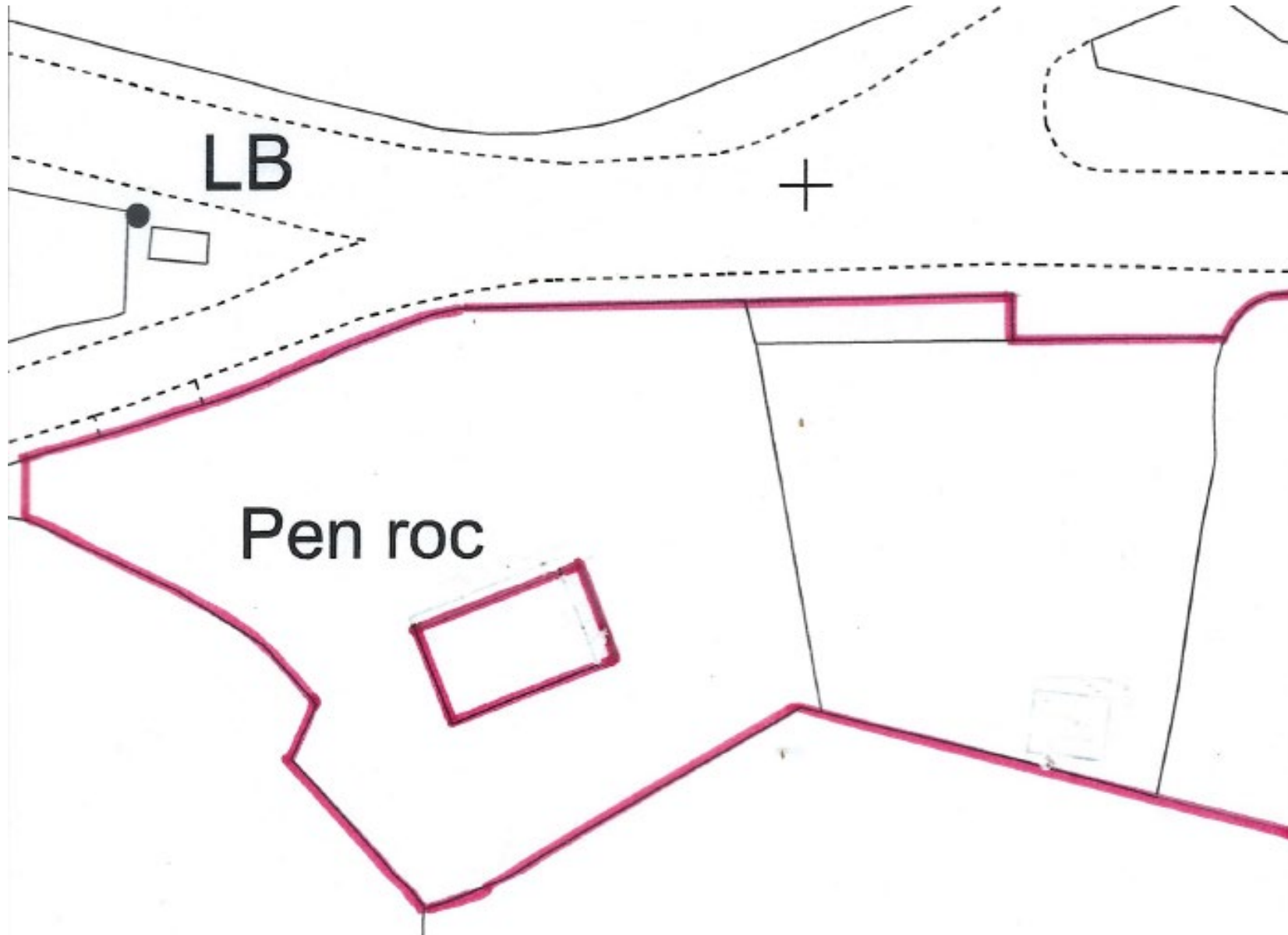
Cyngor **Sir Gâr**
Carmarthenshire
County Council

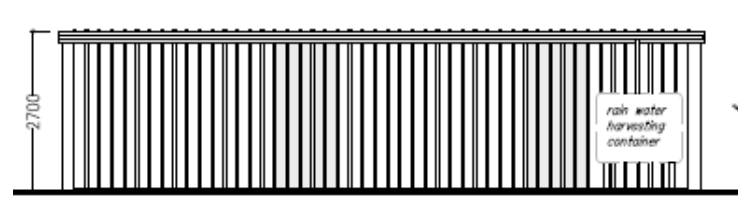




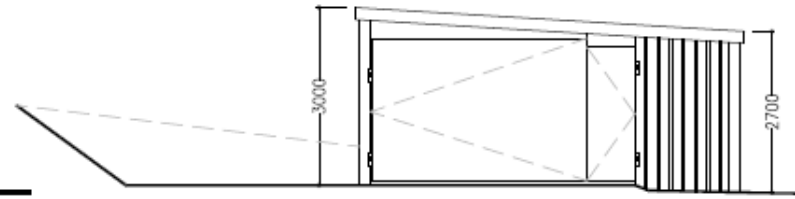




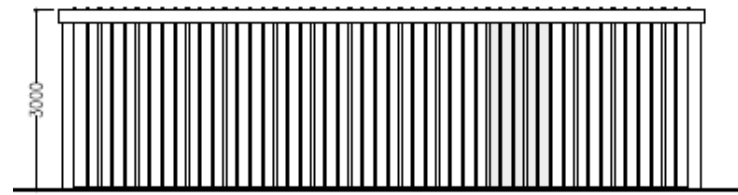




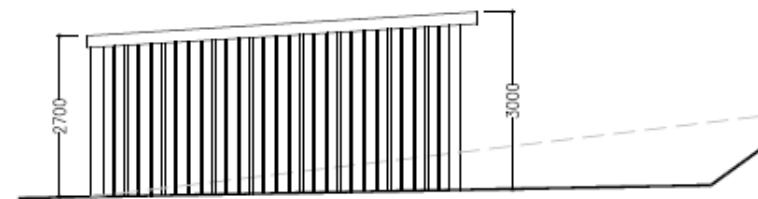
side elevation a



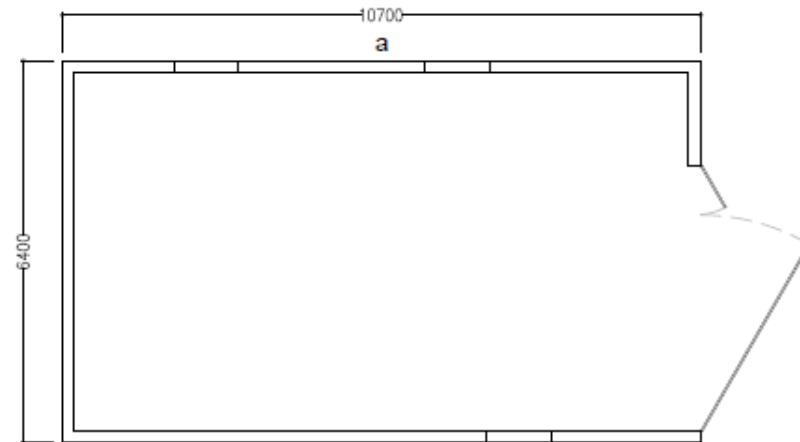
front elevation



side elevation b



rear elevation



floor plan







Tudalen 90











Tudalen 95













Tudalen 101



Tudalen 402

PL/06643

Paul Roberts

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 103

Cyngor **Sir Gâr**
Carmarthenshire
County Council



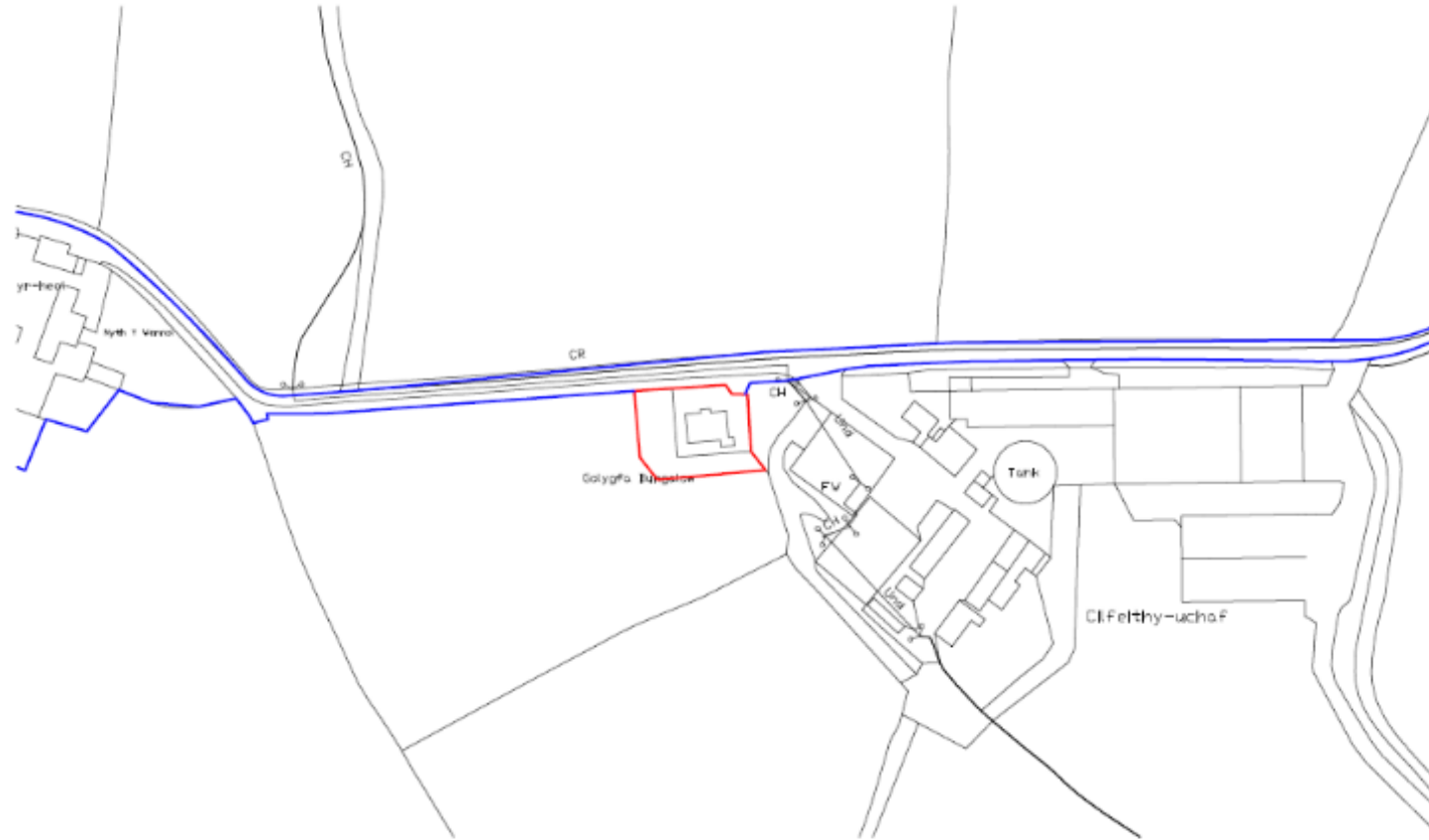
PL/06643 Wider location Plan



PL/06643 Location Plan

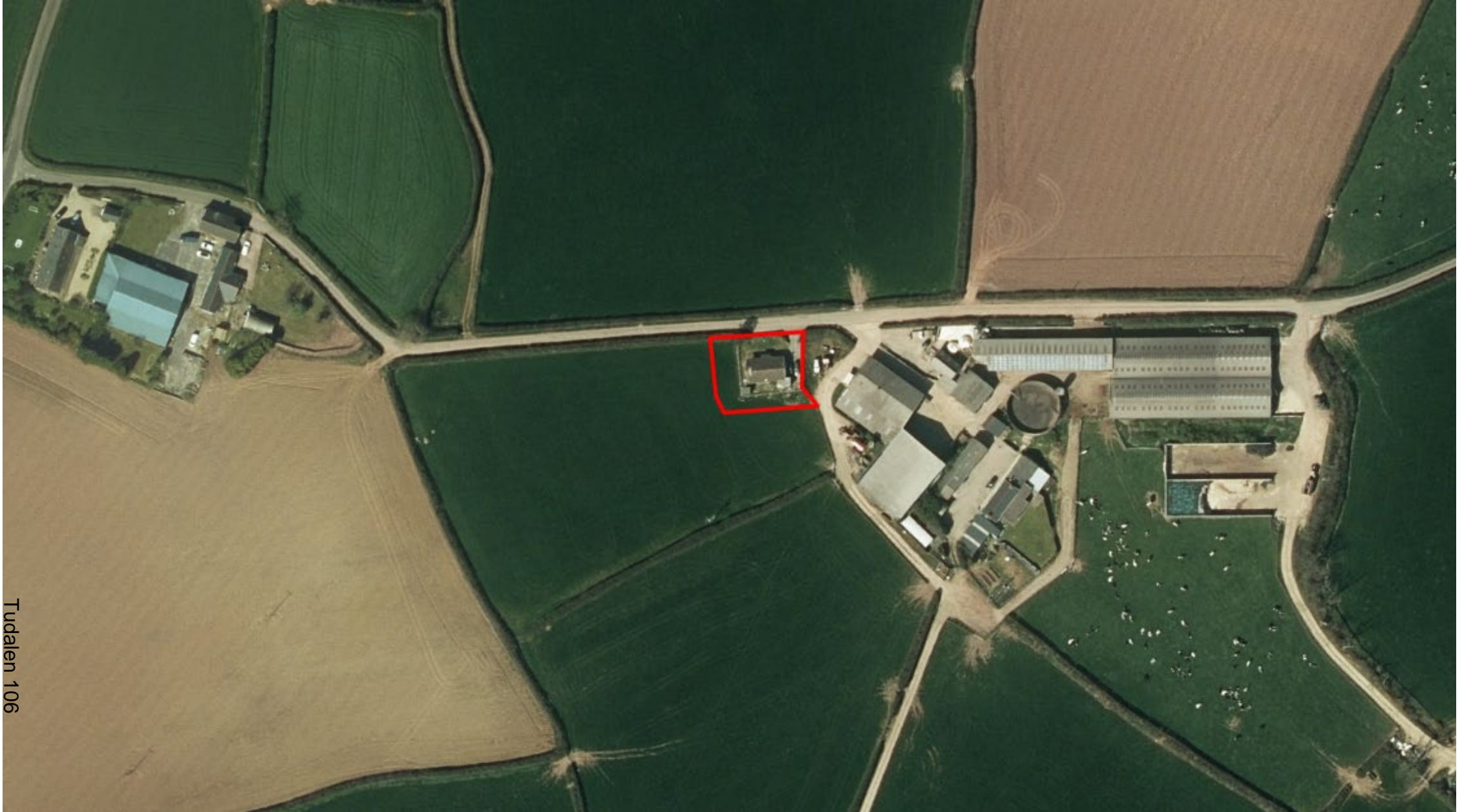
SITE LOCATION PLAN

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Site Location Plan
1:1250

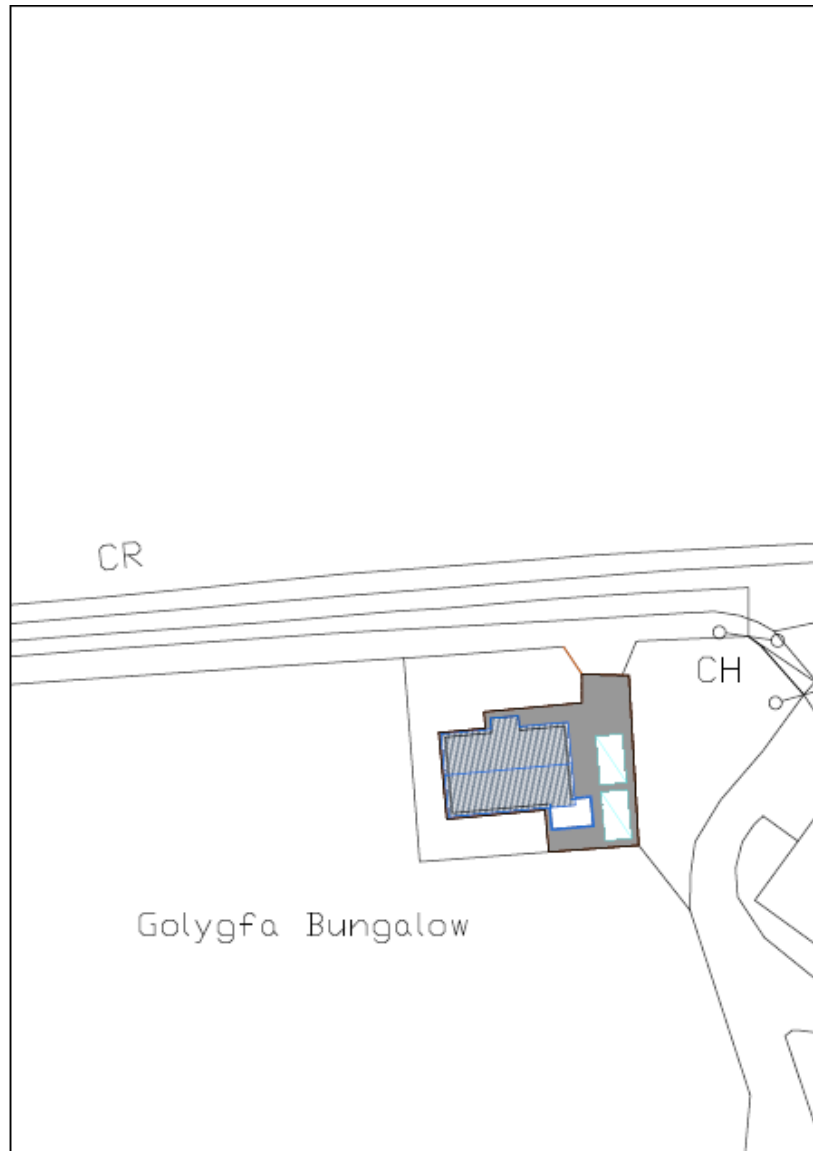
PL/06643 Aerial Photograph



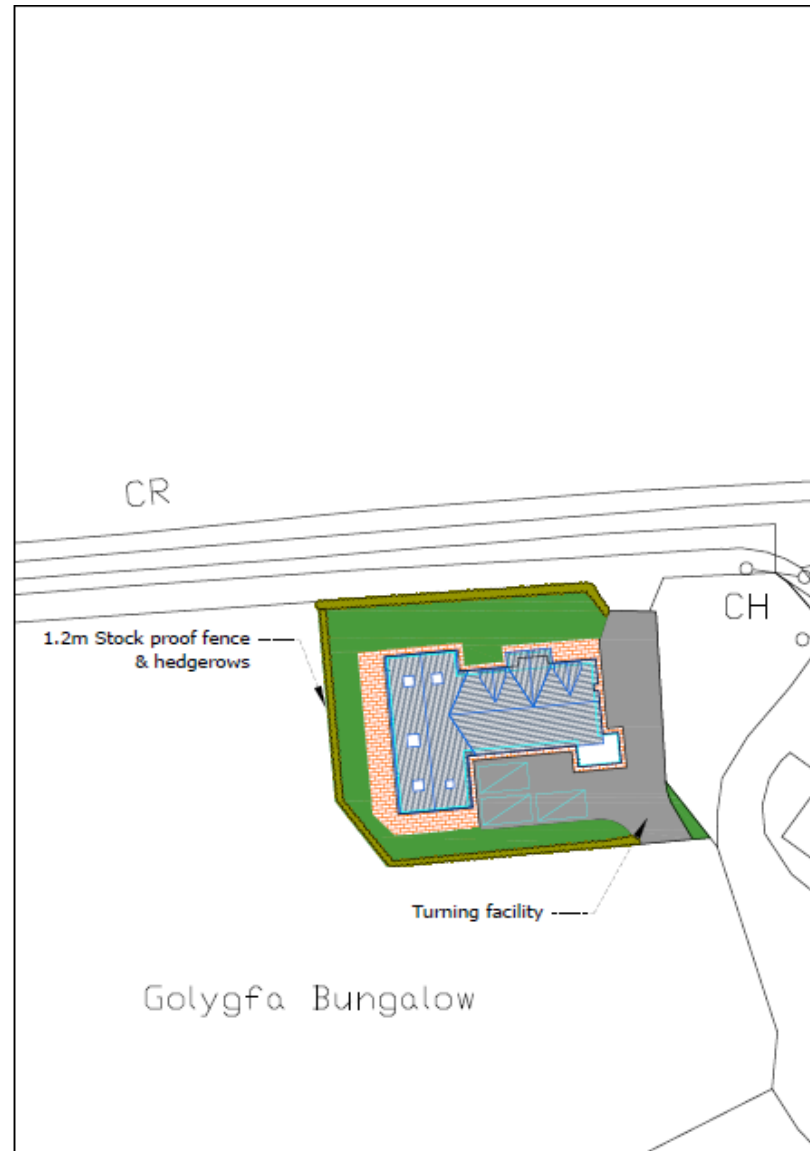
Tudalen 106

PL/6643 Existing and proposed site plans

Tudalen 107



Existing Site Block Plan
1:500



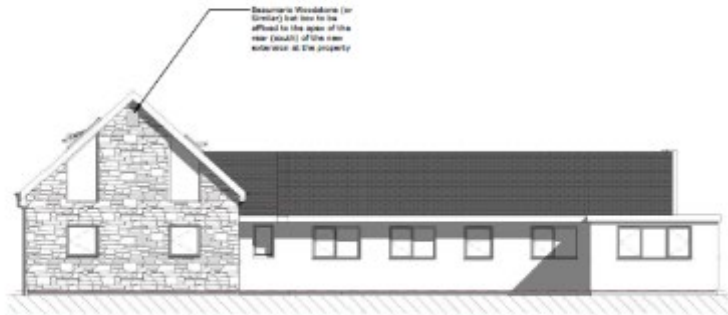
Proposed Site Block Plan
1:500

PL/06643 Proposed elevations

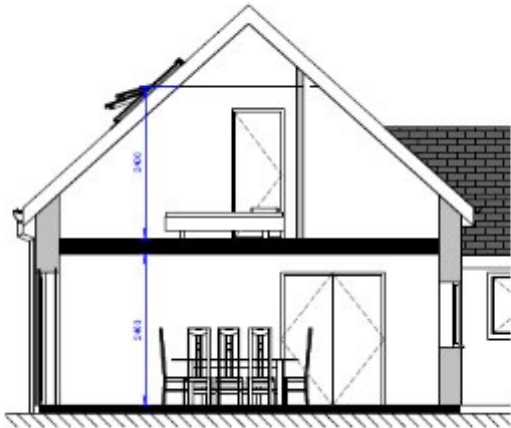
Proposed Elevations Golygfa Bungalow



1 Front Elevation
1 : 100



3 Rear Elevation
1 : 100



Section A-A



2 Side 1 Elevation
1 : 100



4 Side 2 Elevation
1 : 100

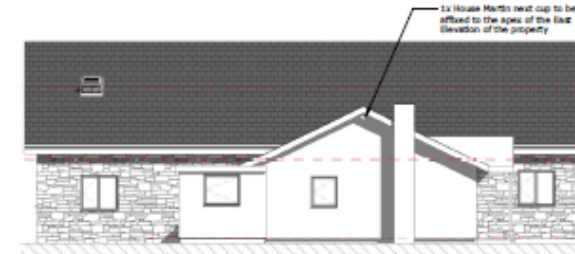
— Original bungalow

PL/06643 – Elevations of previously refused application

Proposed Elevations Golygfa Bungalow



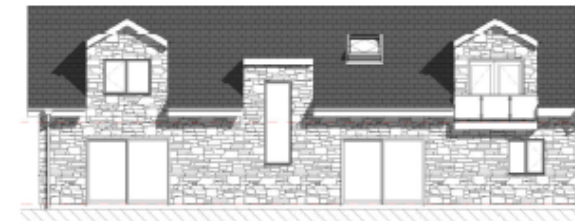
① **Front Elevation**
1 : 100



② **Side 1 Elevation**
1 : 100



③ **Rear Elevation**
1 : 100



④ **Side 2 Elevation**
1 : 100

PL/06643



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PL/06643







PL/06643





**Eitemau ychwanegol y
mae angen penderfynu
yn eu cylch**

**Additional items for
decision**

PL/04027

Charlotte Greves

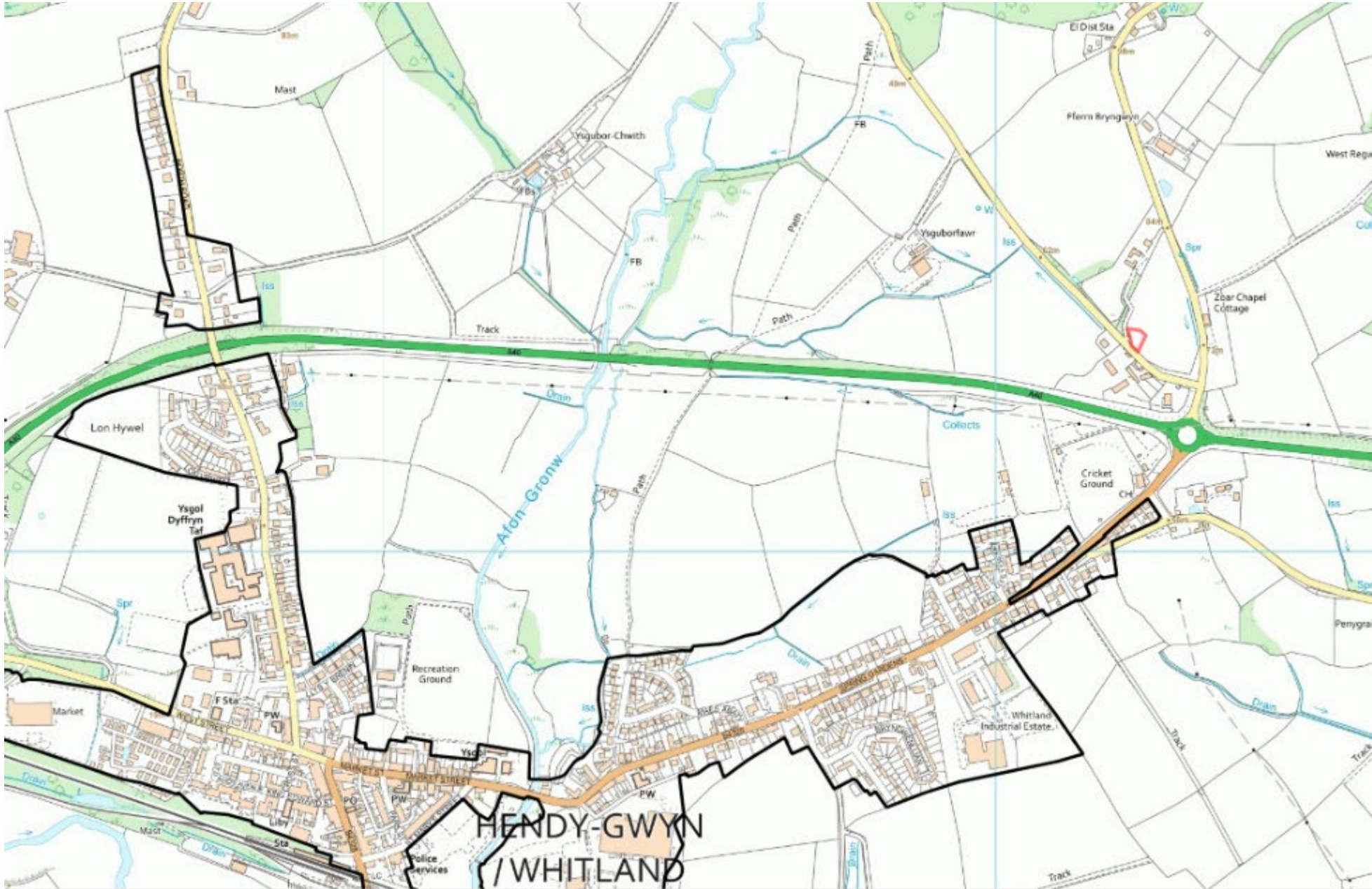
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 119

Cyngor **Sir Gâr**
Carmarthenshire
County Council



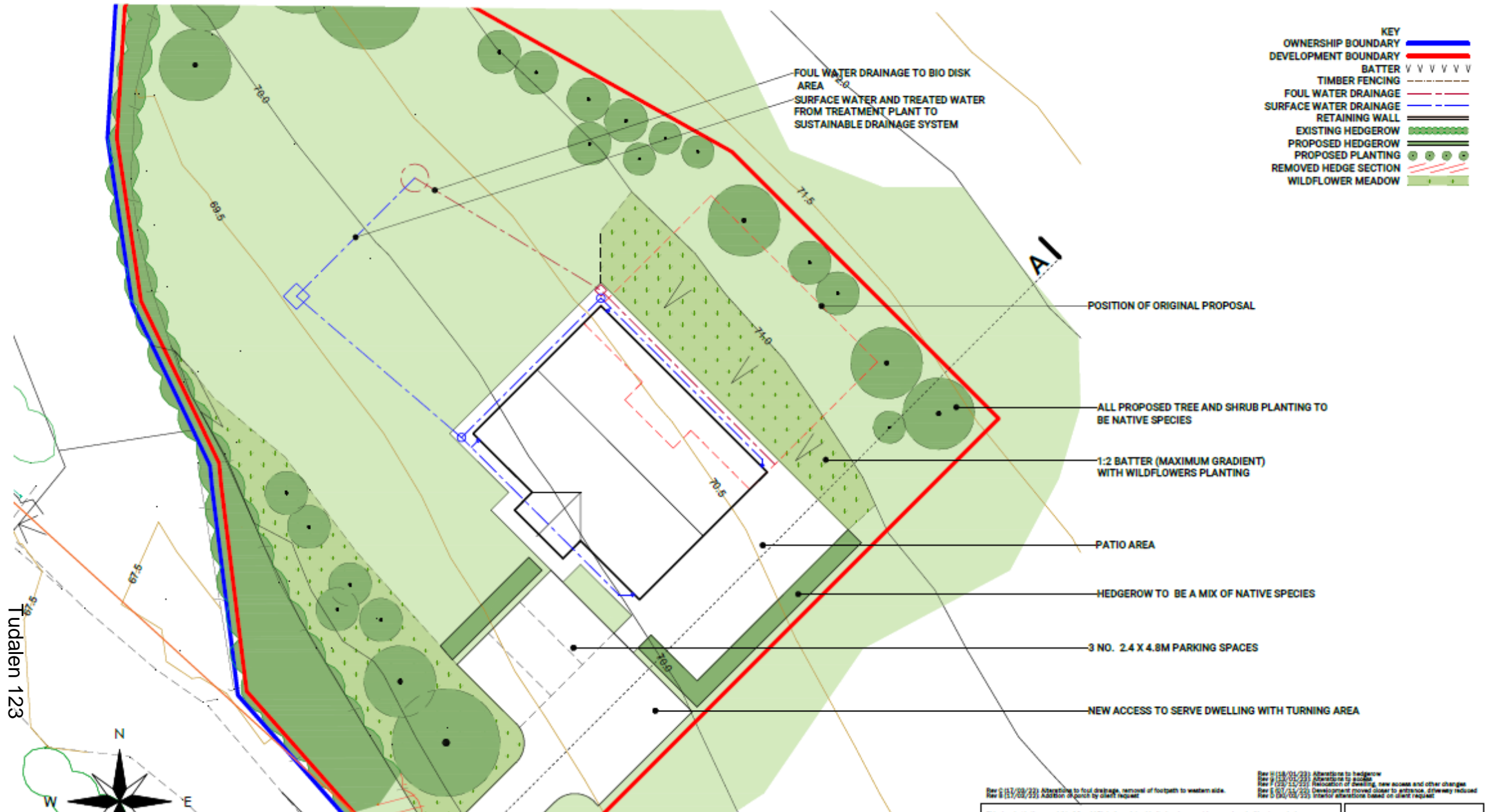




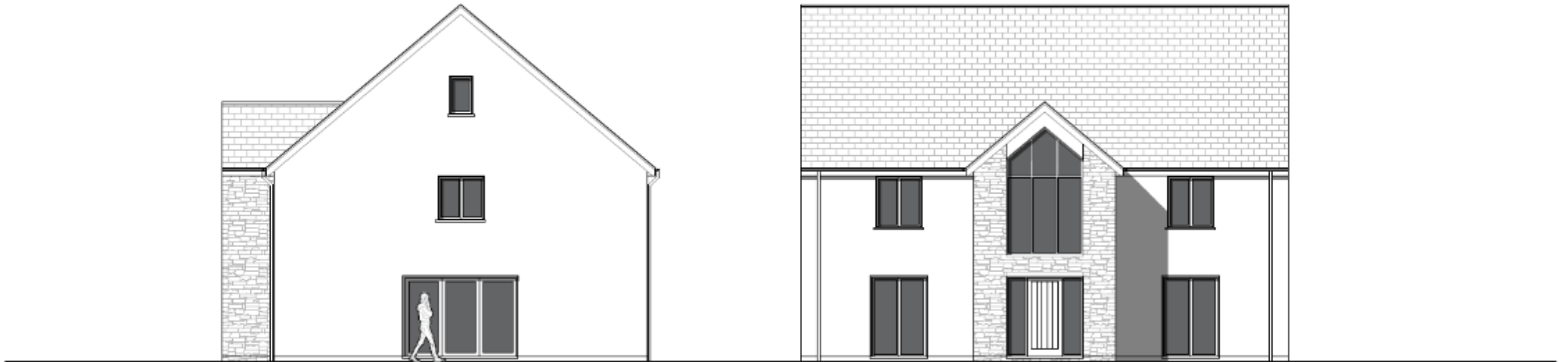
PL/04027 Site Location and Block Plan



PL/04027 Proposed plot layout



PL/04027 Proposed elevation plans



SIDE ELEVATION (SE)
@ 1/100

FRONT ELEVATION (SW)
@ 1/100

PL/04027 Proposed elevation plans

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SIDE ELEVATION (NW)
@ 1/100



REAR ELEVATION (NE)
@ 1/100

PL/04027 Proposed floor plans



GROUND FLOOR PLAN
@ 1/100



FIRST FLOOR PLAN
@ 1/100

PL/04027 Proposed dwelling section



Tudalen 127

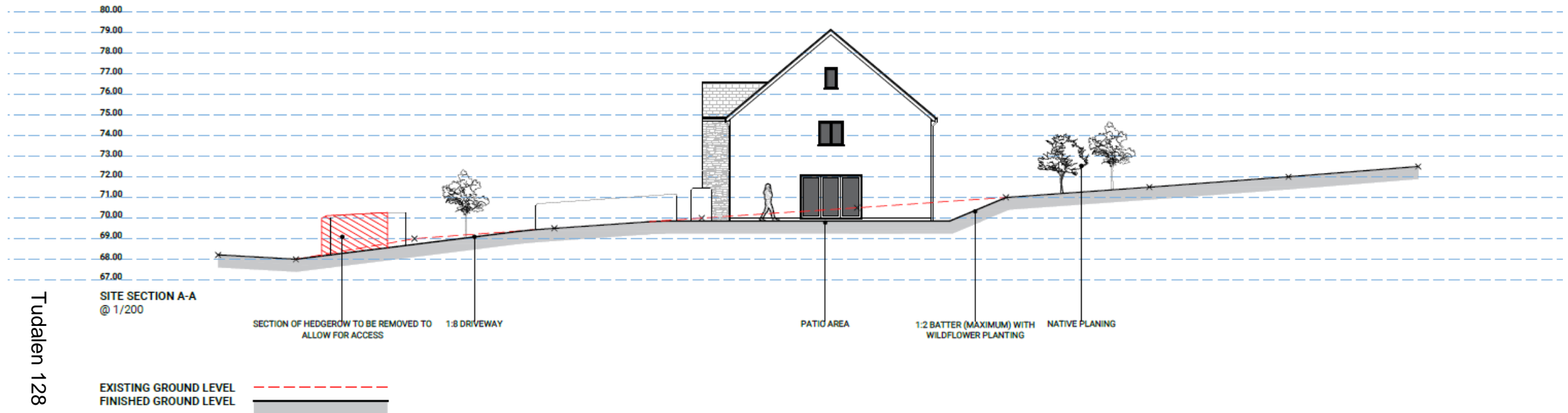
Rev B (17/03/22) Addition of porch by client request

Rev D (30/03/22) Interior alterations based on client request

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PL/04027 Proposed site section



Tudalen 128



PL/04027



Tudalen 130

PL/04027



Tudalen 131

PL/04027



Tudalen 132

PL/04027



Tudalen 133











PL/04027



Tudalen 139

Diolch | Thank you

Tudalen 140

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Carmarthenshire
County Council

