

Y Pwyllgor Cynllunio / Planning Committee

12/10/2023

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

Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council



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

**Applications
recommended for
approval**

PL/04864

PAUL ROBERTS

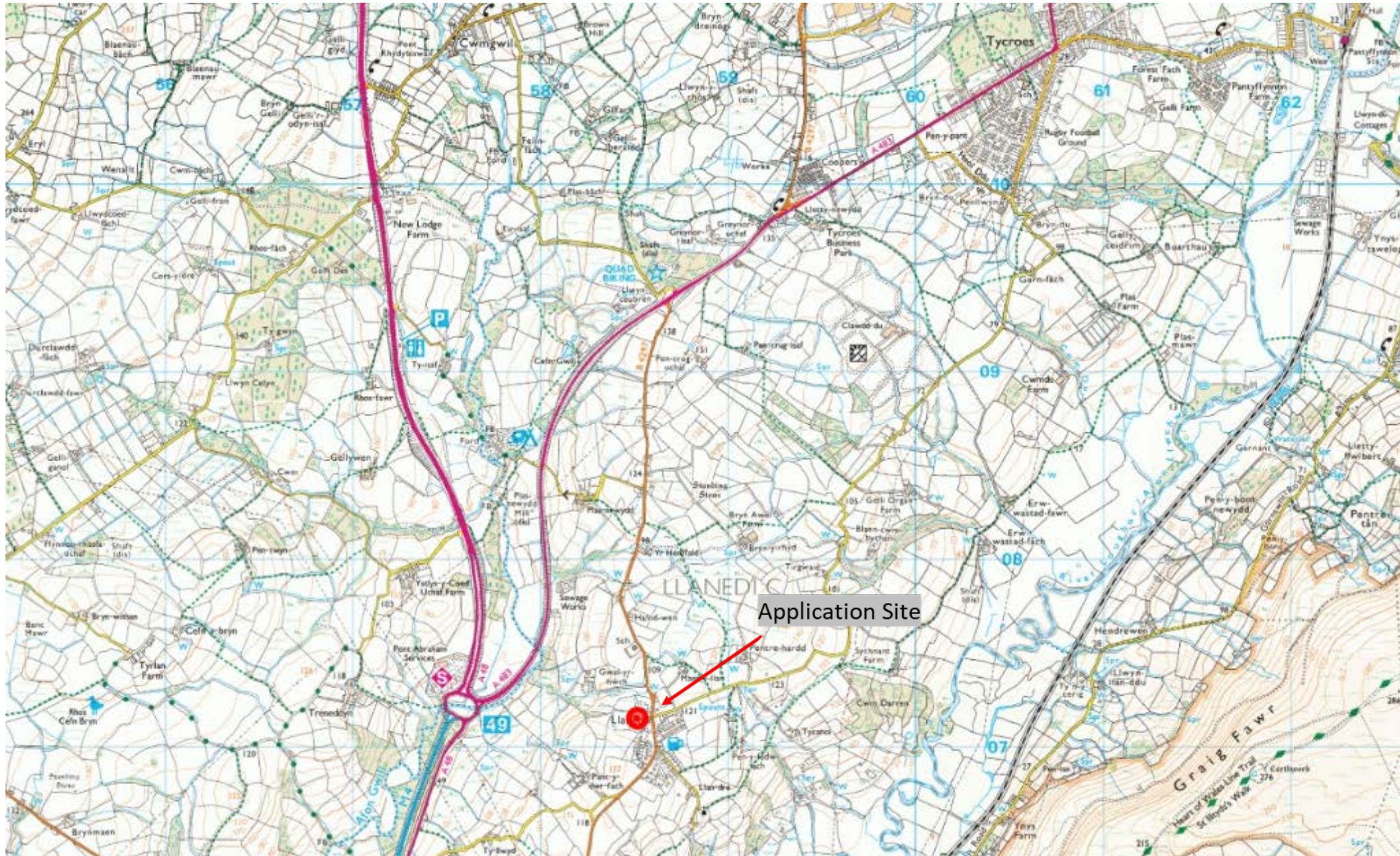
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
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Carmarthenshire
County Council

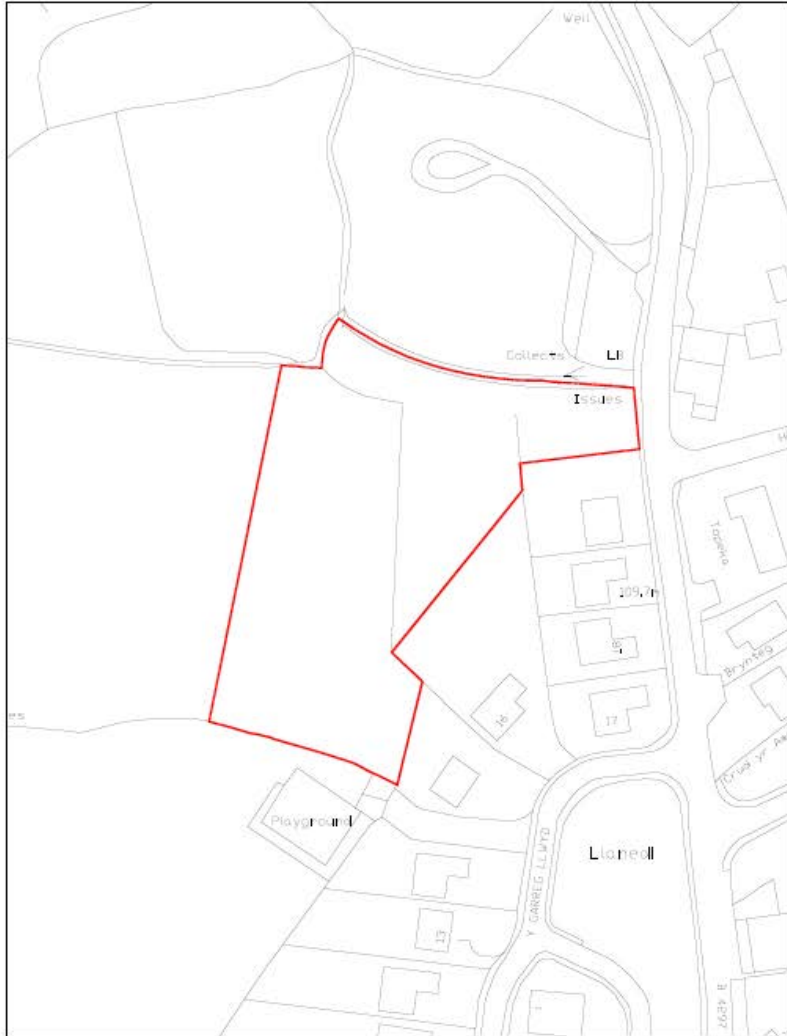


PL/04864 WIDER LOCATION PLAN



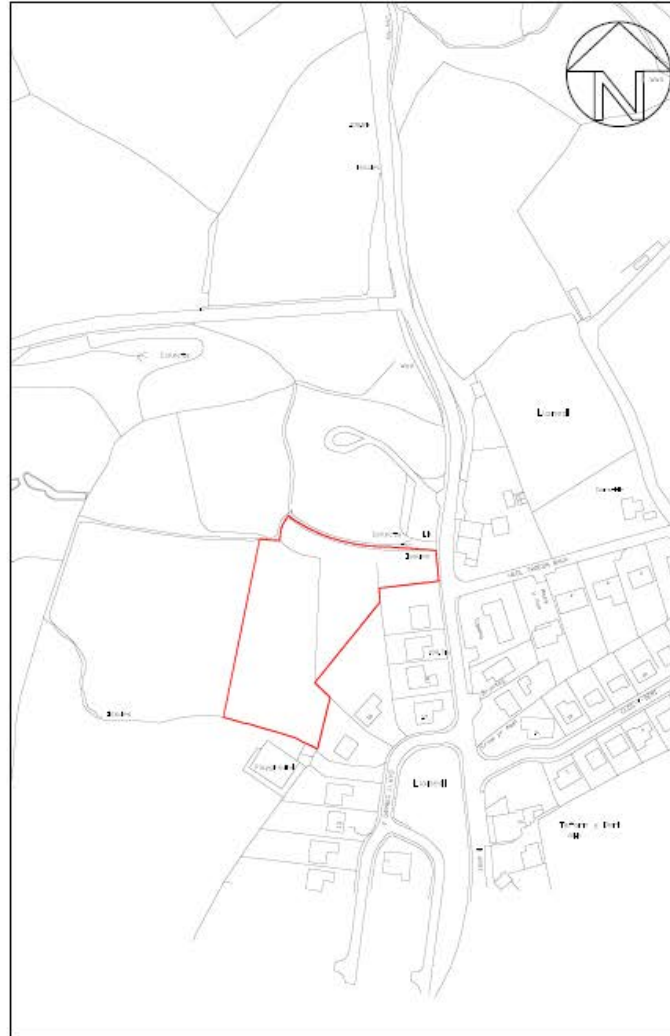
PL/04864 LOCATION PLAN

SITE BLOCK PLAN & LOCATION PLAN



Site Block Plan 1:1000

LLANEDI DEVELOPMENT CARMARTHENSHIRE.



Site Location Plan 1:2500

PL/04864 AERIAL PHOTOGRAPH





PL/04864 PROPOSED SITE PLAN

PROPOSED SITE PLAN





LLANEDI DEVELOPMENT, CARMARTHENSHIRE.

KEY




BOUNDARY TREATMENTS AND RAILINGS

-  Existing Boundary (No Change)
-  1.8m High Close Board Fencing

SURFACE FINISHES

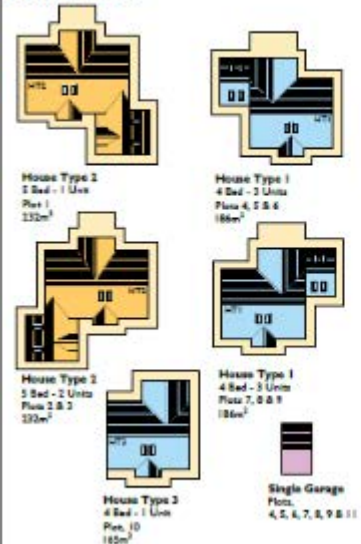
-  Concrete
-  Adoptable Highway
-  Grass
-  Buffer Zone
-  Public Open Path

BIRD & BAT BOXES

-  1 No. Ibstock C Bat Box
-  1 No. open fronted bird box (to be installed north facing)
-  1 No. close fronted bird box (to be installed south facing)

Total Site Area = 7617m²/ 0.7617 hectares

HOUSE TYPES



House Type 2
3 Bed - 1 Unit
Plot 1
132m²

House Type 1
4 Bed - 2 Units
Plots 4, 5 & 6
186m²

House Type 2
5 Bed - 2 Units
Plots 2 & 3
132m²

House Type 1
4 Bed - 3 Units
Plots 7, 8 & 9
186m²

House Type 3
4 Bed - 1 Unit
Plot 10
185m²

Single Garage Plots
4, 5, 6, 7, 8, 9 & 11



PL/04864 – HOUSE TYPES

PROPOSED FLOOR PLANS AND ELEVATIONS

PLOTS 2 & 3



Front Elevation 1:100

Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100



Ground Floor Plan 1:50

Total Area 232m²

LLANEDI DEVELOPMENT SITE, CARMARTHENSHIRE.

PLOTS 4, 5 & 6

PROPOSED FLOOR PLANS AND ELEVATIONS

PLOTS 4, 5 & 6



Front Elevation 1:100

Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50

Total Area 186m²



PL/04864 3D VISUALS



PL/04864

LIVE







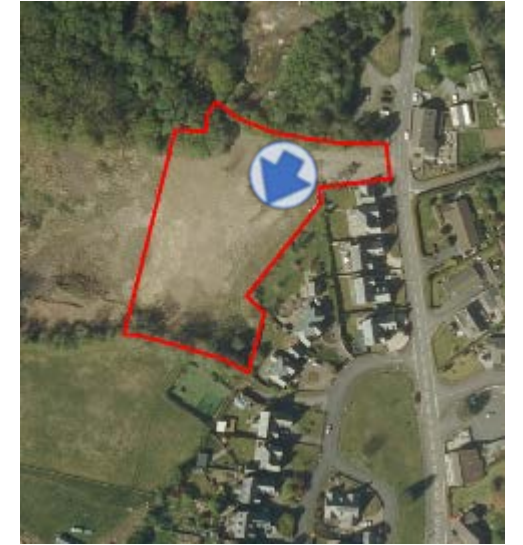


PL/04864

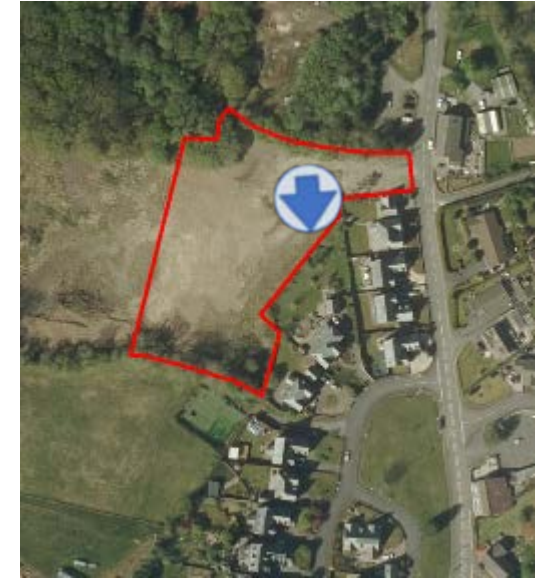
© LIVE



PL/04864



PL/04864



PL/04864



PL/04864



PL/04864



PL/05056

Hugh Towns

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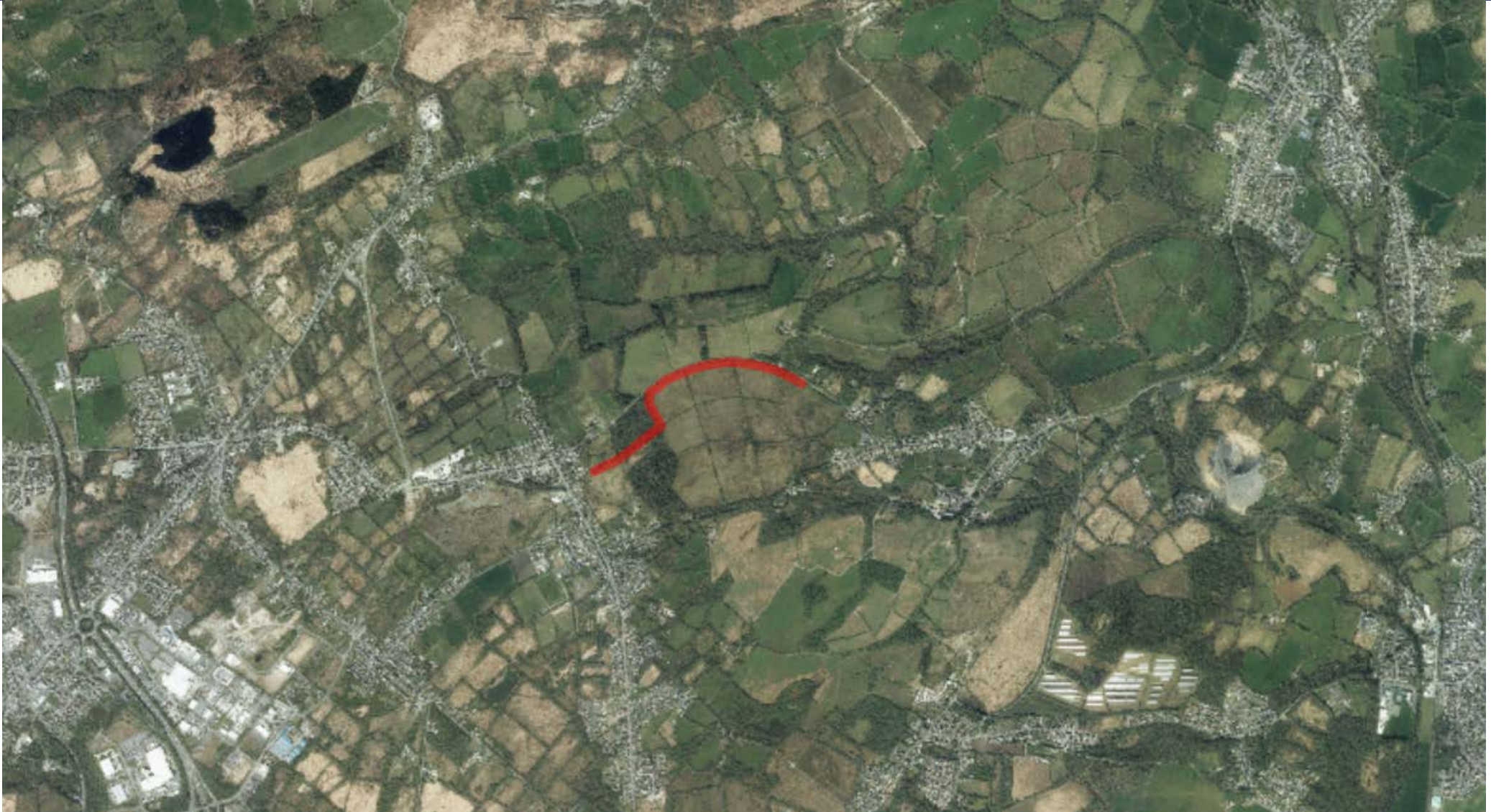
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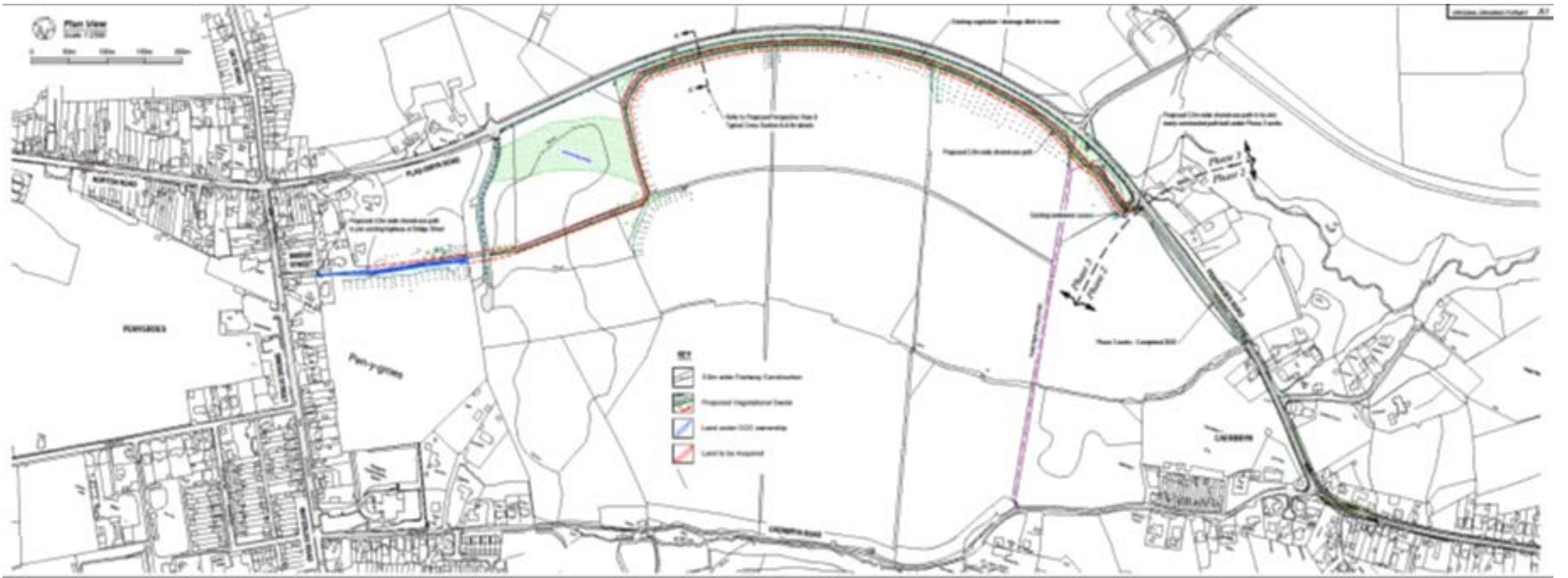
PL/05056 – Site Location



PL/05056 – Aerial View



PL/05056 – Scheme Design



PL/05056



PL/05056



PL/05056



PL/05056



PL/05056



PL/05056



PL/05056



PL/05056



PL/05056



PL/5130

Paul Roberts

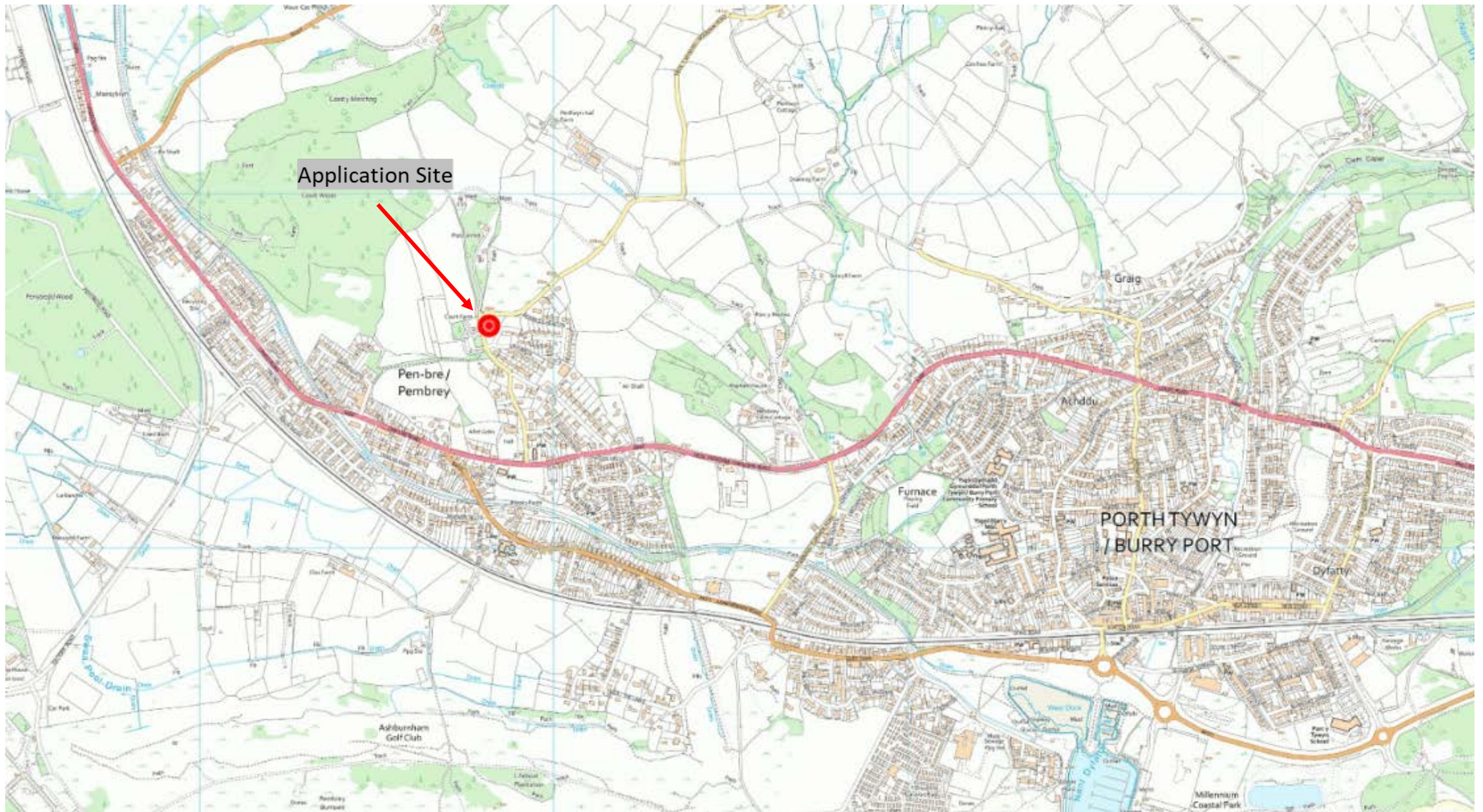
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PL/05130 WIDER LOCATION PLAN

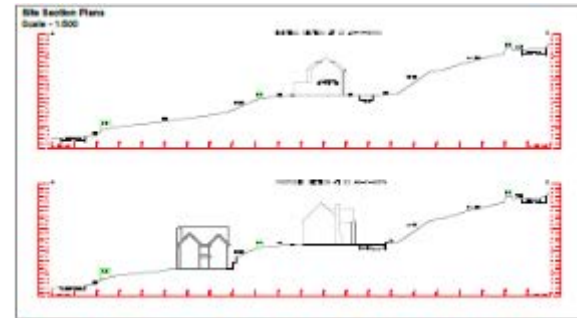




PL/05130 AERIAL PHOTOGRAPH



PL/05130 INDICATIVE SITE LAYOUT PLAN



KEY TO SITE

- A House 1-0.5-4
- B Proposed Shared Driveway - 4.0m Wide
- C Proposed Footway - 1.5m Wide
- D Vehicular Parking
- E Existing Trees Retained T301 - T302 - T304 - T314

Indicative House Scale Parameters

Width - 9.5 - 11.0 metres
Depth - 9.5 - 12.0 metres
Height - 8.0 - 8.5 metres



EVANSBANKS
PLANNING

www.evansbanks.com
01290 435415
info@evansbanks.com
2 Llanrhondd Road
Cross Hands
Cardiffshire
SA14 5DA

Page: 10 of 10
Date: 10/10/2018
By: [Name]
For: [Name]
Scale: 1:500
Status: Final

Tree Constraints Plan - Existing Trees



Tree Retention/Shade Plan



PL/05130



PL/05130



PL/05130



PL/05130



PL/05130



PL/05130



PL/05130



PL/05130



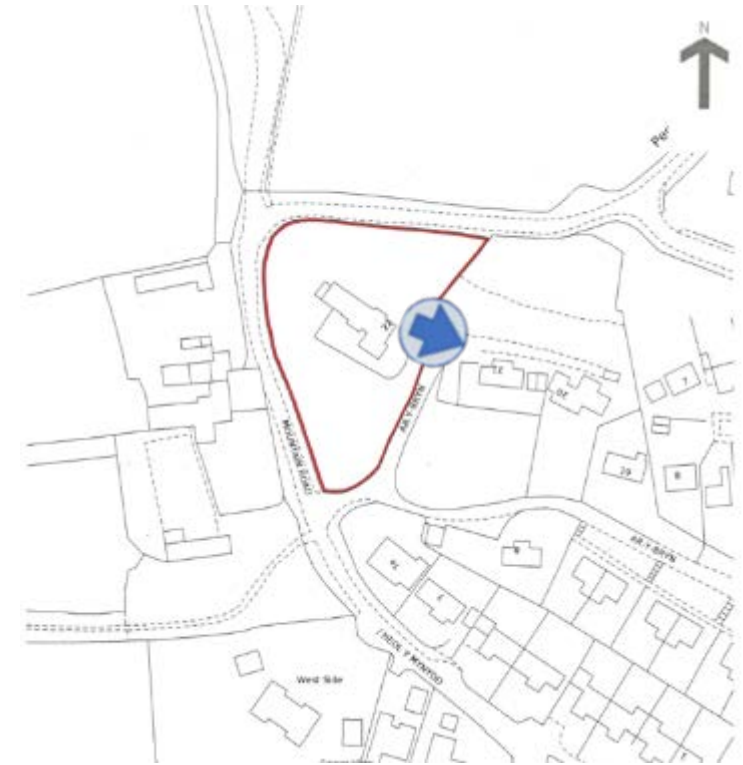
PL/05130



PL/05130



PL/05130



PL/05546

Andrew Francis

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PL/05546 – Betws Area Plan



PL/05546 – 1:1250 Location Plan/ 1:500 Block Plan

LOCATION PLAN

Scale 1 : 1250
0m 10 50



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Client
Gwyr Developments Ltd
Scale (@ A4)
1 : 1250
Drawing Number
2023-01-DR-0001

Project
Betws
Project number
2023.01
Purpose of Issue
LPA
Date
10/01/2023
Suitability Description
Planning

Drawing Title
Location Plan
Drawn by
JRW
Sheet
Checked by
-
Status
X
Rev
X
Code
XX

BLOCK PLAN - EXISTING



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Client
Gwyr Developments Ltd
Scale (@ A3)
1 : 500
Drawing Number
2023-01-DR-0002

Project
Betws
Project number
2023.01
Purpose of Issue
LPA
Date
27/01/2022
Suitability Description
Planning

Drawing Title
Block Plan - Existing
Drawn by
JRW
Sheet
Checked by
-
Status
X
Rev
X
Code
XX

Scale 1 : 500
0m 5 10 25

PL/05546 – Proposed Site Layout



PL/05546 – Proposed Phasing Plan

CONSTRUCTION PHASING PLAN



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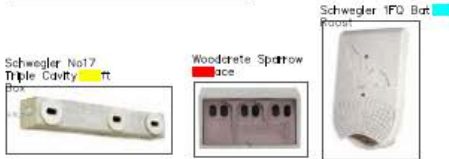
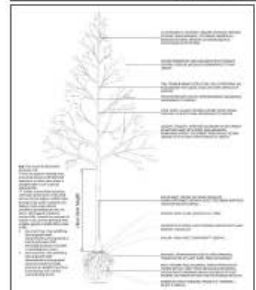
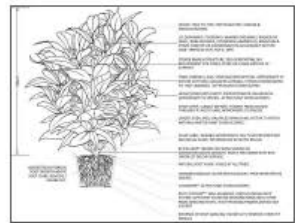
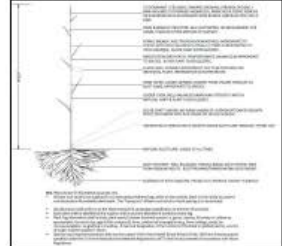
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	Gwyrr Development Ltd	Bewer	Phasing Plan				
	Scale (2 A3)	Project number	Date	Drawn by	Checked by		Rev
	1:500	2023.01	21/04/2022	JRW	X		X
Drawing Number	Purpose of Issue	Subsidiary Description	Sheet	Status	Code		
2023-01-DR-0007	LPA	Planning		X	XX		

PL/05546 – Proposed Drainage Layout



PL/05546 – Proposed Landscaping & Biodiversity Plan

PROPOSED LANDSCAPING & BIODIVERSITY ENHANCEMENT PLAN



REVISIONS

REVISION 01: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

REVISION 02: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

REVISION 03: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

REVISION 04: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

REVISION 05: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

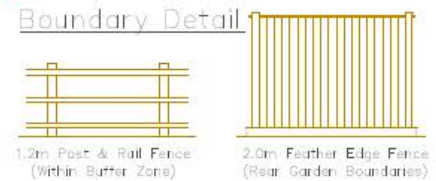
REVISION 06: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

REVISION 07: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

REVISION 08: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

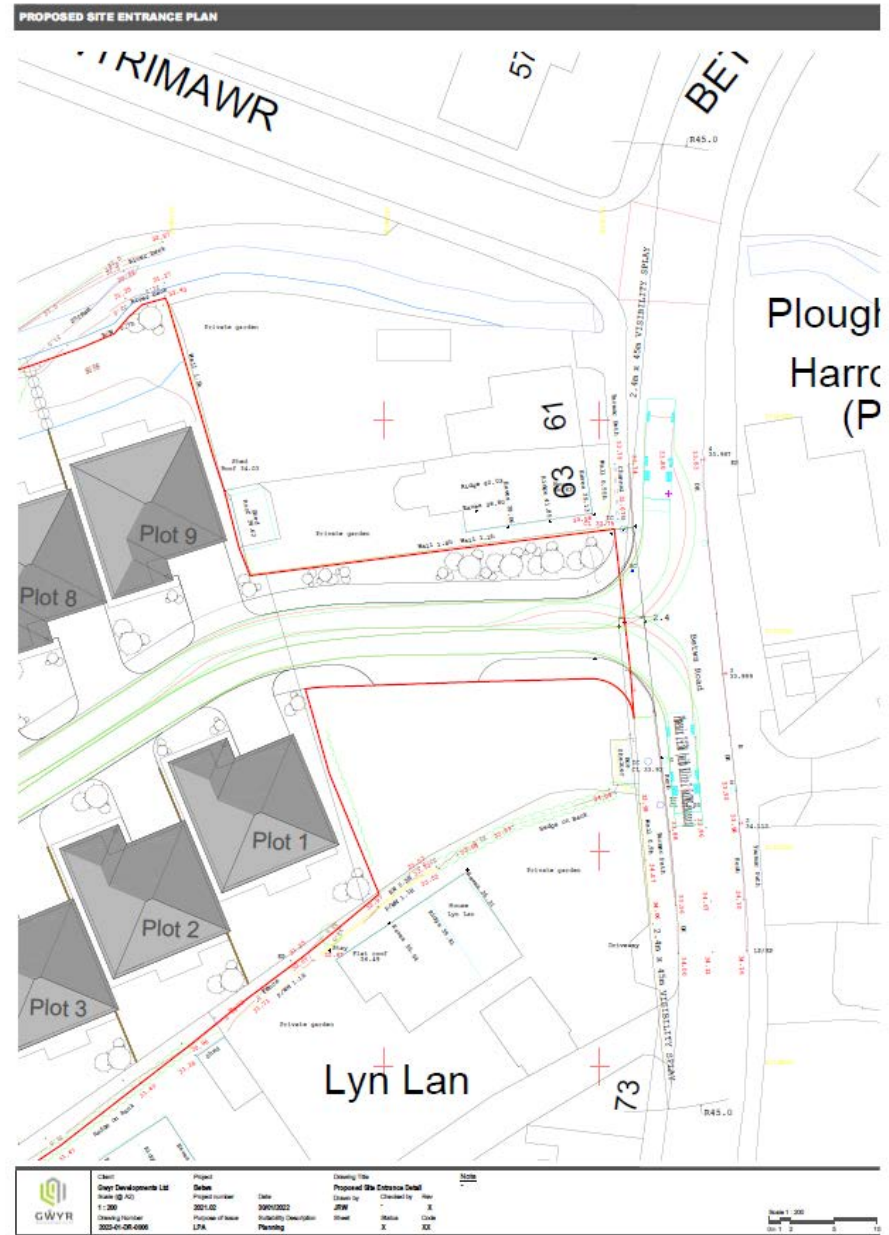
REVISION 09: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

REVISION 10: Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations. Updated drawing to include all proposed plantings, including the proposed rain garden and log pile locations.

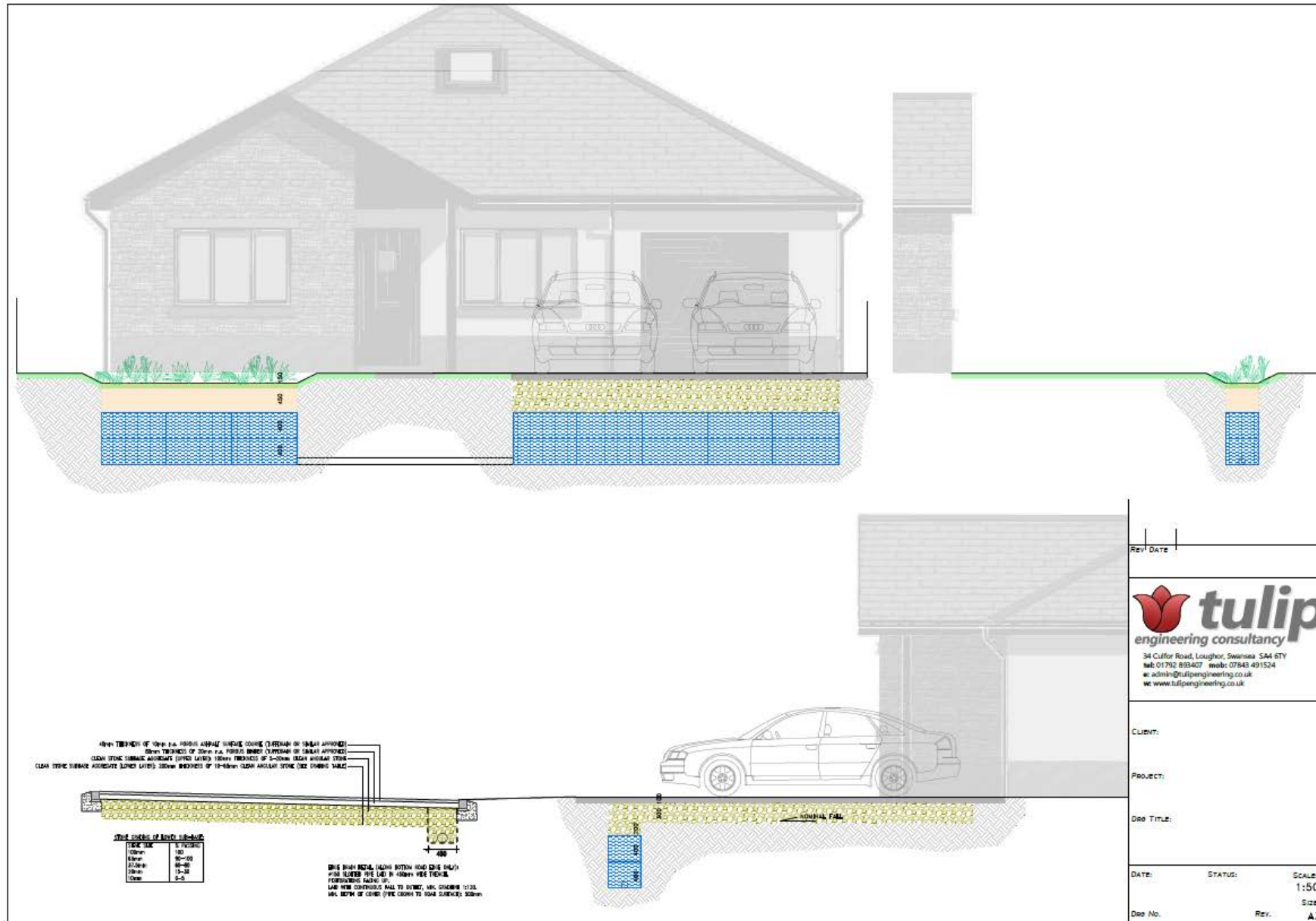


Client	City of Whangarei	Project No.	PL/05546
Project Name	Proposed Landscaping & Biodiversity Enhancement Plan	Phase	Final
Project Manager	John Smith	Client Contact	Jane Doe
Project Start	08/09/2023	Project End	15/10/2023
Project Status	Final	Project Code	XX
Project Location	Whangarei, New Zealand	Project Reference	PL/05546-Final
Project Description	Proposed Landscaping & Biodiversity Enhancement Plan	Project Category	Landscaping
Project Budget	\$100,000	Project Risk	Low
Project Team	GWYR	Project Lead	John Smith
Project Contact	John Smith	Project Email	john.smith@gwyr.co.nz
Project Phone	09 438 2200	Project Fax	09 438 2201
Project Website	www.gwyr.co.nz	Project Social	www.gwyr.co.nz
Project Logo		Project Address	123 Main Street, Whangarei, NZ

PL/05546 – Proposed Site Entrance Plan



PL/05546 – Drainage Details Plan



Client:

Project:

Draw Title:

Date: Status: Scale: 1:50

Draw No. Rev. Size: A3

PL/05546 – Site Sections



Project
Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title
Site Sections

Drawn by
JRW

Sheet

Checked by

Status

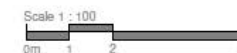
Rev

Code

Scale (@ A3)
1 : 200

Drawing Number
2023-01-DR-0017

Rev	Description	Date



13/02/2023 09:16:18

PL/05546 – Street View Plots 1,2 & 3



Project
Betws
Project number
2023-01
Purpose of Issue

Date
01.02.2023
Suitability Description

Drawing Title
Street View Plot 1 2 & 3
Drawn by
JRW
Checked by
-
Status
Sheet

Rev
Scale (@ A4)
Code
Drawing Number
2023-01-DR-0013

Rev.	Description	Date
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13/02/2023 09:08:57

PL/05546 – Street View Plots 3,4 & 5



Project

Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Street View Plot 3 4 & 5

Drawn by
JRW

Sheet

Checked by
-

Status

Rev

Code

Scale (@ A4)

Drawing Number
2023-01-DR-0014

Rev.	Description	Date
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13/02/2023 09:09:30

PL/05546 – Street View Plots 5,6 & 7



Project

Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Street View Plot 5 6 & 7

Drawn by
Author

Sheet

Checked by
Checker

Status

Rev

Code

Scale (@ A4)

Drawing Number
2023-01-DR-0015

Rev.

Description

Date

13/02/2023 09:10:11

PL/05546 – Street View Plots 7,8 & 9



Project
Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Street View Plot 7 8 & 9

Drawn by
JRW

Sheet

Checked by
-

Status

Rev

Code

Scale (@ A4)

Drawing Number
2023-01-DR-0016

Rev.	Description	Date
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13/02/2023 09:10:43

PL/05546 – Site Aerial View 1



Project

Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Site Aerial View 1

Drawn by
JRW

Sheet

Checked by
-

Status

Rev

Code

Scale (@ A4)

Drawing Number
2023-01-DR-0009

Rev.	Description	Date
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13/02/2023 09:06:13

PL/05546 – Site Aerial View 2



Project
Betws
Project number
2023-01
Purpose of Issue

Date
01.02.2023
Suitability Description

Drawing Title
Site Aerial View 2

Drawn by
JRW
Sheet

Checked by
-
Status

Rev
-
Code

Scale (@ A4)
Drawing Number
2023-01-DR-0010

Rev.	Description	Date
------	-------------	------

13/02/2023 09:07:01

PL/05546 – Street View



Project

Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Street View Top Left

Drawn by
JRW

Checked by
-

Sheet

Rev
-

Status

Code

Scale (@ A4)

Drawing Number

2023-01-DR-0012

Rev.	Description	Date
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13/02/2023 09:08:24

PL/05546 – House Type 1 Plots 1,2,3,7,8,9



Architectural drawings for House Type 1, including a roof plan, sections, and a 3D perspective view:

- Roof** (1:50): Roof plan showing the layout of the roof, including a chimney and a gable end.
- Section 1** (1:50): Cross-section showing the internal structure of the house, including the loft store room and ground floor.
- Section 2** (1:50): Cross-section showing the internal structure of the house, including the loft store room and ground floor.
- 3D Perspective** (1:50): 3D perspective view of the house, showing the exterior design and landscaping.

Notes:

- 1. All work to be completed in accordance with the current building code.
- 2. All work to be completed in accordance with the current building code.
- 3. All work to be completed in accordance with the current building code.
- 4. All work to be completed in accordance with the current building code.
- 5. All work to be completed in accordance with the current building code.

Approximate Overall Floor Area (GFA): 100m² (GFA) (GFA)

Room	Area (m ²)	Volume (m ³)
Living Room	15.0	15.0
Kitchen	10.0	10.0
Dining Room	10.0	10.0
Garage	15.0	15.0
Loft Store Room	10.0	10.0
Bathroom	5.0	5.0
Bedroom	10.0	10.0
Staircase	2.0	2.0
Other	3.0	3.0
Total	70.0	70.0

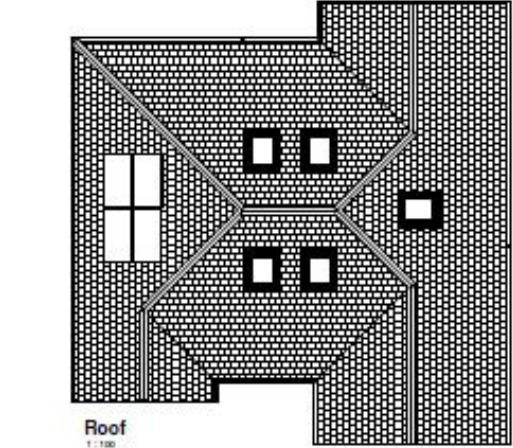
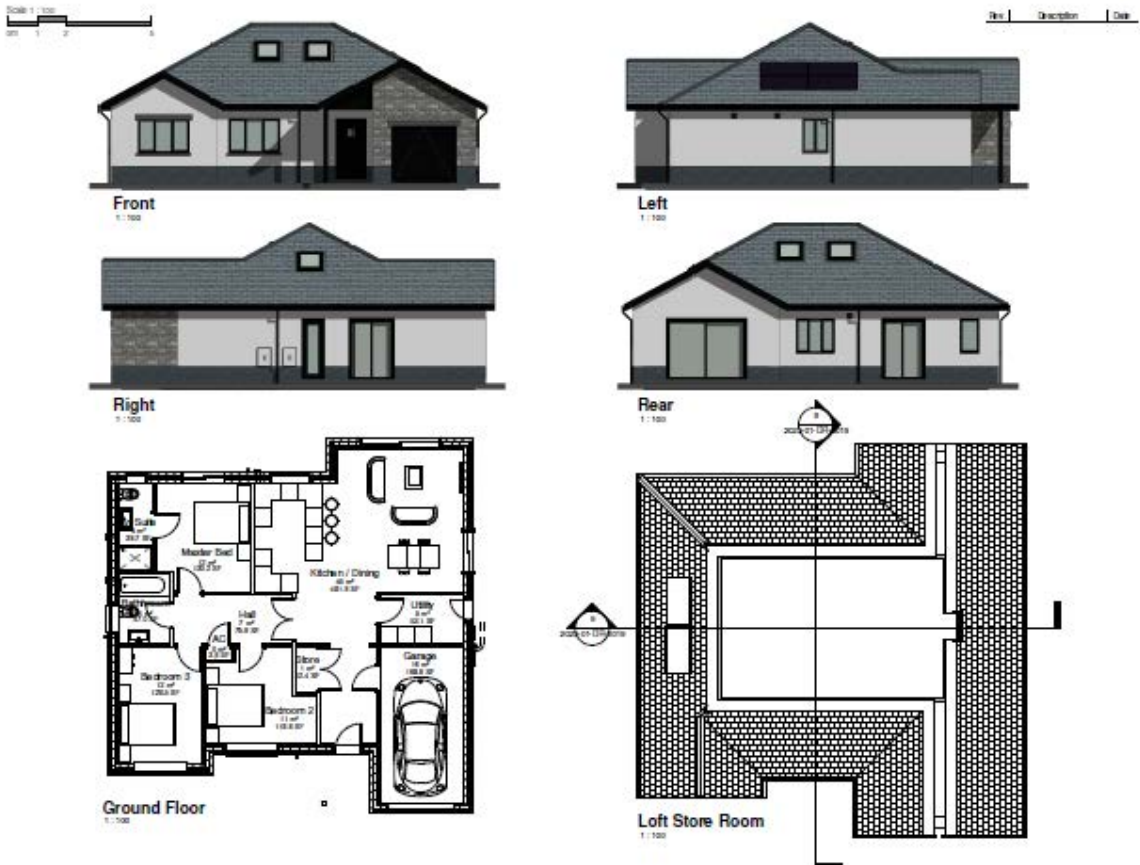
Notes:

- 1. All work to be completed in accordance with the current building code.
- 2. All work to be completed in accordance with the current building code.
- 3. All work to be completed in accordance with the current building code.
- 4. All work to be completed in accordance with the current building code.
- 5. All work to be completed in accordance with the current building code.

Project Information:

Client: Betwis
Project Name: House Type 1 Plot 1 2 3 7 8 & 9
Project Number: 2024/0001
Project Date: 2024/01/01
Project Location: 1234 Main Street, Sydney, NSW 2000
Project Status: Approved
Project Contact: 02 9234 5678

PL/05446 – House Type 2 Plots 4,5,6.



Materials Specification

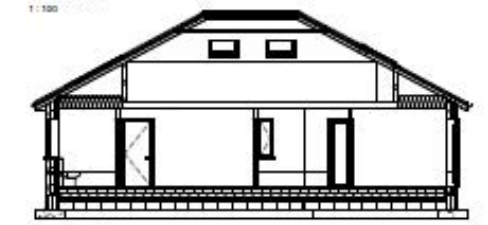
Perimeter walls to be constructed in a Staffordshire blue concrete brick or similar.
 Render panels to be finished in Weber M1024 Water White.
 Feature stone panels to be Fortico in Shearstone Mid Grey or similar.
 Windows and doors to be uPVC and black in colour.
 Fascias and soffits to be black Ash wood grain uPVC.
 Rainwater goods to be black matt finish uPVC.
 Roof covering to be Mackay Edgecrete interlocking concrete tiles, coloured Smooth Grey.
 Bathroom windows to have obscure glazing and window opening restrictors.
 Solar panels to be positioned on south facing elevations.

Approximate Gross Internal Floor Area 101m² (1067ft²) + Garage 16m² (172ft²)

Approximate Room Sizes			
Lounge/Kitchen	7.20m x 5.00m	Bathroom	1.80m x 2.40m
Utility	1.70m x 2.90m	Master Bed	3.00m x 3.30m
Garage	2.90m x 5.40m	Bed 1	1.20m x 3.05m
Hall	1.70m x 4.10m	Bed 2	3.30m x 3.90m
AC	0.45m x 0.85m	Bed 3	4.00m x 2.90m



Section 1
1:100



Section 2
1:100



Betws Project number: 2023-01 Purpose of Issue: Suitability Description		House Type 2 Plot 4 5(Opp) & 6 Drawing Title Date: 28.01.2023 Drawn by: JFW Checked by: RW Scale: 10 A3 1:100 Code: 2023-01-DR-0010 Drawing Number:			
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PL/05546



PL/05546



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PL/05766

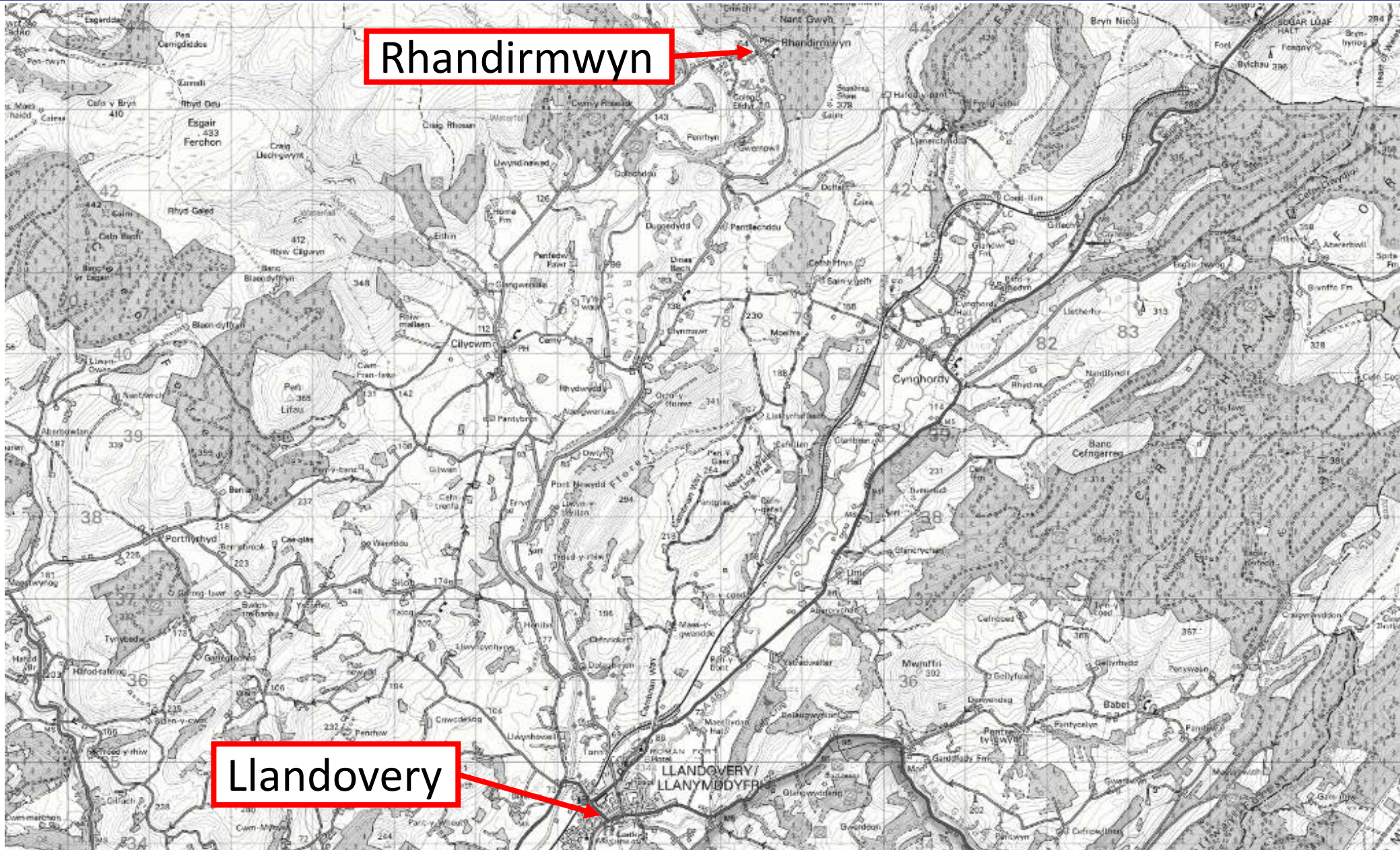
Kevin D Phillips

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

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Cyngor **Sir Gâr**
Carmarthenshire
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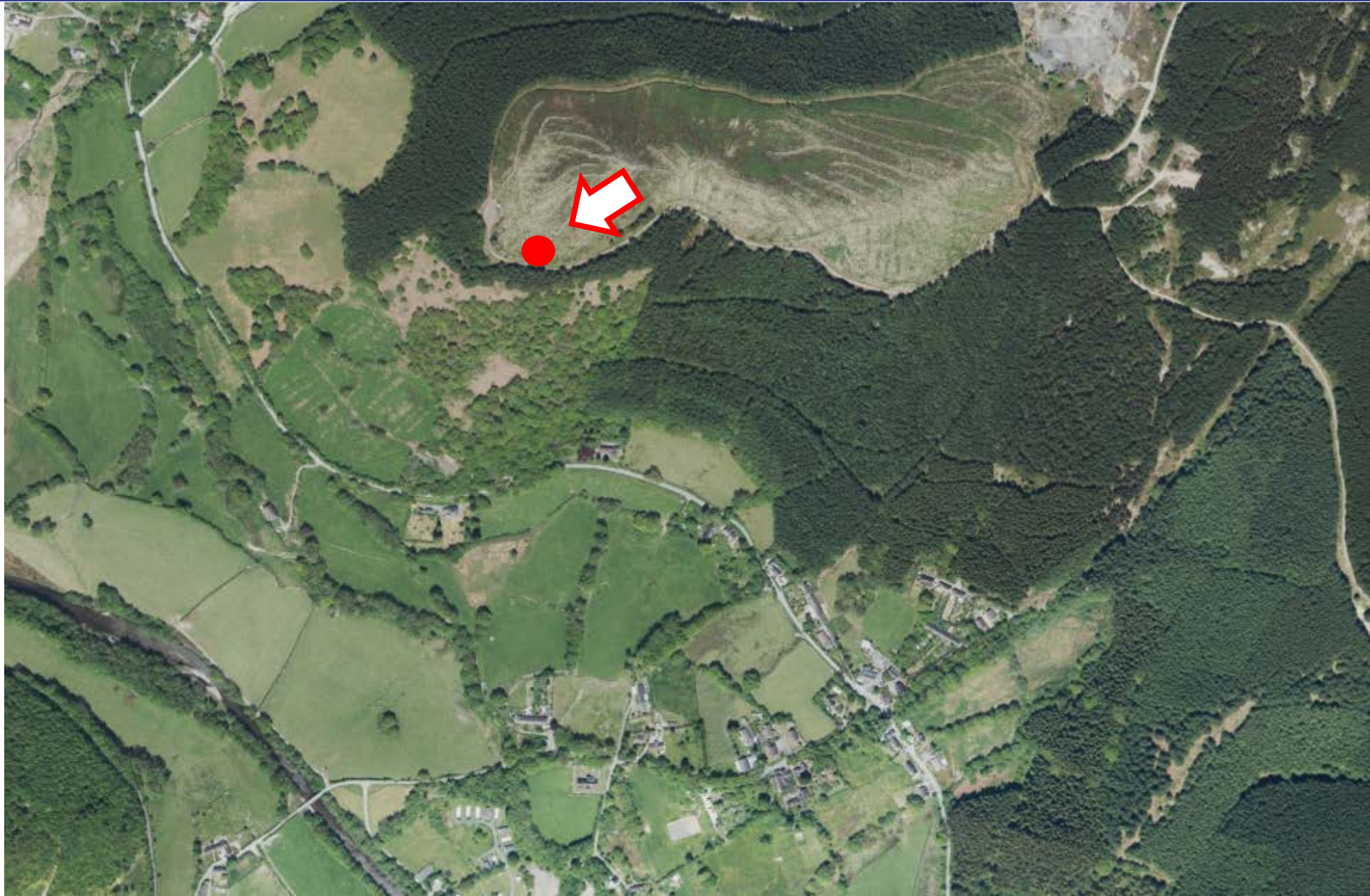


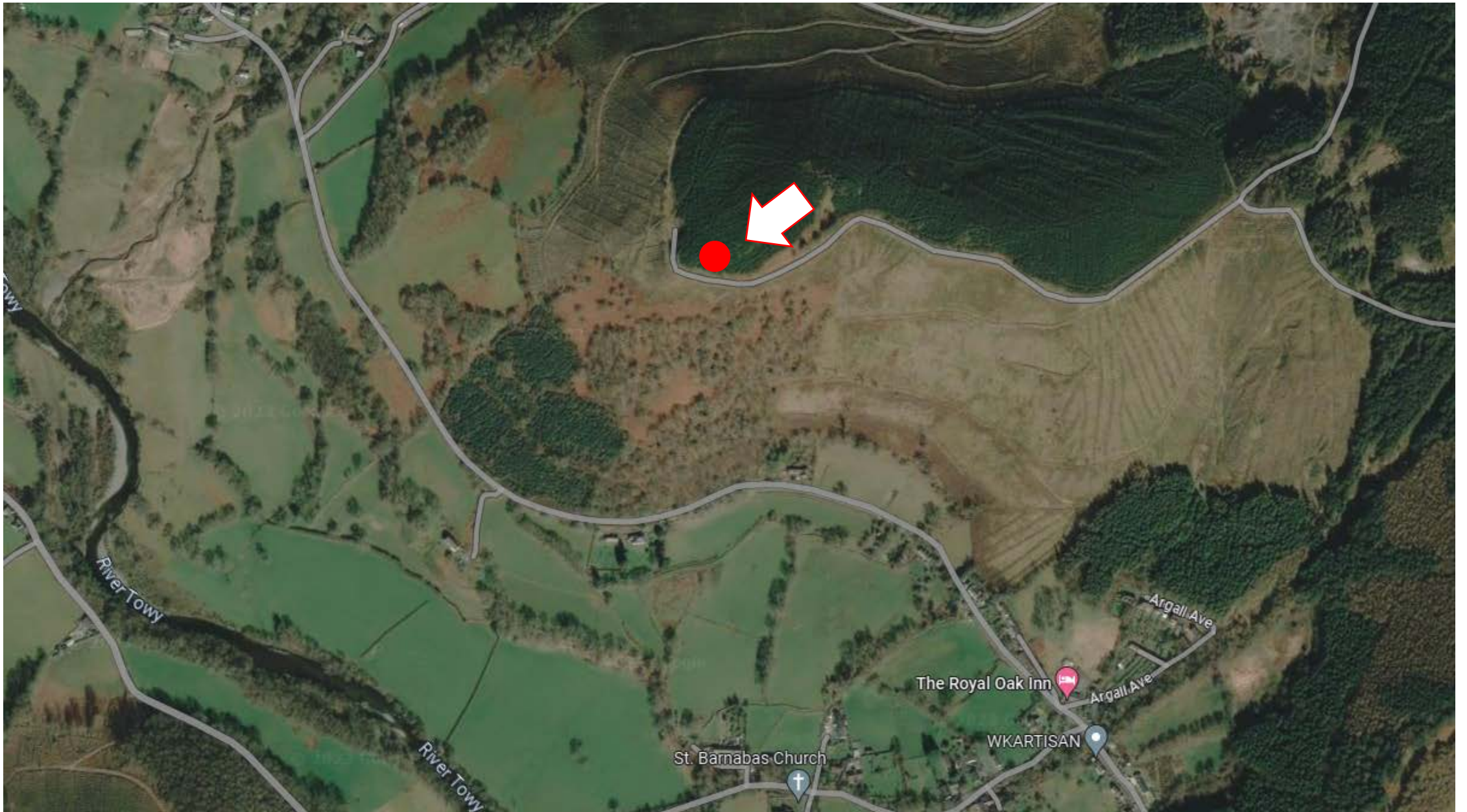


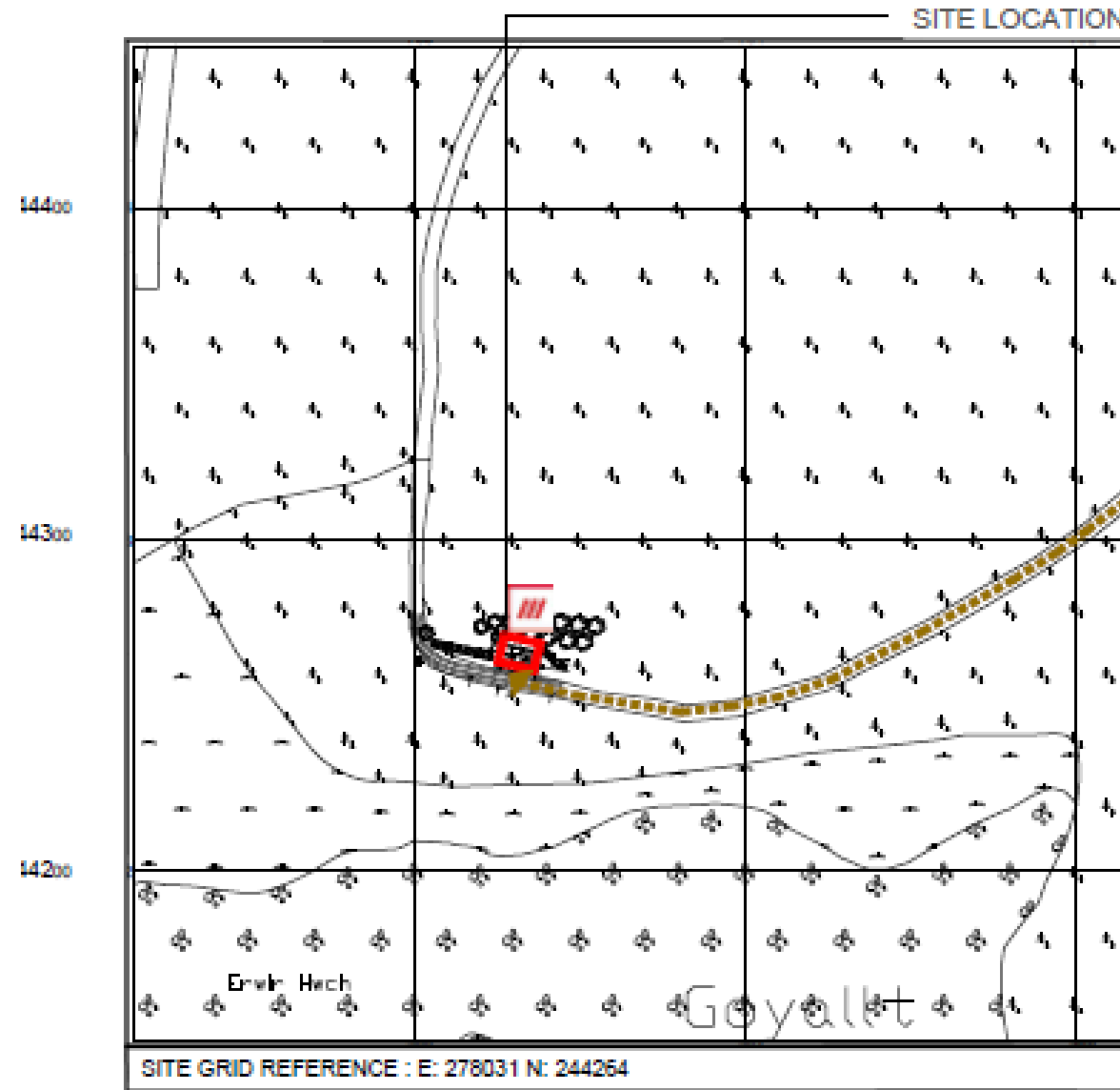


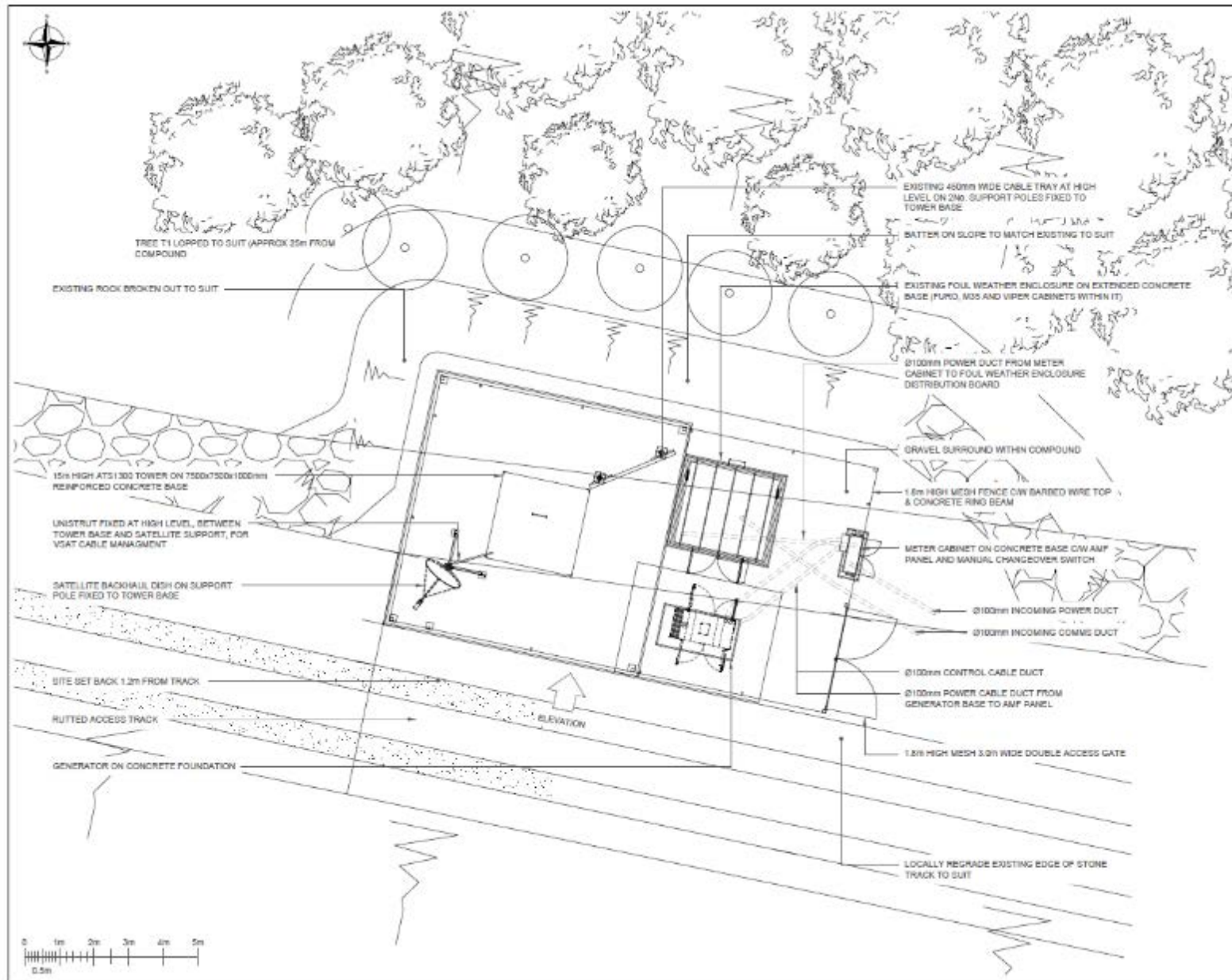
PL/05766

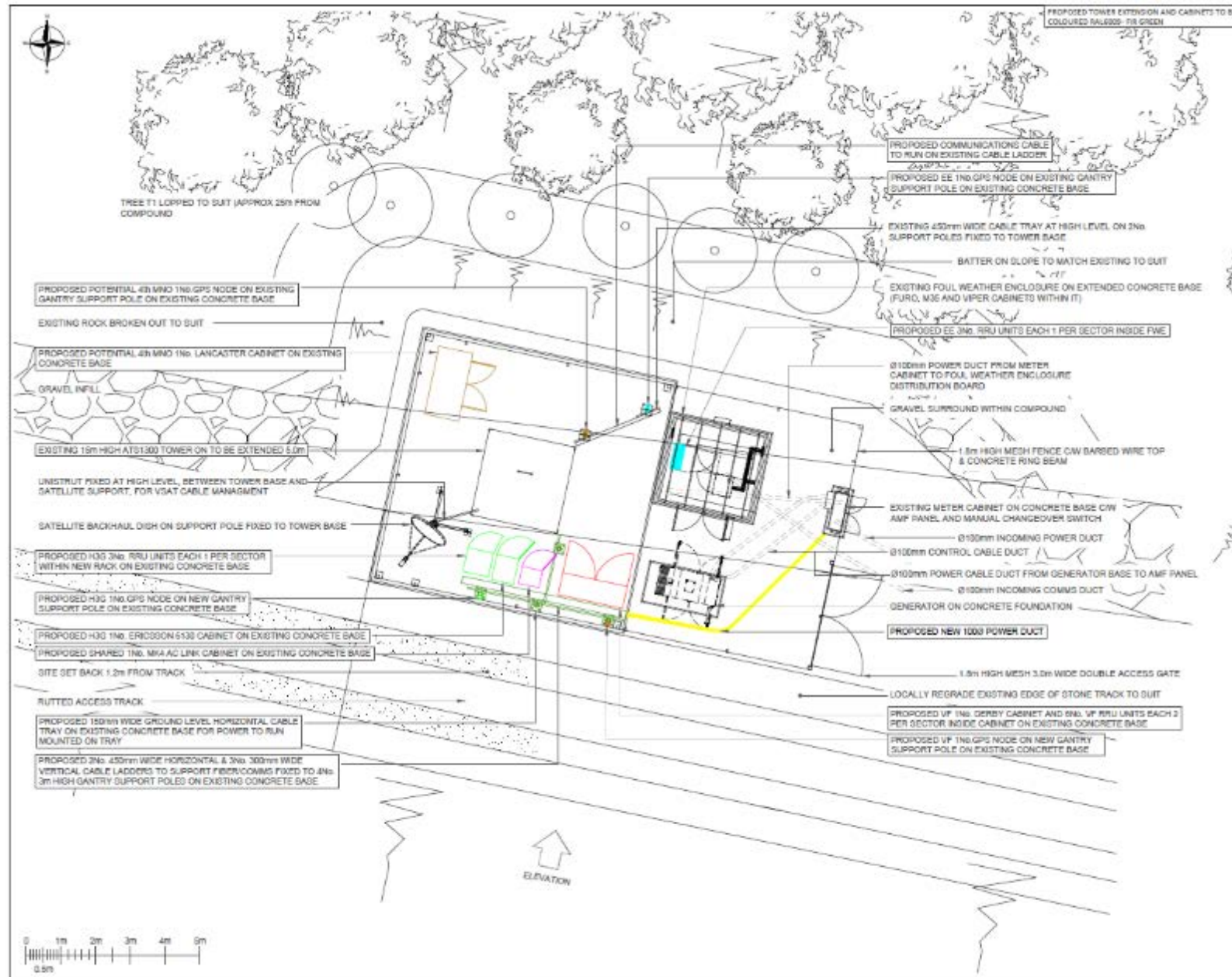
Aerial Photo of Locality (2013-14)

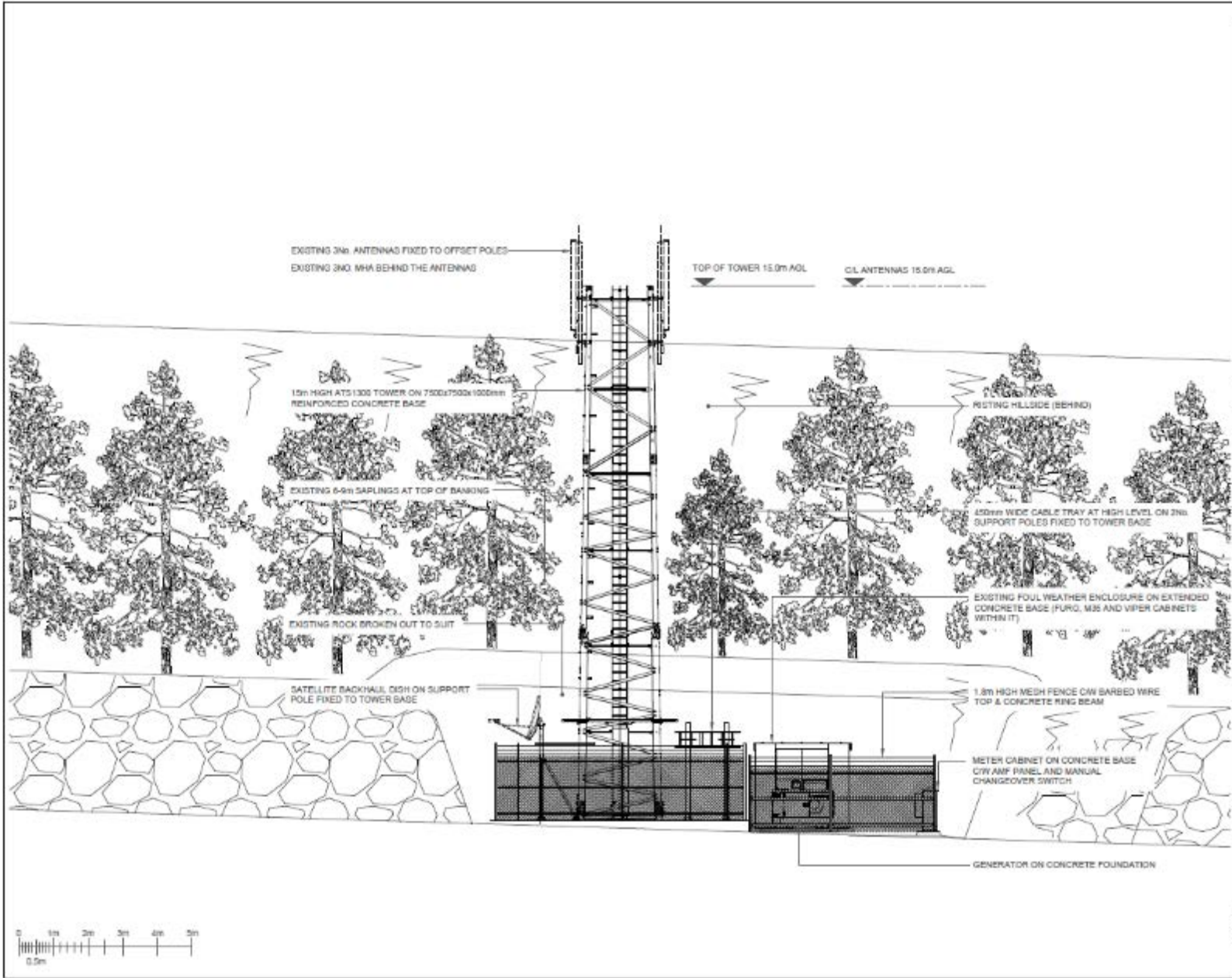


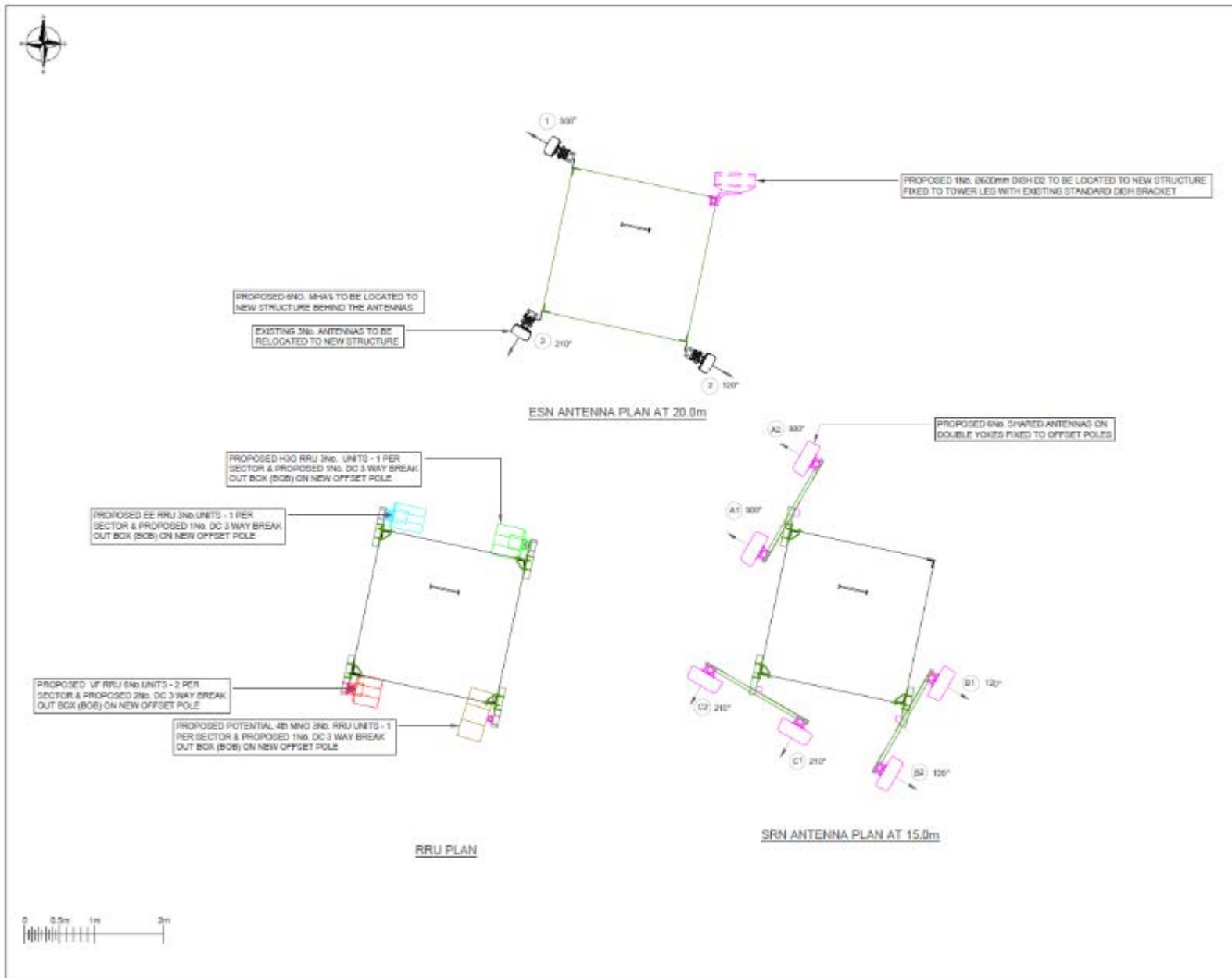












PL/05766







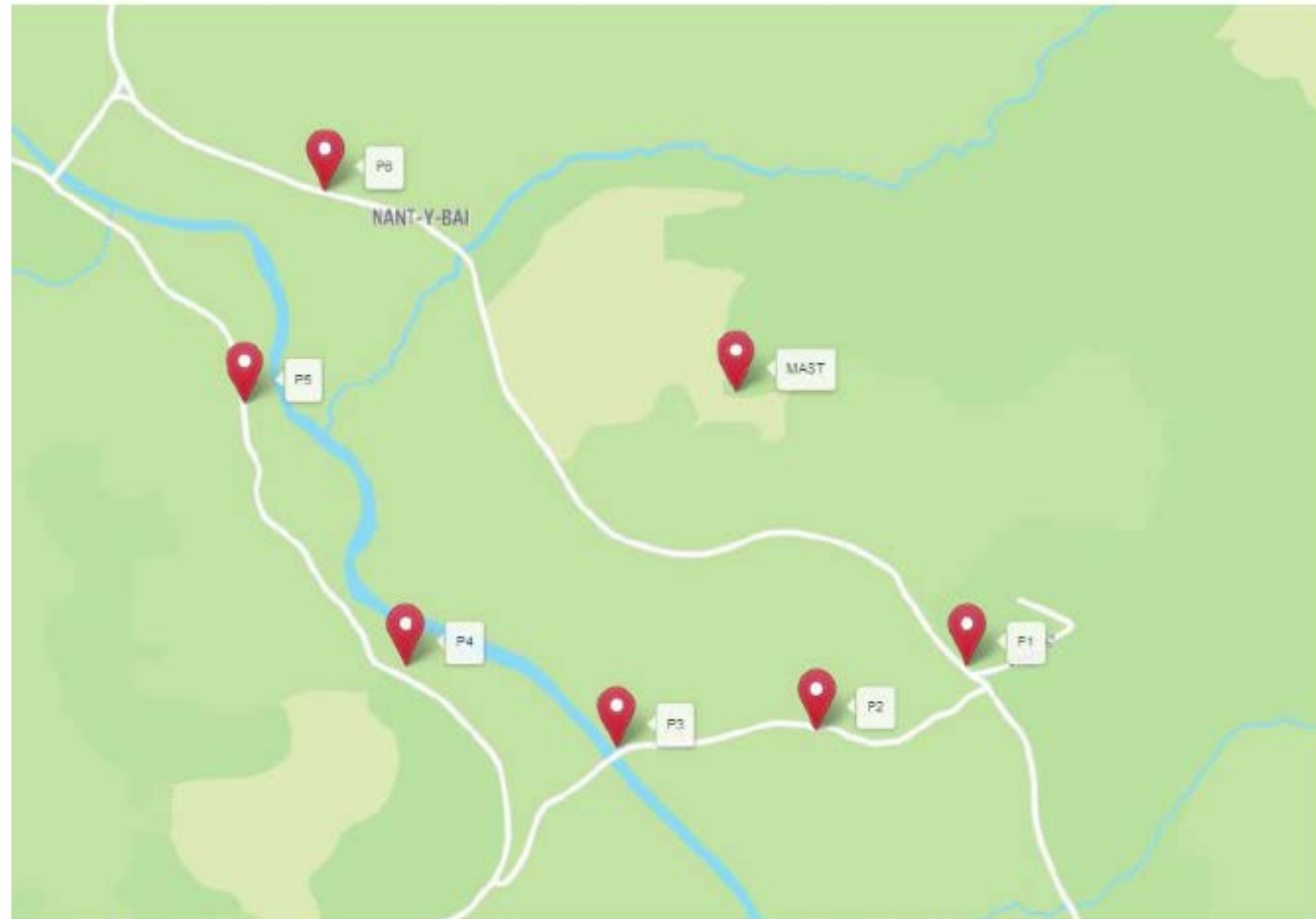








VIEWPOINT LOCATION REFERENCE MAP



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	GRID REFERENCE
	VP1 Bus stop adjacent to Royal Oak Inn	E: 278457 - N: 243737
	VP2 St Barnabus Church	E: 278168 - N: 243621
	VP3 River Towy Bridge	E: 277787 - N: 243599
	VP4 Approaching Bryn Glas Cottage	E: 277391 - N: 243763
	VP5 Past Bryn Glas Cottage	E: 277099 - N: 244265
	VP6 Approaching Nant t Bai	E: 277261 - N: 244663
	Mast	E: 278032 - N: 244263

VIEWPOINT LOCATION REFERENCE MAP



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	GRID REFERENCE
	VP1 Bus stop adjacent to Royal Oak Inn VP2 St Barnabus Church VP3 River Towy Bridge VP4 Approaching Bryn Glas Cottage VP5 Past Bryn Glas Cottage VP6 Approaching Nant t Bai Mast	E: 278457 - N: 243737 E: 278168 - N: 243621 E: 277787 - N: 243599 E: 277391 - N: 243763 E: 277099 - N: 244265 E: 277261 - N: 244663 E: 278032 - N: 244263

VIEWPOINT 1 (Existing)



EAS0021E NANT Y BAI FORESTRY

VIEWPOINT DETAILS

VP1 Bus stop adjacent to Royal Oak Inn

Grid reference E: 278457 - N: 243737

Elevation 172m AMSL

Height above ground 1.6m

Distance to proposed development 6750m

Direction of view 321 N

VIEWPOINT 1 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP1 Bus stop adjacent to Royal Oak Inn
	Grid reference	E: 278457 - N: 243737
	Elevation	172m AMSL
	Height above ground	1.6m
	Distance to proposed development	675m
	Direction of view	321 N

VIEWPOINT 2 (Existing)



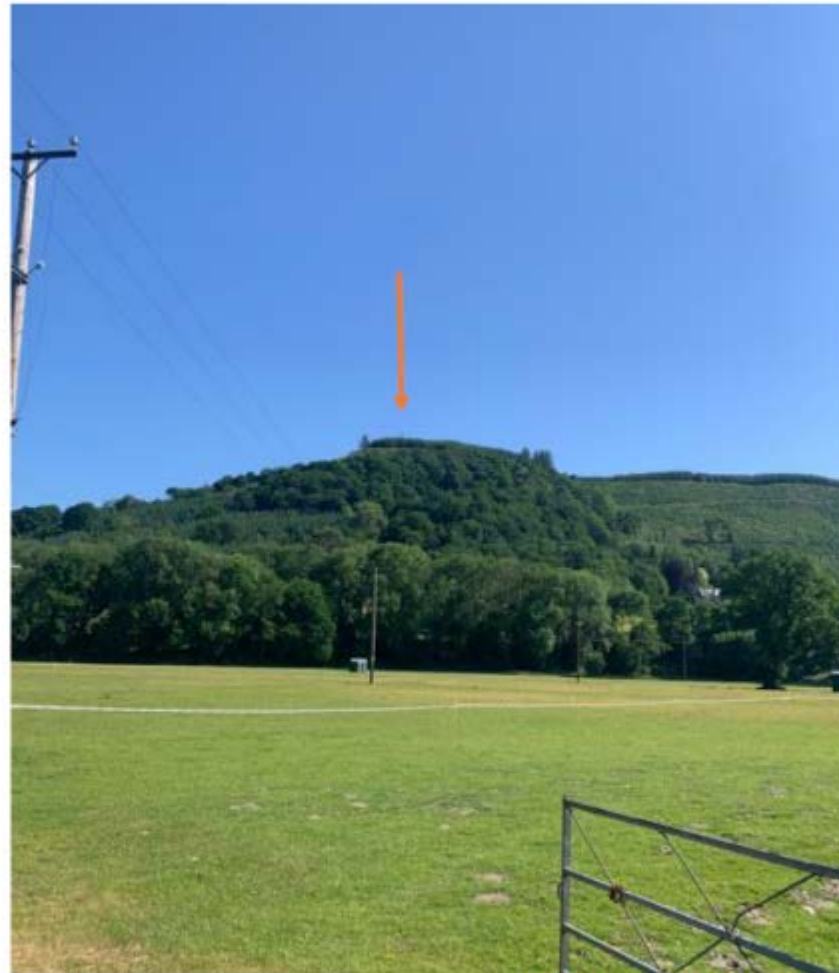
EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP2 St Barnabus Church
	Grid reference	E: 278168 - N: 243621
	Elevation	130m AMSL
	Height above ground	1.6m
	Distance to proposed development	656m
	Direction of view	358 N

VIEWPOINT 2 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP2 St Barnabus Church
	Grid reference	E: 278168 - N: 243621
	Elevation	130m AMSL
	Height above ground	1.6m
	Distance to proposed development	656m
	Direction of view	358 N

VIEWPOINT 3 (Existing)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP3 River Towy Bridge
	Grid reference	E: 277787 - N: 243599
	Elevation	112m AMSL
	Height above ground	1.6m
	Distance to proposed development	707m
	Direction of view	28 N

VIEWPOINT 3 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP3 River Towy Bridge
	Grid reference	E: 277787 - N: 243599
	Elevation	112m AMSL
	Height above ground	1.6m
	Distance to proposed development	707m
	Direction of view	28 N

VIEWPOINT 4 (Existing)



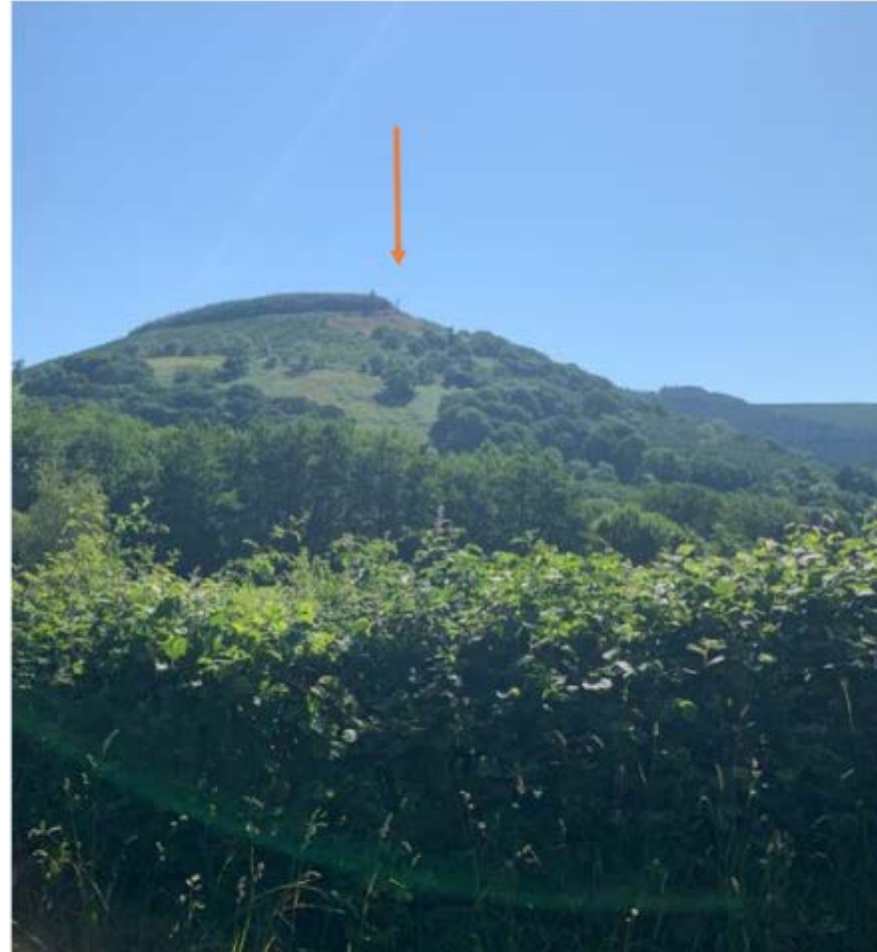
EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP4 Approaching Bryn Glas Cottage
	Grid reference	E: 277391 - N: 243763
	Elevation	156m AMSL
	Height above ground	1.6m
	Distance to proposed development	811m
	Direction of view	47 N

VIEWPOINT 4 (Proposed)



<p>EAS0021E NANT Y BAI FORESTRY</p>	<p>VIEWPOINT DETAILS</p>	<p>VP4 Approaching Bryn Glas Cottage</p>
	<p>Grid reference</p>	<p>E: 277391 - N: 243763</p>
	<p>Elevation</p>	<p>156m AMSL</p>
	<p>Height above ground</p>	<p>1.6m</p>
	<p>Distance to proposed development</p>	<p>811m</p>
	<p>Direction of view</p>	<p>47 N</p>

VIEWPOINT 5 (Existing)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP5 Past Bryn Glas Cottage
	Grid reference	E: 277099 - N: 244265
	Elevation	122m AMSL
	Height above ground	1.6m
	Distance to proposed development	930m
	Direction of view	88 N

VIEWPOINT 5 (Proposed)



<p>EAS0021E NANT Y BAI FORESTRY</p>	<p>VIEWPOINT DETAILS</p>	<p>VP5 Past Bryn Glas Cottage</p>
	<p>Grid reference</p>	<p>E: 277099 - N: 244265</p>
	<p>Elevation</p>	<p>122m AMSL</p>
	<p>Height above ground</p>	<p>1.6m</p>
	<p>Distance to proposed development</p>	<p>930m</p>
	<p>Direction of view</p>	<p>88 N</p>

VIEWPOINT 6 (Existing)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP6 Approaching Nant t Bai
	Grid reference	E: 277261 - N: 244663
	Elevation	133m AMSL
	Height above ground	1.6m
	Distance to proposed development	866m
	Direction of view	133 N

VIEWPOINT 6 (Proposed)



<p>EAS0021E NANT Y BAI FORESTRY</p>	<p>VIEWPOINT DETAILS</p>	<p>VP6 Approaching Nant t Bai</p>
	<p>Grid reference</p>	<p>E: 277261 - N: 244663</p>
	<p>Elevation</p>	<p>133m AMSL</p>
	<p>Height above ground</p>	<p>1.6m</p>
	<p>Distance to proposed development</p>	<p>866m</p>
	<p>Direction of view</p>	<p>133 N</p>

PL/06083

Paul Roberts

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

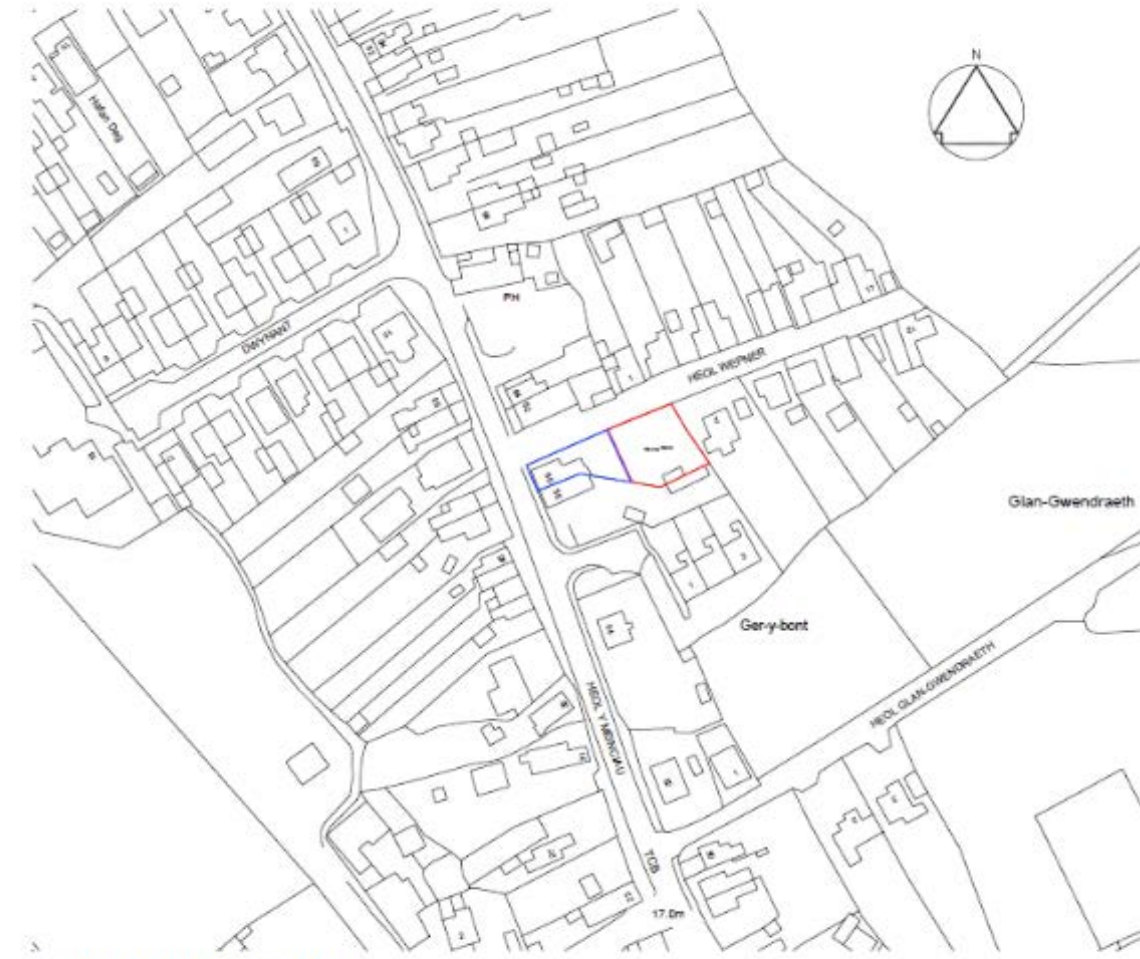
Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/06083 WIDER LOCATION PLAN



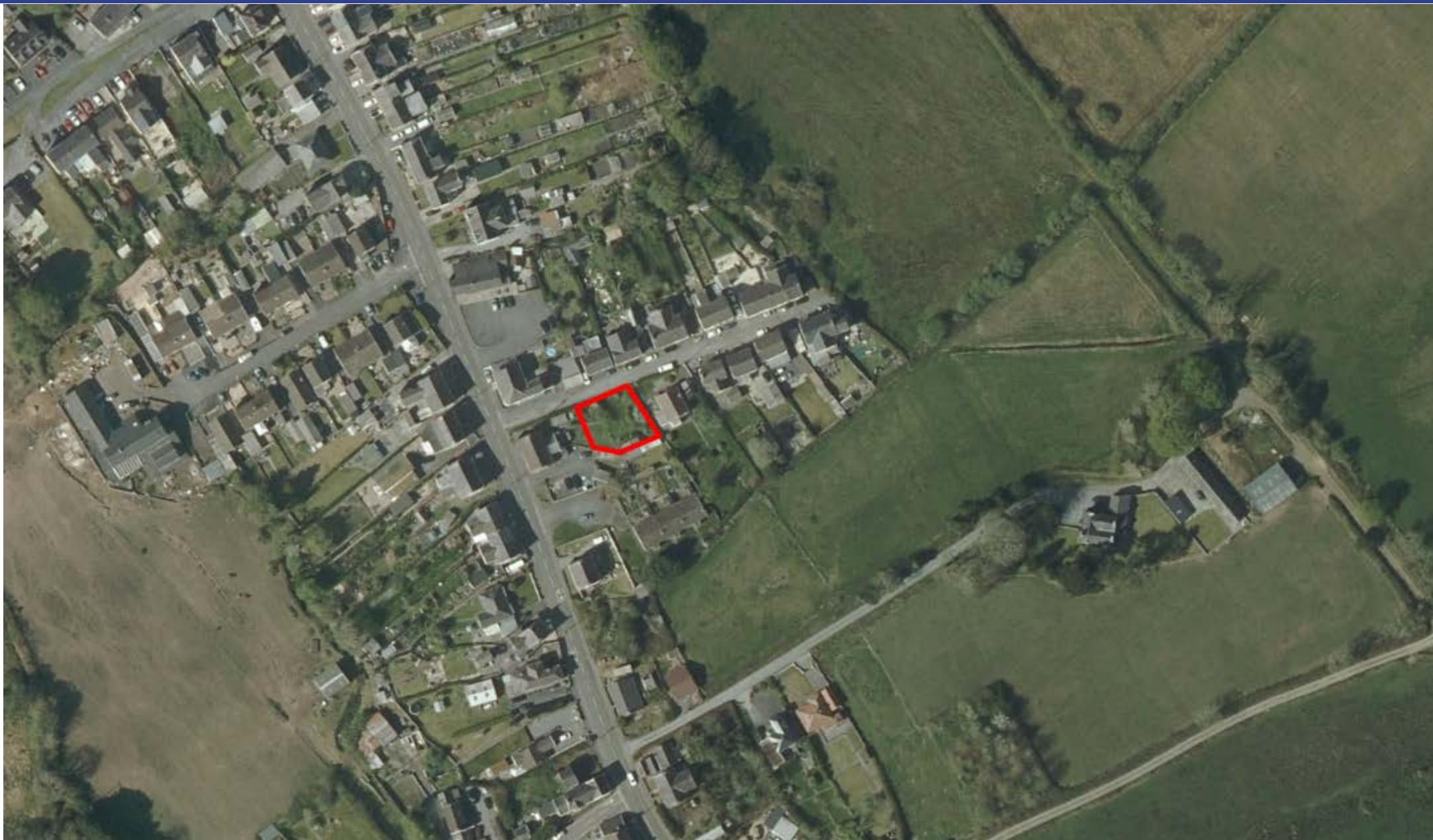


1 SITE LOCATION PLAN
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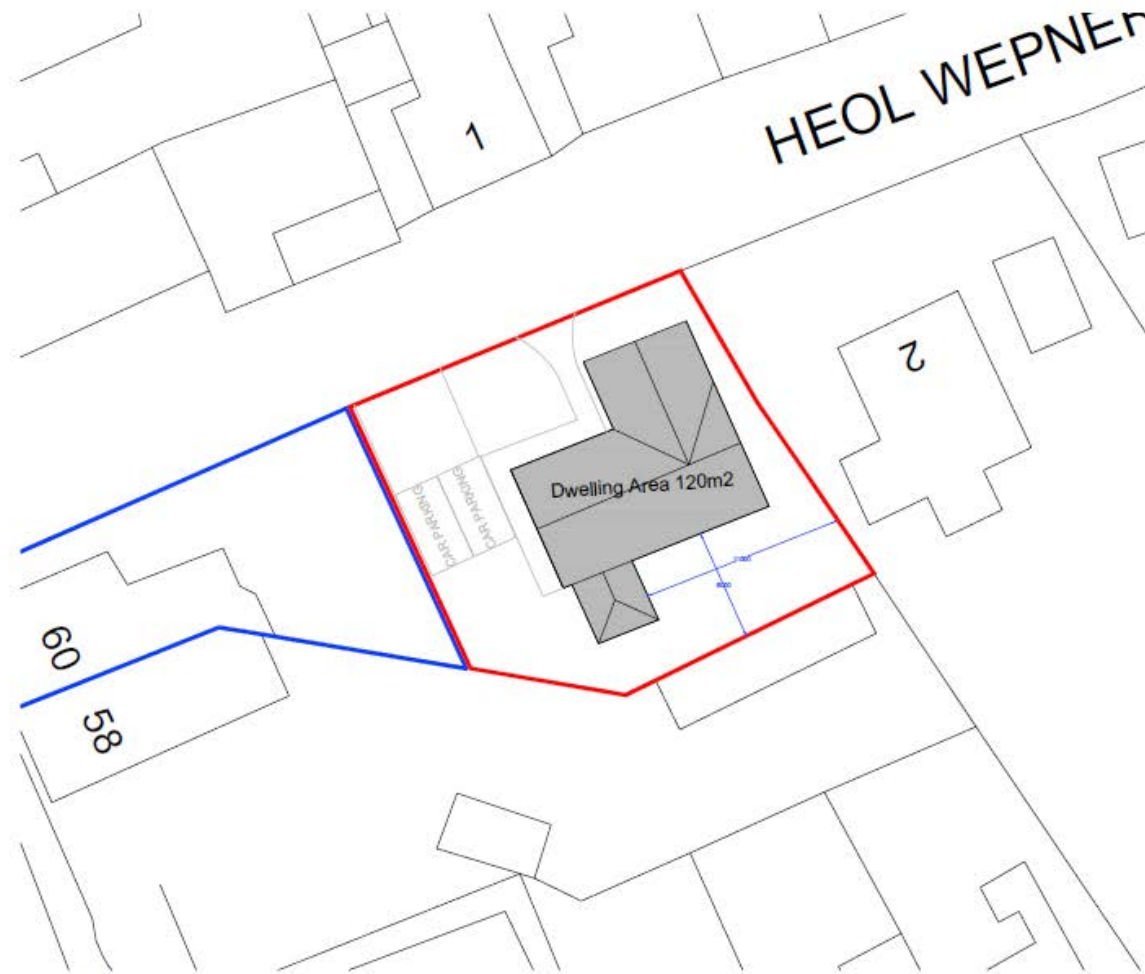
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Project Name: Land Adjacent to 90 Heol Y Mennau, Pontypridd, SA1 5 5BT
Project Title: S16 Location Plan (Rev 01)
Drawn: D. CONWAY
Date: 20/05/2022
Scale: 1:1250
Client: Mr. Roland Thomas
Job Title: OUTLINE PLANNING FOR PROPOSED DETACHED BUNGALOW

PL/06083

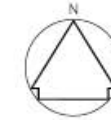
AERIAL PHOTOGRAPH



PL/06083 INDICATIVE BLOCK PLAN



Scale Parameters
Proposed Dwelling width 10 metres - 12 metres
Proposed Dwelling Depth 10 metres - 12 metres
Proposed Dwelling Ridge height 6.0 metres - 7.5 metres

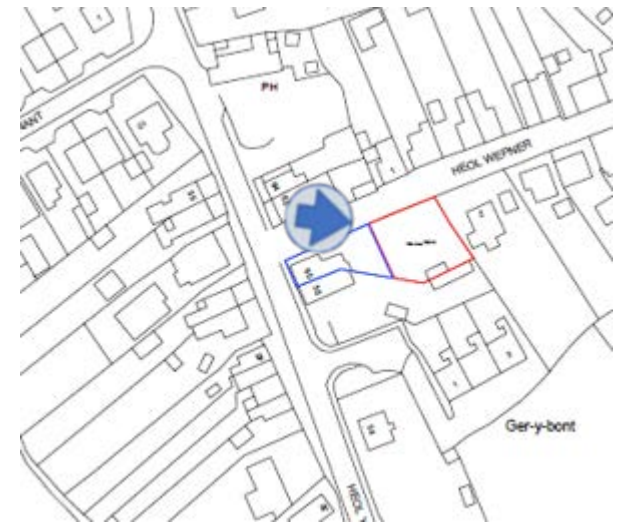


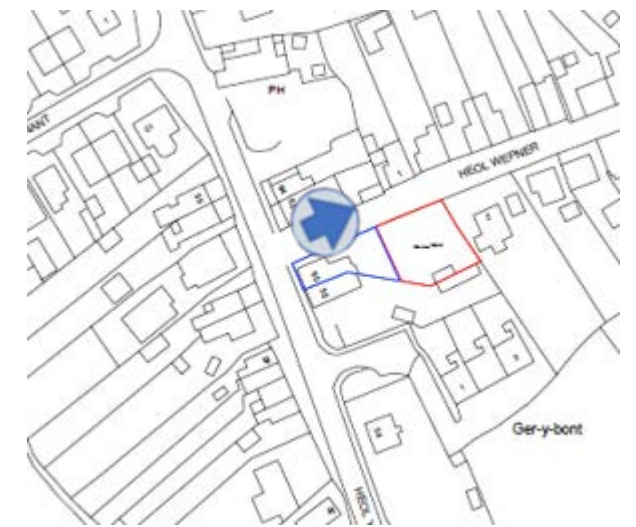
2 SITE LAYOUT PLAN
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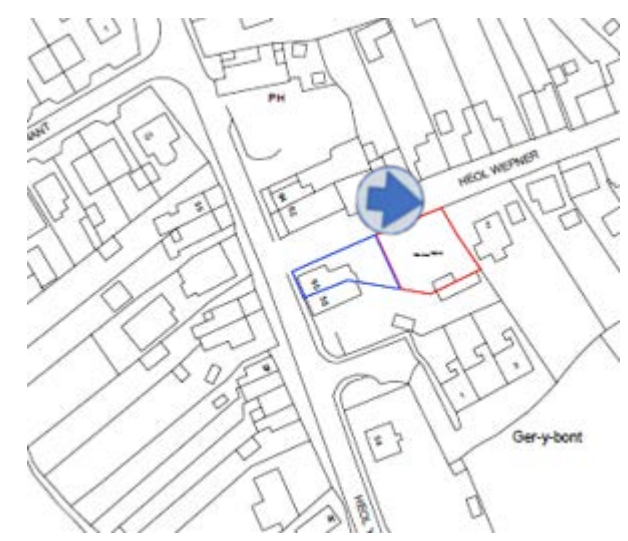
Client Contact: conway.darren@outlook.com 07870071664
Location Title: Land Adjacent to 60 Heol Y Meincleu, Pontybas, SA15 5BT
Drawing Title: Site Layout Plan (Rev 02)
Drawn: D. CONWAY
Date: 30/05/2023
Scale: 1:250
Client: Mr. Roland Thomas
Job Title: OUTLINE PLANNING FOR PROPOSED DETACHED BUNGALOW

PL/06083

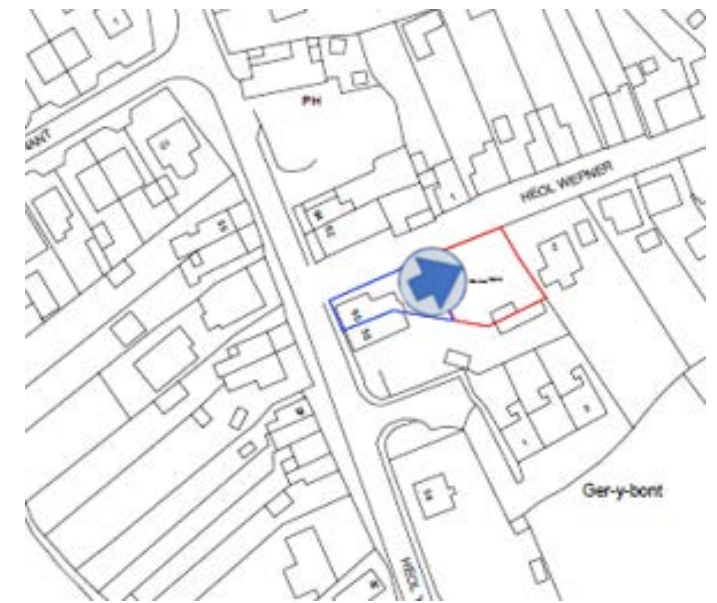






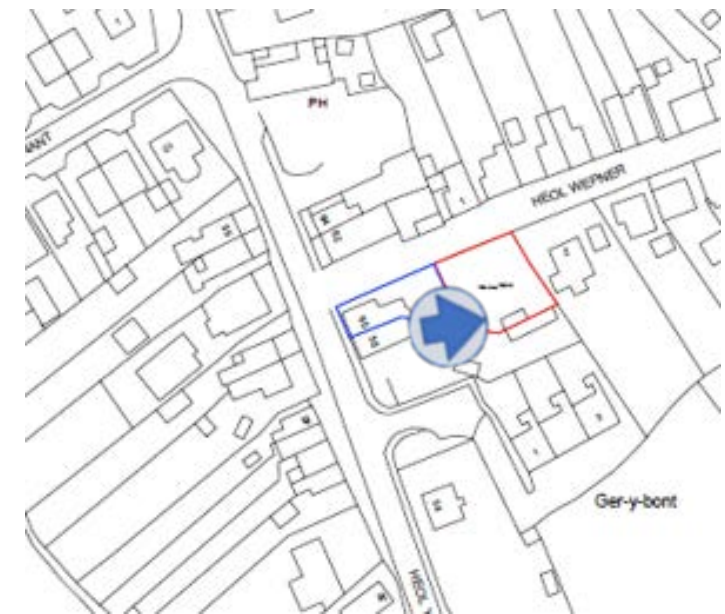


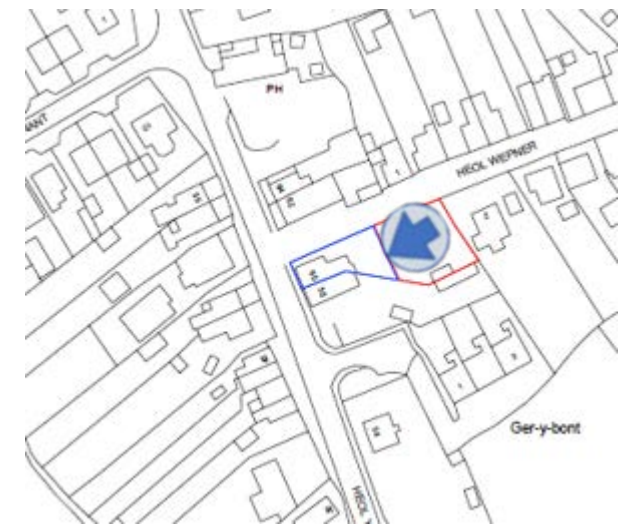
PL/06083





PL/06083





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

**Applications
recommended for
refusal**

PL/05822

Helen Rice

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

Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council

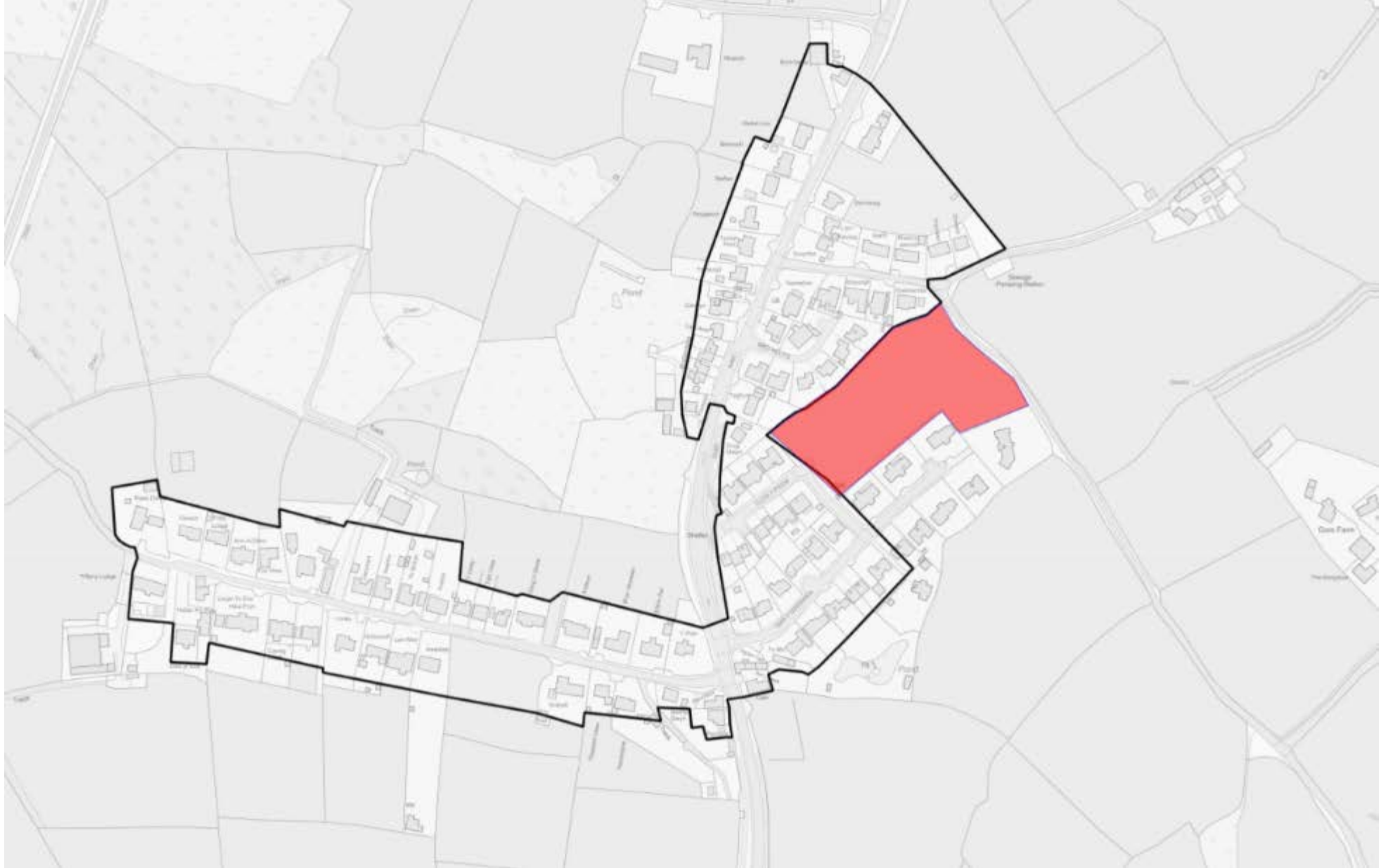


PL/05822 Site Location



Application Site

PL/05822 Site Location and LDP Settlement Boundary



PL/05822 Aerial photo 2020



PL/05822 Aerial History



Aerial 2013/14

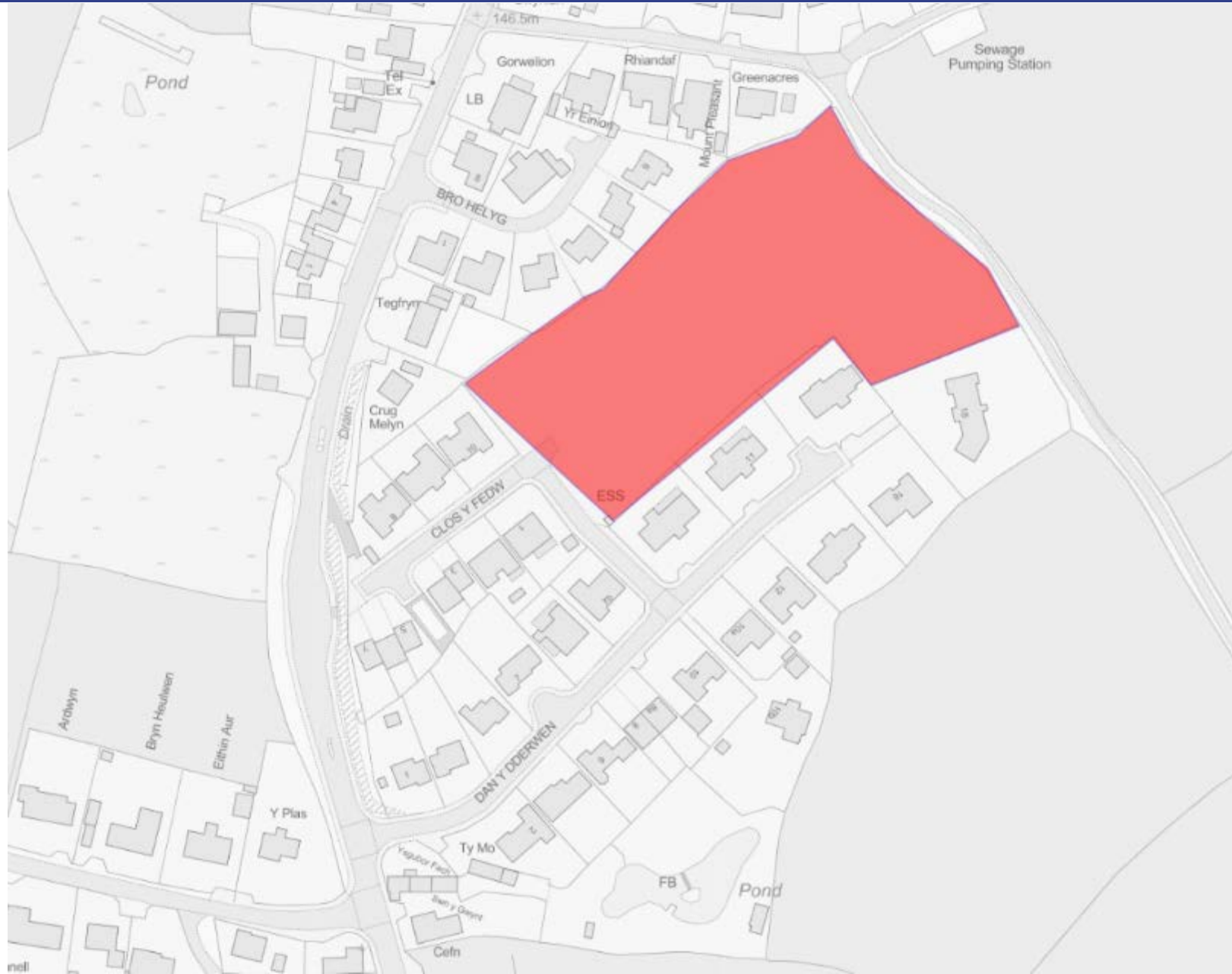


Aerial 2017

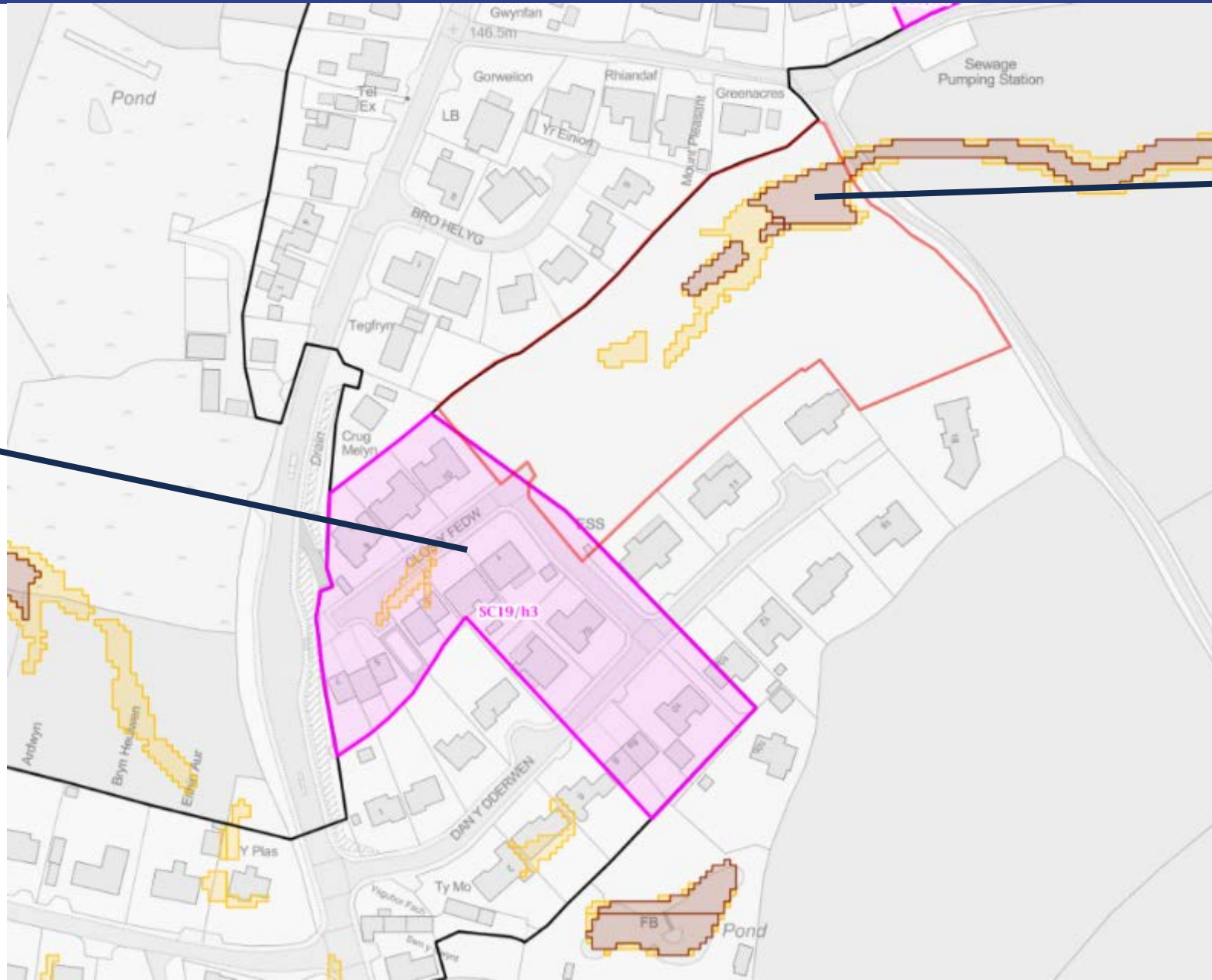


Aerial 2020

PL/05822 Site Location Immediate Environs



PL/05822 Site Designations and Constraints



Residential Allocation

Surface Water and Small Watercourse Flood Areas

PL/05822 Original Proposed Site Plan



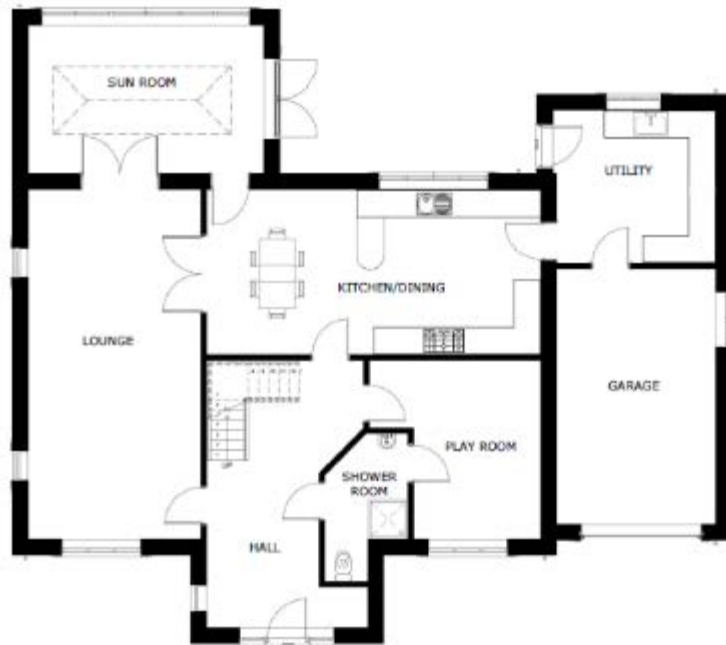
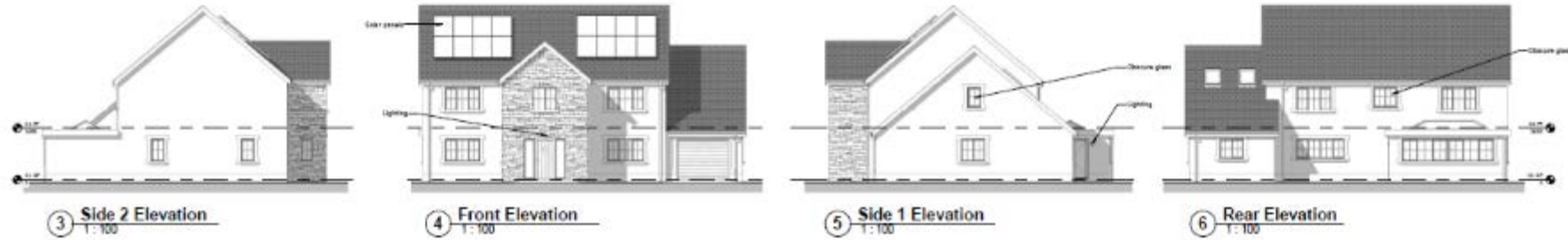
PL/05822 Revised Site Plan



PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS & ELEVATIONS

House Type A - 4 Bedroom Detached House
[Plot 25]



1 Ground Floor Plan
1:50



2 First Floor Plan
1:50

Date Issued: 15/04/2024		No: 1004	
PLANNING			
sauro ARCHITECTURAL DESIGN			
SAURO ARCHITECTURAL DESIGN LTD 9 CHICHESTER TERRACE, CHICHESTER, SUSSEX, PO19 1JH, UK. TEL: 01243 770000 EMAIL: info@sauro.co.uk			
© Sauro Architectural Design Limited 2024			
Client: Pinnacle Developments Ltd.			
Project Title: Residential Development Plot at Cull Farm, Hilsea, PO20 2JG Chichester, UK			
Drawing Title: Proposed Floor Plans & Elevations House Type A - 4BR Detached House (Plot 25)			
Drawn by: AS	Checked by: AS	Scale: As Indicated	Sheet No: 01
Date: 15/04/2024	Drawn by: AS	Checked by: AS	Project No: 1004
Job No: 1004	Drawing No: 01	Revision No: 01	Revision: 01

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS & ELEVATIONS

House Type B - 4Bedroom Detached House
[Plot 26]



1 Ground Floor Plan
1:50



2 First Floor Plan
1:50

PLANNING	
SAURO ARCHITECTURAL SERVICES LTD. 3 Station Terrace, Gillingham, Kent, SA1 1JH Tel: 01843 822 888 Email: info@sauro.co.uk	
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Planning Application No: PL/05822	
Project No: Broomfield 40 Development	
Land at Gully Farm, Broomfield, Cambridgeshire	
Drawing No:	
Proposed Floor Plans & Elevations House Type B - 4BR Detached House Plot 26	
Scale (as indicated)	1:50
Date	11/04/22
Drawn by	DS
Checked by	DS
100% by	DS
100%	DS

PL/05822 Proposed Floor and Elevation Plans

PROPOSED ELEVATIONS

House Type C - 5 Bedroom Detached House
[Plot 27] (2 of 2)



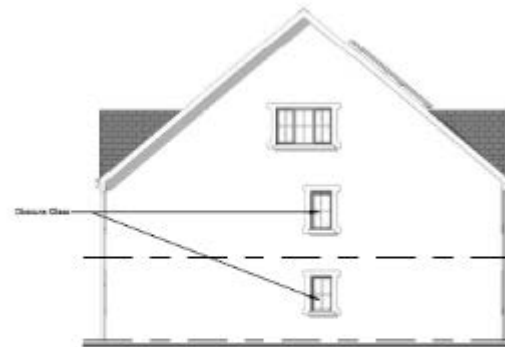
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1 : 100



2 Side 1 Elevation
1 : 100



3 Rear Elevation
1 : 100



4 Side 2 Elevation
1 : 100



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9 Ellison Terrace,
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Tel: (01297) 333 664
Email: design@sauro.co.uk

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Client
Mooltre Developments Ltd.

Project Title
Residential Development

Land at Cefn Farm,
Rhydarparku
Carmarthenhire

Drawing Title

Proposed Floor Plans & Elevations
House Type C - 5BR Detached House
[Plot 27] (2 of 2)

Scale (in A2) Sheet Size
1 : 100 A2

Date Drawn By Checked By

11/04/22 05

Job No. Drawing No. Revision
1036 09

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS

House Type C - 5 Bedroom Detached House
[Plot 27] (1 of 2)



① Ground Floor Plan
1:50



② First Floor Plan
1:50



③ Second Floor Plan
1:50

Snip & Sketch

Rev	Description	Date
PLANNING		
SAURO		
SAURO ARCHITECTURAL DESIGN LTD		
3 Dillwyn Terrace, Cannock, ST10 1UB Tel: 01247 231144 Email: info@sauro.co.uk		
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Client: Mudfin Developments Ltd.		
Project: Residential Development		
Land at Dale Farm, Etterbeke, Cannock, Staffordshire		
Drawing No:		
Proposed Floor Plan & Elevation		
House Type C - 5BR Detached House		
Plot 27, 11 of 22		
Scale (mm:ft)	Sheet No.	Sheet Size
1:50	06	A3
Date: 11/04/22	Drawn by: DS	Checked by:
Plot No: 1026	Project No: 000000	Version:

PL/05822 Proposed Floor and Elevation Plans

PROPOSED ELEVATIONS

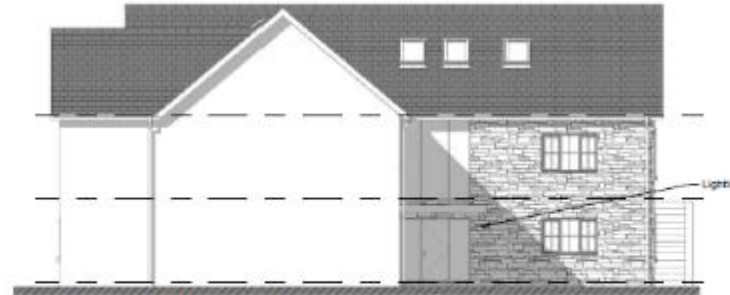
House Type D1 - 5Bedroom Detached House
[Plot 30] (2 of 2)



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1 Side 1 Elevation
1 : 100



2 Front Elevation
1 : 100



3 Side 2 Elevation
1 : 100



4 Rear Elevation
1 : 100

Rev.	Description	By	Date
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Carmarthen, SA31 1HA
Tel : (01267) 233 684
Email: design@sauro.co.uk

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Client
Moelre Developments Ltd.

Project Title
Residential Development
Land at Cefn Farm,
Rhydgorsau
Carmarthenshire

Drawing Title
Proposed Elevations
House Type D1 - 5BR Detached House
[Plot 30] (2 of 2)

Scale (on A2) Sheet Size
1 : 100 A2

Date	Drawn by	Checked by
11/04/22	005	001
Job No.	Underlay No.	Revision
1036	11	

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS

House Type D1 - 5Bedroom Detached House
[Plot 30] (1 of 2)



1 Ground Floor Plan
1 : 100



2 02 First Floor Plan
1 : 100



3 Second Floor Plan
1 : 100



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© Drawing Copyright Sauro Architectural Design			
Client Moelfre Developments Ltd.			
Project Title Residential Development			
Land at Cefn Farm, Rhydargaeu Carmarthenshire			
Drawing Title Proposed Floor Plans House Type D1 - 5BR Detached House [Plot 30] (1 of 2)			
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Date 11/04/22	Drawn by DS	Checked by	
Job No. 1036	Drawing No. 10	Revisions	

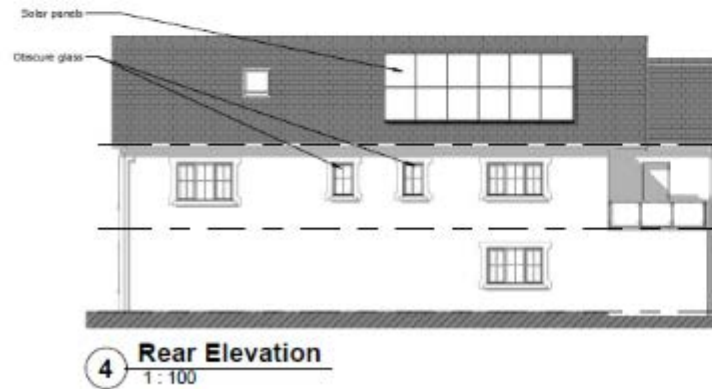
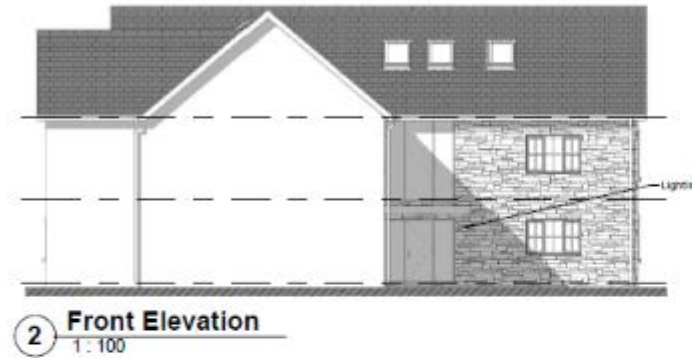
PL/05822 Proposed Floor and Elevation Plans

PROPOSED ELEVATIONS

House Type D2 - 5 Bedroom Detached House
[Plots 28 & 29] (2 of 2)



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Carmarthen, SA31 1HA
Tel : (01267) 333 664
Email: design@sauro.co.uk

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Client:
Moelfre Developments Ltd.

Project Title:
Residential Development

Land at Cefn Farm,
Rhydygorsau,
Carmarthenshire

Drawing Title:
Proposed Elevations

House Type D2 - 5BR Detached House

[Plots 28 & 29] (2 of 2)

Scale (in A2):
1:100

Sheet Size:
A2

Date:
11/04/22

Drawn by:
DS

Checked by:

Job No.:
1036

Drawing No.:
13

Revisions:

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS

House Type D2 - 5 Bedroom Detached House
[Plots 28 & 29] (1 of 2)



1 Ground Floor Plan
1:100



2 02 First Floor Plan
1:100



3 Second Floor Plan
1:100



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Carmarthen, SA31 1HA
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Email: design@sauro.co.uk

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Client:
Moelfre Developments Ltd.

Project Title:
Residential Development
Land at Cefn Farm,
Rhydargobu
Carmarthenshire

Drawing Title:
Proposed Floor Plans
House Type D2 - 5BR Detached House
[Plots 28 & 29] (1 of 2)

Scale (in A2):
1:100

Sheet Size:
A2

Date:
11/04/22

Drawn by:
DS

Checked by:
Revision

Job No.:
1036

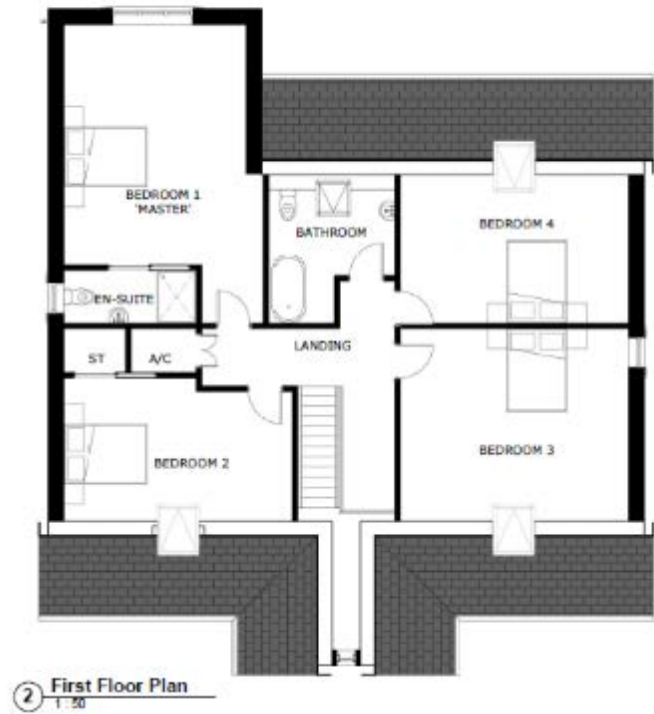
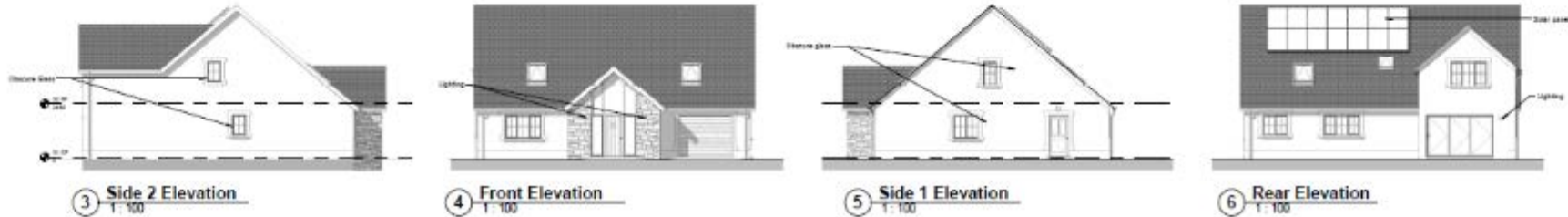
Drawing No.:
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Revision:

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS & ELEVATIONS

House Type E - 4 Bedroom Bungalow
[Plot 38]



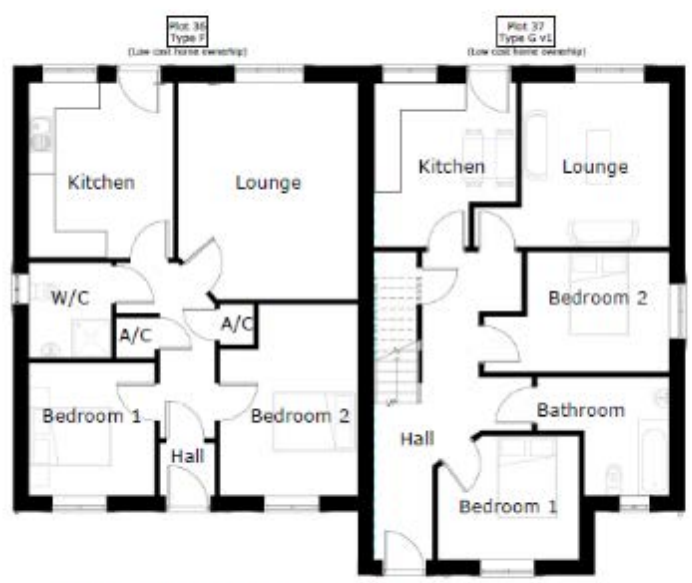
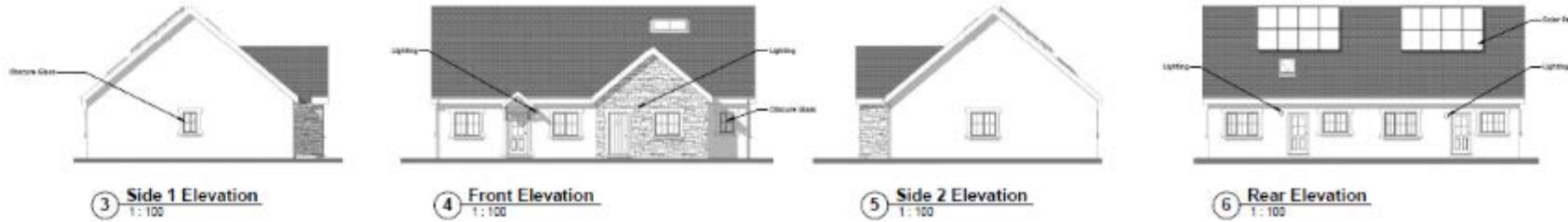
PLANNING		
SAURO ARCHITECTURAL DESIGN LTD 9 Pilgrims Terrace, Cambridge, CB2 3PL Tel: 01223 355 555 Email: info@sauro.co.uk		
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Drawn:		
Project No:		
Residential Development		
Land at Oak Farm, Hoxton, Cambridgeshire		
Priority 104		
Proposed Plot 15a, 5 Division House Type E1 - 4B Bungalow (Plot 38)		
Scale (1:50)	Sheet No:	
SAURO/022	AI	
15/04/22	03	Checked by
15/04/22	03	01
100%	1:5	Version

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLAN & ELEVATIONS

House Type F 2BR & G v1 3BR Semi-Bungalow (Low cost home ownership)
[Plot 36 (Type F) & 37 (Type G v1)]

Type F		Type G v1 (Front Aims)	
Name	Area	Name	Area
Ground	71 m ²	Ground	70 m ²
		Upper Floor	23 m ²
			32 m ²



1 Proposed Ground Floor Plan
1:50

2 Proposed First Floor Plan
1:50

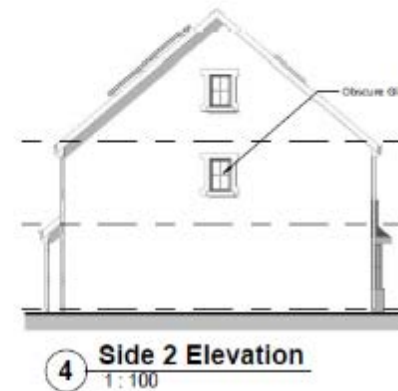
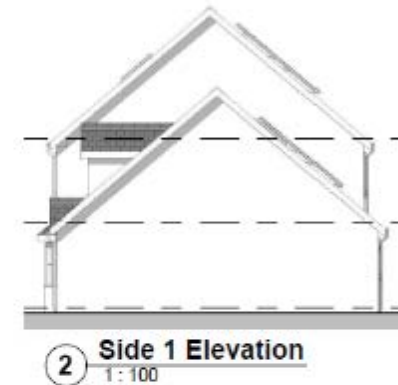
Project Name		PL/05822	
Project No.		1086	
Date of Issue			
PLANNING			
SAURIO ARCHITECTURAL DESIGN			
SAURIO ARCHITECTURAL DESIGN LTD 9 Colston Terrace, Cardiff, CF11 3BA Tel: 01495 291100 Email: info@saurio.co.uk			
Client: Pwllheli Development Ltd			
Project: 1086 Residential Development			
Level: off Gable Farm, Pwllheli, Carmarthenshire			
Project: 1086 Proposed Floor Plan & Elevations House Type F (2BR) & Type G v1 (3BR) Semi-Detached Bungalow (Plot 36 & 37) (Ref: 1086)			
Scale (per sheet)	Sheet No.	Sheet Title	
As Indicated	AS	1086-01	
Date:	Issue No.	Issued To:	Issued For:
15/05/2022	001/006	001	001
Plot No.	Planning Ref.	Status	
1086	15	A	

PL/05822 Proposed Floor and Elevation Plans

PROPOSED ELEVATIONS

House Type H - 4 Bedroom [Plot 33]

House Type J - 3 Bedroom [Plot 31]



Rev	Description	By	Date
A	Change of title - Removal of Plot 32 (House type C)	DC	15/03/23

PURPOSE OF ISSUE
PAC



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Carmarthen, SA31 1HA
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Client
Moelre Developments Ltd.

Project Title
Residential Development
Land at Cefn Farm,
Rhydargau
Carmarthenshire

Drawing Title
Proposed Elevations
House Types H, I & J - 4BR, 2BR & 3BR
Terraced House [Plot 31 & 33] (2 of 2)

Scale (on A2)
1 : 100

Sheet Size
A2

Date
11/04/22

Job No.
1036

Drawn by
04

Drawing No.
18

Checked by
A

Revision

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS
 House Type H - 4 Bedroom [Plot 33]
 House Type J - 3 Bedroom [Plot 31]



1 Ground Floor Plan
 1:50



2 First Floor Plan
 1:50



3 Second Floor Plan
 1:50



Project No.	PL/05822	Rev.	01
Client	Westlife Developments Ltd.	Project Name	Multi-Residential Development
Location	Land at Gully Farm, Fyvie Road, Collieston, Dundee	Project No.	PL/05822
Drawing Title	Proposed Floor Plans	House Types	H & J - 4BR & 3BR Terraced
Scale	1:50	Drawn By	AS
Date	11/04/22	Checked By	CS
Job No.	5088	Drawing No.	17
Author	AS	Checker	AS

PL/05822 Proposed Floor and Elevation Plans

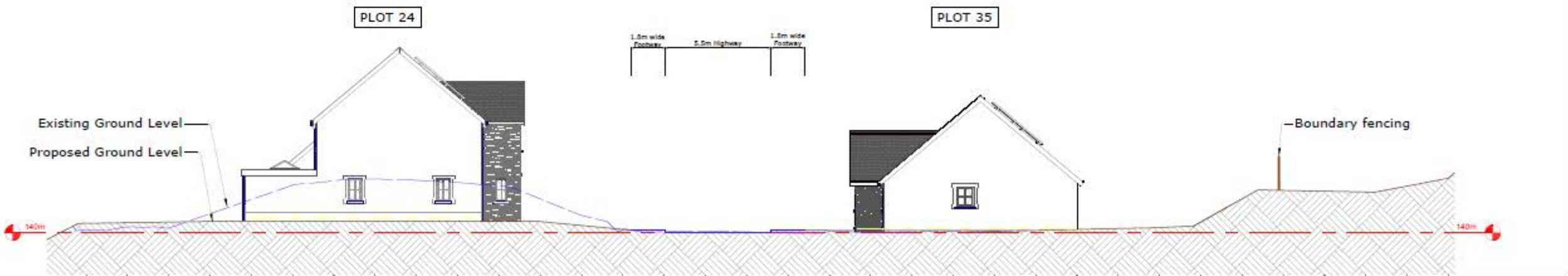
PROPOSED SITE SECTIONS



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL CONSTRUCTION, CITY LAWS AND ADVICE SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CONSTRUCTION ACT 1984 AND THE CONSTRUCTION (GENERAL) REGULATIONS 2006. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS AND SPECIFICATIONS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE CONTRACTOR. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE CONTRACTOR. ALL QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE CONTRACTOR.



Proposed Site Section A-A
1:100



Existing Ground Level
Proposed Ground Level

1.5m wide Footway
5.5m Highway
1.5m wide Footway

Boundary fencing

140m

140m

PLOT 24

PLOT 35

PL/05822



PL/05822



PL/05822



PL/05822



PL/05822



Diolch | Thank you

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Cyngor **Sir Gâr**
Carmarthenshire
County Council

