



PLANNING MEETING

3 SEPT 2025

DOCUMENTS FOR REFERENCE

**Minutes of Meeting****Minutes of Meeting of Llangunnor Community Council (LCC) in Babell Zion Chapel on Tuesday 15th July 2025 at 7.00pm
(following on from full meeting)**

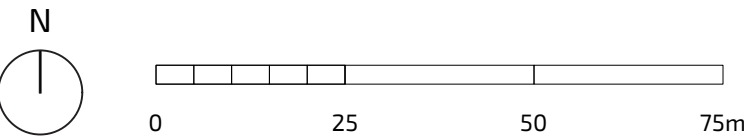
Present: Councillors Elwyn Williams (Chair), Scott Bayes, Geraint Bevan, Graham Slate, Jenny Slate and Clerk, Amy Evans

Via Zoom: Cllr Lee Whatley, Stewart Bowen and one member of the public

- 110) To receive apologies for absence - Cllr M.Williams
- 111) To record all declarations of interest – Cllr E.Williams – All agenda as holds a seat on the County Council Planning
- 112) To approve the minutes of the planning committee meeting held on 19th June 2025 **RESOLVED**
- 113) PL09508 – Variation of Condition 1 – Residential Development Rhiw Babell: **RESOLVED** Submission of observation to made in relation to the entrances to the properties. Suggestion of no right turn into the development by lorries
- 114) To review and discuss latest meeting held by a collection of local councils to discuss Teifi/Tywi link - observed
- 115) Invitation to councillors to attend next meeting to be held 29th July at 7:30pm
- 116) To review and discuss PL09507 – Variation of Condition 5 - Y Seren– as long as neighbours are consulted – no objection

RESOLVED

Meeting closed 21:33



Key

- Site boundary
- Existing vegetation to be retained
- Existing retained trees
- Existing grassland retained and maintained under panels
- Hedgerow proposed to be removed subject to relevant permissions (refer to Arb Assessment)

Proposed

- Trees (Note 1)
- Native woodland planting (Note 2)
- Native shrub planting mix (Note 3)
- Native hedgerow planting mix (Note 4)
- Retained grassland to receive light scarification and overseeded with General Purpose 80/20 Meadow Mix (Note 5)
- Bird box (see notes)
- Bat box (See notes)
- Hibernacula log piles
- New fenceline

Notes:

Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

Bird and bat boxes to be added to existing trees where suitable (ecologist to confirm). Where no suitable trees are available, boxes to be installed on securely fixed timber amidst/screened by existing vegetation. Vertical timber post to achieve correct mounting height.

Do not scale from drawing. Contractor to make themselves aware of underground pipes and easements and ensure planting is set out on site to avoid utilities.

P04	28/07/25	Minor amendments and red line update	ERF	SGL
P03	13/06/25	Redline update	ERF	SGL
P02	10/06/25	Solar panel layout update	ERF	SGL
P01	21/05/25	First issue	ERF	SGL
rev	date	description	drn	chk

client
CBRE Ltd.

project
Land at Dyfed Powys Police Headquarters, Llangunnor Carmarthen

title	scale	
Landscape Masterplan	1:400 @ A1	
number	status	rev
13271-FPCR-XX-XX-DR-L-0001	S3	P04

Note 1: Trees

(Tree species below are indicative and not an exhaustive list. Trees in open space to prioritise UK native species. Supplied at sizes from 8-10cm up to 16-18cm girth. Oak and Lime to be located away from panel shading zone, to prevent future conflict.)
Betula pendula (Birch)
Betula pubescens (Downy Birch)
Carpinus betulus (Hornbeam)
Quercus robur (Oak)
Sorbus aucuparia (Rowan)
Tilia cordata (Small Leaved Lime)

Note 2: Native woodland planting

(Supplied at sizes from 40-60cm up to 100-120cm.)

Species mix to comprise:

Acer campestre (Field Maple) (15%)
Betula pendula (Birch) (9.5%)
Betula pubescens (Downy Birch) (5%)
Carpinus betulus (Hornbeam) (5%)
Corylus avellana (Hazel) (8%)
Ilex aquifolium (Holly) (5%)
Prunus avium (Wild Cherry) (7.5%)
Quercus patraea (Sessile Oak) (5%)
Quercus robur (Oak) (10%)
Sorbus aucuparia (Rowan) (10%)
Sorbus torminalis (Wild Service Tree) (5%)
Tilia cordata (Small Leaved Lime) (5%)
Viburnum opulus (Guelder Rose) (5%)

Note 3: Native shrub planting mix

(Supplied at sizes from 60-80cm up to 80-100cm.)

Species mix to comprise:

Cornus sanguinea (Common dogwood) (20%)
Crataegus monogyna (Hawthorn) (20%)
Euonymus europaeus (Spindle) (10%)
Ligustrum vulgare (Wild Privet) (20%)
Sambucus nigra (Elder) (10%)
Viburnum opulus (Guelder Rose) (20%)

Note 4: Native hedgerow planting mix

(Supplied at 80-100cm height)

Plant at 5 per linear metre in a double staggered row. To be protected with shrub guards. Temporary post and wire fencing will be installed to protect hedgerow from traffic whilst it establishes

Acer campestre (Field Maple) (7%)
Cornus sanguinea (Dogwood) (12%)
Corylus avellana (Hazel) (20%)
Crataegus monogyna (Hawthorn) (40%)
Euonymus europaeus (Wild Privet) (7%)
Rosa canina (Dog Rose) (7%)
Viburnum opulus (Guelder Rose) (7%)

Note 5: Meadow grassland

Emorsgate Special General Purpose Meadow Mixture EM3. Or similar approved. Sowing specification and moving regime to manufacturer's recommendations. Sowing rate 4g/m²

Wildflowers

Achillea millefolium (Yarrow) (1.2%)
Agrimonia eupatoria (Agrimony) (0.2%)
Anthyllis vulneraria (Kidney Vetch) (0.4%)
Betonica officinalis (Betony) (0.1%)
Centaurea nigra (Common Knapweed) (0.4%)
Centaurea scabiosa (Greater Knapweed) (0.5%)
Cruciata laevipes (Crosswort) (0.2%)
Daucus carota (Wild Carrot) (0.4%)
Echium vulgare (Viper's-Bugloss) (0.4%)
Filipenula ulmaria (Meadowsweet) (0.2%)
Galium album (Hedge Bedstraw) (0.8%)
Galium verum (Lady's Bedstraw) (1.2%)
Geranium pyrenaicum (Hedgerow Crane's-Bill) (0.1%)
Knautia arvensis (Field Scabious) (0.2%)
Lathyrus pratensis (Meadow Vetchling) (0.2%)
Leucanthemum vulgare (Oxeye Daisy) (0.4%)
Lotus corniculatus (Birdsfoot Trefoil) (0.1%)
Malva moschata (Musk Mallow) (2.4%)
Plantago lanceolata (Ribwort Plantain) (2%)
Plantago media (Hoary Plantain) (1%)
Poterium sanguisorba ssp. sanguisorba (Salad Burnet) (2%)
Primula veris (Cowslip) (0.2%)
Ranunculus acris (Meadow Buttercup) (1%)
Rhinanthus minor (Yellow Rattle) (1%)
Silene dioica (Red Campion) (1.4%)
Silene flos-cuculi (Ragged Robin) (0.5%)
Vicia cracca (Tufted Vetch) (0.1%)

Grasses

Agrostis capillaris (Common Bent) (18%)
Cynosurus cristatus (Crested Dogstail) (42%)
Festuca rubra (Red Fescue) (36%)
Poa pratensis (Smooth-stalked Meadow-grass) (24%)

* Off site plug planting (100 no.) within marshy grassland. To include birdsfoot trefoil, black knapweed and devil's-bit scabious

CDM REGULATIONS 2015

THE FOLLOWING NOTES HIGHLIGHT SIGNIFICANT RESIDUAL HAZARDS & RISKS IDENTIFIED BY THE DESIGNER. TYPICAL HAZARDS THAT SHOULD BE IDENTIFIED BY A COMPETENT CONTRACTOR ARE NOT INCLUDED. THE CONTRACTOR SHALL CARRY OUT THE WORKS USING AN APPROVED SAFE SYSTEM OF WORK.

REFERENCE	DESCRIPTION
	THIS SYMBOL IS USED TO HIGHLIGHT UNUSUAL OR SIGNIFICANT HAZARDS OR INFORMATION THAT CANNOT BE EFFECTIVELY MITIGATED.
	THIS SYMBOL SERVES TO HIGHLIGHT IMPORTANT AND PERTINENT SAFETY INFORMATION.
	THIS SYMBOL INDICATES MANDATORY ACTIONS THAT THE CONTRACTOR MUST TAKE TO MITIGATE RISKS.
	THIS SYMBOL IS EMPLOYED TO DESIGNATE ACTIONS THAT SHOULD BE REFRAINED FROM OR PROHIBITED.

DRAWING NOTES:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN ANDERSON PARSLOW LTD AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. WORK TO FIGURED DIMENSIONS ONLY.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, STRUCTURAL ENGINEER'S AND EMPLOYERS REQUIREMENTS DRAWINGS AND SPECIFICATIONS.

4. THE DIMENSIONS OF THE CONTAINER ARE PROVIDED FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL CONFIRM THE EXTERNAL, INTERNAL AND APERTURE DIMENSIONS DURING DETAILED DESIGN.

5. THE CONTAINER SHALL BE A RAL 5010 BLUE COLOUR ACCORDING TO CLIENT'S PREFERENCE. THE CONTRACTOR SHALL LIASE WITH THE CLIENT TO CONFIRM THIS COLOUR PREFERENCE BEFORE PLACING ANY ORDERS.

6. THE CONTAINER IS USUALLY COMPOSED OF WEATHERING STEEL FOR THE WALLS, ROOF AND DOORS AND MARINE-GRADE PLYWOOD OR BAMBOO FLOORING MOUNTED ON STEEL CROSS MEMBERS. THE EXTERIOR OF THE CONTAINER IS USUALLY COMPOSED OF GALVANISED STEEL DUE TO ITS STRENGTH AND RESISTANCE TO CORROSION. THE CONTRACTOR SHALL VERIFY THIS BEFORE COMMENCEMENT OF WORKS AND ADVISE THE CLIENT TEAM ACCORDINGLY.

7. THE SECURUS 1 FENCE IS MADE FROM WELDED STEEL WIRE AND SHALL BE A RAL 6009 F1R GREEN COLOUR. THE CONTRACTOR SHALL LIASE WITH THE CLIENT TO CONFIRM THEIR COLOUR PREFERENCE BEFORE PLACING ANY ORDERS.

8. A COMPLETE EARTHING PROTECTION DESIGN AND A LIGHTNING PROTECTION SYSTEM DESIGN SHALL BE PROVIDED FOR LIFE AND ASSET PROTECTION. THE PV SYSTEM SHALL BE BONDED APPROPRIATELY TO THE MAIN EARTHING SYSTEM OF THE SITE.

9. THE CONTRACTOR SHALL LIASE WITH BOUNTY ENERGY SOLUTIONS (BES1) AND THE MANUFACTURER'S RECOMMENDATION FOR ALL APPROPRIATE DESIGN PRACTICES, INCLUDING EARTHING AND BONDING OF ALL METALLIC EQUIPMENT.



P1	ISSUE FOR PLANNING	DM	28/07/25
REV:	DESCRIPTION:	BY:	DATE:

AP

Anderson Parslow

Engineering & Sustainability Consultancy

CLIENT:
DYFED POWYS POLICE

ARCHITECT:
N/A

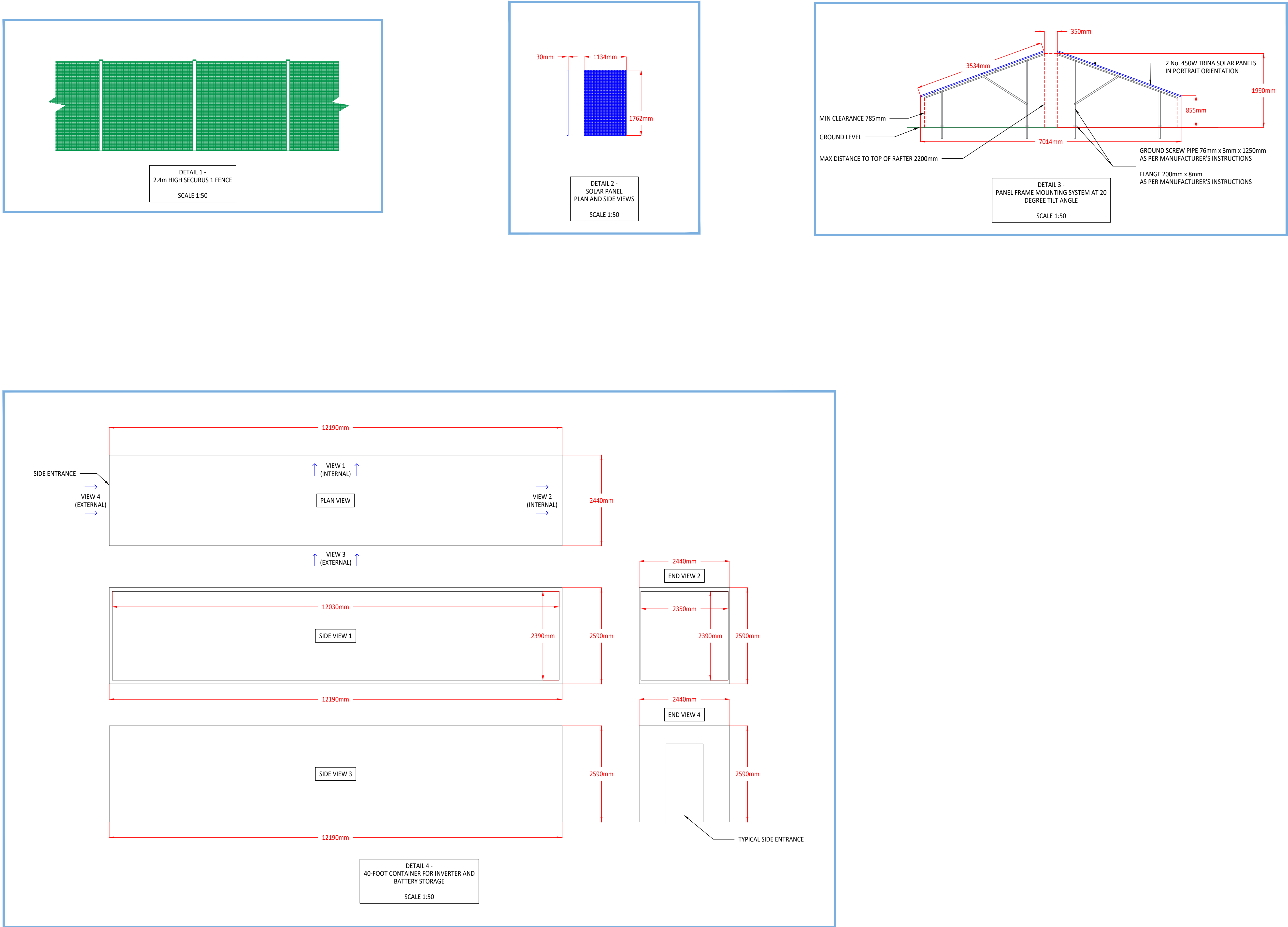
PROJECT TITLE:
DPP CARMARTHEN HQ SOLAR FARM

DRAWING TITLE:
ELECTRICAL SERVICES
EXTERNAL SERVICES
PROPOSED ELEVATIONS AND SECTIONS

ISSUED DRAWING INFORMATION:

DRAWN: VA	CHECKED: DA	DATE: 15/07/25	SCALE @AD: 1:50
PROJECT No: AP2380	SHEET No: PLANNING ISSUE	SHEET No: 1 of 1	REVISION: P1
DRAWING No: 2380-AP-XX-XX-DR-E-0301			

0.50 0 0.5 1 1.5 2 2.5
SCALE 1:50
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EXECUTIVE SUMMARY

Report Purpose

The potential effects of glint and glare from a fixed ground-mounted solar photovoltaic development located in Llangunnor, Carmarthenshire, Wales. This assessment pertains to the potential impacts upon road safety and residential amenity.

Overall Conclusions

No significant impacts are predicted upon road safety and residential amenity. Mitigation is not recommended.

Guidance and Studies

There is no formal planning guidance for the assessment of solar reflections from solar panels towards roads and nearby dwellings. Pager Power has however produced guidance for glint and glare and solar photovoltaic developments, which was published in early 2017, with the fourth edition¹ published in 2022. This methodology defines a comprehensive process for determining the impact upon road safety and residential amenity.

Pager Power's approach is to undertake geometric reflection calculations and, where a solar reflection is predicted, consider the screening (existing and/or proposed) between the receptor and the reflecting solar panels. The scenario in which a solar reflection can occur for all receptors is then identified and discussed, and a comparison is made against the available solar panel reflection studies to determine the overall impact.

The available studies have measured the intensity of reflections from solar panels with respect to other naturally occurring and manmade surfaces. The results show that the reflections produced are of intensity similar to or less than those produced from still water and significantly less than reflections from glass and steel².

¹ Pager Power Glint and Glare Guidance, Fourth Edition, September 2022.

² SunPower, 2009, SunPower Solar Module Glare and Reflectance (appendix to Solargen Energy, 2010).



Assessment Conclusions – Road Safety

Solar reflections are geometrically possible towards a 1.1km section of Heol Llangynnwyr Road. For a 1.0km section, screening in the form of existing vegetation is predicted to significantly obstruct views of reflecting panels such that solar reflections are not predicted to be experienced in practice. No impact is predicted, and mitigation is not required.

For the remaining 100m section, fleeting views within the primary field-of-view (50 degrees either side relative to the direction of travel) for elevated drivers are considered possible. Therefore, a low impact is predicted, and mitigation is not recommended. Notwithstanding this recommendation, additional hedgerow planting is proposed as part of the development. This additional planting will likely limit further these possible fleeting views.

Assessment Conclusions – Residential Amenity

Solar reflections are geometrically possible towards three of the 20 assessed dwelling receptors. Screening in the form of existing vegetation is predicted to significantly obstruct views of reflecting panels, such that solar reflections will not be experienced in practice. No impact is predicted, and mitigation is not required.