

**13 October, 2014.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 213 – 216**

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, on Monday, 13 October, 2014, at 4.45 p.m.

**Present:** Cllr. F. Akhtar (Chairman)

**Cllrs.**

L. J. Butler	H. J. Evans
S. M. Caiach	R. E. Evans
S. L. Davies	S. N. Lewis

**213. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. A. G. Morgan, W. V. Thomas and G. H. Wooldridge (Cllr. R. E. Evans deputising).

**214. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**215. PLANNING APPLICATIONS  
TOWN AND COUNTRY GENERAL  
DEVELOPMENT PROCEDURE ORDER 1995**

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
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S/30050 Dwellings	Carmarthenshire County Council Land at Gwndwn Mawr Station Road Bynea Llanelli	
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Consent was required for outline planning permission for 41 dwellings.

Continued.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/30050</b> Continued.		
Objection on the following grounds:		
1. The Council had highway safety concerns over the volume of traffic generated from the site when combined with traffic flows from other proposed housing development sites using the same stretch of road.		
2. There were concerns about the flood risk and the impact the development would have on the local sewer infrastructure.		
3. The potential detrimental impact on local biodiversity. The site was bounded by mature hedgerows which was a biodiversity action plan habitat. These hedgerows sustained local species of flora and wildlife.		
4. The Council understood that the site had been earmarked to be removed from the emerging Local Development Plan.		
<b>S/30449</b> Conversion	Ms. T. Sayce Gelli March Ponthenry Road Pontyates	Noted for information.
Application withdrawn – consent had been required for conversion of a barn to a dwelling and temporary caravan on site.		
<b>S/ 30845</b> Dwellings	Mr G. Croxhall 1 Rhandirfelin Llanelli	OBJECTION unless: 1. There was no detrimental impact on highway safety. 2. The site was not over developed with the construction of three dwellings. 3. The proposed dwellings were afforded sufficient amenity space for the general enjoyment of the properties. 4. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/ 30845</b> Continued		5. Surface water run off was retained and captured so that the site did not compound existing surface water run-off from higher ground flowing down the hillside to lower ground during periods of inclement weather.
<p>Consent was required to build three detached dwellings.</p>		
<b>S/30853</b> Extension	Mr M. Roberts 125 Havard Road Llanelli	NO OBJECTION provided: 1. The scale of the extension was subordinate to the main dwelling and was not incongruous to neighbouring dwellings. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Consent was required to build a rear extension.</p>		
<b>S/30854</b> Garage/Workshop	Mr D. R. Williams Rear of access lane behind 76-80 Sandy Road Llanelli	OBJECTION unless: 1. There was no detrimental impact on highway safety with the proliferation of increased traffic movement of vehicles accessing and egressing the site and car parking along the lane. 2. The garage/workshop was not going to be used for commercial purposes.
<p>Consent was required for a new build garage/workshop.</p>		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/30874</b> Dwellings	Mr A. Jones AJ Building & Plastering Ltd 8 Heol Llanelli Pontyates Llanelli	OBJECTION on highway safety grounds. The Council had concerns over the additional traffic movements accessing and egressing this site with the placement of six townhouses on the land.
<p>Consent was required to construct six townhouses (three semi-detached buildings).</p>		
<b>S/30876</b> Extensions	Mr. R. Wilmhurst 26 Lon Y Maes Llanelli	NO OBJECTION
<p>Consent was required to build single storey extensions to existing dwelling and garage.</p>		
<b>S/30877</b> Interpretive Panel	Mr J. Hopkins Llanelli Community Heritage Land adjacent to Bus Shelter Brynawelon Llanelli	NO OBJECTION
<p>Consent was required to erect an interpretive panel.</p>		
<b>S/30886</b> Variation of Conditions	Carmarthenshire County Council Stradey Park & Adjoining Land Maes Y Coed Sandy Llanelli	

Consent was required for variation of planning condition 6(iii) on planning application S/12058.

OBJECTION unless the proposed highway infrastructure modifications planned for the junction of Denham Avenue and Sandy Road (including the mini roundabout), were put in place at the earliest possible opportunity and not six months after occupation of the 75<sup>th</sup> housing unit was constructed as stated in the application. Furthermore, the installation of traffic lights at the junction of Maes Y Coed and Sandy Road should also be pursued at the earliest opportunity to mitigate the flow of traffic movements in the immediate area.

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<b>S/30911</b> Extension	Mr H. Geary 23 Y Gaer Llanelli	NO OBJECTION provided the extension was subordinate to the main dwelling.
<p>Consent was required for a double storey side extension.</p>		
<b>S/30912</b> Convenience Shop & Cafe	Mr D. Rees Land off Heol-Y-Bwlch & Yspitty Road Bynea Llanelli	OBJECTION on the following grounds: 1. The site was outside settlement development limits. 2. The site lay within a C1 flood zone and was prone to tidal flooding.
<p>Consent was required for the construction of a convenience shop and cafe with new access road to B4297 road.</p>		
<b>S/30926</b> Caravans	Mr G. Samuel Ty Gwyn Woodlands Heol Llanelli Pontyates Llanelli	OBJECTION the site was outside settlement development limits.
<p>Consent was required for a certificate of lawfulness for existing use of caravans on the site.</p>		
<b>S/30927</b> Extension	Ms K. Littlewood 68 Heol Y Pentre Ponthenry Llanelli	NO OBJECTION provided: 1. The extension when combined with the previous extension did not alter the character of the original dwelling. 2. The development not being incongruous to neighbouring dwellings.
<p>Consent was required to construct a two storey extension.</p>		

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**216. TOWN AND COUNTRY PLANNING ACT (1990)  
(AS AMENDED) APPEAL APP 1139/S/ENF/05850  
LAND NORTH OF FURNACE POND, FURNACE, LLANELLI**

Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, stating that an appeal had been lodged with the National Assembly for Wales against the Enforcement Notice issued by Carmarthenshire County Council. The appeal was to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

**RESOLVED** that the correspondence be noted.

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The meeting concluded at 5.00 p.m.

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