

27 March, 2017.

LLANELLI RURAL COUNCIL

Minute Nos: 499 – 504

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, 27 March, 2017, at 4.45 p.m.

Present: Cllr. M. L. Evans (Chairman)

Cllrs.

S. M. Caiach	S. M. Donoghue
M. V. Davies	H. J. Evans
S. L. Davies	R. E. Evans
T. Devichand	J. S. Phillips
W. V. Thomas	

499. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. A. Akhtar, T. Bowen (M. V. Davies deputising), C. A. Rees (Cllr. J. S. Phillips deputising), and G. H. Wooldridge (Cllr. R. E. Evans deputising)

500. MEMBERS' DECLARATIONS OF INTEREST

The following Members declared an interest in the undermentioned matters:-

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
501 S/33342	S. L. Davies	Personal and prejudicial interest – had dealt with this matter in her capacity as a County Councillor.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No./ Development	Applicant/Location	Recommendation
<i>Cllr. S. L. Davies declared a personal and prejudicial interest in the following matter as she had considered the application in her capacity as a County Councillor, and left the meeting prior to the matter being discussed.</i>		
S/33342 Reserved Matters	Mr. L. Davies Land at Genwen Farm Bynea Llanelli	OBJECTION on the following grounds: 1. The existing sewerage infrastructure did not have sufficient capacity to accommodate an additional 240 properties tapping into the main public sewer and that presented a significant risk to public health with the likelihood of flooding and overspill of foul water throughout the Bynea catchment area, particularly during periods of heavy rainfall. 2. There were also similar concerns over the methods of surface water disposal and the detrimental impact that would also have on Welsh Water's infrastructure. This would increase the risk of flooding to the lower parts of Bynea, particularly when combined with periods of heavy rainfall. 3. There were highway safety concerns because it was the Council's view that the surrounding road infrastructure was inadequate to cope with an additional 1000 traffic movements per day to and from the site.

Continued.

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Application No./ Development	Applicant/Location	Recommendation
S/33342 Continued.		Furthermore, the surrounding road infrastructure appeared to be incapable of being upgraded to cater for the additional demand. This was detrimental to highway safety. 4. The locality lacked general civic amenities including access to shops and recreational facilities as well as inadequate school place provision to cater for the additional service demand.

Consent was required for the construction of 240 dwellings together with associated vehicular and pedestrian accesses, car parking and landscaping (reserved matters to outline S/15702).

Cllr. S. L. Davies rejoined the meeting.

S/35234 Storage Facility	Mr. T. Rees Dafen Trade Park Dafen Road Dafen Llanelli	NO OBJECTION
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Consent was required for a steel container based self-storage facility.

S/35240 Dwelling & Garage	Mr. & Mrs James 10 Clos y Parc Five Roads Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.
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Consent was required for the construction of a detached dwelling and garage.

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502. TEMPORARY ROAD CLOSURES

Members considered correspondence from Carmarthenshire County Council informing of temporary road closures in the following areas:

- (1) U2288 Ystrad-Fai-Fach, Felinfoel (24 March, 2017)
- (2) Heol-Y-Graig, Llwynhendy (27 March, 2017)
- (3) C2122 Horeb, Five Roads (29 March, 2017)

The temporary road closures were necessary to allow Welsh Water to carry out essential maintenance work at all the locations.

RESOLVED that the information be noted.

503. SITE VISIT – NEW LODGE, Y LLAN, FELINFOEL

Members received correspondence from Carmarthenshire County Council informing of a site visit, which would enable the Planning Committee Members to assess the application in its setting.

RESOLVED that the information be noted.

504. TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED) – LAND TO THE NORTH WEST OF TRE-BEDDROD RESERVOIR, FURNACE, LLANELLI – APP 1233/S/34825

Members received correspondence from Carmarthenshire County Council, informing of an appeal that had been lodged with the Welsh Ministers in relation to the above planning application.

RESOLVED that the information be noted.

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The Meeting concluded at 5.00 p.m.

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The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 11 April, 2017, adopted by the Council.