

**30 August, 2016**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 164 – 172**

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, on Tuesday, 30 August, 2016, at 4.45 p.m.

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

**Cllrs.**

M. V. Davies                    S. N. Lewis  
H. J. Evans                    J. S. Phillips  
   W. V. Thomas

**Absent:** F. Akhtar, S. M. Caiach, S. L. Davies

**164.                    APOLOGIES FOR ABSENCE**

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

**165.                    MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**166.                    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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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/34249</b> Change of use	Site at Dura Business Park Yspitty Road Bynea Llanelli	NO OBJECTION provided there was no detrimental impact on the amenity of local residents.
<p>Consent was required for change of use to trampoline park (class D2), rationalisation of car parking and external alterations.</p>		
<b>S/34258</b> Change of use	Land adjacent to Unit 9 Dafen Industrial Estate Llanelli	NO OBJECTION
<p>Consent was required for change of use of vacant employment land for use as parking area.</p>		
<b>S/34260</b> Garage	Mr P Bowes 71 Bro Wen Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for the construction of a replacement garage.</p>		
<b>S/34263</b> Canopy	Ysgol Gyfun y Strade Sandy Road Llanelli	NO OBJECTION
<p>Consent was required for the erection of a single open-sided canopy.</p>		
<b>S/34283</b> Dwelling	Sylen Bungalow Five Roads Llanelli	NO OBJECTION
<p>Consent was required for a proposed replacement dwelling.</p>		
<b>S/34286</b> Shop & Café	Land off Heol Y Bwlych & 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 retail convenience shop and café, with associated access and landscaping works.</p>		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/34297</b> Certificate of Lawfulness	Mr. I. Sheikh 1 Myrtle Hill Ponthenri Llanelli	NO OBJECTION

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Consent was required for an application for a lawful development certificate for an existing use or operation or activity: grocery shop and off licence with manager's flat above.

**167. PLANNING APPLICATIONS DETERMINED UNDER THE CLERK'S DELEGATED POWERS**

Members were informed that the Clerk had dealt with the following planning applications under the scheme of delegated powers:

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/34095</b> Listed Building Consent	Mr. N. Brown Brown Partnership Barn at Ty'r Heol Farm Felinfoel Llanelli	OBJECTION unless: 1. The applicant provided all the necessary information requested by the local planning authority as outlined under section 6 of the planning application. 2. The building was deemed suitable for adaptation. 3. The recommendations outlined in the accompanying 'Bat Report' were complied with in full. 4. 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 change of use of barn to one self-contained flat.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/34097</b> Change of Use	Mr. R. Davies Barn at Ty'r Heol Farm Felinfoel Llanelli	OBJECTION unless: 1. The applicant provided all the necessary information requested by the local planning authority as outlined under section 6 of the planning application. 2. The building was deemed suitable for adaptation. 3. The recommendations outlined in the accompanying 'Bat Report' were complied with in full. 4. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.
<b>S/34103</b> Public Information Board	Mr. L. John Land opposite 99-101 Pwll Road Llanelli	NO OBJECTION
<p>Consent was required for the erection of a metal framed interpretation information panel.</p>		
<b>S/34112</b> Fencing	Mr. R. Sully Carmarthenshire County Council Ponthenri CP School Heol Y Pentre Ponthenri Llanelli	NO OBJECTION
<p>Consent was required for the proposed removal of the existing 1.2m high chain link fencing and concrete posts and erection of new 2.4m high herras palls mesh fencing along part of the existing boundary of the school.</p>		
<b>S/34162</b> Double extension	Mr. M. Roberts 17 Glynderwen Road Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.

Consent was required for a rear double storey extension and garage.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/34169</b> Vehicle Access	Mr. & Mrs D. Harries 1 Bryn Y Felin Llanelli	NO OBJECTION
<p>Consent was required for a new vehicle access to the front garden.</p>		
<b>S/34219</b> Equipment store	Mr Harries Tir John Five Roads Llanelli	NO OBJECTION provided the development was necessary to meet agricultural need.
<p>Consent was required for a machinery and equipment store.</p>		
<b>S/34230</b> Access gate	Mr N Davies The Lower Dell The Dell Llanelli	NO OBJECTION

Consent was required for retrospective planning permission for the erection of a new access gate.

**168. PROHIBITION OF WAITING AT ANY TIME  
STRADEY ROAD, FURNACE**

Members received correspondence from the Environment Department, Carmarthenshire County Council in respect of a request to prohibit waiting at any time on Stradey Road, Furnace. Following discussion it was

**RESOLVED** that the Order be supported.

**169. PROHIBITION OF WAITING AT ANY TIME  
BYNEA – AMANWY AND DYLAN**

Members received correspondence from the Environment Department, Carmarthenshire County Council in respect of a request to prohibit waiting at any time at Amanwy and Dylan, Bynea. Following discussion it was

**RESOLVED** that the Order be supported.

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**170. TOWN AND COUNTRY PLANNING ACT (1990) APPEAL UNDER S78  
AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION  
24 SWISS VALLEY, LLANELLI**

Members received correspondence from the Development Manager, Carmarthenshire County Council informing of an appeal that had been lodged with the Welsh Ministers in respect of the above. Following discussion it was

**RESOLVED** that the information be noted.

**171. TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED)  
LAND AT BEECH GROVE, PWLL**

Members received correspondence from the Development Manager, Carmarthenshire County Council, informing of an appeal that had been lodged with the Welsh Ministers in respect of the above. Following discussion it was

**RESOLVED** that the information be noted.

**172. THE PLANNING INSPECTORATE – APPEAL DECISION  
LAND TO THE WEST OF REHOBOTH ROAD, FIVE ROADS.**

Further to Minute No. 125, Members received correspondence from The Planning Inspectorate in respect of an appeal decision in relation to the above. The appeal was dismissed.

**RESOLVED** that the information be noted.

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The Meeting concluded at 4.50 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 13 September, 2016, adopted by the Council.