

3 June, 2013.

LLANELLI RURAL COUNCIL

Minute Nos: 76 – 81

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, 3 June, 2013, at 4.45 p.m.

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

Cllrs.

L. J. Butler	S. N. Lewis
S. M. Caiach	A. G. Morgan
S. L. Davies	W. V. Thomas
H. J. Evans	G. H. Wooldridge

76. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar and T. J. Jones.

77. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

78. APPOINTMENT OF SUB-COMMITTEE

RESOLVED that a Sub-Committee, comprising the Chairman and Vice-Chairman of Committee, Chairman of Council, Leader of Council and Local Ward Members be appointed.

**79. 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
S/27557 Turbine	Mr & Mrs Merritt Ty Mawr Farm Five Roads Llanelli	OBJECTION

Objection unless:

1. The proposal would not cause demonstrable harm by virtue of having a significant adverse impact on the quality of the local environment, on sites of agricultural value, areas designated for their landscape value, or to species of nature conservation and ecological value.
2. The proposal did not have a significant adverse impact in terms of noise and/or scale and design.
3. The siting, design, layout and materials used were sympathetic to the characteristics of the land-form, contours and existing features of the landscape.
4. The proposal did not lead to a significant adverse increase in risk or nuisance to, and impacts on the amenities of, nearby residents or other members of the public arising from wind turbine operation, shadow, flicker, safety risk, radio or telecommunications interference.
5. The turbine did not cause demonstrable harm to the amenity of any residents.

Consent was required for erection of a single small scale 50KW wind turbine with a maximum tip height of 34.2M with ancillary equipment and associated works.

S/28209 Turbines	Mr D Wills Land at Cilwnwg Fach Felinfoel Llanelli	NO OBJECTION
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Subject to:

1. The proposal not causing demonstrable harm by virtue of having a significant adverse impact on the quality of the local environment, on sites of agricultural value, areas designated for their landscape value, or to species of nature conservation and ecological value.
2. The proposal not having a significant adverse impact in terms of noise and/or scale and design.
3. The siting, design, layout and materials used were sympathetic to the characteristics of the land-form, contours and existing features of the landscape.
4. The proposal not leading to a significant adverse increase in risk or nuisance to, and impacts on the amenities of, nearby residents or other members of the public arising from wind turbine operation, shadow, flicker, safety risk, radio or telecommunications interference.
5. The turbines not causing demonstrable harm to the amenity of any residents.

Consent was required for installation of 3No. wind turbines with a maximum tip height of 20.7M and associated works and 2 cabinets.

Cllr. S. M. Caiach requested that her objection to the recommendation be recorded.

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Application No./ Development	Applicant/Location	Recommendation
S/28215 Garage	Mr & Mrs Edmunds Parc Fferm Trimsaran Road Llanelli	NO OBJECTION
<p>Consent was required for an erection of a detached garage.</p>		
S/28217 Dwelling	Mr G Cutler Plot 4 Glyn Y Swisdir Swiss Valley Llanelli	NO OBJECTION provided there was no concern over the proposed method of surface water disposal.
<p>Consent was required for a proposed detached dwelling.</p>		
S/28247 Dwelling	Mr R Bessent 129 Heol Llanelli Pontyates Llanelli	NO OBJECTION
<p>Consent was required for removal of condition No. 3 of planning permission S/26853 to build 1 No. dwelling adjacent to dwelling on site of existing house to be demolished.</p>		
S/28250 Proposed Amendments	Mr M Rees Coedmor Felinfoel Llanelli	NO OBJECTION provided the applicant complied with the bat survey recommendations when demolishing the existing bungalow.
<p>Consent was required for proposed amendment to the proposed means of access and design of the replacement dwelling previously approved on 15 August 2012 under application S/26752.</p>		
S/28251 Balcony	Mrs V Haines 14 Pwll Road Pwll Llanelli	NO OBJECTION provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required to create a balcony over the existing kitchen extension, which would require returning the current pitched roof to the original flat roof and creating a door opening in the pine end wall above the kitchen, leading from upstairs bedroom. Balcony would be fenced with metal railings.

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Application No./ Development	Applicant/Location	Recommendation
S/28271 Dwelling	Mrs S Hooper Plot Adjacent to Ael Y Bryn Cynheidre Llanelli	NO OBJECTION provided there was no concern over the proposed method of surface water disposal.
S/28295 Dwelling	Mr D O Jones Land part of 37 Heol Llanelli Pontyates Llanelli	NO OBJECTION

Outline consent was required for construction of 8 new dwellings.

Outline consent was required for detached dwelling house.

80. LAND BETWEEN 4 & 6 COLDSTREAM STREET, LLANELLI

A neighbour consultation letter was received from the Head of Planning, Carmarthenshire County Council, informing of a planning application for a proposed development of 10 self-contained apartments at the above location.

Following a discussion, it was

RESOLVED that an objection be made against the proposal on the following grounds:-

- (1) highway access and egress;
- (2) insufficient parking areas;
- (3) development on a C2 floodplain; and
- (4) concerns at the location of the escape route.

81. C2 DESIGNATED FLOOD ZONE

Arising out of discussion of the above and Minute No. 516 of the meeting held on 22 April, 2013, Members requested that an invitation be extended to a representative of Dŵr Cymru to discuss the impact of developments within designated flood zones.

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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 June, 2013, adopted by the Council.