

**6 March, 2017.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 463 – 470**

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

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

**Cllrs.**

F. Akhtar	S. L. Davies
S. M. Caiach	T. Devichand
D. M. Cundy	H. J. Evans
M. V. Davies	R. E. Evans
J. S. Phillips	

**463. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. T. Bowen (M. V. Davies deputising), S. M. Donoghue (T. Devichand deputising), S. N. Lewis, C. A. Rees (Cllr. J. S. Phillips deputising), W. V. Thomas (Cllr. D. M. Cundy deputising) and G. H. Wooldridge (Cllr. R. E. Evans deputising)

**464. MEMBERS' DECLARATIONS OF INTEREST**

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

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
465 S/35117	D. M. Cundy	Personal and prejudicial interest – had dealt with this matter in his capacity as a County Councillor.
465 S/35129	S. L. Davies	Personal and prejudicial interest – had dealt with this matter in her capacity as a County Councillor.
467	S. L. Davies	Personal and prejudicial interest – had responded to this matter in her capacity as a County Councillor.
470	S. L. Davies	Personal and prejudicial interest – had responded to this matter in her capacity as a County Councillor.

6 March, 2017.

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

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/35116</b> Change of Use	Mr. R. Rootes The Old Post Office Five Roads Llanelli	<b>NO OBJECTION</b>

---

Consent was required for change of use from shop to residential.

*Cllr. D. M. Cundy declared a personal and prejudicial interest in the following matter as he had considered the application in his capacity as a County Councillor, and left the meeting prior to the matter being discussed.*

<b>S/35117</b> Dwelling	Mr. P. Paterson Land off Chapel House No.1 Soar Road Llwynhendy	<b>NO OBJECTION</b> provided: 1. There was no detrimental impact on highway safety. 2. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.
----------------------------	--	--

Outline consent was required for one detached dwelling.

*Cllr. D. M. Cundy rejoined the meeting.*

*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.*

<b>S/35129</b> Variation of Planning Condition	HGGL LTD & CDS International Homebase 4 Parc Pemberton Retail Park Llanelli	<b>NO OBJECTION</b>
--	---	---------------------

Consent was required for variation of condition 20 on planning permission S/16511 (sale of leisure & hobbies goods).

6 March, 2017.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/35130</b> Reserved Matters	Mr. & Mrs G Evans Land rear of 16 Adulam Row Felinfoel Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings. 3. There was no detrimental impact on highway safety when accessing or egressing the site on Pont Adulam Road.
<p>Consent was required for a proposed 1 No dwelling (reserved matters to S/27566 &amp; S/33047).</p>		
<b>S/35131</b> Extension	Mr. & Mrs Seward 2 Sandpiper Road Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.
<p>Consent was required for a single storey rear and side extension.</p>		
<b>S/35132</b> New Play Area	Llanelli Rural Council Pontyates Recreational Ground Off Heol Llanelli Pontyates Llanelli (Glyn Ward)	Noted for information.
<p>Consent was required for a proposed development to remove redundant play equipment and safety flooring and install a range of new play equipment, safety flooring, fence and gates.</p>		
<b>S/35190</b> Extension	Mr. M. Hughes 6 Berwick Park Bynea 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 two storey side extension.

6 March, 2017.

**466. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S DELEGATED POWERS**

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

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/35082</b> Dwellings	Mrs.J. Nicholas Land at 72 Heol Y Pentre Ponthenri Llanelli (Glyn Ward)	NO OBJECTION provided there were no issues associated with access and egress to the development site and there was no detrimental impact on highway safety.

---

Outline consent was required for 2 x 3 bedroom dwellings.

*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.*

**467. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES) (WALES) ORDER 2012. SCHEDULE 1 ARTICLE 4, (4) SCHEDULE 1ARTICLES 2 C & 2D**

Members considered correspondence together with an illustrated plan from Asbriplanning in relation to a pre application consultation to the proposed construction of 34 dwellings (including 28 x 2 bedroom 4 person houses and 6 x 4 bedroom 7 person houses) with associated access and infrastructure works, on land at Dylan, Llanelli.

Members raised several concerns regarding this proposal and it was

**RESOLVED** that an objection be made to the proposal on the following grounds:

1. There were concerns about the increase in flood risk both in the immediate vicinity of the proposed development but also lower down the catchment area in locations such as Erw Las, Llwynhendy, which was prone to flooding. The application stated surface water would be disposed by a combination of using a sustainable urban drainage system and through tapping into the existing water course. The water course was often prone to flooding and was responsible for contributing to flooding in lower level areas of Llwynhendy.
2. The scheme as presented provided for 34 houses, however, the Council understood the original scheme was for bungalows. Bungalows would have less of an impact on the surrounding built infrastructure. The provision of houses would result in an increase in house density and the consequences of this would more than likely have a detrimental impact on the amenity and privacy of properties on the Bryn Isaf estate, with these properties being over-looked from the first floors of the new houses.

**6 March, 2017.**

3. The site development plans did not provide for pedestrian access from the Bryn Isaf estate should the existing play area occupying part of the site be rebuilt behind the community hall if the development was approved. The area successfully applied for a safer routes in the community grant to encourage walking and to promote other sustainable methods of travel. This was not reflected in the plans.
4. There was a concern over the increase in traffic movements to and from the site, potentially resulting in excess of an additional 140 vehicle movements per day in an area where traffic congestion and car parking was an issue. The site plan also indicated the removal of essential off street car parking for access to the football pitch on Trallwm playing fields. The combination of an increase in traffic movements, the introduction of parking restrictions on the adjacent Dylan and Amanwy estates; and the removal of the car parking area servicing the playing fields coupled with the fact that the site was located on a bus route would be detrimental to highway safety.

**468. PUBLIC NOTICE – PROPOSED WAITING RESTRICTION AND STREET PARKING (LLANELLI) (VARIATION 33) ORDER 2017**

Members received correspondence from Carmarthenshire County Council in relation to a public notice relating to a traffic order wherein the County Council proposed to make an Order under Sections 1 (1), 2(1) to (3), 4(2), and 1 2 4 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 ("the Act") as amended and Traffic Management Act 2004.

The effect of the Order would be to amend The County of Carmarthenshire (Llanelli) (Waiting restrictions and Street Parking Places) Consolidation Order 2004 ("The Consolidation Order") (which provides for decriminalised enforcement of contraventions of waiting prohibitions and restrictions) by substituting the plans annexed thereto with the corresponding number plans annex to the order.

The consequences of the proposed variation would be to:

1. Prohibit Waiting at any Time in the lengths of road and on the sides of road specified in Schedule 1 to the Notice.
2. Extend the Prohibition of Waiting at any Time in the lengths of road and on the sides of road specified in Schedule 2 to the Notice.
3. Revoke the existing Prohibition of Waiting at any Time on the lengths and side of road specified in Schedule 3 to the Notice.
4. Prohibit Loading and Unloading at any Time on the lengths and side of road specified in Schedule 4 to the Notice.
5. Prohibition of Waiting, Loading and Unloading at any Time on the lengths and side of road specified in Schedule 5 to the Notice.
6. Proposed Loading Only Monday to Saturday, 8 a.m to 6 p.m 30 minutes no return within 1 hour on the lengths and side of road specified in Schedule 6 to the Notice.
7. Limited Waiting Monday to Saturday, 8 a.m to 6 p.m 30 minutes, no return within 1 hour on the lengths and side of road specified in Schedule 7 to the Notice.
8. No Stopping Except for Taxis replaced with 1 hour Limited Waiting, Monday to Saturday, 8 a.m to 6 p.m, No return within 2 hours on the lengths and side of road specified in Schedule 8 to the Notice.
9. Proposed Limited Waiting, Monday to Saturday, 8am to 6p.m, No return within 1 hour on the lengths and side of road specified in Schedule 9 to the Notice.
10. Proposed Revocation of Prohibition of Waiting at Any Time on the lengths and side of road specified in Schedule 10 to the Notice.

**6 March, 2017.**

11. The County of Carmarthenshire (Llanelli) Variation No. 25, Order 2014, shall be revoked in so far as it relates to the sides of roads specified in the Schedule of this Order.

and would replace the existing prohibitions and restrictions (if any) that affect the parts of the roads specified in the Schedule to the Notice.

The provisions for the usual exemptions contained in the Consolidation Order would apply in relation to the lengths of road and sides of road referred to in paragraph 1 and 2 above. These included the right for passengers to board and alight from a vehicle, for the loading and unloading of goods, for the carrying out of building operations and other works, for the performance of statutory powers or duties, and to enable a vehicle to take in petrol, oil, water or air from any garage situated adjacent to such parts of the roads affected by the proposed restriction.

The Consolidation Order contained the usual parking concessions (where appropriate) for disabled persons in accordance with the Blue Badge Scheme.

**SCHEDULE 1  
PROPOSED PROHIBITION OF WAITING AT ANY TIME**

<b>Location</b>	<b>Side of Road</b>	<b>Length Affected</b>
Iscoed, Llanelli	Both	From its junction with Denham Avenue for a distance of 15 metres in an easterly direction.
Denham Avenue Llanelli	East	From a point 6 metres north of the centre of its junction with the road leading to Iscoed for a distance of 12 metres in a southerly direction
Maes y Coed, Llanelli	East	From a point 13 metres north of its junction with the A484 Sandy Road for a distance of 15 metres in a north easterly direction
	West	From a point 13 metres north of its junction with the A484 Sandy Road for a distance of 36 metres in a north easterly direction

**SCHEDULE 10  
PROPOSED REVOCATION OF PROHIBITION OF WAITING AT ANY TIME**

<b>Location</b>	<b>Side of Road</b>	<b>Length Affected</b>
A484 Sandy Road, Llanelli	North	From a point 20 metres west of the centre of its junction with Maes y Coed for a distance of 57 metres in a north westerly direction

Following discussion it was

**RESOLVED** that the Order be supported in the interest of highway safety.

**6 March, 2017.**

**469. TEMPORARY ROAD CLOSURE – C2209, NEAR DANY-Y-QUARRY FARM, HERBERDEG ROAD, PONTYATES**

Members received correspondence from Carmarthenshire County Council, informing of a request that had been received for the temporary road closure of the C2209 near Dan-y-Quarry Farm, Herberdeg Road, Pontyates from a point ½ mile south-east of its junction with the B4317 for a total distance of 406 metres in a south-easterly direction.

The closure was necessary for Welsh Water to carry out a new water service to a new property from Monday 20 March, 2017 for a period of three days.

**RESOLVED** that the information be noted.

*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.*

**470. TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED) – LAND TO THE SOUTH OF 73 PARC GITTO, LLANELLI**

Members received information 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.

.....

The Meeting concluded at 5.20 p.m.

.....

The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 14 March, 2017, adopted by the Council.