

**11 June, 2012.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 73 – 77**

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, 11 June, 2012, at 4.45 p.m.

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

**Cllrs.**

S. M, Caiach.	M. L. Evans
S. L. Davies	R. E. Evans
T. Devichand	A. Rogers
G. N. R. Edwards	G. H. Wooldridge

**73. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. C. A. Rees and W. V. Thomas (Cllr. G. N. R. Edwards deputising).

**74. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

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

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

11 June, 2012.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/26575</b> Extension	Mr & Mrs P & J Lloyd 14 Llwyn Yr Eos Pemberton Park Llanelli	NO OBJECTION provided that: 1. The proposed development was not incongruous to neighbouring dwellings and the surrounding street scene. 2. The development plans being of an acceptable standard in terms of good design, scale and massing.
<p>Consent was required for proposed rear extension above existing floor plan, private domestic garage.</p>		
<b>S/26576</b> Change of use	My Motor.Net Ltd Land part of Weslec Site Traeth Ffordd Llanelli	NO OBJECTION provided: 1. Traffic movements to and from the site was not detrimental to highway safety. 2. There being sufficient number of on-site parking spaces for customers and visitors. 3. On site business advertisements being of reasonable scale and size.
<p>Consent was required for change of use of part of former industrial yard to car sales and vehicle hire with siting of mobile office and erection of security fencing.</p>		
<b>S/26577</b> Car parking Hardstanding	Mrs E Thomas 33 Heol Nant Swiss Valley Llanelli	NO OBJECTION provided the proposals were no detrimental to highway safety.

Consent was required for proposed car parking hardstanding and road cross over.

11 June, 2012.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/26582</b> Extension	Mr S Williams 28 Lon Y Maes Pemberton Park Llanelli	NO OBJECTION
<p>Consent was required for proposed rear extension.</p>		
<b>S/26583</b> Extension	Mr & Mrs R Smith Land adjacent to 17 Yspitty Road Llanelli	NO OBJECTION provided: 1. There was no detrimental impact on the amenity and privacy of 17 Yspitty Road. 2. There was no detrimental impact on highway safety and there was no indiscriminate parking on the main road.
<p>Consent was required for proposed extension to existing garage, erection of fencing and change of use of land and garage for car sales purposes.</p>		
<b>S/26587</b> Extension	Mr S Donoghue 28 Nantwen Penygraig Llanelli	NO OBJECTION
<p>Consent was required for part two storey, part single storey side extension, front entrance porch and rear conservatory.</p>		
<b>S/26589</b> Spectators stand	Scarlets Regional Ltd Athletics Track Parc Pemberton Llanelli	NO OBJECTION
<p>Consent was required for relocating the existing spectators stand and the siting of four modiflex units incorporating storage and gallery over two floors and a single unit over two floors comprising of meeting area and gallery to be sited at finishing line.</p>		

11 June, 2012.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/26606</b> Dwelling	Mr E Rees Field No. 3710 Plot Adjacent to Cae Canfas Farm Pontyates	<b>OBJECTION</b> the application site lies outside settlement development limits.

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Outline consent was required for a residential dwelling with detached garage (resubmission of S/26153 withdrawn on 27 March, 2012).

<b>S/26637</b> Boundary wall	Mr D H Davies 14 Swiss Valley Llanelli	<b>NO OBJECTION</b>
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Retrospective consent was required for new front boundary wall.

**76. 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:

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/26565</b> Boundary wall	Mr D Rees Bryn Celyn Y Lan Swiss Valley Llanelli	<b>NO OBJECTION</b>

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Consent was required for proposed removal of existing boundary hedge and replace with new boundary wall.

**RESOLVED** that the information be noted.

**11 June, 2012.**

**77. LAND TO THE REAR OF  
58-118 DENHAM AVENUE, LLANELLI**

Further to Minute No. 334 (S/25812), (9 January, 2012), Members considered correspondence from Mr P Roberts, Development Control Officer, Carmarthenshire County Council in respect of amended plans for the proposed new primary school building to replace Furnace CP School. The original planning application was supported by the Council, with no objection being made to the proposals.

Members were informed the application as originally submitted proposed the construction of a new school building and associated works and the change of use of the existing primary school building to a single residential dwelling. Amended plans had now been submitted which included details and additional information to supplement the Environmental Statement accompanying the original submission. The information included amendments to the original scheme, one of which altered the change of use of the existing school to an educational store facility in preference to the original change of use to a residential dwelling.

During discussion of the amended proposals the following views and concerns were raised:

- The suitability of the parcel of land earmarked for the new school development was questioned. It was felt the ground instability would warrant extensive engineering and remodelling which in turn might undermine existing dwellings which backed on to the site.
- Parking provision appeared to be insufficient to service the needs of the new school.
- Access and egress to the site would have a detrimental impact on the immediate area of Denham Avenue with the proliferation of further traffic congestion given it appeared that school buses were now not able to gain direct access to the site off Denham Avenue as originally planned. Instead the entrance would now serve as a pedestrian route only.

Following consideration of the issues and in view of the Council's original resolution it was

**RESOLVED** that no objection be made to the amended plans but Members views and concerns be forwarded to Carmarthenshire County Council for its further consideration.

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The Meeting concluded at 5.15p.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 12 June, 2012, adopted by the Council.