

13 May, 2013.

LLANELLI RURAL COUNCIL

Minute Nos: 518 – 522

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, 13 May, 2013, at 4.45 p.m.

Present: Cllr. F. Akhtar (Chairman)

Cllrs.

L. A. Beer	M. L. Evans
T. Bowen	R. E. Evans
S. L. Davies	A. Rogers

518. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. Devichand, C. A. Rees, W. V. Thomas (Cllr. L. A. Beer deputising).

519. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 520 (S/28122), as she had already commented on the matter to the Carmarthenshire County Council.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No./ Development	Applicant/Location	Recommendation
S/27428 Preparatory Works	Mr E Davies Plot adjacent to 28 Tanygraig Road Llwynhendy, Llanelli	To note for information

Application Withdrawn - Outline consent was required for enabling works to outline approved building plot, to include highway access, car parking and turning area, retaining walls, boundary treatment, changing ground levels.

13 May, 2013.

Application No./ Development	Applicant/Location	Recommendation
---	---------------------------	-----------------------

S/28068 Roof Works	Mr R Pearce 86 Elgin Road Pwll Llanelli	NO OBJECTION
------------------------------	--	--------------

Consent was required for a proposed replacement of existing polycarbonate roof of rear conservatory to complete tiled roof.

S/28069 Extension	Mr D Timbrell-Hill 166 Heol Pennant Llanelli	NO OBJECTION
-----------------------------	--	--------------

Consent was required for an extension of the current retaining wall from side to across front of property and also the removal of derelict garage and relaying a parking space and driveway.

S/28078 Turbines	Mr A Griffiths Land at Blaenlliedi Farm Pontyberem 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 turbines did not cause demonstrable harm to the amenity of any residents.

Consent was required for installation of 2No. WTN 250KW wind turbines with an overall tip height of 44.5M and associated infrastructure including 2No. control kiosks and temporary access.

13 May, 2013.

Application No./ Development	Applicant/Location	Recommendation
S/28079 Alterations	Mrs A Doward Daugarth 5 Rhandirfelin Felinfoel Llanelli	NO OBJECTION provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for alternations to ground floor comprising two new staircases, alter front section of roof and lift up to accommodate one extra bedroom with porch on front elevation.

S/28092 Dwelling	Mr C Jones Plot 8A Heol Y Bwlch Bynea Llanelli	NO OBJECTION
----------------------------	--	--------------

Consent was required for a detached 2 storey, 3 bed domestic dwelling.

S/28103 Dwellings	Mr & Mrs Jones Land Adjoining Tabernacle Chapel Carway Road Pontyates	NO OBJECTION provided 1. There was no detrimental impact on highway safety. 2. The site being of sufficient size to accommodate 11 dwellings. 3. A Section 106 agreement being negotiated with the developer for enhancement of the nearby park off Heol Llanelli, Pontyates.
-----------------------------	---	--

Consent was required for 11 No. private dwellings including estate road and amended access.

13 May, 2013.

Application No./ Development	Applicant/Location	Recommendation
S/28122 Conversion	Dr Shukla 9 Maes Penrhyn Dafen Llanelli	NO OBJECTION provided sufficient space was retained for off street parking.
<p>Consent was required for conversion of existing attached garage for habitable use (bedroom).</p> <p><i>Cllr. S. L. Davies declared a personal interest in the above item as she had already commented on the matter to the Carmarthenshire County Council.</i></p>		
S/28123 Conversion	Mr K Charles 23 Denham Avenue Llanelli	NO OBJECTION
<p>Consent was required for proposed loft conversion.</p>		
S/28124 Extension	Barleybind Ltd Mrs V Yoganthan Cilymaenllwyd Beech Grove Pwll Llanelli	NO OBJECTION provided the proposals were in keeping and sympathetic to the original character of the property.
<p>Consent was required for first and second floor extension above existing lounge to South West side of home conversion of one bedroom on first floor to day lounge and patio area above loggia to sun lounge.</p>		
S/28125 Extension	Mr M Pearce 26 Oaklands Swiss Valley Llanelli	NO OBJECTION provided there was no detrimental impact on the amenity and privacy of the neighbouring dwelling at 3 Ridgeway.

Consent was required for a proposed lounge extension.

13 May, 2013.

Application No./ Development	Applicant/Location	Recommendation
S/28126 Dwellings	Mr J O'Brien Land Adjacent 24A Gordon Road Llanelli	NO OBJECTION provided 1. The proposal did not over develop the site. 2. Sufficient amenity space would be available to service the semi detached dwellings. 3. There was no detrimental impact on the general amenity and and privacy of neighbouring dwellings. 4. There was no access or highway safety concerns. 5. There was no detrimental impact on the footpath on the western flank of the site.

Consent was required for a proposed pair of semi detached dwellings.

S/28129 Installation	Mr R Workman Ysgol Y Strade Sandy Road Llanelli	NO OBJECTION
--------------------------------	--	---------------------

Consent was required for new sprinkler tank installations with pump house and enclosure.

13 May, 2013.

Application No./ Development	Applicant/Location	Recommendation
S/28130 Turbines	Mr N Kelly Land Near Brondini Cottages 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 turbines did not cause demonstrable harm to the amenity of any residents.

Consent was required for installation of 3X 5KW wind turbines with an overall tip height of 20.8M and associated infrastructure.

S/28154 Caravan site	Plots 1 & 2 Caravan Site Ty Gwyn Woodlands Heol Llanelli Pontyates Llanelli	OBJECTION on the grounds the caravans were located in the open countryside.
--------------------------------	--	---

Consent was required for a Lawful Development Certificate for the use of land as a caravan site.

521. EXPERIMENTAL WAITING RESTRICTIONS TRAFFIC ORDER 2013, LLWYNHENDY

Correspondence was received from the Head of Transport and Engineering informing that an experimental Traffic Order had been introduced at Llwynhendy. The experimental Order took effect from 10 May, 2013 for a period of twelve months and it prohibited waiting at anytime on the side of various roads.

13 May, 2013.

The extent of the Traffic Order affected the junction points of the following roads and streets:

Bro Wen, Llwynhendy;
Heol Hen, Llwynhendy;
Llwynhendy Road, Llwynhendy;
Maes-ar Ddafen Road, Llwynhendy;
Mor-Awel, Llwynhendy;
Pant Y Celyn, Llwynhendy;
Tir Einon (North), Llwynhendy;
Tir Einon (South), Llwynhendy;
Ynys Las, Llwynhendy;

The Traffic Order was being introduced to aid road safety. However Members were informed that after the twelve month period the County Council would decide whether it would remain in force indefinitely. Any objection to the making of a permanent Order on the terms of the Experimental Order should be forwarded in writing to the Head of Administration and Law, Carmarthenshire County Council by no later than 12 May, 2014.

During discussion the local ward Members expressed their general support for the Order and the Clerk suggested that the matter could be revisited over the coming months by the Committee if the circumstances warranted a review and it was

RESOLVED that the information be noted.

**522. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEAL APP 1058/S/27617
LAND TO THE REAR OF, 17-27 STATION ROAD, BYNEA,
LLANELLI**

Further to Minute No. 374 (S/27617) Members considered correspondence received from the Head of Planning, Carmarthenshire County Council, stating that an appeal had been lodged with the National Assembly for Wales against the refusal of planning permission.

The appeal was to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

RESOLVED that the information be noted.

.....

The Meeting concluded at 4.55 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 16 May, 2013, adopted by the Council.