

**15 July, 2013.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 139 – 145**

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, 15 July, 2013, at 4.45 p.m.

**Present:**

**Cllrs.**

F. Akhtar	R. E. Evans
S. M. Caiach	S. N. Lewis
M. V. Davies	A. G. Morgan
S. L. Davies	W. V. Thomas
H. J. Evans	G. H. Wooldridge

**139. APPOINTMENT OF CHAIRMAN PRO TEMPORE**

**RESOLVED** that Cllr. F. Akhtar be appointed Chairman pro tempore.

**140. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. M. L. Evans (Cllr. M. V. Davies deputising) and T. J. Jones (Cllr. R. E. Evans deputising).

**141. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. S. L. Davies declared a personal interest in Minute No. 143, S/28414 and S/28464 and Minute No. 144, because she had previously commented on the items to Carmarthenshire County Council.

**142. BRECHFA FOREST CONNECTION PROJECT**

The Chairman welcomed to the meeting representatives from Western Power Distribution Ltd (WPD), namely Mr Andrew Hubbold, Mr Jason Pacey, Mr Hywel Jones, Mr Geraint Griffith and Ms Victoria Robinson.

The Chairman invited the representatives to deliver their briefing about the proposed electricity connection between the Brechfa Forest wind farms and the Swansea North Substation.

Mr Hywel Jones provided a very brief introduction before he invited his colleague Mr Andrew Hubbold to address Members. Mr Hubbold explained that WPD was the Distribution Network Operator (DNO) for the Midlands, South Wales and the South West. Its role comprised various elements but in this instance its role was to upgrade existing electricity networks or to build new ones to provide additional electricity supplies or capacity

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to its customers. WPD was not a wind farm developer and it did not buy or sell electricity. Mr Hubbold explained under WPD's obligations to connect new power generation to the national grid it was required to make a 132,000 volt connection (132kV) to three proposed onshore wind farms in the Brechfa Forest, Carmarthenshire.

Members were informed that two wind farm developers, RWE npower renewables (RWE NRL) and Renewable Energy Systems (RES) were proposing to build three wind farms in Brechfa Forest known as Brechfa Forest West Wind Farm, Brechfa Forest East Wind Farm and Bryn Llywelyn Wind Farm. The Brechfa West Wind Farm had already received development consent, whereas the other two applications were awaiting consent subject to appeal. WPD had a legal requirement to connect the wind farms to the electricity network. After carrying out an extensive review of existing and planned overhead lines and substations in the area, it had been determined an existing overhead line running from Llandyfaelog, south of Carmarthen to a substation north of Swansea could be used but a new 132 kV connection was needed from Brechfa Forest to the connection point at Llandyfaelog. This would be an overhead line supported by twin wood poles. Mr Hubbold stated in order to connect a new 132 kV line near Llandyfaelog, WPD would need to carry out work on existing overhead lines near Burry Port and possibly some modifications to the nearby New Lodge Substation. The work involved cross connecting two lines that run parallel to one another. However, at this stage it had not been established exactly which towers to connect to or whether the connection would be using overhead lines or an underground cable. The infrastructure referred to near Burry Port was located in the Council's area under the Hengoed Ward.

General discussion ensued and a number of questions were posed by Members during which Mr Pacey was invited to comment more about the various stages to the consultation process. Mr Pacey explained that stage one of the consultation had now commenced and focussed on route corridor options. The results of stage one would help WPD to make a balanced decision on a preferred route corridor. Stage two of the consultation was anticipated to begin in early 2014 and would gather feedback on proposed route alignments to connect the wind farms to the electricity network. The preliminary environmental information gathered for the route alignment options would also be presented and comments and feedback sought from statutory consultees on its content. Stage three would take the form of statutory consultation on the final design. It would detail the proposed application which might include more than one connection to take into account all of the identified wind farm combinations. A detailed programme of activity would be described in a Statement of Community Consultation (SoCC) which would be developed in conjunction with and reviewed by Carmarthenshire County Council. Responses to the consultation would be included in a report forming part of WPD's development consent order application to the Planning Inspectorate with that body then making a recommendation to the Secretary of State who in turn would make a decision on the application.

In concluding the briefing it was explained that WPD in accordance with its electricity distribution licence was under an obligation to provide an economic, efficient and co-ordinated connection. That is why it was looking to connect the proposed wind farms using 132kV overhead lines as this was the most cost effective way of making the connection. This option was estimated in the region of £150,000 per km compared to laying cables underground at a cost of just under £1 million per km.

Members encouraged WPD to do whatever was sympathetic to the landscape and aesthetically was the best outcome. In closing, WPD emphasised that at this stage of the

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consultation it wanted to make the Council aware of the project, no information would be sought until the second stage of the consultation which was likely to follow in early 2014.

The Chairman thanked the WPD representatives for the briefing and they withdrew from the meeting, and it was

**RESOLVED** that the information be noted and to await the further stages of the consultation programme.

**143. 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/27096</b> Redevelopment and Change of Use	Mr S Davies Land at Dura Park Yspitty Road Bynea Llanelli	That the information be noted

Application withdrawn – consent was required for demolition of existing building and development of site for residential use.

<b>S/27557</b> Turbine	Mr & Mrs Merritt Ty Mawr Farm Five Roads Llanelli	<b>OBJECTION</b>
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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.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
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**S/27557** continued

5. The turbine did not cause demonstrable harm to the amenity of any residents.

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

*Cllr. S. L. Davies declared a personal interest in Minute No. 143, S/28414 below because she had previously commented on the application to Carmarthenshire County Council.*

<b>S/28414</b> Extension	P Lloyd 14 Llwyn yr Eos Llanelli	NO OBJECTION
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Consent was required for replacement rear conservatory extension.

<b>S/28417</b> Extension	Mr S Whittal 66 Llwynhendy Road Llanelli	NO OBJECTION
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Consent was required for a first floor extension.

<b>S/28418</b> Extension	Mrs P Williams 13 Aelybryn Pwll Llanelli	NO OBJECTION
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Consent was required for a domestic extension – two storey – to include two bedrooms, shower room and living room.

*Cllr. S. L. Davies declared a personal interest in Minute No. 143, S/28464 below because she had previously commented on the application to Carmarthenshire County Council.*

<b>S/28464</b> Car Park Extension	Glasgow City Council Land Adjacent to Unit 1 Parc Pemberton Retail Park Llanelli	NO OBJECTION
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Consent was required for extension of existing car park to provide an additional no. 24 car parking spaces with associated lighting column.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/28465</b> Plant Infrastructure	Huntsman Corporation UK Ltd Heol y Bwlch Bynea Llanelli	NO OBJECTION

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Consent was required for construction of four steel 250 tonne tanks with reinforced concrete bases and containment bund.

**144. CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN  
SITE ALLOCATION REPRESENTATION  
GYPSY AND TRAVELLER SITES**

*Cllr. S. L. Davies declared a personal interest in Minute No. 144 below because she had previously commented on the item to Carmarthenshire County Council.*

Further to Minute No. 376 (28 January, 2013), correspondence was received from the Forward Planning and Conservation Manager, Carmarthenshire County Council, informing following the consultation exercise held in January and February 2013, three gypsy and traveller accommodation sites had been identified in Llanelli.

The County Council had now published the three sites for consultation purposes in order to provide the public and other interested parties the opportunity to comment on the suitability of these sites for gypsy and traveller accommodation and invited the Council to respond to the consultation.

The three sites identified were as follows:

- Land at Berwick Park, Bynea;
- Gipsy Lane, Llangennech; and
- Land at Penprys Road, Swiss Valley.

Following discussion of the suitability of the two sites in the Council's administrative area, namely the land at Berwick Park, Bynea and the land at Penprys Road, Swiss Valley, it was

**RESOLVED** that the Council does not support the two sites as suitable locations for new gypsy and traveller accommodation sites and that Members views be forwarded to the Forward Planning and Conservation Manager, Carmarthenshire County Council.

**145. STRADEY PARK – NAMING OF  
NEW RESIDENTIAL DEVELOPMENT**

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Members considered correspondence received from the Head of Planning, Carmarthenshire County Council informing of an application received from the developer of Stradey Park to

officially name Phase one of the new residential development. Three road names were required.

Following discussion, it was

**RESOLVED** that the matter be referred to the Local Ward Members for determination.

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The Meeting concluded at 5.35 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 10 September, 2013, adopted by the Council.