

15 October, 2012.

LLANELLI RURAL COUNCIL

Minute Nos: 224 – 226

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 October, 2012, at 4.45 p.m.

Present: Cllr. F. Akhtar (Chairman)

Cllrs.

T. Bowen
S. M. Caiach
S. L. Davies
M. L. Evans
R. E. Evans
A. Rogers
W. V. Thomas

224. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. Devichand, C. A. Rees and G. H. Wooldridge.

225. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**226. 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/23311 Dwellings	Stradey Park Maes y Coed Llanelli	OBJECTION on the following grounds:

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1. The development was on a flood plain and was prone to fluvial flooding.
2. The existing combined sewer outflow had insufficient capacity to cope with the extra demand to be placed on it with up to 450 new residential units connecting to it. This would have a detrimental impact on properties on Iscoed Road, Maes y Coed and Sandy Road. It would increase the risk of the sewer network overloading particularly during periods of heavy rainfall causing the sewer to surcharge and flood both properties and streets in the immediate vicinity with untreated sewage.
3. There would be a detrimental impact on the local highway network which, in the Council's opinion, would result in severe traffic congestion and tailbacks along Sandy Road and further afield in both an easterly and westerly direction. Journey times for people travelling to and from Llanelli would increase significantly.
4. There were highway safety concerns, the traffic light control measures proposed at the junctions of Maes y Coed and Denham Avenue were deemed inadequate to mitigate against the volume of traffic generated from the site along one of the busiest sections of road in Carmarthenshire.
5. The quality of life of residents living in the immediate vicinity of Sandy Road would be detrimentally affected with the increase in air pollution and traffic noise.

Consent was required for the variation of condition no. 3 of S/12058 to extend the time limit for the commencement of development by a further three years for up to 450 residential units comprising of 2,3 and 4 bedroom detached houses, terraced houses, terraced town houses and apartments with 0.9ha public open space.

S/27143 Extension	Lloyd & Gravell Ltd 43 Myrtle Hill Ponthenri, Llanelli	NO OBJECTION
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Consent was required for a store room extension, and altered vehicle access.

S/27150 Dwelling	Carmarthenshire County Council Plot at rear of 16 Adulam Row Felinfoel	NO OBJECTION subject to: 1. There being no detrimental impact on highway safety. 2. Compliance with the recommendations contained within the ecological appraisal accompanying the planning application.
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Consent was required for outline planning to provide a new four bedroom dwelling house.

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Application No./ Development	Applicant/Location	Recommendation
S/27153 Conservatory	Mrs Swift Oakbrook Five Roads	NO OBJECTION

Consent was required for a conservatory to be constructed to the rear of the property.

S/27174 Conversion & new garage	Mr R Bevan Ffou Fach Heol Llanelli Pontyates Llanelli	NO OBJECTION subject to compliance with the recommendations contained in the bat survey report.
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Consent was required for conversion of cowshed with new attached garage.

S/27175 Agricultural development	Mr A Michell Land at Ffos Las Carway, Llanelli	NO OBJECTION
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Consent was required for construction of general purpose farm building.

Cllr A. Rogers joined the meeting.

S/27176 Change of use	Mr I Jones 1 Luton Terrace Llanelli	OBJECTION on the following grounds:
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The traffic generated and customer car parking will have a detrimental impact on highway safety.

Consent was required for the change of use from A1 convenience store/newsagents to A3 village café and tearooms.

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Application No./ Development	Applicant/Location	Recommendation
S/27208 Stables and Storage Facility	Mr E Harries Cilferi Uchaf Farm Five Roads Llanelli	NO OBJECTION

Consent was required for construction of proposed stables and storage facility.

S/27209 Extension	Mr & Mrs D Williams 52 Pen Y Fai Lane Llanelli	NO OBJECTION subject to the scale of the extensions being subordinate and compatible to the size, type and character of the existing development.
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Consent was required for the proposed demolition of existing extensions, construction of single storey side and rear extension, renovation of existing cottage and new detached garage and workshop.

S/27210 Amendment	Mr N Davies 35 Gelli Road Llanelli	NO OBJECTION subject to: 1. The use to be made of the proposed annexe being compatible with the main dwelling. 2. The proposed use not giving rise to unacceptable problems relating to access, car parking, amenity and the provision of services. 3. There being no detrimental impact on the amenity and privacy of neighbouring dwellings. 4. The proposal did not represent over development of the site.
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Consent was required for proposed amendment to design of garage to include the provision of first floor annexe accommodation.

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The Meeting concluded at 4.55 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 13 November 2012, adopted by the Council.