

24 February, 2014.

LLANELLI RURAL COUNCIL

Minute Nos: 442 – 449

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, 24 February, 2013, at 4.45 p.m.

Present:

Cllrs.

F. Akhtar
T. Bowen
S. M. Caiach
W. V. Thomas
H. J. Evans
R. E. Evans
S. N. Lewis

442. APPOINTMENT OF CHAIRMAN PRO TEMPORE

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

443. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. L. Davies, M. L. Evans (T. Bowen deputising), T. J. Jones (R. E. Evans deputising) and A. G. Morgan.

444. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**445. 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/29560 Amendment	Barrett South Wales Bryn Emrallt Bryn Llanelli	OBJECTION

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Application No./ Development	Applicant/Location	Response
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S/29560

Continued...

Objection on the following grounds:

The development would have a detrimental impact on the surrounding highway and sewerage infrastructure. There were particular concerns over the current capacity of the sewerage infrastructure and the risk of flooding to other parts of Bynea.

Consent was required for plot substitution / replan from three units to four on previous approved application S/18218 including associated external works and landscaping.

S/29561

Extension

Ms A Soar
33 Heol Y Bwlch
Bynea
Llanelli

OBJECTION

Objection on the following grounds:

1. The general scale and massing of the single storey extension combined with the previous extension would result in a disproportionate increase in the size of the property.
2. The extension did not appear to be compatible with the original property in terms of scale and design and would result in an incongruous and discordant form of development that would be harmful to the character and appearance of the dwelling and surrounding residential area.

Consent was required for a proposed single storey extension to accommodate ancillary accommodation.

S/29562

Extension

Mrs L Lake
32 Bryngwyn Road
Dafen
Llanelli

NO OBJECTION
provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for demolishing a rear annexe and erecting a single and two storey rear extension. Replace garage sheeting roof with pitched tiled roof.

S/29564

Construction

Mr J Thomas
7 The Dell
Llanelli

NO OBJECTION
provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for construction of a balcony to the front elevation.

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Application No./ Development	Applicant/Location	Recommendation
S/29565 Extension	Mr C Ball 18 Bryn Rhos Bryn Llanelli	NO OBJECTION

Consent was required for a two storey rear extension.

S/29566 Extension	Mr & Mrs Allen 21 Treetops Llanelli	NO OBJECTION provided the proposed extension was not detrimental to the original character of the dwelling.
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Consent was required for proposed demolition of existing detached garage and construction of a new single storey split level side and rear extension.

S/29584 Off road parking	Mrs L Wallace 33 Pentrepoeth Road Llanelli	NO OBJECTION provided there was no highway safety concerns or objections.
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Consent was required for lowering kerb, remove part of front boundary wall to create off road parking.

446. PLANNING APPLICATIONS DETERMINED UNDER THE CLERK'S DELEGATED POWERS

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

Application No./ Development	Applicant/Location	Response
S/29509 Garage Conversion	Ms N Treharne 7 Llys Westfa Llanelli	NO OBJECTION provided off street parking could be retained within the curtilage of the property in the interests of highway safety.

Consent was required for the conversion of a garage into a sitting room and play room.

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Application No./ Development	Applicant/Location	Response
S/29511 Level Hardstanding	Mr D Tyson Tir Emmanuel Five Roads Llanelli	NO OBJECTION provided: 1. It fulfilled agricultural need and could not be located elsewhere. 2. The development not being visually obtrusive nor deemed harmful to the open countryside. 3. The scale of the hardstanding not being excessive for the intended use.

Consent was required for the creation of level hardstanding for storage of wrapped silage bails.

RESOLVED that the information be noted.

**447. WESTERN POWER DISTRIBUTION – BRECHFA FOREST
CONNECTION PROJECT – STAGE 2 CONSULTATION ON
ALIGNMENT OPTIONS**

Further to Minute No. 402 correspondence was received from Western Power Distribution regarding stage two consultation on alignment options in connection with the Brechfa wind farm project.

The correspondence referred to the commencement of the consultation on the route alignment options which began on 17 February, 2014 and that all those potentially affected within the preferred corridors would be invited to a series of open events.

Moreover, in order to connect the new 132kV line near Llandyfaelog additional works would need to be carried out on existing overhead lines near Burry Port, involving putting two short connections that run parallel to each other between existing electricity towers that were located near the New Lodge Substation. It had not been decided which towers would be used nor whether the connection would be overhead lines, underground cables or a combination of both, this would be consulted on in stage three of the consultation and the Council would be involved at the appropriate time. Although the work at New Lodge Substation was not affected during the second stage of the consultation process, representatives of Western Power Distribution were prepared to provide a briefing to the Council if so desired. Following discussion it was

RESOLVED that the information be noted and to await further developments.

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448. STATEMENT OF PUBIC PARTICIPATION FOR THE WELSH NATIONAL MARINE PLAN

Further to Minute No. 438 correspondence was received from The Welsh Government Marine Planning Team concerning the publication of the Welsh Government Marine and Fisheries Strategic Action Plan, the start of the Marine Planning for Wales.

A consultation document on the Statement of Public Participation (SPP) for the Welsh National Marine Plan (WNMP) was also included, which outlined the first step in the marine planning process for Wales. This set out how it was possible to get involved in the preparation of the WNMP. The Clerk informed Members that the Policy and Resources Committee had dealt with the issue of public participation in the WNMP as this was more concerned with the process prior to preparation of a draft WNMP. The purpose in reporting the matter to committee at this stage was merely to alert Members of the step processes involved. The consideration of the detail and issues that would make up the draft WNMP (when published) would fall under the remit of the Planning and Liaison Committee.

The Clerk then referred Members to the timetable of processes making up the delivery of the WNMP, currently this was set at stage five – the preparation and consultation on the Statement of Public Participation. It was anticipated that the Planning and Liaison Committee would get involved from stage six of the process onwards. Stage six was due to commence in the Spring 2014.

Following discussion of how other local stakeholders could register their interests in the formulation of the WNMP by registering with ‘The Wales Coastal Directory’ it was

RESOLVED that the information be noted and to await further developments.

**449. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEAL APP M6825/F/13/2204164
DAN Y BANC MANOR, DANYBANC ROAD, PONTYATES,
LLANELLI**

Further to Minute No. 267 Members considered correspondence received from the Head of Planning, Carmarthenshire County Council, stating the appeal was being dealt with by a Planning Hearing, to be held at Committee Room 1, Council Offices, 3 Spilman Street, Carmarthen on 4 March, 2014 at 10.00 a.m.

RESOLVED that the information be noted.

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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 11 March, 2014, adopted by the Council.