

28 October, 2013.

LLANELLI RURAL COUNCIL

Minute Nos: 260 – 267

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, 28 October, 2013, at 4.45 p.m.

Present: Cllr. M. L. Evans (Chairman)

Cllrs.

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| F. Akhtar | R. E. Evans |
| T. Bowen | S. N. Lewis |
| S. M. Caiach | A. G. Morgan |
| S. L. Davies | W. V. Thomas |

260. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. J. Jones (Cllr. R. E. Evans deputising) and G. H. Wooldridge (Cllr. T. Bowen deputising).

261. MEMBERS' DECLARATIONS OF INTEREST

Cllr. F. Akhtar declared a personal and prejudicial interest in Minute No. 262 (S/28991), because she was a neighbour of the applicant.

Cllr. S. L. Davies declared a personal interest in Minute No. 267, as the person named in the appeal was known to her in a professional capacity.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

28 October, 2013.

| Application No./ Development | Applicant/Location | Recommendation |
|---|--|---|
| S/28954 Access Improvements | Mr Mansel Lewis Land near Plasbach Five Roads Llanelli | NO OBJECTION |
| <p>Consent was required for alteration and improvement of a vehicular access. Alteration and improvement of a forestry access track. Provision of a turning/stacking area for forestry use.</p> | | |
| S/28955 Garage/Access | Mr N Bush 14 Myrtle Hill Ponthenry Llanelli | NO OBJECTION |
| <p>Consent was required for detached domestic garage and new vehicle access.</p> | | |
| S/28961 Access Improvements | Mr J Jones 1 Station Road Bynea Llanelli | NO OBJECTION provided there was no detrimental impact on highway access and safety. |
| <p>Consent was required for demolishing the front boundary wall to open up the property frontage to provide a new vehicular access and off road parking.</p> | | |
| S/28969 Conversion/Extension | Mr M Williams 1 Larch Crescent Llanelli | NO OBJECTION |
| <p>Consent was required for converting the existing garage into a utility room and dining area with a porch extension.</p> | | |
| S/28980 Conversion/Extension | B&M Retail Ltd Former Comet Store 9 Parc Pemberton Retail Park Llanelli | NO OBJECTION |
| <p>Consent was required for variation of condition no. 20 of planning permission reference S/10718, which sought to extend the sale of additional goods at the premises including food/drink/confectionary, cleaning products and toiletries.</p> | | |

28 October, 2013.

| Application No./ Development | Applicant/Location | Recommendation |
|--|--|---|
| <i>Cllr F. Akhtar declared a personal and prejudicial interest in the following matter because she was a neighbour of the applicant.</i> | | |
| S/28991 Extension | Mr D Halsey 2 Llwynhendy Road Llanelli | NO OBJECTION provided the development did not encroach upon the sewer annotated on the submitted plans. |

Consent was required for a single storey rear extension to the bungalow, together with a garage extension and car port.

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|-----------------------------|--|--|
| S/28992 Extension | Ms D Swift Oakbrook Five Roads Llanelli | NO OBJECTION provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings. |
|-----------------------------|--|--|

Consent was required for a proposed rear conservatory extension.

263. THE GRANGE, 7A VAUXHALL, LLANELLI

A neighbour consultation letter was received from the Head of Planning, Carmarthenshire County Council, informing of a planning application for a proposed change of use of part of the ground floor of The Grange, from offices to a day nursery to the rear of the premises.

Following a discussion, it was

RESOLVED that no objection be made to the proposed change of use.

**264. CARMARTHENSHIRE UNITARY DEVELOPMENT PLAN, DRAFT
SUPPLEMENTARY PLANNING GUIDANCE - CAEAU MYNYDD
MAWR SPECIAL AREA OF CONSERVATION**

Members considered correspondence received from the Forward Planning and Conservation Manager, Carmarthenshire County Council regarding the draft Supplementary Planning Guidance (SPG). Members were informed the objectives of the Special Area of Conservation (SAC) set out under the SPG had been designed to protect habitats and species that were rare or threatened within a European context namely:

- Marsh Fritillary butterfly, for which this was considered to be one of the best areas in the United Kingdom.

28 October, 2013.

The SAC sought to establish 50ha of habitat within the management, however the SPG provided a framework for sufficient land to be managed in order to seek to provide a minimum 100ha of suitable habitat.

During discussion a query was raised over the involvement of Natural Resources Wales in the drafting of the guidance and it was

RESOLVED that the supplementary planning guidance be supported provided it met with the approval of Natural Resources Wales.

265. THE COUNTY OF CARMARTHENSHIRE (LLWYNHENDY RAILWAY BRIDGE, LLWYNHENDY) (TEMPORARY THREE TONNE WEIGHT RESTRICTION) (NO EXEMPTIONS) ORDER 2013

Members considered email correspondence received from the Chief Executive's Office, Carmarthenshire County Council in respect of the above Order.

The Order would prohibit any vehicle whose maximum gross weight exceeded three tonnes from entering or proceeding along the length of road which was carried by Llwynhendy Railway Bridge.

The proposed Order would remain in force until the weakness in the structure had been repaired.

It was envisaged that the weight restriction would commence on 8 November, 2013, and would last for a period of 18 months.

RESOLVED that the information be noted.

266. THE COUNTY OF CARMARTHENSHIRE (B4317 PONTYATES - CWMMAWR), (IMPOSITION OF 50 M.P.H. SPEED LIMIT) ORDER 2013

Members considered email correspondence received from the Chief Executive's Office, Carmarthenshire County Council, regarding a public notice in respect of the imposition of a 50 M.P.H. speed limit Order.

Members were informed that the County Council had made an Order under Section 84(1) and (2) of the Road Traffic Regulation Act 1984 as amended and by Schedule 8 of the New Roads and Street Works Act 2004.

The Order affected the following length of road and as specified in the Schedule accompanying the public notice:

28 October, 2013.

| Name of Roadway | Length Affected |
|------------------------------|--|
| B4317 Pontyates - Cwmmawr | From a point 358 metres Northeast of its junction with the B4309, for a distance of 0.8 kilometres in a general North-easterly direction. |
| | From a point 577 metres Southwest of its junction with the B4310, for a distance of 2.09 kilometres in a general South-westerly direction. |

RESOLVED that the 50 M.P.H. Speed Limit Order be supported in the interests of highway safety.

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

Cllr. S. L. Davies declared a personal interest in the following matter because the person named in the appeal was known to her in a professional capacity.

Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council in respect of the above appeal against the Enforcement Notice issued by Carmarthenshire County Council for alterations made to the Grade II listed building.

RESOLVED that the information be noted.

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 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 12 November, 2013, adopted by the Council.