

**12 July, 2010**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 116 – 122**

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, 12 July, 2010, at 4.45 p.m.

**Present:** Cllr. B. C. M. Reynolds (Chairman)

**Cllrs.**

T. D. Bowen	S. N. Lewis
S. L. Davies	A. G. Morgan
M. L. Evans	A. C. Thomas
T. Rh. Ifan	G. H. Wooldridge

**116. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. M. L. Davies, S. M. Donoghue (Cllr. G. H. Wooldridge deputising), M. J. Lewis (Cllr. T. Rh. Ifan deputising) and C. A. Rees.

**117. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

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

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

12 July, 2010

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/18860</b> Apartments	Knightstone Homes (Bynea) Ltd Former Wyevale Garden Centre Heol Y Bwlch, Bynea Llanelli	That the information be noted.
<p>Application withdrawn - consent was required for erection of a building to contain 14 apartments along with related access, parking and open space.</p>		
<b>S/22847</b> Dwelling	Mr R Pullen Brookside Five Roads Llanelli	That the information be noted.
<p>Application withdrawn - consent was required for a three bedroom cottage dwelling.</p>		
<b>S/23161</b> Variation of planning condition	Mr H Williams Plot 1, Heol Llanelli Pontyates Llanelli	NO OBJECTION
<p>Consent was required for variation of condition number two of planning permission S/20216, for proposed construction/erection of two number residential dwellings, amendment on plot 1.</p>		
<b>S/23197</b> Renewal	Miss D C Pietragallo 36 Trallwm Road Llanelli	NO OBJECTION
<p>Consent was required for renewal of planning consent S/10013 dated 26 June, 2005, for proposed detached dwelling.</p>		
<b>S/23199</b> Conservatory extension	Mr J Clarke 16 Llandry Swiss Valley Llanelli	NO OBJECTION
<p>Consent was required for proposed rear single storey conservatory extension.</p>		
<b>S/23205</b> Amendment	Mr & Mrs MacFarlane Plot 2 Penderri Road Bynea Llanelli	NO OBJECTION

Consent was required for amended to scheme application for one number dwelling house.

12 July, 2010

**119. 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:

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/23079</b> Extension	Mr J Brown 26 Ffynnon Y Waun Ponthenri Llanelli	NO OBJECTION

Consent was required for proposed single storey extension to existing semi-detached property to accommodate new dining area to ground floor.

<b>S/23081</b> Extension	Mr R Davies 7 Stepney Road Pwll Llanelli	NO OBJECTION provided: 1. The cumulative impact of the proposed extensions were subordinate in scale to the original dwelling and were not regarded as over development of the property to the detriment of its character or appearance. 2. It not being regarded as an incongruous form of development compared to the neighbouring street scene.
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Consent was required for a double storey extension consisting of a family room, playroom and two number bedrooms, one with en-suite, single storey extension consisting of domestic garage.

<b>S/23082</b> Mobile units	Mr R Sully Ysgol Gyfun Y Strade Sandy Road Llanelli	NO OBJECTION
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Consent was required for demolition of one number single mobile units and the placement of one number double mobile unit of temporary accommodation for the purpose of teaching. Works will include such items as drainage, external paths, steps, ramps etc.

**12 July, 2010**

**120. GENWEN FARM, GENWEN ROAD, BYNEA –  
RESIDENTIAL DEVELOPMENT**

Further to Minute No. 476, (26 March, 2007), Members considered an Environmental Statement (ES) received from Carmarthenshire County Council, which was in support of two outline planning applications for residential development (S/15702 and S/15756) which were the subject of a screening direction under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

The Clerk proceeded to guide Members through the contents of the Non-Technical Summary and the salient chapters of the full ES report. The Clerk referred to the existing local sewerage infrastructure and the issues over water quality in the estuary and the impact generally on the Llanelli area.

Members were informed that the ES addressed the surface and foul water drainage regime, flood risk and groundwater at the application site. The principle for development of the site was established by inclusion of the site as a housing allocation within the existing Unitary Development Plan adopted by Carmarthenshire County Council in 2006. The site lies within defined settlement limits.

The key issues were the potential impact that any revised or additional water discharges (both foul and surface water) would have locally and of course further afield. Overall an area of 9 hectares, would be developed as one comprehensive housing scheme. The ES placed reliance on the Metoc Report (prepared by Environmental Specialists) regarding the impact of water quality in the estuary. In relation to surface water flows the basic strategy was that no flows would enter the existing combined sewer system and that attenuated flows would discharge to an existing surface water drain and on to a water course away from the site. Foul water generated by the development of the site would be dealt with via a new dedicated positive pipe system into the main gravity carrier sewers, which would convey flows to an existing pumping station and treatment works. The site was to be developed in foul drainage terms in conjunction with major off-site foul drainage works which were presently on going, whereupon Members made reference to the cumulative impacts regarding other housing schemes in Llanelli.

The ES claimed that it had been proved that the scheme due to its precise drainage strategy solutions coupled with the major assessment investment currently taking place through Welsh Water's AMP 4 programme would safeguard the wider water environment thus maintaining high standards of water quality in the estuary. However, the site could not be viewed in isolation. The ES stated that the current Welsh Water asset improvement programme (AMP 4) would provide sufficient storage and capacity to accommodate this development and all other developments within the locality for the next 10 to 15 years.

Furthermore, the only operational mitigation measures required in terms of water quality following completion of AMP 4 in March 2010 would be the obligation by developers to segregate foul and surface water flows and to remove surface water from entering combined systems.

**12 July, 2010**

According to the ES, Welsh Water had advised that the Bynea sub catchment of the Llanelli WWTW catchment (where the development was located) had no capacity issues raised in terms of a connection to the Llanelli WWTW regarding the discharge of foul flows emanating from the site. However, Members commented that combined flows from other areas also needed to be taken into consideration.

Members were informed that the applicant commissioned Welsh Water to undertake a detailed impact assessment. The report identified options in terms of the discharge of foul flows from the site. The preferred option was for an online storage sewer downstream of the connection point to the main sewer. In this case a 225m section of existing gravity sewer along Saron Road would need to be upsized from a 150mm diameter sewer to a 225mm size diameter. It was claimed the works would remove all existing flooding along Saron Road thus providing overall betterment. However, further afield, work was considered necessary to determine whether the increased surcharge levels would impact upon any potential basement areas in areas of low lying topography. Moreover, on site attenuation of surface water was to be stored using stepped outfalls, hydrobrakes, weirs or similar set at different levels and this it was claimed would have no impact on the risk of flooding.

Members noted that the ES stated the site was not at risk of flooding but it failed to address other low lying areas of Bynea which would be affected by the development and which were prone to flooding.

Members also noted that the main point coming out from the ES report was that the onus seemed to be all on Welsh Water to provide the solution. There was a great deal of reliance on the AMP4 programme as a solution to all the problems being encountered, with developers merely removing surface water from the combined system.

Following lengthy discussion of the wider impact of the proposal and having considered email correspondence from a member of the public regarding the local flooding problems in Bynea, it was

**RESOLVED** that an objection be raised to the Environmental Statement and the outline planning applications S/15702 and S/15756 on the following grounds:

- The potential impact the development might have on the surrounding sewerage infrastructure and the implication of same affecting the water quality in Llanelli;
- The impact that the increased volume of traffic would have on the surrounding villages and routes to Llanelli;
- Environmental concerns over flooding at the site being acceptably managed in terms of risk to property and people and the potential knock on effect of same further afield in low lying areas of Bynea; and
- There was no evidence to suggest at present that the work commissioned under Welsh Water's AMP 4 programme had made any positive impact on the general sewerage infrastructure serving the wider Llanelli area and nor was there any evidence to suggest that the AMP 4 programme would help to control the risk of localised flooding both in Bynea and further afield.

**12 July, 2010**

**121. YNYS Y CWM ROAD, FURNACE,  
PROPOSED TRAFFIC CALMING**

Members were circulated with correspondence from the Head of Transport and Engineering, Carmarthenshire County Council stating that the County Council proposed to introduce traffic calming measures along the B4309 Ynys Y Cwm Road, Furnace. The measures included a road hump, traffic island, anti-skid surfacing, warning signs and improved road markings.

The aim of the measures was to address the speeding issues which were causing road traffic accidents and would enhance overall road safety along the length of road.

**RESOLVED** that the proposal be supported.

**122. TOWN AND COUNTRY PLANNING ACT (1990)  
(AS AMENDED) - APP/876/S/16781 -  
THE FORMER COEDBACH WASHERY SITE, TRIMSARAN  
NOTICE OF PRE-INQUIRY MEETING**

Further to Minute No. 458, 15 February, 2010, Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, stating that the above appeal prior to being decided on the basis of a public inquiry would be subject to a second pre-inquiry meeting scheduled for 14 July, 2010. The writer invited the Council to attend the meeting and it was

**RESOLVED** that the information be noted.

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The Meeting concluded at 5.15 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 July, 2010, adopted by the Council.