

**4 January, 2010.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 390 – 394**

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, 4 January, 2010, at 4.45 p.m.

**Present:** Cllr. S. N. Lewis (Chairman)

**Cllrs.**

|              |                   |
|--------------|-------------------|
| S. M. Caiach | M. J. Lewis       |
| S. L. Davies | A. G. Morgan      |
| M. L. Evans  | B. C. M. Reynolds |

**390. CHAIRMAN'S ANNOUNCEMENT**

The Chairman wished Members and Officers a Happy New Year.

**391. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. M. L. Davies (Cllr. S. M. Caiach deputising), S. M. Donoghue, T. J. Jones and C. A. Rees.

**392. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**393. 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./<br/>Development</b>  | <b>Applicant/Location</b>  | <b>Recommendation</b>   |
|--|--|---|
| <b>S/22153</b><br>Hardstanding   | Ms L Baker<br>32 Elgin Road<br>Llanelli  | <b>NO OBJECTION</b><br>provided the proposed<br>development was not<br>detrimental to highway<br>safety.  |
| <p>Consent was required for car parking hardstanding to front of property.</p> |  |   |
| <b>S/22154</b><br>New road   | Mr H R Roberts<br>Garn Farm<br>Trimsaran Road<br>Llanelli                                    | <b>NO OBJECTION</b>   |
| <p>Agricultural determination was required for a new road.</p>                 |  |   |
| <b>S/22158</b><br>Dwelling   | Mr & Mrs E Griffiths<br>Plot adjacent to Highmead<br>Rehoboth Road<br>Five Roads<br>Llanelli | <b>NO OBJECTION</b><br>provided<br>1. The development was<br>not regarded as tandem<br>development.<br>2. There was no<br>detrimental impact on<br>highway safety.<br>3. There was no<br>detrimental impact on the<br>amenity and privacy of<br>neighbouring dwellings. |
| <p>Outline consent was required for proposed dormer bungalow.</p>              |  |   |
| <b>S/22160</b><br>Extension  | Mr I Burgess<br>69 Parc Gitto<br>Llanelli  | <b>OBJECTION</b><br>1. The scale and design of<br>the extension appeared<br>excessive when compared<br>against the existing<br>dwelling and would result<br>in an incongruous form of<br>development.   |

Consent was required for first floor side extension with part two storey and single storey rear extension.

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| <b>Application No./<br/>Development</b> | <b>Applicant/Location</b>                               | <b>Recommendation</b>   |
|---|---|---|
| <b>S/22167</b><br>Extension             | Mr A Jones<br>5 Millfield Road<br>Felinfoel<br>Llanelli | NO OBJECTION<br>provided the resubmission<br>had no detrimental impact<br>on Welsh Water<br>infrastructure. |

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Consent was required for proposed ground floor extension and new garage (resubmission of application ref. S/21532 (refused on 03.09.09)).

**394. STRADEY PARK HOUSING DEVELOPMENT -  
ENVIRONMENTAL STATEMENT**

Further to Minute No. 150 (23 July, 2007), Members were circulated with the Environmental Statement (ES) indirectly received from the Head of Planning, Carmarthenshire County Council via the Clerk of Llanelli Town Council for the planning application for Reserved Matters for the erection of 355 dwellings and associated works at Stradey Park, Maes Y Coed, Llanelli. The ES had been prepared by the RSK Group Ltd on behalf of Taylor Wimpey Developments.

Members were informed that the proposed development site was granted planning permission for up to 450 residential units by the Welsh Assembly Government in June 2007, following the submission of a planning application by Llanelli Rugby Football Club for the housing development scheme. The planning permission contained a number of planning conditions, one of which was to be addressed in the form of an Application for Approval of Reserved Matters, supported by the ES.

The ES addressed the Reserved Matters relating to the surface and foul water drainage regime at the site and had been prepared to enable Carmarthenshire County Council to make a preliminary judgement in the form of an Appropriate Assessment on whether the proposed housing development would be likely to:

- (1) significantly affect the Carmarthen Bay and Estuaries Special Area of Conservation (SAC), the Carmarthen Bay Special Protection Area (SPA), and the Burry Inlet SPA known as the Natura 2000 designated areas; and
- (2) adversely affect the integrity of these sites.

The Clerk then proceeded to guide Members through the contents of the ES by referring to previously prepared notes as the ES document was voluminous. Members felt the ES was too narrow in its scope and felt its terms of reference should have been extended to include wider environmental considerations as opposed to focussing on water disposal and the impact on Carmarthen Bay. More focus on the immediate area surrounding Stradey Park should have been provided. Furthermore, the ES appeared contradictory and Members were not convinced that it provided compelling evidence which mitigated the housing development

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from having a detrimental impact on the surrounding sewer infrastructure and in particular its impact on Northumberland Pumping Station and the water treatment works at Penclacwydd and the lake at Sandy Water Park.

Members commented that the ES did not fully consider the cumulative impact that this and other large scale housing development schemes planned for other parts of Llanelli and district would have on the existing sewer infrastructure. The sewer network had no additional capacity to cater for large scale housing schemes and was already overloaded. The problems associated with the foul and surface water drainage regime were well documented. Adverse weather conditions often gave rise to storm water run off and on those occasions of extreme high tides in the Loughor Estuary had resulted in foul water spills into the estuary and caused localised flooding to low lying parts of Llanelli as well as eutrophication of the estuary. Moreover Members felt there was a correlation between this and the cockle mortality in Carmarthen Bay.

The Clerk referred to various statements included in the ES and Members could not accept that Welsh Water had confirmed that the wastewater treatment works had sufficient capacity for the treatment of domestic discharge from the proposed development nor that the water quality discharge from the water treatment works complied with the current discharge consent conditions. Members were also not happy to accept that Welsh Water alone would provide the solution to the current problems with the sewer network via its Assessment Management Plan programme. The site developers also had a duty to help and Members were not convinced that the proposals put forward in the ES went far enough to support the case for an additional 355 residential units on the site and it was

**RESOLVED** that Members views and concerns be forwarded to the Head of Planning, Carmarthenshire County Council and that the Environmental Statement be not supported.

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The Meeting concluded at 5.40 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 12 January, 2010, adopted by the Council.