

8 June, 2009.

LLANELLI RURAL COUNCIL

Minute Nos: 77 – 83

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, 8 June, 2009, at 4.45 p.m.

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

Cllrs.

T. D. Bowen	T. Rh. Ifan
S. L. Davies	A. G. Morgan
S. M. Donoghue	B. C. M. Reynolds

77. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. L. Davies, M. L. Evans, T. J. Jones, M. J. Lewis (T.Rh. Ifan deputising) and C. A. Rees.

78. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**79. 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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Application No./ Development	Applicant/Location	Recommendation
S/21082 Alterations	Mrs C Harries Building Block A & B Coleg Sir Gar, Graig Campus Sandy Road Llanelli	NO OBJECTION
<p>Consent was required for alterations and recovering to roofs and replacement of rainwater goods to buildings A & B. Replacement windows and external doors and minor alterations.</p>		
S/21099 Extension	Mr J Mansel 53 Parc Brynmawr Llanelli	NO OBJECTION
<p>Consent was required for first floor extension to rear of property.</p>		
S/21114 Conservatory	Mr Haggett 22 Tir Yr Yspyt Bynea Llanelli	NO OBJECTION
<p>Consent was required for proposed conservatory to rear.</p>		
S/21163 Extension	Mr A Morgan 62 Gelli Road Llanelli	OBJECTION the scale and massing of the proposed extension appeared excessive when compared against the main dwelling.

Consent was required for demolition of existing rear conservatory, two storey rear extension part on top of existing single storey extension.

**80. CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN (CLDP)
PUBLICATION OF BACKGROUND PAPERS**

Further to Minute No. 124 (7 July, 2008), Members considered correspondence received from the Forward Planning Manager, Carmarthenshire County Council regarding four background topic papers (copies having been previously circulated) that had been published for consultation as part of the preparations for the CLDP preferred strategy. The topic areas covered within the papers were:

- Issues, views and objectives;
- Population and housing;
- Site assessment methodology; and

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- Spatial options and settlement hierarchy.

The writer informed that the topic papers were not exhaustive in content and were designed to provide detailed information on key areas of the CLDP, whilst facilitating informed discussion and stakeholder input. Furthermore, the topic papers would continue to evolve in accordance with the developing evidence base and the ongoing stakeholder consultation being undertaken in accordance with the Community Involvement Scheme. The topic papers would be central to the composition of the preferred strategy and served as a precursor to the publication of the preferred strategy due to be published for formal consultation during the course of the summer of 2009.

The Clerk referred to the Council's initial response to the original set of discussion papers received in the summer of 2008 as means of setting the general context for Members. The Clerk referred to the points raised by the Council at that particular time and how the current topic papers had attempted to address those points and he then proceeded to guide Members through the documentation.

Points to note at this stage were:

- The vision for the CLDP would be directly informed by the Carmarthenshire Community Strategy.
- The preferred strategic spatial option (sustainable distribution) was centred on the principles of sustainable development with growth and development distributed to settlements in a manner which reflected the standing and role of that settlement.
- Welsh Assembly Government (WAG) 2006 based population projections beyond the plan period of 2021 indicated an increase in population from 178,043 in 2006 to 199,246 in 2021 resulting in a population increase of 21,203 over the plan period.
- The projected increase in population over the plan period would equate to a potential requirement of 13,405 additional households in Carmarthenshire resulting in an annual average of 893 new dwellings, compared to 11,300 dwellings (approximately 750 dwellings per year) as allocated in the extant Unitary Development Plan.
- Carmarthenshire County Council had commissioned two studies to help inform the preparation of the CLDP namely an employment land study and a retail study.

Having then briefly discussed the County Council's site assessment methodology, Members referred to large scale housing development and felt that such development ought to be demand driven and based on genuine need and not driven by private property developers. Bearing in mind the potential number of new dwellings and the bulk of the population residing in and around Llanelli, concern was raised over the future capacity of the sewerage infrastructure, notwithstanding the current issues associated with the existing capacity of the sewerage infrastructure. Members also felt that more needed to be done to redress the increasing number of empty properties in Carmarthenshire and the possible correlation with affordable housing. Members also commented that they would prefer to see greater emphasis on the provision of social housing, with more social housing stock being built and possibly managed directly by Carmarthenshire County Council. A question was also raised as to whether consideration could be given to building more bungalows in Carmarthenshire to cater for the elderly, given that Carmarthenshire had an ageing population, and it was

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RESOLVED that Members views and observations be forwarded to the Forward Planning Manager, Carmarthenshire County Council

81. FFOSLAS RACECOURSE DEVELOPMENT

Correspondence dated 29 May, 2009, was received from the Senior Rights of Way Officer, Carmarthenshire County Council stating that Ffoslas Racecourse Ltd had in 2003 applied for planning permission to develop the site as a horse racing course and equestrian centre. In order for the development to occur, the developers subsequently made an application under Section 257 of the 1990 Town and Country Planning Act to divert the footpath network and to create a 6.5km circular bridleway around the perimeter of the site, and this Council's views were now sought over those proposals.

RESOLVED that no objection be made to the proposals.

82. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S DELEGATED POWERS:

- (1) **PLANNING APPLICATION S/21037
40 SANDPIPER ROAD, LLANELLI**
- (2) **PLANNING APPLICATION S/21067
LAND ADJACENT TO PEMBERTON RETAIL PARK,
LLANELLI**

The Clerk informed Members that plans had been received in respect of the above planning applications. The first application sought permission to convert the existing garage at the property into a habitable room. No objection had been made to the proposal, provided that off street parking could be retained within the curtilage of the property.

The second application sought permission to retain the 'Coming Soon' marketing advertisement at land adjacent to Parc Pemberton for a further two years. No objection had been made to the proposal.

RESOLVED that the information be noted.

83. TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 – NOTIFICATION OF PLANNING APPLICATIONS

Members received correspondence dated 1 June, 2009, from the Head of Planning, Carmarthenshire County Council.

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The writer stated that due to the increasing number of planning applications now being received electronically, this subsequently meant that the County Council as the Local Planning Authority, had to incur the printing cost of any 'paper' copies which would have to be forwarded to planning consultees such as the Council. This was in contrast to the traditional practice whereby applications were previously submitted with five paper sets of all documents, with one of those sets being forwarded to the Council for information.

Therefore, notification of applications received on or after 1 June, 2009, shall not include any detailed plans of the proposed development. However a location plan for each application would continue to be sent.

The Clerk stated that the onus for downloading detailed plans now fell to this Council. Therefore it was important that Carmarthenshire County Council's website had copies of detailed plans available for download at the same time as when the Planning Authority sent out its consultation letters to consultees. Members were informed that if past experience was anything to go by, then at times downloading plans from the County Council website often resulted in a lag of several days before the plans were made available. The situation would need to improve because any delay would impact upon the 21 day consultation response deadline imposed by the County Council.

Following discussion it was

RESOLVED that the information be noted and that a letter be sent to Carmarthenshire County Council seeking assurance that electronic copies of detailed plans shall be available for download from the County Council's official website in a timely manner to coincide with the circulation of the Planning Authority's consultation letters and associated correspondence.

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The Meeting concluded at 5.35 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 9 June, 2009, adopted by the Council.