

18 August, 2008.

LLANELLI RURAL COUNCIL

Minute Nos: 172 – 178

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Conference Room, Vauxhall Buildings, Vauxhall, Llanelli, on Monday, 18 August, 2008, at 4.45 p.m.

Present: Cllr. T. D. Bowen (Chairman)

Cllrs.

M. L. Davies	T. J. Jones
T. Devichand	M. J. Lewis
M. L. Evans	S. N. Lewis
T. Rh. Ifan	B. C. M. Reynolds

172. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. L. Davies (Cllr. T. Devichand deputising), S. M. Donoghue and A. C. Thomas (Cllr. T. Rh. Ifan deputising).

173. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

174. CHAIRMAN'S ANNOUNCEMENT

The Chairman informed Members that Cllr. D. J. Davies had been taken into hospital today for a routine operation.

175. CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN – THYSSEN KRUPP

The Chairman welcomed Mr. S. Cullen, Planning Director of Atisreal Limited to the meeting and invited him to present his report to discuss the future land use proposals for the Thyssen Krupp site in the context of the Carmarthenshire Local Development Plan (LDP) (which had been previously circulated to Members).

Mr Cullen explained that the 34 hectare site on which the Thyssen Krupp plant was located was allocated as 'Employment Land' in the Unitary Development Plan (UDP). If this allocation was to be carried forward into the LDP it could have serious long-term implications. The future of Thyssen Krupp in Llanelli over the next 20 years was uncertain. Mr Cullen stated in his report that if the company was to close the factory it would be unlikely that they would find a buyer for employment use given the scale of the building and

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the amount of asbestos contained within it. The building was not suitable for conversion and any attempt to find an alternative employment use was not economically viable. Therefore, Mr Cullen was proposing that the site be included in the LDP not as employment land but as an area suitable for mixed development which he envisaged as including employment, housing and amenity use.

During discussion Members expressed concern and reservations about the possible loss of important employment land and the ramifications of such on the town of Llanelli and the local economy. Thereupon the Chairman thanked Mr Cullen for attending the meeting and then Mr Cullen withdrew from the meeting.

RESOLVED that the information be noted.

**176. 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/19287 Dwelling	Zoemack Plot 3 Land adjacent to Rockfield Llandafen Road Halfway Llanelli	Noted for information.
Application withdrawn.		
S/19592 Dwellings	Mr J Sauro Land adjacent to Chemical House Heol Llanelli Pontyates Llanelli	OBJECTION on the following grounds: 1. Concerns over whether there was sufficient width for one access point to service off street parking for all three dwellings. 2. The site access/egress was considered detrimental to highway safety.

Consent was required for proposed 3 number, 2 bedroom houses with rear parking.

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Application No./ Development	Applicant/Location	Recommendation
S/19593 Extension	Mr & Mrs S Mears 1 Llys Cilsaig Dafen Llanelli	NO OBJECTION provided that off street parking could be accommodated within the curtilage of the site.
<p>Consent was required to convert garage to living accommodation and first floor side extension.</p>		
S/19597 Plant & machinery	Home Retail Group Unit 2 Parc Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for installation of air conditioning condensers and louvres.</p>		
S/19615 Change of use	Parker Brothers (Contractors) Ltd Land to the north east of Glyncoed Yard Halfway Llanelli	OBJECTION on the following grounds: 1. Environmental concerns over the potential amount of noise and dust pollution likely to be generated by the plant training facility. 2. The land served as a buffer zone between the school and the designated employment land and mitigated against any harm created by the resultant machinery noise and dust already generated from the site. 3. The field served as an informal recreational area and served as a buffer between built up areas. 4. The field and pond were considered important local amenity areas which helped promote biodiversity.

Consent was required for education and training of young people in the use and driving of heavy machinery and plant with ancillary storage and administrative facilities.

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Application No./ Development	Applicant/Location	Recommendation
S/19620 Extension	N F Lewis 14 Llys Westfa Felinfoel Llanelli SA14 9DG	NO OBJECTION
<p>Consent was required for single storey rear and front extensions to existing dwelling.</p>		
S/19621 Extension	Mrs K Evans 14 Trallwm Road Llwynhendy Llanelli SA14 9ET	NO OBJECTION provided the proposed extension was subordinate to the main dwelling in terms of scale and massing.
<p>Consent was required for extension comprising of 2 number bedrooms, kitchen, family room, lounge & dining area and single garage.</p>		
S/19642 Alterations	Mr Nicholas Leach 17 Globe Row Dafen Llanelli SA14 8PA	NO OBJECTION
<p>Consent was required for alterations to roof and addition of dormer window to rear.</p>		
S/19644 Conservatory	Mr & Mrs Gwenter 11 Clos Cefn Bryn Llwynhendy Llanelli SA14 9GA	NO OBJECTION
<p>Consent was required for erection of a PVCU conservatory to the rear of the property.</p>		
S/19693 Advertisement	Mr A Riaz-Ul-Haq Bryncoch Store Bryncoch Llanelli	NO OBJECTION
<p>Consent was required for a shop sign.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/19695 Extension	Carmarthenshire County Council 2A Gelli Road Pemberton Llanelli	NO OBJECTION

Consent was required for proposed disabled shower room extension and alterations.

177. LLYS WESTFA, SWISS VALLEY - APPLICATION TO PRUNE TREES COVERED BY TREE PRESERVATION ORDERS S10

Members were circulated with a letter from the Head of Planning, Carmarthenshire County Council informing that they had received an application to undertake work on trees located in the grounds of 5 Llys Westfa, Swiss Valley. The work was necessary due to previous high winds and the tree crown had to be reduced.

RESOLVED that the application be supported.

178. PLEASANT VIEW, FURNACE – APPLICATION TO PRUNE TREES COVERED BY TREE PRESERVATION ORDER S5

Members were circulated with a letter from Head of Planning, Carmarthenshire County Council stating that they had received an application to undertake work on one horse chestnut tree located in the grounds of Pleasant View, Furnace. The work had become necessary for health and safety reasons.

RESOLVED that the application be supported.

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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 9 September, 2008, adopted by the Council.