

**21 September, 2009.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 233 - 237**

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, 21 September, 2009, at 4.45 p.m.

**Present:** Cllr. B. C. M. Reynolds (Vice-Chairman (in the Chair))

**Cllrs.**

T. D. Bowen	S. M. Donoghue
M. L. Davies	T. J. Jones
S. L. Davies	A. G. Morgan

**233. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. M. L. Evans, M. J. Lewis, S. N. Lewis and C. A. Rees.

**234. MEMBERS' DECLARATIONS OF INTEREST**

The following declaration of interest was made:-

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
235	S. L. Davies	Personal interest – Governor Dafen C. P. School

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

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

21 September, 2009.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17105</b> New creative and Cultural Centre	Carmarthenshire County Council The Tinning House Former Old Castle Works Site Llanelli	That the information be noted - application withdrawn
<p>Listed Building consent was required for new creative and cultural centre including refurbishment of tinning house, for community use, café, bar and restaurant; including all associated landscape and engineering works.</p>		
<b>S/21498</b> Loft conversion	Mr R Bevan 1 Penceiliogi Cottages Llanelli	That the information be noted – application withdrawn
<p>Consent was required for new dormer window to new loft conversion.</p>		
<b>S/21654</b> Dwellings	Mr S Davies Gwalia CYF Brynmeffys Furnace Llanelli	NO OBJECTION provided that Carmarthenshire County Council negotiated a Section 106 agreement with the developer to enhance the existing community hall and play area adjacent to the site in view of there being no plans to demolish the hall in order to relocate the facility to a more prominent position within the site.
<p>Consent was required for erection of 103 number dwellings comprising of 59 number 2 bedroom houses, 36 number 3 bedroom houses, 8 number 2 bedroom bungalows and associated parking and landscape.</p>		
<b>S/21683</b> Extension	Mr J Bevan 1 Penceiliogi Cottages Llanelli	NO OBJECTION

Consent was required for first floor bedroom and en-suite extension to rear above existing dining room.

21 September, 2009.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/21685</b> Dwelling	Mr & Mrs S Glendenning Land adjacent to 50 Tanygraig Road Llwynhendy Llanelli	NO OBJECTION provided there was no detrimental impact on highway safety at Tanygraig Road.

---

Consent was required for proposed detached dwelling.

*Cllr. S. L. Davies declared a personal interest in the following item as she was a school governor.*

<b>S/21691</b> Shelter	Carmarthenshire County Council Dafen C. P. School Lon Yr Ysgol Dafen Llanelli	NO OBJECTION
---------------------------	---	--------------

Consent was required for works to include provision of a parent waiting shelter and a footpath within the school grounds to route the parents from Bryngwyn Road entrance to the proposed shelter.

<b>S/21707</b> Extension	Mr A Morgan 62 Gelli Road Llanelli	NO OBJECTION provided that: 1. The proposed extension was subordinate to the main dwelling in terms of scale and massing. 2. The development not being considered incongruous to neighbouring dwellings. 3. There being no detrimental impact on the amenity and privacy of neighbouring dwellings.
-----------------------------	--	--

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

21 September, 2009.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/21708</b> Dwelling	Mr E Williams 2 Swiss Valley Llanelli	NO OBJECTION provided there was no detrimental impact to highway safety.
<p>Consent was required for proposed new 5 bedroom detached house.</p>		
<b>S/21710</b> Storage compound	Mr R Rees MMR Holdings Unit B4 Llanelli Gate Business Park Dafen Llanelli	NO OBJECTION
<p>Consent was required for formation of caravan storage compound.</p>		
<b>S/21716</b> Dwellings	Mr M Nijjar Land at 41 Heol Y Pentre Ponthenri Llanelli	OBJECTION on the following grounds: 1. The proposal would represent over development of the site. 2. It represented an undesirable form of backland development. 3. The construction of two dwellings in the rear garden was considered incongruous to the surrounding street scene. 4. The development would have a detrimental impact on the amenity and privacy of neighbouring dwellings.

Outline consent was required for demolition of existing hot food takeaway and siting of 4 number dwelling/houses.

21 September, 2009.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/21717</b> Timber Chalet	Mrs D Prosser 11 Dylan Llanelli	NO OBJECTION provided the proposed development conformed to Unitary Development Plan policy E12 – 'Working from Home'.

---

Consent was required for proposed siting of timber chalet in rear garden space to be used as a therapy treatment room.

<b>S/21730</b> Display Unit	Miss H Groth Primesight Gelli Service Station Gelli Road Llanelli	NO OBJECTION
--------------------------------	---	--------------

Consent was required for one number pole mounted internally illuminated double sided display unit.

<b>S/21733</b> Variation	Mr A Norton 1 Llys Bryngwyrdd Five Roads Llanelli	NO OBJECTION provided the mature beech tree was not protected by a Tree Preservation Order.
-----------------------------	--	---

Consent was required for variation of condition number 2 and removal of condition number 3 attached to planning permission reference S/17824 dated 15 April, 2008 to allow amendments to the scheme and to allow removal of mature beech tree.

**236. 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:

21 September, 2009.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/21635</b> Variation	Mr S Williams Plot adjacent to 'Ivanhoe'(Park) House Nantybryn Dafen Llanelli	<b>NO OBJECTION</b> provided that: 1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings. 2. There was no encroachment on neighbouring park land by the alteration of site boundaries. 3. The development was not considered an incongruous form of development compared to neighbouring dwellings in terms of scale and general massing.

Consent was required for variation of planning condition number 2 attached to planning permission reference LL/0252 dated 22 October, 2002, to include amendments to the design, appearance and internal layout of the dwelling approved on plot number 1 of the approved scheme.

<b>S/21637</b> Porch	Mr & Mrs B Beynon 45 Brynheulog Llanelli	<b>NO OBJECTION</b>
-------------------------	--	---------------------

Consent was required for extension to front porch and canopy.

<b>S/21641</b> Agricultural access	Mr & Mrs M T Jones Land part of Tydu Farm Felinfoel Llanelli	<b>NO OBJECTION</b> provided there was no detrimental impact to highway safety and that visibility splays are provided for within the plans and retained in perpetuity.
---------------------------------------	---	--

Consent was required for formation of agricultural access.

**RESOLVED** that the information be noted.

**21 September, 2009.**

**237. TOWN AND COUNTRY PLANNING ACT (1990)  
(AS AMENDED), APPEAL APP 855/S/ENF/04096  
11 PWLL ROAD, PWLL, LLANELLI**

Further to Minute No. 122, S/21237, Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council stating that an appeal had been lodged with the National Assembly for Wales against the Enforcement Notice issued by Carmarthenshire County Council. The writer stated that the appeal would be decided on the basis of an informal hearing.

**RESOLVED** that the information be noted.

.....

The Meeting concluded at 5.00 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 13 October, 2009, adopted by the Council.