

**17 September, 2007.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 185 – 191**

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, 17 September, 2007 at 4.45 p.m.

**Present:** Cllr. C. A. Rees (Chairman)

**Cllrs.**

D. V. Darby	M. Howells
D. J. Davies	S. N. Lewis
M. Davies	A. G. Morgan

**185. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. S. L. Davies, M. B. Hughes and T. J. Jones.

**186. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. C. A. Rees declared an interest in Minute No. 188 (S/17254) as her business operated from the same industrial estate as the application address.

**187. PLANNING MATTERS DETERMINED DURING THE AUGUST RECESS**

- (1) **PLANNING APPLICATIONS  
TOWN AND COUNTRY GENERAL  
DEVELOPMENT PROCEDURE ORDER 1995**

**RESOLVED** that the following planning applications determined during the August recess period be noted:-

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/16781</b> Biomass Fired Heat and Power Plant	BIO E Plc The Former Coedbach Washery site Trimsaran Road Llanelli	

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Consent was required for construction of a Biomass fired combined heat and power plant.

#### **OBJECTION**

1. The Gwendraeth Valley was being regenerated. The link with its industrial past was now being replaced via the regeneration of brownfield sites transforming the area through the promotion of quality housing and recreational and leisure schemes.
2. Concern was expressed that the Biomass Power Plant would have a detrimental impact on the surrounding environment, particularly so with emissions affecting the villages of Trimsaran and Five Roads, with the development counter acting the long term regeneration plans for these villages.
3. Concern was also expressed that it was inevitable that such a proposal would culminate in more haulage traffic visiting the site possibly on a regional basis. Lorry movements would be more frequent and widespread, placing further burdens on village life and the environment.
4. The Council understands the need for new forms of industry but this had to be balanced against the quality of life of local residents. It was felt that the power plant was located in the wrong location for it to attract local community support.
5. Pembrey Country Park was located nearby and a race course was to be constructed at Ffos Las. Both of these attractions were vital to promoting tourism in Carmarthenshire. The applicant's plans do not promote tourism and no doubt any industrial reconfiguration of the site would be considered as a blot on the landscape. For these reasons the Council was unable to support the proposals.

<b>S/16797</b> Conservatory	Mrs S Phillips 11 Ger y Coed Pwll Llanelli	That the information be noted.
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Application withdrawn.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/16861</b> Extension	Mr & Mrs S Reynolds Blaencod Pencod Isaf Road Bynea Llanelli	NO OBJECTION
<p>Consent was required for proposed replacement of existing double saddle roof structure to detached bungalow with single gabled attic roof structure to create an additional first floor including rear extension.</p>		
<b>S/16862</b> Dwelling	J L & A D Evans Rear of 16A Station Road Bynea Llanelli	NO OBJECTION provided that 1. The development was not classified as tandem development. 2. It was not incongruous with existing dwellings. 3. It not having a detrimental impact on the amenity and privacy of existing dwellings. 4. Highway access was safe and adequate.
<p>Consent was required for 1 number 3 bedroom bungalow and detached garage.</p>		
<b>S/16865</b> Environmental Improvements	Bynea District Forum Genwen Quarry Saron Road Bynea Llanelli	NO OBJECTION
<p>Consent was required for environmental improvements to include construction of proposed seating area and interpretation panel and the upgrading of existing footpath including earth movements and associated borrow pit.</p>		
<b>S/16885</b> Dwelling	Mr & Mrs Farrell Land to the rear of 9 & 11 Llwynhendy Road Llwynhendy Llanelli	NO OBJECTION

Consent was required for reserved matters for construction of a 3 storey detached house and detached garage. Location of temporary caravan during construction.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/16886</b> Extension	Mr D M Evans 19 Cae Gar Llwynhendy Llanelli	<b>OBJECTION</b> the length of the ground floor extension appeared excessive when compared to the main dwelling and was therefore considered incompatible
<p>Consent was required for demolition of existing detached utility building and erection of new ground floor extension to existing dwelling. Change roof of existing conservatory to a tile finish.</p>		
<b>S/16897</b> Variation	Taybrite Recycling Land to the West of and adjoining Taybrite Works Site Heol Y Bwlch Bynea Llanelli	<b>NO OBJECTION</b>
<p>Consent was required for resubmission of planning application ref.S/15375 requesting the variation of condition number 1 of outline consent ref. LL/00677, so as to extend the time of the consent and the final date when reserved matters were to be approved by.</p>		
<b>S/16898</b> Variation	Taybrite Recycling Land to the West of and adjoining Taybrite Works Site Heol Y Bwlch Bynea Llanelli	<b>NO OBJECTION</b>

Consent was required to vary condition number 1 of consent ref. LL/01512, so as to extend the time of the consent.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/16932</b> Extension	Mr A Jenkins 85 Hilltop Swiss Valley Llanelli	NO OBJECTION provided that 1. The extension was subordinate to the main dwelling. 2. It not having an over bearing effect on No. 83 Hilltop, Swiss Valley. 3. It not having a detrimental impact on the amenity and privacy of neighbouring dwellings. 4. It not being incongruous to neighbouring properties.
<p>Consent was required for a two storey side extension, first floor extension to rear to include a new balcony area and single storey sun lounge extension to the rear.</p>		
<b>S/16940</b> Extension	Mr & Mrs Edwards 10 Denham Avenue Llanelli	NO OBJECTION
<p>Consent was required for proposed side bedroom extension.</p>		
<b>S/16942</b> Dwelling	Mr W Lewis Plot adjoining 18 Penygraig Road Bynea Llanelli	NO OBJECTION
<p>Consent was required for proposed new house and integral garage.</p>		
<b>S/16957</b> Stadium	Llanelli Scarlets Rugby Club Land to the North East and South East of Trostre Roundabout Pemberton Llanelli	NO OBJECTION

Consent was required for reserved matters for a 15,000 capacity stadium incorporating club changing facilities, club retail space, hospitality suites, public bar, exhibition space, club offices, commercial space for future development, sports barn and associated changing, training pitch/athletics and associated external works, car parking and access.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/16970</b> Dwelling	Mr D M Evans 2 Llys Westfa Swiss Valley Llanelli	NO OBJECTION
<p>Outline consent was required for one residential dwelling.</p>		
<b>S/16978</b> Extension	Mr C Richards 39 Brynsierfel Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for a two storey rear extension and single storey side extension to existing dwelling.</p>		
<b>S/16983</b> Variation	Mr R T Davies Plot 1 Penllwynrhodyn Road Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for variation of condition numbers 2 and 4 of planning permission S/14897 to enable the relocation and the change of use of the detached garage to a boiler/store room.</p>		
<b>S/17041</b> Extension	Mr M Pearce 26 Oaklands Swiss Valley Llanelli	NO OBJECTION
<p>Consent was required for proposed extension to existing dwelling to provide living room, bedroom, utility room and bathroom extension. In addition conversion of existing garage to new hall.</p>		
<b>S/17050</b> Variation	Mr & Mrs R Honeybun Land at Glyn Y Swistir Swiss Valley Llanelli	NO OBJECTION

Consent was required for variation of condition number 7 of planning permission S/06591 granted on 13.05.05 to increase number of dwellings to 6 from 5.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17051</b> Dwelling	E Coschignano 20 Trallwm Road Llwynhendy Llanelli	OBJECTION unless 1. The development did not adversely effect the residential amenity and privacy of neighbouring dwellings. 2. The development did not represent over development out of character with the surrounding area.
<p>Outline consent was required for one number dwelling – house.</p>		
<b>S/17054</b> Alterations	Stadium Llanelli LLP Unit 9 Parc Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for proposed minor external alterations and internal mezzanine floor to unit 9.</p>		
<b>S/17055</b> Variation	Mr Valerio Llwyn Hall Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for variation of condition number 1 of planning permission LL/01926 dated 27.08.02 to extend the time period – two storey extension.</p>		
<b>S/17058</b> Extension	Mr & Mrs Lynch 31 Parc Brynmawr Llanelli	NO OBJECTION
<p>Consent was required for front extension.</p>		
<b>S/17060</b> Dwelling	Mrs J Rees Land adjacent to 24 Y Fron Felinfoel Llanelli	NO OBJECTION

Outline consent was required for proposed new dwelling.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17062</b> Telecommunications	T – Mobile (UK) Ltd Highway verge off B4304 Sandy Llanelli	OBJECTION on the grounds of concerns over hazards to health.
<p>Consent was required for installation of a 12.5 metre high slimline monopole complete with three integral antennas, one associated radio equipment cabinet and ancillary development thereto.</p>		
<b>S/17081</b> Shelter	S A Brain & Co The Joiners Arms Public House 58 Llwynhendy Road Llanelli	NO OBJECTION
<p>Consent was required for a smoking shelter to front elevation with slate roof.</p>		
<b>S/17087</b> Extension	Mr & Mrs Weirman 24 Gelli Road Pemberton Llanelli	NO OBJECTION
<p>Consent was required for proposed rear conservatory extension.</p>		
<b>S/17103</b> Alterations	Stadium Llanelli LLP Unit 1 Parc Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for proposed minor external alternations and internal mezzanine floor.</p>		

**(2) INTRODUCTION OF DESIGNATED SHORT-STAY PARKING  
AREAS IN THREE LLANELLI CAR PARKS**

Correspondence was received from the Head of Transport, Carmarthenshire County Council informing that Carmarthenshire County Council was proposing to introduce designated Short-Stay only parking areas in car parks in the Llanelli Town centre.

The proposal conformed to the Authority's Parking Strategy published in 2006 and would be in the interest of providing areas of Short-stay car parking near to the town centre.

The Council made no objection to the proposals.

**RESOLVED** that the information be noted.



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**(3) PENYFAI LANE – APPLICATION TO FELL AND PRUNE  
TREES COVERED BY TREE PRESERVATION ORDER S17**

Correspondence was received from the Head of Planning, Carmarthenshire County Council, informing that the County Council had received an application to undertake works on trees located in the grounds and at the roadside of 6 Clos Caedelyn, Penyfai Lane. The work was necessary for health and safety reasons and involved reducing the crown of the Lime tree, side prune the Horse Chestnut tree and also fell a Horse Chestnut tree.

The Council made no objection to the application.

**RESOLVED** that the information be noted.

**188. 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./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17062</b> Telecommunications	T – Mobile (UK) Ltd Highway verge off B4304 Sandy Llanelli	To note for information
<b>S/17104</b> New creative and Cultural Centre	Carmarthenshire County Council Former Old Castle Works Site Llanelli	<b>NO OBJECTION</b>

Application was withdrawn.

Consent was required for reserved matters for a new creative and cultural centre including the refurbishment of the existing tinning house (a grade II listed building) for community use, café, bar and restaurant, the erection of new buildings to include a 500 seat auditorium, a smaller studio theatre, a film/lecture studio, dance rehearsal spaces and ancillary uses, the creation of a piazza and outdoor performance space, building and engineering operations including ground modelling highways, footways and car parking; and hard and soft landscaping.

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<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	NO OBJECTION
<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/17149</b> Residential Development	Mr T Davies Land formerly known as The Grove Nurseries Furnace	NO OBJECTION
<p>Consent was required for certificate of lawfulness in respect of commencement of residential development.</p>		
<b>S/17168</b> Games Area	Llwynhendy Youth Group Heol Gwili Field Cefncaeau Llanelli	NO OBJECTION
<p>Consent was required to install a multi use games arena.</p>		
<b>S/17169</b> Removal of planning condition	Mr A Poole 24 Heol Y Cloddiau Dafen Llanelli	NO OBJECTION provided that adequate off street parking could be retained within the curtilage of the property.
<p>Consent was required for the removal of condition number 9 of relevant planning history file D5/16098 to enable change of use of existing integral garage into play room.</p>		
<b>S/17170</b> Extension	W N Lodwick 68 Elgin Road Pwll Llanelli	NO OBJECTION provided that the extension was subordinate to the main dwelling.
<p>Consent was required for demolition of existing rear extension (single storey) and construction of new rear extension (two storey)</p>		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17171</b> Residential Development	Mr Harmer & Ms Vale Land rear of 5 Stradey Hill Pwll Llanelli	NO OBJECTION
<p>Outline consent was required for residential development.</p>		
<b>S/17204</b> Variation of planning permission	Welsh Industrial Partnership Land at Llanelli Gate Heol Aur Dafen Llanelli	NO OBJECTION
<p>Consent was required for amendment to condition 2 of planning permission S/13958 granted on 24 October 2006, in respect of changes to design and layout of one 2,000 SQ. FT. unit and associated roads, car parking and landscaping.</p>		
<b>S/17206</b> Dwelling	Mr D Davies Land to the rear of 33 Stradey Hill Pwll Llanelli	NO OBJECTION
<p>Consent was required for reserved matters for a new dwelling with integral garage.</p>		
<b>S/17221</b> Alterations	Stadium Llanelli LLP Unit 6 Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for proposed minor external alterations and internal mezzanine floor.</p>		
<b>S/17222</b> Advertisement Board	Stadium Llanelli LLP Land to the South West of Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for temporary new store opening soon advertisement board.</p>		
<b>S/17225</b> Extension	Mr K Southam 6 Gwynfryn Terrace Cynheidre Llanelli	NO OBJECTION
<p>Consent was required for living room, utility room and bedroom extension.</p>		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17233</b> Shop Sign	Bensons Beds Unit 7 Pemberton Retail Park Llanelli	NO OBJECTION
Consent was required for shop sign.		
<b>S/17247</b> Extension	Mrs L Thomas 7 Heol Beili Glas Swiss Valley Llanelli	NO OBJECTION provided that the scale and design of the extension was subordinate in size to the existing dwelling.
Consent was required for new sitting room, bedroom, shower room, sun lounge extension.		
<b>S/17249</b> Extension	Mr & Mrs G Owen 96 Havard Road Llanelli	NO OBJECTION
Consent was required for proposed conservatory extension.		
<b>S/17250</b> Workshop Units	Welsh Assembly Government Technium for Performance Engineering Llanelli Gate Dafen Llanelli	NO OBJECTION
Consent was required for engineering workshop units linked to existing facilities.		
Cllr. C. A. Rees declared an interest in the following item as her business operated from the same industrial estate as the application address and did not speak or vote during consideration of the application.		
<b>S/17254</b> Starter Units	Mr B S Samra Ponthenri Industrial Estate Ponthenri Llanelli	NO OBJECTION provided that concerns over soil contamination were investigated.

Consent was required for erection of 6 number light industrial starter units.

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**189. GOVERNMENT VIEW (INTERIM ARRANGEMENTS)  
EXTRACTION OF MARINE AGGREGATES BY DREDGING  
APPLICATION BY LLANELLI SAND DREDGING LIMITED,  
FOR A LICENCE TO EXTRACT MARINE AGGREGATES BY  
DREDGING IN AREA 373 HELWICK BANK**

Further to Minute No. 372 (18 March, 2006), Members considered correspondence received from the Head of Planning Division, Welsh Assembly Government (WAG). The correspondence enclosed the Inspectors report for the application by Llanelli Sand Dredging Limited for a licence to extract marine aggregates by dredging in area 373 Helwick Bank.

The writer informed that an inquiry was held over the proposal which concluded on 7 July, 2006. Following which the Inspector to the inquiry recommended that a favourable Government View be given in part, subject to conditions.

The Inspector recommended that a licence be granted but restricted to a maximum extraction rate of 150,000 tonnes per annum for a period not exceeding ten years. However, the Minister for Environment, Sustainability and Housing, (WAG), had decided that, in accordance with the Assembly Government's Interim Marine Aggregates Dredging Policy (November 2004), dredging should be limited for a period of seven years.

**RESOLVED** that the information be noted.

**190. DELEGATED POWER TO THE CLERK**

The Clerk requested Members to consider extending the extent of his delegated powers in order to determine various planning matters requiring an urgent response in between the normal cycle of meetings. Various examples were put forward for consideration and Members were reminded that the Committee had previously granted delegated power to the Clerk to determine telecommunication applications because of the strict 21 day consultation deadline imposed when responding to applications.

The Clerk briefed Members on what delegated power entailed and clarified respective roles and stated that consultation with local ward Members would take place as a matter of course. Having fully considered the Clerk's request it was

**RESOLVED** that:

- (1) the Clerk's delegated powers be extended to include the determination of planning correspondence associated with the submission of planning amendments only, where such applications fall outside the normal cycle of meetings;
- (2) all such applications determined by the Clerk under the scheme of delegation be retrospectively reported to the Planning Committee, and in this respect;
- (3) the extension of delegated power afforded to the Clerk for this area of work be reviewed after a trial period of three months.

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**191. PENYFAI LANE – TEMPORARY ROAD CLOSURE**

Members were circulated with correspondence from the Head of Transport and Engineering, Carmarthenshire County Council, informing of a request that had been received for the temporary closure of Penyfai Lane, to carry out water main refurbishment work. The closure would take effect from Tuesday, 9 October, 2007, for a period of three weeks

**RESOLVED** that the information be noted.

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The Meeting concluded at 5.30 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 October, 2007, adopted by the Council.