

**14 March, 2016.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 434 – 439**

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, 14 March, 2016, at 4.45 p.m.

**Present:** Cllr. M. L. Evans (Chairman)

**Cllrs.**

F. Akhtar	H. J. Evans
M. V. Davies	R. E. Evans
S. L. Davies	J. S. Phillips
W. V. Thomas	

**Absent:** L. J. Butler, S. M. Caiach, S. N. Lewis

**434. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. C. A. Rees (Cllr. J. S. Phillips deputising), and G. H. Wooldridge (Cllr. R. E. Evans deputising).

**435. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. S. L. Davies declared a personal interest in Minute No. 436, S/33386 as the applicant was a friend and S/33427 as she had considered the application as a County Councillor.

**436. 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>
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*Cllr. S. L. Davies declared a personal interest in the following matter as the applicant was a friend.*

<b>S/33386</b> Extension	Mr & Mrs D Davies 5 Llys Bryngwyn Clos Cilsaig Dafen Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.
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Consent was required for a proposed single storey extension to the side of the dwelling.

<b>S/33387</b> Mesh Fencing	Ms R Mullen Carmarthenshire County Council The Beacon Llanelli Gate Dafen Llanelli	NO OBJECTION
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Consent was required for the proposed installation of 2.4 metre high mesh fencing (galvanised and powder coated green) along kerblines.

<b>S/33410</b> Variation of Planning Condition(s)	Gateway Holiday Park Dyffryn Road Bynea Llanelli	NO OBJECTION provided: 1. The recommendations set out in the flood consequences assessment were applied in full. 2. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.
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Consent was required for variation of planning permission conditions 1, 2, 3 and 4 of S/24972 (revised plans, foul drainage scheme, restrictions on use of field as a caravan tent site and the number of caravans).

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/33411</b> Variation of Planning Condition(s)	Gateway Holiday Park Dyffryn Road Bynea Llanelli	NO OBJECTION provided: 1. The recommendations set out in the flood consequences assessment were applied in full. 2. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.
<p>Consent was required for variation of planning permission conditions 2, 6, 7 and 8 of S/08530 (restrictions on use of field as a caravan site and number of caravans).</p> <p><i>Cllr. S. L. Davies declared a personal interest in the following matter as she had considered the application as a County Councillor.</i></p>		
<b>S/33427</b> Dwelling	Mr G Edwards Plot adjacent to 45 Heol Hen Llwynhendy Llanelli	OBJECTION unless the siting of the development did not prejudice Welsh Water's operational requirements relating to both the public sewer and water main apparatus traversing the site and did not have a detrimental impact on highway safety.
<p>Consent was required for outline planning permission for a single home.</p>		
<b>S/33428</b> Extension/Conversion	Mr R Jenkins 33 Penyfai Lane Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.

Consent was required for proposed alterations with a single storey extension to the rear of property, single storey extension to the front elevation to provide an utility room, en-suite to master bedroom and attic conversion to provide two bedrooms, shower room and storage.

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**437. DRAFT SUPPLEMENTARY PLANNING GUIDANCE**

Member considered a consultation document received from Head of Planning, Carmarthenshire County Council.

The Draft Supplementary Planning Guidance (SPG) aimed to support and elaborate on the policies and provision of the adopted Carmarthenshire Local Development Plan. When approved, the SPG would represent a material consideration in the determination of any planning application in the following areas:

- Archaeology and Development;
- Leisure and Open Space Requirements for New Developments;
- Nature Conservation and Biodiversity;
- Placemaking and Design;
- Rural Development.

Following discussion, it was

**RESOLVED** that the information be noted.

**438. PENHWCH FARM, PWLL - PROPOSAL TO DIVERT REGISTERED PUBLIC FOOTPATH 57/85 & 86**

Members were circulated with correspondence received from the Countryside Access Assistant, Carmarthenshire County Council informing of an application to divert the above mentioned public footpath. The proposed diversion would move sections of footpath 57/85 and 57/86 from the present alignment through the farmyard Penhwch Farm, Pwll onto a new alignment through grassed areas and woodland.

**RESOLVED** that no objection be made to the application.

**439. THE PLANNING WALES ACT 2015**

Members received correspondence from the Head of Service, The Planning Inspectorate stating that The Planning Wales Act 2015 introduced a new type of development, Developments of National Significance (DNS). Decisions on planning applications for DNS would be made by the Welsh Government, not the local planning authority.

The Planning Wales Act 2015 (Section 62Q) amended Schedule 1A of the Town and Country Planning Act 1990 to require Welsh Ministers to notify the Council for a community or group of communities of an application for a DNS in its area if requested to do so.

The Clerk had completed the registration request for the Council to be notified of any DNS applications made in its area.

**RESOLVED** that the information be noted.

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The Meeting concluded at 4.55 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 April, 2016, adopted by the Council.