

22 February, 2016

LLANELLI RURAL COUNCIL

Minute Nos: 415 - 419

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, 22 February, 2016, at 4.45 p.m.

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

Cllrs.

L. J. Butler T. Devichand
S. L. Davies J. S. Phillips
H. J. Evans

415. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar, S. M. Caiach, M. V. Davies, S. N. Lewis, C. A. Rees (Cllr. J. S. Phillips deputising), W. V. Thomas and G. H. Wooldridge.

416. MEMBERS' DECLARATIONS OF INTEREST

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
417 (S/33268)	T. Devichand	Personal interest – considered the application as a County Councillor.
417 (S/33342)	S. L. Davies	Personal interest – considered the application as a County Councillor.

**417. 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/30874 Dwellings	Mr. A. Jones AJ Building & Plastering Ltd 8 Heol Llanelli Pontyates Llanelli	NO OBJECTION provided there was no detrimental impact on highway safety.
<p>Consent was required for a residential development: demolish the existing residential dwelling and construct six townhouses and three semi-detached buildings.</p>		
S/33267 Dwelling	Mr. J. Havard Land adjacent to Ty Draenen Wen Horeb Road Horeb Llanelli	NO OBJECTION
<p>Consent was required for outline planning approval for a detached two storey dwelling together with an access onto the adjacent main road and associated external works.</p>		
<p><i>Cllr. T Devechand declared a personal interest in the following matter as she had considered the application as a County Councillor.</i></p>		
S/33268 Dwelling	Mr. G. Davies Land part of Glynderi Pwll Bach Lane Cilsaig Road Dafen Llanelli	OBJECTION on the following grounds: 1. There were concerns about highway safety because the approach to the site was deemed inadequate to cope with an increase in vehicular traffic.
<p>Consent was required for a detached dwelling house and garage.</p>		
S/33269 Variation of Condition 2	Gateway Resort Gateway Holiday Park Dyffryn Road Bynea 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 the Variation of Condition 2 of planning permission S/25792 (foul drainage).

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Application No./ Development	Applicant/Location	Recommendation
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S/33276
Reserved Matters

Mr. D. Stefanowicz
Land adjacent to 14 Brynmor
Five Roads
Llanelli

NO OBJECTION

Consent was required for elevations, footprint, overall building appearance, garage, all other considerations relevant to the original outline planning application.

S/33277
Residential Development

Mr. A. Cosimetti
Land adjoining Maretta
Five Roads
Llanelli

OBJECTION unless access and egress to the site was facilitated from Clos Y Parc on the western edge of the site boundary. The Council had concerns about access to the site leading off the B4309 because it believed this would be detrimental to highway safety.

Consent was required for a residential development.

S/33285
Extension

Mr. C. Morgan
Myrtle Hill
Five Roads
Llanelli

NO OBJECTION

Consent was required for a double storey extension.

S/33288
Partly Retrospective

Mr. T. Davies
78 Bryn Uchaf
Bryn
Llanelli

NO OBJECTION

Consent was required for the retention of decking structure and associated enclosures and fencing.

S/33295
Discharge of Planning
Conditions

Mr. W. Davies
Plots adjacent to Banwen Lodge
Five Roads
Llanelli

NO OBJECTION

Consent was required for the discharge of conditions 2, 3, 4, of planning permission S/31639 (provide an ecological management and maintenance plan).

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Application No./ Development	Applicant/Location	Recommendation
S/33296 Dwelling	Mr. P. Edwards Plot at rear of 10/12 Cwmfelin Road Bynea 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 one residential dwelling.		
S/33341 CCTV Column	Mr. R. Staines Carmarthenshire County Council Penybryn Caravan Park Dyffryn Road Bynea Llanelli	NO OBJECTION
Consent was required for an erection of a single 8 metre high anti-ram type column for a CCTV system.		
<i>Cllr. S. L. Davies declared a personal interest in the following matter as she had considered the application as a County Councillor.</i>		
S/33342 Reserved Matters	Mr. L. Davies Persimmon Homes West Wales Land at Genwen Farm Bynea Llanelli	OBJECTION on the following grounds: 1. The development of 240 dwellings would be detrimental to the village of Bynea with there being increased risk of flooding because of the excessive demand placed on the public sewer with a substantial increase in hydraulic load. Generally developments of this scale and nature should not be permitted until Welsh Water could give a categoric assurance that the sewer infrastructure works provided for in and around Bynea under its asset management programme

Continued.

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Application No./ Development	Applicant/Location	Recommendation
S/33342 Continued.		have been completed in full and that those works would be able to accommodate the additional demand. 2. There were highway safety concerns about the suitability of the surrounding road infrastructure with it being inadequate to cater for the large volume of vehicular traffic generated by the development. This would have a detrimental impact on the general road infrastructure throughout Bynea and it would also affect quality of life for people living in other parts of the village. 3. The Council would like one of its Members to address the County Council's Planning Committee over the concerns expressed in the response prior to the application being determined.

Consent was required for the construction of 240 dwellings together with associated vehicular and pedestrian accesses, car parking and landscaping.

S/33343 Decking & Fencing	Mr. D. Owen 1 Swan Walk Llanelli	NO OBJECTION
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Retrospective consent was required for the erection of timber decking and boundary fencing.

S/33344 Variation of Condition 1	Mr. P. Harries Land at The Dingle Ynys Y Cwm Road Llanelli	NO OBJECTION
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Consent was required for the Variation of Condition 1 of planning permission S/30252 (extension of time).

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Application No./ Development	Applicant/Location	Recommendation
S/33355 Reserved Matters	Mr. W. Murphy The Yard Heol Hen Cynheidre Llanelli	NO OBJECTION subject to the site's access and egress arrangements not having a detrimental impact on highway safety.

Consent was required for reserved matters application to outline planning permission S/27831 dated 16.04.13 for the development of the site for six residential units.

418. 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:

Application No./ Development	Applicant/Location	Recommendation
S/33259 Dwelling	Mr. O. Jones Plot 2 Pendderi Road Llwynhendy 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 the construction of a new part three storey dwelling house, together with a detached double garage and associated external works.

S/33260 Conservatory	Mr. S. Pike Compass Group UK & Ireland Prince Philip Hospital Dafen Road 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 to demolish existing conservatory, replace with new conservatory to form part of the proposed Costa Coffee facility.

RESOLVED that the information be noted.

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419. PROHIBITION OF WAITING AT ANY TIME AMANWY AND DYLAN, BYNEA

Members received email correspondence from Carmarthenshire County Council stating a request had been received for the placing of a Prohibition of Waiting at any Time at the above location. The creation of a Road Traffic Order at Amanwy and Dylan would aid road safety in the area and hopefully alleviate inconsiderate parking.

RESOLVED that the Order be supported in the interest of highway safety.

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The Meeting concluded at 4.50 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 8 March, 2016, adopted by the Council.