

12 December, 2016.

LLANELLI RURAL COUNCIL

Minute Nos: 315 - 322

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, 12 December, 2016, at 4.45 p.m.

Present:

Cllrs.

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

Absent:

S. M. Caiach

315. APPOINTMENT OF CHAIRMAN PRO TEMPORE

Cllr. S. M. Donoghue was appointed Chairman pro tempore.

316. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. Bowen (Cllr. M. V. Davies deputising), M. L. Evans, S. N. Lewis, C. A. Rees and G. H. Wooldridge (Cllr. R. E. Evans deputising).

317. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No 319 S/34712 and 319 S/34778, as she had considered these matters in her capacity as a County Councillor.

318. FLOOD MANAGEMENT UPDATE

Further to Minute No 187, the Chairman welcomed to the meeting Mr. W. Davies, Assets Systems Management Team Leader, Natural Resources Wales (NRW) and Mr. R. Williams, Flood Engineer, Carmarthenshire County Council (CCC) and invited them to address Members.

Mr. Davies proceeded to deliver a short presentation on Natural Resources Wales' current work areas and matters that were being addressed:

12 December, 2016.

- Pwll Flooding Issues – the flood alleviation scheme had been completed in 2012, although there had been two flooding issues in the area in August and September this year which had caused some concern. Members were informed that an overflow channel had been put in place in Stradey Woods to mitigate and prevent this from happening again. Since the occurrence of the two floods a temporary bund had also been constructed and a temporary response plan had been put in place to monitor the situation. Other works involved overflow channel maintenance as well as dredging and clearing out drainage ditches. Furthermore additional investigative work was underway in creating an hydraulic model to establish causes and solutions.
- North Dafen Flood Attenuation – there had been flooding issues in relation to the River Dafen reaching as far as Trostre Retail Park. NRW were looking at the Dafen Pond area to attenuate the excess water. Mr. Davies stated that NRW was keen to get the local community to engage in this project and get involved. It was suggested that the Council's Community Development Officer could facilitate this by liaising with local Members and NRW. Members agreed that it was vital that Welsh Water, NRW and the CCC work together on all flooding issues. Mention was made to the potential large scale housing development proposal at Erw Las. This would have a further detrimental impact on the catchment area of this river and neighbouring river basins so working together was vital. General discussion ensued about the flood risk rating afforded to the Llanelli area. Members responded by commenting about personal flood experiences in supposed low risk areas. The situation was far from ideal and a number of factors including climate change contributed to the prevailing conditions. It was felt that stricter planning and building regulations controls were needed to safeguard homeowners in the future.
- Machynys Sea Defence – it was noted that 4.5km length of sheet pile sea defence protected Machynys Bay but large scale maintenance of this feature was needed. The likely cost of this would be in the region of £300,000. A business case and funding bid was currently underway.
- Existing Assets – Members noted that revenue funding was getting tighter and there was still a need to continue with NRW's Asset Inspection Programme to maintain existing flood defences in good condition. NRW's internal resources operating over South West Wales were limited, therefore contractors were being used regularly.
- Asset Inspection Programme – Members were informed that all flood risk management assets were inspected every six months and NRW were working closely with CCC in relation to this.

There then followed a general question and answer session about specific issues and locations in Bynea, Dafen, Pemberton, Pwll and Swiss Valley. Members specifically asked why rivers were only generally cleaned once a year. Mr Davies explained that only a small fraction of rivers could be cleaned and were done so in order of priority because of budget restrictions.

12 December, 2016.

Mr. Williams then addressed Members and informed them of the following areas which were identified as causes for concern for Carmarthenshire County Council. Mr Williams briefly covered CCC's general roles and responsibilities and compared these to NRW whereby NRW dealt with the main rivers. If a river was not marked on the 'main river map' it was not categorised as a main river and CCC would then take on the responsibility. However, defining water courses was not so straight forward as it carried a broad definition. Mr Williams then proceeded to identify prone flooding locations identified as high flood risk areas in the Council's area:

- Cwmfelin Road, Bynea – the culvert had recently been relined with private developer financial support. In addition to the relining of the culvert work was also being done to dredge water courses in the vicinity. Members expressed concern over the risk of increased flooding should the proposed new builds in the area get the go head. Mr. Williams stated that it wasn't always the case that a substantial number of new homes being built would cause flood issues. There were a number of variables to assess and consider for example a high water table on greenfield sites was a contributory factor.

Cllr. R. E. Evans withdrew from the meeting.

- Berwick Road, Bynea – Members were informed that flooding issues occur quite often in this area, which seemed to be linked to Welsh Water's sewer. The area had been identified in CCC's flood risk plan. Mitigating measures were still being developed.
- Brynrhos Llwynhendy – this area showed a history of surface water flooding.
- Pwll – most of the issues stem from the main river. However the work carried out by NRW to rear of Bassett Terrace had helped significantly. Iscoed – it was stated that the flooding issues at this location had now been resolved owing to the new Stradey housing development. Water was now being re-directed to the Cille stream culvert. There was also an issue with surface water flooding at Penywern, Stradey because old infrastructure pipes needed replacing.

Other areas being monitored were Denham Avenue, Felinfoel, Bryngwyn Road and Pemberton. Members continued to raise concerns about various local problems and so it was suggested that if local ward members wanted to contact Mr Williams about potential flooding concerns in their own areas, then they were encouraged to contact him direct, because he would be happy to meet on site.

The Chairman thanked both Mr. Davies and Mr. Williams for their presentations and they withdrew from the meeting.

12 December, 2016.

**319. 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/34575 Dog Grooming Parlour	Mr. C. Bassett Paradise Villa 1 Gardde Llwynhendy Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on highway safety because of the increase of traffic movements to and from the site.

Consent was required to convert an existing single storey garage and utility area into a grooming salon and wash room for dogs.

Cllr. S. L. Davies declared a personal interest in the following item as she had considered the matter in her capacity as a County Councillor.

S/34712 Dwellings	Mr. G. Edwards Land adjacent to 19 Llwynhendy Road Llanelli	OBJECTION on the following grounds: 1. There were concerns the drainage generated from the additional development would have a detrimental impact on the sewer system giving rise to localised flooding. 2. There were concerns the proposal would have a detrimental impact on the amenity and privacy of 17 and 19 Llwynhendy Road and other adjoining neighbouring dwellings. Continued.
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12 December, 2016.

Application No./ Development	Applicant/Location	Recommendation
S/34712 Continued.		3. There were concerns the development would have a detrimental impact on highway safety given the increase in new traffic movements accessing the development.
<p>Consent was required for five new dwellings at land adjacent to 19 Llwynhendy Road, new garages for 17, 19 and 21 Llwynhendy Road and demolition of an outbuilding.</p>		
S/34713 Extensions	Mr. J. Down 155 Sandy Road Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings. 3. There was no detrimental impact on highway safety as a consequence of vehicles accessing the property from Sandy Road.

Consent was required for a proposed single storey extension to the rear and a proposed garage/store and first floor extension together with a new porch to the front. Existing gates to driveway to be widened.

12 December, 2016.

Application No./ Development	Applicant/Location	Recommendation
S/34753 Retail Development	Aspect Developments Ltd Llanelli Electricity Welfare Club Iscoed Road Llanelli	OBJECTION on the following grounds: 1.The site and immediate surrounding area were located in a flood zone and was prone to flood risk. The construction of additional retail units would compound matters by potentially displacing flood water to the surrounding streets of Iscoed, Maes y Coed and Sandy Road, exacerbating the problem for residents. 2. There were concerns over the increase in traffic movements to the site and the negative impact this would have on residents living at Iscoed, Maes y Coed and Sandy Road. This was considered to be detrimental to general traffic flow and highway safety.

Consent was required for demolition of existing building and conversion of retail convenience food store together with construction of three stand alone retail units with ancillary infrastructure works.

Cllr. S. L. Davies declared a personal interest in the following item as she had considered the matter in her capacity as a County Councillor.

S/34778 Demolition	Carmarthenshire County Council Dwyfor Garages 1-13 Dwyfor Llwynhendy Llanelli	NO OBJECTION
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Consent was required for the demolition of unused garages.

12 December, 2016.

320. 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/34688 Extension	Mr. L. Jones 17 Berwick Park Bynea Llanelli	NO OBJECTION provided: 1. Consent was obtained from Welsh Water to build over the sewer traversing the site. 2. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 3. There being no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Retrospective consent was required for the retention of existing single storey living room extension.</p>		
S/34706 Extension	Mr. P. Butchers 13 The Hedgerows Dafen Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. The general scale and massing of the proposed extension did not result in a disproportionate increase in the size of the original dwelling. Continued.

12 December, 2016.

Application No./ Development	Applicant/Location	Recommendation
S/34706 Continued.		3. The extension being subordinate and compatible with the original dwelling in terms of scale and design and that it did not represent an incongruous form of development that would be unacceptably harmful to the character and appearance of the dwelling and surrounding residential area. 4. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for a proposed single storey living room and bedroom extension with some internal alterations.

RESOLVED that the information be noted.

321. PROPOSED TRAFFIC CALMING – B4297 HEOL Y BWLCH, BYNEA STATUTORY CONSULTATION

Members considered emailed correspondence from the Environment Department, Carmarthenshire County Council about proposed traffic calming measures in Heol Y Bwlch, Bynea. It was proposed to introduce traffic calming measures on the B4297 Road, Heol Y Bwlch, Bynea by installing road humps to lower existing vehicle speeds along the length of public highway. The following schedule described the dimensions and location of the road humps.

Type	Dimensions	Location
Speed Cushions	65mm high 1650 mm wide 2000mm	B4297, Heol Y Bwlch, Bynea. 12 metres South East of its centre of its junction with Clos Y Gerddi.
Round Top Hump	75mm high (with permitted maximum legal height being 100m). Tapered humps not completely kerb to kerb, with a curved top profile 3.7m long.	B4297, Heol Y Bwlch, Bynea outside property No. 23.

12 December, 2016.

RESOLVED that the traffic calming measures be supported.

**322. THE PLANNING INSPECTORATE – APPEAL REF
APP/M6825/A/16/3156207 – 7 BEECH GROVE, PWLL, LLANELLI**

Further to Minute No. 494 S/33465 (25 April, 216). Members received correspondence from The Planning Inspectorate in respect of an appeal decision. The Appeal was dismissed.

RESOLVED that the information be noted.

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The Meeting concluded at 6.00 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 13 December, 2016, adopted by the Council.