

13 February, 2017

LLANELLI RURAL COUNCIL

Minute Nos: 431 – 434

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, 13 February, 2017, at 4.45 p.m.

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

Cllrs.

M. V. Davies	R. E. Evans
S. M. Donoghue	S. N. Lewis
H. J. Evans	J. S. Phillips
W. V. Thomas	

Absent: F. Akhtar, S. M. Caiach, S. L. Davies

431. APOLOGIES FOR ABSENCE

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

432. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**433. 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/34992 Garage Alterations	Mr. C. Thomas 12 Tre Buan Felinfoel Llanelli	NO OBJECTION
<p>Consent was required for alterations to garage facade.</p>		
S/35007 Various	Mr. G. Morgans Pwll C.P. School School Road Pwll	NO OBJECTION
<p>Consent was required for proposed alterations to existing fencing, pedestrian and vehicular access gates to eastern boundary of the school. To include removal of the existing fencing and gates and fitting of 1.8 metre high heras pallas extra blue mesh fencing fitted flush to the outer edge of the existing stone wall. Both vehicular and pedestrian access gates were proposed to be replaced with 2.4 metre high heras pallas extra blue mesh 90 degree inward opening double leaf gates.</p>		
S/35056 Various	Dwr Cymru Welsh Water Site at land to the South West of Coleg Sir Gar Sandy Road Llanelli	NO OBJECTION
<p>Consent was required for proposed installation of two control kiosks, associated hardstanding and access track.</p>		
S/35057 Dwelling	Mr. T. Davies Land part of 6-8 Pendderi Road Bynea Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.
<p>Outline consent was required for a detached dwelling.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/35058 Dwellings	Mr. G. Croxhall & Mr. R. Edwards Land at 1 Rhandirfelen Felinfoel Llanelli	OBJECTION on the following grounds: 1. The Council had concerns over the impact on highway safety and the potential detrimental affect the additional traffic movements to and from the site would have on through traffic including cyclists and pedestrians. 2. The construction of two additional dwellings on the site appeared to cramp the general amount of amenity space afforded to each dwelling which would be detrimental to the general enjoyment of the properties. 3. The application stated that surface water would be dispersed via the main sewer. Foul and surface water disposal should be separated for new dwellings with surface water not being allowed to enter the main sewer. The Council was of the view that this would have a detrimental impact because the drainage from the additional development would increase the hydraulic load on the public sewer.

Consent was required for the demolition of the existing dwelling and construction of one five bedroom two storey detached dwelling with single storey garage, two three bedroom two storey dwellings including access off existing road, parking, amenity area, boundary and retaining walls. The proposal also includes widening improvements to the existing roadway leading from Panteg to Pleasant View.

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Application No./ Development	Applicant/Location	Recommendation
S/35066 Extension	Mr. & Mrs J. Thomas 35 Bryngwyn Road Dafen 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.
<p>Consent was required for a proposed first floor rear extension to provide new bedroom with en-suite shower room.</p>		
S/35067 Dwelling	Mr. Z. Ikram ATOZ Insurance Services Ltd 41A Brynelli 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 development could accommodate off street parking.
<p>Consent was required for the development of a detached two bedroom residential dwelling.</p>		
S/35069 Dwelling	Ms. J. Jones Plot adjoining 1 Penygraig Road Llwynhendy Llanelli	NO OBJECTION provided: 1. The plot was large enough to accommodate a dwelling. 2. There was no detrimental impact on the remaining amenity space at 1 Penygraig Road. 3. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.

Outline consent was required for a proposed detached dwelling.

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434. 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/34976 Change of Use	Mr. C. O'Brien Land at and adjacent to 47 & 47A Bassett Terrace Pwll Llanelli	NO OBJECTION

Consent was required for change of use of former retail shop to extension of adjoining hot food takeaway to form a restaurant, with alterations to front facade, together with use of part of adjoining car sales yard to provide customer car parking.

S/34978 Extension & Turning Point	Mr. S. Suntharamoorthy 33 Swiss Valley 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 extensions when added to the original dwelling did not result in a disproportionate increase in the size of the original dwelling and that it did not over develop the property. 3. The development being 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.
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Application No./ Development	Applicant/Location	Recommendation
S/34978 Continued.		4. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Consent was required for a proposed two storey rear and side extension, front porch extension and provision of new vehicular turning area in front garden.</p>		
S/34991 Development	Tata Steel UK Limited Land at Cefncaeau Off Maes-Ar-Ddafen Road & Erwlas Llwynhendy Llanelli	OBJECTION: 1. There were concerns over the existing sewer capacity not being able to cope with the additional demand. 2. The area was prone to flooding and ground conditions to the south of the site were often waterlogged and saturated because of the surrounding drainage issues. 3. Constructing up to 280 properties on the parcel of land would displace surface water to other areas causing flooding elsewhere. 4. There were environmental concerns given the surrounding habitat was home to water voles – a protected species. There were also concerns over the potential removal of trees and hedgerows. 5. On a general point, there were concerns about the impact the development would have on the local community and general infrastructure. The economic context for the development was also debateable. <i>Continued.</i>

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Application No./ Development	Applicant/Location	Recommendation
S/34991 Continued.		6. There were concerns over the detrimental impact the development would have on the surrounding road infrastructure with it being considered inadequate to cope with 1,120 additional daily traffic movements to and from the site (280 houses x 2 cars x 2 (inward and outward) journeys).

Outline consent was required for a residential development of up to 280 dwellings, vehicular access from Maes Ar Ddafen Road and the A484, open space, landscaping and other associated infrastructure.

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 14 February, 2017, adopted by the Council.