

CYNGOR GWLEDIG LLANELLI
Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD
Ffôn: 01554 774103

PWYLLGOR CYSWLLT A CHYNLLUNIO

A gynhelir yn Siambr y Cyngor Ddydd Llun, 13 Chwefror, 2017 am 4.45 y.h.



CLERC y CYNGOR

7 Chwefror, 2017

AGENDA

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
 - (1) S/34992 12 Tre Buan, Felinfoel, Llanelli
 - (2) S/35007 Ysgol Gynradd Y Pwll, Heol Ysgol, Pwll, Llanelli
 - (3) S/35056 Safle ar dir i'r De Orllewin Coleg Sir Gar, Heol Sandy, Llanelli
 - (4) S/35057 6-8 Heol Penderri, Bynea, Llanelli
 - (5) S/35058 Tir yn 1 Rhandirfelen, Felinfoel, Llanelli
 - (6) S/35066 35 Heol Bryngwyn, Dafen, Llanelli
 - (7) S/35067 41A Brynelli, Dafen, Llanelli
 - (8) S/35069 Plot cyfagos 1 Heol Penygraig, Llwynhendy, Llanelli
4. Materion a drafodwyd yn unol â phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cynllunio a newidiwyd:-
 - (1) S/34976 Tir yn a ger 47 & 47A Teras Bassett, Pwll, Llanelli
 - (2) S/34978 33 Dyffryn y Swistir, Llanelli
 - (3) S/34991 Tir yn Cefncaeau, oddi ar Maes-Ar-Ddafen Road & Erwlas, Llwynhendy, Llanelli

Aelodau'r Pwyllgor:

Cyng. M. L. Evans, (Cadeirydd y Pwyllgor), S. M. Caiach (Is-Gadeirydd y Pwyllgor), S. M. Donoghue, (Cadeirydd y Cyngor), F. Akhtar, T. Bowen, S. L. Davies, H. J. Evans, S. N. Lewis, C. A. Rees, W. V. Thomas and G. H. Wooldridge.

LLANELLI RURAL COUNCIL
Vauxhall Buildings, Vauxhall, Llanelli, SA15 3BD
Tel: 01554 774103

PLANNING AND LIAISON COMMITTEE

To be held at the Council Chamber on Monday, 13 February, 2017 at 4.45 p.m.


CLERK to the COUNCIL

7 February, 2017

AGENDA

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Planning Applications – to agree the Council's response in respect of the following planning applications received from Carmarthenshire County Council:-
 - (1) S/34992 12 Tre Buan, Felinfoel, Llanelli
 - (2) S/35007 Pwll C.P. School, School Road, Pwll, Llanelli
 - (3) S/35056 Site at land to the South West of Coleg Sir Gar, Sandy Road, Llanelli
 - (4) S/35057 6-8 Penderri Road, Bynea, Llanelli
 - (5) S/35058 Land at 1 Rhandirfelen, Felinfoel, Llanelli
 - (6) S/35066 35 Bryngwyn Road, Dafen, Llanelli
 - (7) S/35067 41A Brynelli, Dafen, Llanelli
 - (8) S/35069 Plot adjoining 1 Penygraig Road, Llwynhendy, Llanelli
4. Matters dealt with under the Clerk's delegated powers – to note the Council's response to Carmarthenshire County Council in respect of the following planning applications:-
 - (1) S/34976 Land at and adjacent to 47 & 47A Bassett Terrace, Pwll, Llanelli
 - (2) S/34978 33 Swiss Valley, Llanelli
 - (3) S/34991 Land a Cefncaeau, off Maes-Ar-Ddafen Road & Erwlas, Llwynhendy, Llanelli

Members of the Committee:

Cllrs. M. L. Evans, (Chairman of Committee), S. M. Caiach (Vice-Chairman of Committee), S. M. Donoghue, (Chairman of Council), F. Akhtar. T. Bowen, S. L. Davies, H. J. Evans, S. N. Lewis, C. A. Rees, W. V. Thomas and G. H. Wooldridge.

Application No./ Development	Applicant/Location	Recommendation
S/34992 Garage Alterations	Mr. C. Thomas 12 Tre Buan Felinfoel Llanelli (Felinfoel Ward)	NO OBJECTION
Consent is required for alterations to garage facade.		
S/35007 Various	Mr. G. Morgans Pwll C.P. School School Road Pwll (Hengoed Ward)	NO OBJECTION
Consent is 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 are proposed to be replaced with 2.4 metre high heras pallas extra blue mesh 90 degree inward opening double leaf gates.		
S/35056 Various	Dwr Cymru Welsh Water Site at land to the South West of Coleg Sir Gar Sandy Road Llanelli (Hengoed Ward)	NO OBJECTION
Consent is required for proposed installation of two control kiosks, associated hardstanding and access track.		
S/35057 Dwelling	Mr. T. Davies Land part of 6-8 Pendderi Road Bynea Llanelli (Bynea Ward)	NO OBJECTION provided the drainage generated from the additional development does not increase the hydraulic load on the public sewer.
Outline consent is required for a detached dwelling.		

Application No./ Development	Applicant/Location	Recommendation
S/35058 Dwellings	Mr. G. Croxhall & Mr. R. Edwards Land at 1 Rhandirfelen Felinfoel Llanelli (Felinfoel Ward)	<p>OBJECTION on the following grounds:</p> <ol style="list-style-type: none"> 1. The Council has concerns over the impact on highway safety and the potential detrimental affect the additional traffic movements to and from the site will have on through traffic including cyclists and pedestrians. 2. The construction of two additional dwellings on the site appears to cramp the general amount of amenity space afforded to each dwelling which will be detrimental to the general enjoyment of the properties. 3. The application states that surface water will 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 is of the view that this will have a detrimental impact because the drainage from the additional development will increase the hydraulic load on the public sewer.

Consent is 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.

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

12 Trebuan

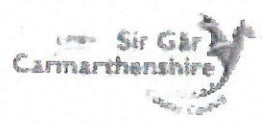


12 Trebuan
 Felinfoel
 Llanelli
 Carme SA15 4LH

OS MasterMap 1250/2500/10000 scale
 24 November 2016 ID: BW1-00578910
 magis blackwell.co.uk

1:1250 scale print at A4 Centre: 251432 E 202146 N

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Graddfa
Scale 1:1250

Canol y Map
Map Centre [247687.1,201167]

Dyddiad
Date 07/12/2016

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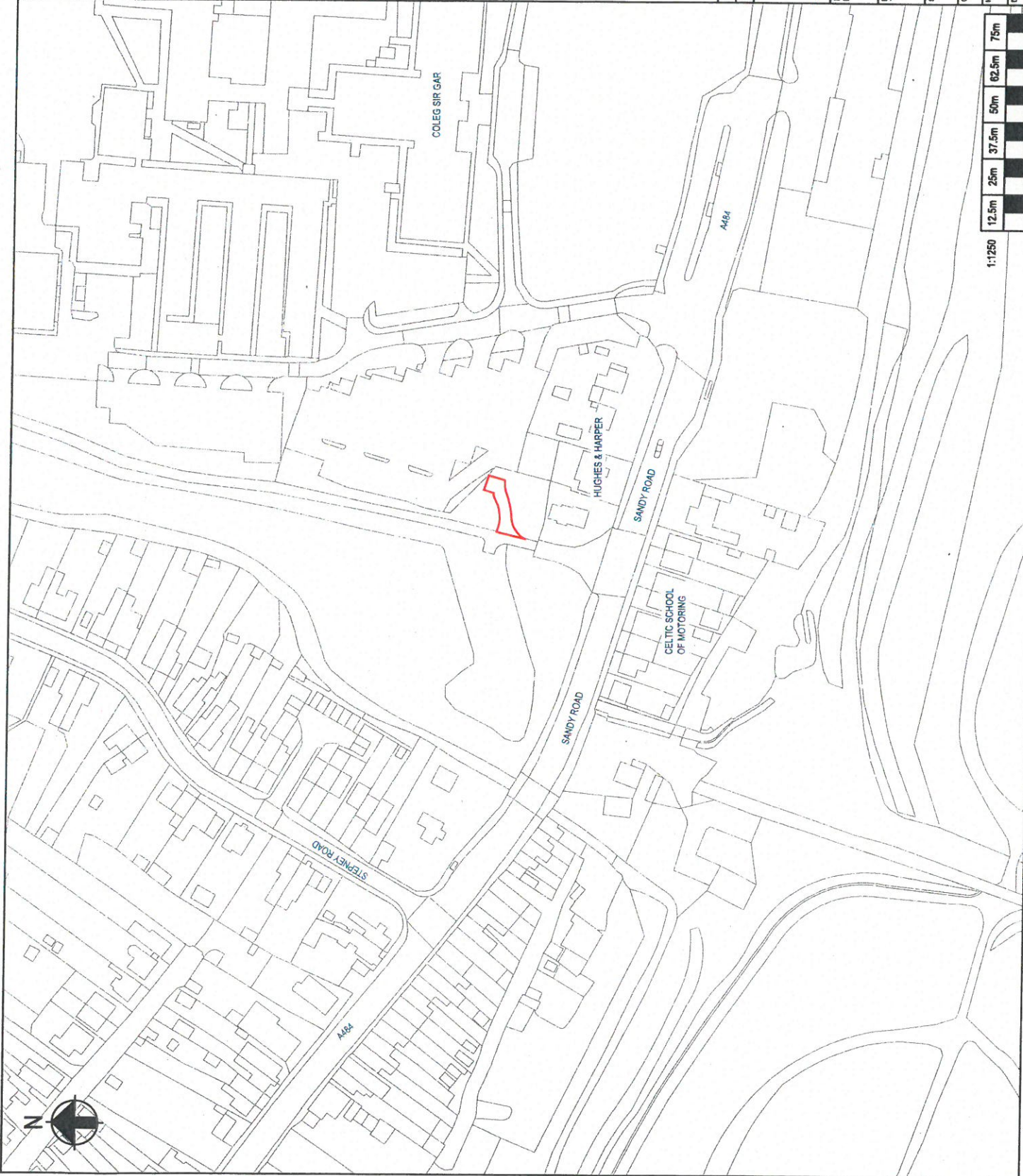
A3

LEGEND:



APPLICATION AREA

OS CO-ORDINATES
248676mE, 200873mN



PI	Date	Drawn	Description	NC	DW	13.01.17
P1	13.01.17			NC	DW	13.01.17

Capital Delivery Alliance
Cynghrair Cyflawni Cymalaf

Ty Awen, Spooner Close, Coed Ynnw, Newport, NP10 8FZ
Project Name: AMP 6 LOUGHOR PROGRAMME

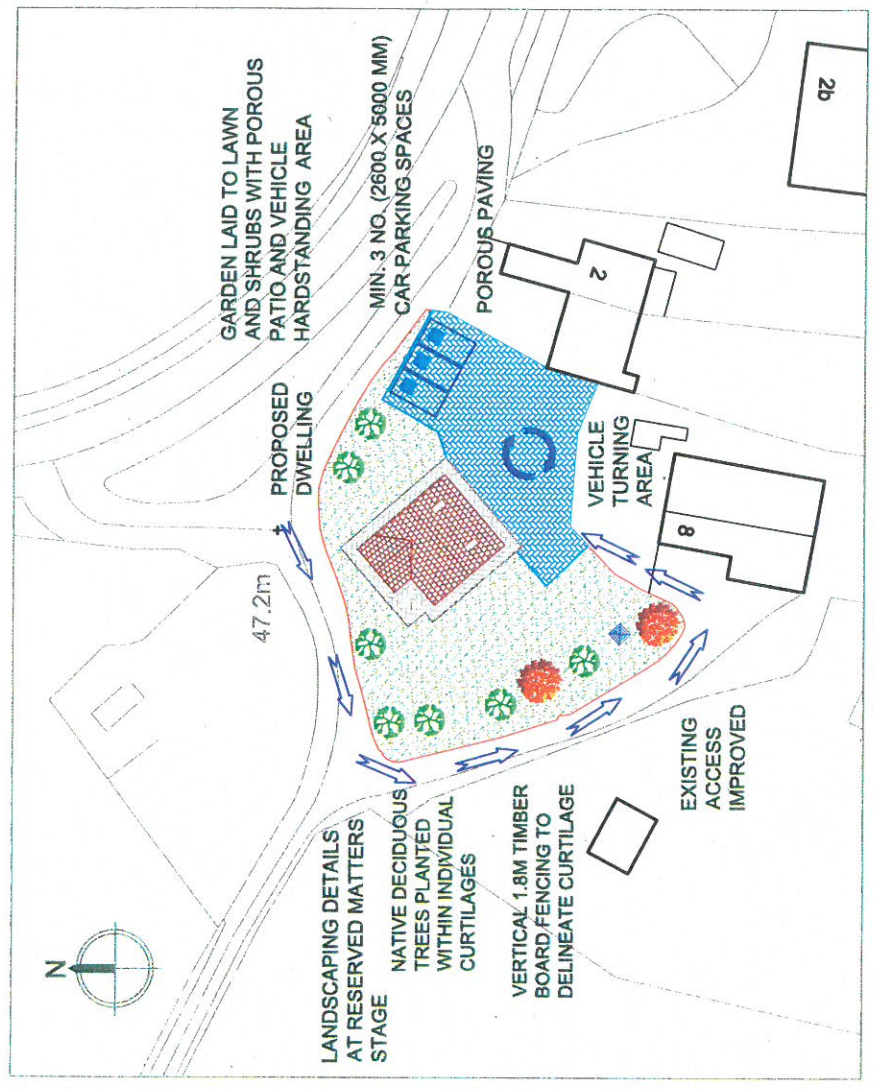
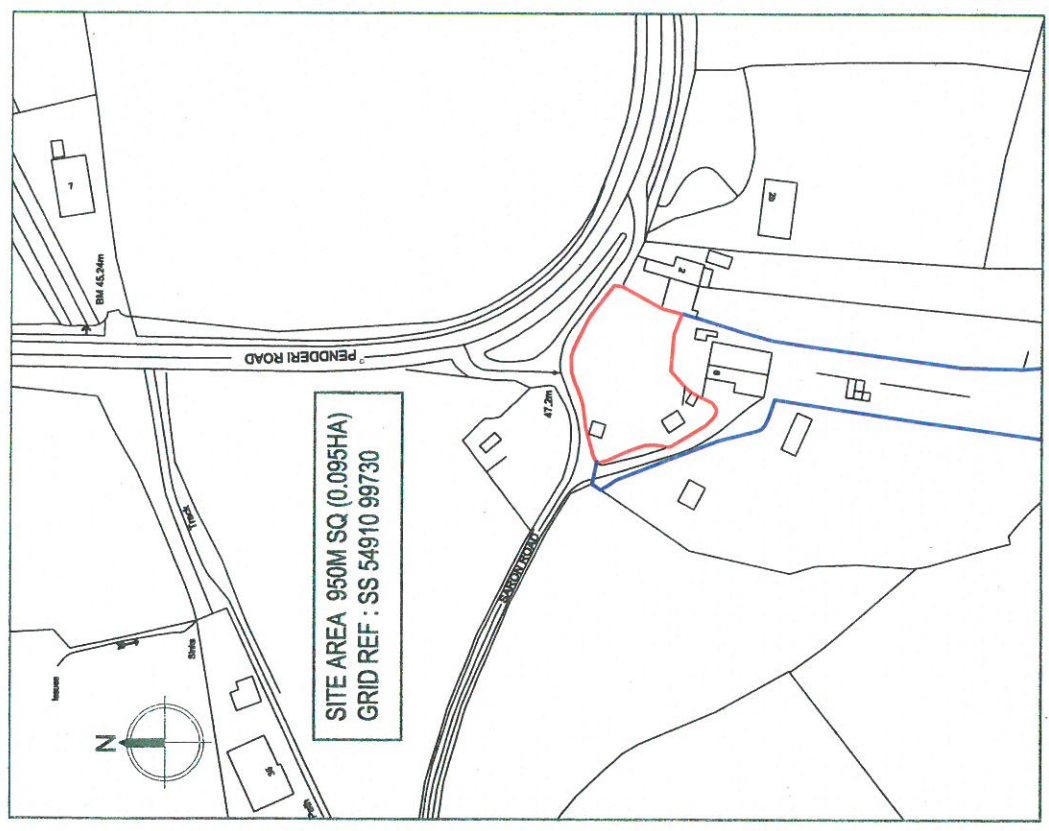
Drawing No: MH1 SITE LOCATION PLAN

INFORMATION	
Originator: KMG	Designer: NC
Internal Project Number: 238765	Scale: 1:1250
Drawn: P1	Subsidiary Code: SZ

Date	Drawn	NC	Date
13/01/2017		NC	

4597_S_202-APP-01-BG-DR-CD-08002

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OUTLINE PLANNING APPLICATION FOR SITING OF 4 BED DETACHED RESIDENTIAL DWELLING

FORMER QUARRY AT JUNCTION OF SARON & PENDDERI ROAD, BYNEA, LLANELLI, CARMS, SA14 9PW

LOCATION & BLOCK PLAN

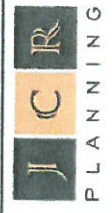
SCALE 1 : 500 1250 @ A3
DRAWING NO RB/GEN/PL001A

DATE JANUARY 2017

OUTLINE PERMISSION PREVIOUSLY GRANTED FOR A FOUR BEDROOM DETACHED DWELLING AT THIS LOCATION EXPIRES ON 10TH FEBRUARY 2017 (APPLICATION S25922/REFERS)

SCALE:
NOMINAL 100 SQM FOOTPRINT (MIN 9M BY 12M, MAX 10M BY 14M)
HEIGHT OF DWELLING FROM SLAB LEVEL TO RIDGE NOT EXCEEDING 11.5M

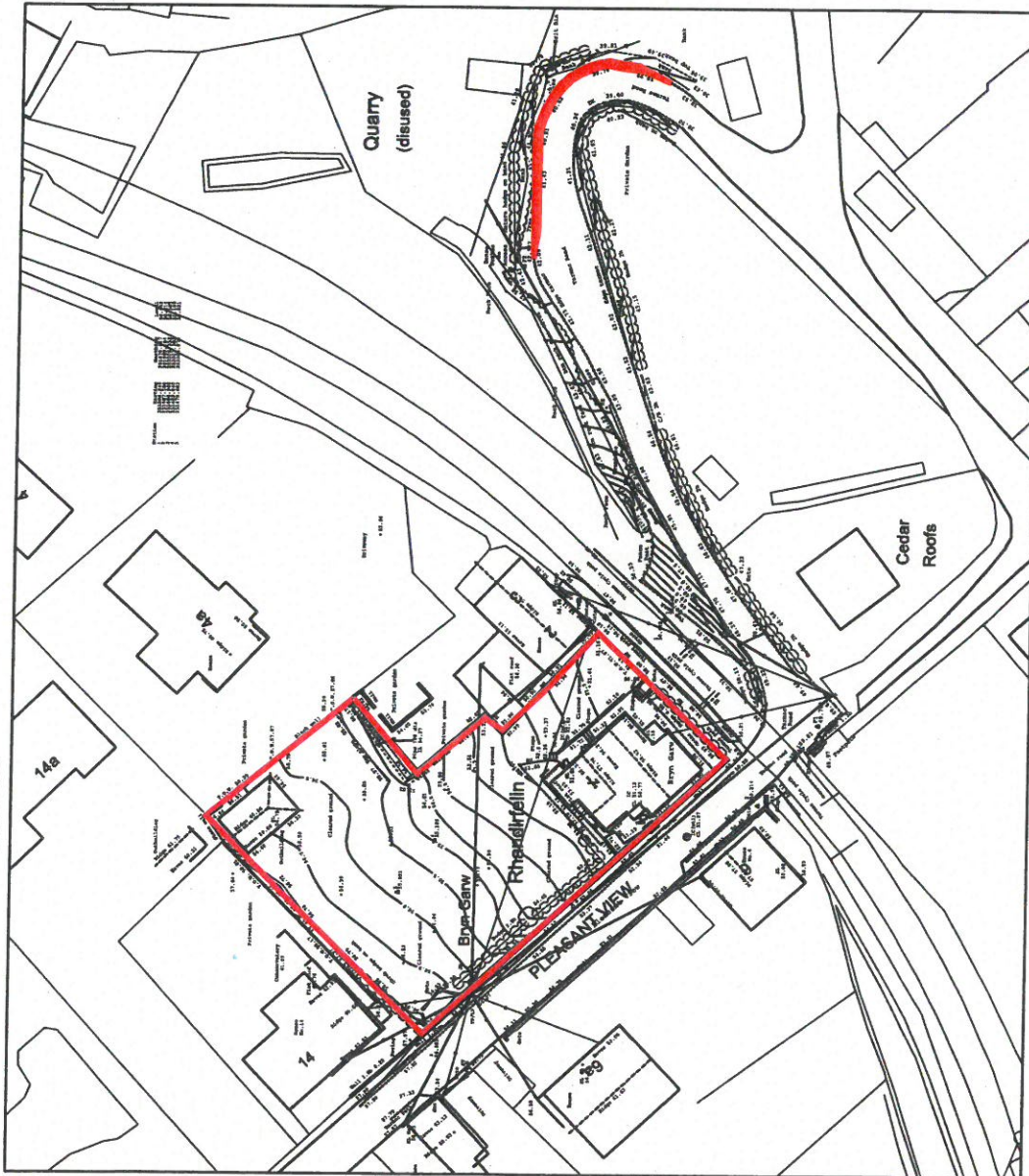
MATERIALS	DESCRIPTION
ROOF	NATURAL OR IMITATION SLATES (DARK GREY) WITH MATCHING DARK GREY RIDGE TILES (DRY SYSTEM)
WALLS	SMOOTH RENDER TO SIDES, REAR AND FRONT ELEVATIONS, STONE PLINTH AND QUOINS
LINTELS/CILLS	STONE 'FEATURE' LINTELS AND CILLS
WINDOWS	PVCU TO CLIENT'S SPECIFICATION, VELLUX ROOF LIGHTS
DOORS	PVCU TO CLIENT'S SPECIFICATION
EAVES DETAIL	PVCU SOFFIT, BARGE, FASCIA, GUTTERING AND RWMP SQUARE PROFILE GUTTERING
MISC.	LEAD FLASHING AT ROOF JUNCTIONS, DRIP LINES



J C R PLANNING

CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANCY
UNIT 2, CROSS HANDS BUSINESS WORKSHOPS, HEOL PARC MAWR,
CROSS HANDS, CARMARTHENSHIRE, SA14 6RE
TEL: 01654 527111

SITE PLAN 1:500



Rev	Amendments	Date	Drawn By
A	Topic survey added	30/03/16	pf
B	Road improvements added	05/01/17	wt



LOCATION PLAN 1:2500

Map reference	Sn5101	Scale	AS SHOWN	Status	PLANNING
<p>Project PROPOSED DWELLING Location: LAND AT 1 RHADREFELIN, LLANELLI Client: MR GARY CROWALL</p>					
Project Number	1746	Drawing Number	01	Rev.	B
<p>Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction is a criminal offence and may lead to prosecution or civil proceedings. Licence No. AR10008113</p>					
<p>DATE DRAWN: 05/16 DATE CHECKED: 05/16</p>					
<p>DATE DRAWN: 05/16 DATE CHECKED: 05/16</p>					
<p>DATE DRAWN: 05/16 DATE CHECKED: 05/16</p>					

LEWIS PARTNERSHIP
 architects - penseiri

RIBA
 Chartered Practice

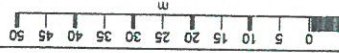
15 Park Crescent LLANELLI Carmarthenshire SA18 3AE
 01554 777998
 enquiries@lewispartnership.co.uk
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35 Bryngwyn Road, Dafen

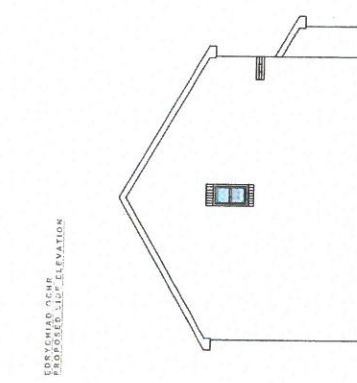
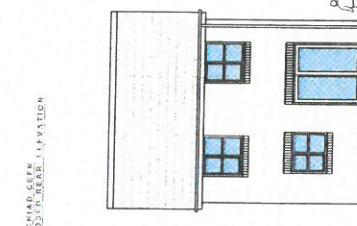
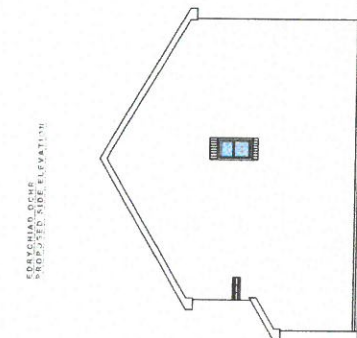
Mr & Mrs Thomas
35 Bryngwyn Road
Dafen
Llanelli
SA14 8LW



OS MasterMap 1250/2500/10000
scale
25 January 2017, ID:
BW1-00593999
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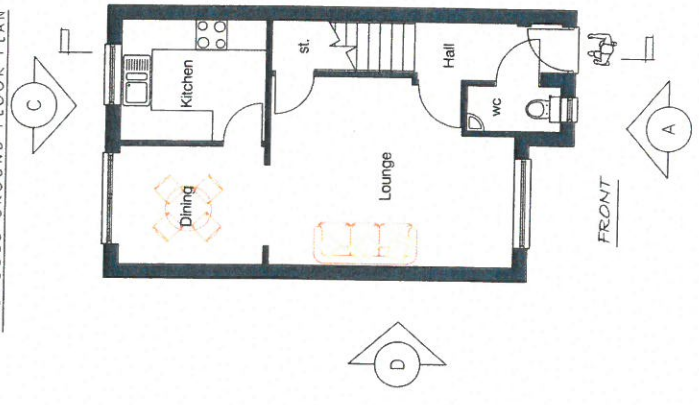
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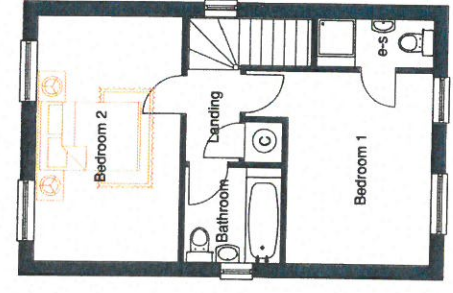
SCALE - 1:75

- Palet of Materials
- Walls: Proposed - Smooth Stucco Concrete Painted Butterilk
 - Floor: Proposed - Reddard - Concrete Stonewold 2 - Slate Colour
 - Windows: Proposed - uPVC - White Colour
 - Floors: Proposed - uPVC - White Colour
 - Roof: Proposed - Black Round Puffin (PVC)
 - Fabrics: White Unit

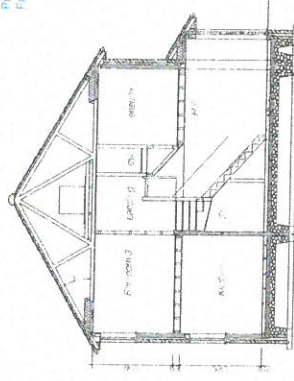
LLAWR GWAELOD
PROPOSED GROUND FLOOR PLAN



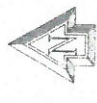
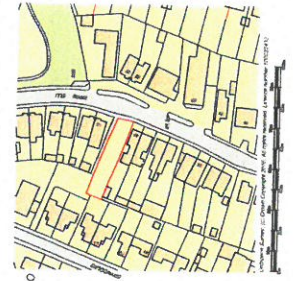
LLAWR CYNTAF
PROPOSED FIRST FLOOR PLAN



EDRYCHAD RHAN
PROPOSED SECTION
SCALE - 1:75



SITE PLAN
EXISTING
Scale - 1:1250



Key
Property Boundary -

DRAWING TO BE READ IN
CONJUNCTION WITH:
DRAWING ZH-02
DRAWING DOCUMENT P01
MATERIALS DOCUMENT MAT01

Do not scale from this working drawing for planning purposes.
These dimensions only shall be taken from the drawings.
The contractor shall be responsible for the construction of any structure to be built in accordance with the drawings. The contractor shall be responsible for the construction of any structure to be built in accordance with the drawings. The contractor shall be responsible for the construction of any structure to be built in accordance with the drawings.

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info@dimensiondrawing.com
Dimension Drawing Services
18 Stibbington Lane
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SA15 1NE
Tel: 0772280733
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LABC
Carmarthenshire
SA15 1NE
Tel: 0772280733
0800 612 9931

Plot @ Bynell, Llanelli,
Carmarthenshire.

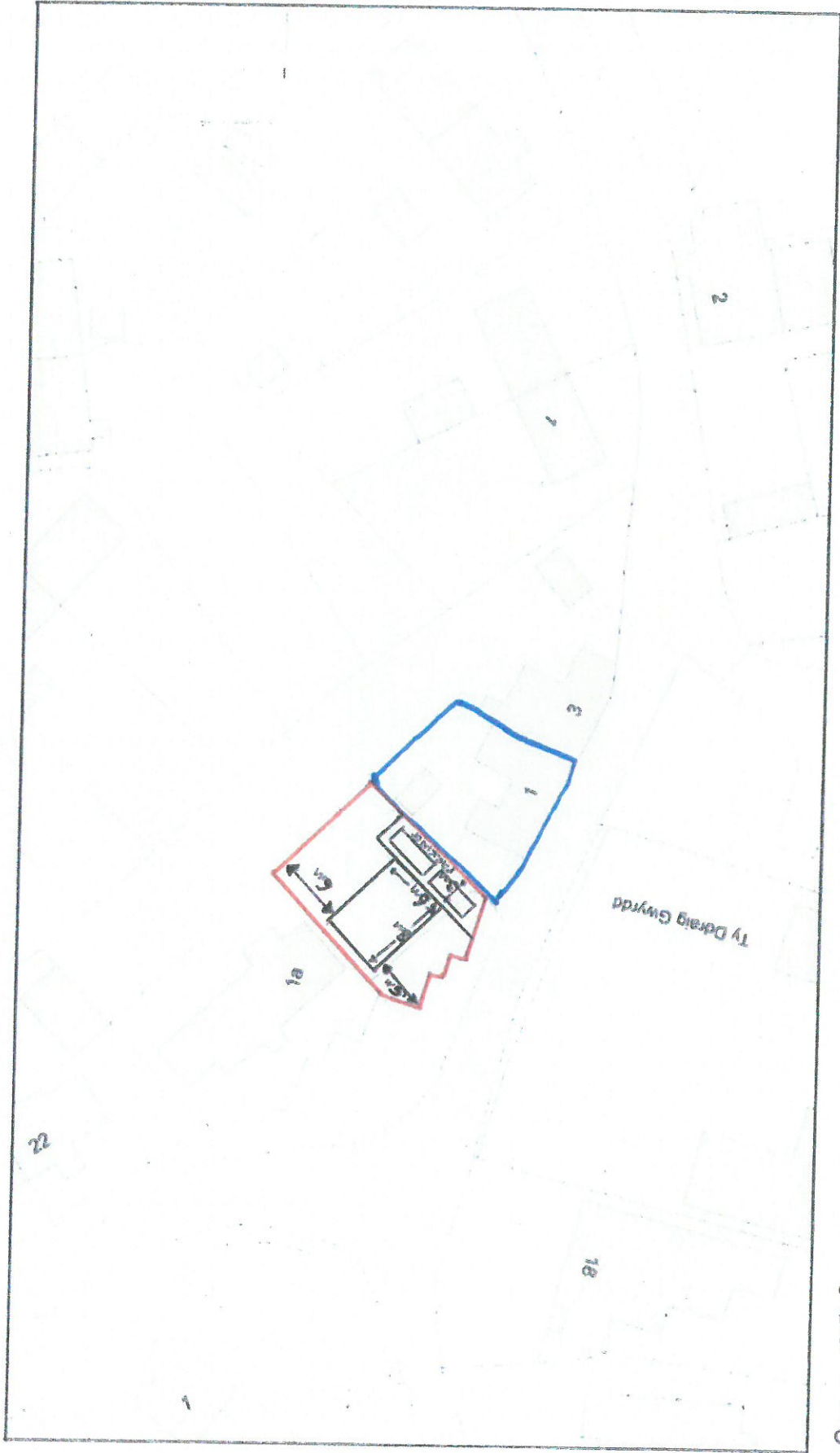
Proposed Dwelling
Class: CO Agent

Drawing Date: 10.2016
Floor Elevations Existing & Proposed

Client: Noted@A1
Checked: U
Date: 10.2016
Checked: U

Drawn By: ZI-01

1/500 Scale Plan - 1 Pen Y Graig Road, Ilwynhendy, Llanelli, Carmms. SA14 9PA



SCALE PARAMETER
UPPER AND LOWER LIMITS WIDTH - 7.8m DEPTH 5.8m RIDGE HEIGHT - 5.8m

Application No./ Development	Applicant/Location	Recommendation
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The following applications have been determined under the Clerk's delegated powers:

S/34976 Change of Use	Mr. C. O'Brien Land at and adjacent to 47 & 47A Bassett Terrace Pwll Llanelli (Hengoed Ward)	NO OBJECTION
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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 (Swiss Valley Ward)	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. Continued.
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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.

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.

S/34991
Development

Tata Steel UK Limited
Land at Cefncaeau
Off Maes-Ar-Ddafen Road &
Erwlas
Llwynhendy
Llanelli
(Pemberton Ward)

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.
- Continued.

**Application No./
Development**

Applicant/Location

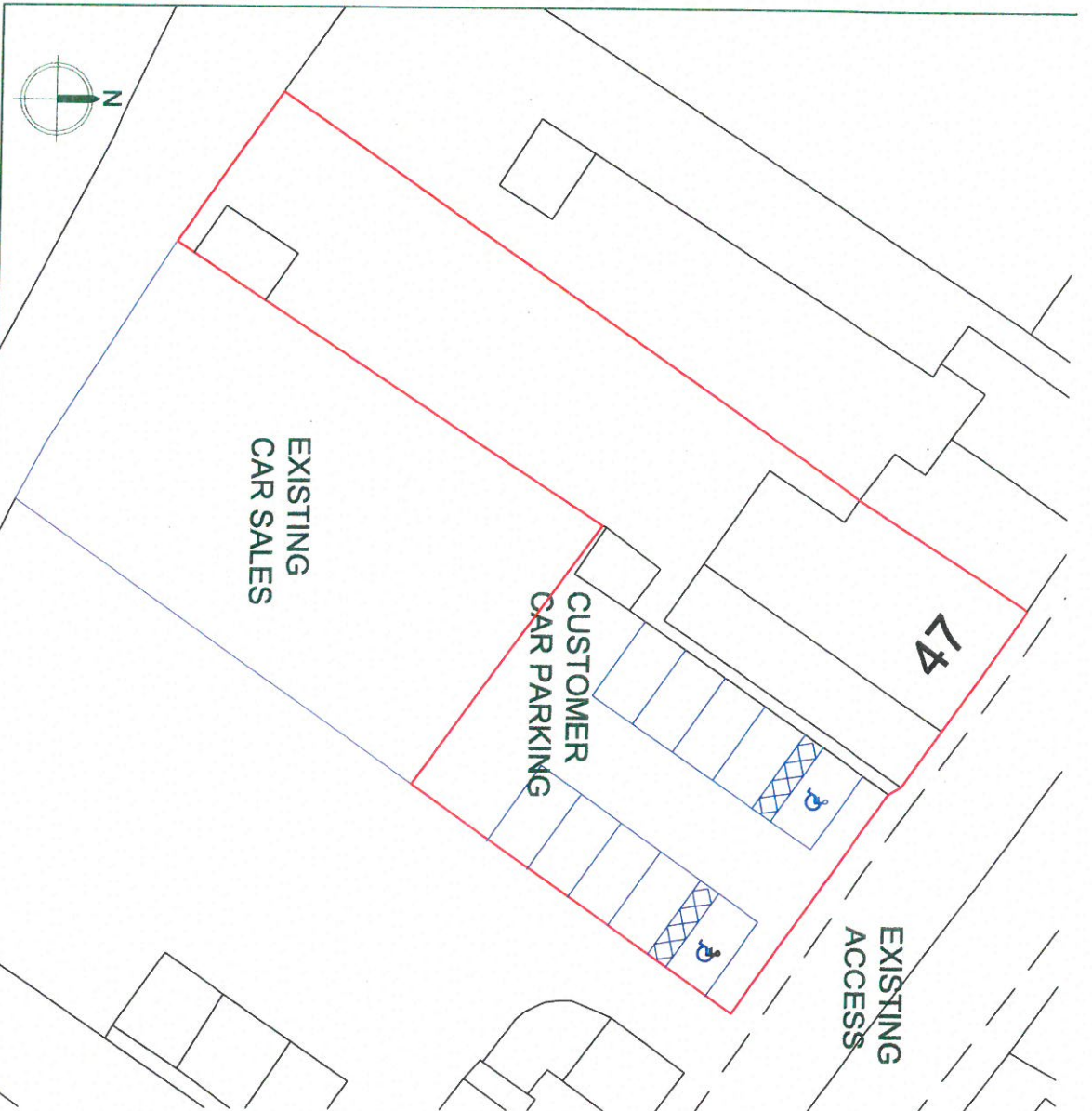
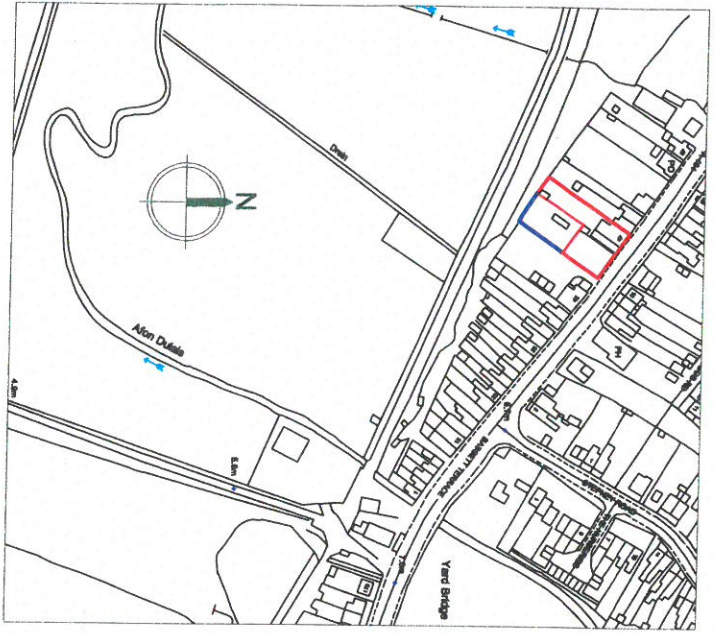
Recommendation

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.

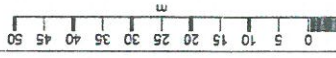
ITEM No. 4 (1)



PROPOSED CHANGE OF USE OF FORMER GROUND FLOOR SHOP TO AN
 EXTENSION OF ADJOINING HOT-FOOD TAKE-AWAY TO FORM RESTAURANT
 47 BASSETT TERRACE, PWLL, LLANELLI, SA15 4DU
 SCALE 1 : 500 250 @ A3 DRAWING NO. 54/RB/GENPL0027Y

33 Swiss Valley, Llanelli

33 Swiss Valley
Llanelli
Carmarthenshire
SA14 8BS



ITEM No. 4 (2)

OS MasterMap 1250/2500/10000
scale
12 December 2016, ID:
BW1-00584114
maps.blackwell.co.uk

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252094 E, 203134 N

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Site Boundary - TBC 9.71ha / 24.00 acres



Client: TATA Steel

Project: Lane at Cefncaeau, Llanelli

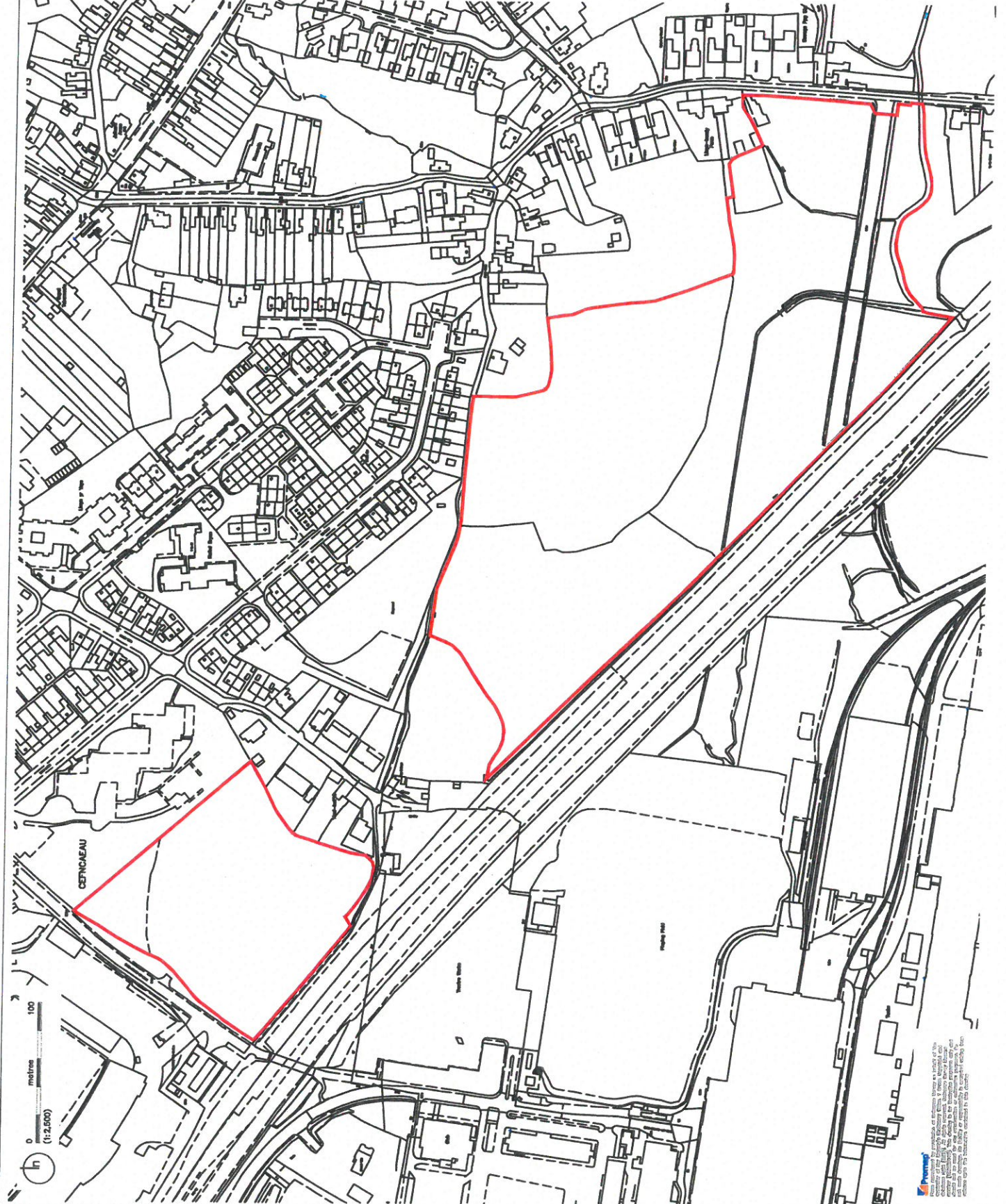
Drawing: Site Location

Scale: 1:2500 (A3)

Project Number: TAT/2009

Drawing Number: TAT/2009_100_001_Lane Plan

Issue: DRAFT
Revision: 17/08/2016



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