

19 September, 2016

LLANELLI RURAL COUNCIL

Minute Nos: 185 – 190

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, 19 September, 2016, at 4.45 p.m.

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

Cllrs.

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

185. APOLOGIES FOR ABSENCE

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

186. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

187. RAINSCAPE UPDATE SEPTEMBER 2016

The Chairman welcomed to the meeting Mrs. F. Green, Senior Communications Manager (Environment), and Mrs. R. Jones, Community Communications Officer from Welsh Water and Mr. S. Murray, Project Manager from Morgan Sindall.

Mrs Green began by giving some background information on Welsh Water and the work that it had carried out since 2001. It provided safe and reliable drinking water for 1.4 million household customers and 110,000 business customers. It also maintained a sewer network thousands of miles long.

Over time the main cause for concern has been high levels of rainfall causing issues such as sewer flooding in residential areas, sewer flooding impacting upon the environment and restraints on building new homes. It was noted that the Llanelli network had as much storm water as Swansea to displace, despite Swansea serving three times as many properties. Welsh Water had looked at various solutions, for example a conventional storage approach,

19 September, 2016

but for several reasons this option would not be feasible and would also prove to be very expensive for customers.

RainScape was the sustainable alternative in tackling the issues and there had been several ongoing projects in Llanelli, with a few more planned in the near future. The next big project was going to be in the Station Road area of Llanelli where Welsh Water would be building a surface water tunnel. The main method of work would mean the building of seven shafts between the town centre and Delta Lakes. The project would involve tunnelling under the main Swansea to West Wales railway line. It was envisaged this would take approximately 15 months to complete.

Another project involved Asda phase 2, which would affect various streets in the vicinity and that work was expected to be completed in seven months. New pipework, kerb drainage and planters in and around Emma Street were also planned, and further streets in the area would be affected. That work was expected to be completed in ten months. Both projects were planned to begin in January 2017.

Mrs Green added that there would be various road closures and Welsh Water would be working closely with the highways department at Carmarthenshire County Council, as well as residents and business in the area to try and keep disruption to a minimum. This would include door knocking, letters, leaflets and the use of a RainScape van which would aid customer engagement within the community. It was also planned to get schools involved by hosting interactive RainScape lessons, and events such as the Llanelli Christmas Carnival would also provide an ideal opportunity to engage with the public, listen to their concerns and provide advice and information.

A RainScape Community Fund had been set up which meant that community groups, schools and charities would have the opportunity to apply for a share of £10,000. Each project applicant would be able to apply for up to £1,000, and the organisations would have to be based within an area that has been affected by the RainScape project. Funds could be used for a range of benefits including enhancing community facilities, improving the environment, community safety and education.

Following the presentation, there was a question and answer session with Members and Mrs Green responded to the points raised as follows:

- The severe flooding in the town in recent weeks was due to the storm intensity being extremely high – a one in thirty years type of storm. However, investigations were ongoing as to why there had been so much surface water and Mrs Green would feedback to the Clerk when the investigation was complete.
- A combined effort was needed to combat the risk of flooding between Welsh Water, Carmarthenshire County Council and Natural Resources Wales;
- Flood defence mechanisms such as tidal locks appeared to be operating correctly but no commitment or view could be given as to whether there was further scope to introduce more of them in other parts of Llanelli to help mitigate the risk of tidal and fluvial flooding.
- If there were plans to extend the RainScape scheme to cover Trimsaran – Mrs Green would inform the Clerk;
- Welsh Water was now a statutory consultee but the extent of its planning consultation responses to the local planning authority were limited.

19 September, 2016

- In response to a comment that many waterways in Llanelli were overgrown and full of silt. The general responsibility for maintaining the waterways was shared with Natural Resources Wales and Carmarthenshire County Council.

After a brief discussion it was

RESOLVED that:

- (1) The RainScape presentation update be noted with thanks; and
- (2) The Clerk shall invite representatives from Carmarthenshire County Council and Natural Resources Wales to a future Planning and Liaison Committee meeting to discuss their collective responsibilities for managing culverts and waterways in the Llanelli area.

The Chairman thanked Mrs Green and her colleagues for providing the presentation, following which they withdrew from the meeting.

**188. 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/34324 Extension	Mr. J. Morgan 30 Bro Wen Pemberton Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.
S/34358 Fencing	Mr. S. Williams Storage Giant Unit 11 Llanelli Gate Dafen Llanelli	NO OBJECTION

Consent was required for a disabled extension to rear of property (amendment to S/32550).

Consent was required for the retention of 2.4 metre high fencing and external alterations to host building (retrospective permission).

19 September, 2016

Application No./ Development	Applicant/Location	Recommendation
S/34392 Extension	Mr. M. Watts 85 Parc Brynmawr Felinfoel 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 a single storey and rear extension

189. 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/34296 Caravan Storage	Mr. R. Rees Plot 6 Dafen Industrial Park Dafen Llanelli	OBJECTION because the site was located on a C1 flood zone and was at risk from fluvial flooding. The Council had concerns over the mitigation measures outlined in the accompanying flood consequences assessment report and felt the measures were not robust enough to control and mitigate against the risk of flooding lower down the river basin as a result of surface water run off from the site increasing the chance of flooding elsewhere.

Consent was required for a proposed location of caravan storage facility for 210 caravans, including new secure palisade perimeter fence, 2.4m high. Application includes new lighting columns for amenity lighting and CCTV cameras for security. Proposed access to the site formed on the north side accessed from Heol Aur.

19 September, 2016

Application No./ Development	Applicant/Location	Recommendation
S/34298 Change of Use	Ms. T. Sayce Gelli March Pontheny Road Pontyates Llanelli	NO OBJECTION provided the applicant complied with the recommendations set out in the accompanying bat survey report.
Consent was required for change of use of barn to a dwelling.		
S/34319 Certificate of Lawfulness	Mr. C. Morgan Wauncrehydd Five Roads Llanelli	NO OBJECTION
Consent was required for a workshop, store, yard and office for timber frame construction.		
S/34330 Dwelling	Mr. W. Davies Land adjacent to Banwen Lodge Horeb Five Roads Llanelli	NO OBJECTION

Outline consent was required to erect a four bedroom detached house for residential use, with access off Horeb Road and all other matters reserved.

RESOLVED that the information be noted.

190. THE PLANNING INSPECTORATE – APPEAL DECISIONS

- (1) **Appeal Ref: APP/M6825/D/16/3152358 – 24 Swiss Valley, Llanelli**
Further to Minute No. 170, planning application (S/33466), Members received correspondence from The Planning Inspectorate in respect of an appeal decision in relation to the above. The appeal was dismissed.
- (2) **Appeal Ref: APP/M6825/A/16/3146529 – 92 Herberdeg Road, Pontyates**
Further to Minute No. 125(2), planning application (S/34293), Members received correspondence from The Planning Inspectorate in respect of an appeal decision in relation to the above. The appeal was dismissed.

RESOLVED that the information be noted.

19 September, 2016

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The Meeting concluded at 5.25 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 11 October, 2016, adopted by the Council.