

10 October, 2016

LLANELLI RURAL COUNCIL

Minute Nos: 222 – 226

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, 10 October, 2016, at 4.45 p.m.

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

Cllrs.

T. Bowen	S. M. Donoghue
S. M. Caiach	H. J. Evans
S. L. Davies	R. E. Evans
T. Devichand	J. S. Phillips

222. APOLOGIES FOR ABSENCE

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

223. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 226, because she had previously responded to the consultation on the draft planning application in her capacity as a County Councillor.

**224. 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.34449 Extension	Mr. D. Willumsen 11 Tyrwaun Pwll Llanelli	NO OBJECTION
<p>Consent was required for a proposed construction of a single storey front extension to provide a new hall.</p>		
S/34480 Extension	Mr. & Mrs A. Walters 63 Heol y Pentre Ponthenri Llanelli	NO OBJECTION provided: 1. The general scale and massing of the proposed extension when combined to the property did not result in a disproportionate increase in the size of the original dwelling. 2. The extension being deemed subordinate or compatible with the original dwelling in terms of scale and design and it not being deemed an incongruous and discordant form of development that would be unacceptably harmful to the character and appearance of the dwelling and surrounding residential area. 3. There was no detrimental impact on highway safety associated with the entrance to the site and the number of vehicles likely to be parked on the property.

Consent was required for a proposed single storey rear extension and replacement detached garage.

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225. 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/34415 Floral Tribute Canopy	Mr. R. Evans Crematorium Management Ltd Llanelli Crematorium Penprys Road Dafen Llanelli	NO OBJECTION
<p>Consent was required for a new floral tribute canopy.</p>		
S/34416 Extension	Mr. & Mrs A. Whatley 15 Berwick Park Bynea Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. The extension being subordinate to the original dwelling in terms of general scale and massing.
<p>Consent was required for a proposed demolition of side conservatory and construction of two storey side extension to provide ground floor lounge, utility room and WC and first floor bedroom.</p>		
S/34422 Replacement Extension	Ms. C. Davies 85 Brynheulog Dafen Llanelli	NO OBJECTION

Consent was required for a proposed replacement of existing rear extension polycarbonate roof to tiled hipped roof.

RESOLVED that the information be noted.

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Cllr. T. Bowen preferred not to discuss the merits/demerits of the item of business annotated in Minute No. 226 below until such time as a formal planning application had been submitted with the Local Planning Authority at Carmarthenshire County Council. Cllr. Bowen did not wish to discuss the application as a draft and wanted to keep an open mind and did not wish to be influenced by the discussion and withdrew from the meeting. Cllr. S. L. Davies declared a personal interest in Minute No. 226 because she had already responded to the consultation on the draft planning application in her capacity as a County Councillor.

226. SCHEDULE 1B & 1C – ARTICLE 2C AND 2D – CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES (WALES) ORDER 2012 – LAND AT CEFNCAEAU (LOCATED OFF MAES AR DDAFEN ROAD, LLANELLI)

Members received correspondence from the Senior Consultant, Engagement, Turley in respect of TATA Steel UK Ltd’s intention to submit an outline planning application for residential development of up to 280 dwellings, vehicular access from Maes Ar Ddafen Road and the A484, open space, landscaping and other associated infrastructure at land at Cefncaeau, Llanelli.

Following discussion, it was

RESOLVED that the draft planning application be objected to on the following grounds:

1. Concerns over the existing sewer capacity not being able to cope with the additional demand.
2. The draft planning application didn’t specify how surface water would be segregated from foul water and the method to be adopted to give affect to this.
3. 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.
4. Constructing 280 properties on the parcel of land would displace surface water to other areas causing flooding elsewhere.
5. 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.
6. On a general point concern was expressed about the impact the development would have on the local community and general infrastructure. The economic context for the development was also questionable.
7. 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).

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The Meeting concluded at 5.00 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 11 October, 2016, adopted by the Council.