

19 May, 2014.

LLANELLI RURAL COUNCIL

Minute Nos: 45 - 51

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 May, 2014, at 4.45 p.m.

Present: Cllr. F. Akhtar (Chairman)

Cllrs.

L. J. Butler	S. N. Lewis
S. L. Davies	A. G. Morgan
H. J. Evans	W. V. Thomas

45. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. D. M. Cundy and M. V. Davies.

46. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal and prejudicial interest in Minute No. 49 S/29953 because her property was situated opposite the parcel of land in question.

47. GLYNGERWEN QUARRY, FELINFOEL – INERT RECYCLING FACILITY

Members received Mr T Boothroyd, Planning Officer, Carmarthenshire County Council in respect of planning application S/29950, to discuss the proposal to create an inert waste recycling facility, at Glyngerwen Quarry, Felinfoel.

Mr Boothroyd outlined Carmarthenshire County Council's perspective of the application with regard to impact on ecology, highways, noise abatement and disruption to local residents. Mr Boothroyd stressed that a number of reports and assessments were yet to be completed.

During the ensuing discussion Members raised a number of issues and concerns with Mr Boothroyd over the proposal, following which the Chairman thanked Mr Boothroyd for his observations and he then withdrew from the meeting in order for Members to determine the Council's response to the planning application which was set out in Minute 49 (S/29950) below.

48. APPOINTMENT OF SUB COMMITTEE

RESOLVED that a Sub-Committee, comprising the Chairman and Vice-Chairman of Committee, Chairman of Council, Leader of Council and Local Ward Members be appointed.

19 May, 2014.

**49. 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/29950 Recycling Facility	Mr W Rees Glyngerwen Quarry Felinfoel Llanelli	OBJECTION

Objection on the following grounds:

1. The site lies outside settlement development limits.
2. There were concerns over the potential detrimental impact to the quality of life of local residents, especially in regard to frequent haulage movements to and from the site and the generation of noise and dust from the proposed facility.
3. There were highway safety and access/egress concerns in that the access road was deemed unsuitable with it being too narrow. Furthermore, there were concerns over the structural stability and suitability of the road bridge.
4. There were concerns the development would have a detrimental impact on local biodiversity.
5. It was acknowledged that there might well be demand for an inert recycling facility but the Council was of the opinion that the location was unsuitable. The Council also understood that a similar facility was operating in Five Roads and that this site was not fully utilised and so had the necessary capacity to meet any perceived increase in demand in the Llanelli area.

Consent was required for construction of inert waste recycling facility.

Cllr. S. L. Davies declared a personal and prejudicial interest in S/22953 as her property was situated opposite the parcel of land in question. She withdrew from the meeting before discussion commenced.

S/29953 Wind Turbines	Carmarthenshire Energy Trust & GVCRE Ltd Land at Tir Emmanuel Farm Five Roads Cyheidre Llanelli	OBJECTION
---------------------------------	---	-----------

Objection unless:

1. The proposal would not cause demonstrable harm by virtue of having a significant adverse impact on the quality of the local environment, on sites of agricultural value, areas designated for their landscape value, or to species of nature conservation and ecological value.

continued.....

19 May, 2014.

Application No./ Development	Applicant/Location	Recommendation
---	---------------------------	-----------------------

S/29953 continued...

2. The proposal did not have a significant adverse impact in terms of noise and/or scale and design.
3. The siting, design, layout and materials used were sympathetic to the characteristics of the land-form, contours and existing features of the landscape.
4. The proposal did not lead to a significant adverse increase in risk or nuisance to, and impacts on the amenities of, nearby residents or other members of the public arising from wind turbine operation, shadow, flicker, safety risk, radio or telecommunications interference.
5. The turbines did not cause demonstrable harm to the amenity of any residents.

Consent was required for installation of two WTN 250KW wind turbines with an overall tip height of 44.5M and associated infrastructure including two control kiosks and temporary access.

S/29954 Dwelling	Mrs S Grehan Land adjacent 75 Heol Y Pentre Ponthenri Llanelli	NO OBJECTION
----------------------------	--	--------------

Outline consent was required for one dwelling.

S/29964 Residential Development	Mr P Jacob Plot 2, adjacent to Felin Newydd Horeb Five Roads Llanelli	NO OBJECTION
--	--	--------------

Consent was required for residential development

S/29967 Solar PV System	Scarlets Regional Ltd Training Barn Parc Y Scarlets Maes Ar Ddafen Road Llanelli	NO OBJECTION
--------------------------------------	--	--------------

Consent was required for the installation of Solar PV system. The work would be carried out to standard guidelines for Solar PV regarding maximum clearances and protrusions that allow for permitted development.

19 May, 2014.

Application No./ Development	Applicant/Location	Recommendation
S/29968 Extension	Mr S Williams 12 Heol Hen Five Roads Llanelli	NO OBJECTION provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Consent was required for a kitchen and bathroom two storey side extension.</p>		
S/29976 Modification of Frontage	Coleg Sir Gar Graig Campus Sandy Road Llanelli	NO OBJECTION
<p>Consent was required for replacement lobby and glazing reception.</p>		
S/29985 Agricultural Building	Mr G Samuel Ty Gwyn Woodlands Heol Llanelli Pontyates Llanelli	NO OBJECTION provided: 1. The scale and design of the agricultural shed was sympathetic to the surrounding landscape. 2. The development was actual and necessary to support established need.
<p>Consent was required for construction of an agricultural shed.</p>		
S/30003 Modications	Ysgol Y Strade Sandy Road Llanelli	NO OBJECTION
<p>Consent was required for the removal of existing cladding from the sports hall and replaced with new to match new block 25 opposite.</p>		
S/30039 Extension	Mr S Parkinson 24 Swiss Valley Llanelli	NO OBJECTION
<p>Consent was required for the demolition of existing front conservatory and construction of front extension.</p>		

19 May, 2014.

Application No./ Development	Applicant/Location	Recommendation
S/30050 Residential Development	Carmarthenshire County Council Land at Gwndwn Mawr Station Road Bynea Llanelli	OBJECTION

Objection on the following grounds:

1. The Council had highway safety concerns over the volume of traffic generated from the site when combined with traffic flows from other proposed housing development sites using the same stretch of road.
2. There were concerns about the flood risk and the impact the development would have on the local sewer infrastructure.
3. The potential detrimental impact on local biodiversity.
4. The Council understood that the site had been earmarked to be removed from the emerging Local Development Plan.

S/30069 Dwelling	Mr A Davies 5 Clos y Parc Five Roads Llanelli	NO OBJECTION
----------------------------	--	---------------------

Consent was required for one dwelling with detached garage.

S/30100 Roof	Mr J Waite 16 Glan yr Afon Felinfoel Llanelli	NO OBJECTION provided: 1. It was not considered an incongruous form of development when compared to the surrounding street scene. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
------------------------	--	--

Consent was required for a new raised roof.

50. PROPOSED ROUND TOP HUMPS, RAISED PLATEAU AND 20MPH LIMIT – DENHAM AVENUE, LLANELLI

Members considered email correspondence received from the Transport and Engineering Division, Carmarthenshire County Council. The email contained details of the proposal to install two round topped humps and raised plateau between junctions of Penywern and St. Margaret's Drive to facilitate a proposed 20mph limit along Denham Avenue, Penywern and Iscoed Llanelli.

19 May, 2014.

The road humps were considered necessary in the interest of road safety, to facilitate and enforce the 20mph speed limit and maintain low vehicle speeds in the vicinity of the access to Furnace C P School.

The dimensions and locations of the road humps were as follows:

Type	Dimensions	Location
Round top hump	75mm high, (width of road), 3700mm	<u>Denham Avenue, Llanelli</u> Outside No. 98 Denham Avenue
Round top hump	75mm high, (width of road), 3700mm long	<u>Denham Avenue, Llanelli</u> Outside No. 118 Denham Avenue
Raised Plateau	65mm high, (width of road), 3000mm long flat top and with ramps at 1:15 gradient	<u>Denham Avenue, Llanelli</u> Outside No. 81 Denham Avenue

Following discussion, it was

RESOLVED that the proposal be supported in the interests of highway safety.

51. (1) TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED) APPEAL APP M6825/A/14/2214276 LAND OFF 47 BASSETT TERRACE, LLANELLI

Further to Minute No. 163 (S/28535) (5 August, 2013), Members were informed that an appeal had been lodged with the National Assembly for Wales. The appeal was to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

(2) TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED) APPEAL APP M6825/A/14/2217347 FORMER SION CHURCH, TRALLWM ROAD, LLANELLI

Further to Minute No. 401 (S/29471) (3 February, 2014), Members were informed that an appeal had been lodged with the National Assembly for Wales. The appeal was to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

RESOLVED that the information regarding the above appeals be noted.

.....
 The meeting concluded at 5.35 p.m.

The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 10 June, 2014, adopted by the Council.