

21 July, 2014

LLANELLI RURAL COUNCIL

Minute Nos: 153 – 159

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, 21 July, 2014, at 4.45 p.m.

Present: Cllr. F. Akhtar (Chairman)

Cllrs.

L. J. Butler	H. J. Evans
S. M. Caiach	S. N. Lewis
M. V. Davies	W. V. Thomas

153. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. L. Davies, A. G. Morgan and G. H. Wooldridge.

154. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interests were made.

**155. 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/26078 Golf Course	Gateway Caravan Park Ltd. Bryn Carnarfon Bynea Llanelli SA14 9SN	Noted for information

The application was withdrawn.

21 July, 2014

Application No./ Development	Applicant/Location	Recommendation
S/30391 Demountable Classroom Unit	Dafen C P School Lon Yr Ysgol Dafen Llanelli	NO OBJECTION
<p>Consent was required for a new demountable classroom.</p>		
S/30392 Extension	Bynea C P School Saron Road Bynea Llanelli	NO OBJECTION
<p>Consent was required for an external canopy and small lobby extension for Flying Start childcare setting.</p>		
S/30406 Extension	Mr S. Wells 19 Salem Road Llanelli	NO OBJECTION provided the proposals were: 1. Not incongruous to the main dwelling and were not detrimental to the look of the surrounding street scene. 2. Not detrimental to the amenity and privacy of neighbouring dwellings.
<p>Consent was required for a two storey and attic bedroom extension.</p>		
S/30407 Dwellings	S. Griffiths Land between 23 & 26 Glascoed Pwll Llanelli	OBJECTION unless: 1. The design proposals were not incongruous to the surrounding street scene. 2. The site retaining sufficient amenity space and being large enough to accommodate two dwellings. 3. A geographical survey on ground conditions and previous history of subsidence on the site was commissioned to confirm the site was suitable for the planned development. (continued)

21 July, 2014

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

S/30407
(continued)

4. Given the immediate location was prone to flooding from artesian springs, mitigation measures should be included in the scheme to safeguard against the risk of localised flooding associated with surface water run off from farm fields located on higher ground.

Consent was required for one pair of semi detached dwellings with integrated garages.

S/30408
Dwellings

GE Properties
Land adjacent to
30 Penygraig Road
Llanelli

NO OBJECTION provided:
1. The design proposals were not incongruous to the surrounding street scene.
2. The site retaining sufficient amenity space and being large enough to accommodate two dwellings.
3. There was no detrimental impact on access arrangements to the dwelling and the adjacent lane.

Consent was required for two number of semi detached dwellings.

S/30409
Extension

C & K Fields
84 Dylan
Llanelli

NO OBJECTION provided:
1. The combination of the existing and proposed extension was not detrimental to the character, design and scale of the original dwelling.
2. The proposal did not overdevelop the property.
3. The extension was subordinate in scale and general appearance to the main dwelling.
(continued)

21 July, 2014

Application No./ Development	Applicant/Location	Recommendation
S/30409 (continued)		4. Neighbours not objecting to the proposal given the intended use.

Consent was required for a single storey extension for disabled applicants.

S/30449 Conversion	Ms T. Sayce Gelli March Ponthenry Road Pontyates Llanelli	NO OBJECTION
------------------------------	---	--------------

Consent was required to convert a barn into a dwelling and to place a temporary caravan on site whilst carrying out work.

156. 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	Response
S/ 30362 Access Road	Mr P. Bowen Proposed access road Land adjacent to Pennant Quarry Herberdeg Road Llanelli	NO OBJECTION provided the access road was actual and necessary to support established need.
S/30370 Hard Standing/ Driveway	Mr L. Davies RTD & Sons 9 Pentrepoeth Road Llanelli	NO OBJECTION provided there were no highway safety concerns.

Consent was required for an access road.

Consent was required for the creation of a hard standing/driveway

21 July, 2014

Application No./ Development	Applicant/Location	Recommendation
S/30373 Variation of Planning Conditions	Mr & Mrs Jenkins Jones Land adjoining Tabernacle Chapel Carway Road Pontyates	NO OBJECTION

Consent was required to extend the time period for commencement of the works.

157. PROPOSED IMPOSITION OF ROAD HUMPS (LLANELLI) ORDER

Members considered correspondence received from Carmarthenshire County Council in relation to a Road Traffic Order as detailed below:

Type	Dimensions	Location
Round Top Hump	75mm high. Width of road. Minimum length of 3.7metres	<u>Brynsierfel</u> Outside property nos.:- 17/19 and 6/8. 41/43 and 52. <u>Heol Elfed</u> Outside property nos.:- 5/7 and 18/20. 33/35 and 48. 13/15. <u>Pemberton Road</u> Near property known as Abernant <u>Trallwm Road</u> Outside property nos.:- 45/47 and 78/8 <u>Amanwy</u> Outside property nos.:- 29/31 and 14/16

21 July, 2014

Type	Dimensions	Location
Round Top Hump	75mm high. Width of road. Minimum length of 3.7metres	<u>Dylan</u> Outside property nos.:- 38/40 and 49/51 <u>Parc Gitto</u> 10m north of property no. 37a Outside property no. 10 and 67 <u>Erw Las</u> Outside property known as Innisfree Outside property known as Ty-to maen and Ddol Fach <u>A476 Swiss Valley</u> 10m north of property no. 68 Outside property nos.:- 60/62a and 29 40/42 and 19 10/12 and to the side of no.1 Danylan
Raised Plateau	75mm high. Width of the road. 3 metre flat top	<u>Maes Ar Ddafen Road</u> 10m metres northeast of its junction with Bro-wen

RESOLVED that the Road Traffic Order be supported.

**158. CARMARTHENSHIRE UNITARY DEVELOPMENT PLAN –
SUPPLEMENTARY PLANNING GUIDANCE, CAE MYNYDD MAWR
SPECIAL AREA OF CONSERVATION**

Further to Minute N0. 264 (28 October, 2013), Members received correspondence from the Head of Planning, Carmarthenshire County Council, regarding Supplementary Planning Guidance (SPG), in respect to Cae Mynydd Mawr Special Area of Conservation.

The SPG elaborated upon and provided clarification in respect of the policies and provisions of the Unitary Development Plan (UDP). It provided specific guidance in relation to the consideration of proposals for potential developments impacting upon the Special Area of Conservation (SAC) and the need to establish a management strategy to ameliorate for the loss of and secure the ongoing and future management of habitat used by the Caeau Mynydd Mawr SAC marsh fritillary butterfly metapopulation, and it was

21 July, 2014

RESOLVED that the Supplementary Planning Guidance be noted.

**159. TOWN AND COUNTY PLANNING ACT (1990) –
(AS AMENDED) APPEAL APP M6825/A/14/2214294 –
S/28514 TRE BEDDROD, FURNACE**

Further to Minute No. 511 (S/28514) (7 April, 2014), Members were circulated with correspondence received from the Planning Inspectorate in respect of the above appeal. The appeal had been dismissed.

RESOLVED that the information be noted.

.....

The meeting concluded at 5.15 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 9 September, 2014, adopted by the Council.