

22 May, 2017.

LLANELLI RURAL COUNCIL

Minute Nos: 44 – 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, 22 May, 2017, at 4.45 p.m.

Present: Cllr. S. M. Caiach (Chairman)

Cllrs.

F. Akhtar	H. J. Evans
S. L. Davies	R. L. Najmi
T. Devichand	A. J. Rogers
E. Simmons	

Absent: T. J. Jones and J. S. Randall

44. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. V. Davies and T. M. Donoghue (Cllr. F. Akhtar deputising).

45. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

46. APPOINTMENT OF SUB-COMMITTEE

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

**47. PLANNING APPLICATIONS
TOWN AND COUNTRY GENERAL
DEVELOPMENT PROCEDURE ORDER 1995**

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

22 May, 2017.

Application No./ Development	Applicant/Location	Recommendation
S/35465 Change of Use	Mr. M. Stevenson Llys Cerdd Gelli Fawr Road Five Roads Llanelli	NO OBJECTION provided there was no detrimental impact to the amenity of neighbouring dwellings by reason of noise, vibration, smell, fumes, smoke, ash, dust and other residual deposits.

Consent was required for partial change of use from an existing garage to a micro-brewery.

S/35485 Dwelling	Mr. D. Hedges Ty Haearn Five Roads Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. The development was not considered to be disproportionate to the original dwelling and its design was sympathetic with the local topography.
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Consent was required for demolition and replacement of existing dwelling.

S/35486 Alterations	Mr. & Mrs A. Poffley 2 Clos Cefn Bryn Llwnhendy Llanelli	OBJECTION unless the alterations to the existing decking structure rectified the issue of the neighbouring property being directly overlooked and that there was no detrimental impact on the amenity and privacy of neighbouring dwellings.
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Consent was required for proposed alterations of existing decking structure and associated fencing (resubmission of withdrawn application S/34652).

22 May, 2017.

Application No./ Development	Applicant/Location	Recommendation
S/35504 Extension	Mr. C. Inward 4 Heol Y Bwlch Bynea Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Consent was required for a two storey side extension and ground floor extension.</p>		
S/35505 Extension	Mr. Evans & Mrs Vass 55 Bryncelyn Pan Y Fai Lane Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.
<p>Consent was required for a rear extension to the bungalow, works inclusive of removal of two side extensions.</p>		
S/35513 Replacement Garage	Mr. & Mrs Thomas 38 Berwick Road Bynea Llanelli	NO OBJECTION
<p>Consent was required for a replacement garage.</p>		
S/35525 Extension	Mr. & Mrs Ratcliffe 3 Curlew Close Sandy Water Park Llanelli	OBJECTION unless: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for a first floor side extension and a single storey rear extension.

22 May, 2017.

Application No./ Development	Applicant/Location	Recommendation
S/35526 Extension	Mrs S. Lemon-Davies 68 Bryngwyn Road Dafen Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for proposed single storey shower room and bedroom extension to rear of dwelling.

48. 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/33342 Dwellings	Persimmon Homes Land at Genwen Farm Bynea Llanelli	

Reserved matters consent was required for the construction of 240 dwellings together with associated vehicular and pedestrian accesses, car parking and landscaping (reserved matters to outline S/15702).

OBJECTION on the following grounds:

1. The existing sewerage infrastructure did not have sufficient capacity to accommodate an additional 240 properties tapping into the main public sewer and this presented a significant risk to public health with the likelihood of flooding and overflow of foul water throughout the Bynea catchment area, particularly during periods of heavy rainfall.

Continued.

22 May, 2017.

Application No./ Development	Applicant/Location	Recommendation
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S/33342

Continued.

2. There were also similar concerns over the methods of surface water disposal and the detrimental impact this would also have on Welsh Water's infrastructure. This would increase the risk of flooding to the lower parts of Bynea, particularly when combined with periods of heavy rainfall.

3. There were highway safety concerns because it was the Council's view that the surrounding road infrastructure was inadequate to cope with an additional 1000 traffic movements per day to and from the site. Furthermore, the surrounding road infrastructure appears to be incapable of being upgraded to cater for this additional demand. This was detrimental to highway safety.

4. The locality lacks general civic amenities including access to shops and recreational facilities as well as inadequate school place provision to cater for the additional service demand.

S/35432

Studio apartment

Ms F Rees-Davies
Land adjacent to
26 Stradey Road
Llanelli

Consent was required for proposed demolition of existing garage and construction of a ground floor studio apartment.

OBJECTION on the following grounds:

1. The site lay within an area of flood risk and the applicant had failed to provide a flood consequence assessment in support of the application which demonstrated how the risk of flooding could be alleviated.

2. The application stated surface water would be disposed of via the main sewer. The construction of a ground floor studio apartment was a new form of development which would create new habitable accommodation in place of the existing garage. New development proposals require surface water to be disposed of separately with it not being allowed to enter the public sewer.

S/35449

Widening access

Mr S Hill
Brynhawddgar
Cynheidre
Llanelli

NO OBJECTION
provided there was no
detrimental impact to
highway safety

Consent was required to widen and improve existing access to rear garden of property.

22 May, 2017.

49. THE COUNTY OF CARMARTHENSHIRE (WITH THE EXCEPTION OF CARMARTHEN LLANELLI AND AMMANFORD (WAITING RESTRICTIONS AND STREET PARKING PLACES) CONSOLIDATION (VARIATION NO. 25) ORDER 2017

Members received correspondence from Carmarthenshire County Council, informing of a proposal to make an Order under Sections 1(1), 2(1) to (3), 4(2), 1 2 4 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 (“the Act”) as amended and Traffic Management Act 2004.

The effect of the Order would be to amend The County of Carmarthenshire (County of Carmarthenshire with the Exception of Carmarthen Llanelli and Ammanford) (Waiting restrictions and Street Parking Places) Consolidation Order 2004 (“The Consolidation Order”) (which provides for decriminalised enforcement of contraventions of waiting prohibitions and restrictions). The proposed amendments would:

- 1 Prohibit waiting at any time in the lengths of road and on the sides of road specified in Schedule 1 to the Notice.
- 2 To Extend the Prohibition of waiting in the lengths of road and on the sides of road specified in Schedule 2 to the Notice.
- 3 Prohibit waiting apart from Loading and Unloading in the lengths of road and on the sides of road specified in Schedule 3 to the Notice.
- 4 Limit waiting in the lengths of road and on the sides of road at the times specified in Schedule 4 to the Notice.
- 5 To revoke and amend restrictions in the lengths of road and on the sides of road at the times specified in Schedule 5 to the Notice.
- 6 To Revoke “The County of Carmarthenshire (County of Carmarthenshire with the Exception of Carmarthen Llanelli and Ammanford) (Waiting restrictions and Street Parking Places) Consolidation Order 2004 (“The Consolidation Order”) in so far as it related to Schedule 1 to 5 of this Notice.

and would replace the existing prohibitions and restrictions (if any) that affect the parts of the roads specified in the Schedules to the Notice.

The provisions for the usual exemptions contained in the Consolidation Order would apply in relation to the lengths of road and sides of road referred to in paragraph 4 and 5 above. These include the right for passengers to board and alight from a vehicle, for the loading and unloading of goods, for the carrying out of building operations and other works, for the performance of statutory powers or duties, and to enable a vehicle to take in petrol, oil, water or air from any garage situated adjacent to such parts of the roads affected by the proposed restriction.

In addition the Consolidation Order contains the usual parking concessions (where appropriate) for disabled persons in accordance with the Blue Badge Scheme. The roads affected by the Order in the Rural Council area were as follows:

22 May, 2017.

Schedule 1

Location	Side of Road	Length Affected
Stradey Road, Llanelli	South Side	From a point 30 metres east of the centre of its junction with the access to the Community Centre for a distance of 52 metres in a westerly direction.
Amanwy, Bynea	North Side	From a point 73 metres east of its junction with Trallwm Road for a distance of 20 metres in an easterly direction.
	South Side	From a point 83 metres east of its junction with Trallwm Road for a distance of 41 metres in an easterly direction.
Dylan, Bynea	North Side	From a point 52 metres east of its junction with Amanwy for a distance of 33 metres in an easterly direction.
	South Side	From a point 53 metres east of its junction with Amanwy for a distance of 33 metres in an easterly direction.
Heol Y Bwlch, Bynea (B4297)	South West Side	From a point 10 metres north west of the centre of its junction with Tir yr Hen Ysgol for a distance of 22 metres in a south easterly direction.
	North East Side	From a point 15 metres north west of the centre of its junction with Heol y Bwlch for a distance of 35 metres in a south easterly direction.
Tiy yn Hen Ysgol, Bynea	Both Sides	From its junction with Heol y Bwlch, B4297 for a distance of 5 metres in a south westerly direction.

SCHEDULE 2

EXTENSION TO THE PROHIBITION OF WAITING

Location	Side of Road	Length Affected
Bryn Isaf, Llwynhendy	North Side	From a point 45 metres south east of its junction with Trallwm Road for a distance of 37 metres in a south easterly direction.
	South Side	From a point 28 metres south east of its junction with Trallwm Road for a distance of 9 metres in a south easterly direction.

22 May, 2017.

SCHEDULE 3

**PROHIBITION OF WAITING APART FROM LOADING/UNLOADING
OF GOODS**

Location	Side of Road	Length Affected
Bryn Isaf, Llwynhendy	North Side	From its junction with Trallwm Road for a distance of 82 metres in a south easterly direction.
	South Side	From its junction with Trallwm Road for a distance of 37 metres in a south easterly direction.
Trallwm Road, Llwynhendy	West Side	From a point 13 metres north east of the centre of its junction with Bryn Isaf for a distance of 29 metres in a south westerly direction.

SCHEDULE 5

TO REVOKE AND AMEND EXISTING RESTRICTIONS

REVOCAION OF PROHIBITION OF WAITING AT ANY TIME

Location	Side of Road	Length Affected
Llethri Road, Swiss Valley	North Side	From a point 35 metres west of the centre of its junction with Pen-Nant for a distance of 162 metres in an easterly direction.
Yspitty Road, Bynea	South Side	From a point 20 metres west of the centre of its junction with Ffordd y Gamlas for a distance of 5 metres in an easterly direction.

Following discussion it was

RESOLVED that the Order be supported.

**50. TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED) –
LAND OFF CHAPEL HOUSE, NO. 1 SOAR ROAD, LLWYNHENDY,
LLANELLI – APP 1236/S/35117**

Members received correspondence from Carmarthenshire County Council, informing of an appeal that had been lodged with the Welsh Ministers in relation to the above planning application.

RESOLVED that the information be noted.

22 May, 2017.

51. THE PLANNING INSPECTORATE – APPEAL DECISION – LAND ADJACENT TO 73 PARC GITTO, LLWYNHENDY, LLANELLI – APP M6825/A/16/316/3162574

Members received correspondence from The Planning Inspectorate informing of an appeal that had been lodged with the Welsh Ministers, over the refusal of Carmarthenshire County Council to grant planning permission (S/32678) for the development of ten dwellings. The appeal had been allowed.

RESOLVED that the information be noted.

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The Meeting concluded at 5.05 p.m.

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