

22 September, 2014.

LLANELLI RURAL COUNCIL

Minute Nos: 196 – 200

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 September, 2014, at 4.45 p.m.

Present: Cllr. F. Akhtar (Chairman)

Cllrs.

S. M. Caiach	H. J. Evans
M. V. Davies	R. E. Evans
S. L. Davies	T. J. Jones
S. N. Lewis	

196. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. A. G. Morgan, W. V. Thomas and G. H. Wooldridge (Cllr. R. E. Evans deputising).

197. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a person interest in Minute No. 199 (S/30820) as she commented over the matter in her capacity as a County Councillor.

198. CONCRETE SPILLWAY, TRE BEDDROD RESERVOIR (S/30412)

The Chairman welcomed Mr Philip Williams from Carmarthenshire County Council (CCC) to the meeting and invited him to brief the committee on the present situation of planning application S/30412.

Mr Williams began by explaining that the initial engineer report identified the area was prone to over spilling and therefore recommended a spillway be constructed. It was predicted that a 1:1000 storm could cause severe over-spilling and therefore CCC would be faced with a heavy fine if the work was not carried out. It was hoped that the work would commence by the end of this year.

Members raised a number of queries about the construction such as would there be any detriment to the fish population in the pond. Mr Williams explained this had been investigated and it had been confirmed that the fish could remain at the pond and suffer no harm.

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Another question asked if the Dam was going to be reinforced, Mr Williams confirmed that it was just a spillway that was to be constructed. A question was raised as to how CCC could put the work out for tender before permission for the work to be carried out was granted. Mr Williams replied, stating the key milestones were completing the design (ARUP), planning permission and seeking tenders for the proposed works (both CCC). These processes were in hand and could run simultaneously. An environmental report was to be submitted as a requirement of the planning process.

The project was a 'stand alone' scheme with influences being the effects of the main river that the spillway would discharge into and the environmental impact of undertaking the works. A numerical model of the potential increases in flow into the main river has been submitted to National Resources Wales (NRW) for consideration.

Mr Williams then addressed risk identification and management. Planning permission or discharge consent might be delayed which would affect the programme and consequently the completion date for the scheme. NRW would be kept informed of any difficulties in completing on time and an extension to the deadline would be requested if any delays were apparent.

The project would be controlled by the County Council's Streetscene with input from the Consultant Division which would oversee management and construction of the project.

The project would be deemed complete when NRW 'sign off' the project stating that the spillway had been constructed to the Reservoir Engineer's satisfaction.

Thereupon, the Chairman thanked Mr Williams for attending and he withdrew from the meeting.

RESOLVED that the application be supported.

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

Application No./ Development	Applicant/Location	Recommendation
S/30407 Dwellings	Mr S. Griffiths Land between 23 & 26 Glascoed Pwll Llanelli	Noted for information.

This application was withdrawn - consent had been required for one pair of semi-detached dwellings with integrated garages.

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Application No./ Development	Applicant/Location	Recommendation
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S/30517 Extension	Mr T. Brookfield 59 Pentrepoeth Road Llanelli	Noted for information.
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This application was withdrawn – consent had been required for a first floor bedroom and shower room extension.

S/ 30716 Removal of planning conditions	Mrs R. Thomas-Owen (Plot 8) 2 Clos Y Parc Five Roads Llanelli	NO OBJECTION
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Consent was required to remove planning conditions 4, 5, 6, (code for sustainable homes) from planning permission S/30117.

S/30745 Extension and garage	Mr and Mrs Phillips 7 Glanlliedi Terrace Brohawddgar Felinfoel Llanelli	NO OBJECTION
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Consent was required for a single storey extension and garage.

S/30746 Conversion	Mr P. Wardman 1 Glanlliedi Terrace Felinfoel Llanelli	NO OBJECTION provided there was no detrimental impact on highway safety.
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Consent was required to convert a shop/dwelling into self contained flats.

S/30764 Wind Turbines	Mr and Mrs J. Thomas Land at Pant Farm Trimsaran Road Pwll Llanelli	
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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.
2. The proposal did not have a significant adverse impact in terms of noise and/or scale and design and infrasound.

Continued.....

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Application No./ Development	Applicant/Location	Recommendation
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S/30764

Continued.

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 to install two 50 KW wind turbines and associated electrical cabinets with access track.

S/30776

Extension

Mr M. Jones
Pencaeau Farm
Felinfoel
Llanelli

NO OBJECTION

Consent was required for an extension to the existing dwelling.

S/30777

Variation of Conditions

Carmarthenshire County Council
Land at rear of
58-118 Denham Avenue
Llanelli

NO OBJECTION provided the proposed highway infrastructure modifications planned for the junction of Denham Avenue and Sandy Road, were put in place before the new school opened and not six months after the school opened as stated on the planning application.

Consent was required for variation planning conditions 4(i) and 4(v) on planning application S/25812.

Arising out of discussion of the above planning application Members requested that enquiries be made with the Carmarthenshire County Council about arranging for an Officer to attend a future committee meeting to discuss traffic modelling on the surrounding road infrastructure.

Cllr. T. J. Jones left the meeting during the discussion of planning application S/30777.

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Application No./ Development	Applicant/Location	Recommendation
S/30812 Extension	Bryngwyn Comprehensive School Dafen Road Dafen Llanelli	NO OBJECTION

Consent was required to build an extension to the existing school, coupled with internal alterations and external works.

Cllr. S. L. Davies declared a personal interest in planning application (S/30820) below because she had commented upon the application in her capacity as a County Councillor.

S/ 30820 Extension	Mr D. Wickham 6 Nantydd Terrace Llanelli	NO OBJECTION provided: 1. The extension is subordinate to the main dwelling in terms of scale and massing. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
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Consent was required to build a rear kitchen/bedroom two storey extension.

S/ 30821 Outline Renewal	Mr B. Richards Plot adjoining Parish Hall Llwynhendy Road Llwynhendy Llanelli	NO OBJECTION
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Consent is required for renewal of existing outline consent under approved application S/24308 for the demolition of the existing garage and outline proposal for a new two storey dwelling.

200. BRYNTEG SOLAR FARM

Further to Minute No. 28 (S/28898) (7 October, 2014), Members were circulated with correspondence received from SunEdison in respect of Brynteg Solar Farm.

RESOLVED that the correspondence be noted.

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The meeting concluded at 5.15 p.m.

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