

26 October, 2015

LLANELLI RURAL COUNCIL

Minute Nos: 221 – 227

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, 26 October, 2015, at 4.45 p.m.

Present: Cllr. H. J. Evans (Vice Chairman (in the Chair))

Cllrs.

S. M. Caiach	R. E. Evans
M. V. Davies	J. S. Phillips
S. L. Davies	C. A. Rees
T. Devichand	A. J. Rogers

221. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar, L. J. Butler, M. L. Evans (Cllr. J. S. Phillips deputising), S. N. Lewis (Cllr. T. Devichand deputising), W. V. Thomas (Cllr. A. J. Rogers deputising) and G. H. Wooldridge (Cllr. R. E. Evans deputising).

**222. 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/32802 Dwelling	Mr. D. Phillips Land to the West of Rehoboth Road Five Roads Llanelli	OBJECTION – the site lay outside settlement development limits.

Outline consent was required for the construction of a detached bungalow and garage.

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Application No./ Development	Applicant/Location	Recommendation
S/32805 Renewal of Planning Permission	Mr. R. Radnedge & Mr. M. Law Land at 43 and rear of 45-79 Pemberton Road Llanelli	OBJECTION unless: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. General access/egress to the site posed no risk to highway safety.
<p>Consent was required for renewal of outline planning permission S/18528 dated 15.05.2012.</p>		
S/32809 Discharge of Planning Condition	TRJ Ltd Pennant Quarry Herberdeg Road Near Carway Llanelli	NO OBJECTION
<p>Consent was required for discharge of condition 25 of S/19824 (site maintenance).</p>		
S/32821 Change of Use	Mrs J Rawlings Dan Y Quarri Five Roads Llanelli	NO OBJECTION
<p>Consent was required for general improvements to land to facilitate change of use to agricultural.</p>		
S/32834 Extension	Mr. J. Kitchin 65 Trallwm Road Llanelli	NO OBJECTION provided: 1. The general scale and massing of the proposed extension when added to the property would not result in a disproportionate increase in the size of the original bungalow.

Continued.

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Application No./ Development	Applicant/Location	Recommendation
S/32834 Continued.		<p>2. The extension being subordinate to the original bungalow in terms of scale and design and that it did not result in an incongruous and discordant form of development that would be unacceptably harmful to the character and appearance of the dwelling and surrounding residential area.</p> <p>3. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.</p> <p>4. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.</p>

Consent was required for a two storey rear extension and decking area.

S/32853 Advertisement	Marstons Plc The Sessile Oak Llanelli	NO OBJECTION
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Consent was required for three internally illuminated wall signs, one internally illuminated free standing totem, one internally illuminated individual letters.

223. 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:

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Application No./ Development	Applicant/Location	Recommendation
S/32750 Discharge of Planning Condition	TRJ Ltd Pennant Quarry Herberdeg Road Near Carway Llanelli	NO OBJECTION
<p>Consent was required for discharge of condition 12 of S/19824 (drainage of access).</p>		
S/32751 Discharge of Planning Condition	TRJ Ltd Pennant Quarry Herberdeg Road Near Carway Llanelli	NO OBJECTION
<p>Consent was required for discharge of condition 13 of S/19824 (vehicle cleaning).</p>		
S/32765 Extension	Mr. R. Williams 45 Llethri Road Llanelli	NO OBJECTION provided that the drainage from the additional development did not increase the hydraulic load on the public sewer.
<p>Consent was required for the erection of a single storey extension to the rear, side of the property as well as some excavation work to the rear of the property with new retaining wall.</p>		
S/32766 Garage	Mr. O. Strasdin 2 St. Margarets Drive Llanelli	NO OBJECTION provided that the drainage from the proposed development did not increase the hydraulic load on the public sewer.

Consent was required for a garage.

224. PROPOSED REVOCATION OF EXISTING PROHIBITION OF WAITING AT ANY TIME AT LLETHRI ROAD, SWISS VALLEY

Members received correspondence from the Environment Department, Carmarthenshire County Council, advising of a request that had been received for the revocation of the existing Prohibition of Waiting at any Time at Llethri Road, Swiss Valley. The request would provide additional parking spaces for residents in the area. The location fell in a thirty miles per hour area and footways were present. There were currently limited off street parking spaces available.

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Following discussion it was

RESOLVED that the proposal be supported.

225. PROPOSED PROHIBITION OF WAITING AT ANY TIME AT LLYS YR HEN FELIN/SWANFIELD PLACE, LLANELLI

Members were informed that this matter was not in the Council's administrative area and it was

RESOLVED that the matter be referred back to Carmarthenshire County Council for subsequent referral to Llanelli Town Council.

226. PROPOSED LOADING BAY OUTSIDE THE PET STORE, PWLL ROAD, PWLL

Members received correspondence from the Environment Department, Carmarthenshire County Council, advising of a request that had been received for the placing of a loading bay outside the Pet Store, Pwll Road, Pwll. The request would aid in the loading and unloading of goods for any business in the immediate vicinity of the bay. The location fell in a thirty miles per hour area and footways were present. There were currently limited off street parking spaces available.

Following discussion, it was

RESOLVED that the proposal be supported provided it posed no risk to highway safety.

227. TOWN AND COMMUNITY COUNCIL RESPONSES TO PLANNING APPLICATIONS

Members received correspondence from the Interim Director of Environment, Carmarthenshire County Council relating to letters the Clerk had sent in respect of the Planning Authority's treatment and interpretation of town and community councils' responses to planning applications.

The letters were sent to the County Council following its Planning Seminar held in February 2015. The writer apologised for the delay in responding to the points raised and set out the position of the County Council including a sample analysis of how the Planning Authority had dealt with planning application responses from the Rural Council. The writer also referred to impending legislative changes being considered by Welsh Government and to the creation of a National Scheme of delegation in Wales. If Carmarthenshire County Council was minded to change its policy approach in terms of how it dealt with objections to planning applications it would need to amend part of its Constitution which it was not minded to do at

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the present time especially as new secondary legislation was anticipated. The writer commented it would be superfluous to amend the Constitution and then for any changes to be superseded because of the introduction of the new legislation and it was

RESOLVED that the content of the letter be noted.

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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 10 November, 2015, adopted by the Council.