

29 June, 2015.

LLANELLI RURAL COUNCIL

Minute Nos: 89 - 93

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, 29 June, 2015, at 4.45 p.m.

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

Cllrs.

F. Akhtar	S. L. Davies
S. M. Caiach	R. E. Evans
M. V. Davies	S. N. Lewis

Absent: L. J. Butler

89. APOLOGIES FOR ABSENCE

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

90. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

91. RAINSCAPE SCHEME – DWR CYMRU WELSH WATER UPDATE

Further to Minute No. 466 (11 March, 2014) the Chairman welcomed Ms F. Green, External Relations Manager and Mr F. O'Brien, Rainscape Strategy Manager, Dwr Cymru Welsh Water (DCWW) to the meeting to present an update on the Rainscape scheme being rolled out in the Llanelli and Gowerton areas.

Both representatives thanked the Council for the invitation to attend the meeting and to aid their presentation, they circulated Members with photocopied handouts about the Rainscape scheme.

Mr O'Brien explained Rainscape was DCWW's approach to managing surface water, which drew upon a number of well-established techniques to support sustainable urban drainage systems (SUDS). Local communities needed to adapt to climate change, urban creep (development in urban areas), flooding risk and in order to meet economic development needs. DCWW continued to develop its approach in responding to these issues and branded the Rainscape scheme in 2011. He commented that between 2015 and 2020 the target was to

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remove the equivalent to run off from 25,000 rooftops or 2,500 hectares. The work to support the scheme was formulated on a five year investment cycle.

Members were informed that around £60 million of investment in DCWW's asset management programme (AMP6) would occur over the next five years across Wales. In addition to the £15 million invested to date in the Llanelli and Gowerton catchment areas a further £25 million additional investment was planned to upgrade the sewer network; this was separate to the phosphorous removal initiative which also cost £25 million.

Mr O'Brien then commented about plans for improvements in Burry Port, the catchment area serving Northumberland Avenue pumping station Llanelli, Pwll and also in Crofty (Gower). He referred to specific projects in each of the localities annotated on the handouts circulated to Members. In Burry Port £6 million was planned between now and 2020 covering nine locations and some work had already started. Similarly in Llanelli in support of the five locations already successfully completed a further eight locations had been identified to mitigate the impact of surface water at Northumberland Avenue pumping station. Mr O'Brien confirmed work in Pwll would start in 2016 covering six hectares in total: DCWW would try to complete most of the work over the next three years so that a two year evaluation could be undertaken over the remainder of the programme cycle.

Mr O'Brien then commented on how well the scheme was currently working and how DCWW was learning from earlier location projects to continually improve the programme. He said the planting of flora had both an aesthetic and functional effect. He then referred to monitoring of performance measures at Queen Mary's Walk and Glevering Street, Llanelli. The swale at Queen Mary's Walk had taken out 10,000 cubic metres of surface water in the first year of operation, whereas the scheme in Glevering Street had already achieved a 250 litres per second flow reduction on the combined sewer system and new planting would further improve performance. He then asked his colleague Ms Green to comment on DCWW's communication strategy in support of the scheme.

Ms Green confirmed DCWW had liaised with over 3,500 customers, had hosted public exhibitions and drop in surgeries; had issued over 13,500 letters and newsletters in order to inform the public about the scheme. DCWW had also liaised with the local authority and town and community councils and had a town centre presence in the Hub building on Wednesdays and Thursdays. All of these measures aimed to keep everyone in touch with Rainscape information. Feedback so far had been very positive and people appreciated knowing what was going on. DCWW would continue to develop building community relations over the life of the scheme.

The Chairman thanked the representatives for their presentation and invited questions from Members.

Despite the extent of the works planned by 2020, it was claimed that the European Court had doubts as to whether DCWW would be able to comply with the Urban Waste Water Directive by this date but it was likely that DCWW would probably comply with the Fisheries Directive by 2020. Mr O'Brien responded by stating DCWW was still targeting 2020. Members felt Rainscape was a good scheme and then focussed attention on various localities in the Rural Council area. Mr O'Brien was asked about plans for Pwll and Furnace. He couldn't provide much information or detail about what might be planned for the area at this stage but ideally planting of green infrastructure would serve an important functional purpose. He then commented on the potential for localised flooding in Pwll and he informed

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Members DCWW liaised with Natural Resources Wales (NRW) regarding any issues associated with flooding. DCWW was licensed by NRW to discharge into water courses and confirmed the local sewer system had been designed to cater for a 1 in 100 year flood event.

Climate change would have an impact on local sea level and this brought about its own challenge. Members commented on steps being taken by developers to respond to rises in sea level following predictions that sea levels might rise by as much as 1.2 metres to 3 metres by the end of the century. This was clearly a concern. Mr O'Brien concurred but confirmed DCWW would work closely with NRW to mitigate against this, going forward. Members then asked what DCWW felt about householders concreting over gardens etc to reduce maintenance and to facilitate off street parking on property frontage. Mr O'Brien acknowledged this was an issue and was an example of urban creep and that Government was being lobbied about this by water companies. Concreting over front gardens didn't help support SUDS. The ideal scenario would be to switch to friendly permeable surfaces to facilitate car parking. Urban creep was significant and DCWW was lobbying Welsh Government for better controls but Welsh Government was still considering what was best to do. On a general point regarding the swales already constructed in Llanelli, Members asked if DCWW could, via the maintenance arrangement it had with Carmarthenshire County Council, monitor dog owners allowing their dogs to foul at these locations and that appropriate enforcement action be taken by the County Council to prevent this from continuing. Mr O'Brien confirmed this would be looked into. Ms Green then spoke generally about current and future maintenance of these areas. DCWW did currently maintain these areas but in future it was likely that it would fund the County Council to provide on-going maintenance. A number of the local schemes had been constructed on the highway so this was something which would ultimately be handed over to the County Council to look after because it had overall responsibility as the Highway Authority.

Attention then turned to how areas were selected. Dafen was prone to flooding but hadn't been designated for SUDS initiatives under the Rainscape scheme. Mr O'Brien explained the purpose of the scheme addressed overloading of the sewer network, associated flooding and the impact of surface water on the combined sewer overflow network. DCWW didn't have much control over fluvial flooding such as in places like Dafen, where rivers and local tributaries were likely to flood. Ms Green felt this was an important point to clarify in future communication updates with the public. Members' attention briefly turned to planned future housing developments in places such as Dafen and Llwynhendy which would ultimately feed into the sewer network once constructed. Mr O'Brien confirmed that DCWW had entered into a Memorandum of Understanding with Swansea City Council, Carmarthenshire County Council and NRW. The assumption was that no surface water from new developments would be allowed to enter the sewer network. This would lessen the burden on the network and would benefit the foul water system.

The Chairman then thanked the representatives for attending the meeting and for answering questions following which they withdrew from the meeting and it was

RESOLVED that the presentation on current progress with the Rainscape scheme be duly noted.

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**92. 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/32008 Conservatory	Mr. A. Mason 59 Sandpiper Road Llanelli	NO OBJECTION
Consent was required for a proposed conservatory extension.		
S/32065 Extension	Mr. C. Hughes Llys Y Deri Farmhouse Dafen Road Dafen Llanelli	NO OBJECTION provided: 1. The extension had no detrimental impact on the original character of the dwelling. 2. It did not excessively extend the footprint of the dwelling.
Consent was required for a single storey side extension to dwelling.		
S/32071 Dwellings	Mr. P. Maiello (Agent) Land off Heol Horeb Horeb Five Roads Llanelli	OBJECTION - the site lay outside settlement development limits.
Consent was required for proposed outline application for residential dwellings.		
S/32086 Extension	Mr. M. Thomas 31 Saron Road Bynea Llanelli	NO OBJECTION

Consent was required for a single storey extension to accommodate ground floor WC, shower and utility room.

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Application No./ Development	Applicant/Location	Recommendation
S/32095 Canopy	R. Sully Carmarthenshire County Council Pwll CP School School Road Pwll Llanelli	NO OBJECTION

Consent was required for the provision of external canopy for outdoor learning facility.

S/32096 Change of Use	Mr. J. Singh 20 Brynelli Llanelli	NO OBJECTION provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.
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Consent was required for a change of use of the rear part of the building from office and staff rest rooms to owners/managers residential accommodation. No material changes were made to provide the accommodation and the layout was exactly as constructed.

S/32107 Extension/New Roof	Mr. G. Thomas 70 Llwynhendy Road Llwynhendy Llanelli	NO OBJECTION provided: 1. The proposed works when combined with the previous extension had no detrimental impact on the original character of the dwelling and did not excessively extend the footprint of the dwelling – especially when compared to the footprint of neighbouring dwellings. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
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Consent was required for a two storey side extension, new roof to existing single storey kitchen projection, porch, conservatory and detached garage.

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Application No./ Development	Applicant/Location	Recommendation
S/32108 Extension	R. Jones 1 New Road Dafen Llanelli	NO OBJECTION
Consent was required for a single storey rear extension to create kitchen and bathroom.		
S/32109 Extension	Mr. D. Withers 8 Cwmbach Road Llanelli	NO OBJECTION
Consent was required for a two storey extension.		
S/32164 Improvements	Mr. R. Sully Carmarthenshire County Council Five Roads CP School Heol Hen Five Roads Llanelli	NO OBJECTION
Consent was required for a proposal to provide new facilities in the form of several extensions and refurbishment of the existing school. The proposals would accommodate 120 pupils as well as additional nursery provision for 30 infants. In addition the scheme included playing fields, outdoor learning areas, community use and parking provisions.		
S/32166 Garage	Mr. A. Davies 61 Denham Avenue Llanelli	NO OBJECTION
Consent was required for a proposed detached garage.		
S/32168 Garage Conversion	Mr. D. Williams 43 Oaklands Llanelli	NO OBJECTION provided off street parking could still be accommodated via a driveway on the site.

Continued.

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Application No./ Development	Applicant/Location	Recommendation
S/32168 Continued.		Furthermore and in the event of such driveway needing to be reconfigured and relaid to accommodate the conversion, then consideration be given to using permeable surface material to help mitigate against surface water run off from entering the sewer network.

Consent was required for a single storey garage conversion/side extension.

**93. PROPOSED PROHIBITION OF WAITING FOR GOODS VEHICLES
LLETHRI ROAD, FELINFOEL**

Members received correspondence from the Traffic Management Technician, Carmarthenshire County Council regarding a proposed Prohibition of Waiting for Goods Vehicles, Monday to Friday, between 6.00pm and 7.00am, Llethri Road, Felinfoel. Members were informed that the introduction of a Prohibition of Waiting at any time for Goods Vehicles should aid in facilitating the free and unhindered passage of vehicular traffic and aid road safety in the area.

Following discussion it was

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

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The meeting concluded at 5.30 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 14 July, 2015, adopted by the Council.