

3 September, 2012.

LLANELLI RURAL COUNCIL

Minute Nos: 160 – 166

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, 3 September, 2012, at 4.45 p.m.

Present: Cllr. F. Akhtar (Chairman)

Cllrs.

S. M. Caiach	R. E. Evans
S. L. Davies	A. Rogers
T. Devichand	W.V. Thomas
M. L. Evans	G. H. Wooldridge

160. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. Bowen and C. A. Rees.

161. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**162. 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/26889	Marston's Inns & Taverns Land to the south of the A484 Llanelli	Deferred pending further information being presented to the next meeting on whether the

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S/26889 (Cont)		development would be on a floodplain and that there would be sufficient parking facilities provided.
<p>Consent was required to construct a public house/restaurant.</p>		
S/26968 New Building	Mr A Hillier 2 Swiss Valley Felinfoel Llanelli	NO OBJECTION provided the applicant conformed to the pre application advice received namely: it had been agreed that the client would enter into a section 106 Agreement to provide traffic calming measures to the existing access lane Y Llan, the traffic calming measure agreed upon would be an anti skid surface applied to the junction area. It had also agreed that the existing rear access to the site via the access lane Y Llan would no longer be used, and that the primary access would be via the front of the site onto the A476.

Consent was required for a 4 bedroom detached house and garage.

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Application No./ Development	Applicant/Location	Recommendation
S/26978 Extension	Mr M Westcott Llanelli Tennis & Squash Club Denham Avenue	NO OBJECTION provided surface water run off from the development would be disposed of separately from the main sewerage network.
<p>Consent was required for an extension and alterations to existing building</p>		
S/26981 Amendment	Mr K Jones 23 Llys Cilsaig Dafen, Llanelli	NO OBJECTION
<p>Consent was required for an amendment to the design granted for a concrete block shed under application S/23382.</p>		
S/26982 Extension	Mr R Harries 93 Pant Bryn Isaf Llanelli	NO OBJECTION
<p>Consent was required for a single storey extension.</p>		
S/26999 Extension	Lloyd & Gravell Ltd 10 Coldstream Street Llanelli	NO OBJECTION
<p>Neighbourhood Consultation – consent was required to demolish existing lean to and replace with single storey extension.</p>		
S/27000 Removable structure	Mr M Randall Unit B4 Llanelli Gate Business Park Llanelli	NO OBJECTION

Consent was required for a removable structure for display of conservatory product.

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Application No./ Development	Applicant/Location	Recommendation
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S/27035 Amendment	Mr A Williams 32 Maescanner Road Llanelli	NO OBJECTION
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An amendment to planning application number S/26520 was required to increase the height of the proposed building.

S/27034 Alteration	Mr N Jenkins 26 Tanygraig Road Llwynhendy Llanelli	NO OBJECTION
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Consent was required to the alteration of a store to a bedroom.

S/27061 Fixture	Mr R T Allen 8 Farmers Row Llanelli	NO OBJECTION
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Consent was required for a non-permanent external refrigeration unit.

S/27063 Extension	Mr S Donoghue 28 Nantwen Llanelli	NO OBJECTION
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Consent was required for single and two storey extensions and a front porch.

163. DEVELOPMENT ON FLOODPLAIN C2 DESIGNATED AREAS

Arising out of Minute No. 158, Cllr. S.M. Caiach expressed concern at the risk of flooding to both new and existing properties with development being permitted on floodplains. Reference was made to a historic event which resulted in much of the town being flooded and also to present and future climate conditions which could result in a tidal surge.

Members although concurring with the views being expressed felt that sufficient protection was in place if the guidelines of the Planning Policy Wales Technical Advice Note (TAN) 15 were followed.

RESOLVED that it would not be appropriate for the Council to adopt a blanket policy of objecting to developments on flooding C2 designated areas. However, it would continue to

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follow the Planning Policy Wales Technical Advice Note (TAN) 15 and any other guidelines issued by the Welsh Government when considering planning applications for developments proposed on floodplain C2 designated areas.

164 NEW HOUSING DEVELOPMENT – DAFEN

Further to Minute No. 159, Members considered a request from JDT Developments to change the Council’s preferred name of Clos Dafen to an alternative name of Clos Cae Bach. Members having referred to similar property names in the Dafen area, it was

RESOLVED that Clos Dafen remain the Council’s preference for the new development and that both the applicant and Carmarthenshire County Council be notified accordingly.

165. PROPOSED DISABLED PAKING BAYS

Members considered proposal from Carmarthenshire County Council for disabled parking bays to be situated at Bryngwyn Road, Dafen and Frondeg Terrace, Llanelli.

RESOLVED that the proposal be supported.

**166. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEAL APP 1017/S/26660
72 TRALLWM ROAD, LLWYNHENDY, LLANELLI**

Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, stating that an appeal had been lodged with the National Assembly for Wales against the refusal of planning permission. The writer stated that the appeal would be decided on the basis of an exchanged of written statements by the parties and a site visit by an Inspector.

RESOLVED that the information be noted

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The Meeting concluded at 5.20 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 11 September, 2012, adopted by the Council.