

5 August, 2013.

LLANELLI RURAL COUNCIL

Minute Nos: 161 – 164

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, 5 August, 2013, at 4.45 p.m.

Present: Cllr. M. L. Evans (Chairman)

Cllrs.

T. Bowen	S. N. Lewis
S. M. Caiach	A. G. Morgan
S. L. Davies	W. V. Thomas
H. J. Evans	G. H. Wooldridge

161. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar and T. J. Jones (Cllr. T. Bowen deputising).

162. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**163. 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/28512 Extension	Mr & Mrs M Ramcke 82 Gorsfach Dafen Llanelli	NO OBJECTION

Consent was required for demolition of the existing conservatory with it being replaced with a single storey extension at the rear of the property.

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Application No./ Development	Applicant/Location	Recommendation
S/28514 Dwelling	Mr W Fuller Tre Beddrod Furnace Llanelli	OBJECTION

1. The site lay outside settlement development limits.
2. The residential rights had been abandoned on the site of the existing dwelling.
3. The application did not comply with Unitary Development Plan Policy H12 – Renovation of derelict or abandoned dwellings: because the former cottage was not physically sound or substantially intact requiring only a limited amount of structural remedial works.

Consent was required for proposed detached cottage upon footprint of existing ruined cottage.

S/28527 Extension	Mr A Emmanuel 19 Hillside Furnace Llanelli	NO OBJECTION
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Consent was required for ground floor garage extension and first floor bedroom extension.

S/28535 Change of use	White Motors Land off 47 Bassett Terrace Llanelli	NO OBJECTION provided:
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1. The enclosure was in keeping with the site and was not deemed incongruous to neighbouring buildings.
2. The proposed use had no detrimental impact on the amenity and privacy of neighbouring dwellings.
3. Given the intended use for vehicle repairs/storage a petrol/oil interceptor was installed to safeguard against spills.
4. Given the enclosure was to be used for car valeting the capacity and location of the soakaway must satisfy the Planning Authority's minimum requirements with a porosity test forming part of the planning conditions if permission for the development was granted. Due to the size and location of the proposed area there should also be a Flood Consequence Assessment carried out.

Consent was required for proposed enclosures to rear of yard for car valet and car repair.

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Application No./ Development	Applicant/Location	Recommendation
S/28536 Conversion	Mr G Owens 96 Havard Road Llanelli	NO OBJECTION provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for loft conversion with dormer addition.

S/28539 Turbines	Mr N Kelly Land at Bryngroes Fawr Farm Five Roads Llanelli	OBJECTION
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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.
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 for erection of two x 30KW turbines (25M mast, 12M blade diameter) and associated cable runs.

S/28548 Reserved Matters	Mr R Randell Plot1, Phase 2, Glyn y Swisdir Swiss Valley Llanelli	NO OBJECTION
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Consent was required for new four bedroom dwelling with separate garage at rear.

S/28549 Dwellings	Mr S Wells Land adjacent to 18 Llandafen Road Llanelli	NO OBJECTION
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Consent was required for proposed two no. three bedroom semi-detached houses.

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Application No./ Development	Applicant/Location	Recommendation
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S/28567 Conservatory	Mr T Stedman 8 Capel Road Llanelli	NO OBJECTION
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Consent was required to demolish the existing rear conservatory and to re-build a larger conservatory on the same site.

S/28568 Change of use	Mr R Rees Cwrt Newydd Felinfoel Llanelli	NO OBJECTION
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Consent was required for change of use from an existing grazing paddock to an all-weather riding arena (ménage) for domestic use, 60M x 25M, enclosed with tanalised perimeter post and rail fence and a new walkway linking the ménage to the existing yard.

164. NAMING OF THE NEW BRAIN INJURY REHABILITATION CENTRE, LLANELLI

The Clerk pointed out that the agenda item had been included in error and had since been directed to Llanelli Town Council for its attention because the new brain injury rehabilitation centre was located at Machynys, South Llanelli.

RESOLVED that the information be noted.

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The meeting concluded at 4.50 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 September, 2013, adopted by the Council.