

7 October, 2013.

LLANELLI RURAL COUNCIL

Minute Nos: 226 – 232

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, 7 October, 2013, at 4.45 p.m.

Present: Cllr. L. J. Butler (Vice Chairman (in the Chair))

Cllrs.

S. M. Caiach	H. J. Evans
S. L. Davies	R. E Evans
A. G. Morgan	

226. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar, M. L. Evans, T. J. Jones (Cllr. R. E. Evans deputising), S. N. Lewis and W. V. Thomas.

227. MEMBERS' DECLARATIONS OF INTEREST

Cllr. R. E. Evans declared a personal and prejudicial interest in Minute No. 228 (S/28306), because he was a neighbour of the applicant.

Cllr. S. L. Davies declared a personal interest in Minute No. 228 (S/28857), as she had previously commented on the application to Carmarthenshire County Council in her capacity as a County Councillor.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No./ Development	Applicant/Location	Recommendation
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S/15702 Residential Development	Redrow Homes (South Wales) Ltd Genwen Farm Genwen Road Bynea Llanelli	OBJECTION

Objection on the following grounds:

1. The development would have a detrimental impact on highway access and safety in the immediate vicinity.
2. The building of an additional 240 dwellings would have a detrimental impact on the sewerage network which didn't have the necessary capacity to handle the extra demand and would give rise to increased risk of local flooding and sewer spills.

Outline consent was required for residential development.

S/18128 Coal Extraction	Draeth Developments Ltd Land at Ponthenri Pentremawr Collieries Llanelli	OBJECTION
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Objection on the following grounds:

1. The detrimental impact on village life and the general well being and health of the community;
2. the immediate and long term affect on the environmental landscape;
3. the visual impact of Open Cast mining on both sides of the Gwendraeth Valley;
4. increased traffic movements of haulage and plant;
5. noise and dust pollution having a detrimental impact on neighbouring villages;
6. water pollution;
7. the gas pipeline that traverses the site;
8. the detrimental impact on local ecology;
9. the application did not appear to support the principles of sustainable development.

Consent was required for removal of coal and the subsequent restoration of existing derelict land.

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Application No./ Development	Applicant/Location	Recommendation
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Cllr. R. E. Evans declared a personal and prejudicial interest in the following item because he was a neighbour of the applicant and he withdrew from the meeting before discussion commenced.

S/28306 Dwellings	Mrs S Hooper Plot adjacent 15 Y Fron Felinfoel Llanelli	OBJECTION
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Objection unless:

1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
2. There being no highway access and safety concerns.

Consent was required for construction of two semi detached houses.

S/28836 Agricultural Building	Mr D Owens Land to the north east of Ynyshafren Farm Fields South of Y Drim Estate Ponthenry Llanelli	NO OBJECTION
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No objection provided:

1. The scale and design of the barn was sympathetic to the surrounding landscape.
2. The development was actual and necessary to support established need.

Consent was required for construction of a barn.

Cllr. S. L. Davies declared a personal interest in the following item because she had previously commented on the application to Carmarthenshire County Council in her capacity as a County Councillor.

S/28857 Extension	First Foundations Nursery Ltd Former Sion Chapel Trallwm Road Llwynhendy Llanelli	OBJECTION
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Continued

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Application No./ Development	Applicant/Location	Recommendation
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S/28857		
Continued		
Objection on the following grounds:		
1. There were concerns over highway safety.		
2. The extension was considered to be detrimental to the amenity and privacy of neighbouring dwellings, especially given its scale and proximity to the property boundary of 2A Trallwm Road, resulting in it having an overbearing effect.		
Consent was required for an extension to the day nursery.		
S/28858 Dwellings	Mr M Phillips Land adjoining 76 Cwmfelin Road Bynea Llanelli	OBJECTION
Objection on the following grounds:		
The application stated surface water disposal would be achieved by using the main sewer. Under new guidelines this was no longer permissible for new development. Instead surface water disposal should be accommodated via a soakway or other form of sustainable urban drainage system (SUDS) to mitigate against general flood risk.		
Consent was required for two, three bedroom detached dwellings.		
S/28859 Extension/ Garage	Miss J Phillips 7 Ger-Y-Maes Llanelli	NO OBJECTION
Consent was required for an extension and a detached garage.		
S/28898 Solar Farm	Brynteg Solar Limited Land forming part of Brynteg Farm Adjacent to the B4309 Five Roads Llanelli	OBJECTION

Continued

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Application No./ Development	Applicant/Location	Recommendation
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S/28898

Continued

Objection on the following grounds:

1. The development of a solar park comprising 65,300 solar panels was considered excessive for its proposed location near Brynteg and the village of Five Roads.
2. The size of the site would have a detrimental impact on the landscape and would have an adverse visual impact.
3. The development would be seen from the adjacent B4309 road and would also have a detrimental impact on the quality of the local environment.

Consent was required for proposed solar farm comprising the erection of solar arrays, inverters, transformers, equipment housing, security fencing, internal tracks and ancillary equipment.

S/28899 Conversion	Ms C Evans 24 Llys Cilsaig Dafen Llanelli	NO OBJECTION provided the site can accommodate off street parking.
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Consent was required for conversion of a garage into a bedroom.

S/28900	Skip Solutions Heol Y Bwlch Bynea Llanelli	NO OBJECTION
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No objection provided:

1. The development had no adverse impact on the local environment and local ecology.
2. There being no detrimental impact on highway safety with traffic movements to and from the site.
3. Haulage vehicles were not directed to access the site through the village of Bynea to safeguard general quality of life.
4. Dust prevention measures be stipulated in any planning permission to be retained in perpetuity.
5. The proposals not having a significant adverse impact in terms of noise and traffic generation, air pollution and/or general scale and design.

Consent was required for the construction of an industrial unit and the establishment of an aggregate recycling facility.

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229. THE COUNTY OF CARMARTHENSHIRE (LLWYNHENDY, PEMBERTON, PWLL, CARMARTHEN, AMMANFORD, BRYNAMMAN), (EXPERIMENTAL PROHIBITION OF WAITING AND LIMITED WAITING) ORDER 2013

Members considered email correspondence received from the Chief Executive's Office, Carmarthenshire County Council. The email contained details of a public notice in respect of the above Traffic Order.

On 6 September, 2013, Carmarthenshire County Council made an Order under Section 9 and 10 of the Road Traffic Regulation Act 1984 as amended and the Traffic Management Act 2004.

The effect of this Order was to prohibit waiting at any time on the side and length of road specified in the Schedule accompanying the public notice. The roads affected by the Order in the Council's area were as follows:

(1) Schedule 1 – Prohibition of waiting at any time

Road	Side of Road	Length of road
Heol Hen, Llwynhendy	Southeast	From a point 19 metres southwest of its junction with Tir Einon (south) for distance of 40 metres in a north-easterly direction.
	Southeast	From a point 31 metres northeast of the centre of its junction with Tir Einon (north) for a distance of 48 metres in a south westerly direction.
Heol Cropin, Dafen (westbound)	North	From its junction with the Link Road (A4138 to A476) for a distance of 79 metres in a westerly direction.
	North	From a point 115 metres west of its junction with the Link Road (A4138 to A476) for a distance of 27 metres in a westerly direction.
	North	From a point 198 metres west of its junction with the Link Road (A4138 to A476) for a distance of 41 metres in a westerly direction.
	North	From a point 280 metres west of its junction with the Link Road (A4138 to A476) for a distance of 56 metres in a westerly direction and encompassing the turning head.
	South	From its junction with the Link Road (A4138 to A476) in a westerly direction for its entire length and encompassing the turning head.
Heol Cropin, Dafen (southbound)	West	From its junction with Heol Cropin (westbound) for a distance of 35 metres in a southerly direction.
	West	From a point 63 metres south of its junction with Heol Cropin (westbound) for a distance of 25 metres in a southerly direction.
	West	From a point 122 metres south of its junction with Heol Cropin (westbound) for a distance of 24 metres in a southerly direction.

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	West	From a point 205 metres south of its junction with Heol Cropin (westbound) for distance of 25 metres in a southerly direction.
	West	From a point 259 metres south of its junction with Heol Cropin (west) for a distance of 43 metres in a southerly direction and encompassing the turning head.
	East	From its junction with Heol Cropin (west) in a southerly direction for its entire length.
Pemberton Road, Llanelli	North	From a point 46 metres northwest of its junction with Heol Gwalia for a distance of 55 metres in a north-westerly direction.

(2) Schedule 2 – Limited Waiting – 30 minutes no return within 30 minutes, 7.00 a.m. – 7.00 p.m., Monday – Saturday

Road	Side of road	Length of road
A484 Bassett Terrace, Pwll	Southwest	From a point 22 metres northwest of the centre of the lane leading to the rear of the south side of Bassett Terrace for a distance of 12 metres in a north-westerly direction.

(3) Schedule 3 – Existing Prohibition of Waiting to be Revoked

Road	Side of Road	Length of road
A484 Bassett Terrace, Pwll	Southwest	From a point 72 metres northwest of the centre of the lane leading to the rear of south side Bassett Terrace for a distance of 14 metres in a north-westerly direction.

(4) Schedule 9 – Monday – Friday 8.00 a.m. - 10.00 a.m. and 2.00 p.m. – 4.00 p.m.

Road	Side of Road	Length of road
Heol Hen, Five Roads	Southwest	From a point 190 metres northwest of its junction with the B4309 for a distance of 43 metres in a north-westerly direction.

Members were informed that after an initial period of 12 months the County Council would consider whether the provisions of the Order were to be continued in force indefinitely. Anyone wishing to object to the making of a permanent order on the terms of the Experimental Order was advised to send the grounds for any objection in writing to the Head of Administration and Law at Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP by 26 September, 2014.

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During discussion, Members expressed their general support for the Order and it was

RESOLVED that the information be noted and that the matter be revisited over the coming months by the Committee if the circumstances warranted a review.

230. FOOTPATH WIDENING SCHEME – HEOL LLANELLI, PONTYATES

Members considered a letter from the Head of Transport and Engineering, Carmarthenshire County Council dated 18 September, 2013. A footway widening scheme had been prioritised under the County Council's Road Safety / Footway Improvement Programme. The scheme was to be constructed by the Authority's Direct Labour Organisation (DLO) with works expected to commence during October, taking some two weeks to complete.

Members were circulated with a copy of the general arrangement plan indicating the nature and extent of the works.

Following discussion it was

RESOLVED that the information be noted.

231. MATTER DETERMINED UNDER THE CLERK'S DELEGATED POWERS - BRECHFA FOREST CONNECTION PROJECT

Further to Minute No. 142 the Clerk informed Members that email correspondence had been exchanged with the Clerk of Llanfihangel ar arth Community Council regarding the Brechfa Forest Wind Farm electricity connection. The Community Council had requested a letter of support from the Council as part of a campaign to encourage Western Power Distribution Ltd to locate its new electricity cable connection underground instead of using an overhead line supported by twin wood poles.

The Clerk confirmed that the letter of support could not be determined as part of today's meeting agenda owing to the fact that the deadline for a response was 27 September, 2013. In view of this the Clerk consulted with the Committee Chairman over the matter following which the Council's support was then forwarded in an email to Llanfihangel Community Council.

RESOLVED that the information be noted.

232. TEMPORARY ROAD CLOSURE – HOREB ROAD, FIVE ROADS

Correspondence was received from the Head of Transport and Engineering, Carmarthenshire County Council, notifying the temporary closure of Horeb Road, Five Roads from Monday, 14 October, 2013 for a period of five days to carry out highway drainage works.

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A plan illustrating the length of road to be closed and the alternative route for road traffic accompanied the notification.

RESOLVED that the information be noted.

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The meeting concluded at 4.57 p.m.

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