

9 January, 2012.

LLANELLI RURAL COUNCIL

Minute Nos: 332 – 337

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, 9 January, 2012, at 4.45 p.m.

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

Cllrs.

L. J. Butler	T. Devichand
S. M. Caiach	M. L. Evans
S. L. Davies	A. G. Morgan

332. APOLOGIES FOR ABSENCE

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

333. MEMBERS' DECLARATIONS OF INTEREST

Cllr. T. Devichand declared a personal interest in proceedings because she was a member of the Planning Committee, Carmarthenshire County Council. Cllr. M. L. Davies declared a personal interest in Minute No. 334, S/25812 being a minor authority governor representative of Furnace School. Cllr. S. M. Caiach declared a personal interest in Minute No. 334, S/25844, as the son of the applicant was a close friend of her daughter.

**334. 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
<i>Cllr. M. L. Davies declared a personal interest in the following application being a minor authority school governor representative of Furnace School.</i>		
S/25812 New primary school	Carmarthenshire County Council Land at rear of 58-118 Denham Avenue Llanelli	NO OBJECTION
Consent was required for the construction of a new primary school building, together with the layout of external sports and play areas and associated facilities, including for the purpose of vehicular, pedestrian and cycle access, car parking, site infrastructure including drainage and main services, plant building and sub-station and hard and soft landscaping and boundary treatments. Change of use of existing primary school building to single dwelling, including removal of all temporary classrooms and structures and re-instatement of land.		
S/25821 Extension	Carmarthenshire County Council 49 Brynawelon Llanelli	NO OBJECTION
Consent was required for a disabled toilet extension.		
S/25822 Dwelling	Mr T Davies Former quarry Off Saron Road Bynea Llanelli	NO OBJECTION provided the proposed development was not detrimental to highway safety.
Outline consent was required for outline planning for siting of 4-bed detached residential dwelling.		
S/25839 Stables	Mr J Mifsud Land at Hengoed Farm Llanelli	NO OBJECTION
Consent was required for the erection of sectional timber stables and change of use to the grazing of horses.		

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Application No./ Development	Applicant/Location	Recommendation
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Cllr. S. M. Caiach declared a personal interested in the following application as the son of the applicant was a close friend of her daughter.

S/25844 Stairway to balcony	Mr N Sykes 17B Elgin Road Pwll Llanelli	NO OBJECTION
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Retrospective consent was required for south facing external softwood open staircase to link existing balconies.

S/25845 Extension	Mr N Davies 35 Gelli Road Llanelli	NO OBJECTION provided: 1. The cumulative impact of the proposed extensions were subordinate in scale and/or external appearance to the original dwelling and did not result in the overdevelopment of the property to the detriment of its character and appearance. 2. The proposals were not incongruous to the surrounding street scene.
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Consent was required for proposed two storey rear bedroom extension, ground floor side kitchen and rear ground floor lounge extension, detached garage with storage above and temporary siting of static caravan for duration of build (approximately two years).

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Application No./ Development	Applicant/Location	Recommendation
S/25860 Dwelling	Mr M Howells Rear of 102 Bryn Siriol Llanelli	NO OBJECTION provided: 1. The proposed dwelling had no detrimental impact on the amenity and privacy of neighbouring dwellings. 2. Site access/egress was not detrimental to highway safety. 3. The dwelling was not incongruous to dwellings in the surrounding street scene.
<p>Consent was required for a detached two storey residential property.</p>		
S/25864 Solar panels	Mr K Davies Ceir Cawdor Cars Sandy Road Llanelli	NO OBJECTION
<p>Consent was required for proposed erection of solar PV panels to rear (south facing) roof slopes of showroom building and storage building and associated below ground cabling.</p>		
S/25868 Garage	Mr M Adams 56 Bryncoch Bryn Llanelli	NO OBJECTION
<p>Consent was required for the erection of a single storey garage to side of house (detached).</p>		
S/25902 Extension	Mr Shanavas Brynhelyg Nursing Home 64 Cwmfelin Road Bynea Llanelli	NO OBJECTION

Consent was required for proposed extension and refurbishment of existing nursing home, providing approximately 17 new residential bedrooms and associated recreational space to provide dedicated care to residents with progressive dementia.

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Application No./ Development	Applicant/Location	Recommendation
S/25908 Change of use	Mr R East The East Barn Felinfoel Llanelli	NO OBJECTION

Consent was required for change of use of the coach house section of the converted barn from residential to holiday let.

335. 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:

Application No./ Development	Applicant/Location	Recommendation
S/25814 Extension	Mr & Mrs R Smith Land adjacent to 17 Yspitty Road Bynea Llanelli	NO OBJECTION

Consent was required, retrospectively, for single storey rear extension to garage and yard compound enclosure.

S/25817 Change of use	Gateway Holiday Park Land part of Gateway Holiday Park Bynea Llanelli	NO OBJECTION
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Consent was required, retrospectively, for the change of use of the land to static and touring caravan pitches.

RESOLVED that the information be noted.

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**336. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEAL APP 983/S/25484
LAND PART OF, 33 PWLL ROAD, PWLL**

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 a letter be sent to the Planning Inspectorate, National Assembly for Wales reaffirming the Council’s objections to the planning permission on the following grounds:

1. The immediate area was considered over developed and the application if granted would have a detrimental impact on 33 Pwll Road with its rear garden and general amenity space being significantly reduced.
2. The Council had concerns over general access and egress arrangements given the narrow width of Myrtle Hill and the visibility restrictions associated with the site and was of the opinion the application would be detrimental to highway safety.

**337. PROPOSAL TO INTRODUCE
20 MPH SPEED LIMIT ORDER
PWLL, LLANELLI**

Members received correspondence from the Chief Executive, Carmarthenshire County Council giving notice to propose an Order under Section 84(1) and (2) of the Road Traffic Regulation Act 1984 as amended by Schedule 8 of the New Roads and Street Works Act 1991.

The proposal to introduce a 20 MPH Speed Limit Order would be imposed at Ger Y Coed, Glascoed, School Road, Penllech, Aelybryn, Tyle Catherine, Myrtle Hill, Elgin Road and Stradey Hill for their entire length. However, for Stepney Road (C2124) it would be imposed from its junction with Bassett Terrace (A484) for a distance of 352 metres in a generally north easterly direction.

RESOLVED that no objection be made to the proposal.

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The Meeting concluded at 5.40 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 January, 2012, adopted by the Council.