

9 December, 2013.

LLANELLI RURAL COUNCIL

Minute Nos: 318 – 325

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 December, 2013, at 4.45 p.m.

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

Cllrs.

L. J. Butler H. J. Evans
S. L. Davies C. A. Rees
W. V. Thomas

318. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar, S. M. Caiach, T. J. Jones (Cllr. C. A. Rees deputising) and A. G. Morgan.

319. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**320. 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/28836 Agricultural Building	Mr D Owens Land to the north east of Ynyshafren Farm Fields south of Y Drim Estate Ponthenry Llanelli	That the information be noted.

Application withdrawn - Consent was required for construction of a barn.

9 December, 2013.

Application No./ Development	Applicant/Location	Recommendation
S/29132 Signage	Parker Plant Hire Halfway Glyncoed Terrace Llanelli	NO OBJECTION
<p>Consent was required for a business direction sign to be mounted on the gable end of the building.</p>		
S/29181 Extension	Mr J Swift Ysgubor Felinfoel Llanelli	NO OBJECTION provided the form and massing of the double storey extension was not incongruous to the original character of the main dwelling and was subordinate in design.
<p>Consent was required for double storey extension to the dwelling.</p>		
S/29183 Convenience Store & Petrol Station	Mr D Rees Land Off Yspitty Road & Heol Y Bwlch Bynea Llanelli	OBJECTION on the following grounds: 1. The site lay outside permitted development limits. 2. The site lay within a C1 flood zone and was prone to tidal flooding. 3. The site also lay in close proximity to a site of special scientific interest and an area of international and national nature conservation. The risk of a petrol / diesel spill either as a direct result of flooding or other natural disaster or man made emergency might result in serious harm to local ecology.

Consent was required for construction of a convenience store and petrol filling station with new access on to the B4297 Road.

9 December, 2013.

Application No./ Development	Applicant/Location	Recommendation
S/29184 Dwelling	Mr P Jones Plot adjacent to 15 Glynderwen Road Llanelli	NO OBJECTION
<p>Consent was required for a four bedroom detached dormer bungalow.</p>		
S/29188 Dwelling	Mrs S Tillman Plot adjacent to Y Cae Bach Hoel Llanelli Pontyates Llanelli	NO OBJECTION
<p>Consent was required for the proposed construction of a new four bedroom detached dwelling with integral garage.</p>		
S/29198 Conversion	Mr D Owen 1 Swan Walk Llanelli	NO OBJECTION
<p>Consent was required for the conversion of the existing garage into a habitable room.</p>		
S/29199 Conversion	Mr P Wardmom The Farriers Arms 72 Cwmbach Road Llanelli	NO OBJECTION
<p>Consent was required to convert the existing Farriers Arms public house back into a domestic dwelling.</p>		
S/29200 Distillation Column	Mr G Wood Huntsman Corporation UK Ltd Heol Y Bwlch Bynea Llanelli	NO OBJECTION

Consent was required for installation of a new distillation column.

9 December, 2013.

Application No./ Development	Applicant/Location	Recommendation
S/29205 Extension	Trustees of Maescanner Baptist Chapel Maescanner Road Dafen Llanelli	NO OBJECTION
<p>Consent was required for proposed single storey toilet extensions, including disabled persons facilities.</p>		
S/29206 Extension	Trustees of Maescanner Baptist Chapel Maescanner Road Dafen Llanelli	NO OBJECTION
<p>Listed building consent was required for proposed single storey toilet extensions, including disabled persons facilities.</p>		
S/29233 Wind Turbines	Mr A Griffiths Land at Blaenlliedi Farm Pontyberem Llanelli (Glyn Ward)	OBJECTION

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 the installation of two WTN 250KW wind turbines with an overall tip height of 44.5M and associated infrastructure including two control kiosks and temporary access.

9 December, 2013.

321. 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	Response
S/29022 Extension	T.A.D Builders Ltd Waunwyllt Country Inn Five Roads Llanelli	NO OBJECTION

Consent was required for a proposed single storey extension comprising of a function room and restroom block for commercial use, incorporating alterations to the entrance porch.

S/29023 Conversion	Mr M. Roberts (Agent) 6 Cormorant Close Sandy Water Park Llanelli	NO OBJECTION
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Consent was required to convert a garage into a living room.

S/29043 Dwellings	Mr C Jones Plot 8A Heol Y Bwlch Bynea Llanelli	NO OBJECTION
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Consent was required for a detached two storey, three bedroom domestic dwelling.

S/29044 Construction	Mr N Woolford Penhwch Farm Pwll Llanelli	NO OBJECTION
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Consent was required for the demolition of an existing farmhouse and the construction of a new farmhouse on the same site.

S/29045 Extension	Mr A Halls Sunnycroft Bungalow Felinfoel Llanelli	NO OBJECTION
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Consent was required for the relocation of a garage and a single storey side extension.

9 December, 2013.

Application No./ Development	Applicant/Location	Response
S/29088 Extension/ Alteration	Mr C Davies 16 Rhandir Llwynhendy Llanelli	NO OBJECTION provided there was no detrimental impact to the amenity and privacy of neighbouring dwellings.

Consent was required for a rear double storey extension and alterations.

322. CONSULTATION ON THE REVIEW OF THE REGIONAL TECHNICAL STATEMENT FOR MINERALS FOR SOUTH WALES

Correspondence was received from the Head of Planning, Carmarthenshire County Council consulting upon the Regional Technical Statement (RTS) Review. The consultation review ran from 28 October to 23 December, 2013. The review sought to initiate a significant change in the manner in which planning for future aggregate provision was undertaken. Members were informed a review was required every five years with this one being the first since the RTS was issued in October, 2008. In future a more sustainable approach to the provision of aggregates in South Wales would be adopted. The existing predict and provide process for determining how much aggregate was sold and then merely providing sufficient reserves to meet the demand would be dispensed with. The suggested new approach would have an affect on every local authority (Carmarthenshire County Council in this instance) in that once a local authority had received its apportionment figure, if it had insufficient reserves to meet the projected demand, it must include measures to provide the required tonnage by way of allocation in its local development plan. Furthermore, the local authority would need to consider identifying safeguarded areas of land for limestone, sandstone, sand and gravel as appropriate.

During general discussion Members supported the sustainable approach to be adopted and queried whether there were any sensitive or safeguarded areas located in the Rural Council's area and it was

RESOLVED that the information be noted.

323. CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN EXAMINATION – PRE- HEARING MEETING

Correspondence was received from the Programme Officer, Carmarthenshire Local Development Plan Examination informing that a Pre-Hearing Meeting would be held on 11 December, 2013, to discuss the management of the examination, including how the examination would be conducted and the procedures to be followed. Following discussion whereupon it was left open for interested Members to attend, it was

RESOLVED that the correspondence be noted.

9 December, 2013.

324. BRYNTEG SOLAR FARM – PLANNING APPLICATION S/28898

Further to Minute No. 228 (S/28898), Members considered email correspondence from Elgar Byrne Capital Ltd in respect of its pending planning application currently being considered by Carmarthenshire County Council, for the provision of a solar farm at Brynteg near Five Roads, Llanelli. Members were informed that the application site was located in the Hengoed Ward and the Council had previously objected to the planning application.

The Council was contacted following advice the company received from a Development Control Officer at Carmarthenshire County Council. The purpose was to explore if there were any specific community projects that Elgar Byrne Capital Ltd could contribute financially towards as part of a community contribution. For the avoidance of doubt the email author stated the offer was being made regardless of the Council's stance over the planning application.

The Clerk confirmed that a holding reply had been sent to the company in anticipation of today's meeting. He also confirmed that he had spoken to the Development Control Officer (referred to in the email) about the company's approach. The Development Control Officer provided some advice on how similar schemes elsewhere in the County had been brokered and that should any agreement be reached with the company this would be arranged outside the planning framework. The Development Control Officer suggested once a discussion had been held with the company's representative, the Council should contact the Development Control Officer for further advice on how to formally take the matter forward.

The Clerk then discussed the potential financial contribution that might be on offer and discussed with Members how this might be used. He referred to community projects affecting the Hengoed Ward namely the acquisition and re-development of Pwll pavilion including the provision of a new play area and the future refurbishment of Brynmaen Hall. Member guidance was sought on whether these were deemed suitable for discussion with Elgar Byrne Capital Ltd.

Following general discussion about the status of the planning application and the suggested approach put forward by the Clerk, it was

RESOLVED that the Clerk be authorised to enter into discussion with the company and the project ideas referred to during the meeting form part of the negotiations. Furthermore, that the advice of the Development Control Officer be sought following the negotiations.

FURTHER RESOLVED that an information report on developments be presented to a future committee meeting prior to any formal commitment or acceptance of offer being made by the Council.

9 December, 2013.

**325. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEAL APP 1096/S/28549
LAND ADJACENT TO 18 LLANDDAFEN ROAD, LLANELLI**

Further to Minute No. 163 (S/28549) Members considered 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 appeal was to be decided on the basis of an exchange 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 5.10 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 December, 2013, adopted by the Council.