

13 August, 2012.

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LLANELLI RURAL COUNCIL**

Minute Nos: 154 – 160

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, 13 August, 2012, at 4.45 p.m.

Present: Cllr. F. Akhtar (Chairman)

Cllrs.

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

154. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr. C. A. Rees.

155. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

156. RAINWATER MANAGEMENT SCHEME

The Chairman welcomed to the meeting Mr Fergus O'Brien, Coastal Waters Manager, Dŵr Cymru Welsh Water and invited him to address Members.

Mr O'Brien explained via the aid of a Powerpoint presentation that Dŵr Cymru Welsh Water was planning a £15 million investment programme in the Llanelli area.

Members were informed that over the years there had been a number of issues in the Llanelli, Gowerton and Loughor areas caused by the inability of the waste water network to cope during heavy rainfall, which Dŵr Cymru Welsh Water was committed to tackling.

In Llanelli the waste water system was combined and dealt with both sewage and surface rainwater run off. During heavy rain, the large amounts of run off entering the sewerage system from roofs and roads around Llanelli placed great pressure on the network and this resulted in exceeding its general capacity resulting in excessive spills from the relief points in the network and, during very heavy rain this caused flooding.

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Mr O'Brien stressed the need to deal with the issues in a sustainable way for the long term and both he and his company colleagues had been working with engineers to develop a pioneering solution which would reduce the amounts of rainwater entering the network, minimising the risk of flooding to homes and businesses and improving the environment. Work on the first phase of the scheme would begin in late 2012 in the Queen Mary's Walk area of the town before moving on to Glevering Street and surrounding streets in early 2013.

Mr O'Brien continued by referring to the following:

- the importance of the multiple environmental designation of the Loughor Estuary;
- how Dŵr Cymru Welsh Water had invested £69 million in its attempts to reduce bacteria levels, ultra violet treatment being a key initiative, this was apparent with its initial action to disinfect CSOs with UV treatment at Llanelli and Northumberland Avenue pumping stations;
- reference was made to the modelling techniques used to assess network load based on various climate conditions;
- the desire to keep rainwater out of the system by following the project examples of towns in Sweden. It was proposed to use depressed planters to feed through rainwater, mini swales which would be designed to fill up with water and geocellular storage for use in back lanes where space was limited;
- there were multiple ways of reducing the amount of rainwater entering the network, plans had been developed for over 180 schemes which if delivered over a 15 year period would protect properties from flooding and reduce spills. The schemes had accounted for future development in the calculation;
- ten schemes would be delivered by 2015 which would prevent 2,400 litres of clean water per second from entering the network.

Mr O'Brien stated the remaining programmes earmarked between 2015 and 2025 would be subject to funding; the amount of disruption its customers were prepared to take and not forgetting the European Court of Justice's ruling on local issues surrounding the Urban Waste Water Treatment Directive.

Mr O'Brien responded to Members questions and observations, particularly to localised flooding issues in the Llanelli and Bynea areas, the potential designation of Llanelli Beach for sampling purposes, the issues of eutrophication of the Loughor Estuary with the build up of phosphates and nitrates resulting in algal blooms. It was difficult to prevent the chemicals from entering the estuary given the amount of agricultural activity in the area and the run off into the river network, this was extremely difficult to control. Members queried the definition of a spill and Mr O'Brien stated the number one priority was to deal with public health issues above everything else. Members expressed the importance for local consultation and Mr O'Brien commented how Welsh Water intended to accommodate this and concurred with Members views and observations. He also referred to a project group involving all key stakeholders, the group met regularly to discuss the removal of rainwater from Llanelli's CSOs; the group included the Environment Agency and local planners.

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Following Members questions, the Chairman thanked Mr O'Brien for attending and presenting on the planned improvement works and he withdrew from the meeting.

**157. 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/26699 Application Withdrawn	Mr S Glarey 2 Clochyrie Felinfoel Llanelli	Information noted
S/26861 Extension	Mrs Jones 31 Sandy Road Llanelli	NO OBJECTION

Consent was required for a combined conservatory and WC extension to rear of property.

S/26863 Extension	Mrs D Peters 2 Heol y Bwlch Bynea	NO OBJECTION provided that: 1. The general scale and massing of the proposed extensions, combined with the previous extension to the property did not result in a disproportionate increase in the size of the original dwelling. 2. The extensions being subordinate to the original dwelling in terms of scale and design.
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Application No./ Development	Applicant/Location	Recommendation
		3. The development not being incongruous to the original dwelling and it not being harmful to the overall character and appearance of the dwelling.
Consent was required for a replacement front conservatory with rear two storey kitchen/bedroom extension.		
S/26865 Extension	Mr E Harries Tir John, Five Roads Llanelli	NO OBJECTION
Consent was required for a single storey extension to the rear of the existing dwelling/bungalow with a conservatory to the side of the bungalow.		
S/26878 Extension	Mr J Rees Pentwyn, School Road Pwll, Llanelli	NO OBJECTION provided that: 1. The scale and massing of the development did not result in a disproportionate increase in the size of the original dwelling. 2. It not being an incongruous form of development that was harmful to the character and appearance of the original dwelling.

Consent was required for a single storey side extension with a new pitched roof which would raise the ridge level and new access into the site.

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Application No./ Development	Applicant/Location	Recommendation
S/26890 Alterations	Mr H Charles 1 Tre Buan, Felinfoel Llanelli	NO OBJECTION
Consent was required for a shower room and conservatory including internal alterations to existing house.		
S/26891 Extension	Mrs R Townsend 43 Tegfynydd Llanelli	NO OBJECTION provided: 1.The conversion and extension when combined to the property did not result in a disproportionate increase in the size of the dwelling. 2. The development being compatible with the original dwelling in terms of scale, massing and design. 3. It not being considered an incongruous form of development which was harmful to the character and appearance of the dwelling and surrounding residential area. 4. There being no detrimental impact on highway safety and that sufficient car parking provision was retained on the property site.

Consent was required for a conversion and extension of existing garage.

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Application No./ Development	Applicant/Location	Recommendation
S/26918 Extension	Mr P Davies 20 Brynsierfel Llanelli	NO OBJECTION
Consent was required for a two storey side extension and single storey front porch.		
S/26919 Extension	Mr M Evans EBS Automation Ltd 7 Heol Cropin, Dafen Llanelli	NO OBJECTION
Consent was required for an extension to existing industrial unit.		
S/26930 Extension	Mrs A Jones Brynsierfel House Llwynhendy Road Llanelli	NO OBJECTION
Consent was required for two storey and single storey side extension.		

**158. 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:

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Application No./ Development	Applicant/Location	Recommendation
S/26770 Replacement Building	Mr K Rees Land to the rear of 17-27 Station Road Bynea Llanelli	NO OBJECTION subject to the development proposal not having any detrimental impact on highway safety in the immediate vicinity of the site and on Station Road, Bynea.
Consent was required for the demolition of existing dilapidated stables and replace with steel clad domestic store unit.		
S/26812 Demolition	Carmarthenshire County Council Gwndwn Mawr Station Road, Bynea Llanelli	NO OBJECTION
Consent was required for the demolition of dilapidated/redundant farm house, sheds, barn and portacabin.		
S/26813 Change of Use	Mr H Williams Rampskate Ltd Sandy Bridge Yard Sandy Road Llanelli	OBJECTION unless: 1. The application via the support of a flood consequences assessment was able to demonstrate that the risks of flooding to the development could be acceptably managed; furthermore that the development posed no flood risk which would result in harm to neighbouring property or people. 2. The application was able to demonstrate whether Sustainable Urban Drainage Systems.

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Application No./ Development	Applicant/Location	Recommendation
		(SUDS) or some other form of sustainable surface water management system could be implemented to serve the proposed development.

Consent was requested for an indoor/outdoor skate/scooter park to include ancillary cafe.

S/26831 Extension	Mr & Mrs Nangalia Kenwood, 2 Cribyn Lane Swiss Valley Llanelli	NO OBJECTION provided 1. The scale of the proposed extension was subordinate and compatible to the size, type and character of the existing building. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
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Consent was requested for a two storey side extension and demolition and replacement of existing detached garage.

S/26850 Building	Mr Smith 5 Clos Dan y Lan Llanelli	NO OBJECTION
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Consent was required for a storm porch to the rear elevation.

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Application No./ Development	Applicant/Location	Recommendation
S/26851 Alterations	Mrs C Harries Block B, Coleg Sir Gar Graig Campus, Sandy Road Llanelli	NO OBJECTION

Consent was requested for alterations and a new pitched roof over existing flat roofs, new rainwater goods etc.

S/26853 Dwellings	Mr R Bessent 129 Heol Llanelli Pontyates, Llanelli	NO OBJECTION provided that 1. The site was able to comfortably accommodate the two dwellings. 2. The design, scale and massing of the dwellings was compatible to neighbouring dwellings and the development was not regarded as an incongruous form of development compared to the residential area. 3. There was sufficient on site car parking. 4. There was no detrimental impact on highway safety.
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Consent was required for two detached houses.

RESOLVED that the information be noted.

Arising out of discussion of Minute No 158 (S/26813) it was

FURTHER RESOLVED – that a discussion item be included on the agenda of the next committee meeting, addressing flood plain development, flood risk and whether the Council ought to formulate a blanket policy where its objects to development on flood plains, particularly in flood C2 category zones.

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159. NAMING OF HOUSING DEVELOPMENT AT DAFEN

Members considered a request from JDT Developments Ltd for naming the new housing development at the entrance to Clos Cilsaig as Clos Bryngwyn.

Following discussion where the issue of other similar named developments had caused issues and problems with the delivery of mail, whereby mail was frequently delivered to the wrong address it was

RESOLVED that Clos Dafen be put forward as the Council's named preference for the new development and that both the applicant and Carmarthenshire County Council be notified accordingly.

**160. TOWN AND COMMUNITY COUNCIL PLANNING SEMINAR
- CARMARTHENSHIRE COUNTY COUNCIL**

Members considered an invitation to attend a planning seminar for Town and Community Councils to be held on Friday 23 November 2012 at Parc y Scarlets. Following discussion it was

RESOLVED that initial places be taken up by the Chairman and Vice Chairman of Committee, the Leader of Council, the Clerk but additional places also be offered to any new members serving on the Planning and Liason Committee.

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The Meeting concluded at 6.15 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.