

17 January, 2011.

LLANELLI RURAL COUNCIL

Minute Nos: 370 – 376

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, 17 January, 2011, at 4.45 p.m.

Present: Cllr. B. C. M. Reynolds (Chairman)

Cllrs.

S. L. Davies

C. A. Rees

S. N. Lewis

A. C. Thomas

370. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. L. Davies, S. M. Donoghue, M. L. Evans, M. J. Lewis and A. G. Morgan.

371. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**372. 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/23888 Car valeting	Mr S Mohammad 27 Glyncoed Terrace Llanelli	That the information be noted.

Consent was required for car valeting/hand wash at former petrol station/car sales (application withdrawn).

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Application No./ Development	Applicant/Location	Recommendation
S/23893 Garage	Mr J Slader 23 Panteg Llanelli	That the information be noted.
Consent was required for erection of a garage (application withdrawn).		
S/24119 Refurbishment	Mr A Blakemore Maes Yr Haf Herberdeg Road Pontyates Llanelli	NO OBJECTION provided the extensions were subordinate to the main dwelling.
Consent was required for knocking down garage, kitchen and bathroom at two storey height, building room in attic and total refurbishment of existing structure. Replacement of roof with new saddle roof incorporating dormers to the rear and velux at front including temporary siting of static caravan – resubmission of S/23582 previously refused on 14 October, 2010.		
S/24121 Widening Driveway	Mr N Rees 48 Swiss Valley Swiss Valley Llanelli	NO OBJECTION
Consent was required for proposed widening of existing driveway.		
S/24123 Gymnasium	Mr M Davies 5 Heol Cropin Dafen Industrial Park Dafen Llanelli	NO OBJECTION
Consent was required for change of use of the premises as a gymnasium (Health and Fitness) and ancillary uses, but excluding all other uses within Class D2 of the Town and Country Planning (Use Classes) Order.		
S/24134 Advertisement Sign	Ms N Phillips Bynea Garage Yspitty Road Bynea Llanelli	NO OBJECTION

Consent was required for advertisement sign.

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Application No./ Development	Applicant/Location	Recommendation
S/24136 Extension	Mr & Mrs Craft Oleander Rehoboth Road Five Roads Llanelli	NO OBJECTION
<p>Consent was required for removal of existing garage and rebuild to include kitchen extension and alterations to existing porch and widening of existing access drive.</p>		
S/24141 Dwellings	Sauro Construction Plots 18 & 19 Llygad Y Ffynnon Five Roads Llanelli	NO OBJECTION
<p>Consent was required for two detached dwellings at plots 18 & 19 (resubmission of S/22313 withdrawn 11 February, 2010).</p>		
S/24178 Extension	Mr D Thomas 59 Pemberton Road Llanelli	NO OBJECTION
<p>Consent was required for proposed single storey rear extension with flat roof.</p>		
S/24179 Dwelling	Mr M Morris Ffoshalog Heol Hen Five Roads Llanelli	NO OBJECTION
<p>Consent was required for proposed demolition of existing substandard dwelling and replacement with new two storey detached dwelling.</p>		

373. 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/24065 Garage	Mr P Davies 47 Parc Gitto Llanelli	NO OBJECTION
<p>Consent was required for proposed rear garage extension.</p>		
S/24089 Change of Use	Mr A Thomas Barn A Minhurtach Farm Five Roads Llanelli	

The Council had requested further information from the applicant (via Carmarthenshire County Council) about the proposed change of use and the general use classification. The Council had concerns that if change of use was granted, the C3 use class instead of providing for private residential care might well provide for institutional purposes similar to a previous application for a residential training centre for young people with behavioural problems. That particular application had been refused following an unsuccessful appeal to the Planning Inspectorate.

Consent was required for change of use from commercial holiday let into a small private residential care home.

**374. THE GRANGE FITNESS CLUB, VAUXHALL,
LLANELLI**

Members were circulated with a neighbour consultation letter received from the Head of Planning, Carmarthenshire County Council, informing of a proposed change of use of The Grange Fitness Club (former gymnasium and health spa). It was proposed to convert the property into open plan offices, together with the reinstatement of the existing café.

RESOLVED that the application be supported.

**375. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEAL REF APP/M6825/A/10/2136434
LAND TO THE REAR OF 1 LLYS WESTFA,
SWISS VALLEY, LLANELLI**

Further to Minute No. 234, Members were circulated with correspondence received from the Inspector, The Planning Inspectorate, enclosing the decision notice in respect of the above appeal. The appeal was dismissed.

RESOLVED that the information be noted.

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**376. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEAL APP 926/S/23584
LAND AT FORMER GLANMORLAIS COTTAGE
LLANGENNECH, LLANELLI**

Further to Minute No. 321, 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 by a planning hearing on 9 February, 2011.

RESOLVED that the information be noted.

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The Meeting concluded at 4.55 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 8 February, 2011, adopted by the Council.