

**19 December, 2011.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 303 – 307**

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, 19 December, 2011, at 4.45 p.m.

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

**Cllrs.**

T. D. Bowen	T. Devichand
L. J. Butler	S. N. Lewis
S. M. Caiach	A. G. Morgan
S. L. Davies	B. C. M. Reynolds

**303. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. T. J. Jones (Cllr. B. C. M. Reynolds deputising) and V. R. Thomas.

**304. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. L. J. Butler declared a personal interest in Minute No. 305, S/25729 as she had worked on the community project at the site. Cllr. T. Devichand declared a personal interest in proceedings because she was a member of the Planning Committee, Carmarthenshire County Council.

**305. 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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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/25273</b> Dwelling	Mr N Charles Plot 3 Glyn Y Swistir Swiss Valley Llanelli	That the information be noted.

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Application withdrawn – consent was required for a detached house dwelling and detached garage.

<b>S/25713</b> Amendments	Mr I Rees 2 Stradey House Parc Gitto Llwynhendy Llanelli	NO OBJECTION
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Consent was required for a proposed amendment to the design of two rear dormer windows (retrospective) and conservatory previously approved under planning permission S/06804 approved on 14/06/2004.

*Cllr. L. J. Butler declared a personal interest in the following item as she had worked on the community project at the site.*

<b>S/25729</b> Bungalows	Carmarthenshire County Council Land at Y Waun Penceilogi Llanelli
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Outline consent was required for proposed residential development for 26 bungalows.

OBJECTION unless

1. The Council's concerns over the potential loss of important amenity/green space and local flooding and drainage matters were addressed. The location was prone to flooding and Members felt the development would increase the risk of localised flooding to neighbouring estates due to surface water run off combined with the limited capacity of the existing sewerage infrastructure. Effective controls needed to be put in place to remedy local concerns.

2. Ground conditions were also an issue. Site history suggested there were issues with the type of fill material in the sub soil which resulted in the floors of neighbouring properties having to be excavated and replaced. Soil sampling and testing should be conducted as part of the planning application process.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/25729</b> continued		
<p>3. Furthermore, the Council was aware that the parcel of land was previously re-landscaped as part of an environmental community project which was subject to grant funding support. Footpaths and seating were created and a number of plants and shrubs planted in addition to trees and the placement of the metal sculptures. The Council wished to safeguard as far as possible the benefits of that community project with the landscaping features created being retained or transferred to another green site possibly in the immediate vicinity or failing that to an alternative location in the Pemberton Ward, and that this also be a requirement if planning permission was granted.</p> <p>4. The recommendations contained in the supporting Ecology report must be actioned in full as part of any planning permission granted.</p> <p>5. Safer routes in the community for school children was also an issue which needed to be addressed.</p>		
<b>S/25730</b> Demolition	Carmarthenshire County Council Ysgol Yr Ynys Ynys Las Llwynhendy Llanelli	NO OBJECTION
Consent was required for a demolition of all the school buildings.		
<b>S/25732</b> Solar panels	J W Stone & Brick Unit 9 Heol Cropin Dafen Industrial Estate Llanelli	NO OBJECTION
Consent was required for an installation of solar panels on roof of existing industrial unit.		
<b>S/25734</b> Renovation	Mr D Vincent Avondale and Glyngwernen Isaf Farm Llethri Road Llanelli	NO OBJECTION
Consent was required for a renovation and reinstatement of two disused dwelling houses (resubmission of S/24871 withdrawn 29.07.2011).		
<b>S/25749</b> Dwelling	Mrs C Morgan 8 Heol Y Bwlch Bynea Llanelli	NO OBJECTION
Outline consent was required for one residential dwelling.		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/25750</b> Listed building consent	Mr P M Lewis Stradey Castle Cwmbach Road Llanelli	NO OBJECTION
<p>Consent was required for the installation of free standing wood burning stove into the existing fireplace in the main hallway. Modern brickwork over the hearth is to be removed. The installation will include a new insulated liner connected to the existing chimney pot.</p>		
<b>S/25773</b> Access to pond area	Mr H Tillman Land at Cynheidre Fach Farm Cynheidre Llanelli	NO OBJECTION
<p>Consent was required for a proposed access to pond area.</p>		
<b>S/25791</b> Tennis courts	Gateway Caravan Park Ltd Land part of Gateway Holiday Park Carnafon Bynea Llanelli	NO OBJECTION
<p>Consent was required for a formation of two tennis courts with associated fencing.</p>		
<b>S/25792</b> Shower and toilet block	Gateway Caravan Park Ltd Land part of, Gateway Holiday Park, Bynea Llanelli	NO OBJECTION
<p>Consent was required for retrospective application for the retention of existing shower and toilet block for touring caravan park.</p>		
<b>S/25795</b> Extension	Mrs M Scott-James Dolavon Cefnceau Villas Llwynhendy Llanelli	NO OBJECTION provided the scale and mass of the proposed development being subordinate to the main dwelling.
<p>Consent was required for a proposed single storey side extension and rear kitchen, bedroom two storey extension-detached single garage to rear.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/25796 Extension	Mr S John 52 Elgin Road Pwll Llanelli	OBJECTION unless 1. There was no detrimental impact on the amenity and privacy of 50 Elgin Road. 2. The car parking hard standing was not considered detrimental to highway safety.

Consent was required for demolition of single storey extension and in its place erect double storey extension to the rear of the house, plus car parking hard standing to front of property.

Arising out of general discussion of the above applications, Cllr. S. M. Caiach raised the issue of whether it might be beneficial to acquire a copy of The Development Advisory Maps covering Llanelli in order for the Council to assess general flood risk.

Following discussion it was

**RESOLVED** that the Clerk make appropriate enquiries with the Planning Division, Welsh Government.

**306. TEMPORARY ROAD CLOSURE OF HEOL HOREB FIVE ROADS, LLANELLI**

Correspondence was received from the Acting Head of Transport and Engineering, Carmarthenshire County Council, stating a request had been received for the temporary road closure of Heol Horeb, Five Roads, for a point of 660 metres north of its junction with the B4309 Road for a distance of 333 metres in a north easterly direction.

The closure was required for Welsh Water to undertake work on 7 December, 2011, for a period of three days with an alternative route in place.

**RESOLVED** that the information be noted.

**307. SEASONAL GREETINGS**

The Chairman wished Members and Staff festive greetings.

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The Meeting concluded at 5.20 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.