

23 May, 2011.

LLANELLI RURAL COUNCIL

Minute Nos: 60 – 64

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, 23 May, 2011, at 4.45 p.m.

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

Cllrs.

T. D. Bowen	T. Devichand
L. J. Butler	H. J. Evans
S. L. Davies	M. J. Lewis

60. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. N. Lewis (Cllr. H. J. Evans deputising) and A. G. Morgan.

61. MEMBERS' DECLARATIONS OF INTEREST

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
64	S. L. Davies	Personal – future father in law resides at Station Road, Bynea
63	H. J. Evans	Personal and prejudicial – a former employee of Trostre Steel Works

**62. 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
S/15756 Residential Development	Redrow Homes (South Wales) Ltd Genwen Farm Genwen Road Bynea Llanelli	That the information be noted.
Application withdrawn - outline consent was required for residential development.		
S/24648 Extension	Mr C Jacob Gwynant Horeb Five Roads Llanelli	NO OBJECTION
Consent was required for the erection of a single storey kitchen/sun lounge extension.		
S/24652 Menage/hay barn	Ms T Sayce Gelli March Farm Ponthenri Road Llanelli	NO OBJECTION
Consent was required for a proposed ménage/hay barn.		
S/24655 Stable block	Ms T Sayce Gelli March Farm Ponthenri Road Llanelli	NO OBJECTION
Consent was required for proposed stable block.		
S/24659 New roof	Mr W C Marks Y Wenllys Bryncoch Llanelli	NO OBJECTION
Consent was required for a proposed new hipped roof existing extension of dwelling.		
S/24660 Extension	Mr & Mrs A Gimblett 8 Meadow Court Llanelli	NO OBJECTION
Consent was required for proposed two storey rear/extension.		

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Application No./ Development	Applicant/Location	Recommendation
S/24694 Variation	Mr C Howells 1 Clos Cae Felin Llanelli	NO OBJECTION
<p>Consent was required for variation of condition No.2 of planning permission S/07492 dated 25/08/2004 for changes to incorporate internal and external variations to approved scheme.</p>		
S/24721 Variation	Davies Richards Developments Llanelli Gate Off Heol Aur Dafen Llanelli	NO OBJECTION
<p>Consent was required for variation of condition no. 2 of planning permission S/09672 dated 08/09/2006 to extend the time period for the submission or reserved matters for mixed development – hotel, public house, offices and industrial units.</p>		
S/24728 Conservatory and balcony	Mr & Mrs M Owens 37 Penyfai Lane Llanelli	NO OBJECTION subject to there being no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Consent was required for demolition and re-build conservatory at rear of existing dwelling house, construction of extended roof terrace over conservatory at first floor level. Changes to fenestration. Over-cladding external walls with cedar panels.</p>		
S/24731 Extension and garage	Mr A Jackman 1B Erw Las Lwynhendy Llanelli	NO OBJECTION
<p>Consent was required for proposed single storey extension, double garage and retrospective planning for conservatory.</p>		
S/24733 Garage	Mr A Stephens 51 Pemberton Park Llanelli	NO OBJECTION

Consent was required for alterations to existing store to provide single garage.

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63. RESIDENTIAL DEVELOPMENT TOGETHER WITH ASSOCIATED HIGHWAY AND JUNCTION IMPROVEMENTS, CAR PARKING AND SERVICING, OPEN SPACE AND LANDSCAPING AND OTHER ANCILLARY USES ACTIVITIES AT LAND AT CEFNCAEU (LOCATED OFF MAESARDDAFEN ROAD AND ERW LAS), LLANELLI

Cllr. H. J. Evans declared a personal and prejudicial interest in the following matter and withdrew from the meeting before discussion commenced. Cllr. Evans was a former employee of Trostre Steel Works.

Further to Minute No. 476, (26 March, 2007), Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, informing of an Environmental Statement and updated Flood Consequence Assessment had been received in support of the application which was the subject of a screening direction from the Welsh Assembly Government under the provisions of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999.

During discussion reference was made to there having been no improvements to the sewerage system in the area despite the proposals of Dwr Cymru being publicised in the area sometime ago. Concern was also expressed at the possible impact on existing dwellings and the Tir Einon play area.

RESOLVED that the following objection made on 26 March, 2007, stand unless further information is received detailing the improvement to the sewerage infrastructure:-

1. The development would have a detrimental impact on the surrounding road infrastructure and also general highway safety.
2. If, however, outline consent was granted by the Planning Authority then a substantial section 106 agreement should be pursued with the developer for enhancement of the Tir Einon Park and playground, the provision of affordable housing, as well as a contribution to local education.

Cllr. H. J. Evans returned to the meeting

64. PROPOSED ROAD HUMPS AT STATION ROAD, BYNEA

Cllr. S. L. Davies declared a personal interest in the following matter as her future father in law resided at Station Road.

Members were circulated with correspondence received from the Traffic Engineer, Carmarthenshire County Council, stating that speeding was still an issue in a southerly direction at Station Road, Bynea. In order to combat the speeds, it was proposed to complement the existing measures with an additional round top hump which was to be positioned some 90m south of the existing cushions. A new warning sign would also be installed.

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RESOLVED that the proposal be supported.

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The Meeting concluded at 5.05 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 14 June, 2011, adopted by the Council.