

**26 November, 2012.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 291 – 297**

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, 26 November, 2012, at 5.00 p.m.

**Present:** Cllr. F. Akhtar (Chairman)

**Cllrs.**

S. M. Caiach	R. E. Evans
S. L. Davies	A. Rogers
M. L. Evans	W. V. Thomas

**291. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. T. Devichand (Cllr S. L. Davies deputising), C. A. Rees and G. H. Wooldridge.

**292. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**293. 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/27150</b> Dwelling	Carmarthenshire County Council Plot to rear 16 Adulum Row Felinfoel	That the information be noted
Application withdrawn – outline consent was required for new four bedroom dwelling.		
<b>S/27298</b> Advertisement	Mr Andrew Ferraro Willow End 154B Sandy Road Pwll, Llanelli	NO OBJECTION
Consent was required for a computer services advertising sign.		
<b>S/27299</b> Variation of condition	Mr & Mrs Honeybun Land at Glyn y Swistir Swiss Valley Llanelli	NO OBJECTION
Consent was required for a variation of condition no. 1 on S/20479 to allow time for submission of reserved matters to be extended for a further three years.		
<b>S/27315</b> Extension	Mr Richard Sellick 18 Myrtle Hill Ponthenry Llanelli	NO OBJECTION
Consent was required for proposed two storey extension.		
<b>S/27344</b> Extension	Mr Paul Hubbuck 12 Havard Road Llanelli	NO OBJECTION
Consent was required for a proposed kitchen and dining room extension.		
<b>S/27347</b> Extension	Mr E. A. Jones 1 Millfield Road Felinfoel Llanelli	NO OBJECTION
Consent was required for a single storey rear extension.		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/27352</b> Power Plant	Mr Matthew Tucker Dafen Power Limited Land at Llethri Road Close to Heol Aur Junction Llanelli	NO OBJECTION
<p>Consent was required for the construction and operation of a small embedded short term operating reserve generating plant and auxiliary equipment.</p>		
<b>S/27353</b> Fascia Board	Costa Coffee Ltd Frankie and Bennys 14 Parc Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for one aluminium fascia board with one set of individual non-illuminated costa letters fixed to face; three aluminium fascia boards with one set of non-illuminated costa letters fixed to face; and two internally illuminated costa roundels hung internally from drop rods.</p>		
<b>S/27386</b> Dwelling	Mr Richard Evans Plot 5, Phase 2 Glyn y Swisdir Swiss Valley Llanelli	NO OBJECTION
<p>Consent was required for a detached dwelling.</p>		
<b>S/27393</b> Change of use	Browns Waste Management & Recycling Ltd Land part of Bynea Business Park Off Heol y Bwlch Bynea Llanelli	OBJECTION

OBJECTION on the following grounds:

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<hr/> <b>S/27393 Continued</b>		
		<ol style="list-style-type: none"><li>1. The site was located on a flood plain. However, the applicant had not satisfactorily addressed via the flood consequences assessment accompanying the application that the risk of flooding to people and property both in the immediate and neighbouring area could be acceptably managed and mitigated against. The proposed control measures did not demonstrate how flooding of the site could be adequately prevented nor did they address how flooding could be prevented from spreading to neighbouring development or land as a direct consequence of constructing the proposed sorting shed.</li><li>2. Bynea was being marketed as the eastern gateway to Carmarthenshire and a number of quality housing development schemes were either underway or were in the pipeline for future development. The link with Bynea's industrial past was now being replaced with the regeneration of brownfield sites transforming the area through the promotion of quality housing and recreational and leisure schemes.</li><li>3. The Council was concerned that the proposed development would have a detrimental impact on the surrounding environment, particularly the village of Bynea as it would counteract the long term regeneration plans for this area.</li><li>4. Concern was also expressed that it was inevitable that the recycling facility would culminate in more haulage traffic visiting the site possibly on a regional basis. Lorry movements would be more frequent and widespread throughout the week (except for Sundays), placing further burdens on village life and the environment. The planned hours of operation was also a concern and would also have a detrimental impact on the local highway infrastructure with traffic volume increasing: a traffic impact assessment should have been prepared to identify the anticipated number of traffic movements of commercial and non-commercial vehicles to and from the site on a daily basis.</li><li>5. The Millennium Coastal Park and the Wildfowl and Wetlands centre form part of the local landscape as does a local caravan/holiday park. All of which were designed to promote tourism. The company's plans were clearly at odds with this aim and no doubt any industrial reconfiguration of the site would be detrimental to the on-going promotion of these facilities.</li><li>6. The Council understood the need for such recycling facilities to help safeguard the environment but this had to be balanced against the quality of life of local residents. For these reasons the Council was unable to support the proposal.</li></ol>

Consent was required for change of use from part of industrial yard to waste transfer station, including construction of sorting shed.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/27394</b> Reserved Matters	Mr Eirian Rees Field No. 3710 Plot adjacent to Cae Canfas Farm Pontyates Llanelli	NO OBJECTION

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Consent was required for residential dwelling with detached garage.

**294. 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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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/27258</b> Ramp access	Maes Lliedi Day Centre Felinfoel, Llanelli	NO OBJECTION
<b>S/27268</b> Variation of conditions	Unit 15, Parc Pemberton Retail Park Llanelli	NO OBJECTION

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Consent was required for replacement ramped access and external works at emergency exits to meet DDA requirements.

Consent was required for variation of conditions 2 & 4 on application S/18104 to alter size and appearance of the unit and amend landscape plan.

<b>S/27269</b> Dwelling	Mr S Edwards Land adjoining 21 Glynderwen Road, Llwynhendy	NO OBJECTION
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Consent was required for a detached dwelling.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/27270</b> Removal of condition	Mr Roger Bessent 129 Heol Llanelli Pontyates, Llanelli	NO OBJECTION

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Consent was required for removal of condition no. 3 on application S/26853 to create one dwelling only on site of existing house.

**RESOLVED** that the information be noted.

#### **295. NAMING OF HOUSING DEVELOPMENT AT DAFEN**

Further to Minute No. 159, Members considered email correspondence from the Project Support Officer, Planning Division, Carmarthenshire County Council in connection with identifying a street name for the development off Dafen Road, Dafen. The matter had been referred back to the committee given the reluctance by Carmarthenshire County Council to accept the local ward members' suggestion of naming the development Clos Dafen.

The committee fully supported the suggestion put forward by the local ward members as previously advised to the County Council and it was

**RESOLVED** that the Council's suggestion to name the development as Clos Dafen be reaffirmed to the County Council. Furthermore the County Council be advised that this decision is final and the Council is not prepared to enter into further correspondence over the matter.

#### **296. PROPOSED WAITING RESTRICTION AND STREET PARKING PLACES - LLANELLI**

Members received correspondence from the Legal Services Department, Carmarthenshire County Council regarding a public notice to introduce a proposed waiting restriction and street parking arrangement for disabled persons parking on Bryngwyn Road, Dafen, Llanelli. Following discussion it was

**RESOLVED** that the proposal be supported.

#### **297 CHAIRMAN'S ANNOUNCEMENT**

Further to Minute No. 160 and prior to the close of the meeting the Chairman referred to a Planning Seminar organised by Carmarthenshire County Council for Town and Community Councils held on Friday 23 November 2012 at Parc y Scarlets. In reply the Clerk gave a very

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brief summary of the seminar. The Clerk, Leader of Council and Chairman of Committee had attended the event.

Following the Clerk's summary the Chairman expressed personal thanks to the Clerk for the quality and detail of work presented at committee meetings in respect of planning matters.

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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 11 December 2012, adopted by the Council.