

**2 August, 2010.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 164 – 172**

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, 2 August, 2010, at 4.45 p.m.

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

**Cllrs.**

T. D. Bowen	A. G. Morgan
M. L. Evans	C. A. Rees
M. V. Davies	A. C. Thomas

**164. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. S. M. Donoghue, M. J. Lewis (Cllr. M. V. Davies deputising) and S. N. Lewis.

**165. CHAIRMAN'S ANNOUNCEMENT**

The Chairman having informed of Cllr. S. N. Lewis' indisposition, Members conveyed their good wishes for a speedy recovery.

**166. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**167. 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/23232</b> Extension	Mr C Wilkins 36 Havard Road Llanelli	NO OBJECTION
<p>Consent was required for demolition of existing single storey rear projection and construction of new single and two storey extension.</p>		
<b>S/23275</b> Dwelling	Mr K Jones 52B Tanygraig Road Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for demolition of existing and construction of new dwelling.</p>		
<b>S/23283</b> Extension	Mr R McCusker 59A Pwll Road Pwll Llanelli	NO OBJECTION provided: 1. The proposed extensions were subordinate to the main dwelling in terms of scale and massing. 2. The design proposals were not incongruous to the neighbouring street scene. 3. The balcony system was not detrimental to the amenity and privacy of neighbouring properties. 4. The proposed vehicle access was not detrimental to highway safety.

Consent was required for proposed vehicle and pedestrian access via Tyle Catherine. Demolition of single storey structures to be replaced by two storey extension to front/rear and single storey extension to side, balcony system and internal/external alteration works.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/23311</b> Variation	Mr W Phillips Stradey Park Maes Y Coed Llanelli	NO OBJECTION
<p>Consent was required for variation of condition number 3 of S/12058 to extend the time limit for the commencement of development by a further three years for up to 450 residential units, comprising of 2, 3 and 4 bedroom detached houses, terraced town houses and apartments with 0.9HA public open space.</p>		
<b>S/23312</b> Change of use	Mr J Lewis 21 Maescanner Road Llanelli	
<p>Consent was required for change of use of a closed public house into 4 number bedroom flats with associated parking – resubmission of previously refused application S/21792 on 23 November, 2009.</p>		
<p><b>OBJECTION</b></p> <p>The conversion of the building into four number, two bedroom flats was excessive given the size and location of the site. It was also considered detrimental to highway safety on the following grounds:-</p> <ol style="list-style-type: none"><li>1. The increased number of traffic movements associated with the development.</li><li>2. The site lacks sufficient parking space to accommodate four flats; six parking spaces were proposed.</li><li>3. Access and egress from the site entrance and along New Road was considered detrimental to highway safety due to the narrowness of the road and the lack of adequate visibility. This, in turn, would be detrimental to safe pedestrian access along New Road given the limitations associated with the existing pavement infrastructure.</li></ol>		
<b>S/23329</b> Hardstanding	Mr N Lodwick 68 Elgin Road Pwll Llanelli	NO OBJECTION

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Consent was required for proposed car parking hardstanding and retaining wall/balustrading.

**168. 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/23219</b> Flats	Leyton Havard Properties Land off Gordon Road Dafen Llanelli	

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Consent was required for proposed 4 number self contained flats.

**OBJECTION:**

1. The conversion of the dwelling into four self-contained flats would in the Council's opinion leave insufficient garden or amenity space to be shared between the occupiers of the flats.
2. There appeared to be insufficient refuse storage capacity to service the four flats.
3. On site parking at the site only provides for four car spaces. In today's society most families own two vehicles so the creation of four flats would suggest that eight spaces ought to be provided.
4. Given the restrictions with on site car parking and the increased number of traffic movements to and from the site along a narrow road, the proposal was considered detrimental to highway safety.

<b>S/23225</b> Porch	Mr M Peregrine 107 Pwll Road Pwll Llanelli	<b>NO OBJECTION</b>
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Consent was required for a new front porch with rear and side extensions with new attic space.

**S/23228**  
Dwelling

Mr & Mrs MacDonald  
Land adjacent to  
Brynderwen  
Five Roads  
Llanelli

**NO OBJECTION**  
provided the mitigation  
measures outlined in the  
bat and tree survey were  
included as planning  
conditions.

Consent was required for one dwelling.

**169. PROPOSED WAITING RESTRICTIONS AT JUNCTION OF  
GLYNDERWEN ROAD AND JUNCTION OF ROAD LEADING  
TO PARADISE COTTAGES, B4297 LLWYNHENDY**

Members were circulated with correspondence from the Head of Transport and Engineering, Carmarthenshire County Council, stating that the County Council proposed to introduce traffic calming measures along the B4297 at Llwynhendy. The measures included waiting restrictions at the above locations to deter vehicles parking on the various junctions.

**RESOLVED** that the proposal be supported.

**170. PROPOSED PEDESTRIAN/CYCLE SHARED USE  
FACILITY - CAPEL ROAD/BRYNELLI, LLANELLI**

Correspondence was received from the Head of Transport, Carmarthenshire County Council, informing that the Authority had been successful in securing a Safer Routes in the Community Grant from the Welsh Assembly Government. It was proposed to convert the footway that ran parallel to the above lengths of road to a shared use facility for both pedestrians and cycles.

The introduction of the shared facility would enhance the safety of cyclists and pedestrians wishing to travel to and from Bryngwyn School and eventually from a further link to Prince Philip Hospital and would also form an integral part of a wider Safer Routes in the Community Scheme for the area.

The footway would be widened locally in order to allow a minimum width of 2.0 metres. A plan illustrating the proposal was circulated.

During discussion, reference was made to the good practice of drop kerbs being used on pavements.

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**RESOLVED** that the proposal be supported.

**171. TOWN AND COUNTRY PLANNING SERVICES  
SEMINAR – 1 OCTOBER, 2010**

Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, informing that the next Seminar would be held at the White Hart Inn, Llandeilo, on Friday, 1 October, 2010, and it was

**RESOLVED** that the Chairman of Committee and the Clerk be authorised to attend.

**172. FLOOD RISK IN YOUR AREA:  
PLANNING FOR THE INEVITABLE**

Members received correspondence from the Team Leader, Flood Incident Management, Environment Agency Wales, which included practical advice to help create a flood plan.

Members having referred to previous documentation received, it was

**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 14 September, 2010, adopted by the Council.