

4 October, 2010

LLANELLI RURAL COUNCIL

Minute Nos: 230 – 235

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, 4 October, 2010, at 4.45 p.m.

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

Cllrs.

T. D. Bowen	M. L. Evans
M. L. Davies	S. N. Lewis
S. L. Davies	A. G. Morgan
S. M. Donoghue	A. C. Thomas
C. A. Rees	

230. APOLOGIES FOR ABSENCE

No apologies for absence were received.

231. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**232. 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
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S/23573 Garage	Mr A Moalla 6 Beech Grove Pwll Llanelli	NO OBJECTION
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Consent was required for a detached garage to rear to main dwelling.

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Application No./ Development	Applicant/Location	Recommendation
S/23657 Dwelling	Mr J O'Brien The Bungalow Sandy Bridge Llanelli	NO OBJECTION
<p>Consent was required for proposed replacement dwelling from bungalow to detached house.</p>		
S/23699 Change of use	Mr J Pathmasri 14B Heol Beili Glas Swiss Valley Llanelli	
<p>NO OBJECTION - provided the proposal complied with policy number R20 of the Unitary Development Plan namely:</p> <ol style="list-style-type: none">1. It could be demonstrated that the proposal was to serve a local or neighbourhood need.2. It not having an adverse impact on general amenity and that of residential properties by way of traffic generation, noise, odour and other considerations.3. The proposal was appropriately located in relation to the catchment which, in the case of local neighbourhoods would require a central location in proximity to any other facilities.		
<p>Consent was required for change of use from shop to hot food takeaway.</p>		
S/23700 Amendments	JDT Developments Plot 4 Land off Cilsaig Farm Llys Bryngwyn Dafen Llanelli	NO OBJECTION subject to confirmation from local ward Members.

Consent was required for proposed amendments to the design of dwelling previously approved on plot 4 under planning reference S/18994 on 15.09.08.

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Application No./ Development	Applicant/Location	Recommendation
S/23701 Renovation	Ms K Wiggins Ciliau Gwyn Farm Old Pump House Furnace Llanelli	NO OBJECTION provided 1. The conversion facilitates appropriate re-use of the building. 2. The proposal not being detrimental to the surrounding area. 3. There was no detrimental impact on highway safety.

Consent was required for proposed renovation of 'Old Pump House' and change of use into a dwelling from a disused 'pump house'.

S/23726 Classrooms	Mr C Harries Ysgol Gyfun Y Strade Sandy Road Llanelli	NO OBJECTION
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Consent was required for erection of two new storey classroom extensions with associated external works including car parking and covered walkway and adaptations to existing school.

233. 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:

Application No./ Development	Applicant/Location	Recommendation
S/23461 Conservatory	Mr H Richards Hengoed Farm Felinfoel Llanelli	NO OBJECTION

Consent was required for proposed conservatory to rear of annexe extension approved under application ref: S/21338.

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Application No./ Development	Applicant/Location	Recommendation
S/23462 Variation	Mr Harmer & Ms Vale Land rear of 5 Stradey Hill Pwll Llanelli	NO OBJECTION
<p>Consent was required for variation of condition number 3 on planning consent S/17171 to extend the submission of reserved matters to 20.12.13.</p>		
S/23463 Conversion	Mr S Warne-Thomas 1 Maes Conwy Pemberton Llanelli	NO OBJECTION
<p>Consent was required for proposed conversion of an integral garage to room, relaxation of condition number 4 of planning permission LL/03869.</p>		
S/23566 Dwelling	Mr A Griffiths Blaenlliedi Farm Pontyberem Llanelli	NO OBJECTION provided that 1. The proposed dwelling was absolutely necessary. 2. The proposal not causing unacceptable harm to the character or appearance of the area of countryside. 3. That it be a condition of planning consent that the property had restricted use to support agricultural purposes only and that the dwelling may not be used for any other purpose.
<p>Consent was required for a agricultural workers dwelling.</p>		
S/23571 Loft conversion	Mr P Lane 9 Parc Gitto Llwynhendy Llanelli	NO OBJECTION provided the proposal was not considered an incongruous form of development.
<p>Consent was required for proposed rear dormer to new loft conversion.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/23574 Canopy	Mr C Jones 17 Lon Y Maes Pemberton Llanelli	NO OBJECTION
<p>Consent was required for a canopy between windows (upper and lower) at front of property and merging into porch roof on side of house.</p>		
S/23582 Extension	Mr A Blakemore Maes Yr Haf Herberdeg Road Pontyates Llanelli	NO OBJECTION provided the extensions were subordinate to the main dwelling.
<p>Consent was required for a double storey extension to side and rear of detached property and replacement of existing roof structure with new saddle roof incorporating attic rooms with dormers to the rear elevation, including temporary siting of static caravan.</p>		
S/23584 Variation of condition	Mr J S Poulson Land at former Glanmorlais Cottage Llangennech Llanelli	NO OBJECTION
<p>Consent was required for variation of condition number 2 of planning permission D5/12746 dated 25 June, 1990, to include revised elevations, floor plans and re-sited garage for agricultural dwelling house.</p>		
S/23585 Dwelling	Mr T Naylor Plot adjacent to 19 Genwen Road Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for a two storey dwelling house.</p>		
S/23587 Aviaries	Mr N Evans Waunwyllt Inn Five Roads Llanelli	NO OBJECTION
<p>Consent was required for development of part of the paddock to provide area for 3 number aviaries (2 number 2.75 sq m and 1 number 2.75 x 15.125 sq m). The proposed aviaries would provide much needed additional space for the tiners hill birds of prey and swan rescue centre.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/23591 Dwelling	Mr L Davies Yr Ydlan Penyfai Lane Llanelli	NO OBJECTION
Outline consent was required for 3 residential 4 bedroom executive housing (resubmission of S/22531).		
S/23595 Dwelling	Mr & Mrs A Jones Land adjacent to 18 Llandafen Road Llanelli	NO OBJECTION
Outline consent was required for detached dwelling.		
S/23605 Dwelling	Mr P Thomas 65 Pwll Road Pwll Llanelli	OBJECTION 1. The proposal represented over development and an incongruous form of development compared to the existing street scene. 2. The shared access was considered detrimental to highway safety. 3. The location of the proposed dwelling was considered detrimental to the amenity and privacy of neighbouring dwellings despite the amendments to the scheme.
Consent was required for a single storey retirement dwelling and garage (resubmission of application number S/22195 refused on 05 February, 2010).		

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**234. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEAL APP918/S/22591
PLOT AT 1 LLYS WESTFA, SWISS VALLEY, LLANELLI**

Further to Minute No. 517 (29 March, 2010), 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 on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

RESOLVED that the information be noted.

**235. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APPEALS**

- (1) **LAND AT 41 HEOL Y PENTRE, PONTHENRI,
APP/M6825/A/10/2127442**
- (2) **PARC FFERM, TRIMSARAN ROAD, LLANELLI,
APP M6825/A/10/2128994**

Further to Minute No. 235 (21 September, 2009) and 104(1), Members were circulated with correspondence received from the Inspector, The Planning Inspectorate, enclosing the decision notice in respect of the above appeals. The appeals were dismissed.

RESOLVED that the information be noted.

- (3) **TOWN AND COUNTRY PLANNING ACT (1990)
LAND PART OF 1 BAY VIEW, TYLE CATHERINE, PWLL
LLANELLI, APP M6825/A/10/2129821**

Further to Minute No. 104(2), 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 allowed.

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 12 October, 2010, adopted by the Council.