

17 July, 2017

LLANELLI RURAL COUNCIL

Minute Nos: 124 – 130

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, 17 July, 2017, at 4.45 p.m.

Present: Cllr. S. M. Caiach (Chairman)

Cllrs.

S. L. Davies	H. J. Evans
T. Devichand	J. S. Phillips
S. M. Donoghue	E. Simmons

Absent: M. V. Davies and R. L. Najmi.

124. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. M. Donoghue (S. M. Donoghue deputising), T. J. Jones (J. S. Phillips deputising), J. S. Randall and A. J. Rogers.

125. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 129 as she had commented on the matter in her capacity as a County Councillor.

**126. 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/35704 Conservatory	Mr. & Mrs Watkins The Orchard House Swiss Valley Llanelli	NO OBJECTION provided the drainage generated from the development did not increase the hydraulic load on the public sewer.
<p>Consent was required for a proposed orangery style conservatory.</p>		
S/35716 Off Road Parking	Mr. M. Griffiths 41 Station Road Bynea Llanelli	NO OBJECTION
<p>Consent was required to remove the front wall to the property and replace the front garden area with brick pavers to provide off road parking to front of the property – involved an area 7 metres wide x 4.1 metres deep.</p>		
S/35720 New Playground	Llanelli Rural Council Felinfoel Play Area and Depot Felinfoel Llanelli	Noted for information
<p>Consent was required for a new playground, pedestrian access and footpath, new fencing, general amenity area, mini pitch and removal of existing fence.</p>		
S/35737 Variation of Planning Condition(s)	Mr. N. Bathgate Land adjacent to 18 Stradey Hill Pwll Llanelli	NO OBJECTION
<p>Consent was required for the proposed amendment to design of dwelling approved under planning application S/14937 to include modifications to front elevation windows to match nearby properties (No.18 and 16 Stradey Hill), remove front porch and balcony, make roof symmetrical and lower ridge line, reduce building footprint.</p>		
S/35738 Construction of New Building	Mrs C. Harries Coleg Sir Gar Graig Campus Sandy Road Llanelli	NO OBJECTION provided: 1. A suitable sustainable urban drainage scheme was incorporated into the development. 2. The drainage generated from the development did not increase the hydraulic load on the public sewer. Continued

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Application No./ Development	Applicant/Location	Recommendation
S/35738 Continued.		3. A full Bat Survey was carried out. 4. Disabled parking and access was included in the scheme, along with pick up and drop off points.
<p>Consent was required for the construction of a new single storey innovation and performance building to include a sports hall, performance space and associated facilities.</p>		
S/35745 Dwelling	Mr. & Mrs G. Jones Plot adjacent to Eynon Cynheidre Llanelli	NO OBJECTION provided: 1. The scale and design of the new dwelling was not regarded as an incongruous form of development compared to neighbouring dwellings. 2. The drainage generated from the development did not increase the hydraulic load on the public sewer.
<p>Consent was required for a two storey house (reserved matters to outline S/31760 approved 06.10.2015).</p>		
S/35754 Reserved Matters	Mr. K. Morris Land part of Glynderi Cilsaig Road Dafen Llanelli	NO OBJECTION provided: 1. The scale and design of the new dwelling was not regarded as an incongruous form of development compared to neighbouring dwellings. 2. The drainage generated from the development did not increase the hydraulic load on the public sewer.
<p>Consent was required for reserved matters to outline planning permission S/33268.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/35755 Dwelling	Mr. & Mrs Griffiths Land at Heol Y Graig Llwynhendy Llanelli	NO OBJECTION provided: 1. The drainage generated from the development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on highway safety.
<p>Consent was required for a single detached dwelling and double garage.</p>		
S/35767 Removal of Planning Condition(s)	Co-Operative Food Ltd Llanelli Electricity Welfare Club Iscoed Road Llanelli	OBJECTION – there were highway concerns over the number of traffic movements at the Sandy Road junction during peak periods. Removal of condition 6 of planning permission S/34753 would exacerbate the situation given the amount of traffic entering and leaving the Stradey Park Housing Estate combined with the volume of traffic using Sandy Road as a thoroughfare during the morning commute to work period.
<p>Consent was required for the removal of condition No. 6 of S/34753 (delivery hours)</p>		
S/35768 Conservatory	Mr. M. Law 16 Heron Avenue Llanelli	NO OBJECTION provided the drainage generated from the development did not increase the hydraulic load on the public sewer.
<p>Consent was required for a proposed single storey rear conservatory extension.</p>		
S/35769 Advertisement	Co-Operative Food Ltd Sandy Road Llanelli	NO OBJECTION

Consent was required for two internally illuminated fascias. Only the Co-Op logo illuminated. Two non illuminated sets of 'welcome to' acrylic text. One internally illuminated Co-Op logo. Eight non illuminated wall mounted flat aluminium panels. Two non illuminated post mounted flat aluminium panels. One internally illuminated totem 3.5m.

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Application No./ Development	Applicant/Location	Recommendation
S/35770 Garage Conversion	Miss L. Jones 65 Stryd Bennett Llanelli	NO OBJECTION provided the proposed new parking area was retained in perpetuity in the interest of highway safety.
<p>Consent was required to convert existing garage into a study, no structural alterations on the outside. Remove a fenced area at the side of property and block pave it to replace the parking space lost from converting the garage.</p>		
S/35791 Dwelling	Mr. T. Williams Land at 7 Pwll Road Pwll Llanelli	OBJECTION on the following grounds: 1. The plot was not of sufficient size to accommodate a new dwelling. 2. There was not a sufficient amount of general amenity space required for the enjoyment of the new dwelling. 3. The close proximity of the proposed dwelling to 9A Pwll Road was likely to have a detrimental impact on the amenity and privacy of this dwelling. 4. Vehicular access to the dwelling was likely to have a detrimental impact on highway safety.

Consent is required to erect a new dwelling.

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127. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S DELEGATED POWERS

Members were informed that the Clerk had dealt with the following planning application under the scheme of delegated powers:

Application No./ Development	Applicant/Location	Recommendation
S/35680	Ms. S. Callow Yard Llethri Road Felinfoel Llanelli	NO OBJECTION

Consent was required for the proposed change of use of land to a dog training daycare facility to include retention of existing portacabin building.

RESOLVED that the information be noted.

128. TOWN AND COUNTRY PLANNING ACT 1990 – TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999 – TREE PRESERVATION ORDER 2017: WOODLAND AT HEOL Y PENTRE, PONTHENRI, LLANELLI

Members received correspondence from Carmarthenshire County Council regarding the Tree Preservation Order (TPO) together with a notice in the form prescribed by the above Act and Regulations. The TPO prohibited anyone from cutting down, topping or lopping any of the trees described in the schedule without prior consent from the authority.

RESOLVED that the Tree Preservation Order be noted.

129. SITE VISIT – LAND AT GENWEN FARM, BYNEA, LLANELLI

Cllr. S. L. Davies declared a personal interest in the following matter as she had commented on the planning application in her capacity as a County Councillor.

Members received correspondence from Carmarthenshire County Council regarding a site visit in connection with planning application S/15702 – construction of 240 dwellings together with associated vehicular and pedestrian accesses, car parking and landscaping (reserved matters to outline S/15702). The site visit would take place on Tuesday 11 July, 2017 at 11.00am.

RESOLVED that the information be noted.

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130. THE PLANNING INSPECTORATE – APPEAL DECISION – LAND TO THE NORTH WEST OF TRE-BEDDROD RESERVOIR, FURNACE, LLANELLI – APP M6825/A/17/3171599

Further to Minute No. 504 S/34825 (27 March, 2017) Members received correspondence from the Planning Inspectorate in relation to an appeal decision on the above matter. The appeal was dismissed.

RESOLVED that the information be noted.

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The Meeting concluded at 5.00 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 September, 2017, adopted by the Council.