

1 December, 2008.

**LLANELLI RURAL COUNCIL**

**Minute Nos: 328 – 333**

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Conference Room, Vauxhall Buildings, Vauxhall, Llanelli, on Monday, 1 December, 2008, at 4.45 p.m.

**Present:** Cllr. T. D. Bowen (Chairman)

**Cllrs.**

M. L. Davies                      M. L. Evans  
S. L. Davies                      T. J. Jones  
S. M. Donoghue                S. N. Lewis  
B. C. M. Reynolds

**328.                      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. M. J. Lewis, A. G. Morgan and A. C. Thomas.

**329.                      MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**330.                      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./<br/>Development</b> | <b>Applicant/Location</b>                            | <b>Recommendation</b> |
|---|--|-----------------------|
| <b>S/20176</b><br>Extension             | Mr A Lee<br>18 Glan Yr AFon<br>Felinfoel<br>Llanelli | NO OBJECTION          |

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Consent was required for a conservatory and extension.

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| <b>Application No./<br/>Development</b>  | <b>Applicant/Location</b>   | <b>Recommendation</b>  |
|--|---|--|
| <b>S/20216</b><br>Dwellings  | Eatonfield Developments Ltd<br>Land adjacent to<br>90 Heol Llanelli<br>Pontyates<br>Llanelli      | NO OBJECTION<br>provided that there was<br>no detrimental impact<br>on highway safety.   |
| Consent was required for proposed construction/erection of two number residential dwellings.   |   |  |
| <b>S/20239</b><br>Signage  | Allied Carpets Ltd<br>Unit 10<br>Pemberton Retail Park<br>Llanelli                                | NO OBJECTION   |
| Consent was required for proposed signage.   |   |  |
| <b>S/20261</b><br>Reinforcement<br>Works   | Carmarthenshire County Council<br>Millennium Coastal Park<br>Eastern Gateway<br>Bynea<br>Llanelli | NO OBJECTION<br>provided that the<br>proposed work was not<br>detrimental to local<br>biodiversity and helped<br>preserve natural habitats<br>along the estuary.   |
| Consent was required for strengthening of length of millennium coastal path protection work by upgrading existing rock armour revetment. |   |  |
| <b>S/20273</b><br>Conservatory   | Mr & Mrs Perry<br>93 Heol Llanelli<br>Pontyates<br>Llanelli                                       | OBJECTION<br>the conservatory would<br>represent an incongruous<br>form of development to<br>the existing street scene.<br>The Council believed the<br>location and busy main<br>road did not lend itself<br>favourably to a front<br>elevation conservatory.<br>The Council would be<br>more supportive if the<br>application was for the<br>rear elevation of the<br>property. |

Consent was required for a conservatory to front elevation.

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| <b>Application No./<br/>Development</b> | <b>Applicant/Location</b>                                 | <b>Recommendation</b>  |
|---|---|--|
| <b>S/20275</b><br>Conservatory          | Mr & Mrs Richards<br>36 Yspitty Road<br>Bynea<br>Llanelli | NO OBJECTION<br>provided the development<br>did not have a<br>detrimental impact on the<br>amenity and privacy of<br>neighbouring dwellings. |

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Consent was required for proposed rear conservatory and side porch.

### **331. CLERK'S SCHEME OF DELEGATED POWERS**

Further to Minute No. 190 (17 September, 2007), the Clerk requested Members to consider extending the scheme of delegated powers to him where a limited number of planning applications were received prior to the distribution of the Committee agenda.

Members were happy to support extending the scheme of delegated powers specifically where planning applications were fairly low key and straight forward to deal with. Moreover, Members recognised the need to make effective use of resources and agreed that convening a Committee meeting to determine a small number of applications was unnecessary. The Clerk emphasised that controversial or high profile planning applications promoting large scale or major development proposals would always be reported to the Committee, irrespective of the number of planning applications received from the Planning Authority in the run up to the cut off point for dispatch of the Committee agenda and it was

**RESOLVED** that:

- (1) The Clerk's delegated powers be extended to include the determination of planning applications where a limited number of planning applications are received prior to the cut off point for dispatch of the Committee agenda;
- (2) the extension of delegated powers is granted on the understanding that at all times, the Chairman of Committee and the local ward members serving on the Committee (to which the planning applications relate) are consulted prior to the applications being determined by the Clerk;
- (3) as a general rule of thumb controversial or high profile planning applications promoting large scale or major development proposals are excluded from the scheme of delegation. For the avoidance of doubt large scale or major development excludes standard planning applications covering proposals such as house extensions, porches, conservatories, garages, erection of signs etc;
- (4) the Clerk is authorised to exercise discretion in determining when to use the delegated powers based on the number and type of planning applications received at any given time, in order to further determine whether a Committee meeting ought to be convened, provided that there are no other items of correspondence or matters requiring urgent Committee approval or attention and which form part of the Committee agenda;

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- (5) in instances where planning applications have been determined by the Clerk an information report is to be prepared and presented to the next scheduled Committee meeting providing details of the applications and the decisions taken in respect of the applications in order for there to be a formal record in the Council minutes; and
- (6) the extension of the scheme of delegated powers is granted on a trial basis and that a review of the scheme takes place once sufficient information has been gathered on the application of the scheme and its general effectiveness.

**332. MORFA TO BERWICK LINK ROAD - SIGNAGE**

Members were circulated with a letter from Cllr. S. M. Donoghue requesting this Council to encourage the Highway Department, Carmarthenshire County Council to erect more signage in Llwynhendy especially along the new Morfa to Berwick Link Road, Llanelli.

**RESOLVED** that the requested be supported in principle and to await further developments, having due regard to the outcome of anticipated discussions with the Bynea and Pemberton Division County Councillors in respect of general highway plans for the area.

**333. TOWN AND COUNTRY PLANNING ACT (1990)  
(AS AMENDED), APPEAL APP M6825/A/08/2087773  
LAND FORMERLY KNOW AS THE GROVE NURSERIES  
FURNACE, LLANELLI**

Further to Minute No. 188 (S/17149, 17 September, 2007), 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 decision of the County Council to refuse planning permission for the above development. The writer stated that the appeal would be decided on the basis of a public inquiry.

**RESOLVED** that the information be noted.

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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 9 December, 2008, adopted by the Council.