

2 February, 2009.

LLANELLI RURAL COUNCIL

Minute Nos: 413 – 419

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, 2 February, 2009, at 4.45 p.m.

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

Cllrs.

D. J. Davies	M. L. Evans
M. L. Davies	M. J. Lewis
S. L. Davies	S. N. Lewis
S. M. Donoghue	B. C. M. Reynolds
A. C. Thomas	

413. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. J. Jones (Cllr. D. J. Davies deputising) and A.G. Morgan.

414. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. N. Lewis declared an interest in Minute No. 416, S/20505, as she was a governor of the school.

415. FORMER DURA FACTORY, BYNEA, LLANELLI

Further to Minute No. 330 (S/20310), the Chairman welcomed Mr Hugh Towns, Planning Officer, Carmarthenshire County Council, to the meeting.

Mr Towns thanked Members for the invitation to give a presentation regarding the planning application for change of use to inbuilding materials recycling facility (MRF) at the former Dura factory, Bynea, Llanelli.

Mr Towns provided Members with a detailed map showing the entrances to the site and indicated where the lorries would be entering and exiting. The main concern with the application was the potential number of lorry movements to and from the site and how it would affect the residents' quality of life on Yspitty Road and Porth Y Gar.

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Members attention was drawn to the various planning policies in the County Council's Unitary Development Plan which the application would be assessed against. Mr Towns stated that the applicant had applied to process up to 75,000 tonnes of material through the MRF which roughly worked out at 1,500 tonnes per week. If the plant worked to full capacity then there could be an estimated 60 lorry movements per day. The change of use would create up to 24 full/part time jobs with the hours of operation extending from 6.00 am to 8.00 pm Monday to Friday and 6.00 am to 1.00 pm on Saturday.

Mr Towns commented that the local residents affected by the proposed development had been formally consulted but to date nobody had responded.

The Chairman thanked Mr Towns for attending and he thereupon withdrew from the meeting.

Lengthy discussion thereupon ensued and ultimately, it was

RESOLVED that no objection be made in principle to the proposal provided:

- (1) an independent traffic movement impact assessment is conducted prior to any planning consent, which demonstrates there is no detrimental impact on the quality of life of local residents;
- (2) if planning consent is ultimately granted the following conditions be added to the permission:
 - (i) no material is to be stored outside; and
 - (ii) traffic movements to and from the site are restricted to the hours of operation.

**416. 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
S//20479 Variation	Mr & Mrs R Honeybun Land at Glyn Y Swistir Swiss Valley Llanelli	NO OBJECTION provided the applicant submitted an access statement to the satisfaction of the Planning Authority.

Consent was required for variation of planning condition number 1 attached to planning permission ref. S/06591 dated 13.05.05 to allow the period of time for the submission of reserved matters to be extended for a further 3 years.

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Application No./ Development	Applicant/Location	Recommendation
S/20482 Alterations	Stadium Llanelli Units 10A & 12/13 Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for minor alterations to elevations. Insertion of roller shutter doors at rear of units 10A and 12; revised tenant signage zone at the front of units 12 & 13; alterations to entry doors and introduction of poster boards at the front of units 12 & 13; and alterations to glazing at side of unit 13.</p> <p><i>Cllr. S. N. Lewis declared a personal and prejudicial interest in the following item and did not participate in proceedings.</i></p>		
S/20505 Remodelling and Extension	Carmarthenshire County Council Halfway C P School Havard Road Llanelli	NO OBJECTION
<p>Consent was required for remodelling and proposed extension to the existing school, including improvement work to the site access and car parking facilities, erection of security fencing, demolition of the kitchen block and its replacement with a playground area.</p>		
S/20520 Fencing	Mrs N L Phillips-Taylor Tollerton House Tanygraig Road Bynea Llanelli	NO OBJECTION provided that access/ egress from the site had no detrimental impact on highway safety due to the height of the fence.
<p>Consent was required for retrospective application for erection of fencing.</p>		
S/20544 Extension	Mr & Mrs P Lewis 24 Denham Avenue Llanelli	NO OBJECTION
<p>Consent was required to demolish existing rear kitchen extension and conservatory – construct new kitchen and front elevation porch.</p>		
S/20546 Extension	A J & S A Sheen Brynawel Medelfyw Road Porth Dafen Llanelli	NO OBJECTION

Consent was required for proposed two storey side extension and single storey rear extension.

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Application No./ Development	Applicant/Location	Recommendation
S/20549 Agricultural Determination	Mr M Thomas Bryn Y Groes Fawr Five Roads Llanelli	NO OBJECTION

Consent was required for agricultural determination for extension to a shed.

**417. CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN
COMMUNITY AND TOWN COUNCIL STAKEHOLDER EVENT**

Correspondence was received from the Development Officer, One Voice Wales, informing of a community and town councils' stakeholder event aimed at introducing the Local Development Plan and its preparatory process.

The Local Development Plan (LDP) was currently being prepared by Carmarthenshire County Council. It was a new development plan which would replace the existing Carmarthenshire Unitary Development Plan. It would be the principal reference for considering all proposals and planning applications that relate to the development and use of land throughout Carmarthenshire. Members were informed that the event was taking place in County Hall, Carmarthen on 4 February, 2009.

Following discussion, it was

RESOLVED that the Clerk be authorised to attend the event.

**418. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S
DELEGATED POWERS
PLANNING APPLICATION S/18465
43 & 47 HEOL HEN, CEFNCAEAU, LLANELLI**

Further to Minute No. 457, 3 March, 2008, the Clerk informed Members that amended plans had been received in respect of the above planning application.

The Council originally objected to the plans on the basis that the proposed dwelling was to be built on or near various utility pipes crossing the site. Originally no development was permitted within 5 metres of Welsh Water pipe infrastructure however Welsh Water had since notified Carmarthenshire County Council that this restriction had now changed to 3 metres.

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The Clerk stated that in view of this new information, the Council had no grounds of objection to the application and a letter had been sent to the Planning Authority confirming the Council's position.

RESOLVED that the information be noted.

**419. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED), APPEAL APP/M6825/A/082086309
THYSSEN HOUSE, HEOL Y BWLCH, BYNEA**

Further to Minute No. 262, Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, enclosing the Inspector's decision notice in respect of the above appeal. The Appeal had been dismissed.

RESOLVED that the information be noted.

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The Meeting concluded at 5.50 p.m.

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