

3 March, 2008.

LLANELLI RURAL COUNCIL

Minute Nos: 454 – 459

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, 3 March, 2008 at 4.45 p.m.

Present: Cllr. C. A. Rees (Chairman)

Cllrs.

D. V. Darby	M. Howells
D. J. Davies	M. B. Hughes
M. Davies	T. J. Jones
S. L. Davies	R. G. Thorne

454. APOLOGIES FOR ABSENCE

Apologies of absence were received from Cllrs. C. Edwards and S. N. Lewis (Cllr. R. G. Thorne deputising).

455. MEMBERS' DECLARATIONS OF INTEREST

Cllr. D. V. Darby declared an interest in Minute No. 457, (S/18386), as the applicant was a relative.

456. LAND AT PENTREMAWR COLLIERIES, PONTHENRI

Pursuant to Minute No. 371, application number S/18128, the Chairman welcomed Mr Hugh Towns, Planning Officer, Carmarthenshire County Council to the meeting and invited him to address Members.

Mr Towns thanked Members for the invitation to give a presentation regarding the land at Pentremawr Collieries, Ponthenri. Mr Towns provided Members with a detailed map showing the site boundary to Pentremawr Collieries which had been sub-divided into sections indicating where work would be progressed. The removal of coal would start at Pontyberem, in the northwest and would extend and terminate at Ponthenri in the southwest. The development would provide 350,000 tonnes of coal during a period of 5 – 6 years. Mr Towns commented that it was unclear whether the application was for Open Cast mining or for land reclamation. It was important to make the distinction as different rules and criteria would be applied to the application depending on what was being sought in the planning application.

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Concern was expressed by Members that the proposed industrial activity would have a detrimental impact on the surrounding environment, and the general quality of life of the villages of Pontyberem and Ponthenri.

It was inevitable that such a proposal would culminate in more haulage traffic visiting and leaving the site on a daily basis. Lorry movements would be more frequent and widespread, placing a burden on highways and the environment.

Of particular concern were the following points:

- The detrimental impact on the highway network – access to the site was on a bend;
- Noise and dust pollution and general disturbance;
- The impact on local ecology;
- Water pollution;
- The gas pipeline that traversed the site;
- The preservation of Industrial heritage and archaeology; and
- The visual impact of Open Cast mining on both sides of the Gwendraeth Valley.

Following a lengthy discussion, it was

RESOLVED that an objection be raised on the following grounds:

- the detrimental impact on village life and the general well being and health of the community;
- immediate and long term affect on the environmental landscape;
- visual impact of Open Cast mining on both sides of the Gwendraeth Valley;
- increased traffic movements of haulage and plant;
- noise and dust pollution having a detrimental impact on neighbouring villages;
- water pollution;
- the gas pipeline that traversed the site;
- the detrimental impact on local ecology;
- the application did not appear to support the principles of sustainable development.

**457. 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/18328 Building/storage	Mr M Law Techon Fawr Farm Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for a building for the storage of agricultural vehicles, machinery and implements together with hay, straw and fodder.</p>		
S/18331 Advertisement	SCS Upholstery PLC Unit 6 Parc Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for a shop sign.</p>		
S/18334 Dwellings	Mr E & S Williams 2 Swiss Valley Llanelli	OBJECTION – The shared access to the rear of the proposed dwellings was considered to be detrimental to highway safety because of the restricted visibility.
<p>Consent was required for demolition of bungalow (3 bedroom), to construct 2 number 2 bed properties with provision of new pavement and pedestrian access on A476.</p>		
S/18335 Dwellings	Zoemack Ltd Land adjacent to Rockfield Halfway Llanelli	NO OBJECTION provided the development did not have a detrimental impact on highway safety.
<p>Consent was required for 2 detached properties.</p>		
S/18340 Advertisement	Homebase Ltd Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for shop sign and service yard sign.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/18341 Extension	Mr S Bolton 5 Waun Eos Pwll Llanelli	NO OBJECTION provided that the extension did not have a detrimental impact on the amenity and privacy of the neighbouring dwelling.
<p>Consent was required for a two storey extension to provide ground floor kitchen and sitting room extension and first floor bedroom and en-suite shower room extension.</p>		
S/18342 Changing facilities	Carmarthenshire County Council Dafen Park Maescanner Road Dafen Llanelli	NO OBJECTION
<p>Consent was required for provision of changing facilities/pavilion.</p>		
S/18383 Holiday Accommodation	Mr M Law Land and building at Techon Fawr Farm Llwynhendy Llanelli	NO OBJECTION subject to the applicant providing a flood consequence assessment demonstrating that the consequences of an extreme flooding event at the site could be acceptably managed.
<p>Consent was required for conversion of redundant farm buildings (latterly used for dog kennelling and grooming) to units of holiday accommodation.</p>		
<p>Cllr. D. V. Darby declared an interest in the following item as the applicant was a relative of the family. The item was taken at the end of the Agenda in order for Cllr. Darby to take part in the remainder of the business to be conducted. Cllr. Darby left the meeting before discussion of the item.</p>		
S/18386 Residential Development	Mr Baker Land at 29 Saron Road Bynea Llanelli	NO OBJECTION

Outline consent was required for residential development

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Application No./ Development	Applicant/Location	Recommendation
S/18387 Conversion	Mrs A Perran 80 Sandpiper Road Llanelli	NO OBJECTION subject to adequate off street parking being retained within the curtilage of the property.
Consent was required to convert integral garage to habitable room.		
S/18398 Steel fence	Carmarthenshire County Council Swiss Valley C P School Heol Beili Glas Swiss Valley Llanelli	NO OBJECTION
Consent was required for erection of 2400mm high galvanised steel palisade fence to existing school boundary.		
S/18400 Extension	Mr R Williams 35 Denham Avenue Llanelli	OBJECTION- The Council supported the principle of a single storey extension however was unable to support the application in its present form. The length of the extension appeared excessive when compared against the main dwelling.
Consent was required for a kitchen and sun lounge extension.		
S/18402 Extension	Mr & Mrs W Howell 81 Trallwm Road Llwynhendy Llanelli	OBJECTION – whilst the Council supported in principle the development of disabled facilities, the extension was of poor design and was incongruous to the main dwelling.
Consent was required for first floor bedroom with W/C disabled facilities, rear extension with flat roof.		

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Application No./ Development	Applicant/Location	Recommendation
S/18403 Change of use	Mr P Williams The Bakery 3 The Avenue Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for change of use from bakery shop to launderette.</p>		
S/18404 Change of use	Mr S Griffiths Land adjoining 48 Trallwm Road Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for change of use to residential garden, creation of new vehicular access and construction of new boundary walls.</p>		
S/18423 Removal of planning condition	Mr A Thomas Barn B Minhurtach Farm Five Roads Llanelli	NO OBJECTION provided that the dwelling was only used for holiday accommodation.
<p>Consent was required for removal of condition number 3 of planning permission S/02660 in respect of Barn B.</p>		
S/18425 Canopy, conservatory satellite dish	Homebase Ltd Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for erection of garden centre canopy and conservatory and satellite dish.</p>		
S/18426 Dwelling	Mrs A Jones Land to the rear of Brynsierfel Llwynhendy Llanelli	OBJECTION concerns over the detrimental impact on public access and public rights of way.

Outline planning was required for proposed detached single dwelling.

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Application No./ Development	Applicant/Location	Recommendation
S/18427 Dwelling	N H Keenan & C A Richards Land adjacent to 15 Stradey Hill Pwll Llanelli	NO OBJECTION
<p>Consent was required for a dwelling.</p>		
S/18432 Condensor Compound	Comet Group Plc Unit 9 Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for installation of condensor compound, constructed using steel palisade fencing complete with gate for access.</p>		
S/18461 Renewal of Planning permission	Mr A F Macfarlane Plot 2, Pendderi Road Bynea Llanelli	NO OBJECTION provided that the applicant submitted an 'Access Statement' that met the requirements of the Planning Authority.
<p>Consent was required for renewal of existing planning permission ref: LL/03586 dated 15 April 2003 for the construction of one dwelling.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/18462 Dwelling	Mrs W Williams Land rear of Gorphwysfa 59a Pwll Road Pwll Llanelli	NO OBJECTION provided that 1. It did not result in over development of the site. 2. The proposal not having a detrimental impact on the amenity and privacy of the property known as 'Gorphwysfa'. 3. It not having an over bearing effect on neighbouring dwellings. 4. Sufficient amenity space being retained at Gorphwysfa as well as the proposed site itself.

Outline consent was required for one residential building plot for a detached dwelling with garage.

S/18465 Dwelling	Mr G Edwards Land adjacent to 43 & 47 Heol Hen Cefncaeau Llanelli	OBJECTION concerns that the dwelling would be built over a water main pipeline and public sewer.
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Consent was required for the erection of a dwelling and double garage.

S/18469 Poster Frames	Stadium Llanelli LLP Units 1- 9 12 & 13 Pemberton Retail Park Llanelli	NO OBJECTION
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Consent was required for addition of poster frames to the front elevations.

S/18484 Residential	J Andrew & H Jones 46 Heol Y Pentre Ponthenri Llanelli	NO OBJECTION
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Outline consent was required for residential development of a two bedroom dwelling.

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Application No./ Development	Applicant/Location	Recommendation
S/18498 Extension to Golf Course	Gateway Country Club Land at Gateway Country Club Bryn Carnarfon Farm Bynea Llanelli	NO OBJECTION provided that the recommendations contained in the accompanying ecological scoping study (December 2007) be stipulated as planning conditions should planning consent be granted.

Consent was required for the extension of a permitted 9 hole golf course together with the importation of non-toxic waste materials to raise the levels of the ground.

**458. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED), APPEAL APP/M6825/A/07/2055394
SITE OF FORMER DOG KENNELS, CARNAFON FARM,
BYNEA**

Further to Minute No. 351, 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.

**459. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED), APPEAL APP/M6825/A/07/2058650
60 LANDYRY, SWISS VALLEY, LLANELLI**

Further to Minute No. 285, 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 allowed.

RESOLVED that the information be noted.

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The Meeting concluded at 6.05 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 11 March, 2008, adopted by the Council.