

**7 August, 2017**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 156 – 160**

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, 7 August, 2017, at 4.45 p.m.

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

**Cllrs.**

M. V. Davies	H. J. Evans
S. L. Davies	J. S. Phillips
T. Devichand	A. J. Rogers
E. Simmons	

**Absent:** J. S. Randall

**156. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. T. M. Donoghue, T. J. Jones (J. S. Phillips deputising) and R. L. Najmi.

**157. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**158. 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./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/35819</b> Dwellings	Mr. D Hunter Vacant plot at Heol Y Mynydd Bryn Llanelli	<b>OBJECTION</b> on the following grounds: The planning application stated that surface water would be disposed via the main sewer. This was not permitted for new development proposals as it was a planning policy requirement to separate the surface water from the foul water with only foul water entering the sewer system. The applicant should consider resubmitting the application incorporating a sustainable urban drainage system into the plans.

Consent was required for a proposed development of one pair of semi-detached dwelling houses including parking and turning area.

<b>S/35820</b> Variation to Condition	Mr. C. O'Brien Land at and adjacent to 47 and 47A Bassett Terrace Pwll Llanelli	<b>NO OBJECTION</b> provided that the flood consequence was acceptable based on the development's location.
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Consent was required for variation of Condition 2 on S/34976 to allow for alterations to ground floor facades with enlarged window displays, relocated entrance doorways, and installation of external seating decking to side and part rear elevations.

<b>S/35821</b> Additional Features	Llanelli Electricity Welfare Club Iscoed Road Llanelli	<b>NO OBJECTION</b>
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Consent was required to install a newspaper drop-box to the front of the unit (west elevation), two new extract grilles (for WC 200 x 200mm and bakery 600 x 600mm) to the rear (east elevation) of the building and permission to install four supply and extract grilles (450 x 450mm) on the north elevation.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/35822</b> Extensions	Mr. S. Suntharamoorthy 33 Swiss Valley Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. The general scale and massing of the proposed extensions when added to the original dwelling did not result in a disproportionate increase in the size of the original dwelling and that it did not over develop the property. 3. The development being compatible with the original dwelling in terms of scale and design and that it did not represent an incongruous form of development that would be unacceptably harmful to the character and appearance of the dwelling and surrounding residential area. 4. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for a proposed two storey rear and side extensions, front porch extension, new front vehicular turning area and provision of new roof with increased pitch (resubmission of S/34978 withdrawn 13.03.17).

<b>S/35841</b> Change of Use	Mrs. T. Jones Barn at Ty Du Farm Felinfoel Llanelli	NO OBJECTION provided: 1. The recommendations contained in the accompanying 'Bat report' were complied with in full. 2. The building being deemed suitable for adaptation. 3. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.
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Consent was required for change of use of barn to holiday let (resubmission of S/34087).

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/35842</b> Extension & Garage	Mr. J. Jenkins 14 Penygraig Road 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 the amenity and privacy of neighbouring dwellings associated with the construction of the rear balcony.
<p>Consent was required for a proposed single storey rear extension, first floor rear balcony and detached garage.</p>		
<b>S/35843</b> Extensions	Mr. & Mrs A. & L. Matuschke Gorwel Felinfoel Llanelli	NO OBJECTION provided: 1. The drainage generated from the development did not increase the hydraulic load on the public sewer. 2. The proposals not having a detrimental impact on the original character of the dwelling. 3. The proposals were not considered to be an incongruous form of development in comparison to the surrounding street scene.
<p>Consent was required for a proposed first floor roof extension with new dormer windows, two storey rear extension and single storey side extension.</p>		
<b>S/35877</b> Change of use	Ms A Jones Nazareth Chapel Parc Gitto Llanelli	NO OBJECTION provided the drainage generated from the development does not increase the hydraulic load on the public sewer.

Consent was required for change of use from vestry place of worship to a residential dwelling.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/35895</b> Garage	Miss N. Gibbon Garnwen Five Roads Llanelli	<b>NO OBJECTION</b>
<b>S/35896</b> Renovation	Mr. T. Klar Cynheidre Isaf Five Roads Llanelli	<b>NO OBJECTION</b> provided the drainage generated from the development did not increase the hydraulic load on the public sewer.

Consent was required for a replacement detached garage.

Consent was required for a change of use and renovation of an existing outbuilding to a holiday let.

**159. THE PLANNING INSPECTORATE – APPEAL DECISION – LAND AT CILWNWG FAWR, FELINFOEL, LLANELLI – APP/M6825/C/17/3172112**

Further to Minute No. 501 (19 April, 2017) Members received correspondence from the Planning Inspectorate in relation to an appeal decision on the above matter. The appeal had been allowed in part.

**RESOLVED** that the information be noted.

**160. PLANNING POLICY WALES**

The Chairman asked the Committee if it would like to receive information on Planning Policy Wales. This would enable Members to have a clearer understanding of the new rules and regulation of planning law. The Chairman suggested that discussion could take place on selected topics at committee meetings which would give an opportunity for Members to be more familiar with the planning process.

**RESOLVED** accordingly.

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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.