

**7 July, 2008.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 120 – 128**

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, 7 July, 2008, at 4.45 p.m.

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

**Cllrs.**

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

**120. CHAIRMAN'S ANNOUNCEMENT**

The Chairman referred to Cllr. D. J. Davies' indisposition and Members conveyed their good wishes for a speedy recovery.

**121. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. S. L. Davies, T. J. Jones and A. G. Morgan.

**122. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**123. 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/18498</b> Extension to Golf Course	Gateway Country Club Land at Gateway Country Club Bryn Carnarfon Farm Bynea Llanelli	Noted for information.
Application withdrawn.		
<b>S/19285</b> Dwelling	Mrs M Davies Plot 2 Llwyn Hall Erw Las Llwynhendy Llanelli	NO OBJECTION
Consent was required for a five bedroom house with detached rear garage.		
<b>S/19287</b> Dwelling	Zoemack Plot 3 Land adjacent to Rockfield Llandafen Road Halfway Llanelli	NO OBJECTION provided the development did not have a detrimental impact on highway safety.
Consent was required for proposed detached dwelling.		
<b>S/19307</b> Extension	Mr D G Walters 22 Heol Llanelli Pontyates Llanelli	NO OBJECTION
Consent was required for a garage extension.		
<b>S/19310</b> Mobile classroom	Carmarthenshire County Council Ysgol Gyfun Y Strade Heol Sandy Llanelli	NO OBJECTION
Consent was required for construction of a mobile classroom.		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/19370</b> Extension	Mr J Harper 4 Bellevue Road Bynea Llanelli	NO OBJECTION provided the proposed extension was subordinate to the main dwelling.
Consent was required for a two storey side extension.		
<b>S/19377</b> Change of use	Mr N I Brown Cilwnwg Fawr Farm Swiss Valley Llanelli	NO OBJECTION provided that the applicant fully adhered to the recommendations outlined in the bat survey report accompanying the planning application.
Consent was required for change of use of barns 1 and 2 to residential and construction of garages.		
<b>S/19391</b> Equipment Store	Carmarthenshire County Council Unit 2 Heol Aur Dafen Industrial Estate Dafen Llanelli	NO OBJECTION
Consent was required for proposed integrated community equipment store with service, repair and sterilising facility together with office and training accommodation.		
<b>S/19392</b> Conservatory	Mr & Mrs George 9a Brynheulog Felinfoel Llanelli	NO OBJECTION
Consent was required for side conservatory.		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/19422</b> Dwelling	Mrs T Griffin Plot adjacent to 28 Penygraig Road Llwynhendy Llanelli	<b>OBJECTION</b> Vehicle access to the front of the property appeared to prevent vehicles from entering and leaving the site in a forward gear as required by policy GDC11 of the Unitary Development Plan.
<p>Consent was required for a 4 bedroom detached dwelling and detached rear garage.</p>		
<b>S/19424</b> Office development	Davies Richards Land at Llanelli Gate Dafen Industrial Estate Dafen Llanelli	<b>NO OBJECTION</b>
<p>Consent was required for reserved matters for proposed new office development comprising 3 number two storey office units with provision of car parking spaces and proposed landscape scheme.</p>		
<b>S/19425</b> Dwelling	Miss G M Beynon Part of garden of 55 Maengwynne Furnace Llanelli	<b>OBJECTION</b> on highway safety grounds.
<p>Outline consent was required for one dwelling house and garage.</p>		
<b>S/19427</b> Dwelling	Mr & Mrs R Evans Plot adjacent to Cae Bach Heol Noddfa Pontyates Llanelli	<b>NO OBJECTION</b>

Consent was required for proposed construction of 4 bed detached dwelling with integral garage.

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**124. CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN**

**(1) DISCUSSION PAPERS**

Members received discussion papers from the Head of Planning, Carmarthenshire County Council in respect of the Local Development Plan (LDP) for Carmarthenshire.

Carmarthenshire County Council was committed to the preparation of the LDP (which would supersede the Unitary Development Plan (UDP) 2006) in accordance with a Delivery Agreement (DA) approved by the Welsh Assembly Government.

The papers represented the first step in the development of a robust evidence base and in the preparation of the 'Preferred Strategy' for the LDP and were intended to act as a discussion documents promoting a debate and facilitating feedback focussed on identified topic areas.

The papers sought to inform members of the Planning Authority, Officers and the Key Stakeholder Forum and relevant Consultees about the key strategic land use policy issues within the County. In seeking views, this represented a first and important opportunity to guide the direction that the LDP would take.

Lengthy discussion thereupon ensued covering the following points:

- the public transport system and cars and the impact of same on the principles of sustainable development;
- the application of housing density figures in urban and rural areas, and the impact of same on the Rural Council's administrative area;
- the impact of out of town retail parks on town centres, especially Llanelli;
- the need for affordable housing;
- planning obligations and section 106 agreements;
- the link between the local development plan and future education provision in schools;
- safeguarding and promoting the Welsh language in local schools to keep pace with current and future demands.
- generally, the importance and need for more public consultation about the local development plan process;

**RESOLVED** that Members' observations and comments be forwarded to the Head of Planning, Carmarthenshire County Council.

**(2) INVITATION FOR CANDIDATE SITES**

Members received correspondence from the Head of Planning, Carmarthenshire County Council regarding the above. The County Council was inviting interested parties to propose sites for consideration for possible inclusion within the Local Development Plan (LDP).

In that respect Candidate Sites were invited for proposals including housing, employment, tourism, retail, leisure, waste, amenity, open space, community facilities, health provision and other uses.

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The Clerk stated that this was an important element of the LDP process, whereby local communities could have a say over what matters to them from a future planning perspective. The invitation to nominate Candidate Sites provided the Rural Council with an ideal opportunity to influence future planning policy and he encouraged all Members to put forward sites for consideration.

Following discussion it was

**RESOLVED** that the accompanying invitation questionnaire for Candidate Sites be circulated to all Members of Council for completion and that the document be returned to the Clerk by a predetermined date in August, 2008, for onward transmission to the Head of Planning, Carmarthenshire County Council.

**125. NEW RESIDENTIAL DEVELOPMENT AT LAND OFF  
HEOL Y BWLCH, BYNEA**

Members were circulated with correspondence from the Head of Planning, Carmarthenshire County Council requesting the Council's views regarding a proposal to name the new residential development at land off Heol Y Bwlch, Bynea, as 'Clos y Gerddi'.

**RESOLVED** that no objection be made to the proposal.

**126. TOWN AND COUNTRY PLANNING ACT (1990)  
(AS AMENDED), APPEAL APP/M6825/A/08/2070418  
PLOT TO THE REAR OF HIGHLAND MOOR, FIVE ROADS**

Further to Minute No. 525, 14 April, 2008, 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.

**127. LLANELLI WATER/SEWERAGE MANAGEMENT**

Correspondence was received from the Chief Executive, Carmarthenshire County Council dated 13 June, 2008, outlining the current situation regarding the issues affecting water/sewerage management in the Llanelli area.

Attached to the letter was a joint statement issued by the various agencies responsible for sewerage management issues in the Llanelli area.

The writer stated that a presentation for elected politicians was going to be held in the near future. This would provide an opportunity for the Agencies concerned to clarify the on-going action and to clarify the long term proposals currently underway.

General discussion ensued over the letter content and some of the Members' personal experiences appeared to contradict and challenge certain points put forward by the Chief

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Executive. In views of such it was felt that it would be beneficial for the Council to receive a presentation on the sewerage infrastructure at some point, notwithstanding the planned presentation for elected politicians. In respect of the planned presentation, it was hoped that it would be held in the evening so as not to clash with Members work commitments during the day.

**RESOLVED** that the information be noted.

**128. PLANNING AND LIAISON COMMITTEE –  
JULY AND AUGUST MEETINGS**

The Clerk informed Members of impending changes to the schedule of Planning and Liaison Committee meetings. The meeting originally scheduled for Monday, 14 July, 2008, would take place on Monday, 28 July, 2008. Furthermore, an additional meeting had been scheduled for Monday, 18 August, 2008.

**RESOLVED** that the information be noted.

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The Meeting concluded at 6.00 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 8 July, 2008, adopted by the Council.