

8 March, 2010.

LLANELLI RURAL COUNCIL

Minute Nos: 482 – 486

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, 8 March, 2010, at 4.45 p.m.

Present: Cllr. S. N. Lewis (Chairman)

Cllrs.

T. D. Bowen M. L. Evans
M. L. Davies A. G. Morgan
S. M. Donoghue C. A. Rees
B. C. M. Reynolds

482. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. L. Davies, T. J. Jones and M. J. Lewis.

483. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**484. 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/22470 Extension	Mr M A Davies 14 Ynyslas Llanelli	NO OBJECTION

Consent was required for proposed single storey rear extension to provide a disabled bedroom and shower facility.

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Application No./ Development	Applicant/Location	Recommendation
S/22490 Variation	Mr D O Jones 37 Heol Llanelli Pontyates Llanelli	NO OBJECTION

Consent was required to extend the period to allow a further three years for submission of approval of reserved matters of planning permission S/15129 dated 15 March, 2007, for one residential house.

**485. LAND AT HEOL Y MYNYDD, BRYN
LLANELLI - S/18218**

Pursuant to Minute No. 413 (11 February, 2008), Members considered amended plans, a Planning Statement (PS) and an Environment Statement (ES) received from the Head of Planning, Carmarthenshire County Council, which was in support of the planning application for 137 dwellings.

Members were informed that the proposed development site had previously been granted outline planning permission. The Clerk stated the Council did not object to the granting of outline planning permission on the basis that the proposed development had no detrimental impact on local highway infrastructure and the local sewerage infrastructure. He then proceeded to guide Members through the contents of the PS and the ES referring to the habitats survey, drainage and water supply and the development impact assessment.

Following a lengthy discussion, it was

RESOLVED that the Council's original recommendation concerning the application be reaffirmed subject to:

- (1) The potential impact the development might have on the surrounding sewerage infrastructure being mitigated as outlined in the Development Impact Assessment produced by Hyder Consulting with option 1 being the Council's preferred option;
- (2) Environmental concerns over flooding at the site being acceptably managed in terms of risk to property and people;
- (3) The impact of the increased traffic volume would have on the surrounding villages and routes to Llanelli being mitigated by the possible introduction of traffic calming measures and road improvements at the junction points referred to in the Traffic Assessment report; and
- (4) That a Section 106 Agreement be negotiated with the developer for recreational and leisure pursuits and activities, which is to be retained locally.

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**486. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED) APP/882/S/22126
13 PARC GITTO, LLANELLI**

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 refusal of planning permission. The writer stated that the appeal would be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

RESOLVED that the information be noted.

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The Meeting concluded at 5.30 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 March, 2010, adopted by the Council.