

10 December, 2007.

**LLANELLI RURAL COUNCIL**

**Minute Nos: 307 – 312**

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, 10 December, 2007 at 4.45 p.m.

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

**Cllrs.**

D. V. Darby  
D. J. Davies  
M. Davies  
S. L. Davies  
M. Howells

**307. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. C. Edwards, M. B. Hughes, T. J. Jones, S. N. Lewis and A. G. Morgan.

**308. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**309. PLANNING APPLICATIONS  
TOWN AND COUNTRY GENERAL  
DEVELOPMENT PROCEDURE ORDER 1995**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
---	---------------------------	-----------------------

---

<b>S/17699</b> Alterations	Stadium Llanelli LLP Units 3 & 4 Parc Pemberton Llanelli	<b>NO OBJECTION</b>
-------------------------------	---	---------------------

Consent was required for proposed minor external alterations.

10 December, 2007.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17719</b> Shower facilities	Mrs A G Davies Cwmllethryd Fawr Sylen Road Swiss Valley Llanelli	NO OBJECTION
<p>Listed Building consent was required for wetroom shower facilities and cesspool including drainage works.</p>		
<b>S/17744</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.
<p>Consent was required for change of use of barns 1 &amp; 2 to residential and construction of garages.</p>		
<b>S/17746</b> Dwellings	Mrs W Williams Land rear of Gorphwysfa 59a Pwll Road (off Tyle Catherine) Pwll Llanelli	OBJECTION The approval of two residential building plots would present an incongruous form of development resulting in a significant reduction in garden amenity space
<p>Outline consent was required for two residential building plots for detached dwellings with garages.</p>		
<b>S/17747</b> Conservatory	Mr & Mrs Kirk 13 Heol Nant Swiss Valley Llanelli	NO OBJECTION

Consent was required for dwarf wall lean-to conservatory, white aluminium lean-to roof with white upvc outer frame to rear of property.

10 December, 2007.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17748</b> Extension	Mr & Mrs A Evans 12 Heol Y Pentre Ponthenri Llanelli	NO OBJECTION provided that there was no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Consent was required for proposed two storey extension to rear of existing property.</p>		
<b>S/17772</b> Single storey	Mr J Lewis 43 Millfield Road Felinfoel Llanelli	NO OBJECTION
<p>Consent was required to demolish and rebuild rear single storey annex together with internal renovations/alternations.</p>		
<b>S/17777</b> Agricultural Determination	Mr M Law Techon Fawr Farm Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for agricultural machinery shed.</p>		
<b>S/17781</b> Residential Development	Mr Dean Land rear of 1 Bay View Tyle Catherine Pwll Llanelli	NO OBJECTION provided that the application conformed to the Planning Authority's spatial requirements and that it did not represent over development of the area.
<p>Outline consent was required for residential development.</p>		
<b>S/17820</b> Residence	Mrs N B Gibbon Land north of Gwynfryn Terrace (adjacent to Brynseion chapel) Cynheidre Llanelli	NO OBJECTION
<p>Consent was required for new private residence and garage.</p>		

10 December, 2007.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17824</b> Dwelling	Mr & Mrs Norton Plot 4, Land to the rear of Bryn Bedw Rehoboth Road Five Roads Llanelli	NO OBJECTION
<p>Consent was required for proposed detached dwelling and garage.</p>		
<b>S/17829</b> Dwelling	Mrs M Lewis Land to the rear of 16, 18 & 20 Hendre Road Llwynhendy Llanelli	NO OBJECTION
<p>Outline consent was required for proposed dwelling.</p>		
<b>S/17831</b> Extension	Mr A Davies 5 Bryn Y Felin Felinfoel Llanelli	NO OBJECTION
<p>Consent was required for proposed extension for new bedroom with kitchen and bathroom extension including utility area.</p>		
<b>S/17832</b> Vehicular access	Mr J Hudson 27 Brynelli Dafen Llanelli	NO OBJECTION
<p>Consent was required for construction of vehicular access on to public highway.</p>		
<b>S/17857</b> Extension	Mr P Bond 118 Heol Elfed Llwynhendy Llanelli	NO OBJECTION provided that the extension was subordinate to the main dwelling in terms of scale and general massing.

Consent was required for first floor rear extension.

10 December, 2007.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17893</b> Retain development	Carmarthenshire County Council Land to the north of Berwick Roundabout and A484 South of Llwynhendy Bynea Llanelli	NO OBJECTION

---

Consent was required to retain development commenced in non compliance with planning permission S/09673 dated 02.06.05 for the excavation and removal of granular material to include working amendments to the scheme.

**310. RESIDENTIAL DEVELOPMENT TOGETHER WITH ASSOCIATED HIGHWAY AND JUNCTION IMPROVEMENTS, CAR PARKING AND SERVICING, OPEN SPACE AND LANDSCAPING AND OTHER ANCILLARY USES AND ACTIVITIES AT LAND AT CEFNCAEU (LOCATED OFF MAESARDDAFEN ROAD AND ERW LAS) LLANELLI**

Further to Minute No. 476, (planning application S/15581, 26 March, 2007), Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, following this Council's objection to the above development. The applicant had submitted an amended site layout plan and now proposed to link the two parcels of land with an internal link road. Access and egress to the site would be via Maesarddafen Road instead of Heol Hen/Erw Las as originally proposed.

Following discussion it was

**RESOLVED** that the Council's original objections be reaffirmed and that the following concerns/views be forwarded to the Head of Planning at Carmarthenshire County Council:

- (1) The development would have a detrimental impact on the surrounding road infrastructure and also general highway safety;
- (2) The development would have a detrimental impact on the surrounding sewerage system by overloading existing capacity;
- (3) The development would have a detrimental impact on the current route of the public footpath number, 36/130; and furthermore
- (4) Whilst this Authority does not support the proposed development, if, ultimately, outline consent is granted by the Planning Authority, then a substantial section 106 agreement should be pursued by the County Council with the developer for the enhancement of Tir Einon Park and playground; the provision of affordable housing; as well as a contribution to local education and general community facilities/amenities.

**10 December, 2007.**

**311. MEDELFYW BENDS, SWISS VALLEY**

Pursuant to Minute No. 222, Members were circulated with correspondence received from the Head of Administration and Law, Carmarthenshire County Council, stating that in accordance with the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 the imposition of 40 M.P.H. speed limit would be imposed at the principal road A476 and adjoining Class III Roads at Medelfyw Bends, Swiss Valley, Llanelli.

**RESOLVED** that the information be noted and that the speed limit proposed for Medelfyw Bends be supported.

**312. SEASONAL GREETINGS**

The Chairman wished Members and Staff a Merry Christmas and a prosperous New Year.

.....

The Meeting concluded at 5.15 p.m.

.....

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 December, 2007, adopted by the Council.