

12 October, 2009.

LLANELLI RURAL COUNCIL

Minute Nos: 253 – 258

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, 12 October, 2009, at 4.45 p.m.

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

Cllrs.

T. D. Bowen	T. J. Jones
S. L. Davies	C. A. Rees
S. M. Donoghue	B. C. M. Reynolds
A. C. Thomas	

253. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. L. Davies (Cllr. A. C. Thomas deputising), M. L. Evans, M. J. Lewis and A. G. Morgan.

254. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**255. 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/21750 Garage	Mr L Hipkiss 11 Pwll Road Pwll Llanelli	

OBJECTION

The Council did not fully appreciate the scale and design of the garage and stores which were refused planning permission under application S/21237 and therefore having re-visited the amended plans lodged under this application the Council now objected unless:

1. The scale and appearance of the building was not considered an obtrusive form of development.
2. There was no detrimental impact on the visual amenity of neighbouring dwellings and the area generally.
3. The development was not incongruous to other garden development in the area.
4. The development not being over engineered for its intended purpose.
5. The proposal not having an over bearing affect on neighbouring properties and that it did not directly over look those properties.

Consent was required for construction of a single garage with basement domestic stores.

S/21778 Extension	Mr M Peregrine 107 Pwll Road Pwll Llanelli	NO OBJECTION provided 1. The development being of acceptable design and appearance. 2. There being no detrimental impact on the amenity and privacy of neighbouring dwellings. 3. The proposal not being incongruous to neighbouring dwellings and the surrounding street scene.
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Consent was required for a new front extension, rear and side extension with new attic space including gallery windows with new roof profile.

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Application No./ Development	Applicant/Location	Recommendation
S/21783 Extension	Mr J Owens 37 Heol Y Bwlch Bynea Llanelli	NO OBJECTION provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Consent was required for a double storey rear extension (resubmission of application reference S/21339 refused on 20 August, 2009).</p>		
S/21792 Change of use	Mr J Lewis The Hurns Beer Company 21 Maescanner Road Llanelli	

OBJECTION

Whilst the Council supported in principle the change of use to flats, the Council was of the opinion that the proposal to convert the building into four number 2 bedroom flats was excessive given the limited size and location of the site. The application would give rise to an overbearing form of development, affecting the amenity and privacy of the rear of the Post Office by virtue of the property being overlooked. Furthermore, the proposal was also considered to be detrimental to highway safety on the following grounds:

1. The increased number of traffic movements associated with the development.
2. The site lacked sufficient parking space to accommodate four flats. Six parking spaces were indicated on the plan but the Council felt there should be at least eight spaces (two spaces per flat). The site could not accommodate eight spaces.
3. Access and egress from the site entrance and along New Road was considered detrimental to highway safety because of the narrowness of the road and the lack of adequate visibility. This in turn would also be detrimental to safe pedestrian access along New Road given the limitations associated with the existing pavement infrastructure.

Consent was required for the change of use of a closed public house into 4 number 2 bedroom flats with associated car parking. Work also includes demolition of single storey rear extension to be replaced with 2 storey stairwell.

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Application No./ Development	Applicant/Location	Recommendation
S/21795 Conversion	Mr D Joce 10 Penygaer Cottages Felinfoel Llanelli	NO OBJECTION provided that off street parking was retained within the curtilage of the property and or the development was not considered detrimental to highway safety.

Consent was required for conversion of integral garage to form extension to existing kitchen (relaxation of condition number 2 attached to planning permission reference D5/10728 dated 18 July, 1988).

S/21817 Conservatory	Mr Callen 2 Y Berllan Felinfoel Llanelli	NO OBJECTION
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Consent was required for a conservatory to the side.

**256. NOBEL BANKS AREA 476 AGGREGATE DREDGING LICENCE -
PROPOSED VARIATION**

Further to Minute No. 176, 30 September, 2002, correspondence was received from the Consultant, Environmental Resources Management Limited. The writer informed that Llanelli Sand Dredging Limited (LSDL) proposed to apply to the Welsh Assembly Government (WAG) to vary the current Nobel Banks licence to increase the maximum annual tonnage that could be dredged over the remaining 7 years of the life of the licence. Members were informed that a 10 year licence was granted in 2006 by WAG allowing a maximum of 3 million tonnes to be dredged (300,000 tonnes per year). However, LSDL now proposed to increase the annual maximum to 500,000 tonnes while keeping within the overall maximum tonnage of 3 million tonnes over the 10 year licence term. This would allow LSDL to periodically respond to market demand for additional aggregate.

Following discussion, it was

RESOLVED that Environmental Resources Management Limited be informed that the Council objected to the proposed variation of licence on the grounds that the application may have a detrimental impact on the environment and the local eco system in the Carmarthenshire Bay estuary.

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**257. TEMPORARY ROAD CLOSURE OF YNYSPATINOS BRIDGE
NEAR LLWYNHENDY, LLANELLI**

Correspondence was received from the Head of Transport and Engineering, Carmarthenshire County Council informing of a request that had been received for the temporary road closure of Ynyspatinos Bridge, near Llwynhendy.

The closure was required by Street Scene Division to carry out kerb line and bollard works on Monday, 12 October, 2009, for a period of 5 days.

RESOLVED that the information be noted and that the Clerk make enquiries with the Head of Transport and Engineering for the recorded details of traffic movements along Erw Las, Parc Gitto and Hendre Road, Llanelli.

**258. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED), APPEAL APP 855/S/ENF/04096
11 PWLL ROAD, PWLL, LLANELLI**

Further to Minute No. 122, S/21257, 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 decision to refuse planning permission by Carmarthenshire County Council. The writer stated that the appeal would be decided on the basis 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 5.05 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 13 October, 2009, adopted by the Council.