

14 April, 2008.

LLANELLI RURAL COUNCIL

Minute Nos: 519 – 526

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, 14 April, 2008, at 4.45 p.m.

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

Cllrs.

D. J. Davies S. L. Davies
M. Davies S. N. Lewis
M. Howells

519. APOLOGIES FOR ABSENCE

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

520. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**521. 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/18656 Dwelling	Mr & Mrs Thorne Plot D14 Land off Heol Hen Five Roads Llanelli	NO OBJECTION

Consent was required for proposed detached dwelling.

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Application No./ Development	Applicant/Location	Recommendation
S/18670 Apartments	Silex Land Ltd Weslec Site Pembrey Road Llanelli	OBJECTION on the following grounds: 1. Insufficient number of car parking spaces to provide for 45 residences. 2. The scale and massing of the proposed development appeared excessive for the site. 3. Concerns over the potential detrimental impact on the surrounding public sewer network and North Dock pumping station, and the increased risk of localised flooding. 4. Access and egress from the site was considered detrimental to highway safety, because of the busy main road.
<p>Consent was required for proposed retirement apartments for 45 number residences with 3 number A1/A2 class retail premises, (3500 sqft and 2 number 1250 sqft respectively) with associated parking and landscaping.</p>		
S/18671 Advertisement	Maplin Electronics Unit 8 Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for 1 number internally illuminated flexface sign.</p>		
S/18672 Extension	Mrs P V Thomas 98 Pennant Swiss Valley Llanelli	NO OBJECTION provided that the conservatory had no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for retrospective application for rear conservatory extension.

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Application No./ Development	Applicant/Location	Recommendation
S/18673 Porch	Mr & Mrs Sheenan 9 Curlew Close Sandy Water Park Llanelli	NO OBJECTION
Consent was required for a porch to front elevation.		
S/18674 Extension	Mr H Davies Gelli Fawr Heol Gelli Fawr Five Roads Llanelli	NO OBJECTION
Consent was required for proposed ground and first floor extension to dwelling house		
S/18676 Conservatory	Mr & Mrs Williams 18 Hedgerows Dafen Llanelli	NO OBJECTION
Consent was required for proposed rear conservatory.		
S/18691 Sign	Comet Group Plc Unit 9 Pemberton Retail Park Llanelli	NO OBJECTION
Consent was required for shop sign and flexiface box sign.		
S/18693 Sign	Carpet Right Plc Unit 3 Pemberton Retail Park Llanelli	NO OBJECTION
Consent was required for erection of one number internally illuminated flex face box sign.		

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Application No./ Development	Applicant/Location	Recommendation
S/18700 Two Storey Travel Inn	Whitbread Group Plc The Sandpiper Sandpiper Road Llanelli	NO OBJECTION provided that 1. Adequate car parking spaces would be available for public house and hotel patrons. 2. A flood consequence assessment confirming that the likelihood of flooding at the site could be acceptably managed in terms of risk to people and property
<p>Consent was required for erection of a two storey 28 bed premier travel inn and alterations to existing parking layout.</p>		
S/18709 Industrial Development	Department for the Economy and Transport Welsh Assembly Government Dafen Development Park Llethri Road Llanelli	NO OBJECTION
<p>Outline consent was required for proposed industrial development (B1, B2 & B8) of the land to the west of Llethri Road and the construction of a new principal access road to serve Calsonic Kansei Ltd and the new future industrial development.</p>		
S/18724 Renewal of outline	Mr T Griffin Land adjacent to 28 Penygraig Road Llwynhendy Llanelli	NO OBJECTION
<p>Outline consent was required for the renewal of outline application S/11217 approved on 07.11.05 for the construction of a detached dwelling.</p>		
S/18725 Extension	Mr S Williams 75 Pwll Road Pwll Llanelli	NO OBJECTION provided that off road car parking could be accommodated within the curtilage of the property.
<p>Consent was required for erection of single storey side lounge extension.</p>		

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Application No./ Development	Applicant/Location	Recommendation
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Consent was required for erection of single storey side lounge extension.		
S/18726 Variation	Mr K Henry Land to the rear of Highland Moor Rehoboth Road Five Roads Llanelli	NO OBJECTION
Consent was required for variation of planning condition to vary the time limit for submission of reserved matters on outline permission S/05346.		
S/18727 Hardstanding	Mr B Charles Berwick Farm Bynea Llanelli	NO OBJECTION
Consent was required for agricultural determination for a hardstanding area.		
S/18729 Extension	Mr & Mrs C Jones 1 North Terrace Dafen Llanelli	NO OBJECTION
Consent was required for proposed two storey side extension and rear sun lounge extension.		
S/18771 Dwelling	Mr T Griffin Plot adjacent to 28 Penygraig Road Llwynhendy Llanelli	NO OBJECTION

Consent was required for a 4 bedroom detached dwelling and detached rear garage.

**522. TEMPORARY ROAD CLOSURE -
PARK VIEW, FELINFOEL, LLANELLI**

Members were circulated with correspondence received from the Head of Transport and Engineering, Carmarthenshire County Council, stating that a request had been received for the temporary road closure of Park View, Felinfoel, Llanelli from its junction with Farmers Row to its junction with Brohawddgar.

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The closure was necessary for water mains refurbishment to take place by Laing O Rourke from 16 April, 2008, for a period of 4 weeks.

RESOLVED that the information be noted.

523. LLYS WESTFA, FELINFOEL – APPLICATION TO PRUNE TWO TREES COVERED BY TREE PRESERVATION ORDER S10

Members were circulated with a letter from the Head of Planning, Carmarthenshire County Council, informing that they had received an application to undertake works on nine trees located on the grounds of 48 Llys Westfa, Felinfoel. The work was necessary for health and safety reasons and involved a crown reduction and removal of ivy.

RESOLVED that no objections be made to the application but enquiries be made with Carmarthenshire County Council as to whether there was any benefit in pruning the trees during the winter months to mitigate the impact of the pruning during the growing season.

524. BIOMASS POWER STATION

Further to Minute No. 187(1), (S/16781), Members considered a letter from the Clerk, Trimsaran Community Council, asking for this Council to support the notion of encouraging Carmarthenshire County Council to undertake a site visit of similar biomass development, prior to deciding the outcome of the planning application submitted for Coedbach.

RESOLVED that a letter be sent to Carmarthenshire County Council, encouraging the Planning Authority to undertake a site visit to a similar development, prior to determining the planning application.

525. 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. 281 (S/17690), 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 of the County Council to refuse planning permission for the above development. 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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526. PLANNING AND LIAISON COMMITTEE – MEETING

The Clerk informed Members that in view of the local elections, the meeting originally scheduled for Tuesday, 6 May, 2008, would now taking place on Monday, 28 April, 2008.

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 15 May, 2008, adopted by the Council.