

20 October, 2008.

LLANELLI RURAL COUNCIL

Minute Nos: 256 – 262

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, 20 October, 2008, at 4.45 p.m.

Present: Cllr. S. N. Lewis (Vice Chairman (in the Chair))

Cllrs.

S. L. Davies	T. Rh. Ifan
S. M. Donoghue	C. A. Rees
M. L. Evans	B. C. M. Reynolds

256. CHAIRMAN'S ANNOUNCEMENT

The Chairman referred to Cllr. T. D. Bowen's indisposition and Members conveyed their good wishes.

257. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. D. Bowen, M. L. Davies, T. J. Jones (Cllr. C. A. Rees deputising), M. J. Lewis (Cllr. Rh. Ifan deputising) A. G. Morgan and A. C. Thomas.

258. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

20 October, 2008.

Application No./ Development	Applicant/Location	Recommendation
S/19452 Barn Conversion	T Sayce Gelli March Farm Ponthenri Road Llanelli	Noted for information.
Application withdrawn.		
S/19949 Barn conversion	W N Charles Cae Mawr Farm Furnace Llanelli	NO OBJECTION provided that: 1. The architectural character and appearance of the building was retained and its setting was not unacceptably harmed. 2. A planning condition was added to the planning permission which restricted the use of the barn for tourism purposes only with the condition being retained in perpetuity.
Consent was required for a barn conversion to provide tourist accommodation.		
S/19962 Extension	Mr C Evans-Williams Ivy Cottage Horeb Five Roads Llanelli	NO OBJECTION
Consent was required for proposed extension to provide additional bedroom/living accommodation.		
S/19977 Extension	Mr & Mrs D Rowlands 10 Cwmbach Road Furnace Llanelli	NO OBJECTION

Consent was required for proposed single storey rear extension.

20 October, 2008.

Application No./ Development	Applicant/Location	Recommendation
S/20022 Extension	Mr & Mrs I Stephens 21 Tegfynydd Felinfoel Llanelli	NO OBJECTION
<p>Consent was required for proposed first floor bedroom and shower room extension.</p>		
S/20024 Extension	Mr & Mrs Evans 15 Llys Westfa Swiss Valley Llanelli	NO OBJECTION
<p>Consent was required for proposed first floor bedroom extension.</p>		
S/20025 Dwellings	D H Thomas, I Spencer E Jones & R G J Thomas Land adjacent to 78 Elgin Road Pwll Llanelli	
<p>OBJECTION on the following grounds:</p> <ol style="list-style-type: none">1. The siting of two dwellings on the plot would represent an incongruous form of development compared to the existing street scene.2. The proposed size of the two dwellings would not provide sufficient garden amenity space to service the dwellings.3. Constructing a dwelling on plot 2 might have an overbearing effect on the dwelling proposed for plot 1 and possibly neighbouring dwellings on Elgin Road/School Road; subsequently it might also have a detrimental impact on amenity and privacy of neighbouring dwellings.4. The Council would look more favourably at the application if the applicants re-submitted for outline consent for one dwelling only.		
<p>Outline consent was required for residential development of two detached dwellings.</p>		
S/20027 Change of use	Carmarthenshire County Council Bryncoch Llanelli	NO OBJECTION

Consent was required for change of use to car park and creation of a new access onto Bryncoch.

20 October, 2008.

Application No./ Development	Applicant/Location	Recommendation
S/20029 Extension	Mr & Mrs M Lloyd West Winds 46 Penyfai Lane Llanelli	NO OBJECTION
<p>Consent was required for proposed conservatory, porch and bay window extension (ground floor), proposed balcony (first floor) amended scheme to that previously approved under planning application S/11849.</p>		
S/20048 Removal of Planning condition	Mr A J Thomas Barn A Minhurtach Farm Five Roads Llanelli	NO OBJECTION
<p>Consent was required for removal of planning condition number 3 of planning permission S/02660.</p>		
S/20071 Change of Use	Mr C Davies 154a Sandy Road Pwll Llanelli	NO OBJECTION
<p>Consent was required for proposed change of use from rear ground floor accommodation to 2 number self contained single person flats.</p>		
S/20079 Dwelling	Mr M Jones 60 Heol Y Pentre Ponthenri Llanelli	NO OBJECTION provided that: 1. The area of land being adequately large enough to accommodate a dwelling with off-street parking. 2. The site access/egress not having a detrimental impact on highway safety.

260. LAND AT UPPER PARK STREET, LLANELLI

Members received correspondence from the Associate Director, Asbri Planning Ltd, acting on behalf of Henry Davidson Developments in relation to the redevelopment and regeneration of Upper Park Street, Llanelli.

20 October, 2008.

The site had been identified within the Adopted Carmarthenshire Unitary Development Plan (2006) as a Development Brief Site (PDB20). It was earmarked as the focus of a major redevelopment initiative comprising:

- 53 bedroom hotel;
- 1,381 sq.m of commercial and retail floor space including a cinema;
- 3,000 sq.m A3 food and drink uses;
- 1,856 sq.m office space;
- Bus interchange;
- Associated parking for 250 cars;
- Landscaping and public realm enhancement.

A public consultation day was to be planned within the next four to six weeks and the Council had been invited to participate in the event. Accordingly the writer requested the Council to put forward a range of dates when Members could attend.

RESOLVED that the Clerk advise the company of suitable dates which did not coincide with the Council's calendar of meetings.

**261. EXPERIMENTAL EXTENSION OF 'CLEARWAY',
PEMBERTON, LLANELLI**

Correspondence received from the Head of Transport and Engineering, Carmarthenshire County Council dated 3 October, 2008, was circulated to Members, consulting on proposals to introduce an experimental Traffic Regulation Order at the above location for a temporary period of 6 months and which would take effect from Friday, 24 October, 2008.

RESOLVED that the proposal be supported.

**262. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED), APPEALS**

**(1) APP/M6825/A/082086309
THYSSEN HOUSE, HEOL Y BWLCH, BYNEA**

Further to Minute No. 89 (18 June, 2007), 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.

20 October, 2008.

**(2) APP/M6825/A/S/18557
GELLI MARCH FARM, PONTHENRI ROAD, LLANELLI**

Further to Minute No. 500 (26 March, 2008), 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.

.....

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 November, 2008, adopted by the Council.