

25 January, 2010.

LLANELLI RURAL COUNCIL

Minute Nos: 409 – 412

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, 25 January, 2010, at 4.45 p.m.

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

Cllrs.

T. D. Bowen	S. M. Donoghue
M. L. Davies	M. L. Evans
S. L. Davies	T. Rh. Ifan
B. C. M. Reynolds	

409. APOLOGIES FOR ABSENCE

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

410. MEMBERS' DECLARATIONS OF INTEREST

The following Member declared an interest in the under-mentioned matters:-

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
411 (S/22316)	S. L. Davies	Neighbour

**411. 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/22241 Flats	Leyton Havard Properties Land adjacent to 13 Trebuan Felinfoel Llanelli	OBJECTION The Council had concerns that the proposed development would be detrimental to highway safety as it would generate increased traffic volume and traffic movements along Llundain Fach, which already suffered from traffic congestion.
<p>Consent was required for proposed 4 number self contained flats.</p>		
S/22266 Conversion	Ms E Davies 36 Rehoboth Road Five Roads Llanelli	NO OBJECTION provided that the proposed development was not incongruous to the existing street scene.
<p>Consent was required for conversion of dormer bungalow to house including first floor and rear extension.</p>		
S/22281 Boundary stone wall	Mr & Mrs M Evans The Old Mill Horeb Five Roads Llanelli	NO OBJECTION
<p>Consent was required for erection of 750mm high front boundary stone wall and provision of minimum 1000mm grass verge (application required by the removal of permitted development rights by condition number 5 of planning permission S/20446).</p>		
S/22283 Front boundary enclosure	Ms A Jones Parc Fferm Trimsaran Road Llanelli	OBJECTION the Council had concerns over the height of the boundary enclosure and the detrimental impact this might have on highway safety.
<p>Consent was required for retention of front boundary enclosure and altered vehicular access.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/22313 Dwellings	Sauro Construction Plots 18, 19 and 20 Llygad Y Ffynnon Five Roads Llanelli	NO OBJECTION

Consent was required for two semi detached dwellings and one bungalow.

Cllr. S. L. Davies declared a personal and prejudicial interest in the following matter as she was a neighbour and withdrew from the meeting before discussion commenced.

S/22316 Variation	Family Housing Association (Wales) Ltd Plots 6, 7 & 8 Llys Bryngwyn Dafen Llanelli	OBJECTION on the grounds that the planning application address details were incorrect and misleading.
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Consent was required for variation of the planning condition number 2 of planning permission S/16773 dated 05 November, 2007, to allow amendments to internal arrangements of 3 number bungalows to provide disabled facilities.

Cllr. S. L. Davies returned to the meeting.

S/22317 New access and driveway	Miss J Thomas Pleasant View 29 Saron Road Bynea Llanelli	NO OBJECTION provided there was no detrimental impact on highway safety and the public right of way.
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Retrospective consent was required for the creation of new access and driveway.

412. PLANNING APPLICATIONS DETERMINED UNDER THE CLERK'S DELEGATED POWERS

Members were informed that the Clerk had dealt with the following planning applications under the scheme of delegated powers:

25 January, 2010.

Application No./ Development	Applicant/Location	Recommendation
S/22195 Dwelling	Mr P Thomas 65 Pwll Road Pwll Llanelli	OBJECTION 1. The proposal represented an incongruous form of development compared to the existing street scene. 2. The shared access was considered detrimental to highway safety. 3. The location of the proposed dwelling was considered detrimental to the amenity and privacy of neighbouring dwellings.
<p>Consent was required for single storey retirement dwelling and garage.</p>		
S/22208 Extension	Mr P Bayliss 64 Pant Bryn Isaf Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for first floor side extension above integral garage to use as bedroom.</p>		
S/22223 Storage unit	Mr E Williams Clochryie Farm Felinfoel Llanelli	NO OBJECTION
<p>Consent was required for replacing aging hay barn with larger general purpose building for storing agricultural machinery and forage.</p>		
S/22224 Extension	Mr J Owens 37 Heol Y Bwlch Bynea Llanelli	NO OBJECTION
<p>Consent was required for rear extension to dwelling.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/22225 Extension	Mr J Coen 29 Stradey Hill Pwll Llanelli	NO OBJECTION provided: 1. The extension was subordinate to the main dwelling in terms of scale and massing. 2. There was no detrimental impact on highway safety.

Consent was required for proposed two storey rear extension with first floor balcony, new rear access to proposed domestic garage with parking space fronting garage.

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The Meeting concluded at 5.00 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 February, 2010, adopted by the Council.