

**27 April, 2009.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 575 – 578**

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, 27 April, 2009, at 4.45 p.m.

**Present:** Cllr. T. D. Bowen (Chairman)

**Cllrs.**

S. L. Davies	M. J. Lewis
S. M. Donoghue	S. N. Lewis
M. L. Evans	C. A. Rees
T. Rh. Ifan	B. C. M. Reynolds
A. C. Thomas	

**575. APOLOGIES FOR ABSENCE**

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

**576. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**577. 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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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/20832</b> Footbridge	Mr T Whinney Ffos Las Racecourse Trimsaran Kidwelly	NO OBJECTION
<p>Consent was required for construction of a new foot bridge and a new horse crossing over existing watercourses to enable continuation of public rights of way through the site.</p>		
<b>S/20868</b> Conversion	Ms K Wiggins The Old Pumphouse Cilau Gwyn Furnace	NO OBJECTION provided that: 1. The proposed development fully accorded with Carmarthenshire Unitary Develop Plan general policy GDC 17 - 'Conversion'. 2. The proposed development not having a detrimental impact on highway safety.
<p>Consent was required for conversion of redundant rural building to detached dwelling.</p>		
<b>S/20878</b> Extension	Mr E Rees 30 Denham Avenue Llanelli	NO OBJECTION
<p>Consent was required for proposed kitchen and dining room extension with existing dog house to be rebuilt with new pitched tile roof.</p>		
<b>S/20879</b> Extension	Mr & Mrs R Davies 44 Penyfai Lane Llanelli	NO OBJECTION
<p>Consent was required for proposed construction of two storey side extension to accommodate ground floor garage and first floor bedroom with en-suite shower room and balcony.</p>		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/20882</b> Residential Development	Ffos Las Ltd Ffos Las Racecourse Trimsaran Kidwelly	NO OBJECTION provided that a section 106 agreement was established with the developer to ensure that a sufficient amount of affordable housing was included as part of the development.
<p>Outline consent was required for residential development (up to 280 dwellings).</p>		
<b>S/20913</b> Caravan	Mr P Hinsley Barn 1 Swiss Valley Farm Cilwnwg Fawr Swiss Valley	NO OBJECTION
<p>Consent was required for temporary siting of a static caravan for a 12 month period – required for residential accommodation during conversion works of barn to dwelling.</p>		
<b>S/20939</b> Extension	Mr S Denieffe 21 Bryn Isaf Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for proposed first floor bedroom extension.</p>		
<b>S/20940</b> Change of use	Mr R U Haq Bryncoch Stores Bryncoch Llanelli	NO OBJECTION provided 1. There was no detrimental impact on the amenity of neighbouring properties. 2. There was no detrimental impact on highway safety.

Consent was required for change of use from shop to hot food takeaway.

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Application No./ Development	Applicant/Location	Recommendation
S/20941 Extension	Mr D Jenkins 45 Llwynhendy Road Llanelli	<b>OBJECTION</b> 1. The scale and massing of the proposed extension appeared excessive and was considered incongruous to neighbouring dwellings. 2. The additional fenestration might have a detrimental impact on the amenity and privacy of no. 47 Llwynhendy Road.

Consent was required for proposed three storey and single storey rear extension.

S/20942 Conversion	Mr K Richardson 55 Llys Westfa Swiss Valley Llanelli	<b>NO OBJECTION</b> provided that off street parking was retained within the curtilage of the property.
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Consent was required for proposed conversion of double garage to living accommodation and an additional bedroom

**578. TOWN AND COUNTRY PLANNING ACT (1990)  
 (AS AMENDED), APPEAL APP M6825/A/08/2087773  
 LAND FORMERLY KNOWN AS THE GROVE NURSERIES  
 FURNACE, LLANELLI**

Further to Minute No. 333, Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, informing that the appeal was being dealt with by a Planning Inquiry to be held on Tuesday, 5 May, 2009. The hearing would last approximately one day.

**RESOLVED** that the information be noted.

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 The Meeting concluded at 5.10 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 12 May, 2009, adopted by the Council.