

27 May, 2008.

**LLANELLI RURAL COUNCIL**

**Minute Nos: 66 – 73**

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Conference Room, Vauxhall Buildings, Vauxhall, Llanelli, on Tuesday, 27 May, 2008, at 4.45 p.m.

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

**Cllrs.**

M. L. Davies	M. J. Lewis
S. L. Davies	S. N. Lewis
M. L. Evans	A. G. Morgan
T. J. Jones	B. C. M. Reynolds
A. C. Thomas	

**66. CHAIRMAN'S ANNOUNCEMENT**

The Chairman referred to the recent demise of Mrs. D. Davies, wife of Past Chairman, Cllr. D. J. Davies. Members and Staff thereupon stood in silent tribute.

**67. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**68. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. S. L. Davies declared an interest in Minute No. 70, (S/18994) as she was a neighbour of the applicant.

**69. APPOINTMENT OF SUB-COMMITTEE**

**RESOLVED** that a Sub-Committee, comprising of the Chairman and Vice Chairman of Committee, Chairman of Council, Leader and Local Ward Members be appointed.

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

Consideration having been given to planning applications received, it was

27 May, 2008.

**RESOLVED** as follows:-

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/18614</b> Residential Development	Mr B Samra Disued Gateway Site Ponthenri Industrial Estate Llanelli	That the information be noted.
Application withdrawn.		
<b>S/18914</b> Dwellings	Mr A Morgan The Incline Inn Heol Y Pentre Ponthenri Llanelli	<b>OBJECTION</b> Additional vehicular movement and site access/egress would be detrimental to highway safety.
Outline consent was required for the proposed demolition of public house and replacement with seven new dwellings.		
<b>S/18929</b> Amendment	Mr C Thomas 2 Pendderi Road Bynea Llanelli	<b>NO OBJECTION</b>
Consent was required for proposed amendment to roof design of extension approved under planning application S/16618 on 29.09.07.		
<b>S/18936</b> Extension	Mr M Phillips 36 Dan Y Lan Swiss Valley Llanelli	<b>NO OBJECTION</b> provided 1. The extension was subordinate to the main dwelling in terms of scale. 2. The proposed development not being incongruous with neighbouring development. 3. There being no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for proposed rear extension.

27 May, 2008.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/18961</b> Shop signage	Homebase Ltd Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for shop signage to rear elevation.</p>		
<b>S/18964</b> Variation	Peter Reynolds Properties Plot 6, Unit B Heol Cropin Dafen Industrial Estate Dafen Llanelli	NO OBJECTION
<p>Consent was required for variation of condition number 2 of planning permission S/14644 granted on 21.12.06 to include revision of the siting and design of the approved industrial/office building and alterations to the parking and road layout.</p>		
<b>S/18975</b> Change of use	Mrs C J Woolley The Lodge Penyfai Lane Llanelli	NO OBJECTION provided off street parking could be accommodated within the curtilage of the site which complies with Unitary Development Plan policy GDC11.
<p>Consent was required for change of use to 2 bedroom B&amp;B.</p>		
<b>S/18977</b> Residential development	Mr J Phillips Land adjacent to 5 Stradey Hill Pwll Llanelli	NO OBJECTION provided that off street parking could be accommodated within the curtilage of the property.
<p>Outline consent was required for residential development.</p>		
<b>S/18991</b> Conversion	Mr S Bowers 82 Sandpiper Road Llanelli	NO OBJECTION provided that off street parking could be accommodated within the curtilage of the property.
<p>Consent was required for conversion of garage to habitable room. Relaxation of condition number 3 attached to planning permission ref. S/00883.</p>		

27 May, 2008.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/18992</b> Stable block	Mr N I Brown Cilwnwg Fawr Farm Swiss Valley Llanelli	NO OBJECTION

---

Consent was required for construction of stable block and menage.

Cllr. S. L. Davies declared an interest in the following item as she was a neighbour of the applicant, and did not vote on the matter.

<b>S/18994</b> Bungalows	JDT Developments Land off Cilsaig Farm Llys Bryngwyn Dafen Llanelli	NO OBJECTION provided 1. The applicant could provide a flood consequence assessment demonstrating that the risks of flooding to the site can be acceptably managed. 2. The site road and shared driveway layout conforming to the highway authority's requirements in that there was adequate provision for vehicle turning facilities permit vehicles to enter and leave the public highway in forward gear in the interest of highway safety.
-----------------------------	---	---

Consent was required for construction of 8 number detached dormer bungalows and access road.

<b>S/18995</b> Variation of Planning	Welsh Assembly Government Technium for Performance Engineering Llanelli Gate Dafen Llanelli	NO OBJECTION
---	--	--------------

Consent was required for variation of condition numbers 2 & 7 of the planning permission S/17250 granted on 27.10.07 to include revisions to the design of the approved workshops and alternations to the car parking, service yard and road layout.

27 May, 2008.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/18998</b> Dwelling	Mr D Barron & Ms S Conde Llwyn Teg Five Roads Llanelli	<b>OBJECTION</b> The Council has concerns over vehicle access/egress arrangements and whether there was sufficient visibility for vehicles to enter on to the main road safely, in the interests of highway safety.
<p>Consent was required for proposed detached 3 bed dwelling.</p>		
<b>S/19011</b> Dwelling	Ms M B Griffiths Rear garden of 27 Stradey Hill Pwll Llanelli	<b>NO OBJECTION</b>
<p>Outline consent was required for proposed dwelling house (renewal of planning permission reference S/09972, dated 02.06.05).</p>		
<b>S19053</b> Dwelling	Mr C Price Plot of land adjoining 2 Penygraig Cottages Bynea Llanelli	<b>NO OBJECTION</b> provided that access was improved within the curtilage of the site so that it provided sufficient visibility for vehicles in the interests of highway safety.
<p>Outline consent was required for the erection of a 3/4 bedroom detached dwelling house with garage, together with vehicle turning area.</p>		
<b>S/19068</b> Bungalow	Mr & Mrs S C Reynolds Blaencoed Pencoed Isaf Road Bynea Llanelli	<b>NO OBJECTION</b>

Consent was required for demolition of existing detached bungalow and construction of a new replacement dwelling.

27 May, 2008.

---

<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/19070</b> Sheltered Accommodation	Mr & Mrs D Tyson Tir Emmanuel Cynheidre Llanelli	

---

**OBJECTION**

The Council supports the principle of disabled adaptations. However, the proposed development was not subordinate to the main dwelling especially when combined with the secondary extension. The overall development package was excessive in terms of scale, design and general massing when compared to the original footprint of the main dwelling. If the planning authority was minded to grant consent, then the Council would ask the planning authority to create a planning condition which retains the sheltered accommodation in perpetuity, so that it cannot be used for an alternative purpose.

Consent was required for proposed disabled dependant sheltered accommodation accessed via link from main dwelling along with secondary extension to provide additional living accommodation.

<b>S/19102</b> Extension	Mr M Borrelli 4 Pinewood Court Gelli Road Bryn Llanelli	<b>NO OBJECTION</b>
-----------------------------	---	---------------------

Consent was required for a kitchen and shower room extension.

<b>S/19107</b> Garage/workshop	Mr J & G J Francis Yr Efail Porthdafen Llangennech Llanelli	<b>NO OBJECTION</b> subject to the proposed building being for domestic use only
-----------------------------------	---	---

Consent was required for garage/workshop.

**71. PUBLIC FOOTPATH 36/110 BRYN ISAF, LLWYNHENDY -  
PUBLIC PATH DIVERSION ORDER 2005**

Members were circulated with a letter from the Head of Leisure and Sport, Carmarthenshire County Council, informing of a Notice of Confirmation of an Order for the Public Path Diversion Order 2005 at public footpath 36/110 Bryn Isaf, Llwynhendy.

**RESOLVED** that the information be noted.

27 May, 2008.

**72. HEOL HEN, FIVE ROADS – RESIDENTIAL DEVELOPMENT**

Members were circulated with correspondence from the Head of Planning, Carmarthenshire County Council requesting this Authority to suggest an alternative name for the above development. The Royal Mail Address Management had objected to the residential development being named Clos-yr-Ysgol due to there being another development within a 5 mile radius with the same name.

**RESOLVED** that Clos-y-Parc be suggested as a suitable name for the development.

**73. TOWN AND COUNTRY PLANNING ACT (1990)  
(AS AMENDED)**

- (1) APPEAL APP/M6825/A/08/2064417  
2 LLYS WESTFA, SWISS VALLEY, LLANELLI**

Further to Minute No. 187(1), 17 September, 2007, (planning reference S/16970), Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, enclosing the Inspector’s decision notice in respect of the above appeal. The Appeal had been allowed.

- (2) APPEAL APP/M6825/A/08/2066503  
1 PEN-Y-GRAIG ROAD, LLWYNHENDY, LLANELLI**

Further to Minute No. 89, 18 June, 2007, (planning reference S/16463), Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, enclosing the Inspector’s decision notice in respect of the above appeal. The Appeal had been dismissed.

.....

The Meeting concluded at 5.00 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 10 June, 2008, adopted by the Council.