

29 October, 2007.

LLANELLI RURAL COUNCIL

Minute Nos: 256 – 261

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, 29 October, 2007 at 4.45 p.m.

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

Cllrs.

D. V. Darby
M. Davies
M. Howells

M. B. Hughes
T. J. Jones
S. N. Lewis

256. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. D. J. Davies, S. L. Davies, C Edwards and A.G. Morgan.

257. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

29 October, 2007.

Application No./ Development	Applicant/Location	Recommendation
S/17408 Residential Development	Hawkesbury Properties Ltd Land at Heol Llanelli Danybanc Road Pontyates	NO OBJECTION provided that 1. A Section 106 agreement could be negotiated with the developer for the enhancement of Pontyates Park off Heol Llanelli. 2. The site entrance adjoining Heol Llanelli and not Danybanc Road. 3. Adequate visibility splays being constructed in the interests of highway safety. 4. The development had sufficient number of affordable houses. 5. A site meeting be convened to discuss the proposed development.

Outline consent was required for proposed residential development including means of access to the site.

S/17414 Garage	Mr B Bradley Rivendell 45 Heol Hen Five Roads Llanelli	NO OBJECTION
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Consent was required for construction of garage at rear of property.

S/17464 Extension	Mr & Mrs G Edwards 24 Elgin Road Pwll Llanelli	OBJECTION the overall size of the proposed extension appeared excessive when compared to the existing dwelling.
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Consent was required for a two storey side extension.

29 October, 2007.

Application No./ Development	Applicant/Location	Recommendation
S/17467 Outline renewal	Miss J Davies Land adjacent to 25 Elgin Road Pwll Llanelli	NO OBJECTION
<p>Consent was required for renewal of outline permission for S/08170 for a single dwelling granted on 28 October, 2004.</p>		
S/17469 Extension	Mr & Mrs W Morris 3 Pennllech Pwll Llanelli	NO OBJECTION
<p>Consent was required for erection of two storey sun lounge/bedroom extension.</p>		
S/17482 Redevelopment of Units	Stadium Llanelli LLP Units 10 & 11 Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for the redevelopment of units into 3 separate units.</p>		
S/17493 Conversion	Mr P Cole 99 Havard Road Llanelli	NO OBJECTION subject to highway access being safe and adequate.
<p>Consent was required to convert existing dwelling into 2 number new flats.</p>		
S/17497 Agricultural Dwelling	S H & D H Thomas Land at Pant Farm Trimsaran	NO OBJECTION
<p>Consent was required for new agricultural dwelling.</p>		
S/17499 Extension	Mr G Evans 6 Adulam Row Felinfoel Llanelli	NO OBJECTION

Consent was required for proposed two storey rear extension and ground floor conservatory.

29 October, 2007.

Application No./ Development	Applicant/Location	Recommendation
S/17525 Residential Development	Mr J Sauro Land adjacent to 11 Heol Llanelli and at Caepontbren Pontyates Llanelli	OBJECTION on the grounds that the site access/egress would have a detrimental impact on highway safety.

Consent was required for residential – pair of 2 bed semi-detached houses and one 3 bed detached house with detached garage.

S/17554 Garage	Mr L Hipkiss 1 Pwll Road Pwll Llanelli	NO OBJECTION
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Consent was required for a private garage.

S/17560 Storage	Mr B V Berry 20 Victoria Road Ponthenri Llanelli	NO OBJECTION
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Consent was required for storage of a vehicle.

**259. TOWN AND COUNTRY PLANNING ACT (1990)
(AS AMENDED), APPEAL APP/M6825/A/07/2055394
SITE OF FORMER DOG KENNELS, CARNAFON FARM,
BYNEA**

Members were circulated with correspondence 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 information hearing.

RESOLVED that the information be noted.

29 October, 2007.

**260. LLYS BRYNGWYN, DAFEN
PLANNING APPLICATION S/16773
AMENDED PLANNING APPLICATION**

Members were circulated with a letter received from the Head of Planning, Carmarthenshire County Council, following this Council’s objection to the above development on highway safety and access grounds. To address those concerns the applicant had submitted an amended site layout plan and intended to create a new footway leading from the existing estate road to the entranceway to the nearby park. Furthermore, the northern edge of the new footway would consist of guard rails which would provide a barrier between the footway and the new access road proposed to serve the new dwellings. It would be Carmarthenshire County Council’s intention to condition any permission granted that the new footway and railings be provided prior to the commencement of the remainder of the scheme. This would serve to provide a safe access and egress to and from the park both during the construction of the site and following its completion.

The correspondence had been dealt by the Clerk under delegated powers and, following consultation with Local Ward Members, the amendments were supported as outlined above.

The Local Members, stated that the development had commenced, but alleged that the applicant had not provided the footway and railings as required by the condition of planning.

RESOLVED that

- (1) the action exercised under the Clerk’s delegated powers be noted;
- (2) the alleged breach of planning consent be reported to Carmarthenshire County Council.

261. ANNOUNCEMENT

On behalf of Members, Cllr. T. J. Jones conveyed best wishes to Mr. A. O’Connell, Press Reporter in his new post on leaving the Llanelli Star office.

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The Meeting concluded at 5.00 p.m.

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