

8 October, 2007.

**LLANELLI RURAL COUNCIL**

**Minute Nos: 218 – 223**

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, 8 October, 2007 at 4.45 p.m.

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

**Cllrs.**

D. V. Darby	C. Edwards
M. Davies	M. Howells
S. L. Davies	M. B. Hughes
S. N. Lewis	

**218. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. T. J. Jones and A.G. Morgan.

**219. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**220. 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/17314</b> Extension	Mr H Davies Gelli Fawr Heol Gelli Fawr Five Roads Llanelli	<b>OBJECTION:</b> The length of the extension appeared excessive when compared to the main dwelling.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17314</b>		Therefore the proposed development was considered incompatible because of its scale and general massing.
Consent was required for proposed ground and first floor extension to dwelling house.		
<b>S/17315</b> Steel Frame Building	Dyfed Steel Ltd Dafen Llanelli	NO OBJECTION provided that the existing stone building was not classified as a Listed Building.
Consent was required for demolition of existing stone building and erection of new steel frame replacement and extension.		
<b>S/17317</b> Dwelling	Mr B Hanbury 41A Brynelli Dafen Llanelli	NO OBJECTION provided that 1. Adequate off street parking could be accommodated. 2. Access and egress from the site was not detrimental to highway safety.
Consent was required for erection of a two bedroom dwelling and highway works.		
<b>S/17362</b> Railway Siding	Dingle Holdings The Former Coedbach Washery Site Trimsaran Road Llanelli	
Consent was required for construction of rail siding adjacent to the Gwendraeth Valley Railway.		

**OBJECTION**

1. The Gwendraeth Valley was being regenerated. The link with its industrial past was being replaced via the regeneration of brownfield sites transforming the area through the promotion of quality housing and recreational and leisure schemes.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17362</b>		
2.	Concern was expressed that the construction of a railway siding to complement the proposed Biomass Power Plant may have a detrimental impact on the surrounding environment, particularly affecting the villages of Trimsaran and Five Roads, with the development counter acting the long term regeneration plans for these villages.	
3.	Concern was also expressed that it was inevitable that such a proposal will culminate in more railway traffic visiting the site possibly on a regional basis. Train movements would be more frequent and widespread, placing further burdens on village life and the environment.	
4.	The Council understood the need for new forms of industry but this had to be balanced against the quality of life of local residents. It was felt the construction of the railway siding to complement activities at the proposed power plant was located in the wrong location for it to attract local community support.	
5.	Pembrey Country Park was located nearby and a race course was to be constructed at Ffos Las in the near future. Both of these attractions were vital to promoting tourism in Carmarthenshire. The applicant's plans did not promote tourism and no doubt any industrial reconfiguration of the site would be considered as a blot on the landscape. For these reasons the Council was unable to support the proposals.	
<b>S/17373</b> Conversion	Mr & Mrs T Hurrell 10 Cormorant Close Sandy Water Park Llanelli	NO OBJECTION
Consent was required for conversion of existing integral garage to bedroom with en-suite to provide disabled facilities on ground floor and removal of condition number 4 of planning permission D5/14437 approved on 27.01.92.		
<b>S/17383</b> Extension	Mr M Daniels & Ms L Cole 48 Sandpiper Road Llanelli	NO OBJECTION
Consent was required for proposed 2 storey extension to replace existing garage, proposed conservatory, porch and internal alteration works.		
<b>S/17384</b> Security Container	Mr P Walden Corner of Heol Hen & Ynys Las Llanelli	NO OBJECTION
Consent was required for installation of postman's security container.		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/17385</b> Security Container	Mr P Walden At junction of Hendre Road and Llwynhendy Road Llanelli	NO OBJECTION
Consent was required for installation of postman's security container.		
<b>S/17389</b> Porch	Mr A Gigg Gi-Tech House Heol Y Bwlch Bynea Llanelli	NO OBJECTION
Consent was required for proposed new entrance porch to existing offices.		
<b>S/17396</b> Extension	Mrs M Hughes 4 Pendderi Road Bynea Llanelli	NO OBJECTION
Consent was required for a single storey front extension		
<b>S/17402</b> Advertisement	Mr A Gigg G-Tech House Heol Y Bwlch Bynea Llanelli	NO OBJECTION
Consent was required for a business sign.		
<b>221.</b>	<b>TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED)</b>	
	<b>(1) APPEAL APP/M6825/A/07/2045077/WF LAND TO THE REAR OF 13 LLWYNHENDY ROAD LLANELLI</b>	

Further to Minute No. 90 (planning application reference S/14347), 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.

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**(2) APPEAL APP/M6825/A/07/2046135/WF  
LAND AT 15 STRADEY HILL, LLANELLI**

Further to Minute No. 90 (planning application reference S/13320), 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 upheld.

**RESOLVED** that the information be noted.

**222. MEDELFWY BENDS, SWISS VALLEY**

Members considered a letter from the Head of Transport, Carmarthenshire County Council dated 11 September, 2007, which proposed to introduce a 40mph speed limit along the Class 1 Road, A476 know as Medelfyw Bends, Swiss Valley.

**RESOLVED** that no objection be made to the proposal.

**223. TEMPORARY ROAD CLOSURE – C2126 NORTH  
OF BRYNTEG FARM, NEAR FIVE ROADS**

Members were circulated with correspondence from the Head of Transport and Engineering, Carmarthenshire County Council dated 25 September, 2007, informing of a request that had been received for a temporary road closure of the C2126 north of Brynteg Farm near Five Roads, to carry out water main refurbishment work. The closure would take effect from Friday, 19 October, 2007 for a period of three weeks.

**RESOLVED** that the information be noted.

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The Meeting concluded at 4.55 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 October, 2007, adopted by the Council.