

18 June, 2007.

LLANELLI RURAL COUNCIL

Minute Nos: 87 – 91

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, 18 June, 2007 at 5.30 p.m.

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

Cllrs.

D. V. Darby	M. Howells
D. J. Davies	M. B. Hughes
M. Davies	T. J. Jones
S. N. Lewis	

87. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. L. Davies and A. G. Morgan.

88. MEMBERS' DECLARATION OF INTEREST

Cllr. C. A. Rees declared an interest in Minute No. 89 (S/16429) as her business operated from the same industrial estate as the application address.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No./ Development	Applicant/Location	Recommendation
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S/15114 Residential Development	Hawkesbury Properties Ltd Land at Heol Llanelli Pontyates Llanelli	That the information be noted.
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Application withdrawn.

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Application No./ Development	Applicant/Location	Recommendation
S/16208 Conversion	Mr K James 94 Sandpiper Road Llanelli	NO OBJECTION subject to adequate off street parking being retained within the curtilage of the property.
<p>Consent was required for conversion of integral garage to habitable accommodation – removal of condition no. 3 on planning permission S/00411 dated 06.03.97</p>		
S/16252 Off street parking	Mr L Ugali 52 Llwynhendy Road Llanelli	NO OBJECTION provided the proposal met the planning authority's minimum spatial requirements.
<p>Consent was required for the provision of off street parking for one vehicle to the front of the dwelling.</p>		
S/16344 Flats	Mr C Davies 154A Sandy Road Llanelli	NO OBJECTION provided that the development's design scale and general massing did not have a detrimental impact on the neighbouring property's general amenity and privacy and it not having an over bearing effect.
<p>Consent was required for proposed removal of existing dwelling and construction of 8 number self contained flats.</p>		
S/16345 Residential Development	Johnson Bros (Coal Factors) Ltd Thyssen House Heol Y Bwlch Bynea Llanelli	OBJECTION the site had not been earmarked for residential development on the Unitary Development Plan. The application site had been classified as an 'Existing Employment Area' and was also located on the tidal flood plain.

Outline consent was required for a residential development.

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Application No./ Development	Applicant/Location	Recommendation
S/16364 Residential Unit	Mr B & Mrs D Richards Plot of land at Llwynhendy Road Llanelli	NO OBJECTION
Outline consent was required for one residential unit.		
S/16397 Agricultural Determination	Mr M T Davies Bryngroes Fawr Five Roads Llanelli	NO OBJECTION
Consent was required for agricultural building.		
S/16399 Building Plots	Mr & Mrs Roberts & R Greenwell Land off Ger Y Coed Pwll Llanelli	NO OBJECTION provided that there was sufficient space available for 3 dwellings and the development proposals not having a detrimental impact on the amenity and privacy of neighbouring dwellings.
Outline consent was required for 3 number building plots.		
S/16401 Trolley Shelters	WM Morrison Supermarkets PLC Pemberton Llanelli	NO OBJECTION
Consent was required for trolley shelters.		
S/16427 Variation Planning Condition	Stadium Llanelli LLP Units 2 & 3 Parc Pemberton Retail Park Llanelli	NO OBJECTION
Consent was required for variation of condition number 2 attached to planning permission S/1448 – revised wording of condition to substitute revised plans.		

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Application No./ Development	Applicant/Location	Recommendation
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Cllr. C. A. Rees declared an interest in the following item as her business operated from the same industrial estate as the application address and did not speak or vote during consideration of the application.

S/16429 Chimney Stack	Mr W R Evans Unit 8 Ponthenri Ind. Estate Ponthenri Llanelli	NO OBJECTION
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Consent was required for provision of stainless steel chimney stack to rear of existing unit set at 3M above ridge.

S/16463 Dwelling	Ms J Jones 1 Penygraig Road Llwynhendy Llanelli	NO OBJECTION
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Outline consent was required for one number residential dwelling.

S/16466 Extension	Mr & Mrs Hodson 42 Llandafen Road Pemberton Llanelli	NO OBJECTION
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Consent was required for demolition of existing rear single skin extension and rebuild in cavity construction to similar footprint, to comply with current day energy emission requirements (grant funded work).

S/16490 Extension	Carmarthenshire County Council Swiss Valley CP School Swiss Valley Llanelli	NO OBJECTION
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Consent was required for extension to existing school to include admin staff room and DDA compliant accommodation.

S/16492 Variation	Stadium Llanelli MP Parc Pemberton Park Llanelli	NO OBJECTION
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Consent was required for variation of a planning condition number 21 attached to planning permission S/10718 – revised wording of condition to allow a revised minimum gross floor space.

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Application No./ Development	Applicant/Location	Recommendation
S/16511 Variation	Stadium Llanelli LLP Pemberton Retail Park Llanelli	NO OBJECTION
<p>Consent was required for variation of condition number 20 attached to planning permission S/10718. Revised wording of condition to allow a catalogue retailer to trade.</p>		
S/16513 Extension	Bryngwyn Comprehensive School Dafen Llanelli	NO OBJECTION
<p>Consent was required for proposed extensions and internal alterations to school to accommodate W.C. physiotherapy suite and platform lift installation.</p>		
S/16541 Signage	Whitbread Plc Beefeater Site adjacent to the Junction of Llandafen Road and the A4138 Llanelli	NO OBJECTION

Consent was required for proposed signage.

90. TOWN AND COUNTRY PLANNING ACT (1990)

- (i) **APPEAL APP/M6825/A/07/2045077
LAND TO THE REAR OF LLWYNHENDY ROAD,
LLANELLI**
- (ii) **APPEAL APP/M6825/A/07/2046135
15 STRADEY HILL, LLANELLI**

Members were circulated with correspondence from the Head of Planning, Carmarthenshire County Council, stating that appeals had been lodged with the National Assembly for Wales against the decision of the County Council to refuse planning permission for the above developments. The writer stated that the appeals would be decided on the basis of an exchanged of written statements by the parties and a site visit by an Inspector.

RESOLVED that the information be noted.

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**91. BOUNDARY WALL ADJACENT TO
CWMBACH ROAD, LLANELLI**

Members considered correspondence from the Stradey Estate Office requesting this Council's opinion on demolishing a wall and replacing it with a pavement between Furnace and Cwmbach in the interest of public safety.

The Stradey Estate would dedicate to the Local Authority a strip of land several feet wide, running from the Stradey Castle entrance to Cwmbach, which would enable the Local Authority to demolish the existing wall and build a pavement over the strip of land.

Following a discussion, it was

RESOLVED that no objection be made in principle to the proposal but that a survey be conducted to establish whether the pavement would have adequate use.

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The Meeting concluded at 5.55 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 10 July, 2007, adopted by the Council.