

18 September, 2006.

LLANELLI RURAL COUNCIL

Minute Nos: 145 – 150

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, 18 September, 2006 at 4.45 p.m.

Present: Cllr. G. H. Wooldridge (Chairman)

Cllrs.

M. Davies	R. E. Evans
S. L. Davies	T. J. Jones
M. L. Evans	S. N. Lewis
R. G. Thorne	

Apologies: Cllr. T. D. Bowen, A. G. Morgan, and C. A. Rees.

145. DECLARATION OF INTEREST

The following Members declared an interest in the under-mentioned matters: -

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
147 – S/14220	S. L. Davies	Daughter attended St. Michael's School.
147 – S/14214 S/14215	T. J. Jones	Member of Carmarthenshire County Council.
148(1)	S. L. Davies	A personal friend

The Members did not speak or vote during consideration of the planning applications.

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

RESOLVED that the following planning applications determined during the August recess period be noted:-

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/13700 Extension	Mr R Hyndman 27 Penderri Road Bynea Llanelli	OBJECTION : 1. The proposed extension represented an incongruous form of development given that the property already appeared to benefit from a rear extension. 2. The development elongated the footprint of the building beyond reasonable acceptable limits. 3. Consequently the conservatory appeared to be extended well beyond the natural building line of the neighbouring properties. This might have a detrimental impact on the amenity and privacy of the neighbouring dwellings.

Consent was required for a single storey flat rear extension and conservatory.

S/13703 School	Carmarthenshire County Council Former Llwynhendy C P School Trallwm Road Llwynhendy Llanelli	NO OBJECTION
--------------------------	--	---------------------

Consent was required for a new community county primary school 'Ysgol Brynteg', to include external works, car parking, playing fields etc.

S/13708 Factory	Aqua Sol Enterprises Ltd Plot 3 Dafen Industrial Estate Llanelli	NO OBJECTION
---------------------------	--	---------------------

Consent was required for construction of factory and office building together with associated infrastructure works.

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/13748 Staircase & Window	Mr D Thomas 18 Denham Avenue Llanelli	NO OBJECTION provided that the dormer window did not detrimentally affect the amenity and privacy of the neighbouring dwelling (16 Denham Avenue).
<p>Consent was required for the provision of a staircase from the first floor to the attic and the construction of a dormer window.</p>		
S/13755 Extension	WAM Group Holdings Ltd Ty Mair Nursing Home 12 Penygaer Cottages Llanelli	NO OBJECTION
<p>Consent was required for front two storey extension incorporating lounge and office extension on ground floor and three additional bedrooms on first floor.</p>		
S/13774 Conversion	Mr & Mrs N Jones 81 Parc Brynmawr Furnace Llanelli	NO OBJECTION
<p>Consent was required for a loft conversion and formation of front and rear dormer roofs – amendment to planning permission S/11702.</p>		
S/13777 Change of use	Thomas Brothers Minhurtach Farm Five Roads Llanelli	NO OBJECTION provided the development was not used for any other purpose.

Consent was required for change of use to form holiday let.

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/13780 Holiday Accommodation	Mr M Law Techon Fawr Farm Kennels Erw Las Llwynhendy Llanelli	NO OBJECTION provided that:- 1. The form, bulk and general design of the buildings as altered were in keeping with their surroundings. 2. The buildings being structurally sound and large enough to accommodate the proposed use without extensive re-building or alteration. 3. The proposed development not giving rise to unacceptable problems relating to access and amenity. 4. The architectural character and appearance of the buildings being retained.

Consent was required for conversion of redundant farm buildings (latterly used for dog kennelling and grooming) to 3 number units of holiday accommodation.

S/13782 Conservatory	Mr & Mrs Hughes 42 Trallwm Road Llwynhendy Llanelli	NO OBJECTION
--------------------------------	--	--------------

Consent was required for proposed conservatory extension.

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/13817 Dwelling	Mr C Davies Land Adjacent to Rock House Danybanc Llanelli	NO OBJECTION provided that the application as amended satisfied the highway authority's requirements regarding access, in so far as providing sufficient visibility in a south westerly direction for vehicles egressing the site.
<p>Consent was required for a proposed bungalow.</p>		
S/13826 Variation	RDM Construction Land off Tawel Fan Llanelli	NO OBJECTION
<p>Consent was required for variation of condition 2 reference S/09139 for the raising of roof and insertion of dormer windows.</p>		
S/13873 Road	Estates Department Coleg Sir Gar Craig Campus Sandy Road Pwll Llanelli	NO OBJECTION
<p>Consent was required for proposed widening of existing internal circulation road, provision of additional car parking with re-surfacing of bin store compound.</p>		
S/13881 Summer House	Mr & Mrs H Williams Ty Delyn Cae Delyn Close Penyfai Lane Llanelli	NO OBJECTION
<p>Consent was required to retain development undertaken in non-compliance with planning permission LL/00859 dated 30.04.02 for summerhouse to include amendments/alterations to ridge level height of summer house, garden store extension and roof top sun terrace.</p>		

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/13882 Conservatory	Mr C P Jenkins 8 Llys Westfa Swiss Valley Llanelli	NO OBJECTION
<p>Consent was required for proposed conservatory to rear of dwelling.</p>		
S/13917 Supermarket	WM Morrisons Supermarket Plc The Pemberton Development Llanelli	NO OBJECTION provided that the landscape design proposals which make up this reserved matters application were in keeping with native and local plant species and that the overall scheme provided benefit to the local environment.
<p>Consent was required for reserved matters for landscape works for a new 83K supermarket including petrol filling station and associated external works.</p>		
S/13939 Dwelling	Mr M Ramcke Land at rear of 82 Gorsfach Dafen Llanelli	OBJECTION unless 1. There was no loss of amenity or privacy to neighbouring dwellings. 2. There was an adequate means of access and that the development satisfied the Planning Authority's spatial standards for off street parking facilities. 3. The development was not out of character with the surrounding area.

Outline consent was required for proposed residential dwelling consisting of dormer bungalow with split level garage.

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/13940 Porch and Conservatory	Miss Thomas-Petherick 6 Amanwy Trallwm Bryn Llanelli	NO OBJECTION
<p>Consent was required for proposed front porch (size approximately 1.0m x 1.5m) and rear conservatory (size approximately 3.0m x 4.0m).</p>		
S/13952 Balcony	Mr & Mrs Vereschisky 69 Sandpiper Road Sandy Water Park Llanelli	NO OBJECTION
<p>Consent was required for retrospective planning application for retention of rear balcony.</p>		
S/13954 Gymnasium	Llanelli Scarlets Stradey Park Llanelli	NO OBJECTION
<p>Consent was required for a temporary gymnasium.</p>		
S/13956 Garage	Mr H Thomas 69 Havard Road Llanelli	NO OBJECTION
<p>Consent was required for a double garage to rear.</p>		
S/13958 Warehouse units	Welsh Industrial Partnership Land at Llanelli Gate Off Heol Aur Dafen Llanelli	NO OBJECTION
<p>Consent was required for a new speculative industrial and warehouse units (Class B1, B2 & B8) with associated infrastructure and landscaping.</p>		
S/13959 Warehouse units	Welsh Industrial Partnership Land at Llanelli Gate Off Heol Aur Dafen Llanelli	NO OBJECTION
<p>Consent was required for new speculative industrial and warehouse units (Class B1, B2 & B8) with associated infrastructure and landscaping.</p>		

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/14000 Dwelling	Mrs V Rees 83 Trallwm Road Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for new dwelling house and detached garage and car spaces (in lieu of previous dwelling originally on site).</p>		
S/14027	Mr & Mrs Jones 10 Maes Ty Cwrdd Llwynhendy Llanelli	NO OBJECTION provided that the development was not incongruous and that its visual appearance and its scale was in keeping with neighbouring properties.
<p>Consent was required for proposed raising of the roof to form a new habitable room in roof space (resubmission of application S/12754).</p>		
S/14028 Dwelling	Miss F J Healy Land adjoining Cilsaig Farm House Dafen Llanelli	NO OBJECTION provided the amended plans satisfied the Highway Authority's concerns over the capacity of the local highway networks in so far as sufficiently serving the development.
<p>Consent was required for construction of one detached house (resubmission of application S/12879).</p>		
S/14036 Garage	C James Esq 2 Denham Avenue Llanelli	NO OBJECTION
<p>Consent was required for construction of detached garage/store.</p>		
S/14038 Shed	Llanelli & Mynydd Mawr Railway Cynheidre Llanelli	NO OBJECTION
<p>Consent was required for erection of loco shed/phase 1 heritage centre.</p>		

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/14053 Vehicular Access	R Facciuto 2 Stradey Hill Pwll Llanelli	NO OBJECTION
Consent was required for proposed new vehicular access for domestic use.		
S/14054 Extension	Mr & Ms C Thomas 4 Rhandirfelin Felinfoel Llanelli	NO OBJECTION
Consent was required for a single storey side extension.		
S/14064 Dwelling	Mr & Mrs Belt Field No. 7468, Plot 13 Heol Hen Five Roads Llanelli	NO OBJECTION
Consent was required for one residential house with integral garages.		
S/14065 Extension	Mr A Jenkins 17 Millfield Road Felinfoel Llanelli	OBJECTION the proposed extension would have a detrimental impact on the overall scale, mass and design of the existing dwelling.
Consent was required for first floor rear extension.		
S/14094 Supermarket	WM Morrisons Supermarket Plc The Pemberton Development Llanelli	NO OBJECTION
Consent was required for reserved matters of visual appearance for the proposed new 83K supermarket including petrol filling station and associated external works.		

18 September, 2006.

**147. 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
S/13388 Building Plots	Mr R Greenwell Land Adjacent to Ger Y Coed Pwll Llanelli	That the information be noted.
Application withdrawn.		
S/14115 Extension	Mr & Mrs D W Bowen 26 Ynys Las Cefncaeau Llanelli	NO OBJECTION
Consent was required for a proposed two storey extension and detached garage.		
S/14123 Change of use	C Davies 154A Sandy Road Llanelli	OBJECTION 1. The change of use was not appropriate to its location. 2. The change of use would have a detrimental effect on the occupants of neighbouring properties by virtue of amenity, noise and general disturbance.

Consent was required for change of use from residential to A3 restaurant.

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/14172 Residential	Persimmon Homes (Wales) Ltd Phase 2 & 3 Bryn Isaf Llwynhendy Llanelli	NO OBJECTION provided that a Section 106 Agreement could be entered into for the provision of recreation and leisure facilities for the area.
<p>Consent was required for residential development of 105 units re-plan of plots 107-171, 221-251, 200-208.</p>		
S/14175 Shed	Mr R W Gardner Brynteg Farm Five Roads Llanelli	NO OBJECTION
<p>Consent was required for agricultural determination, stock shed.</p>		
<p>Cllr. T. J. Jones declared an interest in the following items (S/14214 & S/14215) being a member of Carmarthenshire County Council and did not speak or vote during consideration of the applications.</p>		
S/14214 Dwelling	Sauro Construction Land off Heol Horeb Five Roads Llanelli	OBJECTION unless 1. The height of the floor levels of the plots were acceptable to the planning authority. 2. The development had no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent was required for 1 number detached bungalow and garage – plot 2.

18 September, 2006.

Application No./ Development	Applicant/Location	Recommendation
S/14215 Dwelling	Sauro Construction Land off Heol Horeb Five Roads Llanelli	OBJECTION unless 1. The height of the floor levels of the plots were acceptable to the planning authority. 2. The development had no detrimental impact on the amenity and privacy of neighbouring dwellings.
<p>Consent was required for 1 number detached bungalow and garage – plot 1.</p>		
S14217 Change of use	Mr J James Land adjoining 13 Lon Ceiriog Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for change of use of part of public amenity area to form extended domestic garden; together with erection of boundary fence and formation of vehicular access.</p>		
S/14218 Fence	Mr J James Land off rear of 9 & 11 Llwynhendy Road Llwynhendy Llanelli	NO OBJECTION
<p>Consent was required for erection of a 2.0 metres high boundary fence and access gates.</p>		
<p>Cllr. S. L. Davies declared an interest in the following item because her daughter attended the school and did not speak or vote during consideration of the application.</p>		
S/14220 Residential	St. Michael's School Land at Heol Y Mynydd Bryn Llanelli	NO OBJECTION

Outline consent was required for residential development.

18 September, 2006.

- 148.**
- (1) TOWN AND COUNTRY PLANNING ACT (1990)**
APPEAL APP 592/S/11490 – PROPOSED RAISING OF ROOF TO PROVIDE LOFT CONVERSION AT 19 LON YR EGLWYS SWISS VALLEY, LLANELLI – APP M6825/A/06/1198492
 - (2) TOWN AND COUNTRY PLANNING ACT (1990)**
APPEAL APP 591/S/11078 – CONSTRUCTION OF DORMER DWELLING WITH INTEGRATED GARAGE PLUS CAR SPACE AT PART OF LARGE GARDEN OF 1, CAE CANFAS, PONTYATES – APP M6825/A/06/1198481

Cllr. S. L. Davies declared an interest in item (1) above because she was a personal friend of the appellant and did not speak or vote during consideration of the item.

Further to Minute No. 438 (24 April, 2006), Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, enclosing the Inspector's decision on the above appeals. The appeals were dismissed.

- (3) TOWN AND COUNTRY PLANNING ACT (1990)**
APPEAL APP 577/S/ENF/01397/JHJ – LAND ADJACENT TO JET GARAGE, BASSETT TERRACE, PWLL, LLANELLI
APP/M6825/C/06/1198042

Further to Minute No. 408 (3 April, 2006), Members were circulated with correspondence received from Head of Planning, Carmarthenshire County Council, enclosing the Inspector's decision on the above appeal. The appeal was dismissed and the Enforcement Notice upheld.

RESOLVED that the information relating to items (1), (2) and (3) above be noted.

- 149.**
- (1) TOWN AND COUNTRY PLANNING ACT (1990)**
APPEAL APP/626/S/12905 – 32 HEOL NANT, SWISS VALLEY, LLANELLI
 - (2) TOWN AND COUNTRY PLANNING ACT (1990)**
APPEAL APP/625/S/12509 – 40 HEOL NANT, SWISS VALLEY, LLANELLI

Members were circulated with correspondence received 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 were to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

RESOLVED that the information be noted

18 September, 2006.

- 150.** (1) **SITE VISIT - FORMER OPENCAST MINE, FFOS LAS TRIMSARAN**
 (2) **SITE VISIT – 2 LLANDAFEN FARM, PEMBERTON**

Members were circulated with letters from the Head of Planning, Carmarthenshire County Council, stating that the above planning applications were considered by the County Council's Planning Committee and it was resolved to defer determination in order that the Planning Committee could undertake site visits on 19 September, 2006.

RESOLVED that the information be noted and that local ward Members attend if deemed appropriate.

.....

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 October, 2006, adopted by the Council.