

22 January, 2007.

LLANELLI RURAL COUNCIL

Minute Nos: 357 – 363

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, 22 January, 2007 at 4.45 p.m.

Present: Cllr. T. J. Jones (Chairman)

Cllrs.

M. Davies
M. P. Jones
S. N. Lewis
C. A. Rees
R. G. Thorne

357. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. D. Bowen, S. L. Davies (Cllr. M. P. Jones deputising), R. E. Evans, A. G. Morgan, G. H. Wooldridge.

**358. 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/15109 Dwelling	Miss E Bevan Plot Adjacent to 65 Panteg Felinfoel Llanelli	NO OBJECTION provided that the proposed development conformed with the Planning Authority's spatial requirements and the plot being large enough to accommodate the dwelling.

Consent was required for 1 number house.

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Application No./ Development	Applicant/Location	Recommendation
S/15112 Extension	Mr & Mrs S Pugh Brynteg Bungalow Five Roads Llanelli	NO OBJECTION
<p>Consent was required for raising roof to create dormer bungalow and replacement single storey extension/garage.</p>		
S/15114 Residential Development	Hawkesbury Properties Ltd Land at Heol Llanelli Pontyates Llanelli	NO OBJECTION provided that: 1. A Section 106 agreement could be negotiated with the developer for the enhancement of Pontyates Park off Heol Llanelli and the Pontyates Primary School. 2. The site entrance adjoining Heol Llanelli and not Danybanc Road. 3. Adequate visibility splays being constructed in the interests of highway safety.
<p>Outline consent was required for proposed residential development including means of access to the site.</p>		
S/15119 Travel Inn	Whitbread Group Plc The Sandpiper Sandpiper Road Llanelli	NO OBJECTION provided that 1. Adequate car parking spaces were available. 2. That the development was not located on the tidal flood plain.
<p>Consent was required for erection of two storey 28 bed premier travel inn and alterations to existing parking layout.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/15121 Residential Development	Oldway Developments Ltd Former Wyevale Garden Centre Heol Y Bwlch Bynea Llanelli	NO OBJECTION provided that a Section 106 agreement could be negotiated with the developer to enhance the children's play area on Berwick Road.
<p>Consent was required for a residential development comprising of 43 units.</p>		
S/15126 Extension	Mr & Mrs D Mathias Uplands Pwll Road Burry Port Llanelli	NO OBJECTION
<p>Consent was required for kitchen/dining extension.</p>		
S/15129 Dwelling	D O Jones 37 Heol Llanelli Pontyates Llanelli	NO OBJECTION provided 1. There was adequate visibility splays. 2. That there was adequate highway measures in place due to the close proximity of the primary school.
<p>Outline consent was required for one residential house.</p>		
S/15184 Extension	Mr D Caul 43 Bryngwyn Road Dafen Llanelli	NO OBJECTION

Consent was required for construction of new kitchen to rear of property with new proposed garage at rear.

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Application No./ Development	Applicant/Location	Recommendation
S/15186 Conversion	Mr P Williams 54 Swiss Valley Llanelli	NO OBJECTION
Consent was required for loft conversion, garage, workshop and conservatory.		
S/15203 Residential Development	Mrs L Lewis Bron Rwyth 8 Heol Llanelli Pontyates Llanelli	NO OBJECTION
Outline consent was required for residential development.		
S/15209 Residential	Mrs J M Griffiths Land adjacent to 17 Yspitty Road Bynea Llanelli	NO OBJECTION
Outline consent was required for residential development.		
S/15234 Dwelling	D M Richards Plot adjacent to 13 Trebuan Felinfoel Llanelli	NO OBJECTION
Reserved matters was required for construction of dwelling house and integral garage and car spaces.		
S/15236 Conservatory	Mr & Mrs Davies 21 Penybryn Swiss Valley Llanelli	NO OBJECTION
Consent was required for proposed conservatory extension.		

**359. PEMBERTON DEVELOPMENT, LLANELLI - PROPOSED
INTRODUCTION OF VARIOUS TRAFFIC REGULATIONS
ORDERS**

Further to Minute No. 286, Members were circulated with a letter from the Head of Transport, Carmarthenshire County Council responding to the Council's request for

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clarification on how traffic would access/egress the Morrisons Superstore site entrance at the new junction where a 'Prohibition of Right Turn for all Vehicles' was proposed on the main dual carriageway near Halfway traffic lights.

The access arrangements to the proposed Morrison's Store would include:-

- Left turn off the dual carriageway at the new traffic signal junction between Halfway signalled junction and Trostre roundabout.
- Full access off the single carriageway Swansea Road (via Trostre roundabout) into the proposed new retail park. A service road within the park leads directly to the proposed Morrison's store.

The writer advised that the proposed traffic regulation orders would prohibit right turn movements off the dual carriageway at the new traffic signal junction between Halfway Signalled Junction and Trostre Roundabout. This prohibition of right turning was being implemented in the interests of orderly traffic management at the new signalled junction and at the existing Halfway signalled controlled junction. The writer further advised that the new access gap across the dual carriageway at the new signal controlled junction was to allow vehicles to exit the retail park. All traffic movement at this junction would be controlled by traffic signals.

RESOLVED that the information be noted.

**360. PROPOSED 40 MPH SPEED LIMIT AND 30 MPH
SPEED LIMIT AT MORFA CROSS,
BERWICK PARK LINK ROAD, LLANELLI**

Members were circulated with correspondence from the Head of Transport, Carmarthenshire County Council. It was proposed to introduce a 40 mph and 30 mph speed limit at Morfa Cross, Berwick Park Link Road, in the interest of road safety.

RESOLVED that the information be noted.

**361. PROPOSED 3 TONNE PERMANENT WEIGHT RESTRICTION
CLASS II PIANO BRIDGE LOWER TROSTRE ROAD, LLANELLI**

Members considered a letter from the Head of Transport, Carmarthenshire County Council. It was proposed to make a temporary 3 tonne weight restriction on the Class II Piano Bridge at Lower Trostre Road B4304, Llanelli into a permanent order.

The alternative route for north eastbound traffic was to proceed in a southerly direction along Lower Trostre Road B4304 passing Seaside along the coastal link road, to its junction with the A484 at Sandy Water Park roundabout. At Sandy roundabout take the third exit and proceed on the A484 Pembrey Road towards Gelli Onn. At Gelli Onn proceed along the A484 towards Swansea Castle roundabout. At Swansea Castle roundabout take the first exit and proceed along the A484 towards the Box roundabout. At Box roundabout take the third

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exit and proceed along the B4304 Trostre Road to return to a point north of the temporary weight restriction. Vice versa for south westbound traffic.

RESOLVED that the information be noted.

362. PROPOSED RELOCATION OF EXISTING TELECOMMUNICATIONS INSTALLATION FOR T-MOBILE TO THE EXISTING TRANSCO GAS SITE, SANDY ROAD, LLANELLI

Members were circulated with correspondence from a company known as Savills, acting as agents for the National Grid Wireless Ltd which was a subsidiary of National Grid plc. The current proposal was for a slim line 15 metre high pole and secure equipment compound to accommodate the required antenna and associated ground based equipment.

National Grid Wireless built, owned and operated shared radio telecommunications and public broadcast infrastructure. The company owned and operated the BBC's transmitter network, as well as large number of mobile phone and other radio transmission sites.

National Grid Wireless had an agreement with Transco to locate radio telecommunications equipment at a number of their sites, subject to normal planning procedures, strict health and safety regulations. To maintain its service, T-Mobile had approached National Grid Wireless to locate mobile telecommunications equipment at Sandy Road in order to provide continuity of coverage for the displaced requirement shortly to be decommissioned at the Llanelli Rugby Ground.

RESOLVED that Savills be advised of the Council's stance of objecting to such proposals until there was conclusive proof that the communications technology was safe and posed no risk to health.

363. PROPOSED H3G BASE STATION AT DAFEN ROAD, LLANELLI

Members were circulated with correspondence from an Associate of The Barton Willmore Planning Partnership, acting on behalf of Hutchison 3G UK (H3G) which invited Members to comment on the proposal to secure an optimum site in the Dafen area for a new mobile phone radio base station.

Several steps in the Site Identification process had already been undertaken. The records of other mobile operator's sites had been reviewed and considered. The most suitable site was at the corner of Dafen Road and Clos Cilsaig Road.

RESOLVED that The Barton Willmore Planning Partnership be advised of the Council's stance of objecting to such proposals until there was conclusive proof that the communications technology was safe and posed no risk to health.

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The Meeting concluded at 5.05 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 13 February, 2007, adopted by the Council.