

29 August, 2017

LLANELLI RURAL COUNCIL

Minute Nos: 161 – 167

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, on Tuesday, 29 August, 2017, at 4.45 p.m.

Present: Cllr. S. M. Caiach (Chairman)

Cllrs.

M. V. Davies	H. J. Evans
S. L. Davies	E. Simmons

Absent: J. S. Randall

161. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. Devichand, T. M. Donoghue, T. J. Jones, R. L. Najmi and A. J. Rogers.

162. MEMBERS' DECLARATIONS OF INTEREST

The following Members declared an interest in the undermentioned matters:-

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
163 S/35970	S. L. Davies	Personal interest – the applicant was a family friend.
163 S/35970	H. J. Evans	Personal interest – the applicant was a family friend.

**163. 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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Application No./ Development	Applicant/Location	Recommendation
S/35958 Certificate of Lawfulness	Ms. B. A. George Glynderi Cynheidre Llanelli	NO OBJECTION provided that the facility was maintained in a clean and tidy condition.
<p>Consent was required for a certificate of lawful development to establish use of land as a caravan park.</p>		
S/35959 Dwelling & Garage	Mr. A. Saunders Land adjacent to Ty Draenen Wen Horeb Road Five Roads	NO OBJECTION provided: 1. The drainage generated from the development did not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the construction of the new house and garage.
<p>Consent was required for a new dwelling and garage.</p>		
S/35964 Extension	Mr. M. Simon 31 Stradey Road Llanelli	OBJECTION unless: 1. A satisfactory flood consequence report was carried out as the proposal was on a C2 flood plain. 2. The drainage generated from the development did not increase the hydraulic load on the public sewer. 3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the construction of the extension.
<p>Consent was required for a proposed rear lower ground floor and ground floor kitchen/living room extension.</p>		

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Application No./ Development	Applicant/Location	Recommendation
S/35965 Garage	Mr. Chidzoy Land off Cwmbach Road Llanelli	OBJECTION unless: 1. A satisfactory flood consequence report was carried out as the proposal was on a C2 flood plain. 2. The drainage generated from the development did not increase the hydraulic load on the public sewer. 3. The garage would not be used for human habitation.
<p>Consent was required for a proposed double garage with two garage doors to from (southwest) elevation and one window one door to right (south east) elevation</p>		
S/35969 Extension & Conversion	Mr. M. Jones 66 Ynys Wen Felinfoel Llanelli	OBJECTION unless a satisfactory flood consequence assessment was carried out as the proposal was on a C2 flood plain.
<p>Consent was required for a proposed first floor extension and attic conversion.</p>		
<p><i>Cllrs. S. L. Davies and H. J. Evans declared a personal interest in the following matter as they were friends of the applicant and took no part in the discussion.</i></p>		
S/35970 Extension	Mr. C. M. Sheehan 79 Brynawelon Llanelli	NO OBJECTION provided: 1. The proposed extension would not affect the public sewer as commented on by Welsh Water and that no development (including the raising and lowering of ground levels) should be permitted within the safety zone which was measured either side of the centre line of the public sewer.

Continued.

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Application No./ Development	Applicant/Location	Recommendation
S/35970 Continued.		2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the construction of the extension.

Consent was required for a two storey extension to the rear of the existing dwelling.

S/35971 Discharge of Conditions	Mr. D. Jones TRJ Ltd Pennant Quarry Herberdeg Road Five Roads	NO OBJECTION provided, in the interest of highway safety, traffic to and from the site should not coincide with the starting and finishing times of Five Roads School.
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Consent was required for discharge of conditions 2, 24, 32 and 34 on S/19824 (phased working programme, design, route and gradient details, soil storage mounds and restoration plans.

164. PLANNING APPLICATIONS DETERMINED UNDER THE CLERK'S DELEGATED POWERS

Members were informed that the Clerk had dealt with the following planning applications under the scheme of delegated powers:

Application No./ Development	Applicant/Location	Recommendation
S/35913 Dwelling	Mr. J. Williams Land adjacent to Rose Cottage Horeb Llanelli	NO OBJECTION provided: 1. That the drainage generated from the development did not increase the hydraulic load on the public sewer.
		Continued.

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Application No./ Development	Applicant/Location	Recommendation
S/35913 Continued.		2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the construction of the dwelling.
<p>Consent was required for one new three bedroom detached dwelling.</p>		
S/35914 Squash Courts	Mr. M. Westcott Llanelli Lawn Tennis Club Denham Avenue Llanelli	NO OBJECTION provided: 1. A full flood consequence assessment was undertaken. 2. Surface water drainage was managed by soakaways etc. 3. The drainage generated from the development did not increase the hydraulic load on the public sewer. 4. There was no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the construction of a spectators viewing area seating.

Consent was required for demolition of existing squash courts and construction of new courts to include spectators viewing area seating etc.

165. TEMPORARY ROAD CLOSURE OF GENWEN ROAD, BYNEA

Members received correspondence from Carmarthenshire County Council stating that a request had been received for the temporary closure of the Genwen Road, Bynea, from its junction with Pendderi Road for a total distance of 278 metres in a south-westerly direction. The closure was necessary for Persimmon Homes West Wales to carry out highway improvements works from Monday 4 September, 2017 for a period of 16 weeks.

A copy of an email was also received from County Councillor D. M. Cundy to Carmarthenshire County Council expressing concern at the adverse impact the closure would cause on the locality. Members fully supported the concerns expressed by Cllr. Cundy and agreed that a traffic impact survey should be carried out by the County Council together with consultation with the local residents for their views on the proposal. Members stated that there had already been serious accidents in the area.

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RESOLVED that

1. Support for the proposal be withheld until the above actions had been carried out by Carmarthenshire County Council.
2. The Chairman of Committee and Local Ward Members be informed of the response received from the County Council following which the County Council would be informed of this Council’s decision.

166. PROPOSED SIGNALISED PEDESTRIAN CROSSING – B4303 LLETHRI ROAD, SWISS VALLEY – BETWEEN CALSONIC CLUB AND BRYN Y FELIN

Members received correspondence from Carmarthenshire County Council in relation to a proposal to install a Puffin Signalised Pedestrian Crossing on the B4303 Llethri Road opposite the Calsonic Social Club and the junction for Bryn Y Felin.

The objective of implementing the signalised crossing was to improve pedestrian safety in an urban area within an area of walked routes to commercial and recreational areas.

Following discussion it was

RESOLVED that the proposal be supported.

167. THE PLANNING INSPECTORATE – APPEAL DECISION – LAND OFF SOAR CHAPEL, SOAR ROAD, LLWYNHENDY, LLANELLI SA14 9LG – APP/M6825/A/17/3173914

Further to Minute No. 50, Members received correspondence from Carmarthenshire County Council in relation to the above appeal. The appeal was dismissed.

RESOLVED that the information be noted.

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The Meeting concluded at 5.20 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 12 September, 2017, adopted by the Council.