

**30 October, 2006.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 221 – 229**

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, 30 October, 2006 at 4.45 p.m.

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

**Cllrs.**

M. Davies	T. J. Jones
S. L. Davies	S. N. Lewis
M. L. Evans	A. G. Morgan
R. E. Evans	C. A. Rees
R. G. Thorne	

**221. APOLOGIES**

Apologies for absence were received from Cllr. T. D. Bowen.

**222. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. R. E. Evans declared an interest in Minute No. 229 as he worked for Llanelli R. F. C.

**223. 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>
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<b>S/14430</b> Extension	Mr & Mrs G Rowlands 106 Sandpiper Road Llanelli	NO OBJECTION
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Consent was required for an extension to front of dwelling to increase size of garage and lounge.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/14431</b> Amendment	Mr & Mrs Hughes Ynys Hafren Barns Ponthenri Llanelli	NO OBJECTION
<p>Consent was required for a variation of planning condition No. 2 of S/08741, to allow amendment to openings.</p>		
<b>S/14436</b> Dwelling	Mr J Phillips Plot Adjacent to 5 Stradey Hill Pwll Llanelli	NO OBJECTION
<p>Consent was required for reserved matters for a proposed 4 bed dwelling and detached garage.</p>		
<b>S/14437</b> Dwelling	Mr M Davies Land to the rear of 4 & 5 Myrtle Hill Pwll Llanelli	OBJECTION 1. The development would have a detrimental effect on the amenity and privacy of neighbouring dwellings. 2. Concerns over general access and the limited amount of space for off street parking, both of which would have a detrimental impact on highway safety.
<p>Consent was required for proposed alteration of roof design to approved dwelling.</p>		
<b>S/14438</b> Dwelling	Mr & Mrs D Davies Land adjacent to 14 Swiss Valley Llanelli	NO OBJECTION
<p>Consent was required for a detached 3 bed dormer bungalow with integral garage.</p>		

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/14448</b> Reserved Matters	Stadium Retail Investments (2003) Ltd Land to the North East and South East of Trostre Roundabout Pemberton Llanelli	NO OBJECTION
<p>Consent was required for reserved matters in respect of the permitted retail park of outline planning permission S/10718</p>		
<b>S/14492</b> Dwelling	Mr C Evans Land adjacent to Belmont Llwynhendy Road Llanelli	NO OBJECTION provided that 1. The Highway Authority's concerns over the loss of existing off road parking being resolved. 2. The proposed development does not have any detrimental impact on highway safety.
<p>Consent was required for a proposed single dwelling (resubmission of application S/13456).</p>		
<b>S/14493</b> Extension	The Wolverhampton & Dudley Breweries Ltd The Harry Watkins 2 Millfield Road Felinfoel Llanelli	NO OBJECTION
<p>Consent was required for proposed restaurant extension, internal alterations to public house and beer garden improvements.</p>		
<b>S/14494</b> Dwelling	Mr C Price Land adjacent to 2 Penygraig Road Bynea Llanelli	NO OBJECTION

Consent was required for a 4 bedroom detached house.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/14499</b> Extension	Mr & Mrs Hughes 62 Pemberton Park Pemberton Llanelli	NO OBJECTION provided that the scale and massing of the proposed extension was subordinate to the main dwelling.
<p>Consent was required for proposed two storey dormer extension to provide new kitchen/dining area and bedroom.</p>		
<b>S/14524</b> Garages	Mr & Mrs Hughes Ynys Hafren Barns Ponthenri Llanelli	NO OBJECTION
<p>Consent was required for proposed double garages.</p>		
<b>S/14534</b> Conservatory	Mr & Mrs G Morris 14 Heron Avenue Sandy Water Park Llanelli	NO OBJECTION
<p>Consent was required for proposed conservatory, study and balcony.</p>		
<b>S/14453</b> Dwellings	Plan & Build Ltd Old Caepontbren Colliery Yard Off Heol Llanelli Pontyates	OBJECTION 1.The development would have a detrimental impact on highway safety. 2. Disabled access to the public footpath would be impeded because the level of the new access road serving the site differs significantly in height where it met the footpath.

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<b>Application No./ Development</b>	<b>Applicant/Location</b>	<b>Recommendation</b>
<b>S/14453</b>	Continued....	3. However, if ultimately the Planning Authority grants approval, then this Authority requests that a section 106 agreement be negotiated for the provision of improved play facilities at the nearby park situated off Heol Llanelli.
<p>Outline consent was required for residential development of 18 number dwellings (houses).</p>		
<b>S/14454</b> Advertisement	Cooperative Group (CWS) Ltd Co-op Store Glanlliedi Terrace Felinfoel Llanelli	NO OBJECTION
<p>Consent was required for 1 x fascia sign, 1 x menu board, 1 x totem sign, 3 x non illuminated directional signs.</p>		
<b>S/14573</b> Industrial Units	Peter Reynolds Properties Unit A, Plot 7 Heol Cropin Dafen Industrial Estate Llanelli	NO OBJECTION
<p>Consent was required for industrial units with offices and car parking.</p>		
<b>S/14578</b> Extension	Mrs A Davids 9 Pemberton Park Llanelli	NO OBJECTION provided that the scale and massing of the proposed development was subordinate to the main dwelling.

Consent was required for proposed side and rear extension.

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**224. TOWN AND COUNTRY PLANNING ACT (1990)  
APPEAL APP/M6825/A/06/1199039 AND APP/M/6825/A/06/1199068  
PROPOSED DEVELOPMENTS AT 1 & 1A MYRTLE HILL,  
PONTHENRI, LLANELLI**

Further to Minute No. 87, 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 was dismissed.

**RESOLVED** that the information be noted.

**225. TOWN AND COUNTRY PLANNING ACT (1990)  
APPEAL APP M6825/A/06/1200032  
LAND AT CAPEL SYLEN, FIVE ROADS, LLANELLI**

Members were circulated with correspondence received from the Head of Planning, Carmarthenshire County Council, stating that an appeal had been lodged with the National Assembly for Wales against the decision of the County Council to refuse planning permission for the above development. The writer stated that the appeal was 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.

**226. CONSTRUCTION OF 4 BEDROOM DETACHED DWELLING AT  
15 STRADEY HILL, PWLL, LLANELLI**

Further to Minute No. 83, (S/13320) Members were informed by the Head of Planning, Carmarthenshire County Council, that amended plans had been received in respect of the proposed development. The amendments sought a change to the roof design from hip to gable construction and observations were requested.

**RESOLVED** that the information be noted and that no objection be made to the amended plans.

**227. PROPOSED WAITING RESTRICTIONS, FRONDEG TERRACE  
AND GLYNCOED TERRACE, LLANELLI**

Members were circulated with correspondence received from the Head of Transport, Carmarthenshire County Council. The writer stated that it was proposed to introduce a prohibition of waiting at any time at the above locations, which would accompany a traffic calming scheme in the area.

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

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**228. FORMER BRITISH LEGION CLUB  
1<sup>ST</sup> FLOOR, BROOKFIELD HOUSE  
VAUXHALL, LLANELLI –  
NEIGHBOUR CONSULTATION LETTER**

Members considered a letter from the Head of Planning, Carmarthenshire County Council informing that a planning application had been received for the change of use on the first floor, Brookfield House to a full day nursery.

**RESOLVED** that no objection be made to the proposal but in the interests of highway safety, car parking restrictions be imposed in and around the site.

**229. TOWN AND COUNTRY PLANNING ACT 1990  
SECTION 77 – APPLICATION BY LLANELLI RUGBY CLUB  
SITE: STRADEY PARK AND ADJOINING LAND  
MAES Y COED, LLANELLI**

Cllr. R. E. Evans declared an interest in the following item as he worked for the Llanelli R. F. C. and did not speak or vote during consideration of the application.

Further to Minute No. 183, Members were circulated with correspondence dated 26 October, 2006 received from Mr M Crahart the Case Officer, The Planning Inspectorate, referring to the above which had been referred to the National Assembly for Wales for determination. The writer informed that the Inspector appointed to hold the inquiry was Mr C Nield and a Pre-Inquiry Meeting would be held at Llanelli Rural Council offices on Thursday, 23 November, 2006, at 10.00 a.m. The purpose of the meeting was to provide those intending to participate in the inquiry with an opportunity to agree procedural and administrative arrangements.

The writer further informed that if the Council wished to nominate a representative to attend the Pre-Inquiry Meeting or appear at the Inquiry itself then the Planning Inspectorate requested notification of such by returning the enclosed pro forma by no later than 9 November, 2006, and it was

**RESOLVED** that the Clerk complete the pro forma nominating himself to attend the Inquiry but not the Pre-Inquiry Meeting.

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The Meeting concluded at 5.25 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 14 November, 2006, adopted by the Council.