

9 October, 2017

LLANELLI RURAL COUNCIL

Minute Nos: 219 – 225

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, 9 October, 2017, at 4.45 p.m.

Present:

Cllrs.

M. V. Davies	H. J. Evans
T. Devichand	J. S. Phillips
T. M. Donoghue	J. S. Randall

Absent:

R. L. Najmi

219. APPOINTMENT OF CHAIRMAN PRO TEMPORE

RESOLVED that Cllr. H. J. Evans was appointed Chairman pro tempore.

220. CHAIRMAN'S ANNOUNCEMENT

The Chairman referred to the recent demise of the husband of Cllr. S. N. Lewis, and as a mark of respect Members and Officers stood in silent tribute.

221. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. M. Caiach, S. L. Davies, T. J. Jones (Cllr. J. S. Phillips deputising), A. J. Rogers and E. Simmons.

222. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

9 October, 2017

Application No./ Development	Applicant/Location	Recommendation
S/36097 Extension	Mr. Jones 30 Stepney Road Pwll Llanelli	NO OBJECTION provided: 1. The applicant commissioned a flood consequences assessment and implemented any actions arising out of the said assessment to mitigate against the risk of flooding being the site partially lay on a C2 flood zone. 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.
<p>Consent was required for a two storey side extension and single storey rear extension.</p>		
S/36123 Access/Conversion	Mr. S. Yemm Ynys Hafren Barn Ponthenry Road Pontyates Llanelli	NO OBJECTION
<p>Consent was required for a proposed new vehicular access and the conversion and linking extension of two domestic garages to holiday lets with attendant car park.</p>		
S/36127 Amendment	Mr. J. Rees 'Pentwyn' School Road Pwll Llanelli	NO OBJECTION

Consent was required for amended roof design of approved planning application S/26878 on 11/09/2012.

9 October, 2017

Application No./ Development	Applicant/Location	Recommendation
S/36128 Certificate of Lawfulness	Mr. P. Evans Cilymaenllwyd Farm Beech Grove Pwll Llanelli	NO OBJECTION provided there was no detrimental impact on the public sewer and there were no highway access safety concerns and that it supported agricultural need.

Consent was required for a certificate of lawfulness for existing use – two bedroom bungalow.

S/36144 Conservatory	Mr. K. Manning 16 Penygraig Road Llwynhendy Llanelli	NO OBJECTION provided the drainage generated from the development did not increase the hydraulic load on the public sewer.
--------------------------------	---	--

Consent was required for the erection of a conservatory to the front elevation.

S/36145 Garage Conversion	Mr. C. Lewis 58 Hilltop Swiss Valley Llanelli	NO OBJECTION provided: 1. The drainage generated from the development did not increase the hydraulic load on the public sewer. 2. The development proposals did not have a detrimental impact on the original character of the dwelling. 3. The design proposals were not regarded as an incongruous form of development compared to the surrounding street scene.
-------------------------------------	--	---

Consent was required for a residential garage conversion and single storey side extension.

S/36185 Sculpture	Mr. C. Matts The Woodland Trust Coed Ffos Las Carway Kidwelly	NO OBJECTION
-----------------------------	---	--------------

Consent was required for a life sized sculpture of a warhorse along with associated track.

9 October, 2017

Application No./ Development	Applicant/Location	Recommendation
S/36203 Demolition	Mr. C. Bryant Maes Lliedi Centre Maes Lliedi Llanelli Felinfoel	NO OBJECTION

Consent was required for the proposed demolition of the plant room (Block 1).

S/36219 Amendments	Mr. & Mrs Thomas 38 Berwick Road Bynea Llanelli	NO OBJECTION
------------------------------	--	--------------

Consent was required for the proposed amendment of garage plans previously approved under planning application S/35513.

S/36220 Extension	Mr. & Mrs Ward 68 Brynsierfel Llwynhendy Llanelli	NO OBJECTION provided the drainage generated from the development did not increase the hydraulic load on the public sewer.
-----------------------------	--	--

Consent was required for a proposed two storey side extension.

**224. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S
DELEGATED POWERS**

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

Application No./ Development	Applicant/Location	Recommendation
S/36083 Extension	Miss Evans 57 Browen Llwynhendy Llanelli	NO OBJECTION

Consent was required for a proposed ground floor single storey bedroom extension (grant work).

RESOLVED that the information be noted.

9 October, 2017

225. THE FORMER NATURAL RESOURCES LABORATORY SERVICE, PEN-Y-FAI LANE, LLANELLI – PROPOSED DEMOLITION OF EXISTING BUILDINGS AND PROPOSED RESIDENTIAL DEVELOPMENT, INCLUDING ACCESS, DRAINAGE, CAR PARKING, OPEN SPACE, LANDSCAPING AND ASSOCIATED ENGINEERING OPERATIONS

Members received correspondence from Geraint John, Director, Geraint John Planning Ltd in relation to a pre-application consultation, which was required in line with the recent introduction of legislation concerning pre-application consultation in Wales for ‘major’ development.

Following discussion it was

RESOLVED that the Council’s objection be raised with Geraint John Planning Ltd on the grounds of highway access concerns. It is likely the development will have a detrimental impact on highway safety along the length of Pen-Y-Fai Lane given the narrow width of the lane and with it being unsuitable to accommodate an increase in traffic. The lane is unsuitable to carry out highway improvements to alter its width or to improve visibility at its two junction points running north to south. Furthermore and although the development site is not located on a flood plain the land and surrounding area suffers from localised flood water running off nearby fields. The construction of homes will exacerbate the situation during periods of heavy rainfall.

226. CLEARWAY ORDER – PARC-Y-SCARLETS

Members received correspondence from Carmarthenshire County Council in relation to a proposal to introduce a ‘Clearway Order’ on the A4138, Llanelli, which would cover the verges as well as the highway. The Order was required due to inconsiderate parking when events took place at Parc-Y-Scarlets.

Following a brief discussion it was

RESOLVED that the Order be supported in the interest of highway safety.

.....

The Meeting concluded at 5.05 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, 2017, adopted by the Council.