

4 January, 2018

LLANELLI RURAL COUNCIL

Minute Nos: 338 – 345

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, on Thursday, 4 January, 2018, at 4.45 p.m.

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

Cllrs.

M. V. Davies	S. M. Donoghue
S. L. Davies	H. J. Evans
T. Devichand	E. Simmons

Absent: R. L. Najmi

338. CHAIRMAN'S ANNOUNCEMENT

The Chairman welcomed Members to the first meeting of 2018 and conveyed her best wishes for the New Year.

339. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. M. Donoghue (Cllr. S. M. Donoghue deputising), T. J. Jones, J. S. Randall and A. J. Rogers.

340. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal and prejudicial interest in Minute 345 as she had submitted the proposal in her capacity as a County Councillor for that area.

**341. 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/36539 Minor Amendment	Ms. S. Beckwith 5 Heol Y Bwlch Bynea Llanelli	NO OBJECTION provided: 1. There was no detrimental impact on the original character of the dwelling. 2. The extension being sub-ordinate to the dwelling in terms of scale and general massing. 3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings. 4. The drainage from the additional development did not increase the hydraulic load on the public sewer.
<p>Consent was required for a minor amendment to previous scheme, to include a second storey bathroom.</p>		
S/36554 Extension	Mr. K. Newcombe 10 Y Fron Felinfoel Llanelli	NO OBJECTION provided the drainage from the additional development did not increase the hydraulic load on the public sewer.
<p>Consent was required for a double storey rear extension, replacing ground floor extension.</p>		
S/36555 Listed Building Alteration	Mr. P. Lewis Stradey Castle Cwmbach Road Pwll Llanelli	NO OBJECTION
<p>Listed building consent was required for installing a wood burning stove in the dining room on the ground floor of Stradey Castle.</p>		
S/36583 Demolition	Carmarthenshire County Council Y Plas Long Row Felinfoel Llanelli	NO OBJECTION
<p>Consent was required for the proposed demolition of redundant water tower to rear of main building.</p>		

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342. PROPOSED REVOCATION OF EXISTING DISABLED PARKING BAY OUTSIDE 29 BRYNGWYN ROAD, LLANELLI AND TO INTRODUCE A NEW REGULATED BAY OUTSIDE 27 BRYNGWYN ROAD

Members received correspondence from Carmarthenshire County Council in relation to a request that had been received to revoke the existing disabled parking bay outside 29 Bryngwyn Road, Llanelli and to introduce a new regulated bay outside 27 Bryngwyn Road, due to changes in parking circumstances.

Following discussion it was

RESOLVED that the request be supported.

343. LLANELLI DRAFT DEVELOPMENT ORDER

Members received correspondence from Carmarthenshire County Council (CCC) in relation to the above, which informed that a 'Task Force' had been established with a view to oversee the regeneration of Llanelli Town Centre.

There had been a number of initiatives delivered and investments already made. These include the Vibrant and Viable Places initiative and the 'Opportunity Street' scheme. The Town Centre was also classified as a Business Improvement District. The importance of regenerating the town centre was also recognised within the CCC's Transformations Strategy.

A key issue that the Task Force had been seeking to address was the number of vacant retail units and the diversity of uses within the town centre, including on upper floors. In that respect consideration had been given to the role and contribution of planning policy in tackling such issues and in facilitating investment and helping in incentivising development.

In light of the above, CCC was therefore consulting upon the introduction of a Local Development Order (LDO) for Llanelli Town Centre. The LDO proposed to introduce a permissive planning regime that would allow specified changes of use to take place without the applicant having to apply for planning permission. The LDO recognised the retail primacy of the town centre but acknowledged its shifting role to that of a destination and living environment as well as a retail centre.

Members raised concerns as the entire town centre was on a C2 flood plain and questioned whether it would be appropriate to populate the area further given the risk of flooding involved. Following a lengthy discussion, it was

RESOLVED that a representative of the Task Force be invited to attend a future committee meeting so that Members could raise their concerns and be briefed in more detail on the LDO.

It was

FURTHER RESOLVED that the following actions be undertaken for Vauxhall Buildings:

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- (1) Seek advice from National Resources Wales on the flooding risk to Vauxhall Buildings.
- (2) Sign up for flood warnings.

344. TEMPORARY ROAD CLOSURE OF GENWEN ROAD, BYNEA – EXTENSION

Further to Minute No. 165, Members received correspondence from Carmarthenshire County Council stating that 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, had been extended for a further 16 weeks.

Members expressed concern with the inconvenience caused to local residents with this extension and following discussion, it was

RESOLVED that the information be noted.

Cllr. S. L. Davies declared a personal and prejudicial interest in Minute 345 as she had submitted the proposal in her capacity as a County Councillor, and left the meeting prior to the matter being discussed.

345. PROHIBITION OF WAITING AT ANY TIME, PEMBERTON PARK, LLANELLI

Members received correspondence from Carmarthenshire County Council in relation to a request that had been received for the introduction of a Prohibition of Waiting at any time at the above location. Concerns had been raised by a resident regarding visibility issues whilst exiting the junction due to vehicles parking on the wide footway. The location fell within a 30 mph speed limit which had limited off street parking available. There were also footways and street lighting present.

Following discussion it was

RESOLVED that proposal be supported and it be suggested that bollards also be erected at the location to prevent parking on the pavements.

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The Meeting concluded at 5.15 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, 2018, adopted by the Council.