

11 December, 2017

LLANELLI RURAL COUNCIL

Minute Nos: 304 – 308

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, 11 December, 2017, at 4.45 p.m.

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

Cllrs.

S. L. Davies H. J. Evans
T. Devichand T. J. Jones
E. Simmons

Absent: R. L. Najmi and J. S. Randall

304. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. V. Davies, T. M. Donoghue and A. J. Rogers.

305. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal and prejudicial interest in Minute 306 S/36465 as she had commented on the matter in her capacity as a County Councillor.

**306. 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/36019 Change of Use	Mr. & Mrs Garth & Suzanna Ashford & Vangelor 69 Panteg Felinfoel Llanelli	OBJECTION unless the applicant could demonstrate sufficient car parking provision could be accommodated at the site.

Consent was required for a change of use from C3 dwelling to C4 use – house in multiple occupation (5 persons).

Cllr. S. L. Davies declared a personal and prejudicial interest in the following application (S/36465) as she had commented on the matter in her capacity as a County Councillor and left the meeting prior to the item being discussed.

S/36465 Dwellings	Mr. J. Morgan Carmarthenshire County Council Land adjacent to Dylan Housing Estate Bynea Llanelli
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Consent was required to provide 34 new affordable houses on the existing open ground adjacent to the existing Dylan housing estate. There would be 28 two bedroom four person houses and six four bedroom seven person houses.

OBJECTION on the following grounds:

1. There were concerns the development would increase flood risk both in the immediate vicinity of the proposed development but also lower down the catchment area in locations such as Erw Las, Llwynhendy, which was prone to flooding. The application stated surface water would be disposed by a combination of using attenuation tanks, a sustainable urban drainage system and through tapping into the existing water course. The water course was often prone to flooding and is responsible for contributing to flooding in lower lying areas of Llwynhendy.
2. The provision of houses would result in an increase in house density and the consequences of this would more than likely have a detrimental impact on the amenity and privacy of properties on the Bryn Isaf estate, with those properties being over-looked from the first floor windows of the new houses.

Continued.

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Application No./ Development	Applicant/Location	Recommendation
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Continued.

S/36465

3. There was a concern over the increase in traffic movements to and from the site, potentially resulting in excess of an additional 140 vehicle movements per day in an area where traffic congestion and car parking was an issue. The site plan also indicated the removal of essential off street car parking for access to the football pitch on Trallwm playing fields. The combination of an increase in traffic movements, the introduction of parking restrictions on the adjacent Dylan and Amanwy estates; and the removal of the car parking area servicing the playing fields coupled with the fact that the site was located on a bus route would be detrimental to highway safety.
4. The Council owned a play area at the proposed site on a parcel of land held under lease. This was an important community facility. No consideration had been given to its potential relocation under the scheme.

Cllr. S. L. Davies re-joined the meeting.

S/36474

Variation of Condition

Co-operative Food Ltd
Former Llanelli Electricity
Welfare Club
Iscoed Road
Stradey
Llanelli

OBJECTION – there were highway concerns over the number of traffic movements at the Sandy Road junction during peak periods. Variation of condition 6 of planning permission S/34753 would exacerbate the situation given the amount of traffic entering and leaving the Stradey Park Housing Estate combined with the volume of traffic using Sandy Road as a thoroughfare during the morning commute to work period. There were also safety concerns for the well-being of residents and pedestrians using the pavements and walkways in the immediate vicinity during peak periods.

Consent was required for variation of condition 6 (deliveries) of planning permission S/34753 (resubmission of S/35767).

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Application No./ Development	Applicant/Location	Recommendation
S/36483 Non Material Amendment	Mr. C. Lewis 58 Hilltop Swiss Valley Llanelli	NO OBJECTION

Consent was required for a non material amendment (install obscured window in side of garage) to planning permission S/36145 (residential garage conversion and single storey side extension).

S/36484 Garage Conversion	Mrs D. Williams 5B Maes Conwy Pemberton Llanelli	NO OBJECTION
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Consent was required for the conversion of a garage to living accommodation.

307. 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/36427 Extension	Mr. Thomas 28 Ffynnon Y Waun Ponthenri Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.

Consent was required for a single storey side extension with mono pitch roof.

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Application No./ Development	Applicant/Location	Recommendation
S/36445	Mr. S. Yemm Ynys Hafren Barn Pontheny Road Pontyates Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.

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 and amenity areas.

RESOLVED that the information be noted.

308. TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED) – YNYS HAFREN BARN, PONTHENRY ROAD, PONTYATES, LLANELLI – APPEAL REFERENCE – APP 1248/S/36123

Members received correspondence from Carmarthenshire County Council, informing of an appeal that had been lodged with the Welsh Ministers against its decision to refuse planning permission for a new vehicular access and the conversion and linking extension of two domestic garages to holiday lets with attendant car park.

RESOLVED that the information be noted.

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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 9 January, 2018, adopted by the Council.