

12 February, 2018

LLANELLI RURAL COUNCIL

Minute Nos: 403 – 411

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, 12 February, 2018, at 4.45 p.m.

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

Cllrs.

F. Akhtar	T. M. Donoghue
M. V. Davies	H. J. Evans
S. L. Davies	J. P. Hart
T. Devichand	T. J. Jones
E. Simmons	

Absent: J. S. Randall

403. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. R. L. Najmi (Cllr. F. Akhtar deputising) and A. J. Rogers (Cllr. J. P. Hart deputising).

404. MEMBERS' DECLARATIONS OF INTEREST

Cllr. T. J. Jones declared a personal interest in Minute 405 (S/36685) as he was Chair of Governors at Five Roads School.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:

12 February, 2018

Application No./ Development	Applicant/Location	Recommendation
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Cllr. T. J. Jones declared a personal interest in the following item (S/36685) as he was Chair of Governors at Five Roads School.

S/36685 New School	Mr. H. Harries Carmarthenshire County Council Ysgol Pum Heol Heol Hen Five Roads Llanelli	NO OBJECTION
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Consent was required for the demolition of the existing school building and the redevelopment of the site for a new school, car park, sports pitch, MUGA and associated infrastructure works at land off Heol Hen.

S/36688 Extension	Mr. D. Evans 11A Nantfach Swiss Valley Llanelli	NO OBJECTION provided: 1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 2. The extension was not regarded as an incongruous form of development compared to the properties in the immediate vicinity. 3. The proposed development being in keeping with the design of the original dwelling. 4. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
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Consent was required for a proposed two storey side extension.

S/36711 Variation of Condition	Mr. K. Evans Land at Tir Capel Dafen Llanelli	NO OBJECTION
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Consent was required for variation of condition 3 on S/36711 – extend the time duration allowed for the submission of reserved matters applications for a further three years.

12 February, 2018

Application No./ Development	Applicant/Location	Recommendation
S/36722 Subdivision of Dwelling	Mr. V. Brown Bronllys Farm Maes Yr Haf Pwll Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.
<p>Consent was required for the proposed subdivision of existing house to provide self contained unit of holiday accommodation and en-suite bathroom extension to existing house.</p>		
S/36726 Extension	Mr. S. Thomas 45 Clos Y Gelli Dafen Llanelli	NO OBJECTION provided the drainage generated from the additional development did not increase the hydraulic load on the public sewer.
<p>Consent was required for a proposed two storey extension to the rear of the property to create large kitchen dining area, link to existing garage and extension to master bedroom.</p>		
S/36727 Kiosks/Access Track	Dwr Cymru Welsh Water Land adjacent to St. Mary's Primary School Havard Road Dafen Llanelli	NO OBJECTION
<p>Consent was required for the proposed development of two kiosks, footpath/hardstanding, reinstated access track, new access track and access gate.</p>		
S/36728 Kiosk/ Storage Tank/ Access Track	Dwr Cymru Welsh Water Land situated east of Kingfisher Court Halfway Llanelli	NO OBJECTION

Consent was required for one compressor and control kiosk, concrete slab to hold proposed kiosk, security palisade fencing, XM2 footpath, XM2 access track, vegetation clearance, post works ground level adjustment, below ground storm storage tank (to be delivered under permitted development rights).

12 February, 2018

Application No./ Development	Applicant/Location	Recommendation
S/36734 Wayleave	J. Mariani Western Power Distribution Gateway Holiday Park Dyffryn Road Bynea Llanelli	NO OBJECTION

Consent was required for the construction of a new overhead line to divert the power supply network to allow the development of the caravan park.

S/36742 Discharge of Planning Condition	Mr. J. Harvey Persimmon Homes West Wales Land at Genwen Farm Bynea Llanelli	NO OBJECTION
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Consent was required for the discharge of condition 7 on S/15702 (risk assessment remediation strategy – soil contamination).

S/36749 Various	Mr. D. Harland Land adjacent to Swiss Valley Farm Felinfoel Llanelli	NO OBJECTION provided that if planning permission was granted for the development in the open countryside then a planning condition be inserted in the permission whereby the permission was granted solely to support agricultural need only and that the condition was retained in perpetuity.
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Consent was required for one planet development consisting of a mobile home and barn, together with the retention of the east to west track and upgrade of historical right of way.

S/36762 Change of Use	Mrs S. Gale 49A Denham Avenue Llanelli	OBJECTION unless: 1. The drainage generated from the proposed change of use did not increase the hydraulic load on the public sewer.
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Continued.

12 February, 2018

Application No./ Development	Applicant/Location	Recommendation
S/36762 Continued.		2. The Highway Authority had no objections over the proposed car parking arrangements in that they were not considered detrimental to highway safety.

Consent was required for a proposed change of use from a café to a dog grooming parlour.

406. 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/35820 Variation of Planning Condition	Mr. C. O'Brien Land at and adjacent to 47 and 47A Bassett Terrace Pwll Llanelli	NO OBJECTION

Consent was required for a variation of condition 2 on S/34976 to allow for alterations to ground floor facades with enlarged window displays, relocated entrance doorways, installation of external seating decking to side and part rear elevations, alterations to extract flues and creation of outdoor seating and play areas.

RESOLVED that the information be noted.

407. PARC Y SCARLETS – INDISCRIMINATE MATCH DAY PARKING IN RESIDENTIAL AREAS

Members discussed the above matter at the request of Cllr. J. P. Hart. There was concern amongst local residents about illegal and dangerous parking when matches and other big events were being held at Parc Y Scarlets. Cars were apparently being parked on double yellow lines, pavements, junctions and blocking driveways. The residents were particularly concerned that if an emergency response vehicle needed access to any of the affected streets this would be impossible and lives would be at risk. It was reported that the residents had

12 February, 2018

planned a protest on the day of the next big match at the end of March and planned to block streets with their own vehicles to prevent access to match goers.

Following discussion it was

RESOLVED that:

1. Letters be sent to the Police, Fire and Ambulance Services to enquire whether they had received any reports or concerns or had otherwise experienced difficulties in attending call outs in the Llwynhendy area on match days due to incriminate car parking and particularly in regard to the European Cup fixture held at Parc Y Scarlets on 20 January, 2018.
2. A letter shall also be sent to the Head of Transport and Highways and the Environmental Protection Manager at Carmarthenshire County Council expressing the council's concerns over indiscriminate car parking and that both officers shall also be invited to attend the next committee meeting to hear first hand from local ward members the residents' concerns and to find out what measures the County Council intended to employ to avoid a repeat of the situation occurring at the next major fixture being held at the Parc Y Scarlets stadium on 30 March, 2018.

**408. CARMARTHENSHIRE REVISED LOCAL DEVELOPMENT PLAN
2018–2033**

Members considered correspondence from Carmarthenshire County Council informing that it had undertaken a plan review report which identified a requirement to carry out a full revision of its Local Development Plan (LDP). The current LDP would expire at the end of 2021. The issues identified in the plan review report were significant to support the preparation of a revised LDP.

Members were informed the revised LDP would cover a plan period from 1 April, 2018 through to 31 March, 2033. Once adopted, decisions on planning permissions would be primarily based on its content. The LDP determined the level of provision and location of new housing and employment opportunities and set the framework for considering all proposals that related to the development and use of land and buildings during the plan period.

The Clerk thereupon stated that the County Council was obliged to prepare and approve a Delivery Agreement (DA) for the LDP which must then in turn be approved by the Welsh Government. The DA was a public statement of the Council Council's commitment to the preparation of the LDP and also how and when stakeholders, interested parties and communities could contribute to its preparation. The DA must be produced prior to the formal preparation of the LDP and would be subject to regular review. It was a key statutory stage in the preparation of the LDP.

12 February, 2018

Members were then informed that the DA comprised two parts: a timetable for producing the LDP and a community involvement scheme. The timetable detailed the stages involved in the formulation and preparation of the LDP and how the County Council proposed to project manage its preparation. The community involvement scheme set out how the County Council intended to consult and engage with stakeholders and partners in a meaningful way throughout the LDP process. The DA contained lists of groups, bodies and individuals that would be consulted and Llanelli Rural Council had been specifically referred to in the DA.

The Clerk then referred to how legislative changes had brought about a revised approach and scope to town and community council consultation over the preparation of the LDP. Following the enactment of the Well-Being of Future Generations Act 2015 a group of seven councils (including Llanelli Rural Council) had been meeting with the County Council to discuss their role and input into the preparation of the Public Services Board's Local Well-Being Plan. The County Council intended to engage with this group of councils separately from the other remaining 65 town and community councils across the County. Furthermore, the County Council would also seek to engage with town and community councils in relation to the potential contribution that 'Place Plans' could make to the LDP. Place Plans were similar to Neighbourhood Plans which were prevalent in England and such plans were adopted as supplementary planning guidance to reflect the wishes of the local community in safeguarding and preserving infrastructure standards and the like.

Members attention was then drawn to the selection of 'candidate sites' for inclusion in the LDP. The selection of candidate sites formed an important element of the revised LDP and provided opportunities for stakeholders and interested parties to submit land entries to the revised LDP. In such instances, the selections could look to protect areas from potential future development; include new areas of land for development; exclude land areas from development and also to propose land use classification changes. Given the importance of the candidate site selection process, the Clerk informed Members that he would be writing to all Members about the selection of potential sites across the council's area. The submission period for submitting selections commenced on 5 February, 2018 and would run until 2.00pm on Tuesday 29 May, 2018.

Following discussion it was

RESOLVED that:

1. The Delivery Agreement be supported and noted.
2. All Members be notified about the potential selection of candidate sites and that the Clerk co-ordinate the submission of any responses received.

409. PUBLIC NOTICE – THE COUNTY OF CARMARTHENSHIRE (B4297 BRYN, LLANELLI) (IMPOSITION OF ROAD HUMPS) ORDER 2018

Members received correspondence from Carmarthenshire County Council informing of a notice given in accordance with Section 90C of the Highways Act 1980, of an intention to exercise its powers under Section 90A of the Highways Act 1980 to construct road humps, complying with the Highways (Road Humps) Regulations 1999, on B4297, Bryn.

12 February, 2018

Following discussion it was

RESOLVED that the traffic calming measures be supported in the interest of highway safety.

410. PUBLIC NOTICE – PROPOSED IMPOSITION OF 20MPH SPEED LIMIT AT BRYN, LLANELLI

Members received correspondence giving notice that Carmarthenshire County Council proposed to make an Order under Section 84(1) and (2) of the Road Traffic Regulation Act 1984 as amended and by Schedule 8 of the New Roads and Street Works Act 2004. The effect of the Order would be to introduce a 20mph speed limit along the B4297, Bryn, Llanelli from its junction with Heol Y Mynydd for a distance of 655 metres in a generally western direction. The Order would also revoke “The Council of Carmarthenshire (Restricted Roads) Order 2006 (Imposition of 20 mph speed limit at Bryn, Llanelli)” in its entirety.

RESOLVED that the traffic calming measures be supported in the interest of highway safety.

411. CONSTRUCTION WORKS – A4138 – LLANGENNECH TO DAFEN

Members received correspondence from Carmarthenshire County Council informing that construction works had commenced on the A4138 at the Llethri Road roundabout heading towards Dafen roundabout. This was because Carmarthenshire County Council had secured additional funding through Welsh Government Local Transport Fund (LTF), which promoted active travel with the inclusion of walking and cycling to enhance the health and wellbeing of the population. The scheme duration was anticipated to be five months.

RESOLVED that the information be noted.

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The Meeting concluded at 5.30 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.