

5 March, 2018

LLANELLI RURAL COUNCIL

Minute Nos: 454 – 458

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, 5 March, 2018, at 4.45 p.m.

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

Cllrs.

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

Absent: R. L. Najmi

454. APOLOGIES FOR ABSENCE

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

455. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 457 (S/36814) as she was a Governor at Dafen CP School.

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

Further to Minue Not. 407, the Chairman welcomed to the meeting Sergeant Gemma Davies and PCSO Zara Simisker from Llwynhendy Police Station, and PC Leah Evans from the Traffic Policing Unit in Carmarthenshire. They had kindly offered to attend the meeting to discuss the indiscriminate match day parking in residential areas in Llwynhendy.

The Clerk began by informing Members that he had also invited Steven Pilliner, Head of Transport and Highways and Sue Watts, Environmental Protection Manager at Carmarthenshire County Council, to the meeting but unfortunately both had been unable to attend. Sue Watts had however, sent the Clerk an email regarding the present situation which the Clerk duly read out to Members. Cllr. S. L. Davies in support of what the Clerk had relayed to Members also referred to similar and related email correspondence that she had received from the Environmental Protection Manager.

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The Clerk informed Members that he had also written 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 indiscriminate car parking. He had not received a reply from the Fire or Ambulance Services but had received correspondence from the Police stating that they were considering the letter under the Freedom of Information Act and would reply within 20 days, subject to receiving more detailed clarification as to what information was required, including the date range and the affected named individual streets. This unfortunately would be too late to bring about any further meaningful dialogue prior to the next major fixture on 30 March, 2018.

Thereupon the Chairman invited the Police representatives to address Members about any views they had on the situation. Sergeant Gemma Davies thanked the committee for inviting herself and the other officers to the meeting and stated that she had made enquiries on the police database system as to whether there had been any calls concerning parking and obstruction issues on match days. The search revealed that only four calls had been received so far this year dating back to December 2017. Sergeant Davies added that Police resources were limited and they also had other issues to deal with, such as anti-social behaviour, which quite often left just one PCSO to patrol the area. Her colleague PC Leah Evans also added that the Traffic Policing Unit in Carmarthenshire also had very limited resources. She went on to say that if the level of resources increased in the future, then the Traffic Unit would willingly carry out concentrated police patrols of the area, perhaps over a period of a few weeks.

The Clerk stated that at the present time, and given the information received from the Environmental Protection Manager and the Police there didn't appear to be an immediate solution to combat the issue in time for the La Rochelle fixture at the end of the month. At this juncture Members enquired whether the Scarlets could buy-in extra resource support from the Police, and the officers present confirmed this was a possibility and, it was

RESOLVED that:

1. The Clerk write to Mr. David Healey, Stadium Manager at Parc y Scarlets to enquire whether the Scarlets would consider working with the Police by the club funding extra Police support to assist with the next major fixture on 30 March, 2018, in order to combat the parking problem in the surrounding streets and housing estates near the stadium.
2. The Clerk write a further letter to the Police Commissioner detailing the Council's concerns in relation to indiscriminate parking, and that Cllr. T. J. Jones shall present the letter at the next Police Commissioner's Question Time meeting, which he regularly attended in his capacity as a County Councillor.

**457. 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
<i>Cllr. S. L. Davies declared a personal interest in the following item (S/36814) as she was a Governor at Dafen CP School..</i>		
S/36814 Swale	Dwr Cymru Welsh Water Dafen CP School Lon Yr Ysgol Dafen Llanelli	NO OBJECTION
Consent was required for the proposed construction of a swale along with associated landscaping on land south east of Dafen Community Primary School.		
S/36815 Dwellings	Mr. G. Croxall Land at 1 Rhandirfelen Felinfoel Llanelli	OBJECTION on the following grounds: 1. The Council had concerns over the impact on highway safety and the potential detrimental affect the additional traffic movements to and from the site would have on through traffic including cyclists and pedestrians. 2. The construction of two additional dwellings on the site appeared to cramp the general amount of amenity space afforded to each dwelling which would be detrimental to the general enjoyment of the properties. 3. The application stated that surface water would be disposed via the main sewer. Foul and surface water disposal should be separated for new dwellings with surface water not being allowed to enter the main sewer. Continued.

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Application No./ Development	Applicant/Location	Recommendation
S/36815 Continued.		The Council was of the view that this would have a detrimental impact because the drainage from the additional development would increase the hydraulic load on the public sewer.

Consent was required for the demolition of the existing dwelling and construction of two, five bedroom two storey detached dwellings with single storey detached single garage, including access off existing road, parking, amenity areas, boundary and retaining walls.

S/36816 Dwellings	Palmtree Homes Ltd Land to the rear of 22C, 22D and 22E Llwynhendy Road Llwynhendy Llanelli	OBJECTION on the following grounds: 1. The application stated that surface water would be disposed via the main sewer. Foul and surface water disposal must be separated for new dwellings with surface water not being allowed to enter the main sewer. 2. The results from the percolation tests indicated that ground conditions were impermeable to water and disposal by means of soakaways was not practical. 3. The Council was of the view that the construction of an attenuation tank connected to a Welsh Water sewer manhole would have a detrimental impact because the drainage from the additional development would increase the hydraulic load on the public sewer in an area prone to flooding.
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Consent was required for the demolition of existing structures, widening of existing access and development of the site for six semi detached bungalows.

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Application No./ Development	Applicant/Location	Recommendation
S/36817 Residential Development	Mr. A. Griffiths Natural Resources Wales Former NRW National Laboratory Service Pen-y-Fai Lane Llanelli	OBJECTION on the following grounds: 1. It was likely the development would 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. 2. The lane was unsuitable to carry out highway improvements to alter its width or to improve visibility at its two junction points running north to south. 3. Although the development site was not located on a local flood plain the land and surrounding area suffered from localised flood water running off nearby fields. The construction of homes would exacerbate the situation during periods of heavy rainfall.

Consent was required for the proposed demolition of existing buildings and proposed residential development, including access, drainage, car parking, open space, landscaping and associated engineering operations.

S/36818 Garage	Mr. N. Hopkins 113 Pwll Road Pwll Llanelli	NO OBJECTION provided there was no detrimental impact on the culvert on the eastern flank of the property boundary.
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Consent was required for the enlargement of the existing garage to include workshop and mezzanine storage space (amendment of design previously approved under applications S/35540 and S/36375).

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Application No./ Development	Applicant/Location	Recommendation
S/36848 Dwellings	Mr. Roderick Land adjacent to Swn Aderyn Cynheidre Llanelli	NO OBJECTION provided: 1. Assurance was received from the Highways Authority there would be no drainage or flooding issues caused by the development. 2. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. 3. Surface water was prevented from entering the public sewer and was disposed via a soakaway.

Consent was required for residential development of two dwellings.

458. 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/36649 Dwellings	Mr. M. Taffetsauffer Martin Taffetsauffer Ltd. Land adjacent to Pen Y Moor Cottage Myrtle Hill Cynheidre Llanelli	NO OBJECTION provided: 1. Assurance was received from the Highways Authority there would be no drainage or flooding issues caused by the development. 2. The drainage generated from the additional development did not increase the hydraulic load on the public sewer. Continued.

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Application No./ Development	Applicant/Location	Recommendation
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S/36649
Continued.

3. Surface water was prevented from entering the public sewer and was disposed via a soakaway.

Consent was required for proposed three, four bedroom house, two storey dwellings with attic accommodation together with attached/detached garage as applicable to plot, together with access off site and main roads and associated drainage works.

S/36784
Retrospective
Permission

Mr. N. McLaughlin
Talbot Cottage
Tramway Lane
Pwll
Llanelli

NO OBJECTION provided that Natural Resources Wales had been consulted and had no issues with the said works.

Retrospective consent was required for culverting existing watercourse and raising land levels to stabilise stream banks which were being eroded.

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 March, 2018, adopted by the Council.