

1 October, 2018

**LLANELLI RURAL COUNCIL**

**Minute Nos: 205 – 207**

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, 1 October, 2018, at 4.45 p.m.

**Present:** Cllr. H. J. Evans (Chairman)

**Cllrs.**

M. V. Davies                      T. Devichand  
T. J. Jones                        J. S. Phillips

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

**205.                      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. F. Akhtar, S. M. Caiach, T. M. Donoghue, and A. J. Rogers.

**206.                      MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**207.                      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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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>S/37768</b>	Mr R Kemp 17 Bryn Siriol Dafen	Single storey side extension

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Recommendation - no objection

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Application No.	Location	Development
S/37770	Mr D Jones T R Jones (Betws) Ltd Pennant Quarry Herberdeg Road Pontyates	Proposed retention of top soil, sub soil storage mounds and the removal of existing overburden mound

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Recommendation - no objection provided:

1. The applicant complied with the methodology and recommendations set out in the ecology report accompanying this application.
2. Haulage vehicles avoided accessing and leaving the site during school drop off and pick up times in order to lessen traffic volume and general congestion.

S/37777	Mr and Mrs D Tyson Tir Emmanuel Five Roads	Additional 8 pods to existing approved Eco Glamping Pod Holiday retreat site approved under S/33018 and S/36585
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Recommendation – objection unless:

1. The number of car parking spaces was increased to match the total number of glamping pods both existing and proposed.
2. Measures were put in place to mitigate against the risk of flooding given the parcel of land earmarked for glamping pods 14 to 21 is susceptible to flooding from the adjacent water course.

Arising out of discussion of the above, the Clerk reported that the applicant had telephoned the office earlier today to talk through some amendments to the submitted plans, promising to forward them to the Council prior to the start of the meeting.

The applicant confirmed the amendments would satisfy the Council's concerns. An email communication was received by the office shortly before the commencement of the meeting from the applicant's agent which confirmed that amended plans had been submitted to the case officer dealing with the application at Carmarthenshire County Council. The Rural Council had not received these amended plans. In view of the circumstances, the Clerk advised that the original recommendations were not altered until such time as the application was withdrawn and re-submitted with the new plans or an amendment to the application was submitted by the applicant to Carmarthenshire County Council and it was

**RESOLVED** accordingly

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>S/37778</b>	J Swift The Stag Five Roads	Proposed dining room and WC extension to public house

Recommendation - no objection

<b>S/37792</b>	Mr and Mrs D Tyson Tir Emmanuel Five Roads	Proposed side extension to dwelling for renewable fuelled heating system; replacement of existing garage/boot room and current unsanitary fresh water deposit with a modern water deposit and treatment plant.
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Recommendation – objection on the following grounds: The general scale and massing of the proposed extension combined with the existing dwelling would result in a disproportionate increase in the size of the original dwelling. The extension would not be subordinate or compatible with the original dwelling in terms of scale and design and would result in an incongruous and discordant form of development that would be unacceptably harmful to the character and appearance of the dwelling and surrounding area

<b>S/37794</b>	Mr M Hughes 6 Berwick Park Bynea	Two storey side extension with canopy area to the rear
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Recommendation - no objection provided:

1. The drainage from the additional development did not increase the hydraulic load on the public sewer.
2. The proposed extension was subordinate to the main dwelling in terms of scale and massing.

<b>S/37795</b>	Mr C Anderson 29 Heol Pennant Swiss Valley	Conversion of existing attached garage to living space and construction of two no bedrooms to first floor
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Recommendation - no objection provided:

1. The drainage from the additional development did not increase the hydraulic load on the public sewer.
2. Off street parking was retained at the property in the interests of highway safety.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>S/37801</b>	Mr & Mrs Rogers 44 Cwmfelin Road Bynea	Single storey side and rear extension
Recommendation - no objection provided the additional development did not increase the hydraulic load on the public sewer		
<b>S/37813</b>	Carmarthenshire County Council North of Railway Line Near Wildfowl and Wetlands Trust Penclacwydd Llwynhendy	To create/restore wetland features (approx.. 412m ditch = 0.1756 HA) for wildlife on an area of Carmarthenshire County Council-owned land (scrub/marshy grassland/swamp), near to The Wildfowl and Wetland Trust (WWT). This would complement the pond creation work undertaken last year on land to the south of the railway line (Planning consent obtained – S/36021) and the wetland habitats within the WWT

Recommendation - no objection

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The Meeting concluded at 5.10 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 09 October, 2018, adopted by the Council.