

30 July, 2018

LLANELLI RURAL COUNCIL

Minute Nos: 142 – 150

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, 30 July, 2018, at 4.45 p.m.

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

Cllrs.

S. M. Caiach M. V. Davies
T. Devichand

142. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar, T. M. Donoghue, T. J. Jones, R. L. Najmi, J. S. Phillips, J. S. Randall and A. J. Rogers.

143. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**144. 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	Location	Recommendation
S/34991 Development	Land at Cefncaeau Off Maes-Ar-Ddafen Road & Erwlas Llwynhendy Llanelli	

OBJECTION

1. There were concerns over the existing sewer capacity not being able to cope with the additional demand.
2. The area was prone to flooding and ground conditions to the south of the site were often waterlogged and saturated because of the surrounding drainage issues.
3. Constructing up to 94 properties on the parcel of land would displace surface water to other areas causing flooding elsewhere.
4. There were environmental concerns given the surrounding habitat was home to water voles – a protected species. There were also concerns over the potential removal of trees and hedgerows.
5. On a general point, concern was expressed about the impact the development would have on the local community and general infrastructure. The economic context for the development was also debateable.
6. There were concerns over the detrimental impact the development would have on the surrounding road infrastructure with it being considered inadequate to cope with 376 additional daily traffic movements to and from the site (94 houses x 2 cars x 2 (inward and outward) journeys).
7. However, if ultimately the application was approved by the Planning Authority and as a means of mitigating the impact the development would have on existing community infrastructure; a Section 106 agreement be brokered to cover road improvements in the area including off road parking for residents at Browen, Maes Yr Ddafen, Tir Einon and Ynys Las. Furthermore, that a zebra crossing was installed at The Avenue, Llwynhendy; a new community hall development was provided for and improvements made to existing parks and play areas as well as new play facilities to support the site.

Outline consent was required for residential development of up to 94 dwellings, vehicular access from Maes Ar Ddafen Road, open space, landscaping and other associated infrastructure.

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Application No./ Development	Location	Recommendation
S/37496 Balcony	7 Stradey Hill Pwll Llanelli	NO OBJECTION provided: 1. The proposed extension was subordinate to the main dwelling in terms of scale and massing. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings. 3. The drainage from the additional development did not increase the hydraulic load on Balcony the public sewer and that surface water was disposed of by a land drain or similar due to drainage problems in the area.

Consent was required for proposed two storey side extension.

S/37497 Dwelling	Trevethin School Road Pwll Llanelli	NO OBJECTION provided: 1. The drainage from the additional development does not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings. 3. There was no detrimental impact on highway safety with the new access proposals.
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Consent was required for demolition of existing dwelling and garage and construction of detached two bedroom dwelling with integral garage.

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Application No./ Development	Location	Recommendation
S/37500 Dwelling	Land between 16 & 18 Glyn Y Swistir Swiss Valley Llanelli	NO OBJECTION provided the drainage from the additional development does not increase the hydraulic load on the public sewer.
Outline consent is required for detached dwelling.		
S/37523 Conservatory	Ffoshalog Five Roads Llanelli	NO OBJECTION
Consent is required for a conservatory to the side of the property.		
S/37554 Extension	76 Oaklands Swiss Valley Llanelli	NO OBJECTION provided: 1. The drainage for the additional development does not increase the hydraulic load on the public sewer. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Consent is required for a single storey extension and new balcony structure.

145. NOTICE OF PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION UNDER ARTICLES 2C AND 2D OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (AMENDMENT) (WALES) ORDER 2016

Members considered correspondence from the Managing Director, Gateway Resort Ltd informing that in accordance with the Town and Country Planning (Development Management Procedures) (Amendment) Order 2016 that they were required to give a minimum of 28 days notice of intent to submit a planning application. As it was a pre application the Council would await the formal application.

RESOLVED that the information be noted.

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**146. CARMARTHENSHIRE REVISED LOCAL DEVELOPMENT PLAN 2018
– 2033 – SUSTAINIABILITY APPRAISAL AND STRATEGIC
ENVIRONMENTAL ASSESSMENT SCOPING REPORT
CONSULTATION**

Further to Minute No. 408 (12 February, 2018), Members considered the correspondence from the Forward Planning Section, Carmarthenshire County Council, informing the Council of the availability of consultation of the Sustainability Appraisal (SA) Draft Scoping Report in respect of Revised Local Development Plan (LDP).

RESOLVED that the information be noted.

**147. PROPOSED PROHIBITION OF WAITING AT ANY TIME CWMFELIN
ROAD, BYNEA**

Members received correspondence from the Environment Department, Carmarthenshire County Council and agreed with the introduction of a probation of waiting at any time which will clarify matters to members of the public and highlight the need to keep this area free of parked vehicles to ensure road safety at the location.

RESOLVED that proposed prohibition of waiting at any time was agreed and the proposal accepted.

**148. CONSTRUCTION OF NEW ROAD HUMPS – STRADEY ROAD,
LLANELLI**

Further to Minute No. 74, correspondence was received from Legal Services Carmarthenshire County Council that notice be given in accordance with Section 90C of the Highways Act 1980 that Carmarthenshire County Council in exercise of its powers under Section 90A of the Highways Act 1980 intended to construct Road Humps on Stradey Road (5 metres West of its junction with the Community Centre vehicle access).

RESOLVED that the proposed construction of new road humps on various roads in Llanelli be accepted.

**149. TEMPORARY ROAD CLOSURE – W5914 DENHAM AVENUE,
LLANELLI**

Members noted the correspondence received from the Traffic Engineer, Carmarthenshire County Council regarding the Temporary road closure at W5914 Denham Avenue from its junction with A484 Sandy Road for a total distance of 175 metres in a north-easterly direction to renew a culvert from Monday 30 July, 2018 for a period of three weeks.

RESOLVED that the temporary road closure at W5914 Denham Avenue from 30 July, 2018 for a period of three weeks be noted.

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150. PUBLIC NOTICE – THE COUNTY OF CARMARTHENSHIRE (WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD) (VARIATION 31) (EXPERIMENTAL PROHIBITION OF WAITING AND STREET PARKING) ORDER 2018

Members received correspondence from Legal Services, Carmarthenshire County Council to Experimental Prohibition of Waiting at Any Time at Access road to Sandy Water Park car park from a point 36 metres south of its junction with Sandy Road A484 for a distance of 42 metres in a southerly direction on both sides of the road.

RESOLVED Members agreed that the Experimental Prohibition of Waiting at Any Time Order be supported.

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The Meeting concluded at 5.08 p.m.

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