

12 November, 2018

LLANELLI RURAL COUNCIL

Minute Nos: 262 – 269

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 November, 2018, at 4.45 p.m.

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

Cllrs.

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

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

262. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar, T. M. Donoghue (Cllr. S. M. Donoghue deputising), T. J. Jones, J. S. Phillips and A. J. Rogers.

263. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**264. 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.	Location	Development
S/37982	Mr S Lucas 2 Maes ar Daffen Road Llwynhendy	Demolition of existing garage and kitchen and construction of part two storey part single storey extension to rear and side of property, including a new garage and associated external works to boundary treatments, the proposal also included widening of existing access onto the main road.
Recommendation – no objection provided:		
<ol style="list-style-type: none">1. The additional development did not increase the hydraulic load on the public sewer.2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
S/37994	Mr D. Flint 17 Heol y Pentre Ponthenri	Removal of existing conservatory and existing flat roof covering to existing kitchen, to be replaced by new single storey rear extension to provide additional family living space. New flat roof covering to new extension and existing kitchen to provide continuity of appearance and performance.
Recommendation - no objection provided:		
<ol style="list-style-type: none">1. The development was not considered to be an incongruous form of development compared to neighbouring dwellings.2. There was no detrimental impact on the character or footprint of the original dwelling.3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
S/38000	Mr J. Rice Ffarm Fach Five Roads	Change of use of existing agricultural barns on the site to a small office and storage for business use.

Recommendation – objection unless:

1. The proposed change of use supports the agricultural needs of the farm.
2. The redevelopment of the barns support a farm diversification scheme given the site was located in the open countryside.

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265. 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.	Location	Development
S/37937	Mr R. Davies 12 Y Fron Felinfoel	Provision of vehicular hardstanding together with associated engineering operations (Partly Retrospective).

No objection provided:

1. There was no detrimental impact on highway safety
2. There was no detrimental impact on the amenity of neighbouring dwellings.

266. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 NOTICE UNDER ARTICLE 10 APPLICATION FOR PLANNING PERMISSION

- (1) Dylan, Trallwm – 34 No affordable housing consisting of two and four bedroom dwellings.**

RESOLVED that the application be objected to on the following grounds:

1. The Council did not support the proposal for four bedroomed dwellings; bungalows were preferred in order to free up housing stock elsewhere for larger families to occupy.
2. There were concerns over the amount of houses on the site. This was considered detrimental to the amenity space to be enjoyed by the dwellings; the plots on the southern flank of the site were of insufficient size.
3. The location of some of the planned homes were considered to be detrimental to the amenity and privacy of neighbouring dwellings backing on to the site on the Pant Isaf estate.

- (2) Trallwm Recreation Ground, Dylan – Proposed new play area with bow fence enclosure, to replace existing play area.**

RESOLVED that the information be noted.

267. PENHEWCH FARM, PWLL – NOTICE OF CONFIRMATION FOR A FOOTPATH DIVERSION ORDER

Members were circulated with correspondence received from the Head of Highways and Transport, Environment Department, Carmarthenshire County Council informing of a public path diversion order 2016 at 57/86, Penhewch Farm, Pwll. The proposed diversion would move sections of footpath 57/85 and 57/86 from the present alignment through the farmyard Penhewch Farm, Pwll onto a new alignment through grassed areas and woodland.

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RESOLVED that information be noted and that the incorrect labelling of the accompanying map be rectified by notifying Carmarthenshire County Council.

268. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT, 1960

RESOLVED that in view of the confidential nature of the business to be transacted, the following matter be considered in private and that the power of exclusion of the public under Section 1(2) of the Public Bodies (Admission to Meetings Act, 1960) be exercised.

269. STATUTORY PRE-APPLICATION CONSULTATION – PA/16329 – CWM LLIEDI, RESERVOIR, LLANNON ROAD, FELINFOEL

A pre-application consultation request was received from the Development Management at Carmarthenshire County Council for PA/16329 – construction, operation and management of a Hydro Electric Scheme of up to 100kw, including potentially two intakes on the upper and lower reservoirs, pipeline, outfall, powerhouse and associated underground grid connection at Cwm Lliedi reservoir, Llannon Road, Felinfoel, Llanelli.

RESOLVED that the pre-application submission be noted for the time being and that an invitation be sent to Welsh Water to address Members regarding the scheme.

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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 13 November, 2018, adopted by the Council.