

7 January, 2019

LLANELLI RURAL COUNCIL

Minute Nos: 326 - 333

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, 7 January, 2019, at 4.45 p.m.

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

Cllrs.

S. M. Caiach	T. M. Donoghue
M. V. Davies	J. S. Phillips

326. APOLOGIES FOR ABSENCE

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

327. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**328. 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/38164	Mr N. Jones Western Power Distribution Stradey Hill	Western Power Distribution proposed overhead line work.
Recommendation – no objection.		
S/38167	Mrs J. Gower Land to rear of 61 Pwll Road, Pwll	Reserved matters to outline planning permission S/36946 – access, appearance, landscaping, layout and scale.
Recommendation – objection on the following grounds:		
1. There were concerns over the potential detrimental impact on highway safety as the plan indicates vehicles cannot exit the property using forward gear.		
2. The scale and appearance of the dwelling was much larger than surrounding properties and appears excessive for the plot size with it having an overbearing impact on neighbouring dwellings.		
S/38169	Mr J. Adams 120 Heol Pennant Swiss Valley	Demolition of existing garage to rear of the property, increase of ridge height incorporating a loft conversion and a single storey rear/side extension.
Recommendation – objection the proposed development appeared to be an incongruous form of development in comparison to neighbouring properties and the surrounding street scene.		
S/38177	Mr D & Mrs C Dunning 1 Dafen Road Dafen	Change of use from D1 non-residential institution to A1 shops, a side extension and signage added to the front of the building. Full planning
Recommendation – objection unless:		
1. There was no detrimental impact on highway safety associated with the development especially in view of the recent proposal to introduce no waiting restrictions in the immediate area.		
2. There was no detrimental impact on the amenity and privacy of the neighbouring dwelling.		
S/38178	Mr D & Mrs C Dunning 1 Dafen Road Dafen	Change of use from D1 non-residential institution to A1 shops, a side extension and signage added to the front of the building. Advertisement

Recommendation – objection unless:

1. There was no detrimental impact on highway safety associated with the development especially in view of the recent proposal to introduce no waiting restrictions in the immediate area.
2. There was no detrimental impact on the amenity and privacy of the neighbouring dwelling.

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329. 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.	Location	Development
S/38004	Mr A John 37 Pwll Road Pwll Llanelli	Outline application for a three bedroom house

The Council objected to the application on the following grounds:

1. The area immediately surrounding the application site had been over-developed.
2. The application site had insufficient amenity space to accommodate a dwelling.
3. There were concerns that the application would have a detrimental impact on the amenity and privacy of neighbouring dwellings.
4. There were concerns that the access and egress arrangements at this site would be detrimental to highway safety.
5. There were also concerns over the potential disposal of surface water from the site so that it was correctly captured and separated from the foul water system with it being prevented from entering the main sewer. New development was not permitted to discharge surface water into the main sewer as per planning authority policy and yet the application stipulated surface water would be disposed of via the main sewer.

S/38089	Mr & Mrs D Burchell 31 Bryn y Felin Felinfoel	Proposed single storey rear extension to provide dining and garden room.
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The Council had no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

S/38071	Mrs F. Rees-Davies Land adjacent to 26 Stradey Road Furnace	Proposed demolition of existing garage and construction of a ground floor studio apartment.
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Recommendation – objection on the following grounds:

The site lies immediately next to an area of flood risk and the applicant had failed to provide a flood consequence assessment report in support of the application which demonstrated how the risk of flooding could be alleviated.

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Application No.	Location	Development
S/38102	Mr J. Fearn Head of Property Pwll CP School School Road Pwll	Provision of one steel framed shelter, clad with pet sheeting purposed for parent waiting at Pwll Primary School, Llanelli and one rack for the storage of scooters and bicycles. Shelter being 7.0m x 3.0m x 2.1m high
Recommendation – no objection.		
S/38119	Mr G. Williams Llanelli Rural Council Pavement at land opposite Gorsfach Dafen	Erection of an enclosed bus shelter
Recommendation – the application was noted.		
S/38134	Mr T. Davies Glyngerwen Quarry Felinfoel Llanelli	Variation of planning condition number six on S/29950 (types of waste that can be accepted on site)
Recommendation – no objection.		
S/38147	Mr A Baker Edwards Persimmon Homes West Wales Land at Genwen Farm Genwen Road Llwynhendy	Variation of condition number 19 on S/15702 (Drainage Scheme)
Recommendation – no objection provided the amended foul drainage scheme proposed to serve the development, addressed the local concerns raised with the existing approved foul drainage scheme.		
S/38160	Mr H Harries Carmarthenshire County Council Dylan Playing Fields Rear of Pant Bryn Isaf	The creation of an enclosed play area for children, to replace the existing play area to be replaced by affordable housing site. The play area would be next to an existing footpath which connected the Dylan and Bryn Isaf site together via the playing fields. Play area would consist of different play equipment to cater for toddlers and older children up to the age of 11.
Recommendation – that the application was noted.		

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Application No.	Location	Development
S/38161	Mr G. Croxall Former Site of 1 Rhandirfelen (Felinfoel Ward)	Non material amendment to S/36815 – demolition of the existing dwelling and construction of two five-bedroom two storey detached dwellings with single storey detached single garage, including access of existing road, parking, amenity areas, boundary and retaining walls (resubmission of S/35058 withdrawn 20 October 2017), granted 10 May 2018 (amendment to retaining wall at Plot One)

Recommendation – that the non-material amendment was noted.

330. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 – CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2C AND 2D – TREHARNE AUTOMOTIVE ENGINEERING LTD, THE BEACON WORKSHOPS, LLANELLI GATE, LLANELLI

Members received correspondence from Ken Morgan Design & Building Management Ltd informing of a Pre-Application Consultation in respect to a proposed offices and factory development at The Beacon Workshops, Llanelli Gate, Llanelli.

RESOLVED that information be noted.

331. CARMARTHENSHIRE REVISED LOCAL DEVELOPMENT PLAN 2018-2033 – PRE-DEPOSIT PREFERRED STRATEGY

Members received correspondence from the Forward Planning Section, Carmarthenshire County Council notifying them of the Carmarthenshire Revised Local Development Plan 2018 – 2033.

Members were informed that the following documents had been published for consultation:

- Pre-Deposit Preferred Strategy;
- Sustainability Appraisal and Strategic Environmental Assessment Initial Report;
- Habitat Regulations Assessment Screening Report; and
- Carmarthenshire Local Development Plan Review Report.

Comments about the published documents needed to be submitted in writing to Carmarthenshire County Council by Friday, 8 February, 2019. Members were encouraged to respond on an individual basis should they so wish.

RESOLVED that information be noted.

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332. 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.

333. STATUTORY PRE-APPLICATION CONSULTATION (STATUTORY CONSULTEES ONLY - PA/16420 – PROPOSED TWO STOREY FACTORY EXTENSION COMPRISING, TWO STOREY OFFICE SPACE AND A SINGLE STOREY WORKSHOP/FACTORY FLOOR SPACE AT UNIT 7, HEOL GORS, DAFEN INDUSTRIAL ESTATE, LLANELLI

Members received correspondence from the Development Management Section, Planning Department, Carmarthenshire County Council on the proposed two storey extension comprising, two storey office space and a single storey workshop/factory floor place at Unit 7, Heol Gors, Dafen Industrial Estate, Llanelli

RESOLVED that the correspondence be noted.

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The Meeting concluded at 5.05 p.m.

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