

**28 January, 2019**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 365 - 369**

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

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

**Cllrs.**

S. M. Caiach            T. Devichand  
M. V Davies            T. J. Jones  
A. J. Rogers

**Absent:** F. Akhtar, R. L. Najmi, J. S. Randall

**365.            APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. T. M. Donoghue and J. S. Phillips.

**366.            MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**367.            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
<b>S/38256</b>	Mr V. John West Winds Bryncoch Llanelli	Single storey side extension and loft conversion with rear dormer.
Recommendation – no objection.		
<b>S/38257</b>	Dr D. Morgans Land part of 30, St Margaret's Drive Llanelli	Variation of condition No. three of S/32006 – extension of time of a further three years to allow for the submission of reserved matters.
Recommendation – no objection.		
<b>S/38280</b>	Mr W. Murphy The Yard Heol Hen Cynheidre	Surface water drainage scheme.
Recommendation – no objection.		
<b>S/38289</b>	Mr T. P. Galloway Lakeside Five Roads	To erect another log cabin of the same specification to the existing cabin (erected in 2016). This was to continue diversification of the business and to provide accommodation to meet the demand of guests who attended the busy wedding venue. On average 22 weddings were held a year. The current lodge had approximately 35 bookings a year.
Recommendation – no objection provided:		
<ol style="list-style-type: none"> <li>1. The cabin was needed to support farm diversification and the needs of the business.</li> <li>2. The cabin would not be used for residential purposes and that a condition to this effect would be included in the planning consent if granted.</li> </ol>		
<b>S/38298</b>	Mr H. Scourfield Dwr Cymru/Welsh Water Cwm Lliedi Reservoir Llannon Road Llanelli	The construction and operation and management of a hydro-electric scheme of up to 100kw, including pipeline, outfall, powerhouse and associated underground grid connection at the Lliedi reservoir. Including a 20m micro-siting allowance within the red line boundary.

Recommendation – no objection

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Application No.	Location	Development
S/38303	Mr A. Andrews Neville's Arms 21 Maescanner Road Llanelli	Change of use of ground floor from Public House (Class A3) use and first floor from ancillary residential accommodation to a six bedroom house in multiple occupation (HMO). External alterations to create courtyard amenity area and four car parking spaces.

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Recommendation – objection on the following grounds:

1. The proposed change of use would have a detrimental impact on the wellbeing of local residents and would give rise to the proliferation of traffic movements in a built up area where residential parking was both restricted and limited. This would be detrimental to highway safety.
2. The local area was prone to flooding and converting the property would only compound this problem with the drainage from the development proposal having an adverse affect with it increasing the hydraulic load on the public sewer.
3. The creation of a six bedroom property was not sustainable at this location as the site did not enjoy sufficient amenity space for residents to enjoy the property.

**368. 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

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Application No.	Location	Development
S/34712	Mr G. Edwards Land adj. to 19 Llwynhendy Road Llanelli	Proposed six new dwellings and demolition of existing outbuilding.

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Recommendation - the Council objected to the proposal unless:

1. There was no detrimental impact on the public sewer traversing the site.
2. Surface water was disposed of separately to foul water with it not being permitted to enter the public sewer.
3. There was no detrimental impact on highway safety associated with the development especially in regard to access, egress and car parking.
4. The parking bays to be constructed on the site shall be retained in perpetuity.

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Application No.	Location	Development
S/38191	Mr D. M. Evans 19 Cae Gar Llwynhendy Llanelli	Proposed ground floor side extension.

Recommendation – the Council had no objection to the proposed development.

S/38201	Mr S. Jones 2 Llandafen Road Llanelli	Replacing the current 18sqm paper billboard with a digital billboard.
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Recommendation – the Council had no objection to the proposed development provided the graphics did not distract passing motorists.

S/38233	Mr I. Watts 1 Penywern Llanelli	Side/rear extension.
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Recommendation – the Council objected to the proposed development because in its opinion the general scale and massing of the proposed extension, combined with the previous extension to the property, would result in a disproportionate increase in the size of the original dwelling. The extensions would not be subordinate or compatible with the original dwelling in terms of their 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 residential area.

**369. THE COUNTY OF CARMARTHENSHIRE (WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD) (WAITING RESTRICTION AND STREET PARKING PLACES) CONSOLIDATION (VARIATION NO 30) ORDER 2019**

Members received correspondence from the Legal Services Department, Carmarthenshire County Council in respect of prohibition of waiting at any time at Pemberton Park, Llanelli, Gelli Road, Llanelli and Cwmfelin Road, Bynea and prohibition of waiting and loading/unloading of goods at Bryn Isaf and Trallwm Road, Llwynhendy.

Following discussion it was

**RESOLVED** that the Traffic Order be supported

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The Meeting concluded at 4.55 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 12 February, 2019, adopted by the Council.