

1 April, 2019

LLANELLI RURAL COUNCIL

Minute Nos: 481 - 485

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 April, 2019, at 4.45 p.m.

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

Cllrs.

S. M. Caiach T. J. Jones
T. Devichand J. S. Randall

Absent: F. Akhtar, M. V. Davies, T. M. Donoghue, R. L. Najmi,
J. S. Phillips

481. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllrs. A. J. Rogers.

482. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**483. 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/38518	Estate of W J Thomas Land at Parc Gitto Llwynhendy	Outline application for residential development comprising up to 20 dwellings with associated access.
<p>Recommendation – objection on the following grounds:</p> <ol style="list-style-type: none">1. The local area was prone to flooding and the construction of 20 dwellings would compound this problem with the drainage from the development having an adverse effect with it increasing the hydraulic load on the public sewer.2. There were also concerns over highway safety particularly with proposed access to the estate off Parc Gitto and the amount of car parking by residents along the roadway hindering visibility and ease of access into the proposed estate.		
S/38521	Mr C Cummings 15 Pentrepoeth Road Llanelli	Partly retrospective application for raised decking to rear garden.
<p>Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.</p>		
S/38522	P Edwards Former Bynea Rugby Football Club Pavilion Cwmfelin Road Bynea	Proposed two storey flats to be constructed, with provision for four parking spaces.
<p>Recommendation – no objection provided there was no detrimental impact on highway safety.</p>		
S/38545	Mrs T Jones Land at Tydu Felinfoel	Change of use from yard/turn out feeding area to riding menage.
<p>Recommendation – no objection.</p>		
S/38561	Mr J Russ Old Road to Wetlands Centre Llwynhendy	Proposed non load bearing agricultural building.

Recommendation – no objection provided:

1. The building was required to fulfil agricultural need.
2. The additional development did not increase the hydraulic load on the public sewer.
3. If planning permission was granted then a condition be included in the consent to restrict the use of the building for agricultural purposes only and that this be retained in perpetuity.

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Application No.	Location	Development
S/38603	Ms. L James-Tall Brondini Fawr Farm Five Roads	Erection of single storey two bedroom annex.

Recommendation – no objection provided the building was needed in support of agricultural need or a farm diversification purpose.

484. 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/38513	Jehu Group and Pobl Group Land at Morrisons Supermarket's Car Park Parc Pemberton Llanelli	Discharge of condition 11 (Geotechnical and Geo-Environmental desk study report) of planning permission S/37864.

Recommendation – no objection.

S/38514	P Edwards Former Bynea Rugby Football Club Pavilion Cwmfelin Road Bynea	Reserved matters to outline planning permission S/33296 – single dwelling and garage.
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Recommendation – no objection provided:

1. The additional development does not increase the hydraulic load on the public sewer.
2. There is no detrimental impact on highway safety.

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485. TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED) – UNAUTHORISED EXTENSION TO ANNEXE AT 154A, SANDY ROAD, LLANELLI – APPM6825/C/19/3223920

Members received correspondence from the Planning Department, Carmarthenshire County Council in respect of the unauthorised extension to annexe at 154A, Sandy Road, Llanelli. An appeal had been lodged with The Planning Inspectorate in regard to Carmarthenshire County Council issuing an enforcement notice in respect of the unauthorised development. The appeal was to be decided on the basis of a public enquiry.

Following discussion it was

RESOLVED that the correspondence be noted.

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The Meeting concluded at 4.55 p.m.

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