

**24 April, 2019**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 510 - 515**

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, on Wednesday, 24 April, 2019, at 4.45 p.m.

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

**Cllrs.**

F. Akhtar	J. S. Phillips
T J. Jones	E. Simmons

**Absent:** T. M. Donoghue, J. S. Randall

**510. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. S. M. Caiach, M. V. Davies, T Devichand, R. L. Najmi (Cllr E. Simmons deputising) and A. J. Rogers.

**511. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**512. 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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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>S/38651</b>	Ms. D Ryan 6 Heol y Pentre Ponthenri	Creation of off-road parking utilising part of front garden including partial removal of existing boundary wall and replacement with new walls.
<p>Recommendation – no objection provided the proposal did not have a detrimental impact on highway safety given the property’s proximity to the road junction and bend.</p>		
<b>S/38652</b>	Mr D Jones T. Richard Jones Ltd Pennant Quarry Herberdeg Road Pontyates	Variation of conditions one and eight on S/19824 (request extension of time allowed for the extraction of minerals).
<p>The Deputy Clerk read out an email received which stated the grounds for objections made by a number of residents of Herberdeg Road to the application.</p>		
<p>Recommendation – no objection provided:</p> <ol style="list-style-type: none"><li>1. There were no concerns over the width and condition of the access road to the site.</li><li>2. Noise and dust omissions were controlled and mitigated against.</li><li>3. The recommendations set out in the Ecology report accompanying the planning application were performed in full.</li><li>4. Lorry and other vehicular movements to and from the site were strictly controlled in that no movements occur near the school at the following times: 8.30 am – 9.30 am and 2.30 pm – 3.30 pm</li><li>5. The retention of all the previous planning conditions as determined under S/19824</li></ol>		
<b>S/38665</b>	Mrs & Mrs Downing Land adjacent to 9 Trebuan, Felinfoel	New dwelling with off street parking.
<p>Recommendation – no objection provided the drainage from the additional development did not increase the hydraulic load on the public sewer.</p>		
<b>S/38681</b>	Mr J Wheatley Carmarthenshire County Council Bynea CP School Saron Road, Bynea	Single storey extension providing two additional classrooms, welfare and staff facilities.

Recommendation – no objection.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>S/38682</b>	Mr & Mrs Corfield 12 Denham Avenue Llanelli	Two storey side and rear extension.

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Recommendation – no objection provided:

1. The drainage from 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.

**513. 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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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>S/38612</b>	Mr C Franklin Cynheidre Uchaf Five Roads	Renovation of existing old blacksmith's shop and storage (retrospective).

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Recommendation – the council objected to the retrospective application because it was development in the open countryside unless it could be demonstrated the extension was necessary to support agricultural need or a farm diversification purpose.

<b>S/38626</b>	J Lewis 25 Dan y Lan Swiss Valley	Proposed replacement garage roof resulting in an increase in ridge height. The proposal also included the erection of a garage store (retrospective).
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Recommendation – no objection to the retrospective application.

<b>S/38632</b>	Mr C Anderson 29 Heol Pennant Swiss Valley	Single storey living room/dining room extension to rear of property, new timber decking off proposed extension and timber privacy screen to decking with steps down from lower garden level. Replacement of existing timber boundary fence with concrete block to match existing timber fence height.
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Recommendation – the council had no objection to the proposed development provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

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**514. TOWN AND COUNTRY PLANNING ACT (1990) APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION – DEMOLITION OF AN EXISTING GARAGE TO THE REAR OF THE PROPERTY, INCREASE OF RIDGE HEIGHT INCORPORATING A LOFT CONVERSION AND A SINGLE STOREY REAR/SIDE EXTENSION AT 120 HEOL PENNANT, LLANELLI – APPM6825/D/19/3226085**

Members received correspondence from the Planning Department, Carmarthenshire County Council in respect of the demolition of an existing garage to the rear of the property, increase of ridge height incorporating a loft conversion and a single storey rear/side extension at the above property. An appeal had been lodged with The Planning Inspectorate in regard to Carmarthenshire County Council refusing planning permission. The appeal would be determined on the basis of written representations.

Following discussion it was

**RESOLVED** that the correspondence be noted.

**515. CARMARTHENSHIRE COUNTY COUNCIL (PUBLIC FOOTPATH 36/114, GENWEN FARM, BYNEA) PUBLIC PATH DIVERSION ORDER 2019**

Members received correspondence from Carmarthenshire County Council in respect of a public path diversion order at Genwen Farm.

**RESOLVED** that no objection be made to the proposed Diversion Order.

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The Meeting concluded at 4.56 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 14 May, 2019, adopted by the Council.