

**24 June, 2019**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 90 - 97**

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, 24 June, 2019, at 4.45 p.m.

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

**Cllrs.**

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

**Absent:** F. Akhtar

**90. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. S. L. Davies, T. M. Donoghue, R. L. Najmi, J. S. Randall and A. J. Rogers.

**91. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**92. APPOINTMENT OF SUB-COMMITTEE**

**RESOLVED** that a Sub-committee, comprising the Chairman and Vice Chairman of Committee, Chairman of Council, Leader and Local Ward members be appointed.

**93. 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/38905</b>	Mr K Strelley Gateway Holiday Park Dyffryn Road Bynea	Erection of a leisure building together with supplementary facilities. The building would provide a space for indoor activities with associated amenities including offices, customer services and first aid. There would be three further structures providing supplementary facilities – a canvas or polycarbonate roof covered area for food and beverages, a single storey building for male, female and fully accessible toilet facilities, a biomass plant room and fuel silo.
Recommendation – no objection.		
<b>S/38939</b>	Mr J Belton 46 Heol Nant Swiss Valley	Dormer extension to rear.
Recommendation - objection		
1. The dormer extension would represent an incongruous form of development when compared to neighbouring properties in the surrounding street scene.		
2. The extension was not subordinate in size to the main dwelling and would be detrimental to the original dwelling in terms of its design and appearance.		
<b>S/38940</b>	Mr & Mrs L O'Brien 8 Maes ar Ddafen Road Llanelli	First floor bathroom extension.
Recommendation – no objection.		
<b>S/38946</b>	Mr Elliott 16 Sandpiper Road Llanelli	Single storey rear extension.
Recommendation - no objection provided the additional surface water run-off from the extension was dispersed via a soakaway.		
<b>S/38947</b>	Mr P Thomas Fferm y Syddyn Llethri Road Felinfoel Llanelli	Retrospective planning for agricultural implement shed for machinery.
Recommendation - no objection.		

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>S/38967</b>	Mr & Mrs S Morse 29 Saron Road Bynea Llanelli	Proposed conversion of existing garage, link extension and front porch.

Recommendation - objection unless:

1. There were no highway safety concerns associated with the removal of the garage and off road parking facilities at the property.
2. The planning authority did not consider the conversion and extension to be an incongruous form of development in terms of general design, massing and form when compared to the original dwelling and when combined with the previous extension to the property.

**94. 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/38814</b>	Mr and Mrs Moore Plot 1 Clos y Parc Five Roads	Construction of a detached dwelling and garage.

Recommendation – no objection.

<b>S/38824</b>	Mr G Morgans Resource Centre 2A Gelli Road Pemberton	Small extension to rear of property.
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Recommendation – no objection.

<b>S/38826</b>	The Magic Brands Corporation Ltd/WM Morrison SUP Land at Morrisons Supermarkets car park Parc Pemberton Retail Park	Variation of condition no. two of S/37864.
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Recommendation – no objection

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>S/38838</b>	Mr C Wenallt Wenallt Llwynhendy Road Llanelli	Detached garage.
Recommendation – no objection.		
<b>S/38839</b>	Mr and Mrs Powell 43 Bryncoch Llanelli	Raising the ridgeline and inserting rooflights to form loft conversion.
Recommendation – no objection provided raising the ridgeline of the roof was not regarded as an incongruous form of development when compared to the dwellings in the surrounding street scene.		
<b>S/38840</b>	Mr V John West Winds Bryncoch Llanelli	Two single storey side extension and rear conservatory.
Recommendation – no objection.		
<b>S/38897</b>	Mr J Swift The Stag Five Roads Llanelli	First floor extension forming accommodation at existing public house.
Recommendation – no objection.		
<b>S/38898</b>	Mr R Davies 12 Y Fron Llanelli	Proposed access stairs to rear of vehicular hard standing (as approved under ref. no. S/37937).
Recommendation – no objection.		
<b>S/38899</b>	Mr K Thomas 8 Penybryn Llanelli	Single storey front extension.

Recommendation – the council objected to the proposed development because it had concerns that the scale of the extension to the front of the property would be regarded as an incongruous form of development when compared to neighbouring dwellings in the surrounding street scene.

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**95. STATUTORY PRE-APPLICATION CONSULTATION – PA/16625 – 7A BERWICK ROAD, BYNEA, LLANELLI**

Members received correspondence from the Planning Department, Carmarthenshire County Council in respect of a statutory pre-application consultation regarding the proposed development of a single storey bungalow and garage at land to the rear of 7a, Berwick Road, Bynea, Llanelli.

Following discussion it was

**RESOLVED** that the pre-application consultation proposal be noted for the time being and to await the submission of a formal planning application before considering the merits of the proposed development.

**96. TOWN AND COUNTRY PLANNING ACT (1990) (AS AMMENDED) – APPEAL DECISIONS**

**(1) APP/M6825/D/19/3226085 – 120 Heol Pennant, Llanelli**

Further to Minute No. 328 (S/38169/07/01/19) Members received notification of an appeal decision for the above property which had been determined by The Planning Inspectorate. The appeal had been dismissed.

**(2) APP/M6825/C/19/3223718 – Building and Yard at Wauncrehydd, Five Roads, Llanelli**

Further to Minute No. 189 (S/34319/19/9/16) Members received notification of an appeal decision for the above property which had been determined by The Planning Inspectorate. The appeal had been dismissed.

**RESOLVED** that the information be noted.

**97. MEMBER ATTENDANCE**

Members commented about the recent poor attendance of fellow councillors at committee meetings and it was

**RESOLVED** that a letter be sent to all committee members reminding them of their obligation to attend meetings and in the event of their future unavailability that they appoint deputies to attend in their stead.

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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 9 July, 2019, adopted by the Council.