

5 August, 2019

LLANELLI RURAL COUNCIL

Minute Nos: 140 - 146

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, 5 August, 2019, at 4.45 p.m.

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

Cllrs.

S. M. Caiach T. J. Jones
T. M. Donoghue A. J. Rogers

Absent: R. L. Najmi, J. S. Randall

140. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar, M. V. Davies, S. L. Davies and T. Devichand.

141. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**142. 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/39152	Mr A Tucker 13 Tre Buan Llanelli	Small ground floor extension and first floor extension.

Recommendation – no objection provided:

1. The extension was subordinate to the main dwelling in terms of scale and size.
2. The development did not encroach within three metres of the public sewer traversing the site.
3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the proposed balcony leading from the master bedroom.

S/39153	Mr H Harries Property Design & Projects Manager St John Lloyd School Havard Road Llanelli	Addition to (granted) planning permission S/37294 creation of multi-use games area (MUGA) – propose six floodlights to the MUGA.
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Recommendation – no objection provided there was no detrimental impact on the amenity of neighbouring dwellings and that there were no environmental concerns associated with potential light pollution of the residential area surrounding the school.

S/39155	Mr J Williams 8 Pendderi Road Llwynhendy	To erect a block brick garage/hobby workshop. Brick work to be rendered to match house. Building was not to be used for any purpose other than garage/workshop.
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Recommendation – no objection.

S/39156	Mrs Gower Land at rear of 61 Pwll Road Pwll	Reserved matters on all conditions to outline consent S/36946 (construction of one detached dwelling) – resubmission of S/38167, refused on 11.02.2019.
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Recommendation – objection on the following grounds:

1. There were concerns over the potential detrimental impact on highway safety as the plan indicated vehicles could not exit the property using forward gear.
2. Although there was a reduction in the scale of the rear elevation the scale and appearance of the dwelling generally was much larger than surrounding properties and appeared excessive for the plot size with it having an overbearing impact on neighbouring dwellings.

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Application No.	Location	Development
S/39157	Mr & Mrs R Mathias Land rear of 45 – 53 Pemberton Road Pemberton	Detached dwelling house and double garage.
Recommendation – no objection provided the drainage from the additional development did not increase the hydraulic load on the public sewer.		
S/39169	Mrs H Davies 2 Pentrepoeth Road Llanelli	Change of use from a C3 residential home to a D1 non residential institution in connection with Capel Saron.
Recommendation – no objection.		
S/39170	Mr N Evans Brynymor Felinfoel Ffairfach Felinfoel	New vehicle drive way and hard standing.
Recommendation – no objection.		
S/39204	Mr & Mrs A Poffley 2 Clos Cefn Bryn Llwynhendy	Conversion of garage to additional space by installation of two glazed door units to front elevation.
Recommendation – no objection.		
S/39205	Mrs E. Hiorns Unsted Land off 24 Elgin Road Llanelli	Outline consent is required for a single detached dwelling

Recommendation – objection as the proposal would be detrimental to highway safety given the narrow width of roadway and the volume of traffic traversing along it.

143. 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/38939	Mr J. Belton 46 Heol Nant Swiss Valley	Extension to rear.
<p>Recommendation – the Council objected to the proposed development because the extension was not subordinate to the original dwelling in terms of scale. The footprint of the bungalow would be considerably extended and would have an adverse impact on its original character.</p>		
S/39098	Mr L. Edmunds 73 Denham Avenue Llanelli	Two storey part single storey side extension and demolition of existing garage.
<p>Recommendation – the Council had no objection to the proposed development provided the drainage from the additional development did not increase the hydraulic load on the public sewer.</p>		
S/39099	Mr Lewis 42 Sandpiper Road Llanelli	Proposed rear conservatory extension.
<p>Recommendation – the Council had no objection to the proposed development provided the additional surface water run-off from the extension was dispersed via a soakaway.</p>		
S/39133	Mr D. Tyson Tir Emmanuel Five Roads	Demolition single garage, boot room and unsanitary water deposit. Construction of a new biomass storage and plant room, new water deposit and treatment plant room, new boot and drying room, all on existing footprint and part of garden. Construction of a domestic double garage.
<p>Recommendation – the Council objected to the proposed development because the general scale and massing of the proposed extension combined with the previous extensions to the original dwelling would result in a disproportionate increase in the size of the original dwelling. The extension would not be subordinate or compatible with the original dwelling in terms of 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 area.</p>		
S/39134	Mr N. Charles 18 Glyn y Swistir Swiss Valley	Proposed part two-storey extension with balcony.

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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144. STATUTORY PRE-APPLICATION CONSULTATIONS

(1) PA/16726 – Land at Bynea Business Park, Heol y Bwlch Bynea

Members received correspondence from the Environment Department, Carmarthenshire County Council in respect of a statutory pre-application consultation on the proposed development of 15 temporary accommodation units plus portable office and community buildings, polytunnel, chicken enclosure and growing space at land at Bynea Business Park, Heol y Bwlch, Bynea, Llanelli.

Following discussion it was

RESOLVED that the pre-application consultation proposal be noted and to await the submission of a formal planning application.

(2) Town and Country Planning (Development Management Procedure) (Wales) Order 2012 – Land at Cwm y Nant (land North of Gors-Fach), Dafen, Llanelli

Members received correspondence from Asbriplanning in respect to a pre-application consultation for outline planning permission for the proposed construction of up to 200 dwellings with associated landscaping and infrastructure works, on land at Cwm y Nant (land North of Gors-Fach), Dafen, Llanelli.

Following discussion it was

RESOLVED that if a planning application was submitted, given the context of the proposal and purely on the information provide, the Council would be likely to object on the following grounds:

1. The proposal would be contrary to good housing development design; the site was inappropriate.
2. There would be an accumulative impact on infrastructure e.g. public sewerage system etc.
3. The locality lacked general civic amenities including access to shops and recreational facilities as well as inadequate school place provision and General Practitioner services.

145. PUBLIC FOOTPATH DIVERSION ORDER 2019 – 36/110 HEOL DYLAN, LLWYNHENDY, LLANELLI

Correspondence was received from the Environment Department, Carmarthenshire County Council on the proposed diversion of public footpath 36/110 Heol Dylan, Llanelli, for a distance of 53 metres in a south-east then easterly direction to a point where it would navigate around a new road turning area. It would then turn south to meet the original line of the footpath.

Following discussion it was

RESOLVED that no objection be made to the proposed diversion of the public footpath.

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**146. EXPERIMENTAL PROHIBITION OF OVERTAKING TRAFFIC ORDER –
ON THE A4756 LLANELLI TO LLANNON ROAD**

Correspondence was received from Carmarthenshire County Council enclosing public notice concerning the Experimental Prohibition of Overtaking Traffic Order on the A476 Llanelli to Llannon Road from a point 50 metres south west of its junction with the Class III C2077 road for a distance of 500 metres in a general south westerly direction.

Following discussion it was

RESOLVED that the proposed Experimental Prohibition of Overtaking Traffic Order be supported.

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The Meeting concluded at 5.10 p.m.

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