

15 July, 2019

LLANELLI RURAL COUNCIL

Minute Nos: 114 - 118

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, 15 July, 2019, at 4.45 p.m.

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

Cllrs.

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

Absent: J. S. Randall

114. APOLOGIES FOR ABSENCE

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

115. MEMBERS' DECLARATIONS OF INTEREST

Cllr T. Devichand declared a personal interest in Minute No. 116(S/39076) because she owned neighbouring land which had to be crossed to gain access to the proposed development site.

**116. 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/38899	Mr K Thomas 8 Penybryn Llanelli	Single storey front extension – disability grant application.
Recommendation – no objection.		
S/38990	Mr R Jones 52 Heol Nant Swiss Valley	Single storey rear and side extension – amended plans.
Recommendation – no objection provided:		
<ol style="list-style-type: none">1. The proposed development was not considered an incongruous form of development when compared to the character and footprint of the original bungalow.2. The development was not regarded as incongruous to neighbouring dwellings and the surrounding street scene.3. The proposed extension did not encroach within three metres of the public sewer traversing the rear garden.		
S/39036	Mr J Wright 3 Lewis Crescent Bynea	Grant aided residential alterations and extension to provide washroom and utility room for disabled occupant, including ramped access to property.
Recommendation – no objection.		
<i>Cllr T. Devichand declared a personal interest in Minute No. 116(S/39076) because she owned neighbouring land which had to be crossed to gain access to the proposed development site.</i>		
S/39076	Mrs C Saunders Gee Gee Business Lliedi Fach Farm Sylen Cynheidre	Proposed change of use of stables to become a commercial livery yard and dressage training facility. Also require a static caravan on site (due to caring and accommodation of other people's animals).

Recommendation – no objection provided:

1. There was no detrimental impact on highway safety in terms of site access/egress given the proposed commercial nature of operations.
2. The siting of a static caravan in the open countryside could be fully justified to the satisfaction of the planning authority in order to support the planned commercial activities and that the planning permission stipulated the provision of the caravan shall not entitle the occupiers to possess permanent residential rights in the future and the caravan's sole purpose would be to support the commercial nature of onsite activities.
3. The proposed development did not have an adverse impact on the character, setting and appearance of the surrounding countryside.

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Application No.	Location	Development
S/39079	Mr A Rodgers Allan Rodgers Properties Land adjacent to 75 Llwynhendy Road	Outline planning permission was sought for the proposed demolition of existing corrugated double garage/workshop to be replaced with development of two x three bed houses – semi-detached utilising existing access from road, off road parking to rear of properties.

Recommendation – no objection provided the drainage from the additional development did not increase the hydraulic load on the public sewer.

117. 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/38990	Mr R Jones 52 Heol Nant Swiss Valley	Dormer extension to rear and single storey to side, porch to front.

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.

S/38992	Mr E Davies Plot adjacent to 28 Tanygraig Road Llwynhendy	Proposed residential development.
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Recommendation – no objection.

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118. TEMPORARY ROAD CLOSURE – DENHAM AVENUE, LLANELLI

Members received correspondence from Carmarthenshire County Council in respect of a temporary road closure at Denham Avenue, Llanelli from its junction with the A484 Sandy Road for a total distance of 175 metres in a north-easterly direction.

The closure was necessary for Carmarthenshire County Council to renew a culvert from Monday 29 July, 2019 for a period of three weeks.

Following discussion it was

RESOLVED that the correspondence be noted.

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The Meeting concluded at 5.04 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 10 September, 2019, adopted by the Council.