

28 October, 2019

LLANELLI RURAL COUNCIL

Minute Nos: 247 - 254

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, 28 October, 2019, at 4.45 p.m.

Present: Cllr H. J. Evans (Chairman)

Cllrs.

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

Absent: F. Akhtar, S. L. Davies, T. M. Dongohue, R. L. Najmi,
J. S. Randall

247. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. J. Jones and A. J. Rogers.

248. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**249. 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/39557	Mr A. Morris Land at rear of 94 Pant Bryn Isaf Llanelli	Proposed single storey extension off rear of existing dwelling.
Recommendation – no objection.		
S/39571	Mr C. Bassett Land off 1 Gardde Llwynhendy	Proposed outline application for a single detached dwelling.
Recommendation – no objection provided the reserved matters stage of the application process addressed the need for sufficient manoeuvring space on the plot to allow cars to egress the property in forward gear in the interests of highway safety.		
S/39572	Mrs R. Williams 73A Panteg Llanelli	Change of use from office/retail to domestic.
Recommendation – no objection.		
S/39573	Mr P. Meredith 26 Pen y Fai Lane Llanelli	Single storey detached outbuilding.
Recommendation – no objection.		
S/39574	Mr & Mrs S. Box 31 Hillside Llanelli	Proposed attic conversion.
Recommendation – no objection provided:		
1. The proposed development was not regarded as an incongruous form of development in comparison to neighbouring dwellings and also the surrounding street scene.		
2. The drainage from the additional development did not increase the hydraulic load on the public sewer.		
S/39575	Mr J. Singh Unit 4 Stradey District Centre Maesycoed Llanelli	Existing Fish and Chip Takeaway requiring external vent.

Recommendation – no objection provided there was no detrimental impact on local residential amenity associated with odour and general emissions.

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Application No.	Location	Development
S/39576	Mrs D. Charles Caemawr Farm Furnace	Demolition of existing WC block and subsequent construction of single storey WC and shower block.
Recommendation – no objection.		
S/39584	Mr & Mrs M. Lewis Plot 9 Parc Brynmawr Furnace	Proposed construction of 4 bedroom dwelling. The site itself currently had the benefit of having full planning permission for a residential development – Reference: D5/10390 dated 22/01/1988 and a Certificate of Lawful Development Reference: S/37390 dated 14/06/2018.
Recommendation – no objection.		
S/39599	Mr H. Jones 41 Llys Westfa Swiss Valley	Two storey side extension.
Recommendation – no objection.		
S/39607	Mr N. Bathgate 20 Stradey Hill Pwll	Variation of condition no. 3 of S/35737.
Recommendation – no objection.		
S/39640	Mr P. Williams Guardian Roofs Unit D2 9 Llanelli Gate Dafen	Proposed showroom extension.
Recommendation – no objection.		
S/39641	Mr & Mrs B. Morris 2 Cwm Terrace Llanelli	Two storey side extension and rebuild existing garage.

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

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Application No.	Location	Development
S/39643	Mr P. Edwards Former Bynea Rugby Football Club Pavilion Cwmfelin Road Bynea	Variation of Condition 2 on S/38522 (proposed 2 storey flats to be constructed, with provision for 4 parking spaces) variation of design required for the building to meet current building regulation standards. Including other minor design changes.

Recommendation – no objection provided there was no detrimental impact on highway safety.

250. 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/39538	Carmarthenshire County Council Land Adj. to Dylan Housing Estate Llanelli	Variation of Condition No. 2 of Planning Permission (S/36465) of proposed rear single storey kitchen extension.

Recommendation – the Council had no objection to the proposed variation.

S/39551	Mr S. Williams 65 Denham Avenue Llanelli	Proposed rear single storey kitchen extension.
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Recommendation – the Council had no objection to the proposed development.

251. PENDERI SOLAR FARM, LLANGENNECH, LLANELLI

Further to Minute No. 169, correspondence was received from Mr Gareth Roberts, Associate at Pegasus Group in regard to potential community benefit opportunities emanating from the proposed scheme at Penderi Solar Farm, Llangennech, Llanelli which the Clerk had acknowledged and responded to in the form of a holding reply sent by email.

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Following discussion it was

RESOLVED that the Clerk arrange the planned joint meeting with representatives from Llannon and Llangennech Community Councils as soon as possible to discuss the scheme and ‘without prejudice’ the potential community benefit opportunities that might be derived from it.

252. STATUTORY CONSULTATION OF PROPOSED TRAFFIC CALMING – VARIOUS ROADS, LLANELLI

Members received correspondence from Carmarthenshire County Council in respect of the proposed traffic calming on various roads in Llanelli.

Following discussion it was

RESOLVED that the proposed traffic calming measures for the roads located within the council’s administrative area, namely Pentrepoeth Road, Llanelli and School Road, Pwll be supported in the interest of improving highway safety.

253. TEMPORARY ROAD CLOSURES

Members received correspondence from the Environment Department, Carmarthenshire County Council regarding the following temporary road closures:

(1) PENYFAI LANE, LLANELLI

Penyfai Lane, Llanelli from its junction with Class 11 B4308 Cwmbach Road to its junction with Class 11 B4309 in a northerly direction for its entire length, which had been rescheduled to start from Monday, 4 November, 2019 for a period of twelve weeks. The closure was necessary to ensure public safety while a gas main was replaced.

(2) U2287 GELLI FAWR ROAD, FIVE ROADS

The U2287 Gelli Fawr Road, Five Roads from a point 891 metres south-east of its junction with C2122 for a total distance of 884 metres in a southerly direction scheduled from Monday, 28 October, 2019 for three days. The closure was necessary to facilitate water main repair works.

Following discussion it was

RESOLVED that the correspondence be noted.

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**254. TOWN AND COUNTRY ACT (1990) (AS AMMENDED) - APPEAL
DECISION – APP/M6825/C/19/3223920 – SPRING COTTAGE, SANDY
ROAD, LLANELLI**

Further to Minute No. 485 (1 April, 2019) Members received notification of an appeal decision for the above property which had been determined by The Planning Inspectorate. The appeal had been allowed.

Following discussion it was

RESOLVED that the information be noted.

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The Meeting concluded at 5.10 p.m.

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