

18 November, 2019

LLANELLI RURAL COUNCIL

Minute Nos: 270 - 276

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, 18 November, 2019, at 4.45 p.m.

Present: Cllr H. J. Evans (Chairman)

Cllrs.

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

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

270. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. T. M. Donoghue.

271. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**272. 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/39358	Freshstart Care Ltd 2 Erw Las, Llwynhendy	Resubmission of application - change of use of the property from Class C3 residential dwelling to a Class C2 Children's Residential Home.

Recommendation – objection. The council was of the view the proposed change of use was inappropriate in this particular location. The main issues being:

1. There were concerns over the number of vehicles accessing or egressing the premises and the potential detrimental impact on highway safety.
2. Parking provision at the property was insufficient to accommodate the proposed change of use to facilitate the number of staff and visitors attending the property.
3. The proposed change of use did not complement the use of both the adjoining residential dwelling and neighbouring dwellings. The change of use was therefore incompatible and would have a detrimental impact on the residential amenity and privacy of this property and other neighbouring dwellings in that it would adversely affect the living conditions of these properties as well as the general enjoyment of the dwellings.
4. No assessment or consideration had been made in regard to the knock on effect on necessary support services including but not limited to access to a GP and general hospital facilities, local authority children support services including social services.

S/39731	Mr B. S. Samra Ponthenri Industrial Estate, Ponthenri	Erection of six light industrial starter units.
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Recommendation – no objection.

S/39738	Mrs E. Rees 83 Brynawelon Llanelli	Erection of first floor bedroom extension above existing ground floor kitchen extension.
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Recommendation – no objection.

S/39739	Mr P. Lewis Stradey Castle Pwll	Listed Building Consent. The proposed works included minor stone repairs, repointing and reinstating of masonry chimney flues. Carefully dismantling chimneys to lead tray level. Installing new lead damp proof courses and rebuilding using masonry to match existing exactly and a lime based mortar. Piecing in stone and minor mortar repairs. Stone repairs. Repointing to decorative stone plinth and decorative masonry corbelling and stacks.
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Recommendation – no objection.

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Application No.	Location	Development
S/39748	Parker Plant Hire Ltd Halfway Garage and land to the rear, Glyncoed Terrace, Llanelli	Change of use of former garage and part land to provide ancillary space for adjoining plant hire business.
Recommendation – no objection.		
S/39750	Mr & Mrs C. Watkins 37 Oaklands Llanelli	1. Removal of existing roof structure and replacing with proprietary manufactured attic trusses to provide two bedrooms, bathroom and en-suite to the first floor. 2. Existing garage, utility room and shed to be demolished and replaced with new ground floor extension to provide new kitchen/dining room and utility room. 3. Existing side entrance porch to be demolished and replaced with new entrance porch.
Recommendation – objection.		
1. The proposed development was regarded as an incongruous form of development given the Oaklands estate was dominated by traditional bungalows.		
2. The proposal had an adverse visual impact on the immediate street scene given the general design and layout of the plans.		
3. The development would set a precedent for similar developments which would dramatically alter the appearance of the estate.		
S/39751	Mr & Mrs C. Beynon Mayfield Lodge Felinfoel	Proposed extension and raising of roof of existing domestic outbuilding to provide additional living accommodation in the form of a family annexe.
Recommendation – no objection provided there was no detrimental impact on the privacy and amenity of neighbouring dwellings.		
S/39752	Mr. G. Mahoney Trallwm AFC Trallwm Playing Fields Llanelli	Installation of steel storage container unit.

Recommendation – no objection.

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Application No.	Location	Development
S/39765	Ms. C. Moody Land Adjacent to Ty Newydd Herberdeg Road Pontyates	A one planet development consisting of a single dwelling, ancillary units and horticultural structures on land currently used for agricultural purposes.

Recommendation – objection unless:

1. The development could be justified to support agricultural need.
2. Furthermore the development could be justified to have an essential worker who must live on the site to support agricultural need rather than living in a nearby settlement.
3. The development could demonstrate a net enhancement to local biodiversity with it offering appropriate protection to safeguard the local habitat of the surrounding area.
4. The dwelling was sited so as to minimise its intrusiveness and its design and scale is sensitive to its surroundings.
5. The proposal would not have an adverse impact on the character, setting and appearance of the surrounding countryside.
6. The proposed business use did not lead to a level of traffic generation which was unacceptable in terms of local access conditions, highway network capacity or otherwise detracts from environmental quality.

273. 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/39686	Mr & Mrs Lowe Land East of Brodini Cottages Five Roads	Proposed storage shed (forestry purposes) including formation of hardstanding (Part Retrospective).

Recommendation – the Council had no objection to the proposed development provided the storage shed was needed for agricultural purposes only.

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Application No.	Location	Development
S/39671	Treharne Automotive Engineering Ltd. Plot at Beacon Enterprise Centre Dafen Park Llanelli Gate	Discharge of condition 12 (Construction Traffic Management Plan of (S/38483 – Proposed office and workshop, granted 05/07/2019).

Recommendation – the Council had no objection to the discharge of the planning condition.

S/39676	Mrs S. Evans Land Adj. to Tanygraig Felinfoel	Demolition of existing barn and erection of three x four bedroom dwellings.
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Recommendation – the Council had no objection to the proposed development provided:

1. There was no access issues associated with the proposed site.
2. There was no detrimental impact on highway safety and that there was no interference with the public footpath.
3. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.
4. There was no detrimental impact to the amenity and privacy of the occupiers of the existing dwelling known as Tanygraig.

274. PROHIBITION OF WAITING AT ANY TIME OUTSIDE THE CO-OP, MAESYCOED, LLANELLI

Correspondence was received from Carmarthenshire County Council informing of the Prohibition of Waiting at any time outside the Co-op, Maesycoed, Llanelli to prevent the short-term parking problems outside the shop, which would, in turn, facilitate the free flow of traffic to the lights at the junction, and aid road safety for pedestrians crossing at this point.

Following discussion it was

RESOLVED that the Prohibition of Waiting at any time outside the Co-op, Maesycoed, Llanelli be supported.

275. TEMPORARY ROAD CLOSURES

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

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(1) A484 – SANDY ROAD, LLANELLI

Sandy Road, Llanelli from its junction with Denham Avenue for a total distance of 712 metres in a westerly direction. The closure was necessary for resurfacing works to be carried out from Wednesday, 13 November, 2019 for a period of seven days between 20:00 hours and 06:00 hours.

(2) HEOL NANT, SWISS VALLEY

Heol Nant, Swiss Valley from its junction with Heol Beili Glas for a total distance of 75 metres in an easterly direction. The closure was necessary to ensure public safety whilst the Christmas Lights were switched on between 18:00 hours and 19:00 hours on Thursday, 28 November, 2019.

(3) C2122 – FIVE ROADS

The C2122 Five Roads, Llanelli from a point 538 metres south-west of its junction with C2077 for a total distance of 317 metres in a south-westerly direction. The closure was necessary for Welsh Water to carry out works from 09:00 hours on Monday 25 November 2019 for a period of three days.

Following discussion it was

RESOLVED that the temporary road closures be noted.

276. GUIDANCE ON SECURING BIODIVERSITY ENHANCEMENTS IN DEVELOPMENT PROPOSALS

Members received correspondence from the Welsh Government on the need to secure biodiversity enhancement as part of the consideration of development proposals. Where biodiversity enhancement was not proposed as part of an application, significant weight was to be given to its absence, and unless other significant material considerations was indicated otherwise it was necessary to refuse permission. It was important that biodiversity and ecosystem resilience considerations were taken into account at an early stage in development plan preparation and when proposing or considering development proposals.

Following discussion it was

RESOLVED that the correspondence be noted.

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The Meeting concluded at 5.02 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 December, 2019, adopted by the Council.