

9 December, 2019

LLANELLI RURAL COUNCIL

Minute Nos: 306 - 312

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, 9 December, 2019, at 4.45 p.m.

Present: Cllr H. J. Evans (Chairman)

Cllrs.

M. V. Davies T. Devichand
S. M. Donoghue

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

306. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr. S. M. Caiach, T. M. Donoghue (Cllr. S. M. Donoghue deputising) T. J. Jones and A. J. Rogers.

307. MEMBERS' DECLARATIONS OF INTEREST

A personal declaration of interest was received from Cllr. T. Devichand in relation to Minute No. 312 as she was a board member of the Credit Union.

**308. 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/39792	Mr D James 1 Heol Daniel Llanelli	Proposed detached double garage.
Recommendation – no objection.		
S/39803	Mr C Phillips 15 Maes y Glo Llanelli	Conversion of the integral garage into an additional reception room.
Recommendation – no objection provided off street parking could still be accommodated on the site in the interests of highway safety.		
S/39804	Mr S Williams Storage Giant Ltd 11 Llanelli Gate Dafen	Construction of 232.4sqm external drive-up storage units.
Recommendation – no objection provided surface water run-off from the development was not disposed via the mains sewer.		
S/39831	Mr C Keen 1 Myrtle Hill Ponthenry Llanelli	Demolition of existing dwelling and re-development of the site to provide three building plots.
Recommendation – objection:		
<ol style="list-style-type: none">1. There were concerns about the location and impact the proposed development and the effect this would have on highway safety given the bend in the road and the general incline of the gradient. Visibility for both emerging traffic from the proposed dwellings and the general highway would be restricted and this would be detrimental to public safety.2. There appeared to be insufficient amenity space associated with each plot which would be detrimental to the general enjoyment of the dwellings.3. The development proposals would represent an over-development of the site.		
S/39848	Mrs J Dines 17B Havard Road Llanelli	Integration of shop area into residential Flat 17B (retrospective).

Recommendation – no objection.

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Application No.	Location	Development
S/39849	Ms A Jones Nazareth Chapel Vestry Parc Gitto Llanelli	Change of use from vestry to home.

Recommendation – no objection subject to:

1. An unilateral undertaking under Section 106 being secured.
2. The drainage generated from the proposed change of use did not increase the hydraulic load on the public sewer.

S/39865	Mr G Owen 96 Havard Road Llanelli	Demolition of existing conservatory and construction of sun room, dining room, office area and entrance porch.
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Recommendation – objection unless the general scale and massing of the proposed extensions, combined with the previous extensions and modifications to the property were not regarded as a disproportionate increase in the size of the original dwelling. Furthermore, the proposed development was viewed as subordinate or compatible with the original dwelling in terms of scale and design and did not result in an incongruous and discordant form of development that would be unacceptably harmful to the character and appearance of the dwelling and surrounding residential area.

S/39872	Mr G Weeks 82 Maes y Glo Llanelli	Proposed alteration of approved dwelling to include rear conservatory extension.
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Recommendation – no objection.

309. 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/39771	Mr D Carpenter 53 Bassett Terrace Pwll	Two storey side extension with first floor balcony and timber cladding.

Recommendation – the council objected to the proposed development because the site was located in a C2 Flood Zone and a flood consequences assessment had not been produced in support of the new development. Residential development was not acceptable in a C2 Flood Zone area because it was susceptible to the high risk of flooding.

**310. PROPOSED IMPOSITION OF ROAD HUMPS – LLANELLI (HTTR-1564)
– PENTREPOETH ROAD AND SCHOOL ROAD, LLANELLI**

Correspondence was received from Carmarthenshire County Council informing of the Proposed Imposition of Road Humps Traffic Order affecting Pentrepoeth Road, Llanelli and School Road, Pwll.

Following discussion it was

RESOLVED that no objection be made to the Proposed Imposition of Road Humps.

**311. PROPOSED IMPOSITION OF WAITING AND STREET PARKING
(DISABLED PARKING BAYS) (RURAL) (HTTR-1566) – YNYSWEN,
FELINFOEL, LLANELLI.**

Members received correspondence from Carmarthenshire County Council regarding the Proposed Imposition of Waiting and Street Parking (Disabled Parking Bays) (Rural) (HTTR-1566) Traffic Order at Ynyswen, Felinfoel.

Following discussion it was

RESOLVED that no objection be made to the Proposed Imposition of Waiting and Street Parking (Disabled Parking Bays) (Rural) (HTTR-1566).

312. LLANELLI TOWN CENTRE – LOCAL DEVELOPMENT ORDER (LDO)

Cllr. T. Devichand declared a personal interest in 312 as she was a board member of the Credit Union.

Members received correspondence from Carmarthenshire County Council on the Llanelli Town Centre Local Development Order (LDO) for change of use from A1 to A2, from Opticians to Credit Union at 5-7 John Street, Llanelli, SA15 1UH.

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Following discussion it was

RESOLVED that the correspondence be noted.

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The Meeting concluded at 4.55 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.