

20 January, 2020

LLANELLI RURAL COUNCIL

Minute Nos: 361 - 370

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, 20 January, 2020, at 4.45 p.m.

Present: Cllr H. J. Evans (Chairman)

Cllrs.

S. M. Caiach	S. M. Donoghue
M. V. Davies	T. J. Jones

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

361. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. L. Davies, T. Devichand, T. M. Donoghue (Cllr. S. M. Donoghue deputising) and A. J. Rogers.

362. MEMBERS' DECLARATIONS OF INTEREST

Cllr. T. J. Jones declared a personal interest in Minute No. 363 (S/40033) as he lived next door to the property.

**363. PLANNING APPLICATIONS
TOWN AND COUNTRY GENERAL
DEVELOPMENT PROCEDURE ORDER 1995**

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

20 January, 2020

Application No.	Location	Development
S/39997	Mr B Thomas Taylor Wimpey South Wales Land at Parc y Strade Iscoed Road, Llanelli	Retrospective application for the retention of sheet piled retaining wall structure.

Recommendation – objection. The council was of the view that the retention of a sheet piled retaining wall structure was not acceptable. The main issues being:

1. It was wholly inadequate especially in restricting flooding; the council has witnessed ground water seeping through the sheet piles, flooding the lane facing the wall as well as running into properties on Sandy Road. This needed to be remedied with some urgency.
2. The wall structure also encroached onto the lane, making it narrower and difficult for service vehicles and residents on Sandy Road to gain access to the rear of their properties.
3. There were concerns over the difference in land levels and the general stability of the land being retained from collapsing into the lane and the suitability and strength of the wall structure from preventing such a scenario from happening.
4. The wall structure is also corroding and is deemed an eyesore.

S/40024	Mr A Cosimetti Land Adjoining Marettia Five Roads	Approval of reserved matters (access, appearance, landscaping, layout, scale) for construction of sixteen no. dwelling houses, access road and associated infrastructure (pursuant of outline permission S/33277).
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Recommendation – no objection.

Cllr. T. J. Jones declared a personal interest in the following matter as he lived next door to the property.

S/40033	Mr P Jeffreys Hazeldene 11 Heol Hen Five Roads	Construction of first floor by replacing existing hipped roof with a new gable roof with higher eaves and ridge heights. Dormer roof extensions, roof lights, canopy and alterations to existing openings.
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Recommendation – no objection provided:

1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.
2. There being no detrimental impact on highway safety.

20 January, 2020

Application No.	Location	Development
S/40046	Mr C Spooner Newriver Retail Ltd Land Adjacent to Ffou Fawr Farm Heol Llanelli Llanelli	Construction of four bedroom detached dwelling and integral garage.

Recommendation – no objection.

S/40062	Mr G Williams Llanelli Rural Council Land at Llundain Fach Llanelli	Installation of a range of new childrens' play equipment with associated safety flooring to BS EN 1177 on existing play area site. Original play equipment was dilapidated and would be removed.
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Recommendation – that the application be noted for information.

S/40063	Mrs S Jones 118 Denham Avenue Llanelli	Upgrade existing rear conservatory.
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Recommendation – no objection.

364. 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/39750	Mr & Mrs C Watkins 37 Oaklands Llanelli	1. 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. 2. Existing side entrance porch to be demolished and replaced with new entrance porch.

Recommendation – no objection provided the single storey extension being of appropriate design and also being subordinate in overall scale to the original dwelling.

20 January, 2020

Application No.	Location	Development
S/39918	Mr W Rees Carmarthenshire County Council Former Ysgol y Felin Ynyswen Felinfoel	Proposed change of use of a former school building from class D1 to a mixed use scheme consisting of class A1, A3 and B1 uses.
	Recommendation – no objection.	
S/39920	Mr I Jenkins Cwtsh Ni Felli Fawr Road Five Roads	Proposed construction of garage to accommodate one car to the rear of the building.
	Recommendation – no objection.	
S/39948	Mr & Mrs Curzon 23 Myrtle Hill Ponthenri	First floor extension above existing ground floor.
	Recommendation – no objection.	
S/39961	Mr J Bennett 14 Llys Cilsaig Dafen	Proposed double storey extension and partial conversion of garage.
	Recommendation – no objection.	
S/39973	Marshall May Ltd c/o Mr J Lawrence Land at Brynbedw 57 Rehoboth Road Five Roads	Proposed new detached dwelling.
	Recommendation – no objection.	
S/39975	Mr & Mrs Moore Plot 1 Clos y Parc Five Roads	All matters reserved to outline planning permission S/38814 (construction of a detached dwelling and garage).
	Recommendation – no objection.	

20 January, 2020

365. STOPPING UP OF PUBLIC HIGHWAY AT DYFFRYN FARM, BYNEA

Correspondence was received from Carmarthenshire County Council informing of the former construction of a new roadway to access the site of the Sewage Treatment Works to accommodate longer vehicles and which was realigned to improve road safety. In order to meet an obligation by the former Llanelli Borough Council, the length of redundant public highway in this location would now be stopped up.

Following discussion it was

RESOLVED that no objection be made to the proposal.

366. NEW ROAD HUMPS

Members received correspondence from Carmarthenshire County Council about a public notice in regard to the construction of new road humps at two locations in the council's administrative area; the effect of which would control traffic speeds within residential areas on Pendderi Road and Penllwynrhodyn Road, Bynea.

Following discussion it was

RESOLVED that the road safety measures planned for the highways located within the council's administrative area be supported.

367. TEMPORARY ROAD CLOSURES

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

(1) A484, B4302 and B4304

A484 from its junction with Yspitty roundabout for a distance of one and a quarter miles in a north-westerly direction and the B4304, from its junction with Yspitty roundabout to its junction with Morfa roundabout, a distance of one and a half miles. Also the B4304 Llanelli Coastal Link Road from its junction with Morfa roundabout for a distance of two and a quarter miles, in a north-westerly direction, including junctions of Dafen Row, 72 metres in a north-westerly direction, The Avenue, 476 metres in a northerly direction, Cockle Pickers Way, 130 metres in a south-westerly direction, Cambrian Street roundabout, 80 metres in a westerly direction and 75 metres in an easterly direction. The closures will be required for the Llanelli Half Marathon to take place from 08.30 hours to 14.00 hours on Sunday, 9 February, 2020.

(2) C2127 – Maescanner Road

C2127 Maescanner Road from its junction with the B4303 for a total distance of 44 metres in a westerly direction. The closure was necessary for water pipe replacement work to be carried out on behalf of Welsh Water from 09.00 hours on 27 January, 2020 for a period of three weeks.

RESOLVED that the temporary road closures be noted.

20 January, 2020

368. LLANELLI TOWN CENTRE - LOCAL DEVELOPMENT ORDER

Members received correspondence from Carmarthenshire County Council informing of the change of use from A1 to a Multi-Use A2 and C3(A) at 6 Cowell Street, Llanelli, in accordance with the local development order.

RESOLVED that the information be noted.

369. RESIDENTIAL DEVELOPMENT – LAND AT NORTH DOCK, LLANELLI

Correspondence was received from Carmarthenshire County Council informing of an intended site visit on 14 January, 2020 by its Planning Committee, in regard to the proposed development and location of a residential development of up to 210 units with associated landscaping and infrastructure works.

Following discussion it was

RESOLVED that the information be noted.

370. PLANNING AND RELATED APPLICATION FEES

Members received a consultation document from the Welsh Government outlining proposals to change planning and related application fees. The proposals entailed a general 20% increase in application fees as well as introducing a new fee for applications for Certificates of Appropriate Alternative Development and it was

RESOLVED that the information be noted.

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The Meeting concluded at 5.13 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 11 February, 2020, adopted by the Council.