

2 March, 2020

LLANELLI RURAL COUNCIL

Minute Nos: 447 - 454

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, 2 March, 2020, at 4.45 p.m.

Present: Cllr H. J. Evans (Chairman)

Cllrs.

S. M. Caiach T. Devichand
M. V. Davies T. J. Jones
J. S. Randall

Absent: S. L. Davies

447. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. F. Akhtar, T. M. Donoghue and A. J. Rogers.

448. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

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

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

2 March, 2020

Application No.	Location	Development
S/40193	Mr Stevenson Land at 1 Bay View Pwll	Residential development of a three bedroom dwelling.

Recommendation – objection:

1. The area had been overdeveloped and this proposal would exacerbate the situation further still.
2. There were highway safety concerns in respect of the access and egress arrangements to the dwelling given the close proximity to the road junction.
3. The plans illustrated that the vehicle parking area was a tandem arrangement designed for two cars. However the tandem design would give rise to access issues when wanting to use the vehicle parked next to the property in preference to the vehicle parked in front of it and nearest the road. This would lead to the proliferation of unnecessary traffic movements along the drive and the road near to the junction when needing to use the vehicle parked in the inner car park space.
4. The parking area and lack of space also prevented vehicles from leaving the property in forward gear.
5. There were concerns the drainage from the additional development would also increase the hydraulic load on the public sewer.
6. There were further concerns that the development would have a detrimental impact on the amenity and privacy of neighbouring dwellings.

S/40205	Mr E Rees Land at Cae Canvas Farm Hoel Llanelli Pontyates	Variation of condition No. 4 (parking of vehicles) of planning permission S/00930.
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Recommendation – no objection provided there was no detrimental impact on highway safety associated with the increase in traffic movements of the additional heavy plant and equipment accessing and egressing the property at the junction with the main road.

S/40206	Mr & Mrs Pike 103 Denham Avenue Llanelli	Single storey rear and part side extension.
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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 was no detrimental impact on the amenity and privacy of neighbouring dwellings particularly in regard to the fenestration of the extension.

S/40207	Mr D Harland Land adjacent to Swiss Valley Farm Swiss Valley	Proposed agricultural access and track – regularisation of existing.
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Recommendation – no objection

2 March, 2020

450. 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/40069	Mr T Morris Land adjacent to Rose Cottage Horeb Five Roads	Construction of new dwelling.
Recommendation – no objection.		
S/40076	Mr & Mrs A & S Jones 9 Brynrhos Llanelli	Proposed double storey side extension, including front porch, conversion of rear conservatory to sun room and roof lantern.
Recommendation – no objection.		
S/40077	Ms. L Roberts 32 Iscoed Llanelli	Single storey side extension to provide additional bedroom/washroom, disabled access and off road parking.
Recommendation – no objection provided:		
1. The drainage from the additional development did not increase the hydraulic load on the public sewer.		
2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
S/40078	Mr W Rees Former garage and outbuilding on land to the rear of Cilymaenllwyd Nursing Home Pwll	Proposed conversion and extension to existing vacant outbuildings to create tourist accommodation and associated car parking.

Recommendation – no objection provided:

1. The drainage generated from the additional development did not increase the hydraulic load on the public sewer.
2. The outbuildings being suitable and structurally sound to accommodate the conversion proposals.

2 March, 2020

Application No.	Location	Development
S/40097	Mrs G Davies Banwen Lodge Five Roads	Agricultural shed – design based upon cyclone pre-fabricated unit.
Recommendation – no objection provided the shed was required to fulfil agricultural need.		
S/40098	Mr N Galloway Sylen Lakes Five Roads	Variation of condition 1 of S/29808 – marquee licenced for civil ceremonies and civil weddings from March – September (inclusive): To extend the season to be March – December (inclusive).
Recommendation – no objection.		
S/40107	Mr D Bonelli Land between 16 and 18 Glyn y Swistir (Plot 17) Swiss Valley	Detached dwelling-house.
Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of the neighbouring dwellings.		
S/40120	Mr & Mrs M Jones 118 Heol Elfed Llanelli	Proposed first floor rear extension.
Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of the neighbouring dwelling.		
S/40138	Mr B Dixon 20D Clos Bryn Haul Llwynhendy	Proposed side conservatory extension.
Recommendation – no objection.		
S/40139	Ms D Green 29 Stepney Road Pwll	First floor rear addition and a single storey rear extension.

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

2 March, 2020

Application No.	Location	Development
S/40156	Mr S Baxter Powell Dobson Architects Huntsman Corporation UK Ltd Heol y Bwlch, Bynea	Construction of new permanent single storey pavilion-style building to replace temporary shipping containers, currently housing supply chain office operation.

Recommendation – no objection.

S/40157	Mrs M Harries Land at Lletty Dryw Felinfoel	Proposed development of a bedroom farmworkers cottage within the boundaries of Lletty Dryw Farm.
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Recommendation – no objection provided:

1. The dwelling was required to satisfy agricultural need, whereby it could be justified that the additional farmworker must live on the site.
2. There was no detrimental impact on the character and appearance of the area.

S/40166	Mr H Harries Bynea CP School Saron Road Bynea	Discharge of conditions 3 & 4 on S/38681 (single storey extension providing two additional classrooms, welfare and staff facilities) ground investigation interpretative report – report no. Q0129/IR December.
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Recommendation – no objection.

451. CARMARTHENSHIRE REVISED LOCAL DEVELOPMENT PLAN

Members received correspondence from Carmarthenshire County Council informing the Deposit Revised Local Development Plan (LDP) for the period 2018-2033 had been published for consultation and it was

RESOLVED that the information be noted and that members respond to the consultation on an individual basis if so required.

452. LAND AT FFOREST VILLA, TROSTRE, LLANELLI PRE APPLICATION PLANNING CONSULTATION

In accordance with Articles 2C and 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 members received a consultation document from SGW Planning outlining proposals for residential flats at land at Fforest Villa, Trostre, Llanelli and it was

2 March, 2020

RESOLVED that the information be noted and to await receipt of the full planning application in due course.

453. 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 rearranged Llanelli Half Marathon to take place from 08.30 hours to 14.00 hours on Sunday, 8 March, 2020.

(2) Parc Gitto, Llanelli

Parc Gitto from a point 233 metres south of its junction with Llwynhendy Road for a total distance of 56 metres in a southerly direction. The closure would be required for Welsh Water to carry out renewal works from 09.00 hours Monday, 10 March, 2020 for a period of three days.

RESOLVED that the temporary road closures be noted.

454. LLANELLI TOWN CENTRE - LOCAL DEVELOPMENT ORDER

Members received correspondence from Carmarthenshire County Council informing of the change of use from A1 to A2 from opticians to Credit Union at 5-7 John Street, Llanelli in accordance with the local development order.

RESOLVED that the information be noted.

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The Meeting concluded at 5.05 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 March, 2020, adopted by the Council.