

11 May, 2021

**LLANELLI RURAL COUNCIL**

**Minute Nos: 31 – 42**

At a **COUNCIL** Meeting of the Llanelli Rural Council hosted at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, and via remote attendance on Tuesday, 11 May, 2021, at 6.36 p.m.

**Present:** Cllr. T. Devichand (Chairman)

**Cllrs.**

C. P. Beer	J. P. Hart
M. V. Davies	S. N. Lewis
S. L. Davies	A. G. Morgan
S. M. Donoghue	S. K. Nurse
T. M. Donoghue	J. S. Phillips
P. M. Edwards	A. J. Rogers
H. J. Evans	W. V. Thomas
I. G. Wooldridge	

**Absent:** J. S. Randall

**31. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. S. M. Caiach, T. J. Jones and C. A. Rees.

**32. NEW COUNCILLORS – PEMBERTON WARD**

The Chairman welcomed Cllrs. C. P. Beer and S. K. Nurse to their first meeting having been elected to office at the by-election held on the 6 May 2021.

**33. MEMBERS' DECLARATIONS OF INTEREST**

The following members declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
36 PL/00745	S. L. Davies	Personal and prejudicial interest because her family owned adjoining land to the proposed development location.

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<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
36 PL/00745	T. Devichand	Personal and prejudicial interest because she owned adjoining land to the proposed development location.
36 PL/01748	H. J. Evans	Personal and prejudicial interest because the applicant was married to his granddaughter.

**34. CONFIRMATION OF MINUTES**

**RESOLVED** that the following minutes (copies of which had been previously circulated to members) be confirmed and signed as a true record of proceedings:

Council  
Policy and Resources Sub - Committee

21 April, 2021  
28 April, 2021

**35. MATTERS ARISING  
(1) SWISS VALLEY RESERVOIR  
(a) CLUBMATE**

Further to Minute No. 148(1), (21 April, 2021 refers), and following the software demonstration being subsequently circulated to members, the Clerk enquired whether officers could now proceed with the procurement of the Clubmate software package for use at Cwm Lliedi lower reservoir, Swiss Valley, and it was

**RESOLVED** that:

- 1.The Clubmate software package be procured from Clubmate Limited, Unit 4 Radway, Billericay, CM12 0DP.
2. To facilitate start up and growth in membership, the Clubmate software operating costs for processing new memberships is £1.50 per member per year and payable on a pay as you go basis with no upfront cost.
3. Once the membership is established and the number of members is known, if preferred a 20% discount may be applied to Clubmate software operating costs for processing membership renewal fees, thereby reducing the fee to £1.20 per member per year, but payable upfront.
4. Payment card handling fees for all types of transactions is 2.4% plus £0.20 per transaction (made up of a handling fee of 1.4% plus £0.20 payable to Stripe and a 1% handling fee to Clubmate).
5. Payment card handling fees for online bookings for single day permits is the standard transaction fee as stated in 4. above plus an additional £0.50 handling fee.
6. ID cards (optional) - £3.95 per card.
- 7.Website (optional) - £180 per year includes the creation, hosting and maintenance of the site.
- 8.Mapping £125 per map (optional).

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**(b) UPDATE REPORT**

Further to Minute No. 148(2) (21 April, 2021, refers) the Technical and Burial Services Manager provided a brief progress report on matters reported to the April council meeting, and it was

**RESOLVED** that the information be noted.

**(2) DAFEN PARK  
PROVISION OF ASTROTURF FACILITIES**

Further to Minute No. 151 (21 April, 2021, refers), it was reported that the Stadia artificial sports surface would be probably installed in October 2021 after the preliminary infrastructure works had been completed. Members would be provided with further progress reports on the installation works during the intervening period.

**RESOLVED** that the information be noted.

**(3) INDEPENDENT REMUNERATION PANEL FOR WALES  
REVIEW OF THE REMUNERATION FRAMEWORK FOR THE  
COMMUNITY AND TOWN COUNCIL SECTOR**

Further to Minute No. 157, (21 April, 2021, refers) members were informed that the Clerk, Chairman of Council and Deputy Leader participated in the Remuneration Panel evidence session held remotely on Monday 10 May, to discuss the remuneration framework for community and town councillors.

Members were then provided with a brief summary of the points raised with the Panel members. It had proved to be an informative and worthwhile event and the diversity in community council size and operations was quite revealing. It was evident that the existing remuneration framework needed to change to better reflect the work undertaken by the very large community councils.

**RESOLVED** that the information be noted.

**(4) PLANNING MATTERS  
TOWN AND COUNTRY PLANNING ACT 1990 – THE  
DEVELOPMENT OF NATIONAL SIGNIFICANCE (WALES)  
REGULATIONS 2016 – LAND AT BLAENHIRAETH FARM,  
LLANGENNECH, LLANELLI**

Further to Minute No. 160 (21 April, 2021, refers) the Clerk informed members that no response had been received from the applicant's solicitors in regards to the points raised in regard to the community benefit quantum and time period.

However, an email response had been received from The Planning Inspectorate (which the Clerk read out to members) and which set out the Inspectorate's position given the unilateral

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undertaking agreement (as submitted) was done as part of a voluntary arrangement, when there was no requirement to do so. In view of such the Inspectorate was not inviting further comments from any party during the examination stage.

During the ensuing discussion, members expressed their dissatisfaction and disappointment with the unaccountable response and it was

**RESOLVED** that the information be noted.

**36. 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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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<i>Cllrs. S. L. Davies and T. Devichand declared a personal and prejudicial interest in the following item because they owned adjoining land to the proposed development location.</i>		
<b>PL/00745</b>	Mr T Galloway Sylen Lakes Five Roads Llanelli	Erection of log cabin for holiday use to grow their business to meet the demands of holidays in Wales and to provide accommodation for the guests who attend the busy wedding venue.

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Recommendation - no objection provided:

1. There was a justifiable need for the development to be located outside settlement development limits.
2. The proposal did not conflict with the range of policies set out in the Local Development Plan.
3. The proposal did not create any amenity, highway or public service provision objections.
4. The proposal could demonstrate it had no detrimental impact on local biodiversity and would not be generally harmful to the environmental landscape or create a precedent for further new development on the land.
5. The development proposals were of an appropriate scale and form and were sympathetic to the surrounding countryside.
6. The proposed development was prohibited in the future from being converted to residential development and that a section 106 agreement was entered into to this effect.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/01639</b>	Mr H Davies Mid and West Wales Fire and Rescue Service Unit 5 Heol Aur Dafen Industrial Estate Llanelli	Minor external envelope modifications to the existing unit, introduction of a new vehicle door/fire exit and new window to the south facing elevation, new fire exit door to north facing elevation, plus new cleaning/wash bay to the west of the site plus a new perimeter fence and security access gates and new entrance sign with internal layout modifications.
Recommendation – no objection.		
<b>PL/01678</b>	Mr G Worgan 6 Globe Row Dafen	Two storey rear extension.
Recommendation – no objection provided:		
1. The proposed development not having a detrimental impact on the original character of the dwelling.		
2. The extension being subordinate to the original dwelling in terms of scale and massing.		
3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
<b>PL/01694</b>	Mr C Samuel Cincoed Isaf Farm Cincoed Lane Five Roads Llanelli	Proposed single storey side extension. Single store covered area. Converting existing store into a bathroom.
Recommendation – no objection.		
<b>PL/01708</b>	Mr A McAllister 15 Sandpiper Road Llanelli	Proposed demolition of existing rear sun lounge and construction of single storey side extension.
Recommendation – no objection.		
<b>PL/01709</b>	Mr S Morris 63 Bryncoch Llanelli	Proposed single storey rear extension.

Recommendation – no objection.

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Application No.	Location	Development
<i>Cllr. H. J. Evans declared a personal and prejudicial interest in the following item as the applicant was married to his granddaughter.</i>		
<b>PL/01748</b>	Mr P Green 107 Hill top Llanelli	Proposed two storey side extension and single storey rear extension.
Recommendation – no objection provided:		
1. The development proposal did not constitute an incongruous form of development when compared to properties in the surrounding street scene.		
2. The proposed extensions not having a detrimental impact on the original character of the dwelling.		
3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
<b>PL/01815</b>	Mr Ken Jones Iceland Foods Ltd Plot 16 Parc Pemberton Retail Park Llanelli	The construction of combined plant cage/compound and bin store (in flow forge material) and the installation of air conditioning/refrigeration plant thereto together with the forming of 2 no. openings in external wall/cladding for pipe/duct work.

Recommendation – no objection.

**37. THE WELL-BEING OF FUTURE GENERATIONS  
(WALES) ACT 2015 - ANNUAL REPORT 2020/21**

Members received the council's annual report in relation to activities performed during 2020/21, and it was

**RESOLVED** that the annual report be accepted and approved.

**38. FIELDS IN TRUST – ANNUAL GENERAL MEETING**

Members received an invitation from the Chief Executive, Fields in Trust to attend its annual general meeting to be held remotely on Wednesday, 23 June, 2021 at 1.30 pm.

Following discussion, it was

**RESOLVED** that any interested members wishing to remotely attend the event should notify the Clerk for the necessary arrangements to be made.

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**39. MATTERS REPORTED**

**RESOLVED** that the schedule of matters reported be noted.

**40. LETTERS OF APPRECIATION**

**RESOLVED** that the letters of appreciation for the Council's assistance received from the following, be noted with pleasure:

- (1) Alzheimer's Society
- (2) Cruse Bereavement Care
- (3) Felinfoel W.I.
- (4) Pontiets Miners Welfare Hall
- (5) Pwll C P School
- (6) Radio BGM
- (7) Ty Bryngwyn Hospice Trust

**41. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT, 1960**

**RESOLVED** that in view of the confidential nature of the business to be transacted, the following matter be considered in private and that the power of exclusion of the public under Section 1(2) of the Public Bodies (Admission to Meetings Act, 1960) be exercised.

**42. STAFF RESTRUCTURE**

Further to Minute No, 170 (28 April, 2021 refers) members received the report from the Chairman, Policy and Resources Sub-Committee setting out the range of recommendations unanimously agreed by the sub-committee, and it was

**RESOLVED** that the report recommendations be accepted and approved.

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The Meeting concluded at 7.15 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 8 June, 2021 adopted by the Council.