

12 July, 2021

LLANELLI RURAL COUNCIL

Minute Nos: 112 - 117

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli and via remote attendance on Monday, 12 July, 2021, at 4.45 p.m.

Present: Cllr. H. J. Evans (Chairman)

Cllrs.

S. M. Caiach	S. M. Donoghue
M. V. Davies	T. M. Donoghue
T. Devichand	A. J. Rogers

112. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. J. Jones (Cllr. S. M. Donoghue deputising) and J. S. Randall.

113. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**114. 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
PL/00103	Mr N Griffiths 45 Penllwynrhodyn Road Llwynhendy Llanelli	Detached property consisting of a commercial shop, flat and attached bungalow. The commercial shop would remain the same under the new proposals, new dormers proposed for the flat to create additional space and headroom. The residential bungalow would be divided into four residential flats and new dormers introduced to create space and head room for the new units.

Recommendation – objection unless:

1. The development proposal did not represent an over development of the property and site.
2. There was sufficient space to accommodate the additional off road parking of vehicles (based on two vehicles per flat).
3. There was sufficient garden/amenity space to service the number of flats.
4. There was no detrimental impact on highway safety.
5. There was no detrimental impact on the residential amenity and privacy of neighbouring dwellings.
6. Surface water from any increase in the roof area of the building or impermeable surfaces within the curtilage of the site was prevented from entering the public sewer.

PL/02100	Miss F Rogers 247 Pant Bryn Isaf Llanelli	Two-storey side extension and single rear extension with internal works.
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Recommendation – no objection.

PL/02101	Mr S Piecko 4 Curlew Close Llanelli	Proposed single-storey rear extension-sun room.
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Recommendation – no objection.

PL/02142	Mrs S Harris Land adjacent to 12 Penllwynrhodyn Road Llanelli	Variation of condition no. 1 (a) of S/35550.
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Recommendation – no objection provided vehicles were able to access and egress the property in forward gear in the interests of highway safety.

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Application No.	Location	Development
PL/02163	Willmott Dixon on behalf of Dyfed Powys Police Land to the west of Heol Aur Dafen	Discharge of condition no. 20 (Landscape Ecological Management Plan).

Recommendation – no objection provided the Landscape Ecological Management Plan fully satisfied condition No.20 of planning permission PL/00839 in that it afforded the necessary protection of the environment, ecological features and surrounding local habitat.

PL/02184	Ms J L Evans 5 Blaen Nant Llanelli	Proposed rear deck area.
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Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

PL/02192	Mrs S Smithson Gelli Galed Felinfoel	Extension to side of dwelling.
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Recommendation – no objection.

PL/02201	Mr D Painter 5 Penybryn Llanelli	Proposed side and single storey extension to consist of three bedrooms, one bathroom and one ensuite. Existing bungalow to be amended internally to provide large open plan kitchen, dining and living. External materials of bungalow to match new materials being proposed on the extension.
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Recommendation – objection on the following grounds:

1. The length and dimensions of the rear extension were excessive when compared to the existing dwelling.
2. The development proposal did not comply with the Local Development Plan Policy No GP7 – Extensions wherein it stated that extensions must be subordinate and compatible to the size, type and character of the existing development and did not result in over development of the site. Moreover the external appearance of the proposed extension in terms of design was subordinate to the existing dwelling.

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Application No.	Location	Development
PL/02206	Mr P Sauro 48 Denham Avenue Llanelli	Double side and rear extension.

Recommendation – no objection provided:

1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
2. The drainage from the additional development did not increase the hydraulic load on the public sewer.

PL/02226	Route Media Dafen Trade Park Dafen Road Llanelli	Digital sign (48 sheet).
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Recommendation – no objection provided there was no detrimental impact on highway safety by it distracting passing motorists given the proposed dimensions and location of the sign and its proximity to the main public highway.

115. 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
PL/01570	D Harland Land in the vicinity of Swiss Valley Farm Felinfoel	Proposed repair of agricultural access and track – regularisation of existing.

Recommendation – no objection provided the repairs were necessary to fulfil agricultural need.

PL/01700	Mr A Richards Land adjacent to Y Gelli Llanelli	Proposed agricultural implement and feed storage building. The application also included the removal of the existing container store.
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Recommendation – no objection.

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Application No.	Location	Development
PL/01901	Mr & Mrs Hamed & Rahman Freshfields Five Roads	Proposed demolition of existing outbuilding and replacement with extension would provide ancillary accommodation to main dwelling house.
Recommendation – no objection provided the recommendation set out in the accompanying bat survey report was fulfilled.		
PL/01909	Mr J Taffetsauffer 41 Penderi Road Bryn	Proposed bungalow extension along with demolition of existing shed and proposal of garage to the rear of the garden with study in the roof space.
Recommendation - no objection provided:		
1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
2. The recommendation set out in the accompanying bat survey report was fulfilled.		
PL/01944	Mrs S McKenzie 8 Oaklands Llanelli	Proposed garage conversion, rear extension and side entrance porch.
Recommendation - no objection provided:		
1. The development and extensions was subordinate to the main dwelling in terms of scale and massing.		
2. There was no detrimental impact on general amenity space.		
3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
PL/01951	Mrs R Deeb 6 Beech Grove Pwll	Building a new steel balcony with access from the first floor at the front elevation and adding a new French door at the first floor to provide access to the balcony instead of the existing window.
Recommendation – no objection		
PL/01955	Mr J Nicholls Harbour Light Five Roads, Llanelli	New build garage adjacent to existing garage.
Recommendation – no objection.		
PL/01984	Mr M Cowe 82 Pemberton Road Llanelli	Construction of rear roof extension.

Recommendation – no objection.

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Application No.	Location	Development
PL/02002	Ms A Saunders 10 Tyrwaun Pwll	Proposed second storey extension to existing garage/annexe.
Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of No. 9 Tyrwaun.		
PL/02005	Mr Hywel Harries Ysgol Brynteg Trallwm Road	The placement of a temporary single modular unit would be used as a mobile classroom. The modular unit is a reused/relocated mobile unit, previously sited at Five Roads CP School.
Recommendation – no objection.		
PL/02021	Ms. M Bisagni 4 Clos Penyfai Llanelli	Proposed single storey side extension.
Recommendation – no objection.		
PL/02050	Willmott Dixon on behalf of Dyfed Powys Police Land to the west of Heol Aur, Dafen	Discharge of conditions 16 and 19 on PL/00839.
Recommendation – no objection.		
PL/02054	Mr L Taffetsauffer 29 Stepney Road Pwll	Demolish existing rear single storey extensions and rebuild a two storey rear extension.
Recommendation – no objection provided: 1. The proposed extension was subordinate to the main dwelling in terms of scale and massing. 2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
PL/02058	Mrs J Griffiths Land adjacent to 21 Bargoed Terrace Ponthenry	Erection of one dormer bungalow and associated access and landscaping works.

Recommendation – no objection.

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Application No.	Location	Development
PL/02077	Mr & Mrs Bird 54 Ynys Wen Llanelli	Single storey rear extension and front porch.

Recommendation – no objection.

116. THE COUNTY OF CARMARTHENSHIRE (WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD) (WAITING RESTRICTION AND STREET PARKING PLACES) CONSOLIDATION (VARIATION NO. 37) ORDER 2021

Correspondence was received from Carmarthenshire County Council, informing of proposed waiting restrictions and street parking (with the exception of Carmarthen, Llanelli and Ammanford) Consolidation (Variation 37) (HTTR-1628) at Heol Llanelli, Pontyates.

RESOLVED that the waiting restrictions at Heol Llanelli, Pontyates be noted.

117. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED BY THE PLANNING APPLICATIONS (TEMPORARY MODIFICATIONS AND DISAPPLICATION)(WALES)(CORONAVIRUS) ORDER 2020 SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C, 2D AND 2 G

In accordance with Article 4 (4) Schedule 1B Articles 2C, 2D and 2G of the Town and Country Planning (development Management Procedure) (Wales) Order 2021 members received consultative documents from Persimmon Homes West Wales outlining proposals for a development of 160 no. dwellings and associated landscaping and infrastructure at land to the east of Dafen, Llanelli, Carmarthenshire.

RESOLVED objection and that the Clerk write to Persimmon Homes West Wales outlining the members’ concerns about the proposed development of 160 no. dwellings at land to the east of Dafen, Llanelli, Carmarthenshire.

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The Meeting concluded at 5.15 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 13 July, 2021, adopted by the Council.