

23 August, 2021

LLANELLI RURAL COUNCIL

Minute Nos: 164 - 167

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, 23 August, 2021, at 4.45 p.m.

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

Cllrs.

F. Akhtar M. V. Davies
S. M. Caiach T. Devichand
T. J. Jones

Absent: T. M. Donoghue, J. S. Randall

164. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. K. Nurse and A. J. Rogers.

165. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

**166. 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/02238	Mr S. Hopkins 125 Hill Top Llanelli	A proposed two storey side extension, front entrance porch and new parking space.
Recommendation – no objection provided:		
1. The proposed extension was subordinate to the main dwelling in terms of scale, design and massing.		
2. There was no detrimental impact on highway safety associated with the new parking space.		
PL/02275	Mr M. A. Dragone Zodiac Milpro (Former Avon Inflatables) Dafen	Change of use from a B8 to D2 (assembly and leisure).
Recommendation – no objection.		
PL/02314	Mrs L James-Tall Brondini Fawr Five Roads Llanelli	Conversion of a former agricultural barn to a residential annexe.
Recommendation – no objection provided:		
1. The barn was deemed structurally sound for adaptation.		
2. There was no detrimental impact on highway safety associated with the increase in traffic movements when accessing and egressing the site and the visibility splay at the site junction either being deemed adequate or capable of being extended if necessary.		
3. There was no detrimental impact on parking arrangements within the site, utility services, or on local amenity.		
4. Surface water from the development should not flow on to the public highway nor should it be disposed of via highway surface water drains.		
5. The development was only used as ancillary accommodation to the existing dwelling and should not be sold, let or sub-let as separate residential accommodation.		
PL/02366	MMR Holdings Ltd Land at Dafen Trade Park Dafen Road Llanelli	Erection of a standalone Retail Bakery (Class 1A Use) and the associated infrastructure works.

Recommendation – no objection.

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Application No.	Location	Development
PL/02386	Mr J Jones Carmarthenshire County Council Former Furnace School Furnace Llanelli	Change of use of former school from educational storage only to general use (B8 use).

Recommendation – no objection.

167. 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/39731	Mr B S Samra Ponthenri Industrial Estate Ponthenri Llanelli	Erection of four light industrial starter units.

Recommendation – no objection provided:

1. Surface water and or land drainage should not be permitted to enter the public sewerage network.
2. There was no detrimental impact on highway safety.

PL/00977	Mr C Morgan Myrtle Hill Five Roads Llanelli	Variation of condition 2 (approved plans) and 3 on S/40401 (Rebuilding of storm damaged barn (retrospective)) to allow the building to be used for the assembly of timber frame buildings for a period of 18 months.
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Recommendation – objection on the grounds that the current business use of the barn contravened condition no. 3 of planning permission S/40401 wherein it stated ‘the building is approved for agricultural purposes only’.

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Application No.	Location	Development
PL/02158	Mr J Jenison Tegfan Ponthenri-Cwmmawr Ponthenri	First floor and rear extension to existing bungalow, and construction of new garage.

Recommendation – no objection provided:

1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
2. The external appearance of the proposed extension in terms of its scale and design was subordinate to the existing dwelling.
3. The design of the extension was not regarded as an incongruous form of development and had no detrimental impact on the original character of the dwelling.

PL/02214	Mr T Harvey 20 Bryngwyn Road Llanelli	Demolition of existing garage and construction of single storey extension.
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Recommendation – no objection.

PL/02316	Mr M Dickeson 3A Clos Cae Felin Llanelli	New house.
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Recommendation – no objection.

PL/02336	Mr J P O’Driscoll 3 Penyfai Lane Llanelli	Proposed balcony additions.
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Recommendation – no objection.

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The Meeting concluded at 4.54 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 14 September, 2021, adopted by the Council.