

13 September, 2021

LLANELLI RURAL COUNCIL

Minute Nos: 168 - 174

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, 13 September, 2021, at 4.55 p.m.

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

Cllrs.

T. Devichand S. M. Donoghue
A. Evans S. K. Nurse
A. J. Rogers

Absent: F. Akhtar, S. M. Caiach and J. S. Randall.

168. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. V. Davies, T. M. Donoghue (Cllr. S. M. Donoghue deputising) and T. J. Jones (Cllr. A. Evans deputising).

169. MEMBERS' DECLARATIONS OF INTEREST

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
172	A. J. Rogers	Personal and prejudicial interest – partner was employed by Hywel Dda University Health Board.

**170. 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/01299	Mr H Harries St John Lloyd School Havard Road Llanelli	Discharge of condition 4 (Landscape and Ecological Plan) on S/39153 (Addition to (granted) planning permission S/37294 creation of multi use games area (MUGA) – proposed six floodlights to the MUGA).
Recommendation - no objection.		
PL/02139	Mr S Davies The Bush Inn 5 Maescanner Road Llanelli	Proposed change of use of public house to two self-contained residential flats.
Recommendation – objection.		
1. The property was located in a C2 flood zone which was prone to flooding. The change of use to residential purposes would reclassify the property as a highly vulnerable development. Highly vulnerable development should not be located in a C2 zone because there was no significant flood defence infrastructure in place.		
2. There were concerns over highway safety brought about by the additional car parking requirements with potentially four additional cars (two per flat) taking up additional space on Maescanner Road which had no spare capacity to accommodate the development.		
PL/02530	Mr K Morris Ty Carreg Cilsaig Road Dafen Llanelli	Add obscure glazed windows in both gable ends to match obscure glazed windows in the ground and first floor (work completed). Change drive entrance/passing bay position.
Recommendation – no objection.		
PL/02570	T Richard Jones (Betws) Ltd Pennant Quarry Herberdeg Road Pontyates	Discharge of condition 25 on S/38652 (Movement of any plant material, or oversize/abnormal loads required a method statement submitted and approved by the Local Planning Authority).
Recommendation – no objection provided the local planning authority was satisfied with the control measures set out in the method statement for the movement of any plant, material or any oversize or abnormal loads.		
PL/02590	Miss A Morgan 10 Isfryn Pwll Road Pwll	Proposed new vehicular access and parking in front garden.
Recommendation – no objection.		

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171. 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/02487	Mr P Remmert Land adjacent to 24 Elgin Road Llanelli	Proposed residential dwelling.

Recommendation – objection:

1. The development was considered to be an incongruous form of development when compared to neighbouring dwellings and its scale and massing was considered excessive.
2. There were highway safety concerns associated with the proposed visibility splay fronting the proposed dwelling and accessing and egressing the site along a narrow and busy roadway.
3. There were concerns over surface water from the development flowing on to the public highway and affecting lower parts of Pwll including properties to the south of the site as well as affecting Pwll Road, the main public highway.
4. The size of the proposed dwelling was likely to have an overbearing effect on neighbouring properties and was therefore likely to have a detrimental impact on the amenity and privacy of neighbouring dwellings.
5. There were concerns over the impact on local biodiversity brought about by the development.

PL/02503	Mr P Evans Land at 27 Dan Y Lan Swiss Valley	Proposed three bedroom house over two/three stories.
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Recommendation – no objection provided:

1. The drainage generated from the proposed development did not increase the hydraulic load on the public sewer.
2. There was no detrimental impact on local biodiversity brought about by the development.

172. 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 2G

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 pre-application consultative documents from Asbri Planning outlining proposals for 2 no. Laminar Flow Theatres including stage 1 and 2 recovery areas at Prince Philip Hospital, Llanelli.

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During discussion, members were generally minded to support the development proposal in principle. However, the following initial observations be notified to the planning agents:

- The provision of the two laminar flow demountable theatres were not intended as a substitute for the main operating theatres in the hospital building, rather they will serve to provide additional capacity for Orthopaedic day care patients.
- Surface water generated from the demountable units, the car parking areas and other permeable surfaces on the site should not be permitted to, enter or have a detrimental affect on the adjacent recreation ground and nor should it cause any localised flooding.
- There was no adverse affect on local biodiversity.

RESOLVED that the applicant’s planning agent be notified of members’ initial observations to the proposed application and to await the submission of the formal planning application before commenting more fully on the proposal.

173. CRAIGWEN AND PENYGRAIG ROAD, LLWYNHENDY – PROPOSED PROHIBITION OF WAITING AT ANY TIME.

Correspondence was received from Carmarthenshire County Council, informing of the proposed Prohibition of Waiting at any time at Craigwen/Penygraig Road, Llwynhendy to prevent vehicles from parking close to the road junction and causing an obstruction.

RESOLVED that the proposal be supported in the interests of highway safety.

174. TOWN AND COUNTRY PLANNING ACT (1990) – APPEAL DECISION – APP/M6825/C/21/3272199 – LAND ADJACENT TO THE OLD PUMPHOUSE, FURNACE, LLANELLI.

Members received correspondence from the Planning Inspectorate in respect of an appeal decision against an enforcement notice, Local Planning Authority Reference: S/ENF/09307 issued by Carmarthenshire County Council on 29 March, 2021. The appeal had been dismissed.

RESOLVED that the information be noted.

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The Meeting concluded at 5.12 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.