

**15 November, 2021**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 273 – 278**

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, 15 November, 2021, at 4.45 p.m.

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

**Cllrs.**

F. Akhtar	S. M. Donoghue
M. V. Davies	A. Evans
T. Devichand	A. J. Rogers

**Absent:** S. M. Caiach, S. K. Nurse, J. S. Randall

**273. CHAIRMAN'S ANNOUNCEMENT**

The Chairman referred to the recent demise of former councillor and past council chairman, Carol Edwards and as a mark of respect members and officers paid silent tribute.

**274. APOLOGIES FOR ABSENCE**

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

**275. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**276. PLANNING APPLICATIONS**

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>
<b>PL/02486</b>	Mr G Edwards Land at 19 Llwynhendy Road, Llanelli	6 new dwellings (Resubmission of S/34712 – Refused 30/07/2021).
Recommendation – objection unless:		
1. There was no detrimental impact on the public sewer traversing the site.		
2. Surface water was disposed separately to foul water with it not being permitted to enter the public sewer.		
3. There was no detrimental impact on highway safety associated with the development in regard to access, egress, car parking and the impact on the pavement fronting the development on Llwynhendy Road.		
<b>PL/02817</b>	Mr A. Smyth 254 Pant Bryn Isaf Llanelli	Converting garage into living space, removing garage door and replacing with a front window and removing internal wall to create a doorway.
Recommendation – no objection provided off street parking could be retained on the property.		
<b>PL/02862</b>	Ms. C. Collins 9 Thomas Avenue Ponthenri Llanelli	Rear single storey extension to form kitchen/diner and fenestration alterations.
Recommendation – no objection.		
<b>PL/02877</b>	Mrs R. Eynon 19 Hill Top Llanelli	Proposed single storey side and rear extension.
Recommendation – no objection.		
<b>PL/02993</b>	Ms. M. Ellerton Stella Maris 30 Heol Hen Five Roads Llanelli	Offset garage extension at front of house and rear sunroom.

Recommendation – no objection.

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**277. 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.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/02599</b>	Mr H. Lewis 10 Stradey Road Llanelli	Demolition of sub-standard bathroom and construction of first floor extension.
<p>Recommendation – objection unless a flood consequence assessment was submitted which demonstrated the extension was designed to be flood resilient as it could not be guaranteed that the development would not experience flooding. The area was located in a flood C2 Zone and was at risk of fluvial flooding. In addition to this risk, there was a possibility that Furnace Pond might over-top in extreme weather conditions, thereby compounding the degree of risk of flooding given the close proximity of the pond to the dwelling.</p>		
<b>PI/02827</b>	Unit 3 Stradey District Centre Maes y Coed Llanelli	Change of use of unit from A1 to A3.
<p>Recommendation – no objection provided there were no issues with excessive noise or odours being generated from the unit as a result of the change of use and the intended hours of operation stated on the application (9.00am to 10pm 7 days a week).</p>		
<b>PL/02850</b>	Tetra Tech Housing Site at Ffos Las Racecourse Carway Kidwelly	Variation on condition 1 on W/31428 (to allow additional time for submission of reserved matters application).
<p>Recommendation - no objection.</p>		
<b>PL/02883</b>	Currys Group Ltd 1 Parc Pemberton Retail Park Llanelli	Advertisement signs.

Recommendation – no objection.

**RESOLVED** that the information be noted.

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**278. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 SCHEDULE 1 ARTICLE 4 (4) SCHEDULE 1B ARTICLES 2C AND 2D**

Members received correspondence from Asbri Planning consultants in respect of pre-application consultation regarding proposals for an extension, refurbishments and associated infrastructure works at Bryngwyn Comprehensive School, Llanelli.

Following discussion it was

**RESOLVED** that the planning consultants be notified that the council supported in principal the pre-application planning consultation development proposals and that the council would await the submission of the formal planning application before specifically commenting further on the proposal.

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The Meeting concluded at 4.57 p.m.

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