

**6 December, 2021**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 297– 302**

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, 6 December, 2021, at 4.45 p.m.

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

**Cllrs.**

T. Devichand	S. K. Nurse
S. M. Caiach	J. P. Rogers

**Absent:** F. Akhtar, T. M. Donoghue, J. S. Randall

**297. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. T. J. Jones and M. V. Davies.

**298. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**299. 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/02708</b>	Allan Rodgers Properties Land at 75 Cuddfan Llwynhendy Road Llanelli	Proposed construction of a detached family dwelling with detached garage.
Recommendation – no objection.		
<b>PL/02898</b>	Mr C J O'Brien 154 Sandy Road Llanelli	One pair of semi-detached dwellings - land adjacent to 154A Sandy Road, Llanelli.

Recommendation – objection on the following grounds:

1. The plot of land was entirely surrounded by a C2 Flood Zone, meaning the immediate area had no significant defence infrastructure to defend against the risk of fluvial flooding. A flood consequence assessment should be submitted which demonstrated the proposed development was designed to be flood resilient as it could not be guaranteed that the development would not experience flooding.
2. There were concerns over the impact on highway safety on Sandy Road and the associated access and egress arrangements required to service the proposed semi-detached dwellings. Visibility would be severely hampered when exiting the site given the close proximity of vehicles parking on the main road immediately to the east of the land parcel.

### **300. 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/02967</b>	Mr D Painter 5 Penybryn Llanelli	Resubmission following refusal ref PL/02201 for side and rear single storey extension to existing bungalow to consist of two bedrooms, one bathroom and one ensuite. Existing bungalow to be amended internally to provide large open plan kitchen, dining, living, utility and storage.
<p>Recommendation – objection on the following grounds:</p> <ol style="list-style-type: none"><li>1. The scale and layout of the extension was not considered subordinate to the scale, type and character of the original dwelling.</li><li>2. The length of the proposed rear extension in this resubmission was still considered excessive when compared to the main dwelling and so does not comply with Local Development Plan Policy GP6.</li></ol>		
<b>PL/02986</b>	Mrs L. Evans & Mr D. Hughes 5 Blaen Nant Swiss Valley	Erection of a decking platform to rear of dwelling house.
<p>Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.</p>		
<b>PL/03020</b>	Mr & Mrs Jones Winifield, Llwynhendy Road Llanelli	Loft conversion and rear extension.
<p>Recommendation - no objection provided there was no detrimental impact on the character of the original dwelling associated with the proposed installation of the rear flat roof extension.</p>		
<b>PL/03038</b>	Ms J. Griffiths 3 Tyrwaun Pwll Llanelli	Proposed demolition of existing single storey side extension, construction of two storey side extension, new roof windows to front, rear and side elevation, rear facing first floor balcony and provision of additional off road parking to front garden.

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Application No.	Location	Development
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Recommendation – no objection provided:

1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings associated with the side extension and there were no overlooking issues associated with the proposed rear balcony.
2. There was no detrimental impact on highway safety associated with the proposed number of parking bays at the front of the property.

**RESOLVED** that the information be noted.

**301. SECOND HOMES AND SHORT-TERM HOLIDAY LETS**

Members considered a consultation document received from the Welsh Government’s Planning Directorate in respect of consultation on planning legislation and policy for second homes and short-term holiday lets. The document was seeking the council’s views on proposed amendments to the Town and Country Planning (Use Classes) Order 1987 to amend the current use class for ‘Dwelling-houses’ and to create new use classes for ‘Second Homes’ and for ‘Short-term Holiday Lets’, and on related proposed amendments to the Town and Country Planning (General Permitted Development) Order 1995.

The consultation also covered related proposed amendments to Planning Policy Wales.

During the discussion members generally supported the main principles of the consultation but recognised that the planning impacts arising from second homes and short term holiday lets were not an all-Wales problem. A targeted approach was required to address this issue in certain parts of Wales and the consensus was that local planning authorities should be permitted to respond to the particular needs of their localities on an area by area basis. Having then considered the various questions posed within the consultation document, it was

**RESOLVED** that the Clerk responds to the consultation document questionnaire highlighting members’ views and observations but outlining the council’s general support for the proposals.

**302. TECHNIAL ADVICE NOTE (TAN) 15: DEVELOPMENT, FLOODING AND COASTAL EROSION**

Correspondence was received from the Minister for Climate Change, Welsh Government informing of the suspension and coming into force of the new TAN 15 and Flood Map originally intended to take effect from 1 December 2021. The new TAN 15 and Flood Map for Planning would now come into force on 1 June, 2023 to enable local planning authorities to consider fully the impact of the climate change projections on their respective areas.

**RESOLVED** that the information be noted.

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The Meeting concluded at 5.12 p.m.  
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