

17 January, 2022

LLANELLI RURAL COUNCIL

Minute Nos: 355 – 359

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, 17 January, 2022, at 4.45 p.m.

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

Cllrs.

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

Absent: F. Akhtar, J. S. Randall

355. APOLOGIES FOR ABSENCE

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

356. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

357. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/03030	Mr C & H Richards Land opposite Harry Watkins Public House Felinfoel	Proposed erection of a timber carving (Phil Bennett) on base plinth.
Recommendation – no objection.		
PL/03186	Mr M Thomas Llwyn yr Ynys Tir Einon Llanelli	Erect separate scooter pod storage within the grounds of the complex to provide the tenants with suitable, safe and convenient parking.
Recommendation – no objection.		
PL/03260	Ms. T Sayce Gelli March Ponthenry Road Pontyates	Change of use from barn to residential. Erection of dwelling in place of where barn was once situated. This is a re- application, based on previously being granted permission for change of use to residential. The condition of the barn had significantly deteriorated over the last few years and therefore the development was no longer able to be carried out as previously approved.
Recommendation – no objection.		
PL/03272	Llanelli Rural Council Llwynhendy MUGA Field Heol Elfed Llanelli	Proposed external lighting.
Recommendation – that the application be noted.		

**358. 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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Application No.	Location	Development
PL/02675	Mr C Chung Land to the rear of 15 Heol y Pentre Pont-Henri Llanelli	Proposed erection of two no. two storey houses with detached garage and new access road.
Recommendation – objection on the following grounds: 1. The development site was outside settlement development limits. 2. The parcel of land formed part of a larger parcel of land which was a Mineral Safeguarding Area - Category 1 Sand and Gravel area.		
PL/03098	Mr C Davies 111 Pemberton Road Llanelli	Change of use from B2 to A3 (hot food takeaway).
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.		
PL/03143	Dr D Morgans 30 St Margaret's Drive Llanelli	Land part of 30 St Margaret's Drive, Furnace, Llanelli.
Recommendation – no objection but the council did not support any further extension beyond 2025, so if the proposed development did not commence by then, a new planning application should be submitted.		
PL/03214	Mr M Green Pandy Farm Felinfoel Llanelli	Proposed conservatory extension.
Recommendation – no objection.		
PL/03215	Mr S Davies Astleys Chartered Surveyors The Bush Inn 5 Maescanner Road Llanelli	Proposed change of use of public house to ground floor storage space and refurbishment of residential accommodation and function room to first floor to self-contained residential flat.

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Application No.	Location	Development
PL/03215 cont.		
Recommendation – objection on the following grounds:		
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 two additional cars taking up additional space on Maescanner Road which had no spare capacity to accommodate the development. Maescanner Road recently had waiting restrictions imposed upon the section of road outside the property.		
PL/03242	Hywel Dda University Health Board Prince Philip Hospital Dafen Road Dafen Llanelli	Section 73 application for the variation of conditions 2, 10 & 11 (plan and details specification) of planning permission PL/02762.

Recommendation – no objection.

PL/03263	Mr T Mazrano Plot of land adjacent to 46 Cwmfelin Road Bynea Llanelli	Single three bed, two storey dwelling including attic room and provision of additional parking space.
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Recommendation – no objection provided there was no detrimental impact on highway safety.

RESOLVED that the information be noted.

359. 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 the demolition of an existing building on site and subsequent construction of a Class A1 Lidl foodstore, Class A3 Drive Thru Restaurant and associated infrastructure works at land adjacent to Trostre Retail Park, Llanelli.

Following discussion it was

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RESOLVED that the planning consultants be notified that the council had concerns regarding the intended location of the development proposal and that the developers be requested to consider using a town centre location instead.

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The Meeting concluded at 5.07 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 8 February, 2022, adopted by the Council.