

7 February, 2022

LLANELLI RURAL COUNCIL

Minute Nos: 400 – 407

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, 7 February, 2022, at 4.45 p.m.

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

Cllrs.

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

Absent: S. M. Caiach, J. S. Randall

400. APOLOGIES FOR ABSENCE

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

401. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

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

Further to Minute No. 359, members received a presentation from Mr Will Lloyd-Davies, Director at Arbenigol Property Development Consultants, in further support of the publicity and consultation before applying for planning permission for a Class A1 Lidl food store, Class A3 Drive Thru restaurant and associated infrastructure works on land adjacent to Trostre Retail Park, Llanelli.

Mr Lloyd-Davies' presentation focussed on members' initial concerns regarding the perceived impact of the development proposal on the vitality of Llanelli Town Centre; the biodiversity issues affecting the land parcel; the potential risk of flooding and the proliferation of traffic and the overall impact on the highway infrastructure in and around Trostre.

Following the presentation and discussion Mr Will Lloyd-Davies was thanked for offering his professional opinion on both the merits of the scheme and the council's concerns and he withdrew from the meeting.

7 February, 2022

403. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/03159	Mr S Wilson 22 St Margaret's Drive Llanelli	Proposed demolition of existing side extension and construction of replacement ground floor side extension and first floor side extension.
Recommendation – no objection.		
PL/03254	Gavin Griffiths Recycling Limited Land part of former Capel Quarry Capel Road Llanelli	Formation of a vehicular access to former quarry to facilitate future redevelopment.
Recommendation – objection on the following grounds:		
1. The site fell within the Coal Authority's – Development High Risk Area. As such a coal mining risk assessment report should have been submitted with the application. The site also lay within a boundary from which coal had been removed by surface mining methods. These features posed a potential risk to surface stability and public safety. This was a concern as any further development was likely to exacerbate local ground conditions, increasing these areas of risk.		
2. The future redevelopment purpose was not known but it was likely to have a detrimental impact on a green corridor and so any redevelopment proposal other than a scheme to environmentally enhance this green corridor was likely to be detrimental to local biodiversity.		
3. It was noted from the application that Carmarthenshire County Council was recorded as the owner of any part of the land or building to which the application related. The county council had a duty under Section 6 of The Environment (Wales) Act 2016 to promote and enhance biodiversity and permitting any form of development within the site would contravened this duty as the site had evolved over the years into a natural green corridor.		
PL/03351	Mr K Strelley Gateway Resort Dyffryn Road Bynea	Siting of 86 touring caravans for holiday accommodation purposes.

7 February, 2022

Application No.	Location	Development
------------------------	-----------------	--------------------

PL/03551 cont.

Recommendation – no objection provided:

1. Significant improvements were made to the site access road leading from the roundabout to resolve the road flooding issues which occurred at seasonal points throughout the year. The width of the road was also an issue and the council desired that the width of the access road was widened to allow for the safe passage of static and touring caravans passing in either direction when accessing or egressing the main site.
2. In regard to the proposed field location identified for the pitching of the 86 units, mitigation measures should be put in place to drain or remove ground water to prevent waterlogging and to safeguard site infrastructure against localised flooding.

404. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S DELEGATED POWERS

Members were informed that the Clerk had dealt with the following planning application under the scheme of delegated powers.

Application No.	Location	Development
------------------------	-----------------	--------------------

PL/03313	Land rear of White Lion Garage Pemberton Road Llanelli	Upgrade of existing telecommunications base station.
-----------------	---	---

Recommendation – no objection.

405. STREET NAMING AND NUMBERING – 13 NEW DWELLINGS AT LAND ADJACENT TO 80 LLWYNHENDY ROAD, LLANELLI

Members received correspondence from Carmarthenshire County Council in respect of the naming and numbering of the development at land adjacent to 80 Llwynhendy Road, Llanelli, to be known as Clos Ffordd Bach, Llwynhendy.

Following discussion it was

RESOLVED that it be suggested to Carmarthenshire County Council, that the development be named as Clos Ffordd Fach, Llwynhendy.

7 February, 2022

406. TRAFFIC REGULATION ORDER - FOOTPATHS 36/57 (IN PART) 36/58 (IN PART) AND 36/54 (IN PART) FURNACE PONDS, LLANELLI

Members received correspondence from the Environment Department at Carmarthenshire County Council regarding the proposed extension of the existing Traffic Regulation Order at Furnace Ponds. The extension was necessary because the planned repair works and improvements to the ponds had not begun, but were now scheduled for 22 February 2022. The extension would cover a period of up to six months.

Following discussion it was

RESOLVED that the extension of the Traffic Regulation Order be supported.

407. PLANNING APPEAL - AP-7176 – PL/02516 – 68 BRYNGWYN ROAD, LLANELLI

Further to Minute No. 220 PL/02516, members received notification from the Development Management Team at Carmarthenshire County Council of an appeal lodged by the householder, in regard to the county council’s decision to refuse planning permission for the proposed rear single storey extension at the property.

RESOLVED that the information be noted.

.....

The Meeting concluded at 5.28 p.m.

.....