

21 March, 2022

LLANELLI RURAL COUNCIL

Minute Nos: 471 – 474

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, 21 March, 2022, at 4.45 p.m.

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

Cllrs.

M. V. Davies T. Devichand
T. M. Donoghue

Absent: F. Akhtar, S. M. Caiach, T. J. Jones, S. K. Nurse, J. S. Randall

471. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. A. J. Rogers.

472. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

473. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/03338	K & H Bowler Land off Heol Carway Carway	Proposed five tourism accommodation units (shepherds' huts).

Recommendation – no objection provided:

1. The proposal did not conflict with the range of policies set out in the Local Development Plan.
2. The proposal did not create any amenity, highway or public service provision objections.
3. The proposal could demonstrate it had no detrimental impact on local biodiversity and would not be generally harmful to the environmental landscape or create a precedent for further new development of the land.
4. The development proposals were of an appropriate scale and form and were sympathetic to the surrounding countryside.

PL/03520	Ms S Hilbourne Ty'r Heol Farm Felinfoel	Agricultural use building, Ménage and horse walker station.
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Recommendation – no objection.

PL/03613	Asbri Planning Prince Philip Hospital Dafen Road Dafen	Proposed bulk fuel store and medical waste storage.
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Recommendation – no objection provided:

1. Surface water generated from this additional development along with the demountable units, the car parking areas and other permeable surfaces on the site should not be permitted to enter or have a detrimental effect on the adjacent recreation ground and nor must it increase the risk of any localised flooding.
2. The proposed fuel store had secondary containment measures built into the design to protect against fuel spillage.

474. 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/03342	Mr J Fearn Land south of Gateway Holiday Centre Bynea	The construction of a bound surfaced path, 2m wide and erection of a timber post and rail fence, along the northern margin of the river Loughor, to form a diversion to part of the existing NCN 4 as well as the footpath (36/138) which is occasionally subjected to localised tidal flooding.
Recommendation – no objection.		
PL/03513	Mr C J O'Brien Land adjacent to 154A Sandy Road Llanelli	Detached dwelling.
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 detached dwelling. 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. Furthermore, the car parking and tracking plan submitted with the application would be unworkable in practice and invariably impossible to enforce particularly in the case of vehicles attempting to access the property from the west, and where the tracking plan indicates vehicles would access the property from the east only.		
PL/03517	Mr H Harries 1 Tawel Fan Llanelli	Reconfiguration of two flats into a supported learning disability facility. Alterations to existing dwelling included internal and external layout changes, refurbishment and sustainability upgrades.

Recommendation – no objection.

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The Meeting concluded at 4.53 p.m.

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