

23 May, 2022

**LLANELLI RURAL COUNCIL**

**Minute Nos: 23 – 31**

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, 23 May, 2022, at 4.45 p.m.

**Present:** Cllr. A. J. Rogers (Chairman)

**Cllrs.**

M. V. Davies	A. G. Morgan
S. L. Davies	J. S. Phillips
E. M. Evans	A. G. Stephens
S. M. T. Ford	N. A. Stephens
S. N. Lewis	O. Williams

**23. CHAIRMAN'S ANNOUNCEMENT**

The Chairman informed members of the recent demise of former councillor Mrs Penny M. Edwards and as a mark of respect members and officers paid silent tribute.

**24. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**25. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**26. APPOINTMENT OF SUB-COMMITTEE**

**RESOLVED** that a sub-committee, comprising the Chairman and Vice Chairman of Committee, Chairman of Council, Leader of Council and local ward members be appointed.

**27. PLANNING APPLICATIONS**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

23 May, 2022

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/03823</b>	Lidl Food Store Trostre Retail Park Llanelli Trostre	Proposed demolition of existing building on site and subsequent construction of a Class A1 Lidl food store, Class A3 Drive Thru Restaurant and associated infrastructure works.

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Recommendation – objection on the following grounds:

1. The perceived adverse economic impact on the vitality of Llanelli Town Centre and the Lidl Food Store serving the Morfa area.
2. The detrimental impact on the local biodiversity of the site land parcel and the immediate surrounding area but in particular the impact on the water vole habitat.
3. The potential risk of flooding.
4. The proliferation of traffic and the overall impact on the highway infrastructure in and around Trostre.

<b>PL/03936</b>	Mr M Francis Felinfoel Brewery Ltd Farmers Road Llanelli	Retrospective planning application for the development of a proposed grain silo at Felinfoel Brewery.
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Recommendation – no objection.

<b>PL/03940</b>	Mr O Roberts 87 Pemberton Road Llanelli	Proposed erection of a single detached dwelling at rear.
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Recommendation – no objection.

<b>PL/03965</b>	Mr G Singh 20 Mor Awel Llanelli	Proposed side wc extension and alteration of external wall finish.
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Recommendation – no objection.

## **28. 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.

23 May, 2022

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/03656</b>	Dr R Almobayed 62 Heol Llanelli Pontyates	Single house.
Recommendation – no objection.		
<b>PL/03737</b>	Prima Foods Land part of Prima Foods Dafen	Extension to existing warehouse (revision to approved plans upon planning permission PL/00766).
Recommendation – no objection.		
<b>PL/03795</b>	Mr C Chung Land to the rear of 15 Heol y Pentre Ponthenri Llanelli	Proposed erection of two 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.		
<b>PL/03831</b>	Mr & Mrs S Thomas Sunnybank Furnace	Proposal for existing flat roof into proposed balcony with stainless steel rails and glass panels with new patio doors to be formed to gable end front bedroom for access onto new balcony.
Recommendation – no objection provided the balcony had no detrimental impact on the amenity and privacy of the adjacent dwelling.		
<b>PL/03844</b>	Mr & Mrs Davies 48 Denham Avenue Llanelli	Variation of condition 2 on PL/02206 (amend approved drawings).

Recommendation – no objection provided:

1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
2. The road fronting the property was prone to fluvial flood risk and so any increase in the amount of surface water generated from the development should be prevented from entering the storm drains on Denham Avenue.

23 May, 2022

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/03889</b>	Mr H Williams 33 Penllwynrhodyn Road Llwynhendy	One residential dwelling.

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Recommendation – no objection.

**29. TRAFFIC REGULATION ORDER EXTENSIONS ON PUBLIC FOOTPATHS  
(1) 36/114 (Part), 36/115 (Part) Llwynhendy, Llanelli  
(2) 36/110 Dylan, Llanelli**

Members received correspondence from Carmarthenshire County Council about a public notice and extension in regard to the temporary prohibition of pedestrian Traffic Order 2021 at 36/114 (Part), 36/115 (Part) Llwynhendy, Llanelli and similarly a further extension on footpath 36/110 Dylan, Llanelli. Both matters had been determined under the clerk's scheme of delegated powers having consulted the local ward members. The council had no objection to both proposals.

**RESOLVED** that the information be noted.

**30. TOWN AND COUNTRY PLANNING ACT (1990) – APPEAL DECISION -  
PL/02516 – 68 BRYNGWYN ROAD, LLANELLI**

Further to Minute No. 220(1) (4 October, 2021 refers) correspondence was received from Planning and Environment Decisions Wales in respect of its appeal decision, following the lodging of an appeal by the property owner against Carmarthenshire County Council's decision to refuse planning permission for the construction of a single storey rear extension to form a lounge (Local Planning Authority Reference: CAS-01459-G4V5D3). The appeal had been dismissed.

**RESOLVED** that the information be noted.

**31. TOWN AND COUNTRY PLANNING ACT (1990) – PLANNING APPEAL  
PL/01051 – LAND AT STRADEY HILL, PWLL, LLANELLI**

Further to Minute No. 73(2) (27 January, 2022, refers) members received correspondence from Carmarthenshire County Council, informing that an appeal had been lodged with the Planning Inspectorate by the developer, in regard to the county council's decision to refuse planning permission for the proposed development.

**23 May, 2022**

**RESOLVED** that the information be noted.

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The Meeting concluded at 4.55 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 14 June, 2022, adopted by the Council.