

**13 June, 2022**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 56 – 61**

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, 13 June, 2022, at 4.45 p.m.

**Present:** Cllr. E. M. Evans (Vice Chairman (in the Chair))

**Cllrs.**

|              |                |
|--------------|----------------|
| D. M. Cundy  | A. G. Morgan   |
| M. V. Davies | J. S. Phillips |
| S. L. Davies | A. G. Stephens |
| S. N. Lewis  | N. A. Stephens |
| O. Williams  |                |

**Absent:** S. M. T. Ford

**56. CHAIRMAN'S ANNOUNCEMENT**

The Chairman informed members of the recent demise of Mr Phil Bennett OBE, former Llanelli, Wales and British and Irish Lions rugby player. Benny as he was affectionately known, started his famous rugby career at Felinfoel RFC and was a long-time resident of Swiss Valley. As a mark of respect members and officers paid silent tribute.

**57. APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr. A. J. Rogers (Cllr. D.M. Cundy deputising).

**58. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**59. 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/04078</b>        | Mr Thomas<br>Dyfed Steel Ltd<br>Dafen Road<br>Dafen | Lean-to side extension and associated works to existing building. |

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Recommendation – no objection provided:

1. There were no adverse effects on the natural environment, landscape or the setting and integrity of the historic environment.
2. There were no adverse effects on the local environment and the amenity of neighbouring development particularly in regard to any and all industrial processes associated with the development.
3. The proposed extension was compatible with the existing building, structure or land use.

|                 |   |   |
|-----------------|---|---|
| <b>PL/04081</b> | Mr R Evans<br>68 Thomas Avenue<br>Ponthenri | Proposed single storey rear extension to existing property to accommodate family kitchen and dining room. |
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Recommendation – no objection.

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|-----------------|--|---|
| <b>PL/04134</b> | Mrs Johnson<br>26 Sandy Road<br>Llanelli | Conservatory to the back of the property. |
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Recommendation – no objection.

**60. 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/03790</b>        | Dandara West Ltd<br>Housing site at<br>Ffos Las Racecourse<br>Carway<br>Kidwelly | Reserved matters planning application pursuant to outline planning consent W/20882, as varied by application PL/02850, comprising details of 141 dwellings alongside the provision of Public Open Space, associated internal access roads, parking, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered at Plots 005 & 006. |

Recommendation – no objection.

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|-----------------|--|---|
| <b>PL/03976</b> | Mr S MacSorley<br>Owens Road Services<br>Ltd.<br>Yspitty Road<br>Bynea | One built up acrylic logo with internal halo LED illumination. Fit to front elevation of main site building. Two freestanding site directional signs. |
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Recommendation – no objection.

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|-----------------|--|---|
| <b>PL/04020</b> | Mr J Nichols<br>Blaengwasted<br>Five Roads<br>Llanelli | Addition of a raised pitched roof to an existing garage and farm workshop to form a residential annexe. |
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Recommendation – objection on the following grounds:

1. The development proposal lay outside settlement development limits.
2. The proposal appeared to conflict with Local Development Plan policy H5 – adaptation and re- use of rural buildings for residential use.
3. No evidence or supporting information had been provided to justify the conversion into additional living space to support the business needs of the farm nor did the application demonstrate that the proposed alterations to the garage and workshop were essential to justify the continued operation of the agricultural activity of the existing working farm.

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**61. LAND ADJACENT TO 19 LLWYNHENDY ROAD, LLANELLI  
AP-7189 S/34712**

Further to Minute No. 319 (12 December, 2016, refers), members received notification from the Development Management Team, Carmarthenshire County Council of an appeal lodged by the householder in regard in the county council's decision to refuse planning permission for the proposed six new dwellings and demolition of existing outbuilding.

**RESOLVED** that the information be noted.

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The Meeting concluded at 4.50 p.m.

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