

4 July, 2022

**LLANELLI RURAL COUNCIL**

**Minute Nos: 91 – 96**

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, 4 July, 2022, at 4.45 p.m.

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

**Cllrs.**

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

**Absent:** A. G. Morgan

**91. APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr. E. M. Evans.

**92. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**93. PLANNING APPLICATIONS**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

4 July, 2022

---

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/04055</b>	Mr D Tyson Tir Emmanuel Five Roads Llanelli	Change of use of existing ancillary lodge to holiday let accommodation.
Recommendation – no objection.		
<b>PL/04082</b>	Persimmon Homes West Wales Land to the east of Dafen Llanelli	Residential development of 150 dwellings along with associated landscaping and infrastructure.
Recommendation – objection on the following grounds:		
<ol style="list-style-type: none"><li>1. The council recognised that the parcel of land had been earmarked for housing development in Carmarthenshire County Council’s Local Development Plan – reference GA2/h27 but the council contested that the site possessed the appropriate sustainability credentials and range of services and facilities necessary to accommodate this new housing growth.</li><li>2. The site earmarked for the development was contrary to good housing development design; There was likely to be an accumulative and detrimental impact on key infrastructure such as the impact on the public sewerage system and on local highway infrastructure. Of particular concern was the single site access off the main A4138 roundabout. In the council’s opinion this roundabout would need to be re-engineered and have traffic lights installed to regulate traffic flow particularly during peak times. The roundabout encountered daily standstill traffic with commuters queuing from the roundabout to access the M4 motorway at peak morning hours between 8.00am and 9.00am during the working week.</li><li>3. The increase in surface water flow and run off from the dwellings combined with new site road infrastructure would increase the risk of flooding to other built up areas occupying lower parts of the river basin. Dafen was prone to flooding and this was a major issue.</li><li>4. There would be a detrimental impact on important community services such as access to local schools, GP practices and dental practices. These services were already overstretched and there were no plans to build new schools or to create new GP surgeries or dental practices.</li><li>5. The council felt that more should be done to safeguard the open green space of the site in the interests of promoting biodiversity. The construction of 150 dwellings in this location would have a profound negative impact on local biodiversity.</li></ol>		
<b>PL/04143</b>	Mr W Chappell 191 Stryd Bennett Llanelli	Proposed single storey extension to rear of existing dwelling.

Recommendation – no objection.

4 July, 2022

---

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/04147</b>	Mr & Mrs P Melly Plot adjacent to 1 Bay View Pwll Llanelli	Proposed detached dwelling.

---

Recommendation – objection on the following grounds:

1. The area had been over developed resulting in a high density of garden development and the proposal was not considered appropriate as it would have an overbearing effect on neighbouring dwellings with it being detrimental to the amenity and privacy of the properties immediately situated on the western and southern flanks of the parcel of land.
2. There were highway safety concerns in regard to the proposed access/egress arrangements servicing the proposed dwelling off Tyle Catherine, which was a narrow one way road as well as related safety concerns because of poor visibility in approaching the site along Elgin Road. This particular road already experienced a high volume of vehicle movements as well as quite severe on-street parking issues affecting the free flow of traffic in westerly and easterly directions along its entire length. Vehicles entering the site via Elgin Road/Tyle Catherine should be able to access/egress the property in forward gear in the interests of road safety. There appeared to be insufficient manoeuvring space allocated in the current design concept to accommodate this within the land parcel.

<b>PL/04196</b>	Mr K Watson 43 Heol Hen Llanelli	Single storey rear extension and internal renovations.
-----------------	--	--

Recommendation – no objection.

#### **94. 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.

4 July, 2022

---

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/04103</b>	Mr A Dragone Unit 16 former Zodiac Milpro Industrial Unit Llanelli	Change of use of existing premises from industrial unit (class B1, B2, B8) to – D2 Assembly and Leisure – Personal Training.
Recommendation – no objection.		
<b>PL/04131</b>	Mr C P Jenkins 19 Swiss Valley Llanelli	Proposed detached double garage in driveway in front of principal elevation of property.

Recommendation – no objection.

**95. TRAFFIC CALMING – SWISS VALLEY**

Email correspondence was received from Carmarthenshire County Council informing of traffic calming proposals in support of a Safer Routes in the Community Scheme to be implemented during the current financial year. The proposals involved constructing a flat top raised plateau at Penybryn (directly outside property No.3) and at Heol Nant (near the community hall), Swiss Valley.

Following discussion it was

**RESOLVED** that the road safety measures be supported in the interests of highway safety.

**96. TOWN AND COUNTRY PLANNING ACT (1990) – PLANNING APPEAL  
PL/02898 – LAND ADJACENT TO 154A SANDY ROAD, LLANELLI**

Further to Minute No. 299(2) (6 December, 2021 refers) members received correspondence from Carmarthenshire County Council, informing that an appeal had been lodged with the Planning Inspectorate by the householder, in regard to the county council’s decision to refuse planning permission for the proposed development at land adjacent to 154A Sandy Road, Llanelli.

**RESOLVED** that the information be noted

.....

The Meeting concluded at 5.00 p.m.

.....

The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 12 July, 2022, adopted by the Council.