

25 July, 2022

LLANELLI RURAL COUNCIL

Minute Nos: 127 – 133

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

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

Cllrs.

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

Absent: M. V. Davies

127. APOLOGIES FOR ABSENCE

No apologies for absence were received.

128. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

129. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/04256	Mr A Jones Land to the rear of 45-53 Pemberton Road Llanelli	The construction of two sets of four semi detached two bedroom dwellings with associated external works, retaining walls and drainage.

Recommendation – objection on the following grounds

1. There was concern that the drainage generated from the development would increase the hydraulic load on the public sewer.
2. General access/egress to and from the site appeared to be detrimental to highway safety particularly the inadequate carriage width of the lane and the poor visibility at the junction of the lane and the main road.
3. There was concern the development would have a detrimental impact on the amenity and privacy of the residents residing at 43 and 45 Pemberton Road.

PL/04260	Mr & Mrs Holland 88 Clos Cilsaig Dafen	Proposed rear single storey conservatory extension.
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Recommendation – no objection.

PL/04305	Mr A Dragone Zodiac Milpro Dafen Road Dafen	Change of use of premises from D2 Assembly and Leisure – personal training to industrial and warehousing unit (class B1, B2, B8). Unit was previously under use class B1, B2 and B8.
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Recommendation – no objection.

PL/04307	Mrs V Richards- Williams 52 Cwmfelin Road Bynea	Removal of condition on S/32937 (extension on plans (time limit)). Proposed two storey rear extension and attic conversion.
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Recommendation – no objection.

PL/04319	Mr S Richards 1 Gwendraeth View Heol Llanelli Pontyates	Single storey front porch extension.
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Recommendation – no objection.

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Application No.	Location	Development
PL/04324	Mr C Davies 10 Yspitty Road Bynea	Proposed first floor rear extension.
Recommendation – no objection.		
PL/04341	D Blake 36 Dan y Lan Llanelli	Proposed single storey side extension (amendment of planning permission PL/02246).
Recommendation – no objection.		
PL/04359	Mr & Mrs R & E Griffiths 45 Heol Nant Swiss Valley	Proposed single storey side extension.
Recommendation – no objection.		
PL/04373	Mr R Williams 11 Saron Road Bynea Llanelli	To knock down an existing derelict outbuilding and replace it with a self-contained annexe comprising of bathroom, kitchen area and sleeping area (further down the line). Building will be built using timber frame, fibre cement wood-effect cladding and will require electricity, running water (already at site) and sewage disposal. Will include a tiled, sloped roof with Velux windows, French doors on one side and a window and main entrance door on the front. Small frosted window on the other (bathroom) side for ventilation. Will be situated roughly 17.5 metres from the house, totally within the boundaries of the property. The derelict building in place at the moment is breeze block and plastic sheets and is already half-demolished.

Recommendation – no objection provided:

1. It was used solely either by an independent relative or an individual with a reliance on the household and was complementary to the main dwelling.
2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

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130. 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.

Application No.	Location	Development
PL/04178	Carmarthenshire County Council Bryngwyn Comprehensive School Dafen Road Dafen	Extension, refurbishments and associated infrastructure works.

Recommendation – no objection.

PL/04183	Carmarthenshire County Council Bryngwyn Comprehensive School Dafen Road Dafen	Additional hardstanding and reconfiguration of existing coach parking arrangement, new pedestrian access and associated works.
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Recommendation – no objection.

PL/04278	Mr Poolman 1 The Dell Llanelli	First floor extension to existing garage.
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Recommendation – no objection.

131. REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

Members received correspondence from Carmarthenshire County Council providing an update on the revised Carmarthenshire Local Development Plan (LDP) 2018-2033. A revised LDP timetable would be produced and a second Revised Deposit LDP was currently being prepared with anticipated consultation in December 2022/January 2023. Until the Revised LDP was adopted, the 2006-2021 LDP would remain in place for all planning decisions, in line with advice issued by the Welsh Government.

RESOLVED that the information be noted.

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132. THE COUNTY OF CARMARTHENSHIRE (SWISS VALLEY, LLANELLI) (IMPOSITION OF ROAD HUMPS) ORDER 2022

Further to Minute No. 95, members received correspondence from Carmarthenshire County Council about a public notice in regard to the construction of a flat top raised plateau in support of the Safer Routes in the Community Scheme 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 Traffic Order be supported in the interests of highway safety.

133. PLANNING FRAMEWORK SEMINARS

Correspondence was received from Carmarthenshire County Council informing of proposed seminars for community councillors to help explain the planning framework. As there were 72 community and town councils in Carmarthenshire it was proposed that a number of online seminars would be scheduled for August, September and October, 2022.

Following discussion it was

RESOLVED that enquiries be made for all committee members to attend at one of the planned online seminars. September and October 2022 being the preferred months.

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The Meeting concluded at 4.54 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 11 October, 2022, adopted by the Council.