

26 September, 2022

LLANELLI RURAL COUNCIL

Minute Nos: 146 – 151

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, 26 September, 2022, at 4.45 p.m.

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

Cllrs.

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

146. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. V. Davies and A. J. Rogers.

147. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

148. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/04557	Cardtronics UK Ltd Trading as CASHZONE 4-6 The Avenue Llwynhendy Llanelli	The retention of an automated teller machine.

Recommendation – no objection.

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Application No.	Location	Development
PL/04569	Cardtronics UK Ltd Trading as CASHZONE 4-6 The Avenue Llwynhendy Llanelli	The retention of one non-illuminated top sign and one non-illuminated logo panel.

Recommendation – no objection.

PL/04632	Ms M Swift Waun Wylt Inn Five Roads Llanelli	Change of use from overflow accommodation to a holiday let, together with alterations and extension to be used in junction with public house.
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Recommendation - no objection provided a legal agreement was entered into with the applicant and the Local Planning Authority which prevented the possibility of the building being sold and becoming an independent dwelling in the future.

149. 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/04206	Mr D Gardner 41 Llethri Road Llanelli	Proposed single storey, front, rear and side extension. Also proposed off road parking spaces.

Recommendation – no objection provided:

1. The development proposal was not regarded as an incongruous form of development when compared to neighbouring dwellings on Llethri Road.
2. The existing ridge height of the roof of the main dwelling was not increased.
3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings with the addition of the front, rear and side extensions.

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Application No.	Location	Development
PL/04426	Mr A Griffiths Blaenlliedi Farm Pontyberem Llanelli	Proposed slurry tower and associated works.
Recommendation – no objection.		
PL/04454	Mr B Thomas Popplewells Farm Felinfoel Llanelli	Use of part of former water bottling plant as a residential dwelling house.
Recommendation – objection to the application because the dwelling was situated outside settlement development limits and no evidence had been provided to demonstrate the residence was needed to support the business needs of the main farm.		
PL/04462	Mr S Green 87 Pemberton Road Llanelli	Proposed erection of a single detached dwelling at rear of 87 Pemberton Road.
Recommendation – no objection provided:		
<ol style="list-style-type: none">1. There was sufficient space available to accommodate the dwelling without the scale and design of the dwelling imposing upon and having an overbearing impact on neighbouring dwellings specifically 85 and 87 Pemberton Road.2. The site had adequate amenity space.3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings, specifically 85 and 87 Pemberton Road.4. There was no detrimental impact on highway safety.		
PL/04483	Mr N Bryant 8 Heol y Graig Llanelli	Two storey rear extension.
Recommendation – no objection.		
PL/04549	Mrs S Francis 21 Dan y Lan Llanelli	Two storey rear extension for an extended kitchen/dining area and first floor bedrooms and enlarged bathroom.
Recommendation – no objection.		

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150. TOWN AND COUNTRY PLANNING ACT (1990) – APPEAL DECISION – S/40453 – FFOREST VILLA, TROSTRE, LLANELLI

Further to minute number 491(2) (29 July, 2020 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 developer against Carmarthenshire County Council’s decision to refuse planning permission for a residential flats development – outline. (Local Authority Reference: CAS-01545-B9T1G1). The appeal had been dismissed.

RESOLVED that the information be noted.

151. TOWN AND COUNTRY PLANNING ACT (1990) – PLANNING APPEAL PL/03263 – PLOT OF LAND ADJACENT TO 46 CWMFELIN ROAD, BYNEA, LLANELLI

Further to Minute No. 358 (17 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.

RESOLVED that the information be noted.

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The Meeting concluded at 4.52 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.