

17 October, 2022

LLANELLI RURAL COUNCIL

Minute Nos: 182 – 188

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, 17 October, 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

182. APOLOGIES FOR ABSENCE

No apologies for absence were received.

183. MEMBERS' DECLARATIONS OF INTEREST

The following member declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
186	S. L. Davies	Personal interest – responded to the proposal in her capacity as a county councillor.
187	S.L. Davies	Personal interest – responded in her capacity as a county councillor.

184. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/04206	Mr D Gardner 41 Llethri Road Llanelli	Proposed single storey, front, rear and side extensions. 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.		
PL/04647	Prima Foods UK Ltd. Pwllbach Abattoir Cilsaig Road Dafen Llanelli	Extension to existing warehouse (revision to approved plans upon planning permission PL/00766).
Recommendation – no objection.		
PL/04649	Mr A Jones 37 Heol Llanelli Pontyates	Approval of Reserved Matters (access, appearance, landscaping, layout and scale to outline permission S/37468 (dwelling) (as varied by PL/02322)).
Recommendation – no objection.		
PL/04684	Mr R Williams Car Park Off Yspitty Road Bynea Llanelli	Proposed retrospective change of use from ancillary car park area to storage and distribution (B8 use) for Owens Group UK – Car Park off Yspitty Road, Bynea.
Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.		
PL/04715	Ms C Jones The Barns Moreb Farm Pwll Road Burry Port	Discharge of Conditions 12, 18, 19 and 20 on PL/00468 (Drawing 400/4/E01 – proposed external lighting layout, photographic survey, SABS approval, Drawing 400/4/12 – proposed materials).

Recommendation – no objection.

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Application No.	Location	Development
PL/04764	Mr C Jones 1 Y Berllan Felinfoel Llanelli	Proposed ground floor front living room extension and inclusion of first floor matching window.

Recommendation – no objection.

185. 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/04461	Mr A Baker 47 Bassett Terrace Pwll Llanelli	Proposed car valeting together with associated car parking.

Recommendation – objection on the following grounds:

1. The site was located in a C2 Flood Zone which constituted a highly vulnerable development proposal and the applicant had not submitted a flood consequences assessment to demonstrate that the consequences of flooding could be acceptably managed over the lifetime of the development.
2. The development proposal would create considerable noise pollution over the intended hours of operation, with noise being continually generated from the power washers when water-spraying vehicles with high pressure hoses and this would have a detrimental impact on the general amenity of neighbouring dwellings.
3. The water run-off from cleaning operations would overwhelm drains and soakaways resulting in severe groundwater saturation of the surrounding land, thus compounding localised flooding issues particularly when combined with surface water generated during periods of heavy rainfall.

PL/04565	Ms S Hilbourne Ty'r Heol Farm Felinfoel Llanelli	Agricultural use building, Menage and horse walker station.
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Recommendation – no objection.

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Application No.	Location	Development
PL/04600	Mr G Samuel Ty Gwyn Woodlands Heol Llanelli Pontyates	Full application for demolition and replacement of existing lawful residential unit in the form of a twin unit mobile home and porch, with a new dwelling and associated works.

Recommendation – objection to the application as the site was outside settlement limits and the proposal was deemed as new development in the open countryside.

PL/04693	S Prynne 69 Clos Cilsaig Dafen	Rear and side ground floor extension.
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Recommendation – no objection.

186. NEW DWELLING WITH STREET NAMING, PLOT REAR OF 45-53 PEMBERTON ROAD, PEMBERTON, LLANELLI

Cllr. S. L. Davies declared a personal interest in the following item as she had responded to the proposal in her capacity as a county councillor.

Correspondence was received from Carmarthenshire County Council informing of the proposed name of Lon Y Scarlets for the approach lane to the plot rear of 45-53 Pemberton Road, Pemberton, Llanelli.

RESOLVED that the proposal be supported.

187. PROHIBITION OF DRIVING (ORDER 2022) ERW LAS, LLWYNHENDY

Cllr. S. L. Davies declared a personal interest in the following item as she had responded to the proposal in her capacity as a county councillor.

Correspondence was received from Carmarthenshire County Council informing of a Prohibition of Driving (Order 2022) on the roadway from point north of its junction with the Unclassified U231 for a distance of twenty metres in a northerly direction at Erw Las, Llwynhendy.

RESOLVED that the information be noted.

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**188. TOWN AND COUNTRY PLANNING ACT (1990) – APPEAL DECISION -
LAND OFF STRADEY HILL PWLL, LLANELLI**

Correspondence was received from Carmarthenshire County Council informing of Planning and Environment Decisions Wales’ appeal decision, following the lodging of an appeal by the property developer against Carmarthenshire County Council’s decision to refuse outline planning permission (PL/01051) for the residential development of up to four dwellings and associated works with all matters reserved. The appeal had been dismissed.

RESOLVED that the information be noted.

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The Meeting concluded at 4.53 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 8 November, 2022, adopted by the Council.