

LLANELLI RURAL COUNCIL

MEETING NOTES

At a Planning and Liaison Committee Meeting hosted at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli and via remote attendance on Monday, 7 November, 2022, at 4.45 p.m.

PRESENT: Cllrs. M. V. Davies, S. L. Davies, E. M. Evans, S. M. T. Ford, S. N. Lewis, J. S. Phillips, A. J. Rogers (Committee Chairman), A. G. Stephens, N. A. Stephens, O. Williams.

Agenda Items:

1. Apologies for absence.

Cllr. A. G. Morgan.

2. Members' Declarations of Interest.

Cllr. S. L. Davies Item 5 – personal and prejudicial interest.

3. Planning applications.

The committee agreed its response to be submitted to Carmarthenshire County Council in respect to the following planning applications:

- (1) PL/04651 Land south of Coed y Ffarm, Felinfoel – objection to the application on certain grounds.
- (2) PL/04786 8 Maengwynne, Llanelli – no objection to the application.
- (3) PL/04866 76 Ynys Las, Llanelli – no objection to the application.
- (4) PL/04879 63 Heol y Pentre, Ponthenri – no objection to the application subject to certain provisions.
- (5) PL/04895 Morrisons, Pemberton Retail Park – no objection to the application.
- (6) PL/04916 4 Cwmbach Road, Llanelli – no objection to the application.
- (7) PL/04927 Bryn Celyn, Nant y Gro, Dafen, Llanelli – no objection to the application subject to certain provisions.
- (8) PL/04939 115 Dwyfor, Llanelli – no objection to the application.

4. Planning applications determined under the Clerk's delegated powers.

- (1) PL/04843 259 Pant Bryn Isaf, Llanelli – no objection to the application.
- (2) PL/04871 Llanelli Motor company, Globe Row, Dafen, Llanelli – no objection to the application.

Noted.

5. Pre-Application Consultation - Town and Country Planning (Development Management Procedures (Wales)) Order 2012 – Schedules 1B & 1C Articles 2C and 2D – correspondence received from Turley planning agents on behalf of Tata Steel UK who intend to bring forward plans for up to 91 new homes, vehicular access from the A484, public open space and associated landscaping and engineering works on land at Pemberton, Llanelli.

The Committee expressed concern with the scale of the development and had issues in regard to the access and egress arrangements onto the busy main road. In particular members had reservations about vehicular access into the proposed site from the A484 via a new ghost island right turn lane priority junction. They felt this arrangement was detrimental to highway safety. Concern was also expressed about plans to raise the minimum ground level to 7.10m above ordnance datum to prevent flood risk. The area was at risk from sea flooding and raising ground levels would divert flood water elsewhere into other lower lying catchment areas. Moreover the coal mining risk assessment highlighted that there was the potential for unrecorded mine entries to be present on the site. Members also expressed reservations about the impact the development would have on local biodiversity and it was evident from the accompanying planning statement that further ecological studies of the surrounding area were outstanding and had not been commissioned at this stage of the consultation process. This was unacceptable. On the face of the consultation, the development proposal offered little in terms of offsetting the detrimental impact on local biodiversity on a green-field site.

Members recognised the site had been previously earmarked for housing allocation in the Carmarthenshire Local Development Plan for up to 300 dwellings. Notwithstanding this, members commented on the balance of the evidence, the site was unsuitable for such large scale development but understood that the Planning Authority ultimately was likely to grant approval for 91 dwellings. Should this prove to be the case, it was important that a section 106 planning agreement be negotiated with the developer to support community infrastructure projects in the Llwynhendy/Pemberton Ward.

Having carefully considered the above factors the committee was pre-disposed to object to the development proposal at the formal planning application stage and it was agreed that the council's initial observations be forwarded to Turley, the Planning Agents working on behalf of Tata Steel, the applicant.

6. Carmarthenshire's Draft Street Naming and Numbering Policy (2022) – members received correspondence from Carmarthenshire County Council on the Carmarthenshire draft Street Naming and Numbering Policy.

The draft Street Naming and Numbering Policy (2022) aimed to advise and guide future decision making. The county council had statutory powers to ensure that all streets and properties were correctly named and numbered and the policy had been produced to facilitate this function.

Following discussion it was agreed to note the policy.

The meeting concluded at 5.09 p.m.