

7 November, 2022

**LLANELLI RURAL COUNCIL**

**Minute Nos: 217 – 222**

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, 7 November, 2022, at 4.45 p.m.

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

**Cllrs.**

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

**217. APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr. A. G. Morgan.

**218. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. S. L. Davies declared a personal and prejudicial interest in Minute No. 221 as she had forwarded her initial views on the pre-application consultation direct to the applicant's planning agent in her capacity as the county councillor for Llwynhendy.

**219. PLANNING APPLICATIONS**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

---

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/04651</b>	Messrs John & Jo Smith and Families Land south of Coed Y Ffarm Felinfoel	Provision of two traveller pitches to include static caravan, touring caravan and day room per pitch, relocated access point, two stable blocks and ecological improvements.

---

7 November, 2022

---

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
------------------------	-----------------	--------------------

---

**PL/04651 cont.**

Recommendation – Objection on the following grounds:

The council was of the opinion the proposed development contravened the following local development plan policies namely:

1. Policy GP 1 in that the development would not enhance the character and appearance of the site which was an agricultural field in the open countryside. It would have a significant impact on the amenity of adjacent land uses and properties as the site was surrounded by farms and farmland. The development would have a detrimental impact on local biodiversity. It did not protect the landscape and would adversely affect the general environment. It did not provide for the satisfactory generation, treatment and disposal of both surface water and foul water. Moreover, it had no regard to the generation, treatment and disposal of refuse waste and there were highway safety concerns associated with the access road.
2. Policy GP 2 in that the proposal was outside settlement development limits and was an inappropriate form of development in the open countryside.
3. Policy H7 in that the proposed location was not reasonably accessible to general facilities and services including existing community, social and educational provisions and was not within close proximity of main transport routes. The site was not capable of being serviced with water, electricity, sewage and waste disposal service facilities. The site did not have good access to essential services namely local schools and doctor and dental surgeries. Moreover, insufficient evidence had been provided with the application to prove why a new site was required at this location in the open countryside.

<b>PL/04786</b>	Mr D Ochnio 8 Maengwynne Llanelli	Construction of a rear single-storey extension to provide kitchen and bedroom.
-----------------	---	--

Recommendation – no objection.

<b>PL/04866</b>	Mr Y Mazylu 76 Ynys Las Llanelli	<ol style="list-style-type: none"><li>1. To build a wood terrace, wood patio on the ground floor outside the house in the patio. Outside the kitchen's door and dining room's wide window. Size: height 2.50m length 4.50m (parallel to the wall) and width 2m (goes into the patio). Made from wooden supportive pillars on the top transparent coating in sections. The ground will be covered by wood platform.</li><li>2. To extend patio by building a wooden fence 10m x 7m.</li></ol>
-----------------	--	--

Recommendation – no objection.

<b>PL/04879</b>	Mr A Walters 63 Heol y Pentre Ponthenri Llanelli	Proposed single storey rear extension and replacement detached garage.
-----------------	---	--

7 November, 2022

---

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
------------------------	-----------------	--------------------

---

**PL/04879 cont.**

Recommendation – no objection provided:

1. The general scale and massing of the proposed extension when combined to the property did not result in a disproportionate increase in the size of the original dwelling.
2. The extension being deemed subordinate or compatible with the original dwelling in terms of scale and design and it not being deemed an incongruous and discordant form of development that would be unacceptably harmful to the character and appearance of the dwelling and surrounding residential area.
3. There was no detrimental impact on highway safety associated with the entrance to the site and the number of vehicles likely to be parked on the property.

<b>PL/04895</b>	Morrisons Pemberton Retail Park Llanelli	Installation Photovoltaic System on the main flat roof area of Morrisons Supermarket, Llanelli. Installation to be below the parapet around the roof. All equipment will be lower than the existing plant and installation.
-----------------	---	---

Recommendation – no objection.

<b>PL/04916</b>	Mr B Glesbrecht 4 Cwmbach Road Llanelli	Construction of new single rear extension.
-----------------	---	--

Recommendation – no objection.

<b>PL/04927</b>	Mr G Evans Bryn Celyn Nant y Gro Dafen	Development of single residential dwelling.
-----------------	---	---

Recommendation – no objection provided there was no detrimental impact on highway safety and that the development did not exacerbate local flooding issues in the immediate vicinity with additional surface water run-off.

<b>PL/04939</b>	Mr R Strahan 115 Dwyfor Llanelli	Proposed new porch to front elevation of dwelling. New single pitch roof to replace existing flat roof.
-----------------	--	---

Recommendation – no objection.

**220. 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.

7 November, 2022

---

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/04843</b>	Mr & Mrs L Jones 259 Pant Bryn Isaf Llanelli	Proposed rear conservatory extension.
Recommendation – no objection.		
<b>PL/04871</b>	Mr I Jonathan Llanelli Company Globe Row Dafen	Motor Change of use of land to facilitate an extension to existing garage premises, land to be used for the storage and display of motor vehicles for sale and for additional staff parking. Works undertaken to facilitate the expansion to include site levelling, formation of ramped accesses, construction of retaining walls, erection of palisade fencing and security/lighting columns (application is partly retrospective in nature).

Recommendation – no objection.

**221. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES) (WALES) ORDER 2012 – SCHEDULE 1B AND 1C – ARTICLES 2C AND 2D – PEMBERTON, LLANELLI**

*Cllr. S. L. Davies declared a personal and prejudicial interest in the following matter as she had forwarded her initial views on the pre-application consultation direct to the applicant's planning agent in her capacity as county councillor for Llwynhendy.*

Pre-planning consultation correspondence was received from Turley planning agents on behalf of Tata Steel UK Ltd 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 Clerk led members through the document bundle (previously circulated with the agenda) and the committee expressed concern over the general 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.

**7 November, 2022**

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 information in support of the pre-application consultation process, members were pre-disposed to object to the development proposal at the formal planning application stage, and it was:

**RESOLVED** that the council’s initial observations be forwarded to Turley, the Planning Agents, acting on behalf of the applicant Tata Steel UK Ltd.

**222. CARMARTHENSHIRE’S DRAFT STREET NAMING AND NUMBERING POLICY (2022)**

Members received correspondence from Carmarthenshire County Council regarding its draft Street Naming and Numbering Policy (2022). The policy 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

**RESOLVED** that the policy documented be noted for future reference.

.....

The Meeting concluded at 5.09 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 8 November, 2022, adopted by the Council.