

19 December, 2022

LLANELLI RURAL COUNCIL

Minute Nos: 274 – 280

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, 19 December, 2022, at 4.45 p.m.

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

Cllrs.

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

Absent: S. M. T. Ford, N. A. Stephens

274. CHAIRMAN'S ANNOUNCEMENT

The Chairman referred to the recent demise of Mrs Mandy Jones, Administrative Officer at Llanelli Town Council, and as a mark of respect members and officers stood in silent tribute.

275. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. S. L. Davies.

276. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were received.

277. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/04872	Mr T Harvey 52 Panteg Llanelli	Proposed rear extension and associated raised balcony.

Recommendation – no objection provided:

1. The double extension was not detrimental to the original design of the dwelling and that the proposals were not regarded as an incongruous form of development when compared to neighbouring dwellings.
2. The proposed extension was subordinate in terms of design and scale to the original dwelling.
3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings generally with the proposals but particularly with the raised balcony.
4. The site was located in a medium risk area for fluvial flooding, so a flood consequences assessment should be provided to demonstrate the flood risk could be mitigated in the overall design proposal.
5. No building works should interfere with, or be constructed on the public sewer traversing the site.

PL/05026	Mr R Thomas Flat, 5 Maescanner Road Former Bush Inn Dafen Llanelli	Change of use from existing public house (A3 Use) and first floor flat (C3 Use) to ground floor business use (B1 Use) and 2 no. one bedroom flats at first floor (C3 Use).
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Recommendation – objection on the following grounds:

1. The property was located in a C2 flood zone which was prone to flooding. The change of use to residential purposes would reclassify the property as a highly vulnerable development. Highly vulnerable development should not be located in a C2 zone because there was no significant flood defence infrastructure in place.
2. There were concerns over highway safety brought about by the additional car parking requirements with potentially two additional cars taking up more space on Maescanner Road which had no spare capacity to accommodate the development. Maescanner Road had waiting restrictions imposed upon the section of road outside the property.

PL/05053	Mr D Edwards Former CEM Day Ltd Sandy Road Llanelli	Removal of Condition 6 and 7 on S/40756 (dropped kerb and parking spaces).
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Recommendation – no objection.

PL/05067	Ms S Ackroyd 11 Curlew Close Llanelli	Renovation of existing conservatory with side extension.
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Recommendation – no objection.

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Application No.	Location	Development
PL/05077	Dandara West Ltd Plot 6 Ffos Las Racecourse Heol Carwe Isaf Carway Kidwelly	Reserved Matters planning application pursuant to Outline Planning Consent W/20882, as varied by application PL/02850, comprising details of 71 dwellings alongside the provision of Public Open Space, associated internal access roads, parking, landscaping, layout and scale to be considered.
Recommendation – no objection.		
PL/05155	Mr & Mrs R J Priller 21 Bargoed Terrace Ponthenri	Proposed erection of a single new dwelling and all associated works.

Recommendation – no objection.

278. 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/05025	Ms B Morgan 154A Sandy Road Llanelli	Change of use from café to disabled holiday let, 2 bedroom apartment.

Recommendation – objection on the following grounds:

1. The site was surrounded by a C2 Flood Zone 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 change of use to holiday/residential accommodation would reclassify the property as highly vulnerable development. Highly vulnerable development should not be located in a C2 zone because there was no significant flood defence infrastructure in place.
3. There were highway safety concerns with parking vehicles on the front curtilage of the property. Accessing and egressing the property was considered detrimental to highway safety. When leaving the property, views would be obstructed from on-coming traffic from the East heading towards Burry Port, because of the close proximity of on-street residents parking on Sandy Road, whereas accessing the front of the property from the West would impede traffic flow and create tailbacks with following traffic heading into Llanelli town centre.

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Application No.	Location	Development
PL/05102	Mr A Jones Arfryn Five Roads Llanelli	Proposed increase in pitched roof of existing dwelling to 45 degrees together with a rear extension at attic level to provide an additional bedroom, en suite and dressing room. The proposals also included internal alterations at first floor level.

Recommendation – no objection provided:

1. The combination of the proposed extension when added to the previous extension was not detrimental to the original character of the main dwelling.
2. The design and scale of the previous and planned new development was subordinate to the main dwelling.

RESOLVED that the information be noted.

**279. TOWN AND COUNTRY PLANNING ACT (1990) – APPEAL DECISION
CAS-01914-V4Y7T4 – PL/03263 –PLOT OF LAND ADJACENT TO 46
CWMFELIN ROAD, BYNEA, LLANELLI**

Further to Minute No. 358 (17 January, 2022, refers), members were circulated with correspondence from Carmarthenshire County Council informing of Planning and Environment Decisions Wales’ appeal decision, following the lodging of an appeal by the householder against Carmarthenshire County Council’s decision to refuse planning permission for a single three bedroom, two storey dwelling including attic room and provision of additional parking space. The appeal had been dismissed.

RESOLVED that the information be noted.

280. SEASONAL GREETINGS

The Chairman wished members and staff a Merry Christmas and a Happy New Year.

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The Meeting concluded at 4.50 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 10 January, 2023, adopted by the Council.