

9 January, 2023

**LLANELLI RURAL COUNCIL**

**Minute Nos: 305 – 309**

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, 9 January, 2023, at 4.45 p.m.

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

**Cllrs.**

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

**Absent:** S. M. T. Ford

**305. CHAIRMAN'S ANNOUNCEMENT**

The Chairman wished members and officers a Happy New Year.

**306. APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr. A. J. Rogers (Cllr. T. M. Donoghue deputising).

**307. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were received.

**308. PLANNING APPLICATIONS**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

9 January, 2023

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/05187</b>	Turley Land at Cefncaeau Llanelli	The erection of new residential dwellings, vehicular access, open space and other associated infrastructure.

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Recommendation – objection on the following grounds:

1. There were concerns about the general scale of the development and there were highway safety concerns in regard to the access and egress arrangements onto the busy main road. In particular there were reservations about vehicular access into the proposed site from the A484 via a new ghost island right turn lane priority junction. This arrangement was considered to be detrimental to highway safety.
2. There were concerns 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 highlights there was the potential for unrecorded mine entries to be present on the site and these mine entries were likely to cause ground collapse or significant subsidence to site infrastructure.
3. There were concerns about the impact the development was likely to have on local biodiversity. 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.
4. The council acknowledges the site had been previously earmarked for housing allocation in the Carmarthenshire Local Development Plan for up to 300 dwellings. Notwithstanding this, on the balance of the evidence, the site was unsuitable for such large scale development. However, if the Planning Authority ultimately was likely to grant approval for 91 dwellings, then, it was important that a section 106 planning agreement be negotiated with Tata Steel and the developer to support community infrastructure projects in the Llwynhendy/Pemberton Ward.

<b>PL/05217</b>	Mr P Melly Plot adjacent 1 Bay View Pwll Llanelli	Discharge of condition 3 on PL/04147 (details and calculations of highway-retaining wall).
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Recommendation – no objection.

<b>PL/05236</b>	Dr L Anthony 28 Pen Y Fai Lane Llanelli	Change of use of grazing paddock to an extended domestic curtilage with construction of a garage outbuilding.
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Recommendation – no objection provided:

1. The scale and massing of the proposed garage building was not considered excessive for its location.
2. There was no detrimental impact on the amenity of adjacent land uses and there is no detrimental impact on the amenity and privacy of neighbouring dwellings.
3. The proposed development was prohibited from being converted to residential development and that a section 106 agreement was entered into to this effect.

9 January, 2023

**309. 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.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/05108</b>	Mr T Galloway Centre of pond at Sylen Lakes Five Roads Llanelli	New permanent wedding venue building.

Recommendation – objection unless:

1. There was an overwhelming and justifiable business need for a permanent building structure to be erected outside settlement development limits in the open countryside.
2. The proposal did not conflict with the range of policies set out in the Local Development Plan.
3. The proposal did not create any amenity, highway or public service provision objections.
4. The proposal should demonstrate it had no detrimental impact on local biodiversity and would not be generally harmful to the environmental landscape or create a precedent for further new development on the land.
5. The development proposals were of an appropriate scale and form and were sympathetic to the surrounding countryside.
6. The proposed development was prohibited from being converted to residential development and that a section 106 agreement was entered into to this effect.

<b>PL/05180</b>	Mr C M Sheehan Techon Fach Cottage Berwick Road Bynea	Extension of existing dog boarding kennels.
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Recommendation – no objection.

**RESOLVED** that the information be noted.

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The Meeting concluded at 4.55 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.