

20 February, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 359 – 363

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, 20 February, 2023, at 4.45 p.m.

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

Cllrs.

M. V. Davies	S. N. Lewis
S. L. Davies	J. S. Phillips
R. E. Evans	A. G. Stephens
N. A. Stephens	

Absent: S. M. T. Ford, A. G. Morgan

359. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. E. M. Evans (Cllr. R. E. Evans deputising) and O. Williams.

360. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 363 as she had already responded to the proposal in her capacity as a County Councillor.

361. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/05077	Dandara West Ltd Ffos Las Race Course 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 and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered at Plot 6 Ffos Las Racecourse.
Recommendation – no objection.		
PL/05253	The Stradey Estate Land adjacent to Furnace Community Hall Stradey Road Llanelli	Outline planning application with all matters reserved for a proposed development of four residential dwellings.
Recommendation – no objection provided: 1. There was no detrimental impact on highway safety in regard to access and egress arrangements to the proposed dwellings. 2. The recommendations set out in the preliminary ecology appraisal report were accommodated in full.		
PL/05265	Mr A Taylor 14 Stradey Road Llanelli	Proposed single-storey and double-storey rear extensions.
Recommendation – objection unless the applicant submitted a flood consequences assessment in support of the application to demonstrate that the consequences of flooding could be acceptably managed over the lifetime of the development proposals because the property was classed as highly vulnerable development given it was located in the immediate vicinity of both a flood two and three zone as indicated by Natural Resources Wales' Development Map.		
PL/05381	Mr G J Mills 35 Stradey Hill Pwll Llanelli	New two bedroom dwelling including two car park spaces.

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Application No.	Location	Development
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PL/05381 cont.

Recommendation – no objection provided:

1. The drainage from the additional development did not increase the hydraulic load on the public sewer.
2. The flow of traffic and general vehicular access along Stradey Hill was maintained at all times, and so a planning condition ought to be included in any planning permission granted which prevented all vehicular works traffic from accessing the site via Stradey Hill, with access being gained via Wauneos instead. This would help safeguard highway safety and would prevent the narrow lane from becoming obstructed by site machinery and other vehicular traffic during all phases of the build process.

PL/05383	MMR Holdings Dafen Industrial Estate Heol Aur Dafen Llanelli	Construction of 16 no. commercial units (Class B1, B2 and B8 use) with associated infrastructure works.
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Recommendation – no objection provided the development of the site did not exacerbate the problem of fluvial flooding in lower parts of Dafen given the plans to widen the culvert under the site access road.

PL/05388	Mr H J Thomas 36 Porth y Gar Bynea Llanelli	Proposed rear conservatory extension.
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Recommendation – no objection.

PL/05395	Mr & Mrs N Stevenson 28 Denham Avenue Llanelli	Two storey side extension with rear dual aspect projection.
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Recommendation – no objection provided:

1. The scale and design of the extension was subordinate to the main dwelling.
2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

PL/05398	Ms D Jenkins 71 Ynys Wen Llanelli	Conversion of existing outbuilding to form living space.
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Recommendation – objection unless:

1. There was no detrimental impact on the amenity and privacy of the neighbouring dwelling.
2. The siting, nature and change of use to habitable accommodation did not have the potential to cause unacceptable nuisance to the detriment of the general enjoyment of the neighbouring dwelling.

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Application No.	Location	Development
PL/05454	Asbri Planning Berea Chapel Tanygraig Road Bynea Llanelli	Partial demolition of the chapel vestry and conversion of the redundant chapel building to four self-contained residential apartments with associated infrastructure.

Recommendation – no objection provided:

1. The proposed on-street parking arrangements were not deemed detrimental to highway safety.
2. The recommendations included in the accompanying bat survey report were accommodated in full.

362. 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/04511	Mr D Davies Site adjoining Parc Brynmawr Felinfoel	Detached two-bedroom bungalow with a garage.

Recommendation - no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings and there were no issues arising from the location of the proposed dwelling given the plot transverses settlement development limits.

PL/05066	Mr C Reed 257 Pant Bryn Isaf Llanelli	Extension above garage and extension to the kitchen.
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Recommendation – no objection.

PL/05251	Mrs S Chappell Capel y Bryn Gelli Road Llanelli	Conversion of a vacant chapel into one dwelling with associated works and parking and the siting of a temporary caravan for use during conversion works.
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Recommendation - no objection provided no surface water run-off from any increase in roof area was permitted to enter the public sewerage system.

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Application No.	Location	Development
PL/05254	Mr P Evans 3A Clos Cae Felin Swiss Valley Llanelli	Proposed new four bedroom, three storey detached dwelling with associated drainage plus external works.
Recommendation – no objection.		
PL/05322	Mr B Peri 4 Stradey Hill Pwll Llanelli	Demolish existing front conservatory and side store, raise existing roof, first floor side extension and front single storey extension with raised decking and first floor balcony, additional car parking provision.

Recommendation - no objection provided:

1. The recommendations in the accompanying ecology report were accommodated in the design proposals.
2. Unhindered access through Stradey Hill needed to be maintained and regulated to prevent the lane from being obstructed by site machinery and other vehicular traffic attending the site during all phases of the build in the interests of highway control and safety.

RESOLVED that the information be noted.

363. PROPOSED TRAFFIC CALMING: PEMBERTON – STATUTORY CONSULTATION

Cllr. S. L. Davies declared a personal interest in this item as she had already responded to the proposal in her capacity as a County Councillor.

Correspondence was received from Carmarthenshire County Council, seeking the council’s opinion about a proposal to construct a round top road hump outside No. 28 Gelli Road, Pemberton to maintain low vehicle speeds within the residential areas, areas of walked routes to school and the vicinity of proposed and existing uncontrolled pedestrian crossing points.

RESOLVED that the proposal be supported in the interests of highway safety.

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The Meeting concluded at 4.54 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 14 March, 2023, adopted by the Council.