

13 March, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 382– 386

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, 13 March, 2023, at 4.45 p.m.

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

Cllrs.

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

Absent: S. M. T. Ford

382. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. M. V. Davies.

383. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were received.

384. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/05183	Mr & Mrs Jones 15 Llys Cilsaig Dafen Llanelli	Rear single storey extension.

Recommendation – no objection.

13 March, 2023

Application No.	Location	Development
PL/05406	Mr Jones 2 Saron Road Bynea Llanelli	Two storey side and rear extension.
Recommendation – no objection.		
PL/05424	Mr D Edwards Former CEM Day Ltd Sandy Road Llanelli	Installation of a biomass boiler and solar photovoltaic panels to the existing building.
Recommendation – no objection.		
PL/05428	Mr K Thomas 46 Maescanner Road Llanelli	Demolish existing rear single storey extensions and construct new two storey rear extension.
Recommendation – no objection.		
PL/05494	Ms. J Price 18 Stradey Hill Pwll Llanelli	Alternations to front elevation.
Recommendation – no objection.		
PL/05502	Mr P Thomas 67 Hill Top Llanelli	Proposed single storey rear extension and first floor veranda with side screening.

Recommendation - objection in part:

1. The council had no objection to the construction of a single rear storey extension.
2. The council had concerns about the potential detrimental impact the balcony was likely to have on neighbouring dwellings in that the close proximity of the balcony to the property boundaries of the properties on either side of the dwelling, had the potential to cause unacceptable nuisance to the detriment of the general enjoyment of the rear gardens of those properties, with the balcony having an overbearing impact given it would directly overlook both properties with the proposed screening measures offering limited privacy protection.

13 March, 2023

385. SECOND DEPOSIT REVISED CARMARTHENSHERE LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

Further to minute no. 131 correspondence was received from Carmarthenshire County Council informing that work had re-commenced on the Second Deposit Revised Carmarthenshire Local Development Plan 2018-2033 (LDP) which would replace the current LDP and would be the basis for determining land use policies and planning decisions through to 2033.

Members were informed that both the Clerk and the Technical and General Operations Manager, had attended one of the pre-arranged drop-in sessions at Llanelli Town Hall on Wednesday 8 March 2023, in order to discuss the LDP with an officer from the Forward Planning Section, Carmarthenshire County Council.

In terms of changes made to the Second Deposit Revised LDP, there were policy inclusions to address the application and control of nitrates and sulphates and their associated run-off from greenfield areas in rural parts of Carmarthenshire. Other policy developments addressed the use of renewable energy as well as more general sustainable development considerations.

The Technical and General Operations Manager stated that housing development in the Llanelli area, included in the LDP had not varied since the production of the original Deposit Plan published in January 2020, with a variance of a mere 13 dwellings on the previous housing allocation figure. Furthermore, provision had been made for up to 1900 affordable homes to be constructed across Carmarthenshire. He also stated that planning applications approved since 2018 had been included in the land use map and highlighted in the Second Deposit Revised LDP for reference.

Given the importance of the LDP and it being the cornerstone of the local planning process through to 2033 it was important that all council members view the land use and development map relating to their specific wards. Accordingly members were encouraged to view the online documents, details of which were included in the correspondence bundle. At this stage of the process, it was important to check which candidate sites for future development proposals had been provided and included in the LDP by the Forward Planning Section, Carmarthenshire County Council, following the initial sift of candidate site submissions.

Comments on the LDP were therefore sought by no later than 14 April 2023 because once the LDP had been examined and approved by the Planning Inspector, no further opportunity would be available to comment upon the published documents included in the Second Deposit Revised LDP, and it was

RESOLVED that the correspondence bundle be circulated to all members for their consideration in order that specific representations can be highlighted on an individual basis to the Forward Planning Section, Carmarthenshire County Council.

386. PROPOSED BASE STATION INSTALLATION UPGRADE AT CS12888722 – WHITE LION GARAGE, PEMBERTON ROAD, LLANELLI

Members received correspondence from Sinclair Dalby Limited of the proposed Base Station installation upgrade at White Lion Garage, Pemberton Road, Llanelli. As part of Vodafone's continued network improvement programme there was a specific requirement for a radio base

13 March, 2023

station at this location to provide improved coverage in the area. An existing base station had been identified; however, new equipment was required in order to upgrade the site.

Following discussion, it was

RESOLVED that members views and observations be forwarded to Sinclair Dalby Limited.

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The Meeting concluded at 4.53 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.