

LLANELLI RURAL COUNCIL

MEETING NOTES

At a Planning and Liaison Committee Meeting hosted at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli and via remote attendance on Monday, 3 April, 2023, at 4.45 p.m.

PRESENT: Cllrs. S. L. Davies, R. E. Evans, S. N. Lewis, A. G. Morgan, J. S. Phillips, A. J. Rogers (Committee Chairman) A. G. Stephens, N. A. Stephens and O. Williams.

ABSENT: Cllr. S. M. T. Ford

Agenda Items:

1. Apology for absence.

Cllr. E. M. Evans (Cllr. R. E. Evans deputising).

2. Members' Declarations of Interest.

Cllr. S. L. Davies - Item 3(1) personal and prejudicial.

Cllr. S. L. Davies - Item 7 personal and prejudicial.

3. Planning application.

The committee agreed its response to be submitted to Carmarthenshire County Council in respect to the following planning application:

- (1) PL/05108 Centre of Pond at Sylen Lakes, Five Roads, Llanelli – no objection to the application subject to certain provisions.

4. Planning applications determined under the Clerk's delegated powers.

(1) PL/05528 64 Brynawelon, Llanelli – no objection to the application.

(2) PL/05534 46 Yspitty Road, Bynea – no objection to the application subject to certain provisions.

(3) PL/05591 Old Caepontbren Colliery Yard, Off Heol Llanelli, Pontyates – no objection to the application subject to certain provisions.

Noted.

5. Swansea Local Development Plan Review and Replacement – members received an email communication from Swansea City Council informing it had commenced a review of the Swansea Local Development Plan and as an interested stakeholder the council had been invited to submit any comments or representations during the consultation process which would end on 20 April 2023.

Noted.

6. Proposed Base Station installation at WPD Pylon C5, Adjacent to Pwll Road sub Station, Burry Port, Llanelli (NGR: E 246236 N 201197) – correspondence was received from the Town Planner on behalf of Cornerstone regarding the proposed Base Station Installation at WPD Pylon C5, Burry Port.

The proposal was supported.

7. The erection of new residential dwellings, vehicular access, open space and other associated infrastructure (PL/05187) – Land at Cefncaeau, Llanelli – members considered email correspondence exchanged between the Clerk and the Development Management Officer from the Planning Department at Carmarthenshire County Council, regarding the potential investment of funds being obtained from the site developer via a Section 106 Agreement to support the enhancement of Tir Einon Park. The council had made a bid for £250,000 to be allocated to the park as a consequence of the email exchange and this bid would be placed on the planning application case file for appropriate consideration in due course. The bid of £250,000 was premised on a Section 106 Agreement having been previously approved for £173,000 for Tir Einon Park in 2019, albeit for a similar scale of development in an adjacent field but owned by the same applicant. The increase in the bid reflected and recognised the significant increase in costs of supplies and materials and the current high rates of inflation affecting the economy.

Noted.

The meeting concluded at 5.02 p.m.