

3 April, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 430 – 436

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, 3 April, 2023, at 4.45 p.m.

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

Cllrs.

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

Absent: S. M. T. Ford

430. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. E. M. Evans (Cllr. R.E. Evans deputising).

431. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal and prejudicial interest in Minute No. 435 as she owned land adjoining the property. Cllr. S. L. Davies also declared a personal and prejudicial interest in Minute No. 436 as she had also responded to the matter in her capacity as a county councillor.

432. 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/05528	Mr Gibson 64 Brynawelon Llanelli	Disabled Facilities Grant – Single storey rear extension to provide shower room and external ramped access.

Recommendation - no objection.

3 April, 2023

Application No.	Location	Development
PL/05534	Mr R Hughes 46 Yspitty Road Bynea Llanelli	Demolish existing rear kitchen extension and construct single storey rear extension, alterations to existing roof and off road parking (re-submission following refusal of planning permission under application no. PL/04460 dated 06/12/2022).

Recommendation – no objection provided:

1. The proposed extension and roof alterations 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. There was no detrimental impact on the amenity and privacy of the adjoining property.

PL/05591	Mr M Pursey Old Caepontbren Colliery Yard Off Heol Llanelli Pontyates	The scheme comprised the construction of six dwellings as follows: three dormer bungalows, each with private off street car parking. Three detached two-storey dwellings each with private off street car parking. The proposed dwellings would be constructed utilising a mix of red brown facing brickwork and painted render elevations under grey flat concrete tiled roofs. Windows and doors would be white uPVC double glazed units.
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Recommendation – no objection provided:

1. The recommendations set out in the accompanying ground investigation report; coal mining report and preliminary ecological appraisal were met in full.
2. The highway authority had no highway safety concerns in regard to the site road junction and the main carriageway in terms of access and egress.
3. No building work should take place within three metres of either side of the public sewer traversing the site.

433. 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 (LDP) 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.

The Clerk informed members that the council was being consulted as a neighbouring community and town council and that the Swansea LDP had no direct impact in regard to planning matters affecting the council's administrative area, because such matters were guided by the

3 April, 2023

Carmarthenshire LDP. However, while no immediate action was required from the council in contemplating submitting a response to the email communication, in the interests of due diligence, the Clerk confirmed he would examine the proposals to assess whether the LDP preparations in Swansea had any impact on future development proposals in the council's area, and it was

RESOLVED that the correspondence and the observations of the Clerk be noted.

434. PROPOSED BASE STATION INSTALLATION AT WPD PYLON C5, ADJACENT TO PWLL ROAD SUB STATION, BURRY PORT, LLANELLI, CARMARTHENSHIRE (NGR: E246236 N 201197)

Members received correspondence from the Town Planner on behalf of Cornerstone regarding the proposed construction of a base station and associated antennae at WPD Pylon C5, adjacent to Pwll Road Sub Station, Moreb, Burry Port, Llanelli. This site had been identified as suitable for an equipment upgrade for Vodafone. As part of Vodafone's network improvement programme there was a specific requirement for a radio base station upgrade at this location to improve coverage and service.

Following discussion, it was

RESOLVED that the proposal be supported.

435. PLANNING APPLICATION

Cllr. S. L. Davies declared a personal and prejudicial interest in this item as she owned land adjoining the property.

Consideration having been given to a planning application received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/05108	Mr T Galloway Centre of Pond at Sylen Lakes Five Roads Llanelli	New permanent wedding venue building together with adjoining marquee and decking structure.

Recommendation – no objection provided:

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.

3 April, 2023

Application No.	Location	Development
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PL/05108 cont.

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.

436. THE ERECTION OF NEW RESIDENTIAL DWELLINGS, VEHICULAR ACCESS, OPEN SPACE AND OTHER ASSOCIATED INFRASTRUCTURE – LAND AT CEFNCAEAU, LLANELLI

Cllr. S. L. Davies declared a personal and prejudicial interest in this item as she had already responded to the matter in her capacity as a county councillor.

Further to Minute No. 308 members considered email correspondence exchanged between the Clerk and the Development Management Officer from the Planning Department at Carmarthenshire County Council. Following the council's response recommendation to the local planning authority in regard to planning application (PL/05187) - the erection of new residential dwellings, vehicular access, open space and other associated infrastructure – land at Cefncaeau, Llanelli; the council had been approached, 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.

Members were informed that subsequently, 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, all of which had an impact on driving up the price of play facilities and associated equipment.

During the ensuing discussion the Clerk stated the site was allocated for residential development in the planning authority's Local Development Plan (LDP), despite the council objecting to the proposed development. Moreover, the application was currently being reviewed and assessed including whether suitable development contributions should be recommended for approval.

In support of the case for a development contribution to be invested in Tir Einon Park, the county council's Parks team had also advocated its support for a contribution to be made to the park, commenting that it was an existing play facility adjacent to the development. The park had green open space and some play equipment and therefore a contribution could be made to upgrade site facilities.

3 April, 2023

The Clerk commented that given prices had risen dramatically particularly over the last two years and while detailed costings had not been submitted with the council's bid for £250,000, the council's experience when installing play schemes elsewhere was that £120,000 would provide for an adequate play area for a limited range of age groups, but it wouldn't cover all age groups and so when looking at what had been agreed back in 2019 and possibly applying the same sum (£173,000) to this new development proposal, this would not leave a sum large enough to accommodate other facilities being provided on the green space in the park. The council was ambitious and desired to add to the basic offering by providing facilities on the greenfield space at Tir Einon and while it would be satisfactory to receive an allocation of £173,000, to better reflect current market prices the additional £77,000 sought from the developer should be seriously considered to deliver play facilities for multiple age groups across the site, and it was

RESOLVED that the information be noted and to await further developments with the processing of the planning application and the subsequent determination of the council's bid.

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The Meeting concluded at 5.02 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 12 April, 2023, adopted by the Council.