

15 May, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 20 – 25

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, 15 May, 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	S. K. Nurse
R. E. Evans	J. S. Phillips
S. M. T. Ford	N. A. Stephens
S. N. Lewis	O. Williams

20. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. A. J. Rogers (Cllr. R. E. Evans deputising).

21. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 24 as she had responded to this item in her capacity as a county councillor.

22. APPOINTMENT OF SUB-COMMITTEE

RESOLVED that a sub-committee, comprising the Chairman and Vice Chairman of Committee, Chairman of Council, Leader of Council and local ward members be appointed.

23. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/05503	Mr A Davies Ty Clyd Five Roads Llanelli	Retention of vehicular and pedestrian access.
Recommendation – no objection.		
PL/05663	Mr J Jones Carmarthenshire County Council 35 Brynmefys Llanelli	Project consisted of redeveloping the existing semi-detached unit - No 35 owned by CCC, adjacent to property No 36 which was privately owned. The proposal was to demolish the existing Airey system build house (No 35), and reconstruct a new dwelling on the original footprint, while retaining the adjacent dwelling No 36 which was privately owned. The works would include clearance of overgrown gardens to the property, retention and renewal of boundaries walls, including a bat attic within the dwelling. Replace existing foul and surface water connections. This application was supported by concurrent applications to the site and other properties No's 17 & 38. Bat and dor mice licence applications had been made to NRW to cover the site. The demolition of the remaining derelict houses had been made previously under application ref: PL/04802.
Recommendation – no objection.		
PL/05664	Mr J Jones Carmarthenshire County Council 17 Brynmefys Llanelli	Project consisted of redeveloping the existing semi-detached unit - No 17 owned by CCC, adjacent to property No 18 which was privately owned. The proposal was to demolish the existing Airey system build house (No 17), and reconstruct a new dwelling on the original footprint, while retaining the adjacent dwelling No 18 which was privately owned. The works would include clearance of overgrown gardens to the property, retention and renewal of

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Application No.	Location	Development
PL/05664 cont.		boundaries walls, including a bat attic within the dwelling. Replace existing foul and surface water connections. This application was supported by concurrent applications to the site and other properties numbers 35 and 38. Bat and dor mice licence applications had been made to NRW to cover the site. The demolition of the remaining derelict houses had been made previously under application ref: PL/04802.
		Recommendation – no objection.
PL/05665	Mr J Jones Carmarthenshire County Council 38 Brynmefys Llanelli	Project consisted of redeveloping the existing semi-detached unit - No 38 owned by CCC, adjacent to property No 37 which was privately owned. The proposal was to demolish the existing Airey system build house (No 38), and reconstruct a new dwelling on the original footprint, while retaining adjacent dwelling No 37 which was privately owned. The works would include clearance of overgrown gardens to the property, retention and renewal of boundaries walls, including a bat attic within the dwelling. Replace existing foul and surface water connections. This application was supported by concurrent applications to the site and other properties No's 17 & 35. Bat and dor mice licence applications had been made to NRW to cover the site. The demolition of the remaining derelict houses had been made previously under application ref: PL/04802.
		Recommendation – no objection.

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Application No.	Location	Development
PL/05895	InstaVolt Dafen Trade Park Dafen Road Dafen Llanelli	The proposal was to install four rapid electric vehicle (EV) charging stations within the car park of Dafen Trade Park. Four parking spaces would become EV charging bays, along with associated equipment. One of the four EV charging bays would be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on four sides of the parking bay.

Recommendation – no objection.

24. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED) SCHEDULE 1 ARTICLE 4 (4) SCHEDULE 1B ARTICLES 2C & 2D CONSTRUCTION OF 12 RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS- LAND LYING TO THE SOUTH OF PARC GITTO, LLWYNHENDY, LLANELLI

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

Further to Minute No. 51 (22 May, 2017 refers), correspondence was received from Asbri Planning Consultants in respect of a pre-application consultation regarding proposals for the construction of 12 residential dwellings with associated infrastructure works at land adjacent to 73 Parc Gitto, Llwynhendy, Llanelli.

Members were informed that the council had previously objected to the original development proposal on highway safety grounds and there had been no material change to the proposed access off Parc Gitto under this new planning pre-application consultation proposal. Furthermore, Carmarthenshire County Council, the local planning authority had previously refused planning permission on highway safety grounds but this decision was overturned on appeal by the Planning Inspectorate in May 2017. The original planning application was for the construction of 10 dwellings but the permission had expired. This revised proposal now included an additional two affordable homes to be constructed on the main driveway leading into the site, increasing the total number of dwellings to 12.

Members opined this would increase the number of daily traffic movements generated at the location and in their view, this would exacerbate the council's original highway safety concerns associated with the site access on to Parc Gitto, which itself was a busy highway because it was used as a short cut. Notwithstanding, the Planning Inspectorate's previous decision to uphold the appeal decision made against the original decision to refuse planning permission on highway safety grounds; members concurred there had been no noticeable measures included in the pre-application bundle to improve visibility at the junction and it was

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RESOLVED that the Planning Consultants be notified of the council's observations and concerns. Moreover, and for consistency, they also be informed that the council is likely to object to this revised development proposal on highway safety grounds when the planning application is formally submitted to Carmarthenshire County Council.

25. TOWN AND COUNTRY PLANNING ACT (1990) – PLANNING APPEAL – CAS-02561-B4X9X4 – APPEAL DECISION – PLANNING APPLICATION REFERENCE PL/04966 (25/10/2022) - THE HYVE, LLANELLI GYM, TRAETH FFORDD ROAD, LLANELLI

Members received correspondence from the Planning Inspectorate in respect of an appeal decision regarding Carmarthenshire County Council's refusal to grant planning permission for two illuminated freestanding digital advertising displays each measuring 6 metres x 3 metres for display of static poster images. The appeal had been dismissed.

RESOLVED that the information be noted.

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The meeting concluded at 5.00 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 13 June, 2023, adopted by the Council.