

26 June, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 89 – 91

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, 26 June, 2023, at 4.45 p.m.

Present: Cllr. E. M. Evans (Vice – Chairman (in the Chair))

Cllrs.

R. E. Evans A. G. Morgan
S. N. Lewis J. S. Phillips
N. A. Stephens

Absent: S. M. T. Ford, S. K. Nurse.

89. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. V. Davies, S. L. Davies, A. J. Rogers (Cllr. R. E. Evans deputising) and O. Williams.

90. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

91. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/05710	Mr L R Opacki 52 Panteg Llanelli	Proposed double-storey rear extension and ground floor terrace.

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Application No.	Location	Development
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PL/05710 cont.

Recommendation – no objection provided:

1. The double extension 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. The proposed extension was subordinate in terms of design and scale to the original dwelling.
3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings generally with the proposals but particularly with the raised patio.
4. The site was located in a medium risk area for fluvial flooding, so a flood consequences assessment should be provided to demonstrate the risk of flooding could be mitigated in the overall design proposal.
5. No building works should interfere with, or be constructed on or near to the public sewer traversing the site.

PL/06016

Mr K Thavapatham
Bryncoch Stores
Bryncoch
Llanelli

Conversion of storage area (A1) to hairdressing salon (A1) and construction of entrance foyer.

Recommendation – no objection provided there was no detrimental impact on highway safety associated with clientele car parking arrangements.

PL/06041

Miss N Samuel
1 Bryngwyn Road
Llanelli

Sui Generis use as a dog groomers.

Recommendation – no objection provided the applicant submitted a flood consequences assessment to address the change of use given the premises was located in a flood zone C2 and so was at risk from occasional fluvial/watercourse flooding and in particular the applicant could demonstrate the development proposal was flood resilient and was of resilient design and would not increase flooding elsewhere.

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The meeting concluded at 4.51 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 11 July, 2023, adopted by the Council.