

5 June, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 53 – 58

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, 5 June, 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
E. M. Evans	N. A. Stephens
S. N. Lewis	O. Williams

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

53. APOLOGIES FOR ABSENCE

No apologies for absence were received.

54. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

55. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/05739	Ms A Saunders 7A Elgin Road Pwll Llanelli	Proposed two-storey extension to rear with terrace. Single storey extension to front elevation, internal remodelling and alterations.

Recommendation – no objection provided:

1. The extensions were subordinate to the main dwelling.
2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

PL/05881	Mr & Mrs N & J Woolford Penhwch Farm Pwll Llanelli	Formation of a tourist accommodation glamping pod in place of existing agricultural shed.
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Recommendation – no objection provided the proposal fully satisfied the requirements of Local Development Plan Policy EMP4 – Farm Diversification.

PL/05953	Mr S Milello 7 Paradise Cottages Llwynhendy Llanelli	Removal of garages, two storey side extension and rear extension and new garage.
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Recommendation – no objection provided the proposed extensions were subordinate to the main dwelling in terms of scale and massing.

PL/05964	Mr M Badham 18 Denham Avenue Llanelli	To extend and erect extension at the rear of the property and to incorporate a flat roof to building regulations.
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Recommendation – no objection.

56. 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.

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Application No.	Location	Development
PL/05868	Carmarthenshire County Council Bryngwyn Comprehensive School Dafen Road Dafen Llanelli	Relocation and refurbishment of existing demountable hut to include new facilities for unisex wheelchair-accessible toilet.

Recommendation - no objection.

PL/05877	Mr & Mrs P John Brynteg Pencoed Isaf Road Bynea Llanelli	Change of use of Brynteg Farm for mixed residential and agricultural land to mixed residential, agricultural and petting farm use, with public access and the formation of an ancillary manege.
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Recommendation – no objection.

PL/05921	Ms B Morgan 154A Sandy Road Llanelli	Change of use from café to a disabled flat (Re-submission of PL/05025 Refused on 28/02/2023).
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Recommendation – objection on the following grounds:

1. The site was surrounded by a C2 Flood Zone and the applicant had not submitted a flood consequences assessment to demonstrate that the consequences of flooding could be acceptably managed over the lifetime of the development.
2. The change of use to residential accommodation would reclassify the property as highly vulnerable development. Highly vulnerable development should not be located in a C2 zone because there was no significant flood defence infrastructure in place.
3. There were highway safety concerns with parking vehicles. Accessing and egressing the property was considered detrimental to highway safety. When leaving the property, views would be obstructed from on-coming traffic from the East heading towards Burry Port, because of the close proximity of on-street residents parking on Sandy Road, whereas accessing the front of the property from the West would impede traffic flow and create tailbacks with following traffic heading into Llanelli town centre.

57. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012. UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G PRE-APPLICATION CONSULTATION – GLYNGWERNEN FARM, FELINFOEL, LLANELLI

Members received correspondence in relation to a Pre-Application Consultation from planning consultants LRM Planning Limited in respect of the installation of a ground mounted solar photovoltaic renewable energy generation system of 8.355MWp installed capacity, spanning a

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40 year operational period. The applicant was not seeking change of use of the agricultural farm known as Glyngwernen Farm, Felinfoel, Llanelli.

Members having considered the bundle of documents supporting the application generally held a neutral view about the development proposal at this stage, but understood the applicant’s desire to diversify the use of the farmland at Glyngwernen Farm. Members felt that the development was quite concealed and that there were no real concerns at this stage as to why the project couldn’t go ahead.

However, members were also mindful of the potential impact this development might have on the local community and also the environmental impact too. As a means of mitigating community impact and promoting both community benefit and biodiversity, it was opined that the developer should be strongly encouraged to enter into a unilateral community benefit agreement with Llanelli Rural Council should the proposal be progressed to the formal planning application submission. Monies raised via the agreement would then be re-invested by the council within the Swiss Valley electoral ward to directly promote community benefit and local biodiversity schemes through local investment in local infrastructure and service projects. The council had adopted the Lower Lliedi Reservoir in Swiss Valley and was developing it into a visitor attraction. Opportunities presented themselves to improve the visitor experience while also looking to safeguard and promote local biodiversity both in and around the reservoir.

As the debate drew to a close a question was raised about the photovoltaic solar panel life expectancy and whether the solar panels were recyclable once they had become redundant or obsolete and that appropriate advice be obtained, and it was

RESOLVED that members’ views and observations be forwarded to the planning consultants for due consideration and comment.

58. STREET NAMING AND NUMBERING – DEVELOPMENT AT LAND OFF CAEGAR, LLWYNHENDY, LLANELLI

Members received correspondence from Carmarthenshire County Council in respect of the naming and numbering of 20 new dwellings at land off Caegar, Llwynhendy, Llanelli. It was suggested to continue the numbering of the existing site of Clos y Berllan, by extending the numbering sequence to incorporate the new development.

Following discussion it was

RESOLVED that the suggestion be accepted.

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The meeting concluded at 5.04 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.