

18 September, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 144 – 147

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, 18 September, 2023, at 4.45 p.m.

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

Cllrs.

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

Absent: S. M. T. Ford.

144. APOLOGIES FOR ABSENCE

No apologies for absence were received.

145. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 146, PL/06208 as she was a friend of the applicant.

146. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/04082	Persimmon Homes West Wales Land east of Dafen Llanelli	Residential development of 150 dwellings along with associated landscaping and infrastructure.

Recommendation – objection on the following grounds:

- 1.The council recognised that the parcel of land had been earmarked for housing development in Carmarthenshire County Council’s Local Development Plan – reference GA2/h27 but the council contested that the site possessed the appropriate sustainability credentials and range of services and facilities necessary to accommodate this new housing growth.
- 2.The site earmarked for the development was contrary to good housing development design. There was likely to be an accumulative and detrimental impact on key infrastructure such as the impact on the public sewerage system and on local highway infrastructure. Of particular concern was the single site access off the main A4138 roundabout. In the council’s opinion this roundabout would need to be re-engineered and have traffic lights installed to regulate traffic flow particularly during peak times. The roundabout encounters daily standstill traffic with commuters queuing from the roundabout to access the M4 motorway at peak morning hours between 8.00am and 9.00am during the working week.
- 3.The increase in surface water flow and run off from the dwellings combined with new site road infrastructure would increase the risk of flooding to other built up areas occupying lower parts of the river basin. Dafen was prone to flooding and this was a major issue.
- 4.There would be a detrimental impact on important community services such access to local schools, GP practices and dental practices. These services were already overstretched and there were no plans to build new schools or to create new GP surgeries or dental practices.
- 5.The council felt that more should be done to safeguard the open green space of the site in the interests of promoting biodiversity. The construction of 150 dwellings in this location would have a profound negative impact on local biodiversity.
- 6.While the council objected to the application it recognised that the local planning authority had earmarked the land parcel for housing development as referenced in point 1 above. Therefore the council recognised that the local planning authority was likely to grant planning permission for the development. In which case, the council requested that a section 106 agreement was entered into with the developer for the provision of recreation and leisure facilities in the Dafen Ward. The council manages Dafen Park and was about to asset transfer Cilsaig Play Area. Financial contributions should be sought for providing new playground equipment at both facilities. The council noted that similar section 106 contributions for education had been previously stipulated for primary and secondary school provision and the council anticipated that a similar arrangement would be brokered for recreational facilities.

PL/06150	Mr A Rodgers Cuddfan 75 Llwynhendy Road Llanelli	Variation of Conditions 1 and 4 on S/39079 (extension of time for submission of reserved matters and amended plans).
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Recommendation – no objection.

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Application No.	Location	Development
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Cllr. S. L. Davies declared a personal interest in the following item PL/06208 as she was a friend of the applicant.

PL/06208	Ms L Reed 68 Bryngwyn Road Llanelli	Construction of a single storey rear extension for use as a lounge.
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Recommendation – no objection.

PL/06310	Jones 163 Sandy Road Llanelli	Demolish existing garage and rear extension. Construction of a two storey side extension and a single storey rear extension.
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Recommendation – no objection.

PL/06438	CK Food Stores Former Filling Station Cwmfelin Road Bynea	Proposed single convenience food store and forecourt parking.
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Recommendation – no objection.

PL/06468	Mrs L Pullman 39 Bryngwyn Road Llanelli	Rear ground floor extension, alterations to garage and additional windows.
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Recommendation – no objection.

PL/06522	Ms P Lloyd 33 Heol Pennant Swiss Valley Llanelli	Proposed extension to rear in line with existing garage with patio area and associated works.
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Recommendation – no objection.

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147. SWANSEA REPLACEMENT LOCAL DEVELOPMENT PLAN – CALL FOR CANDIDATE SITES EXERCISE

Members received correspondence from Swansea Council, informing that Swansea Council had commenced a ‘Call for Candidate Sites’ exercise which would run from Wednesday, 10 August, 2023 until Tuesday, 31 October, 2023. Any interested party that wished to submit a Candidate Site for potential inclusion in the RLDP would need to apply during this period.

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 10 October, 2023, adopted by the Council.