

30 October, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 210 – 214

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, 30 October, 2023, at 4.45 p.m.

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

Cllrs.

S. L. Davies A. G. Morgan
S. M. T. Ford J. S. Phillips
 N. A. Stephens

Absent: M. V. Davies, E. M. Evans, S. K. Nurse, O. Williams.

210. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. S. N. Lewis.

211. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No.212 (PL/06624) as she had responded in her capacity as a county councillor.

212. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/06412	Ms J Davies 47 Denham Avenue Llanelli	Demolish existing two storey and single storey rear extensions and construct single storey rear extension, side dormer roof extension and roof lights to front and rear roofs.

Recommendation – no objection provided:

1. The development was not regarded as an incongruous form of development in comparison to neighbouring dwellings in the immediate street scene.
2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

PL/06589	Mr K Strelley Gateway Holiday Park Bynea Llanelli	Proposed siting of static caravans (24 units).
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Recommendation – no objection.

Cllr. S. L. Davies declared a personal interest in the following item PL/06624 as she had already responded in her capacity as a county councillor.

PL/06624	Land at Cefncaeau Llanelli	Reserved matters application for the development of 70 no. residential dwellings (within use class C3) pursuant to Condition 4 of outline permission S/34991 and the associated discharge of Condition 4 (Reserved matters (access, appearance, landscaping, layout and scale) and Condition 7 (Levels) of the outline permission.
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Recommendation – objection:

1. There were concerns over the existing sewer capacity not being able to cope with the additional demand.
2. The area was prone to flooding and ground conditions to the south of the site were often waterlogged and saturated because of the surrounding drainage issues.
3. The construction of 70 properties on the parcel of land would displace surface water to other areas causing flooding elsewhere.
4. There were environmental concerns given the surrounding habitat was home to water voles – a protected species. There were also concerns over the potential removal of trees and hedgerows.
5. On a general point, there were concerns about the impact the development would have on the local community and general infrastructure. The economic context for the development was also debateable.

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Application No.	Location	Development
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PL/6624 cont.

6. There were concerns over the detrimental impact the development would have on the surrounding road infrastructure with it being considered inadequate to cope with 280 additional daily traffic movements to and from the site (70 houses x 2 cars x 2 (inward and outward) journeys).
7. However, if ultimately the application was approved by the Planning Authority and as a means of mitigating the impact the development would have on existing community infrastructure; a Section 106 agreement be brokered to cover road improvements in the area including off road parking for residents at Browen, Maes Yr Ddafen, Tir Einon and Ynys Las. Furthermore, that a zebra crossing was installed at the Avenue, Llwynhendy; a contribution was made to the Llwynhendy Hub project at Llwynhendy Library and funding to improve Tir Einon park with new play facilities to support the site.

PL/06721	Mr T Chapple 14 Parc Pemberton Retail Park Llanelli	Full planning permission to allow for the installation of a drive-thru lane including partial demolition and alterations to elevations.
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Recommendation – no objection.

213. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S DELEGATED POWERS

Members were informed that the Clerk had dealt with the following planning application under the scheme of delegated powers.

Application No.	Location	Development
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PL/06614	Mr Harries 98 Tir Capel Llanelli	Two storey side extension to provide living room, toilet and first floor bedroom.
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Recommendation – no objection.

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**214. TOWN AND COUNTRY PLANNING ACT (1990) – PLANNING APPEAL
- CAS-02803-Q3J5G0 – PL/04600 – AP-7258 – TY GWYN WOODLANDS,
HEOL LLANELLI, PONTYATES**

Further to Minute No. 185 (17 October, 2022 refers) members received correspondence from Carmarthenshire County Council informing that an appeal had been lodged with the Planning Inspectorate by the landowner, in regard to the county council’s decision to refuse planning permission for the proposed development.

RESOLVED that the information be noted.

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The meeting concluded at 4.49 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 14 November, 2023, adopted by the Council.