

11 December, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 262 – 265

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, 11 December, 2023, at 4.45 p.m.

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

Cllrs.

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

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

262. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr A. G. Morgan.

263. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

264. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/06440	Mr V Coschignano Land adjacent to 11 Clos Bryn Isaf Llwynhendy	Outline planning application with all matters reserved for a proposed development of two dwellings with parking and landscaping.

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Application No.	Location	Development
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PL/06440 cont.

Recommendation - no objection provided there was sufficient site space to accommodate the two plots on the understanding that future design proposals submitted under reserved matters demonstrated that construction works would not encroach upon the area of land directly above the surface water attenuation tanks, nor any exclusion zone placed around the perimeter of the tanks and that uninterrupted access to the underground infrastructure was maintained in perpetuity.

PL/06847	Llanelli Rural Council Recreation Ground Llys y Dderwen Ponthenri Llanelli	To remove existing dilapidated play equipment and safety flooring and replace with a range of new play equipment, safety flooring, seating and waste bins with other associated works.
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Recommendation – the planning application was noted.

PL/06868	SSE Utility Solutions Ltd Existing Car Park Of Parc Pemberton Retail Park Llanelli	Installation of six electrical upstands, associated infrastructure including CCTV, substation, underground cabling, signage and associated works.
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Recommendation – no objection.

PL/06904	Mr E Brown 38 Trallwm Road Llanelli	Retrospective planning permission was sought for the retention of alterations to existing vehicular access and creation of hardstanding.
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Recommendation – no objection.

PL/06910	Mr A Sizer Soar Lodge 12A Soar Road Llwynhendy Llanelli	Alterations and extension to roof space to provide additional bedroom at attic/first floor level.
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Recommendation – no objection provided that the extension of the roof space was not regarded as an incongruous form of development that would detrimentally alter the original character of the dwelling given the scale and design of the proposals.

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265. 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.

Application No.	Location	Development
PL/06767	CK Foodstores Former Filling Station Cwmfelin Road Bynea	Proposed two-storey structure with ground floor convenience food store and first floor ancillary offices with forecourt parking.
Recommendation – no objection.		
PL/06796	Mr Duggins Land south of Pantillydu Fawr Five Roads Llanelli	Refurbishment and making good of farmhouse, with rear and side extensions.

Recommendation – objection on the following grounds as the proposal appeared to contravene the following Local Development Plan policy statements:

1. Policy GP6 Extensions in that the scale of the proposed rear and side extensions were not subordinate and compatible to the size, type and character of the existing farmhouse and would result in over development of the site. Furthermore the external appearance of the proposed extensions in terms of the design was not subordinate to the existing dwelling. The use to be made of the proposed extensions appeared to be incompatible with the existing building, which was a former farm dwelling on farm land outside settlement development limits.
2. Policy H4 Replacement dwellings – in that the potential impact of the re-constructed dwelling with the extensions by virtue of scale would have detrimental visual and amenity implications.
3. Policy H5 Adaption and Re-use of Rural Buildings for Residential Use – in that the proposed residential use was not a subordinate element associated with a wider scheme for business re-use, in this instance a farmhouse to accommodate farm workers. While the dilapidated farmhouse may be structurally sound it could not accommodate the proposed residential use without extensive alteration, extension or re-construction under the current proposal. The application to re-use and adapt the farmhouse in the open countryside to a residential use, had not demonstrated that every reasonable effort had been made to continue or establish a business/commercial use at the site and therefore should not be permitted.
4. Policy H8 Renovation of Derelict or Abandoned Buildings - in that the proposed development was not sympathetic to the original farmhouse's architectural qualities and therefore did not make a positive contribution to the landscape with it having an adverse effect on the setting or integrity of the historic environment.

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Application No.	Location	Development
PL/06796 cont.		
5. Policy EMP 4 Farm Diversification – on the face of the accompanying design and access statement included with the application, the proposed development was not subordinate to, compatible with and did not appear to support the continued operation of agricultural activity at the site location.		
PL/06834	Mr L Roblin 2 Hill Top Llanelli	Change of use from residential (Class C3) to children’s home (Class C2).

Recommendation – objection on the following grounds:

1. The Children’s Homes (Wales) Regulations 2002, Part IV, Provision 30 (7) (a) states: there should be adequate communal space for sitting, recreation and dining; the property sits on a large corner plot and the land parcel had very little amenity rear garden space to provide for the recreational needs of up to five children (potentially of differing age groups) at any given time. Most of the plot was occupied by the large dormer bungalow. The external space was considered insufficient and inadequate.
2. A children’s home could also host young adults up to the age of 18 and this cohort would have different needs and behaviours to younger children; it was the council’s view the housing estate would be unable to adequately cater for such needs.
3. There were highway safety concerns with the potential number of visitor vehicles frequenting the proposed care home and off road parking was deemed insufficient within the curtilage of the property site with it not having enough dedicated parking spaces to accommodate staff and other stakeholders with an interest in the wellbeing of the cohort of children, including families. The bungalow was very close to the local primary school and school parents take up most if not all of the on-street parking when dropping off and collecting school children on a daily basis. The increased traffic volume, the change of use would attract, would compound the problem and would be detrimental to residential parking in the immediate vicinity, further impacting general highway safety at the road junction and along the side and front of the bungalow.

PL/06858	Mrs N Rowlands 38 Heol Llanelli Pontyates	Proposed two storey rear extension with minor alteration works to existing dwelling floor plan layout.
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Recommendation - no objection.

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The meeting concluded at 4.48 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 12 December, 2023, adopted by the Council.