

15 January, 2024

LLANELLI RURAL COUNCIL

Minute Nos: 307 – 312

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, 15 January, 2024, 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

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

307. CHAIRMAN'S ANNOUNCEMENT

The Chairman referred to the recent demise of past councillor and chairman Mr T. J. Jones and as a mark of respect members and officers stood in silent tribute.

308. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. A. G. Morgan and O. Williams.

309. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

310. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/06961	Ms H Davies 82 Bryngwyn Road Llanelli	Proposed part demolition of existing conservatory and construction of single storey rear extension with roof lantern and two additional rooflights.
Recommendation - no objection.		
PL/06962	Greggs plc Greggs New Retail Pod Dafen Trade Park Dafen	Four fascia signs.
Recommendation - no objection.		
PL/07071	Mr E Smith 18 Llys Cilsaig Dafen Llanelli	Conversion of integral garage to living accommodation (retrospective).
Recommendation – no objection.		

311. 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/06610	Mr P Bignell Swiss Valley Farm Felinfoel Llanelli	Construction of a hay and machinery storage shed.
Recommendation – no objection.		
PL/06885	Mrs E Rees 85 Trallwm Road Llanelli	Demolition of existing two bed bungalow and replacement with new two bed dwelling.
Recommendation – no objection.		

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Application No.	Location	Development
PL/06954	Ms B Morgan 154A Sandy Road Llanelli	Conversion of the application property to a ten bed care home.

Recommendation – objection on the following grounds:

1. The conversion of the property into a residential care home represented a highly vulnerable development of the site within an area prone to flooding and the applicant had failed to submit a Flood Consequence Assessment to demonstrate that the consequence of flooding could be acceptably managed over the lifetime of the development.
2. The applicant had failed to demonstrate that the care home residents could be integrated into the community with ready access to a GP surgery and access to shops which in the council's opinion contravened Local Development Plan Policy H6 – Residential Care Facilities.
3. Suitable and sufficient parking was not available within the curtilage of the site to accommodate sufficient space for care home stakeholders, staff and visitors including delivery vehicles, to service a ten bedroom care facility and in the council's opinion, this contravened Local Development Plan H3 - Conversion or Sub Division of Existing Dwellings.
4. There were highway safety concerns when accessing and egressing the property site. When vehicles exited the property, visibility would be impeded from the on-coming traffic from the East heading towards Burry Port in the West because of the close proximity of on-street resident parking bays on Sandy Road. Conversely accessing the site from the West will impede traffic flow and create traffic tailbacks and queues for the high volume of traffic heading towards Llanelli town centre.

PL/06963	Mr D Bowler Land at Stradey Hill Pwll Llanelli	Proposed detached dwelling and ancillary garage.
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Recommendation – objection on the following grounds:

1. Stradey Hill and the immediate surrounding area had been over developed and the proposal was considered to be detrimental to the public sewer system with it also having a negative impact on the general amenity of the area. It also would have a detrimental impact on the existing over developed built environment and would have an overbearing effect on the immediate street scene and surrounding properties. Overall this development was likely to have a negative impact on local biodiversity, there had been several sightings of dormice in the vicinity which was an endangered species, and any development in the area would be detrimental to local habitat.
2. There were highway safety concerns over the access and egress arrangements leading on to the site from Stradey Hill, which effectively was a single carriageway for most of its length and which already experienced a high volume of traffic movements combined with indiscriminate car parking which obstructed pedestrian access with cars parking on the pavement and over hanging on to the highway. Further development would be detrimental to highway safety standards with it having a negative impact on current traffic flow and general congestion for existing road users and pedestrians living in the immediate area. Local access arrangements would be further undermined.

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Application No.	Location	Development
PL/06993	RNF Group Ltd Land at Ty Berwig Bynea Business Park Bynea Llanelli	Construction of plant and machinery storage shed.

Recommendation – no objection.

Cllr. M. V. Davies left the meeting.

**312. TOWN AND COUNTRY PLANNING ACT (1990) – PLANNING APPEAL
- CAS-02890-J2D2H0– PL/03823 – AP-7263 – TROSTRE RETAIL PARK,
TROSTRE, LLANELLI**

Further to Minute No. 27 (23 May, 2022 refers) members received correspondence from Carmarthenshire County Council informing that an appeal had been lodged with the Planning Inspectorate by the applicant, 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 5.02 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 February, 2024, adopted by the Council.