

1 July, 2024

**LLANELLI RURAL COUNCIL**

**Minute Nos: 75 – 79**

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, 1 July, 2024, at 4.45 p.m.

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

**Cllrs.**

M. V. Davies            A. G. Morgan  
S. L. Davies            B. M. Williams  
N. Evans                O. Williams

**Absent:** S. R. Bowen, S. M. T. Ford, S. K. Nurse, N. A. Stephens

**75. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. E. M. Evans (Cllr. N. Evans deputising) and S. N. Lewis (Cllr. A. G. Morgan deputising).

**76. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were received.

**77. PLANNING APPLICATIONS**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

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| <b>Application No.</b> | <b>Location</b>                                      | <b>Development</b>                                       |
|------------------------|--|--|
| <b>PL/07820</b>        | Mr M Pickett<br>17 Station Road<br>Bynea<br>Llanelli | Erection of a single storey extension to rear elevation. |

Recommendation – no objection.

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| <b>Application No.</b>         | <b>Location</b>   | <b>Development</b>   |
|--------------------------------|---|--|
| <b>PL/07836</b>                | Ms E Rees<br>85 Trallwm Road<br>Llanelli  | Variation of condition 2 on PL/06885 (Demolition of existing two bed bungalow and replacement with new two bed dwelling).  |
| Recommendation – no objection. |   |  |
| <b>PL/07843</b>                | Finishing Touches<br>Developments Ltd<br>Unit 1<br>Bynea Industrial<br>Estate<br>Bynea, Llanelli          | Siting of two 20 feet by 8 feet storage containers on the land for the purpose of the storage of tools in association with and ancillary to the current use of Unit 1 of the Industrial Estate.  |
| Recommendation – no objection. |   |  |
| <b>PL/07845</b>                | Carmarthenshire<br>County Council<br>Bryngwyn<br>Comprehensive<br>School<br>Dafen Road, Dafen<br>Llanelli | Temporary construction access to serve construction of extension to Ysgol Bryngwyn.  |
| Recommendation – no objection. |   |  |
| <b>PL/07863</b>                | Mr T Bridger<br>Talbot Mews<br>Tramway Road<br>Pwll, Llanelli   | Change of use from residential dwelling with five bedrooms (C3) to residential care (C2) for the adult care of learning disabilities and mental health conditions for seven residents; minor changes to elevations and extension at first floor over single storey flat roof part, to create an additional space for one resident. |

Recommendation – no objection provided:

1. The development proposals conformed with the existing building in terms of siting, appearance, scale, height and massing.
2. It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community.
3. An appropriate access existed or can be provided which did not give rise to any parking or highway safety concerns on the site or within the locality.

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| <b>Application No.</b> | <b>Location</b> | <b>Development</b> |
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**PL/07863 cont.**

4. The scale of the proposed extension was subordinate and compatible to the size, type and character of the existing development and did not result in over development of the building, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space.
5. It would not result in an over intensification of use and that suitable parking could be accommodated to cater for the proposed change of use.
6. The change of use to residential care for adults with learning disabilities and mental health conditions would provide the residents with safe and convenient access to community facilities and services such as GP surgeries and shops.

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|-----------------|---|-------------------------------|
| <b>PL/07881</b> | Mr S Carroll<br>24 Oaklands<br>Llanelli | Single storey rear extension. |
|-----------------|---|-------------------------------|

Recommendation – no objection.

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|-----------------|--|--|
| <b>PL/07886</b> | Mrs C Davies<br>15 Ger y Coed<br>Pontyates<br>Llanelli | Proposed double storey extension to rear of existing dwelling. |
|-----------------|--|--|

Recommendation – no objection.

**78. 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.

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| <b>Application No.</b> | <b>Location</b> | <b>Development</b> |
|------------------------|-----------------|--------------------|
|------------------------|-----------------|--------------------|

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|-----------------|---|--|
| <b>PL/06963</b> | Mr D Bowler<br>Land at Stradey Hill<br>Pwll<br>Llanelli | Proposed detached dwelling and ancillary garage. |
|-----------------|---|--|

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| Application No. | Location | Development |
|-----------------|----------|-------------|
|-----------------|----------|-------------|

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**PL/06963 cont.**

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 generally.
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.

**RESOLVED** that the information be noted.

**79. THE COUNTY OF CARMARTHENSHIRE (WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD) (WAITING RESTRICTION AND STREET PARKING PLACES) CONSOLIDATION (VARIATION NUMBR 41) ORDER 2024**

Members received correspondence from Carmarthenshire County Council with regards to the above traffic order at various roads in the area. Following discussion it was

**RESOLVED** that the traffic order be supported in the interests of highway safety.

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The meeting concluded at 4.57 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 9 July, 2024, adopted by the Council.