

12 August, 2024

LLANELLI RURAL COUNCIL

Minute Nos: 116 – 123

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, 12 August, 2024, at 4.45 p.m.

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

Cllrs.

S. R. Bowen	E. M. Evans
M. V. Davies	R. E. Evans
S. L. Davies	S. N. Lewis
O. Williams	

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

116. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. N. A. Stephens and B. M. Williams (Cllr. R. E. Evans deputising).

117. MEMBERS' DECLARATIONS OF INTEREST

Cllr S. R. Bowen declared a personal interest in Minute No. 118 (PL/08068) as he knew the applicant. Cllr. S. L. Davies declared a personal interest in Minute No. 118 (PL/08066) as she had responded to the planning application in her capacity as a county councillor.

118. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/08047	Miss B Lynam-Mills 41 Llys Cilsaig Dafen Llanelli	Demolition of existing garage and conservatory, two storey and single storey extension to provide additional bedroom and living areas together with various internal alterations.
Recommendation – no objection.		
PL/08066	Mr & Mrs J Howe 10 Maes ar Ddafen Road Llanelli	Front porch, rear single storey extension and dormer (resubmission of PL/07821).
Recommendation – no objection.		
PL/08068	Mr D Panayiotiou Land adjacent to 12A Pendderi Road Llanelli	Domestic Garage.

Recommendation – no objection.

119. 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/07543	Train Hyve Hyve Llanelli Gym Llanelli	Full planning permission to regularise existing gym use and the retrospective erection and retention of a marquee type structure.

Recommendation – no objection provided there was no detrimental impact on the amenity of neighbouring properties in the immediate area associated with excessive noise pollution generated from the use of the marquee.

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Application No.	Location	Development
PL/07914	Mr A Littlejohns Former Filling Station Cwmfelin Road Bynea Llanelli	Proposed single dwelling convenience store and forecourt parking, including retention of sub-structure works undertaken to date.
Recommendation – no objection.		
PL/08015	Mrs S Harris Land adjacent to 12 Penllwynrhodyn Road Llanelli	Variation of condition No. 3 of PL/02142 (To extend the permission by a further five years from the date of original expiry of S/33461).
Recommendation – no objection.		
PL/08021	Mr & Mrs Bignell Swiss Valley Farm Felinfoel Llanelli	Regularisation of change of use of agricultural paddock to equestrian menage.
Recommendation – no objection.		
PL/08026	Mr S Hughes Conquer Fitness Unit 5 Heol Cropin Dafen Industrial Estate Llanelli	Change of use to D2 Use (Soft Play Centre) and ancillary works.
Recommendation – no objection.		

120. CARMARTHENSHIRE COUNTY COUNCIL NOTIFICATION OF NEW ROAD HUMPS

Members received correspondence from Carmarthenshire County Council with regards the following traffic calming measures:

- (1) The proposed construction of a new road hump at Genwen Road, Bynea adjacent to property no. 48 Maes Delfryn.

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- (2) The proposed construction of a series of vertical measures along Tanygraig Road adjacent to St David's Church; centred at a location approximately 87 metres east of the centre of its junction with Hendre Road; centred at a location approximately 222 metres east of the centre of its junction with Hendre Road. Proposed Raised Plateau adjacent to No. 42 Tanygraig Road.

Following discussion it was

RESOLVED that the traffic calming measures associated with both sets of proposals be supported in the interest of highway safety.

121. WILDLIFE AND COUNTRYSIDE ACT 1981 SECTION 53 – DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY FOR THE COUNTY OF CARMARTHENSHIRE APPLICATION FOR THE ADDITION OF A PUBLIC FOOTPATH IN PWLL, LLANELLI

Members received correspondence from Carmarthenshire County Council informing of a pre-order consultation for the addition of a Public Footpath (reference 71/35/2) in Pwll, Llanelli, to the definitive map and statement of public rights of way.

Following discussion it was

RESOLVED that the inclusion of the additional public footpath in Pwll to the definitive map and statement of public rights of way be supported.

122. CARMARTHENSHIRE REVISED LOCAL DEVELOPMENT PLAN (LDP) (2018-2033)

Correspondence was received from the Welsh Planning Inspectorate appointed by the Welsh Government in regards to conducting an examination into the soundness of the revised LDP.

RESOLVED that the information be noted.

123. TOWN AND COUNTRY PLANNING ACT (1990) APPEAL DECISION – TROSTRE RETAIL PARK, TROSTRE, LLANELLI – (PL/03823)

Further to Minute No. 27 (23 May, 2022 refers) to note correspondence received from Carmarthenshire County Council in respect of an appeal made by Arbenigol Ltd. for the proposed demolition of existing building on site and subsequent construction of a Class A1 Lidl food store, Class A3 Drive Thru Restaurant and Associated infrastructure works at Trostre Retail Park, Trostre Llanelli. The appeal had been dismissed.

RESOLVED that the information be noted.

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The meeting concluded at 4.55 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 September, 2024, adopted by the Council.