

5 February, 2024

LLANELLI RURAL COUNCIL

Minute Nos: 332 – 339

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, 5 February, 2024, at 4.45 p.m.

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

Cllrs.

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

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

332. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. E. M. Evans (Cllr. N. Evans deputing).

333. MEMBERS' DECLARATIONS OF INTEREST

The following member declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
334 (PL/07095)	S. L. Davies	Personal and prejudicial interest – as she was a personal friend of the applicant.
335	S. L. Davies	Personal and prejudicial interest – as she had a planning interest on land she owned within the Local Development Plan area.
337	S. L. Davies	Personal interest – she had responded to the matter in her capacity as a county councillor.
338	S. L. Davies	Personal interest – she had responded to the matter in her capacity as a county councillor.

334. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/06617	Clews Homes Plot 3, Former NRW Labs Pen y Fai Lane Llanelli	Retrospective application for the proposed extension to the rear of Plot 3 and extension to the rear raised decking area approved under the reserved matters approval (ref. PL/00588).

Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

Cllr. S. L. Davies declared a personal and prejudicial interest in the following item as she was a personal friend of the applicant and left the meeting before discussion commenced. The application was taken out of sequence and presented at the end of the committee agenda so that Cllr Davies could continue to participate in the remainder of the business to be transacted.

PL/07095	Mr T Galloway Sylen Lakes Five Roads Llanelli	Variation of Conditions 2, 3, 7 & 11 of planning permission PL/05108 pursuant to amendments to the design of the approved scheme and the provision of additional details relating to the proposed external finishes, contamination land investigation and biodiversity enhancements.
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Recommendation – no objection.

PL/07114	Mr R Long 1 Myrtle Hill Ponthenri Llanelli	Proposed change of use to create two self-contained dwellings, with façade alterations to existing building. Amended parking arrangement.
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Recommendation - no objection provided:

1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
2. There was no detrimental impact on highway safety associated with the onsite parking of vehicles and furthermore vehicles could access and egress the property safely with adequate visibility, in forward gear.

335. REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN (LDP) 2018-2033 – REVISED DELIVERY AGREEMENT

Cllr. S. L. Davies declared a personal and prejudicial interest in the following item as she had a planning interest on land she owned within the Local Development Plan area and left the meeting before discussion commenced. The application was taken out of sequence and presented at the end of the committee agenda so that Cllr Davies could continue to participate in the remainder of the business to be transacted.

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Members received correspondence from Carmarthenshire County Council in respect of a revision to the Local Development Plan (LDP) – 2018-2033 delivery agreement and which the Welsh Government had subsequently agreed.

Carmarthenshire County Council had published the Second Deposit LDP for public consultation between 17 February and 14 April 2023. During that period a large number of representations were received from statutory bodies, members of the public and other interested parties.

It was hoped that the plan would have been submitted to the Welsh Government for examination in August 2023, this had not been the case and the work on the Revised LDP had been delayed. As a result a revision to the Delivery Agreement (DA) including the timetable for plan preparation had been agreed with Welsh Government. The Revised DA, and the letter of agreement from the Welsh Government was circulated with the agenda papers for member information. It was also available to view on Carmarthenshire County Council's website.

Members were informed the delay related to the need to ensure that the Plan was procedurally sound before submission to the Welsh Government. To achieve this a further six week consultation would take place on Focused Changes to the Habitat Regulations Assessment and the Integrated Sustainability Appraisal before the Plan, and all accompanying evidence (including the duly made representations received) was submitted to the Welsh Government in March 2024 for independent examination.

RESOLVED that the information be noted.

336. WILDLIFE AND COUNTRYSIDE ACT 1981 SECTION 53 – DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY FOR THE COUNTY OF CARMARTHENSHIRE

Members received correspondence from Carmarthenshire County Council seeking views about a Definitive Map Modification Order (DMMO) application to delete part of Public Footpath 36/141, from the Definitive Map and Statement at Cwm Lliedi/Swiss Valley Reservoir to Tan y Graig, Llanelli. As part of the application process, witness evidence was submitted from six individuals stating that the public had always used the former railway line as a footpath rather than the recorded route over land owned by the applicants and that there had never been a public footpath through the property known as Tan y Graig. All six individuals had a long association with the area and none could recollect the public using the path through the property's curtilage. Documentary evidence in the form of old maps and photographs were also submitted.

Following discussion, it was

RESOLVED that the application be noted.

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337. ACTIVE TRAVEL FOOTWAY IMPROVEMENT AND SIGNALISED PEDESTRIAN CROSSING UPGRADE – B 4303 NEAR EXCHANGE ROW, DAFEN BETWEEN DAFEN ROUNDABOUT AND THE JUNCTION WITH MAESCANNER ROAD

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

Correspondence was received from Carmarthenshire County Council informing of the successful securing of funds from Welsh Government via its Active Travel Fund for the construction of the proposed crossing upgrade at Exchange Row and the B4303, Dafen. The design of the crossing complied with the principles of Llwybr Newydd – The Wales Transport Strategy 2021.

Indicative dates in the correspondence highlighted that work would start on 8 January, 2024 and would continue until early April 2024 and that all efforts would be made to minimise disruption during this time.

RESOLVED that the information be noted.

338. PROPOSED INTRODUCTION OF NEW ROAD HUMPS AT BYNEA, PEMBERTON AND PONTHENRI – REFERENCE - HTTR-1750

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

Correspondence was received from Carmarthenshire County Council seeking the council's observations on proposals to construct road humps at Yspitty Road, Bynea, Gelli Road, Pemberton and Heol y Pentre, Ponthenri.

Following discussion it was

RESOLVED that the proposals be supported in the interests of highway safety.

339. TOWN AND COUNTRY PLANNING ACT (1990) - PLANNING APPEAL HEARINGS

Members received correspondence from Carmarthenshire County Council informing of the following planning appeal hearings lodged with The Planning Inspectorate, following Carmarthenshire County Council's decision to refuse planning permission in regard to:

(1) CAS-02579-Z6S0Z2 – AP7249 – Land South of Coed Y Ffarm, Felinfoel, Llanelli – the provision of two traveller pitches to include static caravan, touring and day room per pitch, relocated access point, two stable blocks and ecological improvements at land south of Coed y Ffarm, Felinfoel, Llanelli. The appeal was brought about by the applicants. The hearing would take place via virtual meeting on Thursday, 3 March, 2024 at 10am via Microsoft Teams.

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(2) CAS-02890-J2D2H0 – AP-7263 – Trostre Retail Park, Llanelli, Trostre. Llanelli – 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. Further to Minute No. 312, the Hearing Appeal was set for Thursday, 2 May, 2024 at 10am at Meeting Room 1, Ty Elwyn, Llanelli.

RESOLVED that the information be noted.

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The meeting concluded at 5.06 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.