

29 April, 2024

LLANELLI RURAL COUNCIL

Minute Nos: 470 – 474

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, 29 April, 2024, at 4.45 p.m.

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

Cllrs.

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

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

470. APOLOGIES FOR ABSENCE

No apologies for absence were received.

471. MEMBERS' DECLARATIONS OF INTEREST

The following member declared an interest in the following matter:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
472 (PL/07436)	S. L. Davies	Personal interest – as she had responded to the matter in her capacity as a county councillor.
472 (PL/07437)	S. L. Davies	Personal interest – as she had responded to the matter in her capacity as a county councillor.

472. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/06879	Mrs T Briggs Land adjacent to Tir Onnen Five Roads Llanelli	Proposed rear extension to domestic Conversion of existing outbuilding into separate accommodation (new dwelling), including new access and driveway.
Recommendation – no objection provided:		
1. The proposal complied with Carmarthenshire Local Development Plan Policy H5 – Adaptation and re-use of rural buildings for residential use, or alternatively the proposal complied with Policy EMP4 – Farm diversification because it was intended to support existing farm operations.		
2. There were no highway safety concerns associated with creating a new access and driveway to the site.		
PL/07246	Mr A Davies Ty Clyd Five Roads Llanelli	Variation on Condition 2 on S/36057 (Erection of one no. four bed detached house for residential use, with access off Horeb Road and all the other matters reserved).
Recommendation – no objection.		
PL/07388	Mr A Rodgers Cuddfan 75 Llwynhendy Road Llanelli	Reserved Matters (Outline S/39079).
Recommendation – No objection.		
<i>Cllr. S. L. Davies declared a personal interest in the following item as she had responded to the matter in her capacity as a county councillor.</i>		
PL/07436	WWT Llanelli Wetlands Centre Wales Llwynhendy Llanelli	Proposed alterations to shop/entrance area at WWT Llanelli Wetlands Centre with internal alterations and alterations to rear entrance Option 2.

Recommendation – No objection.

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Application No.	Location	Development
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Cllr. S. L. Davies declared a personal interest in the following item as she had responded to the matter in her capacity as a county councillor.

PL/07437	WWT Wetlands Wales Llwynhendy Llanelli	Llanelli Centre	Proposed alterations to shop/entrance area at WWT Llanelli Wetlands Centre with internal alterations and alterations to rear entrance Option 1.
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Recommendation – No objection.

PL/07449	Mr Duggins Wenallt Park Farm Furnace Llanelli		Permission for temporary accommodation.
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Recommendation – no objection.

PL/07501	Mr A Harries 68 Tanygraig Road, Llwynhendy Llanelli		Proposed rear extension to domestic garage and cosmetic alterations to front elevation of dwelling house (Re-submission following refusal of planning application PL/07180).
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Recommendation – no objection provided the garage extension had no detrimental impact on the amenity and privacy of neighbouring dwellings.

PL/07509	Mr G Cox 64 Sandy Road Llanelli		Storage of shipping container on land for storage use ancillary to the enjoyment of dwelling.
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Recommendation – no objection.

PL/07560	Mr R Davies 11 Genwen Road Llanelli		First floor rear extension and alterations to the ground floor.
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Recommendation – no objection provided:

1. The scale and massing of the first floor extension when combined with the former ground floor extension was subordinate to the original dwelling.
2. It was not deemed an incongruous form of development which was likely to have a detrimental impact on the character of the original dwelling.
3. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

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Application No.	Location	Development
PL/07564	Mr R Greenwell Land adjacent to Ger y Coed Pwll Llanelli	Two no. proposed two storey dwellings.

Recommendation – objection on the following grounds:

1. The proposed size of the gardens were not deemed of sufficient size to satisfy general amenity standards relative to the ongoing general enjoyment of the properties.
2. There were highway safety concerns associated with the proposed access and egress arrangements because of the location of the entrance.
3. The proposal was likely to have a detrimental impact on the amenity and privacy of neighbouring dwellings.

PL/07588	Carmarthenshire County Council Land adjacent to 91 Maes yr Haf Pwll Llanelli	Reserved matters to outline PL/04244 (eight affordable houses).
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Recommendation – no objection.

473. PROPOSED TRAFFIC CALMING – GENWEN ROAD, BYNEA

Members received correspondence from Carmarthenshire County Council with regards the proposed raised plateau on Genwen Road in Bynea adjacent to house no. 48, the measure was considered necessary in the interest of road safety to maintain low vehicle speeds on the road.

RESOLVED that the proposal be supported in the interest of highway safety.

474. ENFORCEMENT APPEALS

(1) CAS—326-F0M9F3 – AP-7324 – 8 Clos Dan y Lan, Llanelli – correspondence was received in regard to the hedge in the rear garden running along the northern boundary received from the Management Team at Carmarthenshire County Council informing of an appeal lodged by the householder, in regard to the county council’s decision to issue an enforcement notice to reduce and control the height of the hedge.

(2) CAS-03406-C2Z0B4 – AP-7359 – 8 Clos Dan y Lan, Llanelli – correspondence was received in regard to the hedge in the front garden running along the northern boundary received from the Management Team at Carmarthenshire County Council informing of an appeal lodged by the householder, in regard to the county council’s decision to issue an enforcement notice to reduce and control the height of the hedge.

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RESOLVED that the enforcement appeals be noted.

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The meeting concluded at 4.59 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 16 May, 2024, adopted by the Council.