

20 May, 2024

**LLANELLI RURAL COUNCIL**

**Minute Nos: 20 – 24**

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, 20 May, 2024, at 4.45 p.m.

**Present:** Cllr. E. M. Evans (Vice - Chairman (in the Chair))

**Cllrs.**

S. R. Bowen	S. N. Lewis
M. V. Davies	S. K. Nurse
S. L. Davies	B. M Williams

**Absent:** S. M. T. Ford, N. A. Stephens, O. Williams.

**20. APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr. A. J. Rogers.

**21. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were received.

**22. 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/07476</b>	Mr R Strahan 115 Dwyfor Llanelli	Proposed two storey side extension.

Recommendation – no objection.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/07516</b>	Llanelli and Mynydd Mawr Railway Company Ltd Cynheidre Railway and Mining Heritage Centre Five Roads Llanelli	Conversion of body shell of class B3 Railway Carriage for use as a café, supplied with mains water and electricity.

Recommendation – no objection.

<b>PL/07609</b>	Mr T Carter Dan y Banc Farm Danybanc Road Pontyates Llanelli	Construction of horse menage for personal use.
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Recommendation – no objection.

<b>PL/07628</b>	Ms B Morgan 154A Sandy Road Llanelli	Resubmission of PL/06954 – conversion of the application property to ten bed care home.
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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 and the land surrounding it was 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 would impede traffic flow and create traffic tailbacks and queues for the high volume of traffic heading towards Llanelli town centre.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/07651</b>	Mrs L Poolman 39 Bryngwyn Road Llanelli	Proposed rear extension and garage alterations.
Recommendation – no objection.		
<b>PL/07694</b>	Mr B Rees 5 Isfryn Pwll Road Pwll Llanelli	Proposed two storey side and rear wrap around extension and front porch and lounge extension.
Recommendation – no objection provided:		
<ol style="list-style-type: none"><li>1. The proposed combination of the extensions being subordinate to the main dwelling in terms of scale and massing.</li><li>2. The rear and side extension not being regarded as an incongruous form of development when compared to other dwellings in the immediate street scene.</li><li>3. The extensions not having a detrimental impact on the original character of the main dwelling. Furthermore, the proposed rear balcony did not have a detrimental impact on the amenity and privacy of neighbouring dwellings, particularly overlooking the rear gardens of the immediate neighbouring properties on either side of the dwelling.</li></ol>		
<b>PL/07714</b>	Mr R DeFilippo 10 Maes Conwy Llanelli	Single storey rear extension with garage conversion.

Recommendation – no objection.

**23. TOWN AND COUNTY PLANNING ACT (1990) – TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999 – TREE PRESERVATION ORDER: PEN Y FAI LANE AND CWMBACH ROAD, LLANELLI (TPOC3)**

Members received correspondence from Carmarthenshire County Council with regards to the enactment of a Tree Preservation Order 2024 at Pen y Fai Lane and Cwmbach Road, Llanelli.

**RESOLVED** that the enactment of the Tree Preservation Order 2024 be noted.

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**24. TOWN AND COUNTRY PLANNING ACT (1990) – APPEAL DECISION - LAND SOUTH OF COED Y FFARM, FELINFOEL, LLANELLI**

Further to Minute No. 392(2) (AP7249) members considered correspondence from the Planning Inspectorate in respect of an appeal decision in regard to Carmarthenshire County Council’s refusal to grant planning permission for two traveller pitches to include static caravan, touring caravan and day room per pitch, relocated access point, two stable blocks and ecological improvements. The Appeal had been allowed.

**RESOLVED** that the information be noted.

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The meeting concluded at 4.53 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 11 June, 2024, adopted by the Council.