

PLANNING, LICENSING AND CONSULTATION COMMITTEE

11th April 2022

In accordance with the provisions of Schedule 12 of the Local Government Act 1972 and Section 47 of the Local Government and Elections (Wales) Act 2021 the **PLANNING, LICENSING AND CONSULTATION COMMITTEE** of LLANELLI TOWN COUNCIL was held REMOTELY and at The Old Vicarage, Town Hall Square, Llanelli on Monday, 11th April 2022 at 6.08 p.m.

PRESENT: Councillors J.E. Jones J.P. (Chair), D.Ll. Darkin, T. Davies (substitute Cllr. M.P. Edmunds), C. Griffiths, S.J. Griffiths, J.P. Jenkins (Leader of the Council), S. Najmi, J.P. and P.T. Warlow.

EX-OFFICIO MEMBER: Councillor M.D. Cranham, J.P. (Town Mayor).

APOLOGIES: Councillors M.P. Edmunds, A.S.J. McPherson and N.J. Pearce.

65. TOWN AND COUNTRY PLANNING ACT

PLANNING APPLICATIONS

Councillor D.Ll. Darkin declared a personal interest in Application Nos. PL/00894, and PL/03823, as his company had been invited to quote for the works, also in PL/03758 as he was a supporter of the Railway Goods Shed and as he considered this to be a prejudicial interest he withdrew from the meeting prior to the discussion and voting thereon.

The Town Clerk reported the receipt of the undermentioned applications which had been sent to the Town Council by Carmarthenshire County Council's Head of Planning for its consideration and observations.

RESOLVED – that the comments shown in column 3 hereunder be forwarded to the Head of Planning:-

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
PL/03562 29 Rhes Brickyard Row, Llanelli, SA15 2DZ.	To replace existing porch to balcony.	No objection.

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
<p>PL/03399 49 Gower View, Llanelli, SA15 3SN.</p>	<p>Proposed single storey extension to both rear and side of the existing dwelling.</p>	<p>Objection on the following basis:</p> <ul style="list-style-type: none"> • The application appears to constitute over-development, as it appears to be doubling the current footprint of the dwelling which is in contravenes policy GP6(a). • Additionally, it would appear that there are north point errors on the drawings submitted, which perhaps should have led to the application itself being invalidated.
<p>PL/03612 Penyfan Park, Trostre Road, Llanelli.</p>	<p>Demolition of existing single storey changing room building and fencing. Construction of a new single storey community centre and sports changing rooms, together with associated external works including ramps, steps, pathways, and relevant drainage.</p>	<p>No objection.</p>
<p>PL/00894 10, 12 & 14 Bridge Street, Llanelli, SA15 3UF.</p>	<p>Change of Use from A1 to A3 (Restaurant & Wine Bar), internal Alterations to combine 10, 12 & 14 Bridge Street into One Commercial Element (Restaurant & Wine Bar). Alterations, construction of rear first floor WC extension and part single storey extension, rear fire escape, and waste enclosure.</p>	<p>No objection.</p>

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
<p>PL/03753 161 Pentre Nicklaus Village, Llanelli, SA15 2DF.</p>	<p>Enlarged replacement balcony with stairs relocated together with relevant support structure and the addition of PV panels to roof.</p>	<p>No objection.</p>
<p>PL/03636 34 Chapman Street, Llanelli, SA15 3EB.</p>	<p>Proposed two storey and single storey extensions to the side and rear of the existing dwelling.</p>	<p>No objection.</p>
<p>PL/03678 28 Bwlchygwynt, Llanelli, SA15 2AQ</p>	<p>Retrospective garage and loft conversion</p>	<p>No objection.</p>
<p>PL/03758 Former Railway Yard, Marsh Street, Llanelli, SA15 1BG</p>	<p>Discharge of Conditions 3, 8, 14 and 16 on PL/00695 (Highways Works, New Foul Drainage, Contractor's Environmental Plan).</p>	<p>No objection.</p>
<p>PL/03757 Land off Corporation Avenue, Felinfoel, Llanelli, SA15 3SR.</p>	<p>Reconstruction of a pair of detached garages.</p>	<p>Members raised concerns to this application and its impact on the safe use of the public highway and resolved that the application be referred for consideration by the Carmarthenshire County Council Planning Committee in preference to a decision by officers.</p>

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
<p>PL/03749 31 Inkerman Street, Llanelli, SA15 1RY</p>	<p>Change of use from residential dwelling (Use Class C3) to House of Multiple Occupation (Use Class C4).</p>	<p>Objection on the following basis:</p> <ul style="list-style-type: none">• Contravenes Policy GP1 part (d) that no proposals will be permitted that will have a significant impact on the amenity of adjacent land uses; properties, residents or the community;• Contravenes Policy GP1 part (h) that proposals will not be permitted that do not provide for an appropriate access or give rise to parking or highway safety concerns on the site or within the locality;• Contravenes Policy H3 part (a) that applications will not be permitted if they result in the over intensification of property use;• Glanymor and Tyisha wards are already oversaturated with HMO properties;• Local members feel that there was an urgent need for regeneration in this area and the introduction of more C4 class HMO properties would have a detrimental effect on the area.

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
<p>PL/03729 Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF.</p>	<p>New DDA car parking bay within existing car parking area.</p>	<p>No objection.</p>
<p>PL/03761 28 Parc Howard Avenue, Llanelli. SA15 3JY.</p>	<p>Proposed rear living room extension.</p>	<p>No objection.</p>
<p>PL/03798 Flying Start, New Street, Llanelli. SA15 2BS</p>	<p>The installation of a canopy to Morfa's Flying Start building, to improve and shelter children's external play area.</p>	<p>No objection.</p>
<p>PL/03823 Trostre Retail Park, Trostre, Llanelli. SA14 9UT</p>	<p>Proposed demolition of existing building on site of a Class A1 Lidl Food Store, Class A3 Drive Thru Restaurant and associated infrastructure works.</p>	<p>That consideration be deferred as Members raised concerns in relation to the possible impact of the other Lidl foodstore located in Llanelli and asked that the Planning Authority request confirmation of whether this facility would be retained on completion of the new proposed store prior to making any approval on the application and requested confirmation on this point prior to completing its consideration on the application.</p>

66. INNOVATION STRATEGY FOR WALES

The Town Clerk reported the receipt of a consultation received from Welsh Government dated 8th March 2022, on the new Innovation Strategy for Wales (copies having been previously circulated to members).

RESOLVED – that the information be noted.

67. AUDIT WALES 2022-23 AUDIT PROGRAMME

The Town Clerk reported the receipt of a consultation received from Audit Wales on their draft 2022-23 Audit programme (copies having been previously circulated to members).

RESOLVED – that the information be noted and approved.

68. PROPOSED PROHIBITION OF DRIVING EXCEPT FOR PERMIT HOLDERS (OLIVE STREET AND BOWEN TERRACE)

The Town Clerk reported the receipt of a consultation received from Carmarthenshire County Council dated 30th March 2022 (copy Order, Schedules and location plans having been previously circulated to members).

The effect of the Order will be to prohibit any vehicle from driving in Olive Street from a point 52 metres East of the centre of its junction with Heol Morfa to its junction with School Road and in Bowen Terrace from its junction with Olive Street for its entire length from Monday to Friday (school term times only) between the hours of 8.30 a.m. to 9.10 a.m. and 2.40 p.m. to 3.20 p.m. with exemption to vehicles displaying a valid parking permit issued by Carmarthenshire County Council.

RESOLVED – that the Town Clerk write to the County Council Head of Legal advising that although the Town Council welcomed the proposal in principle as a possible solution to the serious issues being experienced at this location in relation to the adjacent School, members requested that consideration be given to providing a warning letter to drivers when a first offence is noted with any further offences being subject to the envisaged sanction.

69. PROPOSED RESIDENTS PARKING, GLENALLA ROAD, JAMES STREET AND SWANSEA ROAD

Councillor D.Ll. Darkin declared an interest in this matter as he lived near this location and as he considered this to be a prejudicial interest he withdrew from the meeting during the discussion and voting thereon.

The Town Clerk reported the receipt of an Order dated 6th April 2022, received from Carmarthenshire County Council on the introduction of a residents parking scheme at Glenalla Road, James Street and Swansea Road (copy Order, Schedules and location plans having been previously circulated to members).

RESOLVED – that no objection be made to the proposed residents parking scheme.

70. EXPERIMENTAL PROHIBITION OF WAITING AND STREET PARKING

The Town Clerk reported the receipt of a consultation dated 6th April 2022, received from Carmarthenshire County Council on the Experimental Prohibition of Waiting and Street Parking at various locations as detailed therewith (copy Order, Schedules and location plans having been previously circulated to members).

RESOLVED – that no objection be made to the proposed experimental Order.

71. MATTERS FOR INFORMATION

RESOLVED – that the undermentioned matters be noted (copies of which having previously been circulated to members by email for their consideration):

- (1) Carmarthenshire County Council - temporary closure of Bigyn Road, from its junction with Bigyn Park Terrace for a total distance of 15 metres in a south-easterly direction and also Firth Road, from its junction with Bigyn Road for a total distance of 148 metres in a south-westerly direction from 0800 hours Monday 14th March, 2022 for a period of 3 days;
- (2) Carmarthenshire County Council - temporary closure of Mansel Street from its junction with Tyisha Road for a distance of 70 metres in a North-Westerly direction on Monday 11th April for a period of 1 day;
- (3) Carmarthenshire County Council - temporary closure of Long Row and part of the C2126, Felinfoel, from its junction with Adulam Row for a distance of 312 metres in a North-Easterly to North-Westerly direction from Monday 4th April 2022 for a period of 3 days;
- (4) Carmarthenshire County Council - temporary road closure of Capel Newydd Lane, rear of Hedley Terrace Llanelli from its junction with Gilbert Crescent for a distance of 30 metres in a South-Easterly direction from Thursday 7th April 2022 for a period of 5 days;
- (5) Carmarthenshire County Council - 2021-2022 Annual Report in respect of the Llanelli Town Centre Local Development Order (LDO).

The Meeting concluded at 6.32 p.m.