

PLANNING, LICENSING AND CONSULTATION COMMITTEE

15th May 2023

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, 15th May 2023 at 6.00 p.m.

PRESENT: Councillors D.Ll Darkin (Leader of the Council)(Chair), S.A. Curry (Substitute for Cllr. S. Evans), T. Davies, L. Fenris, J.E. Jones J.P, J.P. Jenkins, A. Lochrie, A.S.J. McPherson, N.J. Pearce (Town Mayor) (Vice-Chair), S.L. Rees and J.R. Williams.

APOLOGIES: Councillor S. Evans.

1. MEMBERS' DECLARATIONS OF INTEREST

Declarations of interest were made on item 2 as noted below.

2. TOWN AND COUNTRY PLANNING ACT

(1) PLANNING APPLICATIONS

Councillor D.Ll. Darkin declared a personal interest in Application No. PL/05825, as he had carried out fund raising for the organisation and as he considered this to be a prejudicial interest, withdrew from the meeting prior to the discussion on this application and voting thereon. Councillor N.J. Pearce was elected Chair for these items.

Councillor S.A. Curry declared a personal interest in Application No. PL/05825, as she has close relationship with the organisation. Councillor Curry considered this to be a prejudicial interest and withdrew from the meeting prior to the discussion on this application and voting thereon.

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/05770 156 Station Road, Llanelli, SA15 1YU	Change of use of existing residential building to 6 bedroom HMO	Objection on the following basis:

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
<p>PL/05718 7 Pyntws Terrace, Trostre Road, Llanelli, SA15 1JZ</p>	<p>Retrospective application for rear flat roof, first floor bathroom addition and rear garage extension</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. <p>Objection on the following basis:</p> <ul style="list-style-type: none"> • Contravenes policy GP6 a. as felt to be overdevelopment;

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
<p>PL/05825 The Goods Shed, Marsh Street, Llanelli, SA15 1BG</p> <p>PL/05866 Cable Harnesses Uk, Trostre Industrial Park, Llanelli, SA14 9UU</p>	<p>Provision of photovoltaic panels to south facing roof</p> <p>Ancillary factory building.</p>	<ul style="list-style-type: none">• Contravenes policy GP1 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; <p>No objections.</p> <p>No objections.</p>

3. PUBLIC SPACES PROTECTION ORDER

Members considered the consultation received from Carmarthenshire County Council on their review of the boundaries of the Public Spaces Protection Order (copies previously been circulated)

RESOLVED – that the information be noted.

4. MATTERS FOR INFORMATION

The Town Clerk reported receipt of the following matters (copies of which having previously been circulated to members by email for their consideration):

- (1) Carmarthenshire County Council - temporary road closure of Glanmor Road, Llanelli, SA15 2LA from a point 5 metres north-east of its junction with Clos Glanmor for a distance of 20 metres in a north easterly direction from Friday 19th May 2023 at 06:00 to Saturday 20th May 2023 at 06:00.

- (2) Carmarthenshire County Council – temporary road closure of the W5778 from its junction with Prospect Place for a distance of 25 metres in a southerly direction from the 21st April 2023 for a period of 5 days.
- (3) Carmarthenshire County Council – Plan of the area proposed for a premises license at land adjoining the Selwyn Samuel Centre, Park Crescent, SA15 3AE, minute number 60 of the Committee meeting held on the 17th April 2023 refers.
- (4) Welsh Government – Email in relation to the Planning Policy Wales: Net Benefit for biodiversity and ecosystems’ resilience, minute number 58 of the Committee meeting held on the 17th April 2023 refers.
- (5) Carmarthenshire County Council – Notification of a planning appeal decision in relation to land at rear of Park View Terrace, SA15 3HA, minute number 41 (2) of the Committee meeting held on the 25th January 2023 refers.
- (6) Carmarthenshire County Council – temporary road closure of King George Avenue, from its junction with Walters Road for a total distance of 112 metres in a northerly direction from Tuesday 2nd May, likely until 27th May 2023.
- (7) Carmarthenshire County Council – temporary road closures in relation to the Paratriathlon on Saturday 13th and Sunday 14th May 2023

RESOLVED – that the information be noted.

The Meeting concluded at 6.15 p.m.