

PLANNING, LICENSING AND CONSULTATION COMMITTEE

4th September 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, 4th September 2023 at 6.00 p.m.

PRESENT: Councillors N.J. Pearce (Town Mayor) (Vice-Chair) (In the Chair), M.D. Cranham (substitute for Cllr. J.P. Jenkins), D.Ll. Darkin (Chair), T. Davies, L. Fenris, J.E. Jones, J.P., A. Lochrie, S.L. Rees, and J.R. Williams.

APOLOGIES: Councillors J.P. Jenkins. A.S.J. McPherson and J. G. Prosser.

17. DECLARATIONS OF INTEREST

Declarations of interest were made on item 19 (1) as noted below.

18. APPOINTMENT OF CHAIRMAN PRO TEMPORE

As the Chairman was attending remotely, it was

RESOLVED – that Cllr. N.J. Pearce (Vice-Chair) be appointed Chair Pro Tempore.

19. TOWN AND COUNTRY PLANNING ACT

(1) PLANNING APPLICATIONS

Councillor D. Ll. Darkin (Chair) declared a personal interest in Application Nos. PL/05918 and PL/06475 as the applicants were former clients, as he considered this to be a prejudicial interest he withdrew from the meeting prior to the discussion and voting thereon.

Councillor T. Davies declared an interest in Application No. PL/05250 as he will be a member of the planning committee and as he saw this as a prejudicial interest, he did not take part in the vote on the matter.

Councillor S. L. Rees declared an interest in Application No. PL/05250 as he wants to address the committee on this matter, and as he saw this as a prejudicial interest, he did not take part in the vote on the matter.

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)
<p>PL/06201 Land rear of 6 Annesley Street, Llanelli, SA15 2PT</p>	<p>Conversion of an existing building into 2 no. studio flats, a minor extension, and external alterations.</p>	<p>It had been noted that the application had already received Approval by the planning authority.</p>
<p>PL/05918 Land adjacent to 11 Penygaer Road, Llanelli, SA14 8RU</p>	<p>Variation of Condition 2 on S/38175 (Revised plans).</p>	<p>No Objections.</p>
<p>PL/06270 34 Spowart Avenue, Llanelli, SA15 3LA</p>	<p>First floor en-suite extension and pitched roof over to replace flat roof.</p>	<p>It had been noted that the application had already received Approval by the planning authority.</p>
<p>PL/06278 9 Cefn Padrig, Llanelli, SA15 2DH</p>	<p>Convert garage to habitable room.</p>	<p>It had been noted that the application had already received Approval by the planning authority.</p>
<p>PL/06328 / PL/06354 Carmarthenshire County Council Town Hall, Church Street, Llanelli, SA15 3AH</p>	<p>Alterations and refurbishment work to the existing basement including toilets, kitchen, welfare room, conversion of storeroom to drying room together with structural</p>	<p>It had been noted that the application had already received Approval by the planning authority.</p>

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
<p>PL/06350 1 Bond Avenue, Llanelli, SA15 1RG</p> <p>PL/06371 93 Pentre Nicklaus Village, Llanelli, SA15 2DF</p> <p>PL/05250 Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF</p>	<p>alterations to the clock tower.</p> <p>Single storey side extension to provide to incorporate bedroom and wet room.</p> <p>Alterations to existing rear balcony.</p> <p>Proposed change of use from B1 (offices) to D1 use (wellbeing centre)</p>	<p>No Objection</p> <p>No objection.</p> <p>Objection on the following basis:</p> <ul style="list-style-type: none"> • The proposed use is out of keeping with the adjacent uses in contravention of Planning Policy GP1.d. • The proposed use would have a significant impact on the amenity of adjacent properties, residents and the Community in contravention of Planning Policy GP1.d. • There was a lack of parking facilities and public transport links for the location in contravention of Planning Policy GP1h., GP1l and GP1m.

<p>PL/06475 23 Stepney Street, Llanelli, SA15 3YB</p>	<p>Alterations to existing first and second floor flat. Conversion of rear extension from storage area to new two storey flat including extension at first floor level.</p>	<ul style="list-style-type: none">• The location was also felt to be inappropriate for the proposed use with regard the service users, local community, businesses, and tourism in contravention to Planning Policy GP1d. <p>Following a request for a recorded vote, the above-mentioned objections were voted for by:</p> <p>Councillors D.Ll Darkin (Leader of the Council), M. Cranham, J.E. Jones, J.P., A. Lochrie, N.J. Pearce (Town Mayor), J.R. Williams.</p> <p>Not voting Cllrs. T. Davies and S.L. Rees.</p> <p>No Objections</p>
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20. PROHIBITION OF WAITING

The Committee gave consideration to the Consultation received from Carmarthenshire County Council on the proposed prohibition of waiting at:

- (1) Courtenay Road
- (2) Lane between Maestref and Maeswerdd

RESOLVED – that the information be noted.

21. 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 – Premises License Application received for Coco Bay Beach & Café Bar, 13 Old Castle Road, Llanelli, SA15 2SL.
- (2) Carmarthenshire County Council – Notification of a proposed polling district and polling place review that will commence from 12th October 2023.
- (3) Carmarthenshire County Council – Premises License Application received for B&M Store, Unit 8a, 8b, 8c, Parc Trostre Retail Park, Llanelli, SA14 9UY.
- (4) Carmarthenshire County Council – Notification of the temporary Road Closure: Llanelli Pride – Various Streets, 15th July 2023.

The Meeting concluded at 6.20 p.m.