



Minutes of the Planning & General Purposes Committee of Llandeilo Town Council held on Wednesday 14th, June, 2006 at the Shire Hall, Llandeilo at 7.00 pm

Present: The Mayor, Cllr Hugh Towns ;Cllr Ros Bellamy, Cllr Edward Thomas, Cllr Richard Wallace, Cllr Colin Jenkins, Cllr Roy Davies , Cllr Fran Murphy,
Mr Des Davies, Technical Officer. Mr Roger Phillips Town Clerk.

Apologies Cllr Charlotte Leadbeater, Cllr Pam Steane Price

Min 7/June/06 Appointment of Chairperson

Cllr Roy Davies proposed by Cllr Colin Jenkins and seconded by Cllr Ros Bellamy. All were in favour.

Min 8/ June/06 Appointment of Vice Chairperson

Cllr Fran Murphy proposed by Cllr Richard Wallace and seconded by Cllr Colin Jenkins. All were in favour.

Min 9/June/ 06 Planning Applications for Consideration:

- E/13112 CHANGE OF USE TO CAR PARKING FACILITY ON LAND OFF BANK BUILDINGS (REAR OF CAWDOR HOTEL)
Agreed. Recommend that parking be confined to residents of the Cawdor Hotel. Landscaping to comply with conservation issues.
- E/13113 IMPROVEMENT AND RENOVATION TO ELECTRICITY SUBSTATION, ABBEY TERRACE.
Agreed.
- E/13140 TWO STOREY EXTENSION TO REAR AT 4,HEOL Y GARREG LAS
Agreed. Materials to match existing ones
- E/13186 LISTED BUILDING. SMALL GROUND FLOOR EXTENSION AT THE REAR OF THE PROPERTY TO ENABLE ACCESS TO THE EXISTING EXTERNAL WC FROM WITHIN THE DWELLING AND INCLUDING SHOWER FACILITIES FOR VISITING RELATIONS. SIX BELLS, 5, BANK TERRACE.
Agreed.,provided it complies with listed building conditions.
- E/13187 PROPOSED SINGLE RESIDENTIAL ACCOMODATION ON FIRST AND SECOND FLOORS, GROUND FLOOR SHOP TO REMAIN. AT 68,RHOSMAEN STREET.
No objections to single residence
- E/13188 ADDITIONAL FLAT UNIT ABOVE EXISTING FIRST FLOOR FLAT 99, RHOSMAEN STREET.
Agreed
- E/13189 1, RESIDENTIAL DWELLING (BUNGALOW) AND GARAGE PLOT ADJACENT TO 13, RHOSMAEN STREET
Agreed. Suggest that ground stability is checked- old mine workings in vicinity.

- E/13203 CHANGE OF USE : DWELLING TO A DENTAL SURGERY PLUS EXTENSION (SINGLE STOREY) FERNHILL, 25 NEW ROAD.
Welcome a NHS Dentist. There are concerns over car parking room.
- E/13266 PROPOSED RESIDENTIAL DEVELOPMENT. SITE ADJACENT THOMAS TERRACE
Agree, subject to parking issues and that it is sympathetic to local environment. Ground stability issues.
- E/13268 RESIDENTIAL DEVELOPMENT ON SITE CURRENTLY USED FOR GARAGE CAR PARKING. LAND AT END OF THOMAS TERRACE.
Agree. Ground stability issues.
- E/13275 CHANGE OF USE FROM NEWSAGENT (A1) TO ESTATE AGENT. 68,RHOSMAEN STREET.
Agree. Traditional shop front needed as its in a conservation area.
- E/13369 BAY WINDOW AT 34, NEW ROAD .
Agreed.
- E/13368 OUTLINE PLANNING FOR 2 NO DWELLINGS ADJOINING RED COTTAGES CARMARTHEN ROAD
Agreed
- E/13359 DEMOLITION OF FIRE DAMAGED HOUSE AND CONSTRUCTION OF REPLACEMENT DWELLING AND GARAGE. PENROCK HOUSE, CARMARTHEN ROAD.
Agreed and welcomed.

Min10/ June/ 06 Planning Applications Decisions

The following application was **approved** by the County planning department:-

- E/11916 AMENDMENT TO APPLICATION E/10621 APPROVED ON 1.12.05 – REVISED UNIT 2 : 3 DWELLINGS TO FORMER CAR PARK TO REAR, NEW ENTRANCE AND EXIT ARRANGEMENT AT OLD AUCTION ROOMS, 21, NEW ROAD
- E/12579 REMOVAL OF REAR MONOPITCHED ROOF, CREATION OF PITCHED ROOF AND MINOR INTERNAL ALTERATIONS AT SHIRE HALL, CARMARTHEN ST.
- E/12833 CHANGE OF USE FROM OFFICES TO A 2 SURGERY DENTAL PRACTICE- ONE SURGERY ON GROUND FLOOR, AND ONE ON THE FIRST FLOOR AT YR HEN GOLOMENDY , OFF CRESCENT ROAD.

The following application was **refused** by the County planning department :-

- E/11918 CONVERSION OF EXISTING COACH HOUSE INTO STAFF ACCOMMODATION, KITCHEN AND RESTAURANT AREA AND CONSTRUCTION OF NEW RECEPTION AREA AND TOILET FACILITIES AT THE SALUTATION INN, NEW ROAD.
- E/12591 OUTLINE APPLICATION FOR 2 NO DWELINGS (ENTRY LEVEL) AT LAND ADJOINING RED COTTAGES, CARMARTHEN STREET.

Min 11/June/ 06 Planning Application Appeals

- a) WAREHOUSE AT THOMAS TERRACE , STATION ROAD AGAINST ENFORCEMENT NOTICE SERVED BY CCC FOR BREACH OF PLANNING CONDITIONS

- Condition 1 – storage use only. Appears to planning Dept that premises have been used for Auctioneering purposes
- Condition 2 – Use of premises. Appears to Planning Dept that premises have been used outside permitted hours

Welsh Assembly Government will decide

- b) CHANGE OF USE OF BUILDING AND FORECOURT FROM USE CLASS B8 (STORAGE AND DISTRIBUTION) TO AUCTION ROOMS(REF E/10121 REFUSED ON 6.7.05)
The Right to Appeal has been allowed
- c) APPEAL FOR STORE AT THE WHITE LION, GEORGE STREET.
Appeal has been allowed.

Min12 / June / 06 Transportation

- i) CCC Waiting Restriction Order Notice
- ii) Reduced speed limits around Ffairfach School Notice
- iii) Traffic Calming Measures in Llandeilo
Recommend that the Clerk write to Mr Andrew Davies at WAG, with copies to Rhodri Glyn Thomas AM, and Dyffryn Cennen Community Council.
- iv) Proposed Joint Meeting with Dyffryn Cennen Community Council
Recommend that the Clerk write to Mr Arwyn Evans to take up their offer of a combined meeting to discuss issues regarding the proposed By-pass
- v) Car Parking Charges.
Recommend that the Clerk arrange another joint meeting with Llandoverly, Newcastle Emlyn, and Ammanford Town Councils.

Min 13/ June/ 06 Footpath report.

- i) Correspondence from Caroline Ferguson stating that styles placed in error along footpath 69/1 would be removed.
- ii) Footpath Maintenance Tenders opened on 30th May at 5.15pm :-
Jonathan Field - £ 810 + vat
Hugh Gwynne - £700 + vat
Proposed by Cllr Ros Bellamy and seconded by Cllr Colin Jenkins that the contract be awarded to the lowest tender. All were in favour.

Min 14 /June/ 06 Correspondence

1. CCC – Removal of trees at Dinefwr park. **In Agreement.**
2. Letter from Mr Mathews criticising the Heritage Plaques. Cllr Ros Bellamy would reply.

Meeting closed at 8. 20 p.m.