

Cyngor Cymuned Llannon Community Council



Minutes of the Extraordinary General Meeting of Llannon Community Council

on

Monday 18th March 2024 at 6.30pm

Held remotely via Zoom

Meeting commenced at 6:30pm

The Chair, Cllr. J. Owen presided over the meeting.

Minute No. 137 – Members Present.

Cllr. R. Lloyd-Davies (RD)

Cllr. E. G. Evans (EGE)

Cllr. Ll. Davies (LD)

Cllr. S. Stewart (SS)

Cllr. P. Owen (PO)

Cllr. S. Eldridge (SE)

Cllr. J. Anderson (JA)

Cllr. G. Jones (GJ)

Cllr. R. Jones (RJ)

Also Present:

Mrs. Ff. Lewis – Deputy Clerk (FL)

Minute No. 138 – Apologies and reasons for absence.

Cllr. C. Davies – Prior engagement.

No other apologies were received through the Deputy Clerk.

Minute No. 139 – Declarations of Interests.

There were no new declarations of interests.

Minute No. 140 – Public Participation.

There were no representations from the members of the public.

Minute No. 141 – Planning Applications.

The Chair requested that the order of the agenda items under this section be changed to be discussed as follows:

c) PL/07363 - Proposed demolition of the existing garage and development of a convenience retail unit (Use Class A1), access, highways infrastructure, parking, landscaping, drainage arrangements and all other works - Derlwyn Garage, Heol Y Neuadd, Tumble, Llanelli, SA14 6HS.

RD informed the Council that in order to oppose the planning application that the Council should consider the material considerations. RD also informed the Council that the documents available on the website included a retail report and a transport survey. RD expressed concern with regards to the retail report as it only shows two convenience stores within the area, but in fact there are four convenience stores. RD also drew the Councils attention to the Local Development Plan.

6.38pm Cllr. J. Anderson joined the meeting.

RD felt that the loss of one of these shops could be detrimental for the village.

SE agreed with the comments made by RD. SE informed the Council that on the proposal it states that the opening times are unknown, which was a cause for concern. SE also informed the Council that the plan states there will be 20 parking spaces and 2 electric car charging stations, SE's concerns were whether this was adequate parking space and where would other vehicles park on busier times of the day?

GJ asked the Council how many jobs would the new store bring to the Village? GJ stated that maybe having the store in the village might give the other shops competition which could lead to the possibility of lowering prices for the villagers that use the stores.

RJ stated that he could see why many are against the opening of the store and why many are for the opening of the store. RJ also stated that the new store would bring new jobs into the area and therefore the new store could be beneficial for the village.

SE informed the Council that the plans state that it would bring 6 full time jobs to the area.

SS expressed how torn she was with the proposed planning and how it was quite a controversial topic of discussion. SS agreed that the new store could bring new jobs and footfall into the village.

PO expressed his concerns with the proposal of the new store as this could potentially cause the local shops to close and people could lose their businesses and livelihood. This could result in more people losing their jobs than the proposed new 6 jobs created if the store was to open.

LD agreed that the new convenience store could result in loss of jobs within the community. LD was also concerned that having a supermarket within the Tumble ward could change the character of the village. LD also raised concerns with regards to highway safety, there could be more delivery lorries and much more vehicles travelling through the village as a result.

RD proposed that the Council send a letter to planning outlining the following:

Benefits of competition was noted together with the possibility of extra jobs for the community.

Effect on traffic in the village - 1/2 HGV and up to 475 car visits on a daily basis, the staggered junction are all noted as a highways concern/problem.

Note that the new LDP (RTC1) - Protection of local shops and facilities, proposals which would result in the loss of a local shop, service (post office) or community facility will only be permitted

where its loss would not be detrimental to the social and economic fabric of the community.

Only 2 convenience stores noted in supporting documents of planning application but in fact there are 4 convenience stores in Tumble.

Concern regarding noise and disturbance with extended opening hours and sale of alcohol.

SE seconded the proposal. All members present in favour.

Resolved that the Clerk is to respond to PL/07363 outlining the above.

b) PL/07300 - 1 New Residential Dwelling - Land at Pant Gwyn, Heol Bryngwili, Cross Hands, Llanelli, SA14 6LU.

The Chair informed the Council that this planning application proposes to build a dwelling on the farms right of access drive.

PO informed the Council that he has looked at the plans and couldn't find a proposal for an alternative access to the farm.

RJ stated that he was surprised with the planning application too and didn't think there was room for a dwelling.

LD was concerned that due to the positioning of the dwelling that this could be a highways concern. LD was also concerned that the proposed dwelling would completely block the farms access.

SS informed the Council that she had looked on Google maps and from the map, to create another access for the farm, this would involve cutting down of many trees. SS was concerned about this.

GJ agreed that the proposal doesn't seem fair but on the other hand it also doesn't seem fair for the landowner. GJ suggested that maybe the two parties involved could come together and try and resolve the issue amongst themselves.

PO informed the Council that from the available documents online they show that the farm has the right of access and felt that the planning application should provide a different access to the farm.

GJ recommended that both parties involved should try and come to a resolution.

SS felt that the proposed planning application hasn't provided enough information, the planning application doesn't state how/where and if there will be another access to the farm. SS also stated that the planning application doesn't specifically state what type of dwelling they propose to erect and felt that more information is required.

PO proposed that the Council object on the grounds that the current planning application doesn't provide an alternative right of access to the farm in question. EGE seconded the proposal. All in favour.

Resolved that the Council object to the planning application on the grounds that the current application does not provide an alternative access to the farm.

7.12pm Cllr. Ll. Davies left the meeting as she had another engagement to attend.

a) **PL/07320** - Proposed change of use from domestic garage into hair salon (A1) - 10 Bancyffynnon, Cross Hands, Llanelli, SA14 6ST.

No objections to be made.

Minute No. 142 – Agree timescales for the Vacancy to be co-opted in Cross Hands Ward.

The Chair informed the Council that the Council need to decide on when to advertise the current vacancy to be co-opted for the Cross Hands Ward.

PO suggested that the Council advertise the vacancy as soon as possible so that the Council can co-opt a member on in the meeting that is due to be held in April.

GJ suggested that the available seat should be given to a resident of Cross Hands and that the members of the Council should only co-opt a person that lives in the Cross Hands area.

FL advised the Council that any member of the public can apply for the seat providing that they fulfil the legal criteria, members of the Council should consider each applicant on their own merit in line with Llannon Community Council's Co-option policy.

PO proposed that the notice for the vacancy of co-option for the Cross Hands Ward be advertised as soon as possible to allow the co-option to take place in the Full Council Meeting that is due to be held at the end of April. SE seconded the proposal. RJ and GJ against. All other members present in favour.

Resolved that the notice for the vacancy of co-option for the Cross Hands Ward be advertised as soon as possible to allow the co-option to take place in the Full Council Meeting that is due to be held at the end of April.

The Chair closed the meeting at 7.24pm

Signed

Date

(Chair)