

PLANNING COMMITTEE

Tuesday, 7 August 2018

PRESENT: Councillor A. Lenny (Chair)

Councillors:

S.M. Allen, S.A. Curry, J.M. Charles, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Lloyd, B.D.J. Phillips, G.B. Thomas and J.E. Williams

Also in attendance:

Councillor C.A. Davies who addressed the Committee in respect of planning application W/37328

The following Officers were in attendance:

L. Quelch, Head of Planning
S. Murphy, Senior Solicitor
G. Noakes, Senior Development Management Officer [East]
J. Thomas, Senior Development Management Officer [South]
Z.A. Evans, Senior Technician (Planning Liaison)
K. Thomas, Democratic Services Officer

Chamber, County Hall, Carmarthen - County Hall, Carmarthen. SA31 1JP. - 11.00 am - 1.00 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J. Gilasbey and K. Madge.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
I. W. Davies	5.1 – Planning Application W/35336 – Proposed Residential dwelling including new access / parking arrangements for the existing dwelling at land at, Frondeg, 2 Bro Rhydybont, Llanybydder, SA40 9QX	Related to the applicant

3. W/37328 - RETROSPECTIVE PLANNING APPLICATION FOR AN AGRICULTURAL MACHINERY SALES AREA INCLUDING ASSOCIATED GROUND WORKS, STORAGE SHED AND LANDSCAPING AT LAND AT TAN Y BRYN NANTGAREDIG, CARMARTHEN, SA32 7LH

The Senior Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (minute 3.3 of the Planning Committee meeting held on the 10th July, 2018 refers) the purpose of which was to enable the Committee to view the site in relation to its position within the Towy Valley Special Landscape Area. He referred, with the aid of powerpoint slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the proposed development, a summary of

consultation responses received and information relating to local and national policies relevant to the assessment of the application. The Committee was advised that the Head of Planning recommended refusal of the application for the reasons detailed within her written report.

A representation was received in support of the application in that the business, singularly operated by the applicant, had existed on the site since 1998 and had incrementally grown over the years to its current position. The potential impact on the Towy Valley Special Landscape Area could be addressed by appropriate landscaping works. The issues raised by the Head of Highways and Transportation were easily addressed. There was a history of other businesses within the area situated outside of established development limits. No objections had been received to the proposal

The Committee in considering the report heard views to the effect it was considered the application would not adversely impact on the Towy Valley Special Landscape Area. Similarly, although the site was situated outside the development limits of Nantgaredig, it was considered to be appropriate for the location given its agricultural nature, together with the history of other businesses operating/having operated within the locality. For those reasons, it was considered the application would not conflict with Policies EMP2 and EQ6 cited by the Head of Planning as reasons for refusing the application.

RESOLVED that contrary to the recommendation of the Head of Planning, planning application W/37328 be granted on the basis it was considered the development would not conflict with the principles of Policies EMP2 and EQ6 in that it would not be detrimental to the character and appearance of the landscape, was compatible with its location and neighbouring uses and would not adversely impact on the Towy Valley Special Landscape Area:

W/37328	Retrospective Planning Application for an agricultural machinery sales area including associated ground works, storage shed and landscaping at land at Tan y Bryn, Nantgaredig, Carmarthen, sa32 7LH
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4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and /or reported at the meeting:-

S/36302	Retention of mixed use of agriculture and air rifle shooting range, with engineering works to raise levels with inert material for pasture improvement, and for the siting of two timber outbuildings for use as a small implement store and air rifle shooting hide at Gelli Hwaid, Llannon, Llanelli, SA14 8JW (NOTE: an additional condition be applied to the Decision Notice restricting the power of the air rifles to those not requiring a firearms licence)
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S/37357	Proposed side two storey bedroom extension and rear single storey kitchen extension at 107 Hill Top, Llanelli, SA14 8DB
S/37468	To build one 3 / 4 bed detached house with parking and turning area at the front at land part of, 37 Heol Llanelli, Potyates, Llanelli SA15 5UB

5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY RESOLVED that the following planning application be granted subject to the conditions detailed within the Report of the Head of Planning and / or reported at the meeting

W/35336	<p>Proposed residential dwelling including new access / parking arrangements for the existing dwelling at land at, Frondeg, 2 Bro Rhydybont, Llanybydder, SA40 9QX</p> <p>(NOTE: Councillor I.W. Dvaies, having earlier declared an interest in this item left the Council Chamber during its consideration and determination by the Committee)</p> <p>A representation was received objecting to the proposed development which re-iterated the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none"> • The plot was considered too small, with room for only two cars and insufficient space available for the provision of a turning area • The proposed building would change the characteristics of the street scene and result in overlooking of the immediate adjoining properties • Existing on street parking would reduce visibility for vehicles exiting the proposed plot and similarly for the new access for the existing property resulting in highway safety concerns especially having regard to the speed of traffic travelling along the B4337 • Slow worms were present on the site • On-going sewage capacity issues in the area <p>The Senior Development Management Officer (East) and the Senior Technician (Planning Liaison) responded to the issues raised.</p>
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6. MINUTES:-

6.1. 28TH JUNE, 2018

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Planning Committee held on the 28th June, 2018 be signed as a correct record.

6.2. 10TH JULY, 2018

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Planning Committee held on the 10th July, 2018 be signed as a correct record.

CHAIR

DATE