

# PLANNING COMMITTEE

Tuesday, 4 September 2018

**PRESENT:** Councillor A. Lenny (Chair)

**Councillors:**

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

**Also in attendance:**

Councillor A.Vaughan Owen who addressed the Committee in respect of Planning Application W/34933

**The following Officers were in attendance:**

K. Byrne, Assistant Solicitor  
K. James, Assistant Engineer Planning Liaison  
J. Thomas, Senior Development Management Officer [South]  
K. Thomas, Democratic Services Officer

**Chamber, County Hall, Carmarthen - County Hall, Carmarthen. SA31 1JP. - 11.15 am - 12.20 pm**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J.A. Davies, A.C. Jones and G. B. Thomas

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
D. Phillips	4.1 – Planning Application W/37471 – Side first floor extension and rear single storey extension at 42 Maes Abaty, Whitland, SA34 0HQ	Personal Business Interest

**3. W/34933 - CONSTRUCTION OF 20 DETACHED PRIVATE MARKET DWELLING HOUSES WITH INTEGRAL GARAGES AND 2 SEMI-DETACHED AFFORDABLE HOUSES, ALL WITH ON-PLOT PARKING AND PRIVATE AMENITY SPACE, IMPROVEMENT AND WIDENING OF EXISTING ADOPTED HIGHWAY AND CONSTRUCTION OF NEW ADOPTED HIGHWAYS ON LAND ALLOCATED IN THE LOCAL DEVELOPMENT PLAN FOR RESIDENTIAL DEVELOPMENT AT BRON YR YNN, DREFACH, LLANELLI, SA14 7AH**

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 6.1 of the Planning Committee meeting held on the 17<sup>th</sup> April, 2018 refers) the purpose of which was to enable the Committee to view the site and access arrangements. He referred, with the aid of powerpoint slides, to the written report of the Head of Planning,

together with the addendum circulated at the meeting, 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.

A representation was received objecting to the application re-iterating the objections detailed within the Head of Planning's report in relation to the siting of the access road close to a bend in the B4310 and the nearby junior school together with the potential for the creation of a 'rat run' between Heol Cwmmawr and Heol Blaenhirwaun. Additional concerns were raised on the potential impact the additional traffic generated by the development could have on the highway/pedestrian network within the Bron yr Inn estate and the existing on street parking for the bungalows fronting the development site, together with the resultant loss of the existing green seating area to facilitate the construction of the new estate access road. Reference was also made to the need to secure a financial contribution towards the provision of play facilities in the locality.

The Committee made reference to the proposed traffic calming and highway arrangements to be introduced as part of the proposed development and considered they should include the installation of a flashing 'Driver Feedback Sign' on the east side of the B4310 prior to the proposed new access and the commencement of the 20 mph speed limit.

The Senior Development Management Officer and the Assistant Engineer Planning Liaison responded to the issues raised.

**RESOLVED that Planning Application W/34933 be granted subject to the conditions detailed within the Report/Addendum of the Head of planning and the additional condition requiring the installation of a flashing Driver Feedback Sign**

#### **4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS**

**4.1 RESOLVED that the following planning application be granted subject to the conditions detailed within the Report of the Head of Planning**

<b>W/37471</b>	<b>Side first floor extension and rear single storey extension at 42 Maes Abaty, Whitland, SA34 0HQ</b>  (NOTE: Councillor D. Phillips having earlier declared an interest in this application left the Council Chamber during its consideration by the Committee and took no part in its determination)
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**CHAIR**

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**DATE**