

# PLANNING COMMITTEE

20<sup>TH</sup> SEPTEMBER 2018

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

**Councillors:**

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

**The following Officers were in attendance:**

J. Edwards, Development & Built Heritage Manager;  
G. Noakes, Senior Development Management Officer [East];  
J. Thomas, Senior Development Management Officer [South];  
K. James, Assistant Engineer Planning Liaison;  
J. Owen, Democratic Services Officer.

**Chamber, County Hall, Carmarthen – 10:00am - 11:55am**

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. DECLARATIONS OF PERSONAL INTERESTS**

<b>Councillor</b>	<b>Minute Number</b>	<b>Nature of Interest</b>
J. Davies	3.1 – Planning Application E37648 The construction of a proposed gated access to the site known as Penygroes Concrete Works along with associated drainage, accessed from the economic link road (under construction) and also the construction of a new agricultural access off the economic link road at Penygroes Concrete, Norton Road, Penygroes, Llanelli, SA14 7RU	Knows the owner of the Concrete Works.

### 3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

3.1 **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;

<b>E/37648</b>	<p>The construction of a proposed gated access to the site known as Penygroes Concrete Works along with associated drainage, accessed from the economic link road (under construction) and also the construction of a new agricultural access off the economic link road at Penygroes Concrete, Norton Road, Penygroes, Llanelli, SA14 7RU</p> <p>[<b>Note:</b> Councillor J. Davies having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof.]</p> <p>The Senior Development Management Officer [South] informed the Committee that since the publication of the agenda and addendum the Head of Transport had submitted that subject to the recommended conditions included within the report he had no objections to the application.</p>
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### 4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

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

<b>W/18258</b>	<p>17 dwellings, site layout &amp; access roads at Maesyderw, Cardigan Road, Newcastle Emlyn, Carmarthenshire, SA38 9RD</p> <p>[Approved subject to the applicant entering into a Section 106 Agreement in respect of the provision of a proportion of affordable housing or receiving confirmation from the Council's Head of Corporate Property of agreement with the conclusions in the submitted viability assessment, as recommended within the report.]</p>
<b>W/37415</b>	<p>Proposed demolition of existing museum of speed, residential dwelling and amenity block to facilitate the construction of a new sands of speed museum together with a 42 bed eco-hostel with ancillary cafe, vehicular parking area, associated landscaping and infrastructure works at Pendine Museum of Speed, Marsh Road, Pendine, Carmarthen, SA33 4NY</p>

**4.2 RESOLVED that the Committee approve the following planning application, contrary to the head of Planning's recommendation due to the exceptional circumstances involved;**

<b>W/37321</b>	<p><b>Proposed outline planning for four plots and general parking area at land adjacent to Wood End/Dukes Meadow, Pendine, Carmarthen, SA33 4UG</b></p> <p>A representation was received objecting to the proposed development reiterating the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none"><li>• Concern regarding the long standing issues with the current inadequate sewerage system</li><li>• Concerns regarding surface water problems and flooding including tidal flooding</li><li>• The site is within 20m of the Brook</li><li>• Concern regarding privacy, overlooking from side windows</li><li>• Character and appearance</li><li>• Concerns relating to highway safety including<ul style="list-style-type: none"><li>- Increase in traffic</li><li>- Site used for turning heavy lorries due to weak bridges</li><li>- Parking</li></ul></li></ul> <p>The applicant's agent responded to the issues raised.</p> <p>Questions were raised in respect of the surface water and the proposed attenuation system to which the Senior Development Management Officer [South] responded accordingly.</p>
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**4.3 UNANIMOUSLY RESOLVED that the following planning application be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and/or reported at the meeting;**

<b>W/37135</b>	<p><b>Construction of Special Needs Dwelling at Land at Cilhir Isaf, Meidrim, Carmarthen, SA33 5PX</b></p> <p>The Senior Development Management Officer [East] provided the Committee with an oral summary of a letter which had been received from Trelech a'r Betws Community Council in support of the application.</p> <p>A representation was received by the local member on behalf of the applicant in support of the application which highlighted the reasons why the proposed special needs dwelling was necessary in order to accommodate the applicants husband's special health needs.</p> <p>The Committee in considering the application and in view of the applicant's husband's medical needs was of the opinion that this was an application of exceptional circumstances, which were deemed to be a material consideration that in this particular instance outweighed the development plan policy.</p>
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**5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 23 AUGUST 2018**

**RESOLVED that the minutes of the meeting of the Planning Committee held on 23<sup>rd</sup> August, 2018 be signed as a correct record.**

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**CHAIR**

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**DATE**

*[PLEASE NOTE: These minutes reflect the order of business itemised on the agenda for the meeting which may differ from that on any webcast recording as applications with members of the public attending to speak would have been dealt with first.]*