

# PLANNING COMMITTEE

Tuesday, 17 April 2018

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

**Councillors:**

S.M. Allen, J.M. Charles, S.A. Curry, 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 and J.E. Williams;

**Also in attendance:**

Councillor A. V. Owen who addressed the Committee in respect of planning application W/34933;  
Councillor E. Schiavone who addressed the Committee in respect of planning application W/35730;  
Councillor A. Speake who addressed the Committee in respect of planning application W/34933;  
Councillor J. Tremlett who addressed the Committee in respect of planning application W/35450;  
Councillor D. Williams who addressed the Committee in respect of planning application W/36892;

**The following Officers were in attendance:**

L. Quelch, Head of Planning  
J. Edwards, Development & Built Heritage Manager  
K. James, Assistant Engineer Planning Liaison  
G. Noakes, Senior Development Management Officer [East]  
J. Thomas, Senior Development Management Officer [South]  
S. Murphy, Senior Solicitor  
N Hellier, Senior Built Heritage Officer  
M.S. Davies, Democratic Services Officer.

**Chamber, - County Hall, Carmarthen. SA31 1JP. 11.00 am - 3.25 pm**

(NOTE: At 1.25 p.m, the Committee adjourned for lunch and reconvened at 2.00 p.m.)

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute	Nature of Interest
P. Edwards	3 – W/35730 Construction of two A1 units and one A3 unit with associated car parking at former Cartref Tawelan, Ash Grove, Carmarthen, SA31 3PY	Member of Cooperative Society

**3. W/35730 - CONSTRUCTION OF TWO A1 UNITS AND ONE A3 UNIT WITH ASSOCIATED CAR PARKING AT FORMER CARTREF TAWELAN, ASH GROVE, CARMARTHEN, SA31 3PY**

[NOTE: Councillor P. Edwards declared an interest in this application and left the meeting prior to the consideration and determination thereof.]

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 4.2 of the Planning Committee meeting held on the 5<sup>th</sup> April, 2018 refers) the purpose of which was to enable the Committee to view the site and its access. He thereupon 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 approval of the application for the reasons detailed within her written report.

Representations were received objecting to the application re-iterating the objections detailed within the Head of Planning's report, with the main areas of concern being the loss of green space, inadequate parking/access, noise, light pollution, effect on nearby businesses and impact on traffic - particularly with a possible increase in traffic when the new S4C building opened and the future use of the former Cartref Tawelon care home was determined.

The applicant's agent, the Assistant Engineer Planning Liaison and the Senior Development Management Officer responded to the issues raised.

**RESOLVED** that planning application W/35730 be refused contrary to the Head of Planning's recommendation on the basis of concerns relating to Policies GP1, GP4, SP14 and RT8 and Technical Advice Note 20.

**4. W/36625 - PROPOSED CHANGE OF USE AND CONVERSION WORKS OF GROUND FLOOR AND PART CONVERSION OF FIRST FLOOR TO FACILITATE RESTAURANT (CLASS A3) USE AT THE GUILDHALL, GUILDHALL SQUARE, CARMARTHEN, SA31 3LE**

**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/36625	Proposed change of use and conversion works of ground floor and part conversion of first floor to facilitate restaurant (class A3) use at the Guildhall, Guildhall Square, Carmarthen, SA31 3LE
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**5. W/36626 - PROPOSED CHANGE OF USE AND CONVERSION WORKS OF GROUND FLOOR AND PART CONVERSION OF FIRST FLOOR TO FACILITATE RESTAURANT (CLASS A3) USE AT THE GUILDHALL, GUILDHALL SQUARE, CARMARTHEN, SA31 3LE**

**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/36626	Proposed change of use and conversion works of ground floor and part conversion of first floor to facilitate restaurant (class A3) use at the Guildhall, Guildhall Square, Carmarthen, SA31 3LE
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## 6. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

6.1 **RESOLVED** that consideration of the following planning application be deferred to enable the Committee to undertake a site visit:-

<b>W/34933</b>	<p><b>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</b></p> <p>A request was received for the Committee to undertake a site visit in order to view the site and access.</p> <p><b>REASON: To enable the Committee to view the site and access.</b></p>
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6.2 **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/36892</b>	<p><b>Proposed extension and alterations to dwelling at 6 Lon Clychaur Gog, Abergwili, Carmarthen, SA31 2JX</b></p> <p>Representations were received objecting to the proposed development, which re-iterated some of the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none"><li>• Noise, dirt and invasion of privacy during construction;</li><li>• Larger properties on the estate are for sale at present;</li><li>• Scale of the proposal is not acceptable;</li><li>• Extensions have an overwhelming visual impact on neighbours;</li><li>• Impact on views;</li><li>• Extension would be overbearing;</li><li>• Impacts on amenity and privacy;</li><li>• Loss of light.</li></ul> <p>The applicant and Senior Development Management Officer responded to the issues raised.</p>
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**6.3 RESOLVED that the following planning application be refused contrary to the Head of Planning's recommendation on the basis of concerns relating to Policies GP3 and SP16:-**

<b>W/35450</b>	<p><b>Proposed residential development including 42 no. dwellings at land adjacent to Laugharne Primary School, Laugharne, SA33 4SQ</b></p> <p>[Note: Cllrs. G.B. Thomas and E. Williams left the meeting as they had not attended the site visit on 23<sup>rd</sup> January 2018 in connection with this application]</p> <p>Representations were received objecting to the proposed development, which re-iterated some of the points expressed at the meeting on the 23<sup>rd</sup> January 2018 [minute 3 thereof refers] and detailed within the Head of Planning's written report particularly regarding the legal view that upon the lapsing of the previous planning consent in 2013 the Section 106 Agreement had also lapsed.</p> <p>The applicant's agent and officers responded to the issues raised.</p>
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**CHAIR**

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**DATE**