

# PLANNING COMMITTEE

Tuesday, 27 November 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, B.D.J. Phillips, G.B. Thomas and J.E. Williams

**Also in attendance:**

Councillor G.H. John who addressed the Committee in respect of planning application W/37575

**The following Officers were in attendance:**

J. Edwards, Development & Built Heritage Manager  
S. Murphy, Senior Solicitor  
G. Noakes, Senior Development Management Officer [East]  
K. Thomas, Democratic Services Officer

**Chamber, - County Hall, Carmarthen. SA31 1JP. - 12.00 - 1.40 pm**

**1. APOLOGIES FOR ABSENCE**

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

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
K. Lloyd	3 – Planning Application W/37575 – Two Storey extension to rear of dwelling at 13 Plas Penwern, Johnstown, Carmarthen, SA31 3PN	Relative is an objector to the application

**3. W/37575 - TWO STOREY EXTENSION TO REAR OF DWELLING AT 13 PLAS PENWERN, JOHNSTOWN, CARMARTHEN, SA31 3PN**

(NOTE: Councillor K. Lloyd having earlier declared an interest in this item left the Council Chamber and took no part in its determination by the Committee)

The Senior Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (minute 4.1 of the Planning Committee meeting held on the 2<sup>nd</sup> October, 2018 refers) the purpose of which was to enable the Committee to view the site in light of concerns raised on the developments potential impact on adjacent properties . 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. He advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

A representation was received objecting to the application re-iterating the objections detailed within the Head of Planning's report and referencing the potential loss of light to, and adverse impact on, neighbouring properties, the proposed extension would be contrary to the design ethos of the housing estate, which had been constructed to a certain density whilst protecting privacy and natural light, the proposal was also considered to be contrary to Policy GP6 of the Carmarthenshire Local Development Plan.

The Senior Development Management Officer (East) responded to the issues raised.

**RESOLVED that Planning Application W/37575 be granted subject to the conditions detailed within the Head of Planning's written report.**

**4. W/37263 - CONSTRUCTION OF ONE DWELLING AT PLOT 4, DREFACH ROAD, PLASYDDERWEN, MEIDRIM, CARMARTHENSHIRE**

The Senior Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (minute 5 of the Planning Committee meeting held on the 18<sup>th</sup> October, 2018 refers) the purpose of which was to enable the Committee to view the site in relation to Policy GP1 of the Carmarthenshire Local Development Plan with regard to sustainability and high quality design and which also sought to ensure developments conformed with and enhanced the character and appearance of the 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. He advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

**RESOLVED that Planning Application W/37263 be granted subject to the conditions detailed within the Head of Planning's written report.**

**5. W/35898 - CONSTRUCTION OF COMMERCIAL GARAGE/WORKSHOP FOR SARNAU MOTORS AT FIELD ADJ. HAFOD BAKERY, LLYSONNEN ROAD, BANCYFELIN, CARMARTHEN**

The Senior Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (minute 5.2 of the Planning Committee meeting held on the 15<sup>th</sup> November, 2018 refers) the purpose of which was to enable the Committee to view the site in relation to public transport accessibility and sustainability. 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. He advised that the Head of Planning was recommending refusal of the application for the reasons detailed within her written report.

The Committee in considering the application referred to planning policies EMP 2 of the Carmarthenshire Local Development Plan appertaining to New Employment

Opportunities, EMP 3 – Employment – Extensions and intensifications, together with Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities (2010) and TAN 23 in relation to assessing the benefits of the development against those of meeting demand in a sequentially preferable location. Having regard to those policies, it was of the view the application should be granted contrary to the Head of Planning’s recommendation.

**RESOLVED** that planning application W/35898 be granted contrary to the Head of Planning’s recommendation on the basis it was considered the application complied with the principles of policies EMP 2 and EMP3 of the Carmarthenshire Local Development Plan and those contained within TAN 6 and TAN 23.

**6. W/37484 - CONSTRUCTION OF ONE DWELLING FOR OWNERS AND OPERATORS OF ADJ GOLF COURSE; TOGETHER WITH CONSTRUCTION OF GOLF COURSE STORE FOR GOLF COURSE MAINTENANCE MACHINERY AT DERLLYS COURT GOLF CLUB, LLYSONNEN ROAD, BANCYFELIN, CARMARTHEN, SA33 5DT**

The Senior Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (minute 5.2 of the Planning Committee meeting held on the 15<sup>th</sup> November, 2018 refers) the purpose of which was to enable the Committee to view the site in relation to its surrounding environs, public accessibility and sustainability. 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. He advised that the Head of Planning was recommending refusal of the application for the reasons detailed within her written report.

**RESOLVED** that Planning Application W/37484 be refused for the reasons detailed within the Head of Planning’s written report.

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**CHAIR**

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**DATE**