

PLANNING COMMITTEE

FRIDAY, 1ST DECEMBER, 2017

PRESENT: Councillor A. Lenny [Chair]

Councillors:

S.M. Allen, J.M. Charles, S.A. Curry, I.W. Davies, J.A. Davies, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones and M.J.A. Lewis

Also in attendance:

Councillor G. John, who addressed the Committee in respect of planning application W/35655;

Councillor L.M. Stephens, who addressed the Committee in respect of planning application W/36194;

Councillor G. Thomas, who addressed the Committee in respect of planning application S/35265;

Councillor D.E. Williams, who addressed the Committee in respect of planning application W/36197.

The following Officers were in attendance:

Mr J. Edwards	-	Development & Built Heritage Manager
Mr G. Noakes	-	Senior Development Management Officer
Mr J. Thomas	-	Senior Development Management Officer
Mr S. Murphy	-	Senior Solicitor
Mr K. James	-	Assistant Engineer Planning Liaison
Mrs M. Evans Thomas	-	Principal Democratic Services Officer

Chamber, County Hall, Carmarthen : 2.00 p.m. - 4.10 p.m.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L. Bowen, P.M. Edwards, K. Lloyd, K. Madge, G.B. Thomas and J.E. Williams.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. TO CONSIDER THE HEAD OF PLANNING'S REPORTS ON THE FOLLOWING PLANNING APPLICATIONS AND TO DETERMINE THE APPLICATIONS

3.1. S/35265 - PROPOSED CHANGE OF USE OF LAND FOR THE STATIONING OF UP TO SIX CARAVANS FOR RESIDENTIAL PURPOSES, INCLUDING FORMATION OF ACCESS ROAD, LANDSCAPING, ETC AT LAND AT GYPSY LANE, LLANGENNECH, LLANELLI, SA14 8UW

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 7.1 of the Planning Committee meeting held on the 31st October, 2017 refers) the purpose of which was to enable the Committee to view the access to Gypsy Lane at its junction with

the A4138. 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 that there is an existing traveller site nearby which is half empty, disruption and the increase in traffic along Gypsy Lane and the impact on highway safety.

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

RESOLVED that planning application S/35265 be granted subject to the conditions detailed within the Head of Planning's written report.

3.2. W/36194 - DEMOLITION OF BUNGALOW AND CONSTRUCTION OF A REPLACEMENT DWELLING HOUSE & GARAGE (RESUBMISSION OF W/35643) AT SWN Y MOR, FERRYSIDE, SA17 5RS

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 4.3 of the Planning Committee meeting held on the 16th November, 2017 refers) the purpose of which was to enable the Committee to view the site to gain a perception of the proposed dwelling in relation to neighbouring properties. 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 refusal of the application for the reasons detailed within her written report.

A representation was received in support of the application re-iterating the comments in support detailed within the Head of Planning's report, namely that there is a mix of housing in type and scale in the area, the proposed dwelling will be placed within the footprint of the existing dwelling and there would be no overbearingness or overlooking.

The applicant's agent and the Senior Development Management Officer responded to the issues raised.

RESOLVED that planning application W/36194 be approved, contrary to the Head of Planning's recommendation, subject to appropriate planning conditions to be prepared by the Head of Planning, as the Committee was satisfied that the proposed dwelling would not be overbearing, there is a mix of dwelling types of different types and scales nearby and there are no objections to the proposal locally.

3.3. W/36197 - RETENTION OF USE OF PART OF DWELLING HOUSE AS A HAIRDRESSING & BEAUTY SALON AT PIBWR MILL, BOLAHAUL ROAD, CWMFFRWD, CARMARTHEN, SA31 2LW

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 4.3 of the Planning Committee meeting held on the 16th November, 2017 refers) the purpose of which was to enable the Committee to view the nature of the application site. 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 refusal of the application for the reasons detailed within her written report.

A representation was received in support of the application re-iterating the comments in support detailed within the Head of Planning's report, namely that it is a small business which caters for the needs of local residents, the additional traffic generated would be minimal and the fact that the business has been trading for some two years with no difficulties.

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

RESOLVED that planning application W/36197 be refused for the reasons detailed within the report of the Head of Planning.

3.4. W/35655 - CONSTRUCTION OF A TYRE RECYCLING WAREHOUSE WITH ASSOCIATED OFFICES, OPERATIONAL YARD, STORAGE COMPOUNDS AND ANCILLARY INFRASTRUCTURE AT LAND OFF ALLTYCNAP ROAD, JOHNSTOWN, CARMARTHEN, SA31 3QY

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 4.3 of the Planning Committee meeting held on the 16th November, 2017 refers) the purpose of which was to enable the Committee to view the site following concerns raised regarding the proximity of residential properties and highway safety. 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 there were no objections to the application which had been presented to Committee for consideration as the Council has an interest in the site in terms of land ownership. The Head of Planning recommended approval of the application for the reasons detailed within her written report.

A representation was received raising concerns regarding the application re-iterating the objections detailed within the Head of Planning's report, with the main areas of concern being the proximity of residential properties to the application site and also the fact that there are existing road safety concerns in the area.

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

UNANIMOUSLY RESOLVED that planning application W/35655 be granted subject to the conditions detailed within the Head of Planning's written report.

CHAIR

DATE