

PLANNING COMMITTEE

Thursday, 14 November 2019

PRESENT: Councillor A. Lenny (Chair);

Councillors:

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

Also in attendance:

Councillor D. Cundy in respect of planning application S/39538;
Mr G. Morgan, Transport Planner with Atkins Framework;

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager
Z.A. Evans, Senior Technician (Planning Liaison)
S. Murphy, Senior Solicitor
G. Noakes, Senior Development Management Officer [East]
J. Thomas, Senior Development Management Officer [South]
P. Roberts, Development Management Officer
M.S. Davies, Democratic Services Officer.

Chamber, County Hall, Carmarthen:10.00 am - 12.20 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P. M. Edwards and C. Jones.

2. DECLARATIONS OF PERSONAL INTERESTS

Name	Minute Number	Nature of Interest
Councillor J. E. Williams	5 – Planning Application W/38688- Conversion of ground floor of former public house to residential accommodation, incorporating with existing first floor accommodation to form a self-contained dwelling house; removal of section of internal modern walling to re-introduce use of existing internal stairwell and blocking-up of internal rear doorway to rear extension; together with the subdivision of a substantially completed rear extension to form two additional dwellinghouses at Ram Inn, Cwmann, Lampeter, SA48 8ES	Member of Pencarreg Community Council.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

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:-

E/39337	Variation of condition 22 of E/33695 (erection of a poultry unit on farm to accommodate free range chickens (egg production) together with associated feed bins, internal farm access and associated works) deliveries and collections associated with the proposed development shall only be taken at or dispatched from the site between the hours of 08:00 through to 20:00 on Monday to Sunday. In the event of emergencies, deliveries and collections can be made outside of the specified hours provided that the Local Planning Authority are notified in writing at Godre Garreg, Llangadog, SA19 9DA.
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4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

4.1 UNANAMOUSLY RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and or reported at the meeting:-

S/39156	Reserved matters on all conditions to outline consent S/36946 (construction of one detached dwelling) - resubmission of S/38167, refused on 11.02.2019 at land at rear of 61 Pwll Road, Pwll, Llanelli, SA15 4BD;
S/39221	One new home at land at rear of 29 Long Row, Y Fron, Felinfoel, Llanelli, SA15 4LW;
S/39430	Construction of single storey kitchen extension with first floor balcony area, proposed above extension at 146 Pentre Nicklaus Village, Llanelli, SA15 2DF;
S/39538	Variation of Condition 2 on S/36465 (plans) at land adj Dylan Housing Estate, Llanelli, SA14 9AN; A representation was received from the Local Member in support of the application.

4.2 UNANAMOUSLY RESOLVED that the reasons for refusal drafted by the Head of Planning, as detailed in the report, in relation to the following planning application which was refused planning permission by the Planning Committee, contrary to the officer recommendation, on 1st October, 2019, be endorsed:-

S/21597	Construction of 100 dwellings and associated works at land off Garreglwyd, Pembrey, Carmarthenshire.
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5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

5.1 **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:-

W/37254	<p>Planning application to erect a straw-bedded young-stock building, maternity building, silage clamp, concrete yard areas and reprofiled lagoon (part retrospective) at Wernolau Farm, Llangynog, Carmarthen, SA33 5BN;</p> <p>Representations were received objecting to the application which reiterated the points detailed within the Head of Planning's written report included concerns in relation to:</p> <ul style="list-style-type: none">• Farm has a history of non-compliance of planning conditions;• The farm operates on an industrial scale linked to satellite farms;• An anaerobic digester should be installed;• Increased diesel emissions from an undeclared increase in HGV movements;• The farm is already too big and the volume of heavy lorries has already affected the quality of life of local residents;• The increase in livestock will exacerbate the pollution in the area with both slurry and sediment. The slurry lagoons will affect health of local residents;• Retrospective planning permission has previously been granted on the farm and the current application is also part retrospective;• Residents' concerns have been dismissed to the detriment of the highway network, air quality and noise pollution;• Effect on human health.• Effect on tourism – fishing has been affected;• Effect on small tourist ventures in the area. <p>The applicant, the Development Management Officer and Senior Technician (Highways Planning Liaison) responded to the issues raised.</p>
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5.2 **UNANIMOUSLY RESOLVED** that consideration of the following planning application be deferred until such time as the property's future viability as a public house has been ascertained:-

[**Note:** Councillor E. Williams had earlier declared an interest in the following application as a member of Pencarreg Community Council.]

W/38688	Conversion of ground floor of former public house to residential accommodation, incorporating with existing first floor accommodation to form a self-contained dwelling house;
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	removal of section of internal modern walling to re-introduce use of existing internal stairwell and blocking-up of internal rear doorway to rear extension; together with the subdivision of a substantially completed rear extension to form two additional dwelling houses at Ram Inn, Cwmann, Lampeter, SA48 8ES.
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6. MINUTES

6.1. 1ST OCTOBER 2019;

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 1ST October, 2019 be signed as a correct record.

6.2. 17TH OCTOBER 2019

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 17th October, 2019 be signed as a correct record.

CHAIR

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.]