

PLANNING COMMITTEE

Tuesday, 20 October 2020

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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

Also in attendance:

Councillor C.A. Davies who addressed the Committee in respect of Planning Application PL00101

Councillor H.A.L. Evans who addressed the Committee in respect of Planning Application W/39346

The following Officers were in attendance:

L. Quelch, Head of Planning
G. Noakes, Senior Development Management Officer [East]
J. Thomas, Senior Development Management Officer [South]
S. Murphy, Senior Solicitor
Z.M. James, Development Management Officer [South]
H. Rice, Development Management Officer
K Phillips, Development Management Officer
R. Davies, Development Management Officer [South]
Z.A. Evans, Senior Technician [Planning Liaison]
S. Rees, Simultaneous Translator
J. Corner, Technical Officer
E. Evans, Principal Democratic Services Officer
M. Evans Thomas, Principal Democratic Services Officer
M.S. Davies, Democratic Services Officer
R. Lloyd, Democratic Services Officer
K. Thomas, Democratic Services Officer

Virtual Meeting - . - 10.00 am - 12.40 pm

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr C. Jones.

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 [WHICH HAD BEEN THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE] AND TO DETERMINE THE APPLICATIONS

NOTE: This item was included on the agenda in error.

4. 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/38200	Construction of one dwelling at land to rear of Heddfryn, Llansadwrn, Llanwrda
----------------	---

5. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

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

PL/00031	Provision of new door and window to front elevation and addition of a stainless steel extraction system to the rear in association with a new Turkish Takeaway at Cambrian Hotel, 35 Marine Street, Llanelli, SA15 2NP
PL/00354	Variation of Condition 2 on S/26201 to amend closed period for 10 pitches from 5 January to 1 March annually – Llwynifan Farm, Caravan Site, Trosserch Road, Llangennech, Llanelli, SA14 8AX

6. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

6.1 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 and to the completion of the Appropriate Assessment for the Afon Teifi Special Area of Conservation and the applicants entering into a Section 106 Agreement:-

W/39346	<p>One Planet Development and change of use from forestry to residential and forestry at Flatwood, Newcastle Emlyn, SA38 93B</p> <p>A representation was made by the local Member objecting to the development on a number of grounds including the following:-</p> <ul style="list-style-type: none">• It would have a detrimental impact on the forest and its wildlife• The quality of wood within the forest could result in the need for the importation of wood for the proposed business• The potential for flooding to occur off the steep gradient of the land, the steepness of which could not adequately be covered by the Drone footage• The quality of the water from the watercourses may not be considered suitable for drinking and a connection may need to be made to the mains water pipe traversing the site• Concern with the potential for contamination to occur from
----------------	--

	<p>the dry compost toilets</p> <ul style="list-style-type: none"> • Feed would need to be brought into the site for the animals • A residential dwelling was to be erected in the countryside without having first proven financial viability • the planting of trees to replace those felled would take many years to mature • insufficient light levels within the forest to allow for the growing of crops • the development was not considered to be viable <p>The Head of Planning and Development Control Officer responded to the issues raised</p>
--	---

6.2 RESOLVED

- 6.2.1 that Planning application PL00101 be granted, contrary to the Head of Planning's recommendation to refuse, on the basis the proposed development was deemed to be compliant with Local Development Plan Policies GP1, H1, H2 and TR3 and TAN 22 and that the proposed dwelling was not considered to be out of place when compared to other similar sized bungalows situated within the local community.**
- 6.2.2 That delegated authority be granted to the Head of Planning to attach appropriate conditions to the planning consent**

PL/00101	<p>Replacement single storey dwelling, Brodawel, Llanarthne, Carmarthen, SA32 8JD</p> <p>A representation was made by the local Member supporting the application on the basis she considered the application fell within the definitions of Policies GP1, H1, H2 and TR3 of the Local Development Plan together with the provisions of TAN 22. By way of explanation, it was considered the proposed development in terms of its size and location to the existing property would not be out of keeping with similar sized properties in the area, it would result in the provision of off road parking, protection of trees and the replacement of an existing run down property with one fit for the 21st century.</p>
-----------------	---

7. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 8TH OCTOBER 2020

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 8th October, 2020, 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.]