

# Document Pack



Mark James LLM, DPA, DCA  
Prif Weithredwr,  
Chief Executive,  
Neuadd y Sir, Caerfyrddin. SA31 1JP  
County Hall, Carmarthen. SA31 1JP

**WEDNESDAY, 24 MAY 2017**

**TO: ALL MEMBERS OF THE PLANNING COMMITTEE**

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **PLANNING COMMITTEE** WHICH WILL BE HELD IN THE **CHAMBER, COUNTY HALL, CARMARTHEN AT 10.00 AM ON THURSDAY, 1ST JUNE, 2017** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA

*Mark James* CBE

**CHIEF EXECUTIVE**



PLEASE RECYCLE

<b>Democratic Officer:</b>	<b>Kevin Thomas</b>
<b>Telephone (direct line):</b>	<b>01267 224027</b>
<b>E-Mail:</b>	<b>Democraticservices@carmarthenshire.gov.uk</b>
<b>Ref:</b>	<b>AD016-001</b>



**EICH CYNGOR arleinamdani**  
[www.sirgar.llyw.cymru](http://www.sirgar.llyw.cymru)  
**YOUR COUNCIL doitonline**  
[www.carmarthenshire.gov.wales](http://www.carmarthenshire.gov.wales)

# PLANNING COMMITTEE

## 20 MEMBERS

### PLAID CYMRU GROUP - 10 MEMBERS

1. Councillor Liam Bowen
2. Councillor Mansel Charles Member of Llanegwad Community Council
3. Councillor Tyssul. Evans Member of Llangyndeyrn Community Council
4. Councillor Jeanette Gilasbey
5. Councillor Ken Howell
6. Councillor Carys Jones
7. Councillor Alun. Lenny (Chair) Member of Carmarthen Town Council
8. Councillor Jean. Lewis
9. Councillor Gareth Thomas.
10. Councillor Eirwyn Williams

### LABOUR GROUP - 6 MEMBERS

1. Councillor Penny Edwards
2. Councillor John James Member of Pembrey & Burry Port Community Council
3. Councillor Dot Jones
4. Councillor Ken LLoyd
5. Councillor Kevin. Madge Member of Cwmamman Town Council
6. Councillor Louvain Roberts

### INDEPENDENT GROUP - 4 MEMBERS

1. Councillor Sue Allen Member of Whitland Town Council
2. Councillor Ieuan Davies
3. Councillor Joseph Davies
4. Councillor Irfon Jones (Vice- Member of Bronwydd Community Council  
Chair)

NO SUBSTITUTES ARE ALLOWED AT MEETINGS OF THIS COMMITTEE

# A G E N D A

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF PERSONAL INTERESTS
3. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS 5 - 16
4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS 17 - 24
5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETINGS HELD ON THE FOLLOWING DATES:-
  - 5 .1 21ST MARCH, 2017 25 - 32
  - 5 .2 6TH APRIL, 2017, 33 - 40
  - 5 .3 19TH APRIL, 2017 41 - 48

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*Ardal Del/  
Area South*

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR  
AMGYLCHEDD**

**REPORT OF THE  
HEAD OF PLANNING,  
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 01 MEHEFIN 2017  
ON 01 JUNE 2017**

**I'W BENDERFYNU/  
FOR DECISION**



**Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.**

**In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>01 JUNE 2017</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

**INDEX - AREA SOUTH**

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR APPROVAL</b>
<b>S/35086</b>	<b>Alternative scheme for one dwelling (resubmission of S/34809 – refused 06/01/2017) at plot adjacent 15 Heol Ddu, Pen Y Mynydd, Trimsaran, SA15 4RN</b>

**APPLICATIONS RECOMMENDED FOR APPROVAL**



<b>Application No</b>	<b>S/35086</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	ALTERNATIVE SCHEME FOR ONE DWELLING (RESUBMISSION OF S/34809 - REFUSED 06/01/2017) AT PLOT ADJACENT, 15 HEOL DDU, PEN Y MYNYDD, TRIMSARAN, SA15 4RN

<b>Applicant(s)</b>	RACHEL JONES, 25 BWLCHYGWYNT, LLANELLI, SA15 2AJ
<b>Case Officer</b>	Gary Glenister
<b>Ward</b>	Trimsaran
<b>Date of validation</b>	10/02/2017

## CONSULTATIONS

**Trimsaran Community Council** – Has not commented to date.

**Local Member** – Former County Councillor M Gravell asked for the application to be determined after a site visit.

**Neighbours/Public** – Two neighbour consultation letters have been sent out, with representations from both neighbouring properties having been received as a result raising the following matters:-

- The garden extension encroaches beyond the LDP settlement limits.
- The height is overbearing despite removal of the balcony screens previously refused.
- Lack of privacy from roof terrace - patio doors still proposed.
- Spatial character – proportion of house to plot.
- Loss of sunlight/daylight through overshadowing.
- Loss of third party hedge to provide parking.

## RELEVANT PLANNING HISTORY

The following applications have been received on the application site:-

S/34809	Single detached dwelling – amended scheme to S/31132 approved 26-11-2014 Full planning refused	06 January 2017
S/31132	Proposed detached dwelling Full planning permission	26 November 2014

## **APPRAISAL**

**This application was reported to Planning Committee on the 19th April 2017. Members visited the site and resolved to defer the application for further discussion to take place with regard to the rear windows.**

## **THE SITE**

The site was formerly part of the garden area for 15 Heol Ddu, Penymynydd and formed a lawned area and garage serving the property. Planning permission was approved in 2012 for a single dwelling and reserved matters subsequently approved in 2014. The site is modest in dimension, however the applicant has acquired the Paddock to the rear, part of which was in settlement limits in the UDP but has been excluded in the LDP.

The applicant has two children with disabilities, the nature of which is sensitive information, and the design requirements have changed since the original approval, hence, the applicant seeks an alternative scheme as described below.

An application for an alternative scheme was refused in January 2017 due to the presence of a balcony above the rear projection being an over bearing element, and the fact that the application proposed a large extension of the garden area into the paddock to the rear which was considered to be an unacceptable incursion into the open countryside and would adversely impact the neighbouring properties.

## **THE PROPOSAL**

The application seeks retrospective approval for an alternative scheme to that originally approved in 2014.

Amendments have been made primarily to the rear of the property with the addition of a single storey rear projection. The general form of the main dwelling is not proposed to be changed.

The rear projection is shown as 4.3m from the rear wall of the main house and extends across the rear elevation which measures 9.75m. The extra floor space is proposed as a day room/living room which is open to the kitchen/dining room to provide a supervised living space due to the specific needs of the children. A large glazed rear opening is proposed opening onto the garden area. It is also noted that Juliette balconies were originally proposed at first floor to prevent access from the patio doors onto the flat roof (which was previously proposed as a balcony in the refusal of January 2017) however these have been removed.

Committee expressed concerns over the scheme with Juliette balconies and deferred the decision for further discussion to ensure they were amended to fixed windows. Since the Committee, the applicants have amended the scheme to omit the French Doors and Juliette balconies and replace with windows. The applicants cannot have fixed windows as this would not comply with the requirement for ventilation and emergency egress, however they have amended to scheme so that there are fixed glazing bars at 800mm to

ensure that no one can walk through onto the roof unless in an emergency. Further, the applicants have positioned the radiators beneath the windows which would preclude the opening being made into doors without major alteration to the building in the future.

The site slopes towards the paddock at the rear so the rear of the house is elevated compared with the ground levels. It is noted that ground levels have been lowered around the house and it is shown on the plans that these will be restored so that a terraced rear garden is provided. The levels are such that the extension is high compared with the neighbouring properties despite the fact that it is single storey.

The proposal includes a 6m extension of the garden outside the settlement limits of the village. This would bring the garden in line with the adjacent property.

## **PLANNING POLICY**

In the context of the current development control policy framework, the site lies within the Pen y Mynydd settlement development limits as defined in the Carmarthenshire Local Development Plan (LDP) adopted 10 December 2014.

Policy GP1 Sustainability and High Quality Design states:

Development proposals will be permitted where they accord with the following:

- a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;
- c) Utilises materials appropriate to the area within which it is located;
- d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- e) Includes an integrated mixture of uses appropriate to the scale of the development;
- f) It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;
- g) It achieves and creates attractive, safe places and public spaces, which ensures security through the 'designing-out-crime' principles of Secured by Design (including providing natural surveillance, visibility, well-lit environments and areas of public movement);
- h) An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;

- i) It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;
- j) It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;
- k) It has regard to the generation, treatment and disposal of waste;
- l) It has regard for the safe, effective and efficient use of the transportation network;
- m) It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;
- n) It includes, where applicable, provision for the appropriate management and eradication of invasive species.

Proposals will also be considered in light of the policies and provisions of this Plan and National Policy (PPW: Edition 9 November 2016 and TAN12: Design (2016)).

Good design is encouraged at all levels and national policy contained in Planning Policy Wales Edition 9 – November 2016 provides the following guidance.

Paragraph 4.11.1 states: “Design is taken to mean the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings”.

Paragraph 4.11.2 states: “Good design can protect and enhance environmental quality, consider the impact of climate change on generations to come, help to attract business and investment, promote social inclusion and improve the quality of life. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals. These objectives can be categorised into five key aspects of good design:”

Paragraph 4.11.3 states: “The design principles and concepts that have been applied to these aspects should be reflected in the content of any design and access statement required to accompany certain applications for planning permission and listed building consent which are material considerations.”

Paragraph 4.11.4 states: “Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and provides buildings and environments that are convenient and enjoyable to use for everyone (see Section 3.4).”

Paragraph 4.11.8 states: “Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and

improvement, for example to biodiversity, climate protection, air quality and the protection of water resources.”

Paragraph 4.11.9 states: “The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.”

Paragraph 2.2 of Technical Advice Note 12 Design (March 2016) states:

2.2 The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales – from householder extensions to new mixed use communities.

Paragraph 2.6 & 2.7 of Technical Advice Note 12 Design (March 2016) states:

2.6 Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

2.7 A holistic approach to design requires a shift in emphasis away from total reliance on prescriptive standards, which can have the effect of stifling innovation and creativity. Instead, everyone involved in the design process should focus from the outset on meeting a series of objectives of good design (Figure 1). The design response will need to ensure that these are achieved, whilst responding to local context, through the lifetime of the development (from procurement to construction through to completion and eventual use). This analysis and the vision for a scheme can be presented in a design and access statement where one is required.

### **THIRD PARTY REPRESENTATIONS**

The garden extension encroaches beyond the LDP settlement limits by approximately 6m. This is a significant reduction in the area previously sought under S/34809, and is in line with the adjacent property. It is acknowledged that this is an encroachment into open countryside which would allow a small garden to the rear of the dwelling. On balance however, it is considered to be a modest area and unlikely to have a significant and unacceptable impact on the open countryside as does not protrude beyond that of the adjacent property to the South West. This land was formerly within settlement development limits, however it was excluded in the Local Development Plan as attempts to develop it had failed on highway safety grounds. It is evident that the properties along Heol Ddu have encroached into this area over the years without planning permission, so the modest addition to form a garden area is not unreasonable.

There is concern that the height is overbearing despite removal of the balcony screens previously refused. The retrospective nature of the application allows this to be assessed. Whilst the height is greater than you would expect from a single storey extension due to the ground levels, it is subordinate to the main body of the house and is not considered to be overly dominant. The applicant has removed the 1.8m screens originally sought under S/34809, which is considered to have overcome the reason for the refusal.

The original alternative scheme that was refused under S/34809 included a balcony/roof terrace with 1.8m screens either side. The balcony/roof terrace has however been removed from this submission and any use of the roof as a roof terrace would be unauthorised. The formation of a balcony would require planning permission so the merits can be considered if at any time the applicant wishes to apply. This scheme originally had Juliette balcony type balustrades in front of patio doors which would allow them to open the doors and enjoy the view but without being able to walk out onto the roof. Committee however expressed concern and as a result, the Juliette balconies have also been removed and the openings have been amended to form windows. Privacy is not therefore considered to be affected because the view from inside the bedrooms would be no greater than if the applicant stood in the window of the approved scheme.

Notwithstanding any encroachment that has taken place into the land to the rear from other properties, the spatial character of Heol Ddu is for houses with modest rear gardens. The proportion of house to plot as proposed is not therefore likely to adversely impact the spatial character of the area. It should be noted that the applicant also owns the paddock to the rear with the intention of grazing a horse, so the amenity space available is more than the formal garden area. There are however safeguards to ensure that nothing is built on the Paddock as it is below the 5ha threshold that would allow agricultural permitted development.

There is a concern that the proposal would cause loss of sunlight/daylight through overshadowing. It is noted that the site is to the north west of No.17 so would have no impact, however it is to the South West of No. 15 so would have an impact in the evening. It should however be noted that in the greatest part, the additional floor space would be to the south of the main part of the building, so would have limited impact on the neighbouring dwelling which is not considered likely to be unacceptable.

The scheme shows parking alongside the house, with a parking/turning area to the front. There is however concern that the formation of the parking spaces to the side of the house would result in the damage or loss of a hedge along the boundary with the neighbouring property which is said to be in third party ownership. The grant of planning permission would not over-ride the ownership of the hedge, and if any damage is made to the adjacent property, separate legislation in the form of the Party Wall Act would apply.

## **CONCLUSIONS**

After careful consideration of the site and surrounding environs, it is considered that the house as amended fits into the street scene and is unlikely to have an unacceptable adverse impact on neighbouring properties. Whilst the additional rear section is in line with neighbouring garden areas, the Juliette balconies have been removed so it is not considered likely to result in the loss or privacy or amenity to neighbouring properties. The formation of a balcony or roof terrace would require planning permission, however as an additional safeguard, a condition has been added to preclude the use of the flat roof as a balcony, roof terrace or similar amenity area.

It is noted that if the applicant had built the original scheme, they could have built a 4m single storey rear extension with 4m ridge and 3m eaves without planning permission subject to the provisions of the General Development Order as amended in 2013. The additional 300mm length and additional 1m eave height (the maximum height is in accordance with permitted development rights) as built are not considered to have an

unacceptable adverse impact on neighbouring properties compared with what could have been built.

On balance, the proposal is considered to be in accordance with the above policies and therefore an acceptable form of development.

## **RECOMMENDATION – APPROVAL**

### **CONDITIONS**

- 1 Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 10 February 2017.
- 2 The development hereby permitted is defined on the following schedule of plans:-
  - 1:500 scale Block Plan dated 9 February 2017;
  - 1:100 scale Proposed side elevation dated 9<sup>th</sup> February 2017;
  - 1:50, 1:100 & 1:200 scale Existing and Proposed Elevations, Site Plan and Proposed Floor Plans dated 19<sup>th</sup> May 2017.
- 3 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only.
- 4 The flat roof shall not be used as a balcony, roof terrace or similar amenity area.
- 5 The two first floor windows on the rear elevation shall be non-opening up to 800mm from the internal first floor level and shall be permanently retained in that condition.

### **REASONS**

- 1 To comply with Section 73A of the Town and Country Planning Act (as amended).
- 2 In the interests of visual amenities.
- 3 In the interests of highway safety.
- 4 In the interests of privacy and amenity.
- 5 In the interests of safety.

### **NOTES**

- 1 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed

variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website ([www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk)).



*Ardal  
Gorllewin/  
Area West*

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR AMGYLCHEDD**

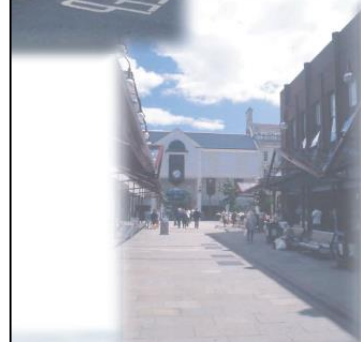
**REPORT OF THE  
HEAD OF PLANNING,  
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 1 MEHEFIN 2017  
ON 1 JUNE 2017**

**I'W BENDERFYNU/  
FOR DECISION**



**Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.**

**In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>1 JUNE 2017</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

**INDEX - AREA WEST**

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR APPROVAL</b>
<b>W/35365</b>	<b>Two storey rear extension at Tynewydd Farm, Pontantwn, Kidwelly, SA17 5HR</b>

**APPLICATIONS RECOMMENDED FOR APPROVAL**

<b>Application No</b>	<b>W/35365</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	TWO STOREY REAR EXTENSION AT TYNEWYDD FARM, PONTANTWN, KIDWELLY, SA17 5HR

<b>Applicant(s)</b>	MR AND MRS WYN AND SUSAN REES, TYNEWYDD FARM, PONTANTWN, KIDWELLY, SA17 5HR
<b>Agent</b>	HAROLD METCALFE PARTNERSHIP - CERI EVANS, 32 SPILMAN STREET, CARMARTHEN, CARMARTHENSHIRE, SA31 1LQ
<b>Case Officer</b>	Richard Jones
<b>Ward</b>	Llangyndeyrn
<b>Date of validation</b>	31/03/2017

## CONSULTATIONS

**Llangyndeyrn Community Council** – No objection raised.

**Local Member** - County Councillor W T Evans has made no prior comment.

**Natural Resources Wales** – Commented and raised the issue of the bat survey not fully complying with bat guidance, however, raise no adverse comments. Requested that the Council's Ecologist is consulted regarding the likelihood of a European Protected Species (EPS) licence being required. Consultation has taken place with the Council's Ecologist who has concluded that due to the low potential for bats an EPS licence is not required.

**Neighbours/ Public** - The application has been publicised by the posting of a site notice adjacent to the site and no responses have been received to date.

## RELEVANT PLANNING HISTORY

There is no relevant planning history.

## **APPRAISAL**

**The application is presented to the Planning Committee as the applicant is related to a member of staff from the Planning Services Division.**

## **THE SITE**

The application site comprises a detached 2 storey dwelling known as Ty Newydd. The site is located in the open countryside to the south of the small settlement of Pontantwn. It is accessed via a narrow country lane off the B4309 carriageway. The dwelling is the farmhouse relating to the holding of the same name and is in close proximity to a moderate grouping of ancillary farm buildings. The farmstead can be viewed from the B4309 and the minor road that provides access to it.

The immediate area surrounding the farmstead is characterised by agricultural fields laid on an undulating topography and retains a rural character. The nearest neighbouring dwelling, Brynderi is located approximately 110m to the west.

## **THE PROPOSAL**

The application seeks planning permission for a part two storey, part single storey extension emanating from the dwelling's rear elevation. The main part of the extension will comprise two storeys and measure 4m in width by 8.2m in length. The two storey part of the extension will have a hipped roof that will tie in with the existing roof and sit below the main ridge line. A single storey shower room will extend off the side elevation of the two storey element. The accommodation at ground floor in addition to the shower room will include a family room, whilst the first floor will provide a large en-suite bedroom and a storage room.

## **PLANNING POLICY**

In the context of the current development control policy framework the site is located outside the defined development limits as contained in the adopted Carmarthenshire Local Development Plan Adopted December 2014.

Policy GP1 of the Local Development Plan (LDP) sets out the general requirements of the Local Planning Authority to ensure sustainability and high quality design through new development. In particular, that "it conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing" and "it protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment".

Policy GP6 of the Local Development Plan (LDP) states that proposals for extensions to existing residential dwellings must: be of a subordinate scale and compatible to the size, type and character of the dwelling and not result in overdevelopment of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space; The external appearance of the proposed extension in terms of design is subordinate, and the materials should complement that of the existing dwelling; There are no adverse effects on the natural environment and townscape; the local environment and the amenities of neighbouring developments are not adversely affected by the proposed

extension and that the use of the proposed extension is compatible with the existing building, structure or land use.

The scale of the proposed extension is considered appropriate and subordinate to the main building. The design and materials also compliment and match the existing property. Due to the orientation of the dwelling and distance from nearby properties it is not felt that there would be any significant impacts on the amenity of neighbouring occupiers. The extension will not give rise to any significant impacts on traffic. The existing parking spaces are also not affected.

A bat scoping survey was carried out and found no evidence of bats and no requirement for further survey work. The Council's Planning Ecologist has raised no objection subject to a standard bat advisory note.

### **THIRD PARTY REPRESENTATIONS**

There have been no adverse representations received to date and the application is only presented to the Planning Committee as the applicant is related to a member of staff from with the Planning Services Division.

### **CONCLUSION**

After careful consideration of the site and its surrounding environs in the context of this application, together with the representations received to date it is considered that the proposal is acceptable.

As such the application is put forward with a recommendation of approval subject to the following conditions.

### **RECOMMENDATION – APPROVAL**

#### **CONDITIONS**

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-
  - Location Plan 1:1250 @A4
  - Existing Ground Floor Plan 1:50 @A3 [C/4601/1]
  - Existing First Floor Plan 1:50 @A3 [C/4601/2]
  - Existing Elevations 1:100 @A3 [C/4601/3]
  - Proposed Ground Floor Plan 1:50 @A3 [C/4601/4]
  - Proposed First Floor Plan 1:50 @A3 [C/4601/5]
  - Proposed Elevations 1@100 @A3 [C/4601/6]

received on 28<sup>th</sup> March 2017

- Block Plan 1 @500 @A4
- Bat Survey

received on 31<sup>st</sup> March 2017

## **REASONS**

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In the interest of clarity as to the extent of the permission.

## **REASONS FOR GRANTING PLANNING PERMISSION**

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development complies with Policy and GP1 and GP6 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the garage, by reason of its siting, scale and finished materials would not have an unacceptable impact upon the character and appearance of the area and would remain subordinate to the host dwelling. There are no concerns in relation to impact upon highway safety and sufficient distances, intervening topography and vegetation prevent an unacceptable impact on residential amenity.

## **NOTES**

- 1 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.



## PLANNING COMMITTEE

Tuesday, 21 March 2017

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

**Councillors:**

S.M. Allen, J.M. Charles, A.P. Cooper, D.B. Davies, I.W. Davies, T. Davies, W.T. Evans, J.K. Howell, I.J. Jackson, A.W. Jones, H.I. Jones, W.J. Lemon, M.J.A. Lewis, M.K. Thomas and J.S. Williams

**Councillor P.M. Hughes – Substitute for Councillor J.A. Davies**

**Also in attendance:**

Councillor M. Gravell who addressed the Committee in respect of Planning Application S/35086

Councillor A.G. Morgan who addressed the Committee in respect of Planning Application S/34900

**Also present as observers:**

Councillor L.D. Evans in attendance in respect of Planning Application E/34720

Councillor D.M. Jenkins in attendance in respect of Planning Application E/34720

**The following Officers were in attendance:**

J. Edwards - Development Management Manager  
S. Murphy - Senior Solicitor  
K. James - Assistant Engineer Planning Liaison  
G. Noakes - Senior Development Management Officer [East]  
J. Thomas - Senior Development Management Officer [South]  
S.W. Thomas - Senior Development Management Officer [West]  
M. Hughes - Democratic Services Officer

**Chamber, County Hall, Carmarthen - 2.00 - 5.10 pm**

**1. APOLOGIES FOR ABSENCE**

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

**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 WILL BE THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE) AND TO DETERMINE THE APPLICATIONS**

**3.1. E/33595 - CONVERSION OF A WATER STORAGE TANK AND THE**

## **PLANT SHED TO A HOLIDAY LET AT LAND AT BRYNGOIALLT, FELINGWM, CARMARTHEN, SA32 7PX**

The Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (see Minute 3 of the Planning Committee Meeting on the 9th March 2017), the purpose of which had been to enable the Committee to view the site in relation to neighbouring properties. He referred, with the aid of presentation 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 the consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within the written report.

Representations were received objecting to the proposed development. These included:

- The size of plot was too small for the proposed development.
- There was still Welsh Water apparatus / infrastructure crossing the site.
- The development would have a detrimental impact on the privacy / amenity of the occupiers of Bryngoiallt.
- The development would lead to disturbance and noise pollution for the occupiers of Bryngoiallt, particularly due to holidaymakers coming and going and the use of an electric generator.
- Inadequate parking on the site.
- The development would impact on the security and health of the occupiers of Bryngoiallt.

Representations were also received in support of the proposed development. These included:

- The application was an unique and unusual proposal for a brownfield site and redevelopment of such sites was actively encouraged by both national and local policies.
- The conversion of the existing structure was for business use.
- The neighbour opposing the development bought their property in the knowledge that this was an industrial site.
- Welsh Water was happy with the parking proposals and the plans for the site.
- The electric generator was a modern appliance which would produce very little noise.
- Access to the site was not a problem as demonstrated by the Committee's site visit bus accessing the lane.
- The development would benefit the area as a whole, bringing in tourists to the area.
- As outlined in the report, the neighbouring residential curtilage had been extended below the application site even though it had not previously been part of the immediate garden area.

**RESOLVED** that:

3.1.1 The following planning application be refused, contrary to the Head of

Planning's recommendation, on the basis that it would not comply with the relevant planning policies of the Carmarthenshire Local Development Plan, namely Policies TSM4 and H5.

3.1.2 The Head of Planning submit a report to a future meeting detailing the Committee's refusal and suggested planning reasons for refusing the application based on the above.

### **3.2. E/34720 - 8 NO SEMI DETACHED HOUSES WITHIN AN EXISTING SITE AT LAND AT MAESPIODE, LLANDYBIE, AMMANFORD, SA18 3YS**

The Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (see Minute 3 of the Planning Committee Meeting on the 9th March 2017), the purpose of which had been to enable the Committee to view the site in relation to the green space and the former, soon to be reopened, Glanmarlais Care Home. He referred, with the aid of presentation 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 the consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within the written report.

Representations were received objecting to the proposed development. These included:

- The impact of the development on the road accessing the Maespiode site which was extremely narrow and made worse by parked cars, especially in the evenings and at weekends. Development would see an increase in traffic in Maespiode, exasperated further by the proposed redevelopment of the former Glanmarlais Care Home.
- The removal of a pavement due to the development.
- The green space was a formal recreational space under the former UDP but was removed from the current LDP without consultation with the local members.
- The green space was an integral part of the local community and had been used regularly for fetes and by residents of the former Glanmarlais Care Home (which was soon to be reopened with specific emphasis on dementia care).
- The development would have a detrimental effect on the residents of Maespiode and could jeopardise the redevelopment of Glanmarlais.
- There were discrepancies in the report in relation to the policies relevant to this application.

**RESOLVED** that the following application be granted subject to the conditions detailed within the report of the Head of Planning.

### **3.3. S/34900 - REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, EN-SUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY**

The Development Management Officer (South) referred to the private site visit

undertaken by the Committee earlier that day (see Minute 4.2 of the Planning Committee Meeting on the 9th March 2017), the purpose of which had been to enable the Committee to view the site in relation to adjacent properties. He referred, with the aid of presentation 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 the consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within the written report.

Representations were received objecting to the proposed development. These included:

- Disappointment that the Committee had not viewed the site from neighbouring properties.
- The ridge height of the proposed development was higher than the surrounding houses.
- Loss of privacy to would be experienced by neighbouring properties.
- The proposed amendments to the height of windows in the development would still not prevent a loss of privacy for neighbouring properties.

**RESOLVED** that the following application be granted subject to the conditions detailed within the report / addendum of the Head of Planning.

**4. TO DETERMINE THE PLANNING APPLICATIONS DETAILED WITHIN THE FOLLOWING REPORTS OF THE HEAD OF PLANNING:**

**4.1. AREA SOUTH**

**4.1.1 UNANIMOUSLY RESOLVED** that the following application be granted subject to the conditions detailed within the report of the Head of Planning.

<b>S/35049</b>	<p><b>Retrospective planning application for ground floor extension to the rear of the property at The Fold, Capel Seion Road, Pontyberem, Llanelli, SA15 5AT</b></p> <p>Observations were made in respect of the application which re-iterated the points detailed in the officer's written report. However, no objections were voiced against the application and whilst it was acknowledged that this was a retrospective application, it was felt that the extension was appropriate in scale and design.</p>
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**4.1.2 UNANIMOUSLY RESOLVED** that consideration of the following planning application be deferred to enable the Committee to undertake a site visit.

<p><b>S/35086</b></p>	<p><b>Alternative scheme for one dwelling (re-submission of S/34809 – refused 06/01/2017) at plot adjacent 15 Heol Ddu, Pen-y-Mynydd, Trimsaran, SA15 4RN</b></p> <p>Representation was received in relation to the proposed development which referred to matters raised by third party objectors, including:</p> <ul style="list-style-type: none"> <li>• The garden extension encroached beyond the LDP settlement limits.</li> <li>• The height of the development was overbearing</li> <li>• Proportion of the house to the plot.</li> </ul> <p>In light of concerns voiced by third parties, the Committee was requested to consider visiting the site.</p> <p>Following the above representation it was proposed and seconded that the Committee undertake a site visit.</p>
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**REASON:** To enable the Committee to view the application site in light of concerns expressed by third parties in relation to the LDP settlement limits and proportion of development in relation to the plot.

#### 4.2. AREA WEST

4.2.1 **UNANIMOUSLY RESOLVED** that the following applications be granted.

<p><b>W/34226</b></p>	<p><b>1. Change of Use and alterations to redundant buildings attached to Bishop’s Palace 2. External repairs to the lodge 3. Restoration of the walled garden 4. Reconstruction of garden folly 5. Erection of woodland shelter 6. Walled garden and pleasure garden restoration 7. Car park improvements 8. Creation of footpath around Bishop’s Meadow at Carmarthen Museum, High Street, Abergwili, Carmarthen, SA31 2JG</b></p>
<p><b>W/34227</b></p>	<p><b>1. Change of Use and alterations to redundant buildings attached to Bishop’s Palace 2. External repairs to the lodge 3. Restoration of the walled garden 4. Reconstruction of garden folly 5. Erection of woodland shelter 6. Walled garden and pleasure garden restoration 7. Car park improvements 8. Creation of footpath around Bishop’s Meadow at Carmarthen Museum, High Street, Abergwili, Carmarthen, SA31 2JG</b></p>

**4.2.2 RESOLVED** that the following that the following applications be granted.

<b>W/34854</b>	<b>New four bedroom dwelling at plot at Trevaughan Lodge, Whitland, SA34 0QP</b>  Observations were received in respect of the application and reference made to the impact of flooding incidents in and around the site in question, especially after periods of heavy rain. However, no objection was raised to the application.
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**4.2.3 UNANIMOUSLY RESOLVED** that the following application be granted subject to the conditions detailed within the report of the Head of Planning.

<b>W/35177</b>	<b>Variation of Condition 2 of planning permission W/32611 (granted 10/11/2015) to allow a darker blue colour for external cladding materials at 3 Wayside, Ferry Point, Ferry Point Road, Llansteffan, Carmarthen, SA33 5EX</b>  Representation was received in support of the application and satisfaction expressed in regards to the process followed by officers in dealing with the application.
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*The Committee's attention was drawn to the fact that the meeting had been underway for 3 hours. It was therefore **UNANIMOUSLY RESOLVED** to suspend Standing Orders in order that the remaining items on the agenda could be considered.*

**4.2.4 RESOLVED** that:

4.2.4.1 The following planning application be granted, contrary to the Head of Planning's recommendation, on the basis that it would (i) provide employment opportunities for the area, (ii) promote the efficient use of land, (iii) creating a safe, attractive and accessible environment which would contribute to people's health and wellbeing and (iv) improve social and economic wellbeing.

4.2.4.2 The Head of Planning submit a report to a future meeting detailing, for the Committee's endorsement and suggested planning reasons for the granting of the application based on the above.

<p><b>W/35171</b></p>	<p><b>Erection of a log cabin adjacent to existing buildings. Further accommodation is required for the existing holiday business to cater for additional capacity. The accommodation will be accessible for wheelchair users and the less able, this is to support our business model to provide high quality accessible accommodation, which is deficient in this area at Creigiau Bach, Llangain, Carmarthen, Carmarthenshire, SA33 5AY</b></p> <p>Representations were received in support of the application. These included:</p> <ul style="list-style-type: none"> <li>• Support for creating employment for the applicant's son and that this should be seen as an opportunity.</li> <li>• Inconsistencies with previously approved applications.</li> <li>• Necessity of these types of facilities to provide suitable accommodation for disabled holiday makers in Carmarthenshire.</li> <li>• Refusing permission could be considered as discriminatory against wheelchair users.</li> </ul>
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**CHAIR**

\_\_\_\_\_  
**DATE**

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## PLANNING COMMITTEE

6<sup>TH</sup> APRIL 2017

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

**Councillors:**

S.M. Allen, J.M. Charles, A.P. Cooper, D.B. Davies, I.W. Davies, J.A. Davies, T. Davies, W.T. Evans, J.K. Howell, I.J. Jackson, A.W. Jones, H.I. Jones, W.J. Lemon, M.J.A. Lewis, K. Madge, M.K. Thomas and J.S. Williams

**Also Present:**

Councillor E. Williams who addressed the Committee in respect of Planning Application W/34901 and W/34931.

**The following Officers were in attendance:**

S. Murphy, Senior Solicitor  
K. Byrne, Assistant Solicitor  
C Davies, Development Management Officer  
J. Edwards, Development Management Manager  
K. James, Assistant Engineer Planning Liaison  
S. Murphy, Senior Solicitor  
G. Noakes, Senior Development Management Officer [East]  
J. Owen, Democratic Services Officer  
J. Thomas, Senior Development Management Officer [South]  
S.W. Thomas, Senior Development Management Officer [West]  
K. James, Assistant Engineer Planning Liaison  
J. Owen, Democratic Services Officer

**Chamber, County Hall, Carmarthen - 10.00 am - 12.30 pm**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence was received from Councillor D.C. Evans.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
D. Davies	<b>5 – Planning Application W/34225 -</b> The provision of a shared use path along the Lower Towy Valley. The proposal is to utilise parts of a former rail corridor along with an existing right of way, on agricultural land at Towy Valley Cycleway, Between Nantgaredig and Whitemill, Carmarthen.	Chairman of Carmarthen Amateur Angling Association

A. Lenny	<b>5 – Planning Application W/35161 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	Member of the Committee responsible for the Velodrome
A. Lenny	<b>5 – Planning Application W/35162 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	Member of the Committee responsible for the Velodrome
A. Lenny	<b>5 – Planning Application W/35169 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	Member of the Committee responsible for the Velodrome
A. Lenny	<b>5 – Planning Application W/35170 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	Member of the Committee responsible for the Velodrome
H.I. Jones	<b>5 – Planning Application W/35161 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	He frequently uses the park within the Velodrome as a member of the Quins Club.
H.I. Jones	<b>5 – Planning Application W/35162 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	He frequently uses the park within the Velodrome as a member of the Quins Club.

H.I. Jones	<b>5 – Planning Application W/35169 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	He frequently uses the park within the Velodrome as a member of the Quins Club.
H.I. Jones	<b>5 – Planning Application W/35170 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	He frequently uses the park within the Velodrome as a member of the Quins Club.

### 3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

3.1 **RESOLVED** to note that the determination of the following application be deferred for further consultations as detailed within the Addendum.

<b>E/33695</b>	<b>Full planning for the 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 at Godre Garreg, Llangadog, SA19 9DA</b>
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3.2 **UNANIMOUSLY 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:-

<b>E/34849</b>	<b>One residential dwelling (local needs) at land opposite Tegfan, Talley, Llandeilo, SA19 7YL</b>  It was noted that the report stated 'Manordeilo and Salem Community Council – No comments received to date', however, this should read 'Talley Community Council – No comments received to date.'
<b>E/35109</b>	<b>Change of use from Class A1 (Retail) to Class A3 (Food and Drink) - including ancillary seating and the installation of extraction and ventilation equipment at 9 Cross Inn Buildings, College Street, Ammanford, SA18 3AL</b>

**3.3 UNANIMOUSLY RESOLVED** that the following planning application be refused for the reasons detailed within the Report/Addendum of the Head of Planning:-

<b>E/33595</b>	<b>Conversion of a water storage tank and the plant shed to a holiday let at land at Bryngioallt, Felingwm, Carmarthen, SA32 7PX</b>
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**4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS**

**UNANIMOUSLY RESOLVED** that consideration of the following planning application be deferred to enable the Committee to undertake a site visit.

<b>S/35189</b>	<b>Siting of two detached dwelling houses at land at former Cwmblawd Sawmills, Llannon Road, Pontyberem, Llanelli, SA15 5NB</b>  <b>REASON:</b> To enable the Committee to view the site due to the planning history of the site.
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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:-

<b>W/31230</b>	<b>16 residential units together with public car parking areas and associated site roadways. The proposal includes the removal of numerous trees and other foliage. The residential units include 4 no. 4 bed detached homes, 5 no. 2 bed affordable dwellings, 1 no. 2 bed detached dwelling and 6 no. 3 bed semi-detached dwellings at land at rear of Maesgriffith, High Street, Llansteffan, Carmarthenshire, SA33 5JW</b>
<b>W/34225</b>	<b>The provision of a shared use path along the Lower Towy Valley. The proposal is to utilise parts of a former rail corridor along with an existing right of way, on agricultural land at Towy Valley Cycleway, between Nantagaredig and Whitemill, Carmarthen</b>  [NOTE: Councillor. D. Davies, having earlier declared an interest in this item left the Council Chamber during its consideration and took no part in its determination].  Additional condition to include access control gates.

**5.2 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:-

[Cllr A. Lenny, having earlier declared an interest, vacated the Chair in order to make a representation in respect of planning applications W/35161, W/35162, W/35169 and W/35170, following which he left the Council Chamber. Cllr. D. Davies, presided over the meeting during consideration of the aforementioned applications.

Cllr. H.I. Jones declared an interest in respect of planning applications W/35161, W/35162, W/35169 and W/35170 and left the Council Chamber.]

W/35161	Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track. Repair and re-setting of the original perimeter railing and concrete posts. Concrete repairs to the velodrome steps on the north side of the track. Repair of the existing concrete velodrome surface. Extension of the inner edge of the velodrome surface to create a safety "Blue Zone". Installation of a new safety fence to the perimeter of the track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX
W/35162	Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track. Repair and re-setting of the original perimeter railing and concrete posts. Concrete repairs to the velodrome steps on the north side of the track. Repair of the existing concrete velodrome surface. Extension of the inner edge of the velodrome surface to create a safety "Blue Zone". Installation of a new safety fence to the perimeter of the track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX
W/35169	Conservation, renovation and improvement of Carmarthen Park velodrome, including: repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track. Repair and re-setting of the original perimeter railing and concrete posts. Preparation and re-decoration of the original perimeter railing and concrete posts. Concrete repairs and the reinstatement of missing or inappropriate elements to the velodrome steps on the north side of the track. Replacement of the existing concrete velodrome surface with a new concrete surface. Extension of the inner edge of the velodrome surface to create a safety "Blue Zone". Installation of a new safety fence to the perimeter of the track. The treatment of the concrete surface of the velodrome to allow the surface of the track to meet the performance criteria required by British Cycling at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX

W/35170	<p>Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track. Repair and re-setting of the original perimeter railing and concrete posts. Preparation and re-decoration of the original perimeter railing and concrete posts. Concrete repairs and the reinstatement of missing or inappropriate elements to the velodrome steps on the north side of the track. Replacement of the existing concrete velodrome surface with a new concrete surface. Extension of the inner edge of the velodrome surface to create a safety "blue zone". Installation of a new safety fence to the perimeter of the track. The treatment of the concrete surface of the velodrome to allow the surface of the track to meet the performance criteria required by British Cycling at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX</p>
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5.3 **UNANIMOUSLY RESOLVED** that consideration of the following planning applications be deferred to enable the Committee to undertake a site visit.

W/34901	<p><b>Detached dwelling house at land at Mounthill, Mount Pleasant, Pensarn, Carmarthen, SA31 2LJ</b></p> <p>Representation was received in relation to the proposed development which had been recommended for refusal by officers.</p> <p>Following the above representation it was proposed and seconded that the Committee undertake a site visit.</p> <p><b>REASON:</b> To enable the Committee to view the site.</p>
W/34931	<p><b>Alterations to front boundary stone wall to facilitate a vehicular access at land at Mounthill, Mount Pleasant, Pensarn, Carmarthen, SA31 2LJ</b></p> <p>Representation was received in relation to the proposed development which had been recommended for refusal by officers.</p> <p>Following the above representation it was proposed and seconded that the Committee undertake a site visit.</p> <p><b>REASON:</b> To enable the Committee to view the site.</p>

**5.4 UNANIMOUSLY RESOLVED** that the approval reasons and conditions drafted by the Head of Planning, as detailed in the report, in relation to the following planning application which was granted planning permission by the Planning Committee, contrary to the officer recommendation, on 21<sup>st</sup> March, 2017, be endorsed:-

<b>W/35171</b>	<b>Erection of a log cabin adjacent to existing buildings. Further accommodation is required for the existing holiday business to cater for additional capacity. The accommodation will be accessible for wheelchair users and the less able, this is to support our business model to provide high quality accessible accommodation, which is deficient in this area at Creigiau Bach, Llangain, Carmarthen, Carmarthenshire, SA33 5AY</b>
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**6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 9<sup>TH</sup> MARCH 2017**

**RESOLVED** that the minutes of the meetings of the Committee held on the 9<sup>th</sup> March 2017, be signed as a correct record.

*Please note that 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.*

\_\_\_\_\_  
**CHAIR**

\_\_\_\_\_  
**DATE**

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Wednesday, 19 April 2017

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

**Councillors:**

A.P. Cooper, D.B. Davies, I.W. Davies, J.A. Davies, T. Davies, W.T. Evans, W.J.W. Evans (In place of I.J. Jackson), J.K. Howell, M.J.A. Lewis, D.J.R. Llewellyn (In place of J.M. Charles), A.W. Jones, H.I. Jones, W.J. Lemon, K. Madge, M.K. Thomas and J.S. Williams

**Also Present:**

Councillor D.E. Williams who addressed the Committee in respect of Planning Applications W/34901 & W/34931

Councillor J. Thomas who addressed the Committee in respect of Planning Applications W/34736 & W/34737

**The following Officers were in attendance:**

J. Edwards, Development Management Manager

S. Murphy, Senior Solicitor

G. Noakes, Senior Development Management Officer [East]

J. Thomas, Senior Development Management Officer [South]

S.W. Thomas, Senior Development Management Officer [West]

K. James, Assistant Engineer Planning Liaison

K. Thomas, Democratic Services Officer

**Chamber, County Hall, Carmarthen - 1.00 - 4.55 pm**

(NOTE: at 4.00 p.m. the Committee's attention was drawn to Council Procedure Rule 9 – Duration of Meeting and, as the meeting had been underway for three hours it was RESOLVED to suspend standing orders to enable the Committee to complete the business agendaed for that day. The Committee then adjourned for a 10 minute comfort break reconvening at 4.10 p.m.)

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S.M. Allen, J.M. Charles, D.C. Evans and I.J. Jackson.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
J.S. Williams	8.2 - Planning Application S/34180 – New Cubicle housing for young stock (retrospective) at Cwmbereem Farm, Pontyberem, Llanelli, SA15 5BP	Knows both the applicant and objector

W.T. Evans	8.1 - Planning Application S/34640 – Erection of 1 no. 250kw wind turbine (45m tip height, 30m hub height) and associated infrastructure at land at Rhos Farm, Trimsaran Road, Llanelli, SA15 4RF	Knows both the applicant and objectors
Graham Noakes – Senior Development Management Officer (East)	7- Planning Application E/35287 – Remove part of front lawn to create car parking/turning area at 41 Parklands Road, Ammanford, SA18 3TD	Applicant

**3. S/35086 - ALTERNATIVE SCHEME FOR ONE DWELLING (RESUBMISSION OF S/34809 - REFUSED 06/01/2017) AT PLOT ADJACENT 15 HEOL DDU, PEN Y MYNYDD, TRIMSARAN, SA15 4RN**

The Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (Minute 4.1.2 of the Planning Committee held on the 21<sup>st</sup> March, 2017 refers) the purpose of which had been to view the partly constructed property in light of concerns expressed on behalf of third parties on its potential impact on adjoining residential 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 retrospective development, a summary of consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

Representations were received objecting to the retrospective application reiterating the points detailed in the Head of Planning's report which included the following:-

- The property and extension, had been constructed without any thought to its impact on neighbouring properties
- The ground floor extension measuring 4.3m x5m x 9m had been constructed without planning consent
- The construction of the unauthorised extension to the same level as the bedroom windows of the adjacent property at no. 17 would adversely impact on both the privacy of the bedroom and every part of the rear garden of that property resulting in a loss of privacy detrimental to the enjoyment of the home and garden,
- The construction of the extension by reason of its size, depth, width, height and massing would have an unacceptable adverse impact on the amenity of the adjacent residential properties by reason of being intrusive, out of proportion, overlooking, loss of privacy and having an overbearing visual

- appearance,
- The amended roof terrace proposals were minimal and unacceptable in that they could easily be overcome by minor works facilitating the removal of the Juliette Balconies and re-instating access to the roof terrace area at a later date, which would require planning approval, possibly retrospectively
  - Whilst the neighbours expressed a preference for the removal of the ground floor extension, an assurance was sought that, if planning were to be granted, use of the roof terrace would never be permitted. Furthermore, the existing rear first floor French windows should be replaced with normal windows and a pitch roof erected over the extension replacing the current flat roof.
  - The proposed extension of the garden was outside approved development limits and, if approved, would result in encroachment into the open countryside
  - Concern was expressed on the possibility of future retrospective planning applications being sought for the erection of buildings in the paddock to the rear of the development
  - Additional concerns were expressed on the scale and overbearing impact of the proposed extension contrary to Policy GP1 of the Carmarthenshire Local Development Plan,
  - The overbearing nature of the extension on the rear garden of no. 15, by virtue of its height, would result in a significant loss of sunlight in the afternoon with a complete loss to the children's play area by 4.30 -5.00 p.m.
  - The proposal was considered to be contrary to Planning Policy Guidance Wales in that the scale of the development, as constructed, was out of proportion with, and bore no resemblance to the size and scale of neighbouring properties.

The Senior Development Management Officer (South) responded to the issues raised by the objectors. Having regard to the objector's concerns on the potential for the roof terrace element to be re-introduced, and their preference for the replacement of the proposed first floor rear French windows with fixed windows, views were expressed that the application should be deferred to enable officers to discuss that aspect with the applicants.

**RESOLVED that consideration of planning application S/35086 be deferred to enable discussions to be undertaken with the applicants on the feasibility of replacing the rear first floor French windows with fixed windows.**

**4. S/35189 - SITING OF TWO DETACHED DWELLING HOUSES AT LAND AT FORMER CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM, LLANELLI, SA15 5NB**

The Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (Minute 4 of the Planning Committee held on the 6<sup>th</sup> April, 2017 refers) the purpose of which had been to view the site having regard to its planning history. He referred, with the aid of powerpoint slides, to the written report, and addendum, of the Head of Planning which provided an appraisal of the site together with a description of the development, a summary of consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending refusal of the application for

the reasons detailed within her written report.

A representation was received in support of the application which included the following:-

- The proposal, if approved, would add to the existing small cluster of 8 properties situated along a main highway served by a local bus route and post box facility.
- The cluster of properties was situated 1.7km away from the main settlement of Pontyberem with access to a range of services including medical and shops etc
- It was considered the proposal complied with part 9.2.22 of Planning Policy Wales appertaining to small groups of housing in rural communities
- The developer had submitted amended access proposals to the site to improve the visibility splay onto the adjoining highway
- If approved, the applicant had intimated he would be prepared to consider making a financial contribution to the provision of affordable housing within the community.
- The site had sufficient room to accommodate a garden, parking facilities and turning circle

The Senior Development Management Officer (South) responded to the issues raised. Having regard to the above statement on a possible contribution to affordable housing, a view was expressed that the application should be deferred to enable officers to discuss that aspect with the applicant.

**RESOLVED that consideration of planning application S/35189 be deferred to enable discussions to take place with the applicant on the policy requirement that a financial contribution be forthcoming towards the provision of affordable housing.**

**5. W/34901 - DETACHED DWELLING HOUSE AT LAND AT MOUNTHILL, MOUNT PLEASANT, PENSARN, CARMARTHEN, SA31 2LJ**

The Development Management Officer (West) referred to the private site visit undertaken by the Committee earlier that day (Minute 5.3 of the Planning Committee held on the 6<sup>th</sup> April, 2017 refers) the purpose of which had been to view the site. 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 development, a summary of consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending refusal of the application for the reasons detailed within her written report.

A representation was received in support of the application which included the following:-

- The proposed development had been designed to complement and not detract from the existing listed property at Mounthill
- The proposal involved the demolition of the listed boundary wall and its reinstatement set back from its existing line in order to improve access to the site. It did not involve the wall's complete removal

**RESOLVED that planning application W/34901 be refused for the reasons**

detailed within the Head of Planning's written report

**6. W/34931 - ALTERATIONS TO FRONT BOUNDARY STONE WALL TO FACILITATE A VEHICULAR ACCESS AT LAND AT MOUNTHILL, MOUNT PLEASANT, PENSARN, CARMARTHEN, SA31 2LJ**

The Development Management Officer (West) referred to the private site visit undertaken by the Committee earlier that day (Minute 5.3 of the Planning Committee held on the 6<sup>th</sup> April, 2017 refers) the purpose of which had been to view the site. 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 development, a summary of consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending refusal of the application for the reasons detailed within her written report.

A representation was received in support of the application advising that the proposal did not seek the removal of the listed boundary wall merely, its relocation set back from its existing line to improve site access arrangements.

**RESOLVED that planning application W/34931 be refused for the reasons detailed within the Head of Planning's written report.**

**7. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS**

**RESOLVED that the following planning applications be approved subject to the conditions detailed within the Report/addendum of the Head of Planning and or reported at the meeting:-**

E/32266	Proposed development of Phase 2 of the Cross Hands Economic Link Road between the East Strategic Employment Site and the A476Llandeilo Road with junctions to Black Lion Road, Norton Road, and Llandeilo Road, associated drainage and landscaping works together with the demolition of two properties with associated garages at 99 and 101 Norton Road, Penygroes at a corridor through pasture land, from East Strategic Employment Site to Llandeilo Road, crossing Black Lion Road and Norton Road.
E/34580	Demolition of existing school to be replaced with a residential development of 7 no. 2 storey dwellings together with an on-site bat roost structure at former Nantygroes CP School, Llandybie, Ammanford, SA18 3NZ
E/35287	Remove part of front lawn to create car parking/turning area at 41 Parklands Road, Ammanford, SA18 3TD (NOTE: Mr G. Noakes, Senior Development Management Officer (East) having earlier declared an interest in this application left the meeting during its determination by the Committee.

**8. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS**

**RESOLVED**

**8.1 that the following planning application be approved subject to the**

**conditions detailed within the Report/addendum of the Head of Planning and or reported at the meeting:-**

S/34640	<p>Erection of 1 no. 250kw wind turbine (45m tip height, 30m hub height) and associated infrastructure at land at Rhos Farm, Trimsaran Road, Llanelli, SA15 4RF</p> <p>(NOTE: Councillor W.T. Evans having earlier declared an interest in this application vacated the Council Chamber and took no part in its determination by the Committee)</p>
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**8.2 that consideration of the following planning application be deferred to enable further discussions to be undertaken with the applicant and objectors in light of the representations received regarding the start time of operations at the farm, and delegated authority be granted to the Head of Planning to grant the application should an agreement, mutually suitable to all parties, be achieved**

S/34180	<p>New Cubicle Housing for young stock (retrospective) at Cwamberem Farm, Pontyberem, Llanelli SA15 5BP (NOTE: Councillor J.S. Williams having earlier declared an interest in this application made representations thereon and then vacated the Council Chamber taking no part in its determination by the Committee).</p> <p>Representations were received objecting to the retrospective application 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>• The objectors had moved to their current home, adjacent to the development, in 2004 when the site was not a working farm with no livestock kept at the property,</li> <li>• The farm building was located 30m and 50m distance respectively from the objector's rear garden and property.</li> <li>• Operations commence on site at 4.30 a.m. resulting in disturbance to the objector's amenity from the use of heavy machinery on site causing vibrations within their property.</li> <li>• Whilst it was accepted the applicant had endeavoured to address issues raised, the committee was requested to add a condition to the application stipulating a starting time of 6.00 a.m. to alleviate, to a certain extent, the detriment caused to the enjoyment of the objector's property by the current 4.30 a.m. start.</li> </ul> <p>The applicant outlined to the Committee the reason for the retrospective nature of the application which had arisen following changes required to be undertaken to the previous approved planning consent due to unsuitable ground conditions. He also confirmed that having been in discussion with the Council's Environmental Health and Public Protection Division regarding the neighbour's concerns he had replaced machinery at the farm. He requested the Committee to approve the retrospective application</p>
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	<p>on the basis the use of the building had not changed since the original planning consent granted in December 2015.</p> <p>The Senior Development Management Officer (South) responded to the issues raised.</p>
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## 9. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

### RESOLVED

**9.1 that the following planning applications be approved subject to the conditions detailed within the Report/addendum of the Head of Planning and or reported at the meeting:-**

W/33620	Demolish 1920's Stone-Built Public House (The Red Dragon), Empty Since 2006. In a Poor State of Repair, fronting a main road at Red Dragon, Rhydcymerau, Llandeilo, SA19 7PS
W/35182	Construction of a Bridge and Wetlands System (retrospective) at land at Little Garness, Ledgerland Lane, Llanteg, SA67 8PX
W/35298	Change of use from dwellinghouse (C3) to house in multiple occupancy (C4) for up to 4 people at 37 Lime Grove Avenue, Carmarthen, SA31 1SW

**9.2 that the Committee be minded to approve the following planning application, contrary to the Head of Planning's recommendation, subject to the outcome of the referral of Planning Application W/34737 for Listed Building Consent to CADW, the Welsh Government's historic environment service:**

W/34736	<p>Change of use of former Chapel to Camera Shop. Works to include the removal of fixed pews, a large number of repairs to the existing building, the introduction of a new mezzanine floor and staircase, new internal security shutters to the ground floor windows, and the widening of an external doorway to the rear of the building at Zion Chapel, Mansel Street, Carmarthen, SA31 1QX</p> <p>A representation was received in support of the application in the following terms:-</p> <ul style="list-style-type: none"> <li>• There were a number of vacant chapel and church buildings within Carmarthen, and the current proposal would prevent Zion Chapel falling into disrepair and ruin</li> <li>• It was considered the proposal complied with legislation appertaining to the protection of historic and listed building as set out in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy Wales, Welsh Office Circular 61/96 together with CADW'S (The Welsh Government's Historic Environment Service) requirements</li> </ul>
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	<ul style="list-style-type: none"> <li>• The proposal would maintain and preserve the characteristics of Zion Chapel with works to the external fabric having already been undertaken, with the consent of the Council's officers,</li> <li>• Reference was made to the Head of Planning's requirement for the retention of some of the pews within the Chapel and examples cited of developments listed on Cadw's website where pews had been removed from chapels. The current proposal would retain some of the pews, but not within the existing main pew area</li> </ul> <p>The applicant's business was currently the largest independent camera retailer within Wales with an annual turnover of £7m. Approval of the application would result in the workforce increasing from 14-19.</p> <p>The Committee in considering the application, and the representation made, expressed concern that should the application be refused, as per the Head of Planning's recommendation, it could result in another building falling into disrepair. It was considered the application should be approved under policies EQ8, RT1, TR3 and SP8 of the Carmarthenshire Local Development Plan in addition to the national policies cited above</p>
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**9.3 that as the Committee was minded to grant the following planning application for listed building consent, contrary to the recommendation of the Head of Planning, the application be referred to CADW, the Welsh Government's Historic Environment Service for determination:**

W/34737	Change of use of former Chapel to Camera Shop. Works to include the removal of fixed pews, a large number of repairs to the existing building, the introduction of a new mezzanine floor and staircase, new internal security shutters to the ground floor windows, and the widening of an external doorway to the rear of the building at Zion Chapel, Mansel Street, Carmarthen, SA31 1QX
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CHAIR

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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.*