

PLANNING COMMITTEE

THURSDAY, 12 OCTOBER 2023

PRESENT: Councillor W.T. Evans (Chair) (In Person)

Councillors (In Person):

S.M. Allen	J.M. Charles	P. Cooper	J.K. Howell
A.C. Jones	M.J.A. Lewis	B.D.J. Phillips	E. Skinner
G.B. Thomas	M. Thomas		

Councillors (Virtually):

T. Davies	M. Donoghue	N. Evans	A. Leyshon
D. Owen	R. Sparks	D.E. Williams	

Also in attendance:

Councillors T. Higgins in respect of planning application PL/04864 (Virtually)
Councillor N. Lewis in respect of planning application PL/05822 (In Person)

Also Present (In Person):

S. Murphy, Senior Solicitor
I.R. Llewelyn, Forward Planning Manager
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]
H. Rice, Senior Development Management Officer
S. Rees, Simultaneous Translator
M. Runeckles, Members Support Officer
E. Bryer, Democratic Services Officer

Also Present (Virtually):

Z.A. Evans, Senior Technician [Planning Liaison]
E. Evans, Principal Democratic Services Officer

Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 1.30 pm

(NOTE:

- At 12:05pm the Committee adjourned for a break and reconvened at 12.20pm.
- At 13:05pm the Committee's attention was drawn to Council Procedure Rule (CPR) 9 – Duration of Meeting and, as the meeting had been underway for three hours, it was resolved to suspend standing orders, in accordance with CPR 23.1, to enable the Committee to complete the remaining business on the agenda.)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Note: These minutes are subject to confirmation at the next meeting.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
M.Thomas	3 – Planning application PL/05130 - Demolition of existing dwellinghouse and siting of 4no. detached dwellinghouses at 22 Ar Y Bryn, Pembrey, Llanelli, SA16 0AX	Has written objecting to the application.

3. DETERMINATION OF PLANNING APPLICATIONS

3.1 RESOLVED that the following planning application be granted subject to land contamination checks, the conditions detailed within the Report/Addendum of the Head of Place and Sustainability and or reported at the meeting:-

PL/04864	<p>Proposed full planning permission for construction of 10 dwellinghouses at Land to the rear of Y Garreg Llwyd, Ebenezer Road, Llanedi, SA4 0ZL</p> <p>A representation was received objecting to the application reiterating the points detailed within the Head of Place and Sustainability's report and included:</p> <ul style="list-style-type: none">• Concerns that the development would result in the flooding of adjacent properties.• The land was previously landfill and any ground contamination must be eradicated.• Potential impact upon privacy of adjacent residents.• Need for Section 106 contributions to benefit the village. <p>The Senior Development Management Officer responded to the issues raised.</p>
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3.2 RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report/Addendum of the Head of Place and Sustainability and or reported at the meeting:-

PL/05056	<p>Construction of a 3.0m wide shared use path between Caerbryn and Penygroes at Phase 3 of the Shared-use Path between Pen-y-groes and Cae'r-bryn, Carmarthenshire, SA18 3EQ</p>
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Note: These minutes are subject to confirmation at the next meeting.

<p>PL05130</p>	<p>Demolition of existing dwellinghouse and Siting of 4no. Detached dwellinghouses at 22 Ar Y Bryn, Pembrey, Llanelli, SA16 0AX</p> <p>[Note: Councillor M. Thomas, having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof.]</p>
<p>PL/05546</p>	<p>Residential Development (9 Bungalows) at Land opposite the Plough and Harrow, Betws, Ammanford, SA18 2HE</p>
<p>PL/05766</p>	<p>5m tower extension to the existing installation. Relocation of 3 no. antennas and 2 no. dishes (detailed in application E/38278). Installation of 6 no. new antennas and 5 no. new ground-based cabinets. Installation of remote radio units, break out boxes, mast head amplifiers, GPS nodes and associated apparatus and ancillary works at Land at Nant Y Bai Forest, Rhandirmwyn, Llandovery, SA20 0PA</p>
<p>PL/06083</p>	<p>Proposed detached bungalow at 60 Heol Y Meinciau, Pontyates, Llanelli, SA15 5RT</p>

3.3 RESOLVED that the following planning application be refused for the reasons detailed within the Report of the Head of Place and Sustainability:

<p>PL/05822</p>	<p>Proposed residential development of 16 units, extension of estate road and associated works at Land formerly part of Cefn Farm and off Dan-y-Dderwen, Rhydargaeau, Carmarthen, SA32 7DQ</p> <p>A representation was received in support of the application reiterating the points detailed within the Head of Place and Sustainability's report and included:</p> <ul style="list-style-type: none"> • The need for affordable housing in the area. • The Section 106 contributions would benefit the village and the proposed open space / larger play area provision would benefit local families. <p>The Senior Development Management Officer responded to the points raised.</p>
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Note: These minutes are subject to confirmation at the next meeting.

4. APPEALS REPORT

The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 2nd October, 2023.

UNANIMOUSLY RESOLVED that the report be noted.

5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 14TH SEPTEMBER, 2023

RESOLVED that the minutes of the meeting of the Committee held on the 14 September, 2023 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.]

Note: These minutes are subject to confirmation at the next meeting.