

PLANNING COMMITTEE

Thursday, 29 June 2017

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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

Also Present:

Councillor D. Cundy who addressed the Committee in respect of Planning Application S/33342

Councillors S.L. Davies and G. Thomas in respect of Planning Application S/33342

Councillor R. James who addressed the Committee in respect of Planning Application S/35542

Councillor A. James who addressed the Committee in respect of Planning Application E/35128

The following Officers were in attendance:

K. Byrne, Assistant Solicitor

J. Edwards, Development Management Manager

K. James, Assistant Engineer Planning Liaison

G. Noakes, Senior Development Management Officer [East]

P. Roberts, Development Management Officer

K. Thomas, Democratic Services Officer

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

1. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors L. Bowen and J.E. Williams.

2. DECLARATIONS OF PERSONAL INTERESTS.

Councillor	Minute Number	Nature of Interest
A. Lenny	3.3 – Planning Application E/35395 – Retrospective permission for already constructed brewery shed in situ on land at Evan Evans Brewery, 1 Rhosmaen Street, Llandeilo, SA19 6LU	Close family member works in the sector – but not for the appellant
H.I. Jones	4.1 – Planning Application S/33342 – Construction of 240 dwellings together with associated vehicular accesses, car parking and landscaping (reserved matters to outline S/15702) at land at Genwen Farm, Bynea, Llanelli, SA14 9PH	Not disclosed

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS.

3.1 **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:-

E/34887	Run of River Hydro Electric Station comprising of an intake, buried pipeline, power house building and outfall at Ystradffin Hydropower Project, Rhandirmwyn, Llandovery.
E/35019	Camping Site and Parking, Access & Facilities Block at Tirbach, Brechfa, Carmarthen, SA32 7RA

3.2 **RESOLVED** that the following planning application be refused for the reasons detailed within the Report/Addendum of the Head of Planning and or reported at the meeting:-

E/35128	<p>Conversion and use of an existing barn to a mix of Tourism Accommodation and Agricultural Use at Stable Barn, 5 Cefngornoeth Farm, Llangadog, SA19 9AN</p> <p>(NOTE: a request for the Committee to view the site in relation to the above planning application was not acceded to)</p> <p>A representation was received in support of the proposed development reiterating the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none">• The barn was a redundant agricultural building situated within a former farm complex• The developer considered the proposal had the potential to improve the visual amenity of the area and enhance the existing complex by renovating this last remaining redundant unit on the site, complimenting the existing 5 residential conversions/ dwellings• In addition to the residential element of the proposed development, it was the developer's intention to provide quality agricultural products, cheeses, honey and lamb, within the agricultural diversification element promoting the principles of the Health and Well Being Act and the use of alternative medicines,
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	<ul style="list-style-type: none"> As the Head of Planning had not objected to the principle of the proposed agricultural diversification element of the development, it was requested that if the Committee was minded to endorse the refusal recommendation it, in lieu, consider deferment to afford the applicant the opportunity of further discussing the proposals with the Head of Planning. <p>The Senior Development Management Officer (East) responded to the issues raised</p>
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3.3 RESOLVED that consideration of the following planning applications be deferred to enable the Committee to undertake site visits:-

E/35434	<p>Second storey extension above existing ground floor rear extension at 3 Caeffynnon, Llandybie, Ammanford, SA18 2TH</p> <p>REASON: to assess whether the proposal could adversely impact on the amenity of the neighbouring properties in terms of loss of light.</p>
E/35395	<p>Retrospective permission for already constructed brewery shed in situ on land at Evan Evans Brewery, 1 Rhosmaen Street, Llandeilo, SA19 6LU</p> <p>REASON: to afford the committee the opportunity of viewing the development from the objector's perspective and to see the building within the context of the brewery site as a whole.</p> <p>(NOTE: the Chair, Councillor A. Lenny having earlier declared an interest in this application vacated the chair and left the meeting during its determination. The Vice Chair, Councillor H.I. Jones, chaired the meeting in the Chair's absence.</p>

4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS.

4.1 RESOLVED that consideration of the following planning applications be deferred to enable the Committee to undertake site visits:-

S/33342	<p>Construction of 240 dwellings together with associated vehicular and pedestrian accesses, car parking and landscaping (Reserved Matters to outline S/15702) at land at Genwen Farm, Bynea, Llanelli, SA14 9PH</p> <p>A representation was received requesting the Committee undertake a site visit in connection with the application to:-</p>
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	<ul style="list-style-type: none"> gain an understanding of the developments potential impact upon the infrastructure in the area and the safety of residents. view the proposed location of the sewerage tanks/pumps and the potential for overlooking to occur. afford the whole of the committee the opportunity of visiting the site on the basis only 6 of its current members were members of the previous planning committee which had visited the site in connection with the original outline planning application S/15702 <p>REASON: to afford the committee the opportunity of viewing the site in light of the above representation.</p> <p>(NOTE: Councillor H.I. Jones, having earlier declared an interest in this application left the meeting during its consideration).</p>
S/35029	<p>Change of use of an outbuilding to 12 Kennels at Durclawdd Fach, Llannon, Llanelli, SA14 8JW</p> <p>REASON: to afford the committee the opportunity of assessing the potential for noise pollution to occur to neighbouring properties.</p>
S/35542	<p>To provide a flat public play area including a climbing structure west of the Gorsedd Circle in Parc Howard at Play Area, Parc Howard, Llanelli, SA15 3LQ</p> <p>A representation was received requesting the Committee undertake a site visit to:</p> <ul style="list-style-type: none"> assess the potential impact the 19 foot high climbing structure could have on the adjacent Gorsedd Stones, as expressed by CADW, to look at existing play areas in the vicinity <p>REASON: to afford the committee the opportunity of viewing the site in light of the above representation.</p>

5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS.

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

W/34603	Siting of 4 no. Detached dwelling houses at land adjacent to, Ynysdawel, Heol Cwmmawr, Drefach, Llanelli, SA14 7AE
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6. PLANNING ENFORCEMENT AND MONITORING PERFORMANCE INDICATORS.

UNANIMOUSLY RESOLVED that the Planning Enforcement and Monitoring Performance Indicators report be received.

7. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 1ST JUNE, 2017.

UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 1st June 2017 be signed as a correct record.

8. EXCLUSION OF THE PUBLIC

UNANIMOUSLY RESOLVED pursuant to the Local Government Act 1972, as amended by the Local Government (Access to Information (Variation)) Order 2007, that the public be excluded from the meeting during consideration of the following item as the report contained exempt information as defined in Paragraphs 12, 13, 17 & 18 of Part 4 of Schedule 12A to the Act.

9. PLANNING ENFORCEMENT AND MONITORING ENFORCEMENT CASES.

Following the application of the public interest test it was **UNANIMOUSLY RESOLVED**, pursuant to the Act referred to in Minute No. 8 above, to consider this matter in private, with the public excluded from the meeting as it would involve the disclosure of exempt information relating to the following;

- Paragraph 12 of Part 4 of Schedule 12A to the Act – Information relating to a particular individual;
- Paragraph 13 of Part 4 of Schedule 12A to the Act – Information which is likely to reveal the identity of an individual;
- Paragraph 17 of Part 4 of Schedule 12A to the Act – Information that reveals that the authority proposes;
- to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- to make an order or direction under any enactment.
- Paragraph 18 of Part 4 of Schedule 12A to the Act - Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

The public interest test in this matter related to the fact that the report contained information on cases where legal action was being contemplated against third parties, sometimes in situations where the third party was unaware of the action contemplated. The report included personal information relating to the third party, and sometimes identified a complainant. The public had an interest in being assured that the Council's general enforcement practices were lawful, fair and in accordance with its policies and procedures. However, if details relating to individual cases were to be disclosed to the public at this stage then it would be likely to jeopardise the investigation and may also breach the Authority's duty of confidentiality to a complaint. On balance therefore public interest in maintaining

the exemption outweighed the public interest in disclosing the information.

UNANIMOUSLY RESOLVED that the report of the Head of Planning on enforcement action undertaken by her in accordance with her delegated powers be noted.

CHAIR

DATE