

# PLANNING COMMITTEE

THURSDAY, 29 FEBRUARY 2024

**PRESENT:** Councillor W.T. Evans (Chair)

**Councillors (In Person):**

S.M. Allen	J.M. Charles	P. Cooper	M. Donoghue
J.K. Howell	A.C. Jones	M.J.A. Lewis	B.D.J. Phillips
E. Skinner	R. Sparks		

**Councillors (Virtually):**

T. Davies	A. Leyshon	D.E. Williams
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**Also in attendance:**

Councillor T. Higgins who addressed the Committee in respect of Planning Application number PL/06651 (Virtually)

Councillor H. Jones who addressed the Committee in respect of Planning Application number PL/06529 (In Person)

Councillor L.R. Bowen who addressed the Committee in respect of Planning Application PL/06880 (Virtually)

**Also Present (In Person):**

R. Edgecombe, Legal Services Manager  
I.R. Llewelyn, Forward Planning Manager  
H. Towns, Senior Development and Enforcement Manager  
H. Rice, Senior Development Management Officer  
J. Thomas, Senior Development Management Officer  
E. Evans, Principal Democratic Services Officer  
R. Morris, Members Support Officer  
E. Bryer, Democratic Services Officer

**Also Present (Virtually):**

R. Griffiths, Head of Place and Sustainability  
G. Morgan, Transport Planner with Atkins Framework  
Z.A. Evans, Senior Technician [Planning Liaison]  
M. Runeckles, Members Support Officer  
D. Hall-Jones, Member Support Officer

**Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 3.50 pm**

**[NOTE:**

- At 11:35am the Committee adjourned for a break and reconvened at 11:50am.
- At 1:00 pm 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.]
- At 2:00pm the Committee adjourned for a break and reconvened at 2:40pm.

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

## 1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors G. B. Thomas and D. Owen.

## 2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

## 3. 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 Place and Sustainability and or reported at the meeting:-**

<b>PL/04067</b>	<b>Construction of 14 no. affordable residential dwellings (exception site) with associated infrastructure works at Land off Cilycwm Road, Llandovery, SA20 0DU</b>
<b>PL/06479</b>	<b>One Planet Development comprising one cabin, one woodstore, one weaving workshop, one greenhouse and workshop, one storage shed, solar array, vegetable plot including fruit cage, orchard, two coppices, withybed and meadow at Land opposite Ty Derwen, Penybanc, Llandeilo, SA19 7TA</b>
<b>PL/06651</b>	<b>Change of use of existing public house to residential dwelling at Tafarn Y Deri, Ebenezer Road, Llanedi, Swansea, SA4 0YT</b>
	<p>Following a presentation by the Senior Development Management Officer, the Committee was advised that the Head of Place and Sustainability was recommending approval of the application for the reasons detailed within the written report.</p> <p>Representations were received from the local member objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability's report and included the points detailed below:</p> <ul style="list-style-type: none"><li>• That Tafarn Y Deri was a thriving business.</li><li>• Premises was occupied by a family who managed the pub and who accommodated and encouraged local charity groups.</li><li>• Changing to a residential dwelling would be a significant loss to the village who fully supported Tafarn Y Deri.</li><li>• Provides employment for local young people.</li></ul> <p>Officers responded to the issues raised.</p>

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

**3.2 RESOLVED that the following planning application be deferred to enable the committee to undertake a site visit to the Northern section of the application site.**

<b>PL/05187</b>	<b>The erection of new residential dwellings, vehicular access, open space and other associated infrastructure at Land at Cefncaeau, Llanelli</b>
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**3.3 RESOLVED that the following application be refused for the reasons as detailed within the Report/Addendum of the Head of Place and Sustainability and or reported at the meeting:-**

<b>PL/06529</b>	<b>Local Need Dwelling (Re-submission of PL/04500 Refused on 18/10/2022) at Land at Old Hunt Kennels, Llandybie, Ammanford, SA18 3NX</b>
	<p>Following a presentation by the Senior Development Management Officer, the Committee was advised that the Head of Place and Sustainability was recommending refusal of the application for the reasons detailed within the written report.</p> <p>A representation was received from the local member expressing support for the application which included:</p> <ul style="list-style-type: none"> <li>• Concerns that the failure of the Authority to provide homes and work for local people would have an impact on the locality.</li> <li>• The development site was only just outside the LDP area and within an area with existing buildings.</li> <li>• The applicants were supporting the local economy and if they were forced to move it would have an impact on the locality.</li> </ul> <p>The Senior Development Management Officer responded to the points raised.</p>
<b>PL/06880</b>	<b>Construction of dwelling (Resubmission of PL/05554 Refused on 14/08/2023) at Land at 60 Heol Y Felin, Pontyberem, Llanelli, SA15 5DB</b>
	<p>Following a presentation by the Senior Development Management Officer, the Committee was advised that the Head of Place and Sustainability was recommending refusal of the application for the reasons detailed within the written report.</p> <p>A representation was received from the local member</p>

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expressing support for the application which included:

- That the proposal was a modest sized house within a large rear garden.
- The development would not adversely affect the amenity of neighboring houses.
- There were already several example of neighbouring houses that had been built behind the houses facing Heol y Felin.
- The development was important in keeping a young family in the community.

The Senior Development Management Officer responded to the points raised.

#### **4. APPEALS REPORT**

The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 19<sup>th</sup> February, 2024.

**UNANIMOUSLY RESOLVED that the report be noted.**

#### **5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 1ST FEBRUARY, 2024**

**RESOLVED that the minutes of the meeting of the Committee held on the 1<sup>st</sup> February, 2024 be signed as a correct record.**

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**CHAIR**

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**DATE**

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