

PLANNING COMMITTEE

Tuesday, 5 September 2017

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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

Also present:

Councillor A. Fox who addressed the Committee in respect of planning application S/35403

Councillor G. John who addressed the Committee in respect of planning application W/35554

Councillor G. Thomas who addressed the Committee in respect of planning application S/ 34071

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager

K. Byrne, Assistant Solicitor

J. Thomas, Senior Development Management Officer [South]

T. Boothroyd, Development Management Officer for Minerals and Waste

S. Willis, Development Management Officer

K. James, Assistant Engineer Planning Liaison

K. Thomas, Democratic Services Officer

Chamber, County Hall, Carmarthen - 2.00 - 6.45 pm

(NOTE:

1. At 4.15 p.m, the Committee adjourned for a 10 minute comfort break and reconvened at 4.25 p.m.
2. At 4.55 p.m. the Committee's attention was drawn to Council Procedure Rule 9 – Duration of meeting and, as the meeting had been underway for nearly three hours it was **RESOLVED** to suspend standing orders to enable the Committee to complete the remaining business on the agenda).

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
G.B. Thomas	3 - Planning Application S/34537 – Construction of 8 houses together with associated vehicular and pedestrian accesses, car parking, landscaping, drainage and other ancillary development at land on eastern side of Heol Bronallt, Hendy, Llanelli	Had pre-determined the application

G.B. Thomas	4 – Planning Application S/34071 – Inert waste processing centre at Former Morlais Colliery, Pontardulais Road, Llangennech, Llanelli, SA14 8YN	Had pre-determined the application
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3. S/34537 - CONSTRUCTION OF 8 HOUSES TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESSES, CAR PARKING, LANDSCAPING, DRAINAGE AND OTHER ANCILLARY DEVELOPMENT AT LAND ON EASTERN SIDE OF HEOL BRONALLT, HENDY, LLANELLI.

(NOTE: Councillor G.B. Thomas, having previously declared an interest in this item, addressed the Committee objecting to the planning application following which, he vacated the Council Chamber and took no part in the discussion or, determination of the application).

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (Minute 4.2 of the Planning Committee held on the 27th July, 2017 refers) the purpose of which was to enable the Committee to assess the suitability of the site in view of concerns regarding the steepness of the site and access issues. He thereupon referred, with the aid of powerpoint slides, to the written report/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 approval of the application for the reasons detailed within her written report.

Representations were received objecting to the application re-iterating the objections detailed within the Head of Planning's Report, with the primary area of concern and objection relating to the potential for surface water flooding to occur to properties at the lower level of the application site along Clayton Road and Iscoed Road in Pontarddulais as a result of increased run-off from the site.

The applicant and the Senior Development Management Officer responded to the issues raised

RESOLVED that planning application S/34537 be granted subject to the conditions detailed within the Head of Planning's written report.

4. S/34071 - INERT WASTE PROCESSING CENTRE AT FORMER MORLAIS COLLIERY, PONTARDULLAIS ROAD, LLANGENNECH, LLANELLI, SA14 8YN

(NOTE: Councillor G.B. Thomas, having previously declared an interest in this item, addressed the Committee objecting to the planning application following which, he vacated the Council Chamber and took no part in the discussion or, determination of the application).

The Development Management Officer for Minerals and Waste referred to the private site visit undertaken by the Committee earlier that day (Minute 4.2 of the Planning Committee held on the 24th August, 2017 refers) the purpose of which was to enable the Committee to view the access arrangements in view of highway safety concerns. He thereupon 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 approval of the application for the reasons detailed within her written report subject to Natural Resources Wales signing off the revised Test of Likely Significant Effects.

Representations were received on behalf of Llangennech residents objecting to the proposed development re-iterating the points detailed within the Head of Planning's written report with the main emphasis of the objections relating to the potential impact the additional maximum 60 hgv movements per day generated by the development could have on the safety of traffic at the junction of the B4297 where it meets the A4138 (known as the Talyclun Lights) together with the existing congestion at Junction 48 on the M4.

The Applicant, Development Management Officer and the Assistant Engineer - Planning Liaison responded to the issues raised.

RESOLVED that planning application S/34071 be granted subject to the conditions detailed within the Head of Planning's written report and to Natural Resources Wales signing off the Test of Likely Significant Effects.

5. S/35403 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO 32 ERW TERRACE, BURRY PORT, LLANELLI, CARMARTHENSHIRE, SA16 0DA

(NOTE: The Committee, during consideration of this application, was advised of Corporate Procedure Rule 9 – Duration of the Meeting and, as the meeting had been underway for three hours, RESOLVED to suspend Standing Orders to enable the remaining business on the Agenda to be concluded)

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (Minute 4.2 of the Planning Committee held on the 27th July, 2017 refers) the purpose of which was to enable the Committee to view the site following concerns regarding highway safety. He thereupon referred, with the aid of powerpoint slides, to the written report/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 approval of the application for the reasons detailed within her written report.

Representations were received objecting to the application re-iterating the points detailed within the Head of Planning's report with the main emphasis of the objections concentrating on the loss of existing off-street parking resulting in increased on-street parking along the existing heavily parked estate roads of Pembrey Avenue and Erw Terrace exacerbating current access difficulties faced not only by home owners, but also the emergency services, delivery and refuse vehicles.

The applicant and the Senior Development Management Officer responded to the issues raised.

In considering the application views were expressed by the committee that, if approved, the development would be contrary to the provisions of Policies TR3 and GP1 of the Local Development Plan. The Committee accordingly:

RESOLVED

5.1	that planning application S/35403 be refused contrary to the Head of Planning's recommendation on the basis the proposed development was contrary to Policies TR3 and GP1 of the Local Development Plan
5.2	that the Head of Planning submit a report to a future meeting detailing, for the Committee's endorsement, suggested planning reasons for the refusal of the application based on 5.1 above.

6. W/35554 - NEW PUBLIC SQUARE, CAFÉ AND SMALL BUSINESS UNITS TO EXISTING PUBLIC REALM AT JACKSONS LANE SQUARE, CARMARTHEN, SA31 1QD

The Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (Minute 5.2 of the Planning Committee held on the 24th August refers) the purpose of which was to enable the Committee to view the site in view of concerns of the scale and size of the proposed development. He thereupon referred, with the aid of powerpoint slides, to the written report/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 approval of the application for the reasons detailed within her written report.

Representations were received objecting to the application re-iterating the points detailed within the Head of Planning's report with the main emphasis being the impact on the conservation area via the replacement of the only green area within the town centre with a hard paved area, the justification for the retail element, the provision of a large television screen and the considered view that the application was contrary to national and local planning policies GP1, RT4, SP13 and EQ1

Representations were received in support of the proposed development and views expressed that should the application be granted it be consideration be afforded to including additional conditions requiring the paved area to be paved with local stone, similar to that used within the castle area, the three replacement trees being semi-mature and indigenous – preferably oak and the prevention of off street car parking on the green area at the lower portion of the site fronting the highway

The Development and Built Heritage Manager and the Development Management Officer responded to the various issues raised.

RESOLVED that planning application W/35554 be granted subject to the conditions detailed within the Head of Planning's report and to additional conditions reflecting the Committee's views on the use of local stone in the

paved square, the three replacement trees being semi-mature – possibly oak and the prevention of parking on the lower grassed area.

CHAIR

DATE