

PLANNING COMMITTEE

THURSDAY, 21 SEPTEMBER 2017

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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

Also in attendance:

Councillor P.M. Hughes, who addressed the Committee in respect of Planning Application W/35461.

The following Officers were in attendance:

L. Quelch, Head of Planning
G. Noakes, Senior Development Management Officer [East]
J. Thomas, Senior Development Management Officer [South]
S.W. Thomas, Senior Enforcement and Monitoring Officer
K. James, Assistant Engineer Planning Liaison
S. Murphy, Senior Solicitor
J. Owen, Democratic Services Officer

Chamber, County Hall, Carmarthen – 10:00am - 11:40am

[Note: In order to resolve technical difficulties, the Committee adjourned at 10:45a.m. and reconvened at 11:05a.m.]

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S. Allen, J.A. Davies, H.I. Jones, J.K. Howell, B.A.L. Roberts and J.E. Williams.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
G. B. Thomas	4.2 – Planning Application S/35823 Demolition of the existing dwelling (Hen Goitre) and construction of 1 no 4 bedroom two storey detached dwelling at Hen Goitre, Hendy, Llanelli, SA4 0YQ	His Son is the applicant.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

3.1 RESOLVED that in accordance with the Addendum of the Head of Planning and at the request of the applicant's agent, the following planning application be deferred to a future meeting.

E/35478	Repair and conversion of Salem Chapel in to 1 residential dwelling at Salem Chapel, Campbell Road, Llandybie, Ammanford, SA18 3UP
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4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

- 4.1 **UNANIMOUSLY 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:-

S/33277	Residential development at land adjoining Mareta, Five Roads, Llanelli, SA15 5YT
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- 4.2 **UNANIMOUSLY 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:-

S/35823	Demolition of the existing dwelling (Hen Goitre) and construction of 1 no 4 bedroom two storey detached dwelling at Hen Goitre, Hendy, Llanelli, SA4 0YQ NOTE: Councillor G. B. Thomas having earlier declared an interest in this application left the meeting prior to the consideration and determination thereof.
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- 4.3 **UNANIMOUSLY RESOLVED** that consideration of the following planning applications be deferred to enable the Committee to undertake site visits:-

S/35875	Residential development - revised outline planning for 3 detached dwellings (resubmission of S/33484 - appeal refused 25/11/16) at land adjacent to Hen Soar Fach, Mynachlog Road, Pontyberem, Llanelli, SA15 5EY REASON: to enable the Committee to assess the potential impact the development may have on car parking and traffic flow.
S/35189	Siting of two detached dwelling houses at land at former Cwmblawd Sawmills, Llannon Road, Pontyberem, Llanelli, SA15 5NB REASON: to afford the new cohort of Planning Committee members the opportunity of visiting the site on the basis only 6 of its current members were members of the Planning Committee prior to the 2017 Elections in May. The site was previously visited on 19 th April 2017.

5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

- 5.1 The Senior Enforcement and Monitoring Officer informed the Committee that the following application had been withdrawn for consideration at the meeting in order to resolve additional issues and concerns that have been raised.

W/35336	Proposed residential dwelling at Land at Frondeg, 2 Bro Rhydybont, Llanybydder, SA40 9QX
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- 5.2 **UNANIMOUSLY RESOLVED** that consideration of the following planning application be deferred to enable the Committee to undertake a site visit:-

W/35461	<p>Construction of 30 no. residential dwellings and associated site infrastructure works (amended site) at land at the rear of Cae Ffynnon, Bancyfelin, Carmarthen, SA33 5DQ</p> <p>A representation was received from the local member requesting that the Committee undertake a site visit.</p> <p>REASON: To enable the Committee to view the proposed location of the development and consider the concerns in relation to:-</p> <ul style="list-style-type: none">• regarding surface water and flooding in the area;• its potential impact on the village of Bancyfelin;• the current parking issues at the village school and highways safety concerns. <p>It was noted that Councillor P. Hughes is an Executive Board Member and not a Member of the Planning Committee as stated within the report.</p> <p>In line with the Planning Committee Protocol, one of the objectors who had requested to speak on this application opted to make representation at today's meeting rather than at the meeting following the site visit. The Committee thereupon proceeded to receive a representation objecting to the proposed development, 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">• Concerns about surface water and flooding in the area.• Existing issues and removing natural drainage likely to increase issues which already exist along High St and cause a flooding problem for residents of the street.• That the application does not make any reference to part of the development being built on a flood plain. <p>[Note: the objector provided Planning Officers with video evidence of surface water flow in the area during heavy rain fall.]</p> <p>The applicants' agent opted to make representations at the meeting of the site visit.</p>
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- 5.3 **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/35973	<p>NEW PUBLIC SQUARE, CAFÉ AND SMALL BUSINESS UNITS TO EXISTING PUBLIC REALM REQUIRING THE REMOVAL OF EXISTING WALLS/RAILINGS AT JACKSONS LANE SQUARE, CARMARTHEN, SA31 1QD</p> <p>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 over 50% of the greenery with a hard paved area, the provision of a large television screen and the considered view that the application was contrary to national and local planning policies SP1 and GP1.</p> <p>The Chair reminded both objectors and members of the Planning Committee of the nature of the planning application, which was requiring the removal of existing walls and railings only.</p> <p>A representation was received in support of the proposed development and the views expressed that should the application be granted the plans would reinforce local character that would respect and enhance the local setting and the cultural and historic qualities of the plan area.</p>
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6. MINUTES

6.1. 27TH JULY 2017

UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 27th July 2017 be signed as a correct record.

6.2. 8TH AUGUST 2017

UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 8th August 2017 be signed as a correct record.

6.3. 24TH AUGUST 2017

UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 24th August 2017 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.]