

PLANNING COMMITTEE

9th FEBRUARY 2017

Present: Councillor A. Lenny (Chair)

Councillors: S.M. Allen, J.M. Charles, A.P. Cooper, D.B. Davies (Vice-Chair), J.A. Davies, T. Davies, W.T. Evans, J.K. Howell, I.J. Jackson, A.W. Jones, M.J.A. Lewis, K. Madge, J.S. Williams

Councillor D.J.R. Bartlett – Substitute for Councillor D.C. Evans

The following officers were in attendance:

Mrs. L. Quelch – Head of Planning

Mr. S. Murphy – Senior Solicitor

Mr. B. Jenkins – Strategy & Implementation Manager (Transportation & Highways)

Mr. J. Thomas – Senior Development Management Officer (South)

Mr. S. Thomas – Senior Development Management Officer (West)

Mr. G. Glenister – Development Management Officer

Mr. K. James – Assistant Engineer Planning Liaison

Mr. A. Evans – Graduate Transport, Policy & Implementation Officer

Mr. M. Hughes – Democratic Services Officer

Venue: County Hall Chamber, Carmarthen (10:00am – 12:50pm)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D.C. Evans and W.J. Lemon.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

3.1 RESOLVED that the following planning application be granted subject to the developer entering into a Section 106 Agreement with Carmarthenshire County Council regarding the Marsh Fritillary Butterfly (Caeau Mynydd Mawr Special Area of Conservation SPG) and Active Travel within the Business Park.

S/32298

Full planning application for the erection of a Class A1 (shop) unit with service road, car park and associated infrastructure at land adjacent to Leekes, Heol Stanllyd, Cross Hands, Llanelli, SA14 6RB.

Representation was received objecting to the proposed development. These included:

- Concerns that the ability of the Cross Hands West developer to fully let the units on that site would be compromised by this development.
- Specific concerns regarding congestion at the Cross Hands roundabout, especially due to the likely increase in traffic caused by the developments at Cross Hands West, the current Co-op site and the proposed development at the former Carmarthen Farmers Co-op site, all of which equated to retail space the size of Trostre.
- Concerns that no analysis of Saturday afternoon traffic had been undertaken by the South Wales Trunk Road Agency at Cross Hands roundabout.
- Concerns that the parking spaces within the proposed site were insufficient.
- Concerns that the ecological studies had not been carried out at the correct time of year.
- Concerns that Natural Resources Wales and Dŵr Cymru's objections had not been included in the report.

Representations were also received in support of the proposed development. These included:

- The application was for an area at the heart of the Cross Hands Business Park and would utilise Leekes' significant and unused car parking area.
- Through this development, the applicant was seeking to safeguard its future presence in Cross Hands in the face of increasing competition from online retailers and thus directly and in-directly safeguarding many local jobs.
- The application would meet the substantial need for an additional discount food store in the Cross Hands area and bring much needed jobs to the village.
- Lidl had an exclusive agreement with Leekes to develop this site and would not consider locating in another part of Cross Hands.
- No statutory consultees had objected to the development.
- The site was ideal for such a development as there was access to Heol Stanllyd from the A48 (via a slip road) and the Cross Hands Link Road (from Black Lion Road) which meant that consumers would not need to travel around the roundabout.

3.2 UNANIMOUSLY RESOLVED that the following application be granted.

S/34584	Outline application for residential development at land adjacent to and to the rear of 55 – 62, Maesydderwen, Llangennech, Llanelli, SA14 8UW.
----------------	---

3.3 UNANIMOUSLY RESOLVED that the following application be granted subject to an S106 Agreement seeking retention for local needs.

S/34659	Conversion of existing agricultural building to a local needs/affordable dwelling, retention of existing caravan for a temporary period and new access track at land at Tŷ Llwyd, Trimsaran, Kidwelly, SA17 4EN.
----------------	---

4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

4.1 UNANIMOUSLY RESOLVED (by those members who were permitted to vote on this matter) that the following application be granted, subject to S106 Agreement.

W/27776	Development of land for residential use at land to the north of Old St. Clears Road (B4312), south of Pentremeurig Road and west of Carmarthen, known as Pentremeurig Farm South.
----------------	--

4.2 UNANIMOUSLY RESOLVED that the following applications be granted.

W/34666	To make opening in existing boundary wall, make good, and install steel fire escape steps to enable evacuation of number 2 Spilman Street Office at land to rear of 1 & 2 Spilman Street, Carmarthen, SA31 1LE.
W/34667	To make opening in existing boundary wall, make good, and install steel fire escape steps to enable evacuation of number 2 Spilman Street Office at land to rear of 1 & 2 Spilman Street, Carmarthen, SA31 1LE.

4.3 UNANIMOUSLY RESOLVED that the following applications be granted.

W/34922	<p>Installation of 3 adjoining retail kiosks on existing pedestrian public realm at land at Chapel Street, (adjacent to / rear of the O2 Shop), Carmarthen, SA31 1RA.</p> <p>Representation was received in support of the application as this would assist in developing a new link between the old and new parts of Carmarthen Town. This would be the first step towards drawing consumers to King Street via Jackson's Lane in keeping with Carmarthen Town Forum's vision and plans for this particular area of the town.</p>
----------------	---

5. PLANNING ENFORCEMENT AND MONITORING PERFORMANCE INDICATORS

In response to a question about what a typical 'Top Priority Case' (response in 2 working days) entailed, the Head of Planning informed the Committee that such cases would involve an officer considering and visiting a particular site and assessing an appropriate response and way forward. Such matters typically involved incidents relating to tree preservation orders, listed buildings or other legislative matters.

In response to a query regarding the percentage of cases resolved within 12 weeks, the Head of Planning noted that this particular figure did tend to fluctuate during the year and was generally around the 70% mark. It was acknowledged that the resources available did impact on the service's ability to tackle outstanding enforcement matters but this matter was monitored on a continual basis by officers.

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

6. 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.

7. 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 might 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.

It was **UNANIMOUSLY RESOLVED** that the Head of Planning's report on enforcement action undertaken by her in accordance with her delegated powers, be noted.

SIGNED: _____ (Chair)

DATE: _____

Please note that 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.