

PLANNING COMMITTEE

Thursday, 9 March 2017

PRESENT: Councillor A. Lenny (Chair)

Councillors:

W.J. Lemon, J.M. Charles, A.P. Cooper, I.W. Davies, J.A. Davies, M.J.A. Lewis, K. Madge, P.M. Edwards (In place of T. Davies), D.C. Evans, W.T. Evans, J.K. Howell, I.J. Jackson, A.W. Jones, H.I. Jones, D.W.H. Richards (In place of D.B. Davies), S.M. Allen, J.S. Williams and D.J.R. Bartlett (In place of M.K. Thomas)

The following Officers were in attendance:

J. Edwards, Development Management Manager;
H. Towns, Regional Minerals & Waste Manager;
S. Murphy, Senior Solicitor;
K. James, Assistant Engineer Planning Liaison;
C. Davies, Development Management Officer;
R. Davies, Development Management Officer (South);
S. Willis, Development Management Officer;
M.S. Davies, Democratic Services Officer.

Chamber, - County Hall - 10.00 am - 12.20 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D.A.B. Davies, T. Davies and M.K. Thomas.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

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

E/33595	Conversion of a water storage tank and the plant shed to a holiday let at land at Bryngioallt, Felingwm, Carmarthen, SA32 7PX; REASON: To enable the Committee to view the site in relation to neighbouring properties.
E/34720	8 no. semi detached houses within an existing site at land at Maespiode, Llandybie, Ammanford, SA18 3YS. REASON: To enable the Committee to view the site in relation to the green space and the former, soon to be reopened, care home.

4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

4.1 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:-

S/34486	Change of use of land to form customer vehicular parking area at land off Andrew Street, Llanelli, SA15 3YW;
S/34872	Proposed construction of replacement shower, toilet block and car port at Caravan Site, Llwynifan Farm, Trosserch Road, Llangennech, Llanelli, SA14 8AX;
S/34972	Demolition of current garage building and the erection of a steel framed agricultural shed with concrete floor to the rear of the garden at 17 Heol Y Bryn, Pontyberem, Llanelli, SA15 5AG;
S/35069	Proposed detached dwelling at plot adjoining 1 Penygraig Road, Llwynhendy, Llanelli, Carmarthenshire, SA14 9PA.

4.2 RESOLVED that consideration of the following planning application be deferred to enable the Committee to undertake a site visit:-

S/34900	<p>Remove existing flat roof and replace with pitched roof; alteration and renovation of ground floor from three bedroom to two bedroom. New first floor to include two bedrooms, en-suite, bathroom and study at New Lodge, Y Llan, Felinfoel, Llanelli, SA14 8DY;</p> <p>REASON: To enable the Committee to view the site in relation to adjacent properties.</p> <p>A representation was received objecting to the proposed development, which re-iterated the points detailed within the Head of Planning's written report, and included the following:-</p> <ul style="list-style-type: none"> • Loss of privacy; • The unacceptable dominance of the structure particularly on the southern elevation. <p>A representation in response to the issues raised was received on behalf of the applicant. The Development Management Officer also responded further.</p> <p>Following the above representations it was proposed and seconded that the Committee undertake a site visit.</p>
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5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

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:-

W/21986	<p>Application for the determination of conditions on an interim development order permission at Maesdulais Quarry, Porthyrhyd, Carmarthenshire;</p> <p>[Condition 10(b) to be amended from 0800 hours start to 0730 hours start on weekdays]</p>
W/35024	<p>Proposed prep room and storage areas with extensions to a commercial kitchen and dining room at The Old Board School Guest House, High Street, St Clears, SA33 4DY;</p>
W/35078	<p>Change of use of existing ground floor front room to beauty treatment room (retrospective) at 43 Heol Rudd, Carmarthen, SA31 1ST.</p> <p>[Additional condition related to visibility splays at the access.]</p>

6. MINUTES

RESOLVED that the minutes of the meetings of the Committee held on the 24th January 2017 and 9th February 2017 be signed as correct records.

CHAIR

DATE