PLANNING COMMITTEE

Tuesday, 21 March 2017

PRESENT: Councillor A. Lenny (Chair)

Councillors:
S.M. Allen, J.M. Charles, A.P. Cooper, D.B. Davies, I.W. Davies, T. Davies, W.T. Evans, J.K. Howell, I.J. Jackson, A.W. Jones, H.I. Jones, W.J. Lemon, M.J.A. Lewis, M.K. Thomas and J.S. Williams

Councillor P.M. Hughes – Substitute for Councillor J.A. Davies

Also in attendance:

Councillor M. Gravell who addressed the Committee in respect of Planning Application S/35086

Councillor A.G. Morgan who addressed the Committee in respect of Planning Application S/34900

Also present as observers:

Councillor L.D. Evans in attendance in respect of Planning Application E/34720

Councillor D.M. Jenkins in attendance in respect of Planning Application E/34720

The following Officers were in attendance:
J. Edwards - Development Management Manager
S. Murphy - Senior Solicitor
K. James - Assistant Engineer Planning Liaison
G. Noakes - Senior Development Management Officer [East]
J. Thomas - Senior Development Management Officer [South]
S.W. Thomas - Senior Development Management Officer [West]
M. Hughes - Democratic Services Officer

Chamber, County Hall, Carmarthen - 2.00 - 5.10 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J.A. Davies and K. Madge.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. TO CONSIDER THE HEAD OF PLANNING'S REPORTS ON THE FOLLOWING PLANNING APPLICATIONS (WHICH WILL BE THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE) AND TO DETERMINE THE APPLICATIONS

3.1. E/33595 - CONVERSION OF A WATER STORAGE TANK AND THE

PLANT SHED TO A HOLIDAY LET AT LAND AT BRYNGOIALLT, FELINGWM, CARMARTHEN, SA32 7PX

The Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (see Minute 3 of the Planning Committee Meeting on the 9th March 2017), the purpose of which had been to enable the Committee to view the site in relation to neighbouring properties. He referred, with the aid of presentation slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the proposed development, a summary of the 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 the written report.

Representations were received objecting to the proposed development. These included:

- The size of plot was too small for the proposed development.
- There was still Welsh Water apparatus / infrastructure crossing the site.
- The development would have a detrimental impact on the privacy / amenity of the occupiers of Bryngoiallt.
- The development would lead to disturbance and noise pollution for the occupiers of Bryngoiallt, particularly due to holidaymakers coming and going and the use of an electric generator.
- Inadequate parking on the site.
- The development would impact on the security and health of the occupiers of Bryngoiallt.

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

- The application was an unique and unusual proposal for a brownfield site and redevelopment of such sites was actively encouraged by both national and local policies.
- The conversion of the existing structure was for business use.
- The neighbour opposing the development bought their property in the knowledge that this was an industrial site.
- Welsh Water was happy with the parking proposals and the plans for the site.
- The electric generator was a modern appliance which would produce very little noise.
- Access to the site was not a problem as demonstrated by the Committee's site visit bus accessing the lane.
- The development would benefit the area as a whole, bringing in tourists to the area.
- As outlined in the report, the neighbouring residential curtilage had been extended below the application site even though it had not previously been part of the immediate garden area.

RESOLVED that:

3.1.1 The following planning application be refused, contrary to the Head of

Planning's recommendation, on the basis that it would not comply with the relevant planning policies of the Carmarthenshire Local Development Plan, namely Policies TSM4 and H5.

3.1.2 The Head of Planning submit a report to a future meeting detailing the Committee's refusal and suggested planning reasons for refusing the application based on the above.

3.2. E/34720 - 8 NO SEMI DETACHED HOUSES WITHIN AN EXISTING SITE AT LAND AT MAESPIODE, LLANDYBIE, AMMANFORD, SA18 3YS

The Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (see Minute 3 of the Planning Committee Meeting on the 9th March 2017), the purpose of which had been to enable the Committee to view the site in relation to the green space and the former, soon to be reopened, Glanmarlais Care Home. He referred, with the aid of presentation slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the proposed development, a summary of the 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 the written report.

Representations were received objecting to the proposed development. These included:

- The impact of the development on the road accessing the Maespiode site which was extremely narrow and made worse by parked cars, especially in the evenings and at weekends. Development would see an increase in traffic in Maespiode, exasperated further by the proposed redevelopment of the former Glanmarlais Care Home.
- The removal of a pavement due to the development.
- The green space was a formal recreational space under the former UDP but was removed from the current LDP without consultation with the local members.
- The green space was an integral part of the local community and had been used regularly for fetes and by residents of the former Glanmarlais Care Home (which was soon to be reopened with specific emphasis on dementia care).
- The development would have a detrimental effect on the residents of Maespiode and could jeopardise the redevelopment of Glanmarlais.
- There were discrepancies in the report in relation to the policies relevant to this application.

RESOLVED that the following application be granted subject to the conditions detailed within the report of the Head of Planning.

3.3. S/34900 - REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, EN-SUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY

The Development Management Officer (South) referred to the private site visit

undertaken by the Committee earlier that day (see Minute 4.2 of the Planning Committee Meeting on the 9th March 2017), the purpose of which had been to enable the Committee to view the site in relation to adjacent properties. He referred, with the aid of presentation slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the proposed development, a summary of the 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 the written report.

Representations were received objecting to the proposed development. These included:

- Disappointment that the Committee had not viewed the site from neighbouring properties.
- The ridge height of the proposed development was higher than the surrounding houses.
- Loss of privacy to would be experienced by neighbouring properties.
- The proposed amendments to the height of windows in the development would still not prevent a loss of privacy for neighbouring properties.

RESOLVED that the following application be granted subject to the conditions detailed within the report / addendum of the Head of Planning.

4. TO DETERMINE THE PLANNING APPLICATIONS DETAILED WITHIN THE FOLLOWING REPORTS OF THE HEAD OF PLANNING:

4.1. AREA SOUTH

4.1.1 UNANIMOUSLY RESOLVED that the following application be granted subject to the conditions detailed within the report of the Head of Planning.

S/35049	**Retrospective planning application for ground floor extension to the rear of the property at The Fold, Capel Seion Road, Pontyberem, Llanelli, SA15 5AT** Observations were made in respect of the application which re-iterated the points detailed in the officer's written report. However, no objections were voiced against the application and whilst it was acknowledged that this was a retrospective application, it was felt that the extension was appropriate in scale and design.

4.1.2 UNANIMOUSLY RESOLVED that consideration of the following planning application be deferred to enable the Committee to undertake a site visit.

S/35086	**Alternative scheme for one dwelling (re-submission of S/34809 – refused 06/01/2017) at plot adjacent 15 Heol Ddu, Pen-y-Mynydd, Trimsaran, SA15 4RN** Representation was received in relation to the proposed development which referred to matters raised by third party objectors, including: • The garden extension encroached beyond the LDP settlement limits. • The height of the development was overbearing • Proportion of the house to the plot. In light of concerns voiced by third parties, the Committee was requested to consider visiting the site. Following the above representation it was proposed and seconded that the Committee undertake a site visit.

REASON: To enable the Committee to view the application site in light of concerns expressed by third parties in relation to the LDP settlement limits and proportion of development in relation to the plot.

4.2. AREA WEST

4.2.1 UNANIMOUSLY RESOLVED that the following applications be granted.

W/34226	**1. Change of Use and alterations to redundant buildings attached to Bishop's Palace 2. External repairs to the lodge 3. Restoration of the walled garden 4. Reconstruction of garden folly 5. Erection of woodland shelter 6. Walled garden and pleasure garden restoration 7. Car park improvements 8. Creation of footpath around Bishop's Meadow at Carmarthen Museum, High Street, Abergwili, Carmarthen, SA31 2JG**
W/34227	**1. Change of Use and alterations to redundant buildings attached to Bishop's Palace 2. External repairs to the lodge 3. Restoration of the walled garden 4. Reconstruction of garden folly 5. Erection of woodland shelter 6. Walled garden and pleasure garden restoration 7. Car park improvements 8. Creation of footpath around Bishop's Meadow at Carmarthen Museum, High Street, Abergwili, Carmarthen, SA31 2JG**

4.2.2 **RESOLVED** that the following that the following applications be granted.

W/34854	**New four bedroom dwelling at plot at Trevaughan Lodge, Whitland, SA34 0QP** Observations were received in respect of the application and reference made to the impact of flooding incidents in and around the site in question, especially after periods of heavy rain. However, no objection was raised to the application.

4.2.3 **UNANIMOUSLY RESOLVED** that the following application be granted subject to the conditions detailed within the report of the Head of Planning.

W/35177	**Variation of Condition 2 of planning permission W/32611 (granted 10/11/2015) to allow a darker blue colour for external cladding materials at 3 Wayside, Ferry Point, Ferry Point Road, Llansteffan, Carmarthen, SA33 5EX** Representation was received in support of the application and satisfaction expressed in regards to the process followed by officers in dealing with the application.

The Committee's attention was drawn to the fact that the meeting had been underway for 3 hours. It was therefore ***UNANIMOUSLY RESOLVED*** *to suspend Standing Orders in order that the remaining items on the agenda could be considered.*

4.2.4 **RESOLVED** that:

4.2.4.1 The following planning application be granted, contrary to the Head of Planning's recommendation, on the basis that it would (i) provide employment opportunities for the area, (ii) promote the efficient use of land, (iii) creating a safe, attractive and accessible environment which would contribute to people's health and wellbeing and (iv) improve social and economic wellbeing.

4.2.4.2 The Head of Planning submit a report to a future meeting detailing, for the Committee's endorsement and suggested planning reasons for the granting of the application based on the above.

W/35171	**Erection of a log cabin adjacent to existing buildings. Further accommodation is required for the existing holiday business to cater for additional capacity. The accommodation will be accessible for wheelchair users and the less able, this is to support our business model to provide high quality accessible accommodation, which is deficient in this area at Creigiau Bach, Llangain, Carmarthen, Carmarthenshire, SA33 5AY** Representations were received in support of the application. These included: • Support for creating employment for the applicant's son and that this should be seen as an opportunity. • Inconsistencies with previously approved applications. • Necessity of these types of facilities to provide suitable accommodation for disabled holiday makers in Carmarthenshire. • Refusing permission could be considered as discriminatory against wheelchair users.

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CHAIR **DATE**