

PLANNING COMMITTEE

THURSDAY, 24TH AUGUST, 2017

PRESENT: Councillor A. Lenny [Chair]

Councillors:

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

Also in attendance:

Councillor A. James, who addressed the Committee in respect of Planning Application E/33695
Councillor G. Thomas

The following Officers were in attendance:

Mr J. Edwards - Development & Built Heritage Manager
Mr R. Jones - Development Management Officer (West)
Mr R. Davies - Development Management Officer (South)
Mr K. Phillips - Development Management Officer (East)
Mr T. Boothroyd - Development Management Officer (South)
Mr S. Murphy - Senior Solicitor
Mr K. James - Assistant Engineer Planning Liaison
Mrs M. Evans - Principal Democratic Services Officer
Thomas

Chamber, County Hall, Carmarthen : 10.00 a.m. - 11.35 a.m.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D. Jones, H.I. Jones and B.A.L. Roberts.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
J.D. James	4.1 – Planning Application S/34402 – Demolition of former Copperworks School and develop up to 9 new homes at former Copperworks Infants School, land at Morlan Terrace, Burry Port, SA16 0ND.	He is a patron of Burry Port Town Band.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

3.1 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:-

E/35527	<p>Detached garage at 1 Bryn Road, Penygroes, Llanelli, SA14 7PW</p> <p>[NOTE: Officers pointed out that there was a discrepancy in the plans for this application and clarified that reference to east and west was incorrect and should be reversed.</p>
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3.2 UNANIMOUSLY RESOLVED that consideration of the following planning application be deferred to enable the Committee to undertake a site visit:-

E/33695	<p>Full planning for the erection of a poultry unit on farm to accommodate free range chickens (egg production) together with associated feed bins, internal farm access and associated works at Godre Garreg, Llangadog, SA19 9DA.</p> <p>A representation was received requesting that the Committee undertake a site visit.</p> <p>REASON: To enable the Committee to view the access arrangements in view of highway safety concerns.</p> <p>In line with the Planning Committee Protocol, the objector who had requested to speak on this application opted to make his representations at today's meeting rather than at the meeting following the site visit. There 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"> • there are traffic issues relating to the application site as part of it is privately owned common land; • the road network is not suitable for heavy duty traffic; • close proximity to several residential properties, some as close as 37m; • noise nuisance from the fans which will be on constantly during warm weather; • there will be airborne pollution and smell contamination; • pest control will have to be increased in the area; • detrimental impact on the Tywi Valley Special Landscape Area. <p>The applicants' agent responded to the issues raised.</p>
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4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

- 4.1 **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/34402	Demolition of former Copperworks School and develop up to 9 new homes at former Copperworks Infants School, land at Morlan Terrace, Burry Port, SA16 0ND [NOTE: Councillor J.D. James, having earlier declared an interest in this application, left the meeting prior to the consideration and determination thereof.]
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- 4.2 **UNANIMOUSLY RESOLVED** that consideration of the following planning application be deferred to enable the Committee to undertake a site visit:-

S/34071	Inert waste processing centre at Former Morlais Colliery, Pontardulais Road, Llangennech, Llanelli, SA14 8YN. REASON: To enable the Committee to view the access arrangements in view of highway safety concerns.
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5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

- 5.1 **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:-

W/35759	Single detached residential dwelling at plot adj Bryneglur, heol y Foel, Foelgastell, SA14 7ET
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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/35554	<p>New public square, café and small business units to existing public realm at Jacksons Lane Square, Carmarthen, SA31 1QD</p> <p>REASON: To enable the Committee to view the site in view of concerns of the scale and size of the proposed development.</p> <p>In accordance with the Planning Committee Protocol, the objectors who had requested to speak in relation to this application, opted to make their representations at the meeting following the site visit.</p>
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6. MINUTES

6.1. 13TH JUNE, 2017

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on 13th June, 2017 be approved and signed as a correct record.

6.2. 29TH JUNE, 2017

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on 29th June, 2017 be approved and signed as a correct record.

6.3. 11TH JULY, 2017

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on 11th JuLY, 2017 be approved and 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.]