

PLANNING COMMITTEE

Tuesday, 31 October 2017

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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

Also Present:

Councillor G. Thomas who addressed the Committee in respect of planning application S/35265

The following Officers were in attendance:

K. James, Assistant Engineer Planning Liaison
S. Murphy, Senior Solicitor
J. Thomas, Senior Development Management Officer [South]
K. Thomas, Democratic Services Officer

Chamber, County Hall, Carmarthen - 2.00 - 4.40 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors G.B. Thomas and J.E. Williams.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. 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

(NOTE: The fire alarm sounded during consideration of this item resulting in the meeting having to be adjourned at 2.50 p.m., reconvening at 3.10 p.m.)

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (Minute 4.3 of the Planning Committee held on the 21st September, 2017 refers) the purpose of which had been to enable the Committee to assess the potential impact the development may have on car parking and traffic flow. He thereupon referred, with the aid of powerpoint slides, to the written report/addendum of the Head of Planning which provided an appraisal of the site together with a description of the development, a summary of 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 her written report and subject to the amended condition No.7 detailed within the addendum.

A representation was received objecting to the application re-iterating the objections detailed within the Head of Planning's Report, with the primary areas of concern being:-

- increased vehicular traffic movement and the potential dangers that could arise for other road users and pedestrians
- the status of the off-street parking area to be provided as part of the development and to whether that would be for the sole use of the residents of Nos 41-44, be surfaced to an appropriate standard, be lit and responsibility for future maintenance
- potential for overlooking to occur

The Senior Development Management Officer and the Assistant Engineer – Planning Liaison responded to the issues raised

RESOLVED that planning application S/35875 be granted subject to the conditions detailed within the Head of Planning's written report and to the amended condition No. 7 detailed within the addendum.

4. S/35189 - SITING OF TWO DETACHED DWELLING HOUSES AT LAND AT FORMER CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM, LLANELLI, SA15 5NB

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (Minute 4.3 of the Planning Committee held on the 21st September, 2017 refers) the purpose of which had been to afford the new cohort of Planning Committee Members the opportunity of visiting the site on the basis only 6 of its current members had been members of the Committee when the site had previously been visited on the 19th April, 2017 prior to the Local government Elections in May 2017. He thereupon referred, with the aid of powerpoint slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the development, a summary of 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 refusal of the application for the reasons detailed within her written report.

A representation was received in support of the application on the basis it was considered the application site formed part of a small cluster of 8 properties, was situated on a bus route, was only 1.7km away from the village of Pontyberem which had a wide range of services, the proposed access had been moved to increase visibility, was large enough to accommodate the proposal and the applicant had agreed to pay a commuted sum towards the provision of affordable housing, as suggested by the committee at its meeting on the 19th April.

The Senior Development Management Officer and the Assistant Engineer – Planning Liaison responded to the issues raised.

RESOLVED that planning application S/35189 be refused for the reasons detailed within the Head of Planning's written report.

5. S/35791 - ERECT NEW DWELLING AT LAND AT 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (Minute 4.3 of the Planning Committee held on the 21st September, 2017 refers) the purpose of which had been to enable the Committee to assess the potential impact the development may have on car parking and traffic flow. He thereupon referred, with the aid of powerpoint slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the development, a summary of 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 her written report

A representation was received objecting to the application re-iterating the objections detailed within the Head of Planning's Report, with the primary areas of concern being the proposal was considered to be contrary to Policy GP2, the impact of additional vehicles from both the development site and the adjoining vacant property at No. 7 on the limited on-street parking difficulties, loss of light to the adjoining properties either side of the site, the development was considered to be too big for the plot and, if approved, should be set back to reduce the impact on the adjoining property of No. 9A.

The Senior Development Management Officer and the Assistant Engineer – Planning Liaison responded to the issues raised

RESOLVED that planning application S/35791 be granted subject to the conditions detailed within the Head of Planning's written report.

6. S/36018 - CONVERSION AND EXTENSION OF BARN TO FORM A RESIDENTIAL ANNEXE FOR FAMILY MEMBERS OF ADJOINING DWELLINGHOUSE AT LLWYN Y RHOS, COOPERS ROAD, AMMANFORD, SA18 3SH

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (Minute 3.2 of the Planning Committee held on the 19th October, 2017 refers) the purpose of which had been to enable the Committee to view the site in relation to its surroundings. He thereupon referred, with the aid of powerpoint slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the development, a summary of 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 refusal of the application for the reasons detailed within her written report.

RESOLVED that planning application S/36018 be refused for the reasons detailed within the Head of Planning's written report.

7. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

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

S/35265	<p>Proposed change of use of land for the stationing of up to six caravans for residential purposes, including formation of access road, landscaping etc at land at Gypsy Lane, Llangennech, Llanelli, SA14 8UW</p> <p>A request was received for the Committee to undertake a site visit to view the junction for Gypsy Lane with the A4138 on the basis it was considered to be inadequate in context to the estimated 26,000 vehicle movements per day using the A4138. It was further considered, given the numerous road traffic accidents which had occurred on the A4138, the current proposal had the potential to increase the risk of further accidents.</p> <p>In line with the Planning Committee Protocol, the objectors who had requested to speak on this item chose to make their representations at the meeting following the site visit.</p> <p>REASON: to enable the Committee to view the access to Gypsy Lane at its Junction with the A4138.</p>
---------	--

8. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

RESOLVED

5.1 that the following planning application be approved subject to the conditions detailed within the report/addendum of the Head of Planning and or reported at the meeting:-

W/36168	Sun Lounge extension at Ty Lilly Wen, Nantycaws, Carmarthen, SA32 8EP
---------	---

CHAIR

DATE