

PLANNING COMMITTEE

11TH JANUARY 2018

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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

Also present:

Councillor K. Broome, who addressed the Committee in respect of planning application S/35028;
Councillor J. Jenkins, who addressed the Committee in respect of planning application S/35215
and S/35962.

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager;
J. Thomas, Senior Development Management Officer [South];
K. James, Assistant Engineer Planning Liaison;
S. Murphy, Senior Solicitor;
J. Owen, Democratic Services Officer.

Chamber, County Hall, Carmarthen – 10:00am - 11:10am

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J.A. Davies, C. Jones and J.E. Williams.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

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

S/35215	<p>Residential development for 51 dwellings together with associated works at land off Clos y Benallt Fawr, Fforest, Swansea, SA4 0TQ</p> <p>A request was received for the Committee to undertake a site visit in order to view the access from the site onto Fforest Road.</p> <p>In accordance with 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> <p>REASON: To enable the Committee to view the access from the site onto Fforest Road in view of concerns raised regarding highway safety.</p>
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3.2 **RESOLVED** that consideration of the following planning applications be deferred to enable the Committee to undertake a site visit:-

S/35962	<p>Retention of ground floor as a daytime café bar, with use of rear ground and first floors as a nightclub during evening hours, together with addition of a rear fire escape stairwell at 56 Stepney Street, Llanelli, SA15 3TG</p> <p>Following a representation made by the local member objecting to the planning application, it was proposed that the Committee undertake a site visit to the proposed site of the nightclub in order to gain a better perception on whether there would be any potential detriment to neighbouring properties and the surrounding area during operating hours.</p> <p>REASON: To enable the Committee to view the site to gain a perception of the location of the proposed nightclub in relation to neighbouring properties.</p>
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<p>S/36429</p>	<p>Two storey side extension with a car port to the ground level at 36 Stradey Park Avenue, Llanelli, SA15 3EF.</p> <p>A representation was received objecting to the proposed development which re-iterated the points detailed within the Head of Planning's addendum. It was proposed that the Committee undertake a site visit to consider the over-bearance and loss of light to the immediate neighbour and that the application would result in a change of character to the street scene of Stradey Park Avenue.</p> <p>In accordance with 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> <p>REASON: To assess whether the proposal could adversely impact on the amenity of the neighbouring property in terms of loss of light and to consider the character of the proposal in relation to the area.</p>
<p>S/35028</p>	<p>Two storey dwelling at 15A Bryncaerau, Trimsaran, Kidwelly, SA17 4DW.</p> <p>Representation was received in relation to the proposed development which had been recommended for refusal by officers.</p> <p>A representation was received by the local member on behalf of the applicant. The Senior Development Management Officer [South] responded to the points raised.</p> <p>In light of the above representations it was proposed that the Committee undertake a site visit in order to view the site and its access in view of the concerns raised regarding highway safety.</p> <p>REASON: To afford the Committee with the opportunity to view the access of the proposed development.</p>

4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 16TH NOVEMBER 2017

UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 16th November 2017 be 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.]