

# PLANNING COMMITTEE

Thursday, 14 December 2017

**PRESENT:** Councillor A. Lenny (Chair)

**Councillors:**

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

**Also in attendance:**

Councillor L.D. Evans who addressed the Committee in respect of planning application W/35041;

**The following Officers were in attendance:**

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

**Chamber, County Hall, Carmarthen - 10.00 am - 12.35 pm**

**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor J.E. Williams.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
D. Phillips	5 – Planning Application W/33092 – Conversion of existing agricultural building to a dwelling at barn at Cilherwydd, Llanboidy, Whitland, Carms., SA34 0LL	Applicant

**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:-

<b>E/33367</b>	<b>Single 100kw wind turbine with associated infrastructure at Land North of Bryndu Isaf, Maesybont, Carmarthenshire, SA14 7SS;</b>
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<p><b>E/35108</b></p>	<p><b>New farm complex with associated buildings and slurry lagoon at land formerly part of Bodist Uchaf, Ammanford;</b></p> <p><b>- Subject to Noise Impact Assessment.</b></p> <p>Representations were received 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"> <li>• The slurry pit would be within 250 metres of the objector's property whereas the applicant's property was over 500 metres away;</li> <li>• Devaluation of properties;</li> <li>• Has any account been taken of old mine workings in what is considered to be a high risk area;</li> <li>• Have concerns about Japanese knotweed on the site been addressed?;</li> <li>• Neighbours would suffer from smells, vermin, light and noise;</li> <li>• Concerns with regard to animal welfare;</li> <li>• Size and location - 4 nearby properties are occupied by families with children;</li> <li>• More suitable locations nearer the farm;</li> <li>• Concerns with regard to liquid manure potentially polluting a stream close to the development;</li> <li>• Increased livestock leading to increased noise – would this satisfy noise legislation?.</li> </ul> <p>The applicant's agent and Senior Development Management Officer responded to the issues raised.</p>
<p><b>E/36183</b></p>	<p><b>New eco-house at Land adj to 'New House', Cilycwm, Llandovery, Carm, SA20 0SS;</b></p>

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

<p><b>E/35356</b></p>	<p><b>Improvement to existing field access to facilitate access to a 5 caravan CL site at Land at Brynhyfryd, Talley Road, Llandeilo, SA19 7HU;</b></p> <p><b>REASON:</b> To enable the Committee to assess visibility and access at/ to the site.</p> <p>The Committee, prior to deciding to visit the site, had received a representation objecting to the proposed development, which re-</p>
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	<p>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"> <li>• Unsafe acute turning off Talley Road which has been the scene of several accidents some with fatalities;</li> <li>• Single track road to site has only one passing space – cars with caravans would be unable to reverse;</li> <li>• The single track road lacked a footpath but was well used by pedestrians and horse riders who would face difficulty when a car with a caravan approached;</li> <li>• A school bus had stopped travelling along the road due to safety concerns with regard to the access off Talley Road and the single track road;</li> <li>• The work has resulted in a public footpath near the entrance being destroyed;</li> <li>• Retrospective application and hedge and entrance completely different from what it used to be - over engineered and hedge moved back;</li> <li>• No information about proposed use of a building included in the application;</li> <li>• Inadequate visibility.</li> </ul>
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**4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS**

**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:-

<b>S/36019</b>	<b>Change of use from a C3 dwelling to C4 use house of multiple occupation (5 person) at 69 Panteg, Llanelli, SA15 3TE.</b>
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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:-

<b>W/33092</b>	<p><b>Conversion of existing agricultural building to a dwelling at barn at Cilherwydd, Llanboidy, Whitland, Carmar, SA34 0LL;</b></p> <p>(NOTE: Councillor D. Phillips, having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof)</p>
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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:-

<b>W/35041</b>	<p><b>Affordable dwelling at Land Adjacent, Taliaris, Maesycrugiau, Pencader, SA39 9DH;</b></p> <p><b>REASON:</b> To view the application site.</p> <p>A representation was received in support of the application on the grounds that the applicant met the local needs eligibility criteria, had received and taken on board pre-planning advice, and no objections had been received.</p>
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**6. MINUTES - 31ST OCTOBER 2017**

**UNANIMOUSLY RESOLVED** that the minutes of the meeting held on the 31<sup>st</sup> October, 2017 be signed as a correct record.

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**CHAIR**

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**DATE**