

PLANNING COMMITTEE

THURSDAY, 5TH APRIL, 2018

PRESENT: Councillor A. Lenny [Chair]

Councillors:

S.M. Allen, 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, K. Madge, B.D.J. Phillips and J.E. Williams

Also in attendance:

Councillor B.A.L. Roberts, who addressed the Committee in respect of Planning Applications S/36834 and S/36835;
Councillor A.D.T. Speake, who addressed the Committee in respect of Planning Application W/35730;
Councillor A. Vaughan-Owen, who addressed the Committee in respect of Planning Application W/36812.

Also Present:

Mr G. Morgan, Transport Planner with Atkins Framework

The following Officers were in attendance:

Mr J. Edwards - Development & Built Heritage Manager
Mr G. Noakes - Senior Development Management Officer
Mr J. Thomas - Senior Development Management Officer
Mr S. Murphy - Senior Solicitor
Mr K. James - Assistant Engineer Planning Liaison
Mrs M. Evans Thomas - Principal Democratic Services Officer

Chamber, County Hall, Carmarthen : 10.00 a.m. - 12.10 p.m.

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor G.B. Thomas, whose mother had passed away. The Chair, on behalf of the Committee, extended his deepest sympathy to Councillor Thomas and his family.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Item(s)	Nature of Interest
Dot Jones	Planning Application W/36812 – Construction of new Welsh medium primary school with new playing field and multi-use games area, to cater for 210 pupils and 30 nursery places, with associated landscaping, access and infrastructure works at Gorslas Recreation Park, Cefneithin Road, Gorslas, Llanelli, Carm, SA14 7HY	She has previously expressed a view regarding the application.

3. AREA SOUTH - 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 and that delegated authority be granted to the Head of Planning to discuss with the applicant the contribution towards improving local schools within the catchment area:-

S/36380	The proposals are to construct 14 no. new affordable houses on a derelict section of land at the end of the existing Garreglwyd Housing Estate. Most houses will be 2 bedroom, 4 person houses but two houses will be 4 bedroom, 7 person houses at land at Garreglwyd, Pembrey, Burry Port, SA16 0UH.
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3.2 **RESOLVED** that the following planning applications be refused, contrary to the recommendation of the Head of Planning, as the Committee was of the view that the applications contravene Policies GP1 and H3 of the LDP:-

S/36834	<p>Change of use from a Class C3, 4 bedroom dwelling to a Class C4, 4 bedroom HMO. Associated alterations to 2 front windows to provide emergency access at 9 Great Western Terrace, Llanelli, SA15 2ND.</p> <p>A representation was received objecting to the proposed development which reiterated the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none">• There is no need in the area as there are already seven HMOs in the area and this application will lead to an over-saturation;• George Street is one way and people are using it as a thoroughfare to get to the new school;• The• Concern about the community as there are a lot of old age and young families living in the area;• There are further houses in the area being looked at as possible HMOs;• We should be raising the profile of the area as the new Wellness Centre will be located nearby. <p>The Assistant Engineer Planning Liaison and Senior Development Management Officer responded to the issues raised.</p>
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S/36835	<p>Change of use from a Class C3, 4 bedroom dwelling to a Class C4, 4 bedroom HMO. Associated alterations to 2 no. first floor bedroom windows to provide emergency access at 7 Great Western Terrace, Llanelli, SA15 2ND.</p> <p>A representation was received objecting to the proposed development which reiterated the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none"> • There is no need in the area as there are already seven HMOs in the area and this application will lead to an over-saturation; • George Street is one way and people are using it as a thoroughfare to get to the new school; • The • Concern about the community as there are a lot of old age and young families living in the area; • There are further houses in the area being looked at as possible HMOs; • We should be raising the profile of the area as the new Wellness Centre will be located nearby; • All surrounding streets are two way, however, George Street is now one way which has exacerbated the parking problems in other streets.
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3.3 RESOLVED that the reasons for refusal drafted by the Head of Planning, as detailed in the report, in relation to the following planning application which was refused planning permission by the Planning Committee, contrary to the officer recommendation, on 20th February, 2018 be endorsed:-

S/35215	<p>Residential development for 51 dwellings together with associated works at land off Clos Y Benallt Fawr, Fforest, Swansea, SA4 0TQ.</p>
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4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

4.1 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/36812

Construction of new Welsh medium primary school with new playing field and multi-use games area, to cater for 210 pupils and 30 nursery places, with associated landscaping, access and infrastructure works at Gorslas Recreatio Park, Cefneithin Road, Gorslas, Llanelli, Carm, SA14 7HY.

[NOTE: Councillor D. Jones, having earlier declared an interest in this application, left the meeting prior to the consideration and determination thereof.]

A representation was received raising concerns over the application which included the following:-

- increase in traffic and parking given the volume of traffic in this area at peak times and the road infrastructure that is not considered ideal for such a development;
- A condition should be included that a robust travel plan be in place once the school opens to ensure that more sustainable modes of transport such as walking and cycling are used;
- A condition should be included that a transport assessment be undertaken 6 months after opening to review potential traffic congestion on nearby roads;
- A condition should be included that appropriate speed restrictions and safe pedestrian crossing infrastructure be adopted on all roads which are associated with the 6 way junction;
- Conditions should be imposed to ensure that no surface water interferes with the remaining park area and adjoining properties;
- The residents of Gorslas currently enjoy open access to the park and playing field and it was felt that there should be no conditions imposed in relation to times of use. A condition should be imposed that there should be open access to the muga and playing field to the community immediately after school hours all year round and neither the Local Authority nor the school should be able to change this agreement.

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

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

W/35730	<p>Construction of two A1 units and one A3 unit with associated car parking at former Cartref Tawelan, Ash Grove, Carmarthen, SA31 3PY.</p> <p>REASON: In view of concerns raised regarding highway safety.</p> <p>A representation was received requesting that the Committee undertake a site visit in view of concerns over the increased traffic which will be generated and in view of the history of road traffic incidents and collisions in the area.</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>
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- 4.3 UNANIMOUSLY RESOLVED that the following planning application be refused for the reasons detailed within the Report/Addendum of the Head of Planning and/or reported at the meeting:-**

W/36584	<p>Variation of Condition 4 on W/34406 (Acoustic Fencing) at Gwastod Abbot, New Inn, Pencader, SA39 9AZ.</p>
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5. MINUTES

5.1. 23RD JANUARY, 2018

The Chair reminded the Committee that the resolution in relation to minute 3 was unanimous and the minutes should be amended accordingly.

RESOLVED that the minutes of the meeting of the Planning Committee held on 23rd January, 2018 be signed as a correct record, subject to the inclusion of the above-mentioned amendment.

5.2. 20TH FEBRUARY, 2018

RESOLVED that the minutes of the meeting of the Planning Committee held on 20th February, 2018 be signed as a correct record.

5.3. 8TH MARCH, 2018

RESOLVED that the minutes of the meeting of the Planning Committee held on 8th March, 2018 be signed as a correct record.

[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.]

CHAIR

DATE