

PLANNING COMMITTEE

Thursday, 31 May 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, G.B. Thomas and J.E. Williams

Also in attendance:

Councillor A. James in respect of Planning Application E/33695
Councillor D.E. Williams in respect of Planning Application W/37038

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager
S. Murphy, Senior Solicitor
G. Noakes, Senior Development Management Officer [East]
J. Thomas, Senior Development Management Officer [South]
K. Thomas, Democratic Services Officer

Chamber, - County Hall, Carmarthen. SA31 1JP. - 1.00 - 4.23 pm

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
K. Lloyd	3 – W/35903 – Residential Development – All matters reserved at Land off Llest y Bryn, Carmarthen	Pecuniary

3. E/33695 - 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

The Senior Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (minute 3.2 of the Planning Committee meeting held on the 15th May, 2018 refers) the purpose of which was to enable the Committee to view the view the site He referred, with the aid of powerpoint slides, to the written report of the Head of Planning, together with the addendum circulated at the meeting, which provided an appraisal of the site together with a description of the proposed development, a summary of consultation responses received and information relating to local and national policies relevant to the assessment of the application.

The Committee was advised that whilst the Head of Planning had recommended approval of the application, for the reasons detailed within her written report, any grant of consent would be subject to receipt of satisfactory observations from Natural Resources Wales' on the Test of Likely Significant Effect. Additionally, as a call-in request had been received by the Welsh Government on the application, if the Committee was in support of the Head of Planning's recommendation it could only resolve to be minded to approve the application pending a decision from the Welsh Government on whether it was to call in the application, the receipt of which was expected by the 8th June, 2018.

Representations were received objecting to the application re-iterating the objections detailed within the Head of Planning's report, with the main areas of concern including views the proposal was contrary to National and Local Planning Policies TAN 6, ENP 4, TR3 and GDP1. Specific reference was made to increased traffic movements, proposed site access, the arrangements for the removal of manure from the development together with the potential impact of ammonia on the health of local inhabitants and on both the River Tywi Special Area of Conservation and the quarry at Talon Wen, a Site of Special Scientific Interest.

The applicant's agent and the Senior Development Management Officer responded to the issues raised.

(NOTE: Councillor A. James left the meeting following conclusion of the representations made by the applicant's agent and prior to the Committee debating the application).

RESOLVED that subject to the Welsh Government not calling in the application, the Committee be minded to approve planning application E/33695 subject to the conditions detailed within the Head of Planning's written report and also to the receipt of satisfactory observations from Natural Resources Wales on the Test of Likely Significant Effect.

4. W/37038 - CONVERSION OF EXISTING DISUSED AGRICULTURAL BUILDING INTO 2 NO. HOLIDAY LET UNITS AT TYCERRIG, NANTYCAWS, CARMARTHEN, SA32 8EW

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 5.2 of the Planning Committee meeting held on the 15th May, 2018 refers) the purpose of which was to enable the Committee to view the site. He referred, with the aid of powerpoint slides, to the written report of the Head of Planning, together with the addendum circulated at the meeting, which provided an appraisal of the site together with a description of the proposed development, a summary of consultation responses received and information relating to local and national policies relevant to the assessment of the application. The Committee was advised that the Head of Planning recommended refusal of the application for the reasons detailed within her written report.

RESOLVED that planning application W/37038 be refused for the reasons detailed within the Head of Planning's written report.

5. W/35903 - RESIDENTIAL DEVELOPMENT - ALL MATTERS RESERVED AT LAND OFF LLUEST Y BRYN, CARMARTHEN

(NOTE: Councillor K. Lloyd, having earlier declared a pecuniary interest in this item left the meeting during its consideration)

The Development and Built Heritage Manager referred to the private site visit undertaken by the Committee earlier that day (minute 5.2 of the Planning Committee meeting held on the 15th May, 2018 refers) the purpose of which was to enable the Committee to view the site. He referred, with the aid of powerpoint slides, to the written report of the Head of Planning, together with the addendum circulated at the meeting, which provided an appraisal of the site together with a description of the proposed development, a summary of consultation responses received and information relating to local and national policies relevant to the assessment of the application. The Committee was advised that the Head of Planning had recommended approval of the application for the reasons detailed within her written report.

Representations were received objecting to the application re-iterating the objections detailed within the Head of Planning's report, with the main areas of concern including the protection of trees and hedgerows on the site, the impact of additional vehicles on the local highway network, the impact on local wildlife and biodiversity and visual impact on the Carmarthen townscape.

The applicant's agent and the Senior Development Management Officer responded to the issues raised.

UNANIMOUSLY RESOLVED that planning application W/35903 be granted subject to the conditions detailed within the Head of Planning's written report and to the applicant entering into a Section 106 Agreement.

6. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY RESOLVED that the following planning application be granted subject to the conditions detailed within the written report of the Head of Planning and to the submission of further details on the Mitigation Method Statement:-

W/36321	Reserved Matters – Vehicle & Pedestrian access, visual appearance, landscaping, layout & scale (outline planning permission W/30638) at land to rear of No 9 Brynderi, Pontyates, Llanelli, SA15 5SU
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7. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 20TH MARCH, 2018

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

CHAIR

DATE