

# PLANNING COMMITTEE

23 AUGUST 2018

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

**Councillors:**

S.M. Allen, J.M. Charles, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans, S.J.G. Gilasbey, 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 L. Davies who addressed the Committee in respect of planning application W/37323.

**The following Officers were in attendance:**

J. Thomas, Senior Development Management Officer [South];  
R. Jones, Development Management Officer;  
K. James, Assistant Engineer Planning Liaison;  
S. Murphy, Senior Solicitor;  
R. Mabbitt, Environmental Health Practitioner  
S. C. Williams, Environmental Health Practitioner  
J. Owen, Democratic Services Officer.

**Chamber, County Hall, Carmarthen – 10:00am - 11:15am**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S. Curry and K. Howell.

**2. DECLARATIONS OF PERSONAL INTERESTS**

There were no declarations of personal or prejudicial interest.

**3. AREA EAST - 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:-**

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| <b>E/37292</b> | <b>Erection of a detached garage with apex roof at 125 Saron Road, Saron, Ammanford, SA18 3LH</b><br><br>Members noted that an application [E34372] had previously been refused by the Committee in November 2016 and that this application sought to remedy the issues highlighted.<br><br>In light of the above, a request was received for the Committee to undertake a site visit on the basis that it would be beneficial for the new cohort of Planning Committee members to view the site.<br><br><b>REASON:</b> To enable the committee to view the site. |
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#### 4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

4.1 **RESOLVED** that the following planning applications be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and or reported at the meeting together with a Section 106 Agreement:-

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| S/36649 | Proposed three, four bedroom house, 2 storey dwellings with attic accommodation together with attached/ detached garage as applicable to plot. Together with access off site & main roads & associated drainage works at land adjacent Pen Y Moor Cottage, Myrtle Hill, Cynheidre, Llanelli, SA15 5YE |
| S/36848 | Residential development of two dwellings at land adjacent Swn Aderyn, Cynheidre, Llanelli, SA15 5YE   |

#### 5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

5.1 **RESOLVED** that the following planning application be refused contrary to the Head of Planning's recommendation on the basis the proposed development was contrary to Policy RE2 due to the unreasonableness of the proposal in relation to the impact on local residents

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| W/37323 | <p><b>Variation of condition 5 on W/31099 (Noise Imission Level) at land at Wern, Pencader, SA39 9AL</b></p> <p>The Development Management Officer reported that since the publication of the agenda and addendum, a letter had been received from the developer which reiterated points already raised within their submission documents.</p> <p>Representations were received objecting to the proposed variation of Condition 5, reiterating the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none"><li>• General concern regarding the increase in the noise limit imposed by Condition 5 of W/31099 from 35db to 37dB.</li><li>• Concern regarding the increase in the noise limit, given that the operational turbine already causes disturbance and results in a detrimental impact upon amenity.</li><li>• Concern that no assessment had been made of the current turbine operation to validate whether it was complying with the approved noise limits and whether the rotor blade had been curtailed.</li><li>• Concerns already raised by various neighbours relating to noise impact which was raised during the assessment of W/31099.</li></ul> |
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|  | <ul style="list-style-type: none"> <li>• Concerns regarding the lack of recognition of “wind shear” in the applicant’s noise assessment.</li> <li>• Concern that the operational turbine has not been de-rated.</li> <li>• The Council has a duty of care to protect residents.</li> <li>• That the wind turbine was within the recommended maximum separation distance of 500m.</li> <li>• Allowing the change in change of condition would have a serious effect on neighbouring properties.</li> <li>• The existence of the wind turbine in its current configuration had already adversely impacted upon the health and well-being of the owners of the neighbouring property.</li> </ul> <p>The Development Management Officer and Environmental Practitioners responded to the issues and queries raised.</p> |
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**5.2 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 together with a Section 106 Agreement:-**

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| <b>W/37528</b> | <b>Siting of dwelling at land adjacent to Rhos Wen, Heol Caegwyn, Drefach, Llanelli, SA14 7BB</b> |
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**6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 7<sup>TH</sup> AUGUST 2018**

**UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 7<sup>th</sup> August 2018 be signed as a correct record.**

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**CHAIR**

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**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.]*