

# PLANNING COMMITTEE

Thursday, 18 October 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, D. Jones, M.J.A. Lewis, K. Lloyd, K. Madge, B.D.J. Phillips, J.G. Prosser and J.E. Williams

## **The following Officers were in attendance:**

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

**Chamber, County Hall, Carmarthen - County Hall, Carmarthen. SA31 1JP. - 10.00 am - 12.15 pm**

## **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors C. Jones, H.I. Jones and G.B. Thomas.

## **2. DECLARATIONS OF PERSONAL INTERESTS**

<b>Councillor</b>	<b>Minute Number</b>	<b>Nature of Interest</b>
J. Prosser	4.1 Planning Application - S/37325 - Replacement of existing steps to west door with new steps and ramp to allow wheelchair access to Church at St Ellis Church, Bridge Street, Llanelli, SA15 3UF	He is a Member of Llanelli Town Council and has been involved in the discussions relating to this application.
J. Gilasbey	4.2 Planning Application - S/37693 - Variation of condition no. 3 (the premises shall be used solely for purposes of the storage of shoes) of S/36969 to allow customers to be able to pick up via an appointment only basis at 21 Park View Drive, Kidwelly, SA17 4UP	She is a Trustee of Kidwelly Industrial Museum as is the objector and therefore is known to the objector.

## **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:-

E/34791	<p><b>The proposed Bryn Bugail wind turbine development will comprise of a single wind turbine, which will have an embedded capacity of up to 100kw with the turbine measuring 37 meters to hub height, with a 24 metre rotor diameter, creating an overall blade tip height of up to 49 metres. The wind turbine would be located in a field which is currently used for grazing and this use can continue with the wind turbine present at land at Bryn Bugail, Carmarthen, SA32 7JX</b></p> <p>A request was received for the Committee to undertake a site visit in order to enable the Committee to view the site in light of concerns raised regarding the impact of the proposed development on the area and the potential impact on nearby properties.</p> <p>In accordance with Planning Committee Protocol, the objector who had requested to speak in relation to this application, opted to make their representations at the meeting following the site visit.</p> <p><b>REASON:</b> To view the site of the proposed development in conjunction with Policy SP14 – Protection and Enhancement of the Natural Environment).</p>
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#### 4. AREA SOUTH - 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:-

S/37325	<p><b>Replacement of existing steps to west door with new steps and ramp to allow wheelchair access to Church at St Ellis Church, Bridge Street, Llanelli, SA15 3UF</b></p> <p>[Note: Councillor J. Prosser, having earlier declared an interest in this item, left the Council chamber prior to the consideration and determination thereof].</p> <p>The Senior Development Management Officer [South] highlighted the amendments as outlined in the addendum.</p>
S/37581	<p><b>Outline application for residential development at land at Llwynycyfarthwch, Llanelli, SA15 1GY</b></p>

**4.2 RESOLVED that the following planning application be granted subject to the conditions detailed within the report/addendum of the Head of Planning:-**

<b>S/37693</b>	<p><b>Variation of condition no. 3 (the premises shall be used solely for purposes of the storage of shoes) of S/36969 to allow customers to be able to pick up via an appointment only basis at 21 Park View Drive, Kidwelly, SA17 4UP</b></p> <p>[Note: Councillor J. Gilasbey, having earlier declared an interest in this item, left the Council chamber prior to the consideration and determination thereof].</p> <p>A representation was received objecting to the application reiterating the points detailed within the Head of Planning's report with the main emphasis being on the following points:-</p> <ul style="list-style-type: none"><li>• Assurances were given when the previous planning application for B8 storage was being considered that customers would not be allowed to call at the premises.</li><li>• Highway safety – there are no details of the parking arrangements for customers.</li><li>• Extra traffic movements in the area would need to be taken into account including recent outline planning permission for further residential development on adjacent land. Park View Drive is a residential area and the road layout reflects this.</li><li>• The difficulties with the drive out arrangement proposed due to the access alignment plus it will also conflict with the child minding pick up/drop off area.</li><li>• Customer collection times should not be allowed to occur between the hours of 8am to 10am and 3pm to 6pm Monday to Friday as this will conflict with the child minding service car vehicle movements (Neighbours property).</li><li>• The area on the left inside the garage is the most appropriate area for a collection point and not that shown. The aim is to clearly maximise sales and would mean that the most appropriate use class is A1.</li></ul> <p>The applicant and the Senior Development Management Officer [South] responded to the issues raised.</p>
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<p><b>S/37793</b></p>	<p><b>An extension to an authorised gypsy caravan site to accommodate two additional static residential gypsy caravans together with the erection of two day/utility rooms, two touring caravans, installation of septic tank and the retention of works to create a hardstanding and new access at land at Ty Newydd, Llwyn Teg, Llannon, Llanelli, SA14 8JN</b></p> <p>[Note: requests for the Committee to undertake a site visit were not supported on the basis that the reasons for a site visit were not valid reasons and that the report/addendum together with the Powerpoint slides provided sufficient detail to enable the determination of the application.]</p> <p>The Senior Development Management Officer [South] highlighted the amendments as outlined in the addendum.</p> <p>A representation was received from the Local Member objecting to the application raising concerns regarding the unsuitable road to accommodate extra vehicles and highway safety.</p> <p>The Senior Development Management Officer [South] responded to the issues raised.</p>
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**5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS**

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

<p><b>W/37263</b></p>	<p><b>Construction of one dwelling at Plot 4, Drefach Road, Plasydderwen, Meidrim, Carmarthenshire</b></p> <p>A request was received for the Committee to undertake a site visit in order to enable the Committee to view the site in light of concerns raised regarding the impact of the proposed development on the area. In addition, the Site Visit would enable the Committee to consider the character/appearance of the proposed development in correlation with the properties in the surrounding area.</p> <p><b>REASON:</b> To view the site of the proposed development in relation to Policy GP1 – sustainability and high quality design, which also seeks to ensure that developments conform with and enhances the character and appearance of the site.</p>
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<b>W/36131</b>	<p><b>Proposed partial change of use of small area within timber frame factory/workshop for use as a fitness gym &amp; spinning space (to let). Change of use of part of adjacent field as dedicated parking area for the proposed gym and spin use at Workshop, Bwlch Y Domen Isaf, Pant Y Bwlch, Newcastle Emlyn, SA38 9JF</b></p> <p>A request was received for the Committee to undertake a site visit in order to enable the Committee to view the site in light of concerns raised regarding the impact of the proposed development on the area and also provide an opportunity to view other existing businesses in the vicinity of the development.</p> <p><b>REASON:</b> To view the site of the proposed development in relation to Policy TR2 – Location of Development.</p>
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**6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 20TH SEPTEMBER 2018**

**UNANIMOUSLY RESOLVED** that the minutes of the meeting of the Committee held on the 20<sup>th</sup> September, 2018 be signed as a correct record.

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**CHAIR**

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**DATE**