

PLANNING COMMITTEE

22 JANUARY 2019

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.K. Howell, J.D. James, C. Jones, D. Jones, M.J.A. Lewis, K. Lloyd, K. Madge, B.D.J. Phillips, J.G. Prosser, G.B. Thomas and J.E. Williams.

The following Officers were in attendance:

J. Edwards, Development and Built Heritage Manager;
J. Thomas, Senior Development Management Officer [South];
Z.A. Evans, Senior Technician (Planning Liaison);
K. Byrne, Assistant Solicitor;
J. Owen, Democratic Services Officer.

Chamber, County Hall, Carmarthen: - 10:00am - 11:10am

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor H. I. Jones.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal or prejudicial interest.

3. W/37267 - ERECTION OF 2.NO 3 BED DWELLINGS (1 AFFORDABLE, 1 OPEN MARKET) AT LAND ADJACENT TO LLYS BRIALLU, SARNAU, BANCYFELIN, SA33 5EA

The Chair informed the Committee that the consideration of this application would be postponed to a future committee meeting.

4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report of the Head of Planning and or reported at the meeting:-

S/37968	<p>Demolition of the existing brick boundary wall and shed to replace with new garage including storage, studio and workshop to form additional ancillary space to 1 Bailey Street at 1 Bailey Street, Kidwelly, SA17 5AZ</p> <p>The Committee noted that this application was submitted as Full Planning and Conservation Area Consent. However, this was split at registration therefore a parallel application (S/37981) was running as the proposal included the demolition of a substantial brick wall along the road frontage.</p> <p>The local member informed the Committee that she personally had not yet arrived at a decision with regard to the outcome of this application and that she would be listening to the application put before the Committee today. However, she made a representation which echoed the concerns that people had raised with her mainly objecting to the application which also reiterated the points detailed within the Head of Planning's written report as follows:-</p> <ul style="list-style-type: none">• Concerns regarding highway/pedestrian safety;<ul style="list-style-type: none">- parking;- visibility.• Privacy/amenity;<ul style="list-style-type: none">- Concerns raised regarding the height of the rear gable overlooking the private garden. <p>The Development management Officer responded to the issues raised.</p>
S/37981	<p>Demolition of the existing brick boundary wall and shed to replace with new garage including storage, studio and workshop to form additional ancillary space to 1 Bailey Street at 1 Bailey Street, Kidwelly, SA17 5AZ</p> <p>The Committee noted that this application was for the Conservation Area Consent which was to be considered in parallel to the Full Planning application (S/37968) above.</p>

5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

RESOLVED that the conditions drafted by the Head of Planning, as detailed in the report, in relation to the following planning application which was granted planning permission by the Planning Committee, contrary to the officer recommendation on 13th December, 2018, be endorsed, subject to the amendment of condition 6 to state:

'The use hereby permitted shall take place between the hours of 06.00 and 21:00 on Mondays to Fridays; 06:00 and 16:00 on Saturdays and not at all on Sundays, Public and Bank Holidays.'

W/36131	<p>Proposed partial change of use of small area within timber frame factory / workshop for use as a fitness gym & 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</p> <p>[Note: Councillors J. Gilasbey, G.B. Thomas and J. Prosser were not present at the Planning Committee held on the 13th December 2018 and therefore did not participate in the determination or vote on the decision of the application.]</p> <p>The Committee noted that the conditions detailed within the Report of the Head of Planning reflected the observations of the Head of Transport, Head of Public Protection, Cadw and Dyfed Archaeological Trust which was received in response to the application, along with need to secure suitable landscaping and drainage, were deemed appropriate to be imposed on the planning permission.</p> <p>A representation was received by the local member in support of the draft conditions as detailed within the Head of Planning's written report. However, concern was raised in relation to condition 6 which states an opening time of the 7:00am. The Committee was requested to consider amending Condition 6 to include an opening time of 6:00am as a later time could impact upon the business by excluding those customers who attend the gym prior to travelling to work.</p>
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6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE:

6.1. 27TH NOVEMBER 2018

RESOLVED that the minutes of the meeting of the Committee held on the 27th November, 2018 be signed as a correct record.

6.2. 13TH DECEMBER 2018

RESOLVED that the minutes of the meeting of the Committee held on the 13th December, 2018 be signed as a correct record.

CHAIR

DATE