

PLANNING COMMITTEE

Thursday, 7 February 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, D. Jones, H.I. Jones, K. Lloyd, K. Madge, B.D.J. Phillips, J.G. Prosser and J.E. Williams

Also in attendance: Councillor D.Thomas who addressed the Committee in respect of planning application E/37648.

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager
J. Thomas, Senior Development Management Officer [South]
S. Murphy, Senior Solicitor
L. Jenkins, Democratic Services Officer

Chamber, County Hall, Carmarthen. SA31 1JP. 10.00 - 11.15 am

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M.J.A. Lewis, C. Jones, and G.B. Thomas.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
J.A. Davies	Planning Application – E/37648 - The construction of a proposed gated access to the site known as Penygroes Concrete Works along with associated drainage, accessed from the economic link road (under construction) and also the construction of a new agricultural access off the economic link road at Penygroes Concrete, Norton Road, Penygroes, Llanelli, SA14 7RU	Related to the owner of Penygroes Concrete Works.
J.D. James	Planning Application - S/38052 - Change of use of existing former Zion Chapel (D1) to provide ground floor offices (B1) and create two additional levels of accommodation (C3) 2no. 2 bedroom flats per floor (total 4 x 2 bed) at Zion Chapel, Parcyminos Street, Burry Port.	He is a resident in the street where planning permission is sought, and the applicant is known to him.

3. AREA EAST - 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:-

E/37648	<p>The construction of a proposed gated access to the site known as Penygroes Concrete Works along with associated drainage, accessed from the economic link road (under construction) and also the construction of a new agricultural access off the economic link road at Penygroes Concrete, Norton Road, Penygroes, Llanelli, SA14 7RU</p> <p>[Note: Councillor J.A. Davies, having earlier declared an interest in this item, left the Council chamber prior to the consideration and determination thereof].</p> <p>The local member addressed the Committee with concerns in relation to dust at the site. The Senior Development Management Officer advised that any concerns regarding such matters could be passed to the Environmental Services Department</p>
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4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY 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/36837	<p>Variation of conditions 2, 7 and 9 of planning permission S/32708 at former Gwenllian Court Hotel, Mynyddygarreg, Kidwelly, SA17 4LW</p>
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RESOLVED that the following planning application be granted subject to the conditions detailed within the Report of the Head of Planning and or reported at the meeting:-

S/37798	<p>Construction of two detached dwelling houses at land at Dolau Fan, Burry Port, SA16 0RG</p> <p>In response to questions raised by Members, the Senior Development Management Officer advised that as with other adjacent similar properties, significant engineering work would be undertaken as part of the development and would be inspected by Building Management.</p> <p>The Development Manager addressed the issue of 'unadopted</p>
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	roads' and advised members that this matter was under ongoing review.
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RESOLVED that consideration of the following planning application be deferred to enable the Committee to undertake a site visit:-

S/38052	<p>Change of use of existing former Zion Chapel (D1) to provide ground floor offices (B1) and create two additional levels of accommodation (C3) 2no. 2 bedroom flats per floor (total 4 x 2 bed) at Zion Chapel, Parcyminos Street, Burry Port</p> <p>[Note: Councillor J.D. James, having earlier declared an interest in this item, left the Council chamber prior to the consideration and determination thereof].</p> <p>REASON – To enable the Committee to view the site in light of concerns raised on the potential impact on traffic and parking.</p>
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5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

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

W/38150	<p>Renewal of expired planning approval (W/20486) residential dwelling at 14 Heol Gwermont, Llansaint, Kidwelly, SA17 5JA</p> <p>It was noted that the application is subject to Conservation Area Consent to demolish the present structure also being granted. Members were advised that an application for this consent had been received.</p> <p>In response to a question from members the Senior Development Management Officer advised that the more significant changes to the original consent (W/20486) were securing Affordable Housing Payment, removing Permitted Development Rights and also ensuring the use of privacy screens where required.</p>
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6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 10TH JANUARY 2018

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 10th January 2019 be signed as a correct record.

CHAIR

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.]