

PLANNING COMMITTEE

Tuesday, 19 March 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, H.I. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips, J.G. Prosser, G.B. Thomas and J.E. Williams

Also in attendance:

Councillor D. Cundy who addressed the Committee in respect of planning application S/34991.

Councillor T. Higgins who addressed the Committee in respect of planning application S/37358.

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]
Z.A. Evans, Senior Technician (Planning Liaison)
K. Byrne, Assistant Solicitor
E. Bryer, Democratic Services Officer

Chamber, - County Hall, Carmarthen. SA31 1JP. - 12.00 - 4.10 pm

[**Note:** The Chair adjourned the meeting at 13:40 and reconvened at 2.30 pm. At 3.05 pm the Committee's attention was drawn to Council Procedure Rule 9 – Duration of Meeting and, as the meeting had been underway for three hours it was resolved to suspend standing orders to enable the Committee to complete the remaining business on the agenda.]

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor. K. Lloyd.

2. DECLARATIONS OF PERSONAL INTERESTS

Name	Minute Number	Nature of Interest
Councillor P. M. Edwards	5 – Planning Application S/37852 - Resurfacing of patio, removal of metal steps and replace with additional patio space. Erection of perimeter balustrading around patio. Extend drive paviors and remove current surface of loose slate off-cuts	Personal connection to the applicant.

	(retrospective) at 19 Elgin Road, Pwll, Llanelli, SA15 4AD	
John Thomas (Senior Development Management Officer)	6 – Planning Application W/38395 - Proposed replacement livestock building with under floor slurry storage at Nantygelli Farm, Cynwyl Elfed, Carmarthen, SA33 6UT	Applicant is a relative

3. S/34991 - RESIDENTIAL DEVELOPMENT OF UP TO 94 DWELLINGS, VEHICULAR ACCESS FROM MAES-AR-DDAFEN ROAD, OPEN SPACE, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE AT LAND AT CEFNCAEU, OFF MAES-AR-DDAFEN ROAD AND ERWLAS, LLWYNHENDY, LLANELLI

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 4.1 of the Planning Committee held on the 7th March, 2019 refers), the purpose of which was to enable the Committee to view the site in light of concerns raised locally. He referred, with the aid of PowerPoint slides, to the written report of the Head of Planning 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 the local and national policies relevant to the assessment of the application. He advised that the Head of Planning was recommending approval of the application for the reasons detailed within the 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 being that the scale and design was not in keeping with the locality, flooding and impact on infrastructure and amenities. The proposal was therefore considered by the objector to be contrary to Policy SP1, SP3, GP1 and GP4 of the Carmarthenshire Local Development Plan.

The Senior Development Management Officer (South) and the applicant's agent responded to the issues raised by the objectors.

UNANAMOUSLY RESOLVED that Planning Application S/34991 be granted subject to the conditions detailed within the report of the Head of Planning.

4. S/38295 - CONSTRUCTION OF NEW HOUSE WITH INTEGRAL GARAGE AT PLOT 3, HEOL BRONALLT, FFOREST, LLANELLI, SA4 7TE

The Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 4.1 of the Planning Committee held on the 7th March, 2019 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 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 the local and national policies relevant to the assessment of the application.

UNANAMOUSLY RESOLVED that Planning Application S/38295 be granted contrary to the Head of Planning's recommendation, on the basis that it was deemed to be in accordance with Policy GP1, subject to conditions to be drafted by the Head of Planning to include the completion of Unilateral Undertaking.

5. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

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;

S/37358	<p>Up to 27 residential dwellings - Reserved Matters to Outline approval S/29469 at land to the north of Tycroes Rugby Club, Penygarn Road, Tycroes, Ammanford, SA18 3NY</p> <p>A representation was received from Cllr. Tina Higgins objecting to the proposed development and reiterating the points detailed within the Head of Planning's written report, including the following:-</p> <ul style="list-style-type: none">• the construction compound was sited too close to existing properties;• ecological and environmental impact of the development;• inadequate access to the site;• site was prone to flooding;• existing infrastructure would not accommodate construction traffic. <p>The Senior Development Management Officer and Senior Technician (Highways Planning Liaison) responded to the issues raised.</p>
S/37852	<p>Resurfacing of patio, removal of metal steps and replace with additional patio space. Erection of perimeter balustrading around patio. Extend drive paviers and remove current surface of loose slate off-cuts (retrospective) at 19 Elgin Road, Pwll, Llanelli, SA15 4AD</p> <p>[Note: Councillor P Edwards, having earlier declared an interest</p>

	<p>in this item, left the Council Chamber prior to the consideration and determination thereof.]</p> <p>A written request for the Committee to undertake a site inspection was denied.</p> <p>A representation was received objecting to the proposed development and reiterating the points detailed within the Head of Planning's written report, including the following:-</p> <ul style="list-style-type: none"> • the storage areas could be used as accommodation / living areas; • loss of privacy; • existing hedgerow was not considered to be a suitable permanent screen. <p>The Senior Development Management Officer (East) and the applicant's Agent responded to the issues raised.</p> <p>It was noted that there was a typographic error in condition 3 of the application and to meet the relevant test of reasonableness, it should state that the existing hedge should be maintained at a minimum height of 1.8m and not 1.9m.</p>
S/38175	Detached dwelling house at land part of 11 Penygaer Road, Llanelli, SA14 8RU

6. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY 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:-

W/36559	Change of use of vacant land for the siting of 18 static caravans as an extension to the existing adjacent Ants Hill Caravan Park at Ants Hill Caravan & Camping Park, Laugharne, Carmarthen, SA33 4QN
W/38395	<p>Proposed replacement livestock building with under floor slurry storage at Nantygelli Farm, Cynwyl Elfed, Carmarthen, SA33 6UT</p> <p>(NOTE: John Thomas, Senior Development Management Officer declared an interest in this application left the Council Chamber during its consideration by the Committee and took no part in discussions or its determination thereof.)</p>

7. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 19TH FEBRUARY, 2019

UNANAMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 19th February, 2019 be signed as a correct record subject to the following correction – Cllrs. J James and K Howell declared an interest and left the Chamber during consideration of application S/38235 and not application S/37075 as stated.

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.]