

PLANNING COMMITTEE

Thursday, 19 September 2019

PRESENT: Councillor A. Lenny (Chair)

Councillors:

S.M. Allen, J.M. Charles, I.W. Davies, J.A. Davies, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, B.D.J. Phillips and J.E. Williams

Also in attendance:

Councillor G. John in respect of planning application W/38125
G. Morgan – Transport Planner with Atkins Framework

The following Officers were in attendance:

K. Byrne, Assistant Solicitor
J. Edwards, Development & Built Heritage Manager
L. Quelch, Head of Planning
P. Roberts, Development Management Officer
J. Thomas, Senior Development Management Officer [South]
K. Thomas, Democratic Services Officer

Chamber, County Hall - County Hall, Carmarthen. SA31 1JP. - 11.40 am - 2.45 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P. Edwards, K. Madge and G.B. Thomas

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
D. Phillips	3.2 – Planning Application W/37120 – Development of site with the erection of both a freestanding restaurant and a freestanding coffee shop, both with associated drive through facility. Installation of access road, associated car park, patio areas, extraction equipment and wider associated works to the site at land at St Clears Roundabout, Old Tenby Road, St Clears, Carmarthen, SA33 4JW	Related to some of the objectors
K. Howell	4.1 – Planning Application S/38106 – Variation of Condition 1 on S/30598 (Extension of Time) at Site 5 and 6, land adjacent to former Grillo Site, Burry Port,	Director of Cartrefi Croeso

	SA16 0LT	
K. Howell	4.2 – Planning Application S/38251 – Variation of Condition 1 of S/30678 (to allow a further 3 years for the submission of reserved matters) at former Grillo Works, Harbour Road, Burry Port, SA16 0LY	Director of Cartrefi Croeso
M. Charles	5.1 – Planning Application W/39158 – Extension to existing Childrens nursery, Cwtsh y Clos, Danrallt, Llanarthne, Carms, SA32 8JX at Meithrinfa Cwtsh y Clos Nursery, Danrallt, Llanarthne, Carmarthen, SA32 8JX	Related to the applicant

3. TO CONSIDER THE HEAD OF PLANNING'S REPORTS ON THE FOLLOWING PLANNING APPLICATIONS [WHICH HAD BEEN THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE] AND TO DETERMINE THE APPLICATIONS

3.1. W/38125 - PROPOSED DEVELOPMENT OF 36 RESIDENTIAL DWELLINGS AND ASSOCIATED WORKS AT LAND TO THE SOUTH OF DOL Y DDERWEN, LLANGAIN, CARMARTHENSHIRE, SA33 5BE

The Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 3.2 of the Planning Committee held on the 2nd May, 2019 refers), the purpose of which was to enable the Committee to view the access and egress arrangements for the site in light of highway safety concerns. 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.

The Committee was 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 some of the points detailed within the Head of Planning's report, with the main areas of concern relating to the access arrangements to the site though Dol Y Dderwen, safety at the junction with School Road and the B4312, the suggested alternative access via Church Road, the potential environmental impact for residents together the potential impact on the wider highway network arising from increased traffic generated by the development, particularly in relation to traffic flows along Alltynap Road, Johnstown.

The applicant's agent, Development Management Officer and the Transport Planner responded to the issues raised.

The Committee in considering the report had regard to the alternative access along Church Road proposed by the residents and the claimed adjacent land owners' preparedness to enter into a 'land swap' with the applicant to facilitate the widening of Church Road to create an alternative access to the development site. As a result, views were expressed that determination of the application could be deferred to enable discussions to take place between the developer, adjacent land owner and Planning Department on that alternative access.

The Head of Planning advised that should the applicant be prepared to agree to the suggested alternative access, it would require the submission of a new planning application and appropriate re-consultations to take place

UNANIMOUSLY RESOLVED that consideration of Planning Application W/38125 be deferred to enable discussions to take place between the developer, adjacent landowner and the planning department on the feasibility of amending the access to the development site via Church Road.

3.2. W/37120 - DEVELOPMENT OF SITE WITH THE ERECTION OF BOTH A FREESTANDING RESTAURANT AND A FREESTANDING COFFEE SHOP, BOTH WITH ASSOCIATED DRIVE THROUGH FACILITY. INSTALLATION OF ACCESS ROAD, ASSOCIATED CAR PARK, PATIO AREAS, EXTRACTION EQUIPMENT AND WIDER ASSOCIATED WORKS TO THE SITE AT LAND AT ST CLEARS ROUNDABOUT, OLD TENBY ROAD, ST CLEARS, CARMARTHEN, SA33 4JW

(NOTE: Councillor D. Phillips having earlier declared an interest in this item left the Council Chamber during its consideration by the Committee)

The Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 5.1 of the Planning Committee held on the 25th July, 2019 refers), the purpose of which was to enable the Committee to view the access arrangements for 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.

The Committee was 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 some of the points detailed within the Head of Planning's report/ with the main areas of concern relating to the potential impact the fast food restaurant could have on the health of young people, the site lay outside the development limits for St Clears, the proposal did not meet the aspirations of the Council's Rural Development Board to encourage youngsters to return to their roots, phase 2 of the development would soon follow with the creation of a chain pub/restaurant to the detriment of existing businesses in St Clears, money generated by the development would be retained by

multi-nationals not a local company and the proposal was designed to maximise passing traffic to the detriment of existing businesses.

The applicant's agent, Development Management Officer and the Transport Planner responded to the issues raised.

The Chair advised that due to a prior engagement the local member was unable to attend the meeting and had submitted a written representation requesting the contents be read to the Committee. He read out the letter which contained a request for the application to be deferred to enable accurate measuring to take place of existing and proposed traffic flows in the locality

The Committee in considering the report had regard to the provisions of the Local Development Plan and the fact the site lay outside the Development Limits for St Clears. It was of the view the application should be refused for that reason.

RESOLVED that Planning Application W/37120 be refused, contrary to the recommendation of the Head of Planning on the basis the site lay outside the development limits for St Clears, as defined within the adopted Carmarthenshire Local Development Plan.

(Note: following conclusion of the above item, the Committee adjourned at 2.05 p.m., reconvening at 2.15 p.m.)

4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

4.1 **UNANIMOUSLY RESOLVED that the following planning applications be granted subject to the conditions detailed in the Head of Planning's Report and or reported at the meeting:-**

S/38106	Variation of Condition 1 on S/30598 (Extension of Time) at Site 5 and 6, land adjacent to former Grillo Site, Burry Port, SA16 0LT (NOTE: Councillor K. Howell, having earlier declared an interest in this item left the Council Chamber during its consideration by the Committee)
S/38251	Variation of Condition 1 of S/30678 (to allow a further 3 years for the submission of reserved matters) at former Grillo Works, Harbour Road, Burry Port, SA16 0LY (NOTE: Councillor K. Howell, having earlier declared an interest in this item left the Council Chamber during its consideration by the Committee)

5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

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

W/39158	<p>Extension to existing Childrens nursery, Cwtsh y Clos, Danrallt, Llanarthne, Carmar, SA32 8JX at Meithrinfa Cwtsh y Clos Nursery, Danrallt, Llanarthne, Carmarthen, SA32 8JX</p> <p>(NOTE: Councillor M. Charles, having earlier declared an interest in this item left the Council Chamber during its consideration by the Committee)</p>
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6. MINUTES

6.1. 6TH AUGUST, 2019

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 6th August, 2019 be signed as a correct record.

6.2. 22ND AUGUST, 2019

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 22nd August, 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.]