

PLANNING COMMITTEE

17 October 2019

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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, B.D.J. Phillips and J.E. Williams

Also in attendance:

Mr G. Morgan, Transport Planner with Atkins Framework

The following Officers were in attendance:

L. Quelch, Head of Planning;
Z.A. Evans, Senior Technician (Planning Liaison);
G. Noakes, Senior Development Management Officer [East];
J. Thomas, Senior Development Management Officer [South];
C. Greves, Development Management Officer [West];
S. Murphy, Senior Solicitor;
J. Owen, Democratic Services Officer.

Chamber, County Hall, Carmarthen: 10:00am - 12:10pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S.M. Allen, K. Madge and G.B. Thomas.

2. DECLARATIONS OF PERSONAL INTERESTS

Name	Minute Number	Nature of Interest
Councillor B.D.J. Phillips	5.2 – Planning Applications: W/38261, W/38262 and W/38263	Applicant is a family member.

3. AREA EAST - 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/Addendum and or reported at the meeting:-

E/39168	Change of use and extension of existing building to form an A3 hot food premises including both delivery and collection of hot dinners, and the retention of previously approved (temporary) A1 retail use for the sale of guns and ammunition at 2 Ffordd Y Glowyr, Betws, Ammanford, SA18 2FG
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4. AREA SOUTH - 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/Addendum and or reported at the meeting:-

S/39356	<p>Proposed 4 bedroom residential dwelling at land rear of 43 Penllwyngwyn Road, Bryn, Llanelli, SA14 9UG</p> <p>The Senior Development Management Officer [South] reported that the addendum contained an amendment of a typographical error within the report.</p>
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5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

5.1 RESOLVED that the following planning application be refused contrary to the Head of Planning's recommendation on the basis that the proposed development was contrary to Policy TR3 and TAN18 due to highway safety concerns and the significant impact on local residents.

W/38125	<p>Proposed development of 36 residential dwellings and associated works at land to the south of, Dol y Dderwen, Llangain, Carmarthenshire, SA33 5BE</p> <p>The Development Management Officer reminded Members that the decision on this application was deferred at the Committee's meeting held on 19 September 2019 to enable discussions to take place between the applicant, adjacent land owner and officers on a potential alternative access to the development via Church Road.</p> <p>It was reported that in response to the deferral, the applicant had undertaken a further assessment of the access to the development and confirmed that the Committee's suggested alternative access via Church Road would not be possible for reasons outlined within the Head of Planning's report.</p> <p>A representation was received from the Local Member stating that whilst the development was welcomed in-principle, it was noted that there had not been any further changes to the application to address the concerns raised in relation to the access and therefore objected to the proposed development on the basis of safety concerns regarding the proposed means of access to the development as detailed within the report.</p> <p>The Senior Development Management Officer [East] and the Transport Planner responded to the issues raised.</p>
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5.2 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:-

[**Note:** Councillor D. Phillips having earlier declared an interest in applications W/38261, W/38262 and W/38263 left the Council Chamber prior to the consideration and determination thereof.]

W/38261	Removal Of Collapsed Stone Building and Construction of 1 Dwelling at Land adj Penybont, No 1 Penybont, Llanboidy, Whitland, Carm, SA34 0EH
W/38262	Removal of Collapsed Stone Building and Construction of 1 Dwellings at Land adj Penybont, No 1 Penybont, Llanboidy, Whitland, Carm, SA34 0EH
W/38263	Demolition and Removal of Derelict Agricultural Buildings, and Construction of New 3 Bedroom Dwelling at Land adj Penybont, No 1 Penybont, Llanboidy, Whitland, Carm, SA34 0EH

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

W/38893	<p>This Planning Application is for a low impact, Sustainable Horticultural Development under Welsh Government Policy Tan 6, One Planet Development. The Land is currently classified as agricultural land and the application will involve a change of use for the land or part of it to residential use at Parc yr Odyn, Hebron, Whitland, SA34 0XT.</p> <p>A representation was received from the Local Member whereby whilst he was in support of the application, made comment that a previous application was declined for the former owner of the site. In response to the comment, the Development Management Officer [West] explained to the Committee the main differences between the previous application and current application and emphasised that the Committee consider the application before them.</p>
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5.4 RESOLVED that:-

5.4.1 the following planning application be refused on the basis that the application constituted the development of an open market dwelling which was not consistent with the policies of the LDP;

5.4.2 officers advise the applicant that a submission of a revised application to include a genuine local need, in line with the policy objectives under Policy AH3 would be considered at no further cost to the applicant.

W/39008	Erection of a Dwelling at Land at Maesyffynnon, Llangynog, SA33 5DA A representation was received from the Local Member supporting the application due to the reasons of local need and social circumstances. The Senior Development Management Officer [East] highlighted to the Committee that the applicant was seeking an unencumbered open market dwelling rather than a local needs dwelling as permitted under Policy AH3 of the Plan. Whilst Members were sympathetic to the reasons highlighted by the Local Member and provided within the applicant's supporting information, the Committee's position was that the application was not consistent with the policy objectives of the Local Development Plan and those of National Planning Policy.
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6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 19TH SEPTEMBER 2019

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 19th September, 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.]