

PLANNING COMMITTEE

11 FEBRUARY 2020

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, H.I. Jones, M.J.A. Lewis, K. Madge and J.E. Williams

Also in attendance:

Councillor R. James in respect of Planning Application S/39984;
Councillors S. L. Davies and D. Cundy in respect of Planning Application S/39538;
Councillor. D.T. Williams in respect of Planning Application W/39625.

The following Officers were in attendance:

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

Chamber, County Hall, Carmarthen, SA31 1JP: 1.30pm - 3.55pm

[Note: *Cllr. H. I. Jones Chaired the meeting for planning applications S/39358 and E/39463 in place of Cllr. A. Lenny (Chair) as he was not present at the earlier site visits and therefore did not participate in the determination or vote on the decision of the applications.]

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C. Jones, D. Jones, B.D.J. Phillips and G.B. Thomas.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

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. S/39358 - CHANGE OF USE OF THE PROPERTY FROM A CLASS C3 RESIDENTIAL DWELLING TO A CLASS C2 CHILDRENS RESIDENTIAL HOME AT 2 ERW LAS, LLWYNHENDY, LLANELLI, SA14 9SF

[Councillor A. Lenny was not present at the site visit and therefore did not participate in the determination or vote on the decision of this application.]

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 5.1 of the Planning Committee held on the 14th January, 2020 refers), the purpose of which was to enable the Committee to view the site in light of concerns raised locally regarding the impact on the amenities. 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 from the Local Member, Town Council and residents objecting to the application re-iterating the objections detailed within the Head of Planning's report. The main areas of concern being that the location was inappropriate/unsuitable, increased noise, highway safety, potential to flooding and lack of information/assurance regarding the regulation of the property.

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

RESOLVED that:

3.1.1 Planning Application S/39358 be refused, contrary to the recommendation of the Head of Planning of concerns relating to Policies H6, TAN5, EP3 and GP1;

3.1.2 Officers to report back to the Planning Committee outlining the reasons for refusal.

3.2. E/39463 - PROPOSED DEMOLITION, AND ERECTION OF TWO STOREY REAR EXTENSION. REPLACEMENT OF GARAGE ROOF TO A TRADITIONAL SADDLE ROOF WITH TIMBER KINGPOST AT 29 CWMFFERWS ROAD, TYCROES, AMMANFORD, SA18 3TU

[Councillor A. Lenny was not present at the site visit and therefore did not participate in the determination or vote on the decision of this application.]

The Senior 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 30th January, 2020 refers), the purpose of which was to enable the Committee to view the site in light of objections received. 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 refusal of the application for the reasons detailed within the written report.

A statement was read out on behalf of Local Member Cllr. K. Davies in support of the application.

RESOLVED that Planning Application E/39463 be refused for the reasons as detailed within the report of the Head of Planning.

3.3. W/39625 - PROPOSED RESIDENTIAL DEVELOPMENT OF 6 NO. AFFORDABLE HOUSING UNITS. THE APPLICATION IS ALSO TO INCLUDE, INFRASTRUCTURE, PARTIAL HEDGEROW REMOVAL, LANDSCAPING IMPROVEMENTS, BIODIVERSITY MITIGATION & ENHANCEMENTS; AND ANY ANCILLARY WORKS AT LAND OFF, HIGH STREET, ABERGWILI, CARMARTHEN, SA31 2JA

The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 5.2 of the Planning Committee held on the 30th January, 2020 refers), the purpose of which was to enable the Committee to view the site in light of objections received. 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.

The Committee raised issues regarding the overpopulation of Abergwili and the potential light and privacy impact on neighbouring properties.

The Senior Development Management Officer (East) responded to the issues raised by the objectors.

RESOLVED that Planning Application W/39625 be granted subject to the conditions detailed within the report of the Head of Planning.

4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

RESOLVED that consideration of the following planning application be deferred to enable the Committee to undertake a site inspection:-

S/39984	<p>RETROSPECTIVE APPLICATION FOR THE RETENTION OF DWELLINGS ON PLOTS 4 AND 5 PREVIOUSLY APPROVED UNDER REFERENCE S/33081 AT PLOT 4 & 5, CERDDI GLASFRYN GARDENS, LLANELLI, SA15 3LL</p> <p>A representation was received from the Local Member objecting to the application based on loss of privacy on neighbouring properties.</p> <p>REASON: To enable the Committee to view the scale and size of the windows and the privacy impact on neighbouring properties.</p> <p>In line with the Planning Committee Protocol, the objectors who had requested to speak on this item chose to make their representations at the meeting following the site visit.</p>
----------------	--

5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 14TH JANUARY 2020

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 14th January, 2020 be signed as a correct record.

CHAIR

DATE