

# PLANNING COMMITTEE

27 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, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams.

**Also in attendance:**

Councillor H.A.L. Evans in respect of Planning Application W/39148.

**The following Officers were in attendance:**

J. Edwards, Development & Built Heritage Manager;  
E. Jones, Development Management Officer;  
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: 11:30am - 12:55pm**

**1. APOLOGIES FOR ABSENCE**

There were no apologies.

The Chair referred to Mr Kevin James, who had recently passed away following a short illness, only a few months into his retirement. Mr James was the former Assistant Engineer Planning Liaison who had attended many meetings of the Planning Committee.

**2. DECLARATIONS OF PERSONAL INTERESTS**

There were no declarations of personal interests.

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

**3.1. W/39590 - PROPOSED CHANGE OF USE OF EXISTING PASTURE LAND TO A CAMPSITE - TO INCLUDE 1 SHEPHERD'S HUT AND 5 TENTS AT PENRHIWSYCH, GLANTREN LANE, LLANYBYDDER, SA40 9SA**

[Note:

- Councillors C. Jones and G.B. Thomas were not present at the Planning Committee held on the 14<sup>th</sup> January 2020 and whilst remained present in the Chamber during the deliberations, did not participate in the determination or vote on the decision of the application.
- Councillors W.T. Evans and D. Jones were not present at the earlier site visit and therefore did not participate in the determination or vote on the decision of this application.]

The Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (minute 6.1 of the Planning Committee held on the 14<sup>th</sup> January, 2020 refers), the purpose of which had been to enable the Committee to view the proposed development to assess the impact on the highway.

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.

A representation was received from the local Member to the proposed development which whilst acknowledging some of the objections detailed within the head of Planning's written report, he expressed that he was in support of the development as it would encourage visitors to the area adding to the local economy.

**RESOLVED that Planning Application W/39590 be granted subject to the conditions detailed within the report.**

#### 4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

4.1 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/39148	Construction of a Showroom with Offices, and formation of parking area at land at Pentop Farm, Newcastle Emlyn, SA38 9NW
W/39068	Proposed residential dwellings with integral garages at plots 7 and 8, land opposite Golwg y Dyffryn, Capel Dewi, Carmarthen, SA32 8AD

4.2 UNANIMOUSLY RESOLVED that Planning Application W/39684 be granted, contrary to the recommendation of the Head of Planning to refuse, on the following basis:

4.1.1 the Committee believed that the application complied with Policies H5, GP1, TSM4 and EMP4;

4.1.2 the Head of Planning be authorised to impose appropriate conditions to include:

- a) the permission is valid for a 2 year period;
- b) stop up the existing access;
- c) secure compliance with the plans and description;
- d) the approval of a schedule of materials.

#### 5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 30<sup>TH</sup> JANUARY, 2020

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 30<sup>th</sup> January, 2020 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.]*