

# PLANNING COMMITTEE

TUESDAY, 30 JUNE 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, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips, G.B. Thomas, J.E. Williams and D.M. Cundy, Substitute for Councillor J.D. James.

**The following Officers were in attendance:**

L. Quelch, Head of Planning;  
J. Edwards, Development and Built Heritage Manager;  
G. Glenister, Development Management Officer;  
G. Noakes, Senior Development Management Officer [East];  
Z.M. James, Development Management Officer (South);  
J. Thomas, Senior Development Management Officer [South];  
A. Z. Evans, Assistant Engineer Planning Liaison;  
S. Murphy, Senior Solicitor;  
J. Owen, Democratic Services Officer.

**Virtual Meeting: 10:00am - 12:15pm**

**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor J.D. James.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor/s	Minute Number	Nature of Interest
J. Gilasbey	<b>4.1 - S/38282</b> Proposed construction of new 174 place Welsh Medium School and 30 place nursery with associated access, car parking, sports pitch, muga and associated landscaping and infrastructure works. At land east of Parc Pendre, Kidwelly, SA17 4AJ.	Councillor Gilasbey has been heavily involved with the project and therefore is predetermined.  Councillor Gilasbey is an LA Governor in Ysgol Gwenllian School, Kidwelly.
D. Cundy; C. Jones; D. Jones; A. Lenny; D. Phillips; G.B. Thomas.	<b>4.3 - S/39358 –</b> 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.	Councillors were not present at the Committee's site visit meeting held on 11th February 2020.

### **3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS.**

- 3.1 RESOLVED** that the following planning applications be granted subject to the conditions detailed within the Report of the Head of Planning and or reported at the meeting:-

<b>E/40029</b>	<b>Construction of four residential dwellings, and all associated works at land at, Ffordd y Glowyr, Betws, Ammanford, SA18 2JZ</b>
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### **4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS.**

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

<b>S/38282</b>	<b>Proposed construction of new 174 place Welsh Medium School and 30 place nursery with associated access, car parking, sports pitch, Muga and associated landscaping and infrastructure works. At land east of Parc Pendre, Kidwelly, SA17 4AJ</b>  (NOTE: Councillor J. Gilasbey having earlier declared an interest in this item left the meeting prior to the consideration and determination thereof.)
<b>S/39961</b>	<b>Proposed double storey extension and partial conversion of garage at 14 Lllys Cilsaig, Dafen, Llanelli, SA14 8QT</b>

- 4.2 RESOLVED** that the refusal reasons, based on the reasons provided by the Planning Committee on 11<sup>th</sup> February 2020, stated within the report of the Head of Planning be accepted:-

<b>S/39358</b>	<b>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</b>  (NOTE: Councillors D. Cundy, C. Jones, D. Jones, A. Lenny, D. Phillips and G.B. Thomas, having earlier declared an interest in that they were not present at the Planning Committee held on the 11 <sup>th</sup> February 2020 and whilst remained present within the meeting during the deliberations, did not partake in the discussions or vote on the decision of the report).
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## **5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS.**

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

<b>W/39871</b>	<b>Conversion of barn into a holiday let at Pantybarcud, Velindre, Llandysul, SA44 5XJ</b>
<b>W/40201</b>	<b>Demolition of existing kitchen, bathroom and outbuilding. Construction of single store flat roof extension to dwelling to include kitchen and bathroom at 53 Hillcroft, Heol Blaenhirwaun, Drefach, Llanelli, SA14 7AJ.</b>

- 5.2 RESOLVED** that Planning application W/39913 be granted, contrary to the Head of Planning's recommendation to refuse, on the basis that the proposed development was deemed to be within the policy of H5, SP15 and TSM4 and that the necessary conditions be imposed.

<b>W/39913</b>	<p><b>Conversion of a principal outbuilding, the dismantle and reconstruction of an attached existing outbuilding together with a connecting extension to form two holiday accommodation units at Bwlch, Capel Iwan, Newcastle Emlyn, SA38 9NW</b></p> <p>The Senior Development Management Officer [East] reported that he had received an e-mail from the agent clarifying that the new build element of the proposal although of a two-storey form, it only provides for single storey accommodation within. The agent did however understand and appreciate the draft reason for refusal in a policy context.</p> <p>A representation was made by the local Member, who stated that he was in support of the application, contrary to the officers recommendation to refuse and commented that the as the aim of the development was to adapt on old pig sty to be able to accommodate visitors by re-using the original stones the building would therefore not be out of character. Reference was made to a report developed by the Carmarthen Rural Affairs Task Group where it acknowledged concerns that rural areas were being left behind and that the key to sustainability was to encourage Tourism where possible. The local Member strongly expressed that the applicants should not be prevented in pursuing the proposed development which supported tourism in the area. In addition, contrary to the Officers recommendation to refuse the application, it was felt that the extension would be an improvement and was not deemed to be an extensive alteration and therefore proposed to grant the application, which was seconded.</p>
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	<p>The Senior Development Management Officer [East] reiterated to the Committee the reasons why the application was recommended for refusal as outlined in the report. The proposed development amounted to an extensive alteration, extension and re-construction to facilitate the creation of two holiday units and as such was considered contrary to Policies TSM4 and H5 of the Carmarthenshire County Local Development Plan 2014 and paragraph 3.4.1 of Technical Advice Note 23: Economic Development February 2014.</p> <p>The consensus of the Committee believed that the interpretation of the application was subjective.</p> <p>The Committee agreed that the necessary conditions should be imposed.</p>
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**6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE:**

**6.1. 11<sup>TH</sup> FEBRUARY 2020;**

**RESOLVED** that the minutes of the meeting of the Committee held on the 11<sup>th</sup> February, 2020 be signed as a correct record.

**6.2. 27<sup>TH</sup> FEBRUARY 2020;**

**RESOLVED** that the minutes of the meeting of the Committee held on the 27<sup>th</sup> February, 2020 be signed as a correct record.

**6.3. 4<sup>TH</sup> MARCH 2020.**

**RESOLVED** that the minutes of the meeting of the Committee held on the 4<sup>th</sup> March, 2020 be signed as a correct record.

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**CHAIR**

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**DATE**