

PLANNING COMMITTEE

THURSDAY, 28 MARCH 2024

PRESENT: Councillor W. T. Evans (Chair) (In Person)

Councillors (In Person):

| | | | |
|--------------|-----------------|-------------|------------|
| S.M. Allen | J.M. Charles | J.K. Howell | A.C. Jones |
| M.J.A. Lewis | B.D.J. Phillips | E. Skinner | R. Sparks |
| G.B. Thomas | | | |

Councillors (Virtually):

| | | | |
|---------------|------------|---------|-----------|
| T. Davies | A. Leyshon | D. Owen | M. Thomas |
| D.E. Williams | | | |

Also in attendance:

- Councillor H.A.L. Evans who addressed the Committee in respect of Planning Application number PL/00152 and PL/03344 (In Person);
- Councillor D. Jones who addressed the Committee in respect of Planning Application number PL/06809 (In Person);

Also Present (In Person):

R. Griffiths, Head of Place and Sustainability;
H. Towns, Senior Development and Enforcement Manager;
H. Rice, Senior Development Management Officer;
J. Thomas, Senior Development Management Officer [Aman Gwendraeth];
S. Martin, Solicitor;
G. Glenister, Senior Enforcement and Monitoring Officer;
A. Eynon, Principal Translator;
R. Morris, Members Support Officer;
J. Owen, Democratic Services Officer.

Also Present (Virtually):

D. Hall-Jones, Member Support Officer.

Chamber, County Hall, Carmarthen, SA31 1JP and remotely: 10:00am – 3:14pm

[NOTE:

At 11:25am the Committee adjourned for a break and reconvened at 11:30am.

At 1:00 pm the Committee's attention was drawn to Council Procedure Rule (CPR) 9 – Duration of Meeting and, as the meeting had been underway for three hours, it was resolved to suspend standing orders, in accordance with CPR 23.1, to enable the Committee to complete the remaining business on the agenda.

At 1:00pm the Committee adjourned for lunch and reconvened at 2:05pm.]

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor P. Cooper and M. Donoghue.

2. DECLARATIONS OF PERSONAL INTERESTS

| Councillor / Officer | Item | Reason |
|----------------------|---|-------------------------|
| G. Glenister | PL/07084 – Replacement outbuilding for use as a commercial preparation kitchen and domestic storage at 1 Parc Y Saint, Llansaint, Kidwelly, SA17 5JJ | Sister is the applicant |

3. DETERMINATION OF PLANNING APPLICATIONS

3.1 **UNANIMOUSLY RESOLVED** that the following planning applications be granted, subject to the conditions detailed within the Report/Addendum of the Head of Place and Sustainability and or reported at the meeting:-

| | |
|-----------------|--|
| PL/00152 | <p>Construction of a new effluent treatment plant to replace the current asset which has become outdated due to improvements in technology and treatment processes at Dairy Partners, The Creamery, Aberarad, Newcastle Emlyn, SA38 9DQ</p> <p>Following a presentation by the Senior Enforcement and Monitoring Officer, the Committee was advised that the Head of Place and Sustainability was recommending approval of the application, subject to the conditions, for the reasons detailed within the written report.</p> <p>Representations were received objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability's report and included the points detailed below:</p> <ul style="list-style-type: none"> • Intensification • Retrospective • Amenity • Noise from pumping into tankers • Noise from main factory (acoustic fence requested) • Odour from tanks and slurry tankers • Vibration from plant • Overlooking (when tanks are maintained) • Site should be assessed as a whole • Loss of water supply • Character / Location in Residential Location • Character of Area • Impact on setting of Grade II Listed Building • Flooding • The site and public highway are liable to flooding • Spillage of effluent or chemicals |
|-----------------|--|

| | |
|------------------------|--|
| | <ul style="list-style-type: none"> • Water Pollution • Pedestrian Safety (pavement needed) • Highways – Intensification of Lorry Movements • ‘Turning Area’ • Health and Safety after explosion near LNG tank • Complaints against engagement by the company and Planning Authority. <p>The Agent and Senior Enforcement and Monitoring Officer responded to the points raised.</p> <p>A representation was received from the local member expressing support for the application stating that the company was a large contributor to the economy and that the conditions outlined in the report would protect the concerns.</p> <p>A site visit was proposed to enable Committee Members to personally experience the level of smell emanating from the site. Whilst this was duly seconded, the proposal fell.</p> |
| <p>PL/03344</p> | <p>Replacement Clean-In-Place (CIP) tanks and associated new bunding at The Creamery, Aberarad, Newcastle Emlyn, SA38 9DQ</p> <p>Following a presentation by the Senior Enforcement and Monitoring Officer, the Committee was advised that the Head of Place and Sustainability was recommending approval of the application, subject to the conditions, for the reasons detailed within the written report.</p> <p>Representations were received objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability’s report and included the points detailed below:</p> <ul style="list-style-type: none"> • There are long standing issues with the operation of the site and the unauthorised Effluent Treatment Plant. • Amenity • Intensification since 2017 doubling production. • 24hr 7 Day Operation • Noise and Disturbance <p>The Agent and Senior Enforcement and Monitoring Officer responded to the points raised.</p> <p>A representation was received from the local member expressing support for the application.</p> |

| | |
|------------------------|--|
| <p>PL/07177</p> | <p>Proposed Construction of Livestock Building for Mixed Agricultural and Equine Use with Ancillary Hard standing and Landscaping [Resubmission of PL/05674 Refused on 18/07/2023] at Land at Mellions, Heol Ddu, Ammanford, SA18 2UG</p> <p>Following a presentation by the Senior Development Management Officer [Aman Gwendraeth], the Committee was advised that the Head of Place and Sustainability was recommending approval of the application subject to conditions and for the reasons detailed within the written report.</p> <p>A representation was received on behalf of an objector who lives directly below the proposed development, objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability's report and included the points detailed below:</p> <ul style="list-style-type: none"> • Concerns regarding the lack of tree survey and the lack of Japanese Knotweed being referenced within the application; • Lack of requests to remove or develop hedgerows to improve visibility; • No Green Infrastructure Assessment has been submitted within the application; • the entrance to Mellions is tight with poor visibility and on the brow of the steepening hill. <p>The Agent and Senior Development Management Officer [Aman Gwendraeth] responded to the points raised.</p> |
| <p>PL/06809</p> | <p>Replacement of demountable office outbuilding with a residential static caravan at Land part of Poplar Court, Llandeilo Road, Cross Hands, SA14 6NB</p> <p>Following a presentation by the Senior Development Management Officer [Aman Gwendraeth], the Committee was advised that the Head of Place and Sustainability was recommending approval of the application subject to conditions and for the reasons detailed within the written report.</p> <p>A representation was received objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability's report and included the points detailed below:</p> <ul style="list-style-type: none"> • Not complying with the legal requirements set out by the Mobile Homes (Wales) Act 2013; |

| | |
|------------------|--|
| | <ul style="list-style-type: none"> • Safety matters in respect of the required distances as set out in the Mobile Homes (Wales) Act 2013. <p>A representation was received by the local member objecting to the application re-iterated the points detailed within the Head of Place and Sustainability's report and added that the overall age of the residents would be over 50, it is too far to walk to local amenities from the site.</p> <p>The Agent, the Senior Development Management Officer [Aman Gwendraeth] and the Senior Development and Enforcement Manager responded to the points raised.</p> |
| PL/06943 | New dwelling to include provision of new parking and turning facility for existing dwelling house (Waun Cefn) at Land at Wauncefn, Heol Ddu, Ammanford, SA18 2UN |
| PL/007084 | <p>Replacement outbuilding for use as a commercial preparation kitchen and domestic storage at 1 Parc Y Saint, Llansaint, Kidwelly, SA17 5JJ</p> <p>Note: Mr Gary Glenister, Senior Enforcement and Monitoring Officer having earlier declared a personal interest in this item, had earlier left the meeting.</p> |

3.2 RESOLVED that the following planning application be deferred to enable the committee to undertake a site visit:

| | |
|-----------------|--|
| PL/06309 | <p>Variation of Condition 2 (to W/02132) to amend plans to include revised access ramp and amendments to dwelling at Plot adjacent to Hollybrook, Ffynnondrain, Carmarthen, SA33 6EE</p> <p>A representation was received from the Local Member requesting that the Committee undertake a site inspection in order to view be able to fully assess the full impact of the application.</p> <p>REASON – To enable the Committee to view the site as the images were not sufficient on their own to fully assess the impact.</p> <p>In accordance with Planning Committee Protocol, the objectors and the agent who had requested to speak in relation to this application, opted to make their representations at the meeting following the site visit.</p> |
|-----------------|--|

- 3.3 **UNANIMOUSLY RESOLVED** that consideration of the following planning application be deferred to a future meeting in order to allow the applicant to respond to Officer queries.

| | |
|----------|---|
| PL/06623 | Cessation of all use as a public house and the consolidation of the current residential component into 2 no. self-contained 2 bed houses at Angel Inn, Salem, Llandeilo, SA19 7LY |
|----------|---|

4. **APPEALS REPORT**

The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 18th March, 2024.

UNANIMOUSLY RESOLVED that the report be noted.

5. **TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE:-**

5.1. **29TH FEBRUARY 2024**

RESOLVED that the minutes of the meeting of the Committee held on the 29th February 2024 be signed as a correct record.

5.2. **12TH MARCH 2024**

RESOLVED that the minutes of the meeting of the Committee held on the 12th March 2024 be signed as a correct record.

CHAIR

DATE