

# PLANNING COMMITTEE

6<sup>TH</sup> APRIL 2017

**PRESENT:** Councillor A. Lenny (Chair)

**Councillors:**

S.M. Allen, J.M. Charles, A.P. Cooper, D.B. Davies, I.W. Davies, J.A. Davies, T. Davies, W.T. Evans, J.K. Howell, I.J. Jackson, A.W. Jones, H.I. Jones, W.J. Lemon, M.J.A. Lewis, K. Madge, M.K. Thomas and J.S. Williams

**Also Present:**

Councillor E. Williams who addressed the Committee in respect of Planning Application W/34901 and W/34931.

**The following Officers were in attendance:**

S. Murphy, Senior Solicitor  
K. Byrne, Assistant Solicitor  
C Davies, Development Management Officer  
J. Edwards, Development Management Manager  
K. James, Assistant Engineer Planning Liaison  
S. Murphy, Senior Solicitor  
G. Noakes, Senior Development Management Officer [East]  
J. Owen, Democratic Services Officer  
J. Thomas, Senior Development Management Officer [South]  
S.W. Thomas, Senior Development Management Officer [West]  
K. James, Assistant Engineer Planning Liaison  
J. Owen, Democratic Services Officer

**Chamber, County Hall, Carmarthen - 10.00 am - 12.30 pm**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence was received from Councillor D.C. Evans.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
D. Davies	<b>5 – Planning Application W/34225 -</b> The provision of a shared use path along the Lower Towy Valley. The proposal is to utilise parts of a former rail corridor along with an existing right of way, on agricultural land at Towy Valley Cycleway, Between Nantgaredig and Whitemill, Carmarthen.	Chairman of Carmarthen Amateur Angling Association

A. Lenny	<b>5 – Planning Application W/35161 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	Member of the Committee responsible for the Velodrome
A. Lenny	<b>5 – Planning Application W/35162 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	Member of the Committee responsible for the Velodrome
A. Lenny	<b>5 – Planning Application W/35169 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	Member of the Committee responsible for the Velodrome
A. Lenny	<b>5 – Planning Application W/35170 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	Member of the Committee responsible for the Velodrome
H.I. Jones	<b>5 – Planning Application W/35161 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	He frequently uses the park within the Velodrome as a member of the Quins Club.
H.I. Jones	<b>5 – Planning Application W/35162 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	He frequently uses the park within the Velodrome as a member of the Quins Club.

H.I. Jones	<b>5 – Planning Application W/35169 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	He frequently uses the park within the Velodrome as a member of the Quins Club.
H.I. Jones	<b>5 – Planning Application W/35170 -</b> Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX	He frequently uses the park within the Velodrome as a member of the Quins Club.

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

3.1 **RESOLVED** to note that the determination of the following application be deferred for further consultations as detailed within the Addendum.

<b>E/33695</b>	<b>Full planning for the erection of a poultry unit on farm to accommodate free range chickens (egg production) together with associated feed bins, internal farm access and associated works at Godre Garreg, Llangadog, SA19 9DA</b>
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3.2 **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:-

<b>E/34849</b>	<b>One residential dwelling (local needs) at land opposite Tegfan, Talley, Llandeilo, SA19 7YL</b>  It was noted that the report stated 'Manordeilo and Salem Community Council – No comments received to date', however, this should read 'Talley Community Council – No comments received to date.'
<b>E/35109</b>	<b>Change of use from Class A1 (Retail) to Class A3 (Food and Drink) - including ancillary seating and the installation of extraction and ventilation equipment at 9 Cross Inn Buildings, College Street, Ammanford, SA18 3AL</b>

**3.3 UNANIMOUSLY RESOLVED** that the following planning application be refused for the reasons detailed within the Report/Addendum of the Head of Planning:-

<b>E/33595</b>	<b>Conversion of a water storage tank and the plant shed to a holiday let at land at Bryngioallt, Felingwm, Carmarthen, SA32 7PX</b>
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#### **4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS**

**UNANIMOUSLY RESOLVED** that consideration of the following planning application be deferred to enable the Committee to undertake a site visit.

<b>S/35189</b>	<b>Siting of two detached dwelling houses at land at former Cwmblawd Sawmills, Llannon Road, Pontyberem, Llanelli, SA15 5NB</b>  <b>REASON:</b> To enable the Committee to view the site due to the planning history of the site.
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#### **5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS**

**5.1 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:-

<b>W/31230</b>	<b>16 residential units together with public car parking areas and associated site roadways. The proposal includes the removal of numerous trees and other foliage. The residential units include 4 no. 4 bed detached homes, 5 no. 2 bed affordable dwellings, 1 no. 2 bed detached dwelling and 6 no. 3 bed semi-detached dwellings at land at rear of Maesgriffith, High Street, Llansteffan, Carmarthenshire, SA33 5JW</b>
<b>W/34225</b>	<b>The provision of a shared use path along the Lower Towy Valley. The proposal is to utilise parts of a former rail corridor along with an existing right of way, on agricultural land at Towy Valley Cycleway, between Nantagaredig and Whitemill, Carmarthen</b>  [NOTE: Councillor. D. Davies, having earlier declared an interest in this item left the Council Chamber during its consideration and took no part in its determination].  Additional condition to include access control gates.

**5.2 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:-

[Cllr A. Lenny, having earlier declared an interest, vacated the Chair in order to make a representation in respect of planning applications W/35161, W/35162, W/35169 and W/35170, following which he left the Council Chamber. Cllr. D. Davies, presided over the meeting during consideration of the aforementioned applications.

Cllr. H.I. Jones declared an interest in respect of planning applications W/35161, W/35162, W/35169 and W/35170 and left the Council Chamber.]

<b>W/35161</b>	<b>Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track. Repair and re-setting of the original perimeter railing and concrete posts. Concrete repairs to the velodrome steps on the north side of the track. Repair of the existing concrete velodrome surface. Extension of the inner edge of the velodrome surface to create a safety "Blue Zone". Installation of a new safety fence to the perimeter of the track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX</b>
<b>W/35162</b>	<b>Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track. Repair and re-setting of the original perimeter railing and concrete posts. Concrete repairs to the velodrome steps on the north side of the track. Repair of the existing concrete velodrome surface. Extension of the inner edge of the velodrome surface to create a safety "Blue Zone". Installation of a new safety fence to the perimeter of the track at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX</b>
<b>W/35169</b>	<b>Conservation, renovation and improvement of Carmarthen Park velodrome, including: repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track. Repair and re-setting of the original perimeter railing and concrete posts. Preparation and re-decoration of the original perimeter railing and concrete posts. Concrete repairs and the reinstatement of missing or inappropriate elements to the velodrome steps on the north side of the track. Replacement of the existing concrete velodrome surface with a new concrete surface. Extension of the inner edge of the velodrome surface to create a safety "Blue Zone". Installation of a new safety fence to the perimeter of the track. The treatment of the concrete surface of the velodrome to allow the surface of the track to meet the performance criteria required by British Cycling at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX</b>

W/35170	<p>Conservation, renovation and improvement of Carmarthen Park velodrome, including, repair, re-setting and renewal of damaged and missing bricks to the perimeter edging of the velodrome track. Repair and re-setting of the original perimeter railing and concrete posts. Preparation and re-decoration of the original perimeter railing and concrete posts. Concrete repairs and the reinstatement of missing or inappropriate elements to the velodrome steps on the north side of the track. Replacement of the existing concrete velodrome surface with a new concrete surface. Extension of the inner edge of the velodrome surface to create a safety "blue zone". Installation of a new safety fence to the perimeter of the track. The treatment of the concrete surface of the velodrome to allow the surface of the track to meet the performance criteria required by British Cycling at Carmarthen Park Velodrome, Morfa Lane, Carmarthen, SA31 3AX</p>
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5.3 **UNANIMOUSLY RESOLVED** that consideration of the following planning applications be deferred to enable the Committee to undertake a site visit.

W/34901	<p><b>Detached dwelling house at land at Mounthill, Mount Pleasant, Pensarn, Carmarthen, SA31 2LJ</b></p> <p>Representation was received in relation to the proposed development which had been recommended for refusal by officers.</p> <p>Following the above representation it was proposed and seconded that the Committee undertake a site visit.</p> <p><b>REASON:</b> To enable the Committee to view the site.</p>
W/34931	<p><b>Alterations to front boundary stone wall to facilitate a vehicular access at land at Mounthill, Mount Pleasant, Pensarn, Carmarthen, SA31 2LJ</b></p> <p>Representation was received in relation to the proposed development which had been recommended for refusal by officers.</p> <p>Following the above representation it was proposed and seconded that the Committee undertake a site visit.</p> <p><b>REASON:</b> To enable the Committee to view the site.</p>

- 5.4 **UNANIMOUSLY RESOLVED** that the approval reasons and conditions drafted by the Head of Planning, as detailed in the report, in relation to the following planning application which was granted planning permission by the Planning Committee, contrary to the officer recommendation, on 21<sup>st</sup> March, 2017, be endorsed:-

<b>W/35171</b>	<b>Erection of a log cabin adjacent to existing buildings. Further accommodation is required for the existing holiday business to cater for additional capacity. The accommodation will be accessible for wheelchair users and the less able, this is to support our business model to provide high quality accessible accommodation, which is deficient in this area at Creigiau Bach, Llangain, Carmarthen, Carmarthenshire, SA33 5AY</b>
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6. **TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 9<sup>TH</sup> MARCH 2017**

**RESOLVED** that the minutes of the meetings of the Committee held on the 9<sup>th</sup> March 2017, be signed as a correct record.

*Please note that 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.*

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**CHAIR**

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**DATE**