

PLANNING COMMITTEE

THURSDAY, 16TH NOVEMBER, 2017

PRESENT: Councillor A. Lenny [Chair]

Councillors:

S.M. Allen, J.M. Charles, S.A. Curry, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans, S.J.G. Gilasbey, J.D. James, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis and K. Madge

Also in attendance:

Councillor G. John, who addressed the Committee in respect of Planning Application W/35655;
Councillor D. Nicholas, who addressed the Committee in respect of Planning Application E/35478;
Councillor E. Schiavone, who addressed the Committee in respect of Planning Application W/36312;
Councillor L.M. Stephens, who addressed the Committee in respect of Planning Application W/36194;
Councillor J. Tremlett, who addressed the Committee in respect of Planning Application W/35450;
Councillor D.E. Williams, who addressed the Committee in respect of Planning Application W/36197

The following officers were in attendance:

Mr J. Edwards	-	Development & Built Heritage Manager
Mr G. Noakes	-	Senior Development Management Officer
Mr J. Thomas	-	Senior Development Management Officer
Ms H. Rice	-	Development Management Officer
Mr S. Murphy	-	Senior Solicitor
Mr K. James	-	Assistant Engineer Planning Liaison
Mrs M. Evans Thomas	-	Principal Democratic Services Officer

Chamber, County Hall, Carmarthen : 10.00 a.m. - 12.40 p.m.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L. Bowen, J.K. Howell, K. Lloyd, G.B. Thomas and J.E. Williams.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

3.1 UNANIMOUSLY 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:-

E/35318	<p>Reserved Matters following Outline Planning E/29537 dated 25/03/2014 – details of the siting, design, external appearance, landscaping and means of access together with the discharge of condition numbers 5, 6, 9, 10 and 11 at Land Adjacent to No. 24 Woodlands Park, Ammanford, SA18 2HF.</p>
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3.2 RESOLVED that the following planning application be refused for the reasons detailed within the Report/Addendum of the Head of Planning and/or reported at the meeting:-

E/35478	<p>Repair and conversion of Salem Chapel into one residential dwelling at Salem Chapel, Campbell Road, Llandybie, Ammanford, SA18 3UP</p> <p>A representation was received in support of the application as the building is in the middle of the village and since 2005 it has become more and more derelict which was unfair on neighbouring residents as their properties were being devalued as a consequence. As the property is empty it is the subject of vandalism and anti-social behaviour with slates being torn off the roof and it was felt that it would be far better to see a family home at this location.</p> <p>The Senior Development Management Officer responded to the issues raised.</p>
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3.3 RESOLVED that the following planning application be refused, contrary to the recommendation of the Head of Planning, on the basis that the proposal is contrary to Policy GP1 of the LDP in that the scale and height of the proposed dwelling shall result in detrimental effect on neighbouring properties:-

E/36077	<p>Proposed two storey dwelling house and detached garage at land opposite Brodawel, Llandeilo, SA19 7TA.</p> <p>A representation was received objecting to the proposed development which reiterated the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none"> • What is being proposed is not suitable for the location and a single storey dwelling would be more appropriate; • The proposed dwelling and ground height would be significantly higher than the neighbouring property; • The garage is very close to the boundary and would be overbearing; • The proposed development is in a small cluster of single storey properties so it would stand out; • The proposal for a large house, garage and driveway all crammed onto a small site constituted over development; • The proposal is contrary to several aspects of the LDP and in particular Policy GP1; • Highways conditions refer to the fact that the site should be used for a single storey property. <p>The applicant's agent and Senior Development Management Officer responded to the issues raised.</p> <p>A request for a site visit was duly moved and seconded, however, following a vote the request was not acceded to.</p>
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4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

4.1 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:-

W/35783	<p>New archive repository facility to rear of existing library. Includes new ramped staff entrance from public car park; new blue pennant paving to archive staff entrance. Proposals to include for new fire stair within existing library at land adjacent to Carmarthen Library, St. Peter's Street, Carmarthen, SA31 1LN</p>
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W/35784	New archive repository facility to rear of existing library. Includes new ramped staff entrance from public car park; new blue pennant paving to archive staff entrance. Proposals to include for new fire stair within existing library at land adjacent to Carmarthen Library, St. Peter's Street, Carmarthen, SA31 1LN
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4.2 RESOLVED that the following planning application be refused for the reasons detailed within the Report/Addendum of the Head of Planning and/or reported at the meeting:-

W/36312	<p>Repairs and strengthening boundary wall at 1 Parc Starling, Johnstown, Carmarthen, SA31 3HX.</p> <p>A representation was received in support of the application, which reiterated the points detailed within the Head of Planning's written report and included the following:-</p> <ul style="list-style-type: none"> • The wall is safer and more secure than it was before; • The applicant is going to improve on the finishing of the wall; • There are other similar walls in the county
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4.3 UNANIMOUSLY RESOLVED that consideration of the following planning applications be deferred to enable the Committee to undertake a site visit:-

W/35450	<p>Proposed residential development including 42 no. dwellings at land adjacent to Laugharne Primary School, Laugharne, SA33 4SQ</p> <p>REASON: In view of concerns raised regarding highway safety.</p> <p>A representation was received requesting that the Committee undertake a site visit in view of concerns over the increased traffic which will be generated and the safety of pedestrians, in particular children walking to and from school.</p> <p>In accordance with Planning Committee Protocol, the objectors who had requested to speak in relation to this application, opted to make their representations at the meeting following the site visit.</p>
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<p>W/35655</p>	<p>Construction of a tyre recycling warehouse with associated offices, operational yard, storage compounds and ancillary infrastructure at land off Alltynap Road, Johnstown, Carmarthen, SA31 3QY</p> <p>REASON: To enable the Committee to view the site in view of concerns raised regarding the proximity of residential properties and highway safety.</p> <p>A representation was received requesting that the Committee undertake a site visit in view of concerns raised over the proximity of residential properties and also the fact that there are existing road safety concerns in the area.</p>
<p>W/36194</p>	<p>Demolition of bungalow and construction of a replacement dwelling house and garage (re-submission of W/35643) at Swn y Mor, Ferryside, SA17 5RS</p> <p>REASON: To enable the Committee to view the site to gain a perception of the proposed dwelling in relation to neighbouring properties.</p> <p>A representation was received requesting that the Committee undertake a site visit to enable them to view the existing house and to gain a perception of the proposed replacement dwelling and whether there would be any potential detriment to neighbouring properties.</p>
<p>W/36197</p>	<p>Retention of use of part of dwelling house as a hairdressing and beauty salon at Pibwr Mill, Bolahaul Road, Cwmffrwd, Carmarthen, SA31 2LW</p> <p>REASON: To enable the Committee to view the nature of the application site.</p> <p>A representation was received requesting that the Committee undertake a site visit to enable them to gain an appreciation of the closed nature of the site and the junction set up.</p>

5. PLANNING ENFORCEMENT AND MONITORING PERFORMANCE INDICATORS -QUARTER 1

The Committee considered a report detailing performance in relation to Best Value National Planning Performance Indicator targets for enforcement action for the period April-June 2017 (quarter 1)

UNANIMOUSLY RESOLVED that the Planning Enforcement and Monitoring Performance Indicators report for Quarter 1 be received.

6. PLANNING ENFORCEMENT AND MONITORING PERFORMANCE INDICATORS -QUARTER 2

The Committee considered a report detailing performance in relation to Best Value National Planning Performance Indicator targets for enforcement action for the period July-September 2017 (quarter 2)

UNANIMOUSLY RESOLVED that the Planning Enforcement and Monitoring Performance Indicators report for Quarter 2 be received.

7. MINUTES

7.1. 3RD OCTOBER, 2017

RESOLVED that the minutes of the meeting of the Planning Committee held on 3rd October, 2017 be signed as a correct record.

7.2. 19TH OCTOBER, 2017

RESOLVED that the minutes of the meeting of the Planning Committee held on 19th October, 2017 be signed as a correct record.

8. EXCLUSION OF THE PUBLIC

UNANIMOUSLY RESOLVED pursuant to the Local Government Act 1972, as amended by the Local Government (Access to Information (Variation)) Order 2007, that the public be excluded from the meeting during consideration of the following item as the report contained exempt information as defined in Paragraphs 12, 13, 17 & 18 of Part 4 of Schedule 12A to the Act.

9. PLANNING ENFORCEMENT AND MONITORING ENFORCEMENT CASES - QUARTER 1

Following the application of the public interest test it was **UNANIMOUSLY RESOLVED**, pursuant to the Act referred to in Minute No. 8 above, to consider this matter in private, with the public excluded from the meeting as it would involve the disclosure of exempt information relating to the following;

- Paragraph 12 of Part 4 of Schedule 12A to the Act – Information relating to a particular individual;
- Paragraph 13 of Part 4 of Schedule 12A to the Act –Information which is likely to reveal the identity of an individual;
- Paragraph 17 of Part 4 of Schedule 12A to the Act – Information that reveals that the authority proposes;
- to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- to make an order or direction under any enactment.
- Paragraph 18 of Part 4 of Schedule 12A to the Act - Information

relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

The public interest test in this matter related to the fact that the report contained information on cases where legal action was being contemplated against third parties, sometimes in situations where the third party was unaware of the action contemplated. The report included personal information relating to the third party, and sometimes identified a complainant. The public had an interest in being assured that the Council's general enforcement practices were lawful, fair and in accordance with its policies and procedures. However, if details relating to individual cases were to be disclosed to the public at this stage then it would be likely to jeopardise the investigation and may also breach the Authority's duty of confidentiality to a complaint. On balance therefore public interest in maintaining the exemption outweighed the public interest in disclosing the information.

UNANIMOUSLY RESOLVED that the report of the Head of Planning on enforcement action undertaken by her in accordance with her delegated powers for the period April-June 2017 (quarter 1) be noted.

10. PLANNING ENFORCEMENT AND MONITORING ENFORCEMENT CASES - QUARTER 2

Following the application of the public interest test it was **UNANIMOUSLY RESOLVED**, pursuant to the Act referred to in Minute No. 8 above, to consider this matter in private, with the public excluded from the meeting as it would involve the disclosure of exempt information relating to the following;

- Paragraph 12 of Part 4 of Schedule 12A to the Act – Information relating to a particular individual;
- Paragraph 13 of Part 4 of Schedule 12A to the Act – Information which is likely to reveal the identity of an individual;
- Paragraph 17 of Part 4 of Schedule 12A to the Act – Information that reveals that the authority proposes;
- to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
- to make an order or direction under any enactment.
- Paragraph 18 of Part 4 of Schedule 12A to the Act - Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

The public interest test in this matter related to the fact that the report contained information on cases where legal action was being contemplated against third parties, sometimes in situations where the third party was unaware of the action contemplated. The report included personal information relating to the third party, and sometimes identified a complainant. The public had an interest in being assured that the Council's general enforcement practices were lawful, fair and in accordance with its policies and procedures. However, if details relating to individual cases were to be disclosed to the public at this stage then it would be likely to jeopardise the investigation and may also breach the Authority's duty of confidentiality to a complaint. On balance therefore public interest in maintaining

the exemption outweighed the public interest in disclosing the information.

UNANIMOUSLY RESOLVED that the report of the Head of Planning on enforcement action undertaken by her in accordance with her delegated powers for the period July-September 2017 (quarter 2) be noted.

[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.]

CHAIR

DATE