

PLANNING COMMITTEE

Tuesday, 2 October 2018

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. Lloyd, K. Madge, B.D.J. Phillips, J.G. Prosser, G.B. Thomas and J.E. Williams

Also in attendance:

Councillor K.Davies who addressed the Committee in respect of planning application E/37292

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager
K. James, Assistant Engineer Planning Liaison
S. Murphy, Senior Solicitor
G. Noakes, Senior Development Management Officer [East]
J. Thomas, Senior Development Management Officer [South]
K. Thomas, Democratic Services Officer

Chamber, County Hall, Carmarthen - County Hall, Carmarthen. SA31 1JP. - 11.30 am - 1.50 pm

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
K. Lloyd	4.2 – Planning Application W/37575 – Two Storey extension to rear of dwelling at 13 Plas Penwern, Johnstown, Carmarthen, SA31 3PN	Relative is an objector to the application
J. James	6.1 – Planning Application S/36993 – Construction of 103 No. dwellinghouses, access road and associated infrastructure at land part of former Goodig Hotel, Pwll Road, Burry Port, Carmarthenshire	Cousin lives adjacent to the development

3. E/37292 - ERECTION OF A DETACHED GARAGE WITH APEX ROOF AT 125 SARON ROAD, SARON, AMMANFORD, SA18 3LH

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 3.1 of the Planning Committee meeting held on the 23rd August, 2018 refers) the purpose of which was to enable the Committee to view the site. 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 local and national policies relevant to the assessment of the application.

A representation was received objecting to the application re-iterating the objections detailed within the Head of Planning's report and referencing the history of the site, overbearing nature of the development, height of the adjacent boundary wall, the raising of the ground level to its current height, positioning of rainwater guttering, cracking of the pathway to the adjoining property and being contrary to Policy GP6 of the Carmarthenshire Local Development Plan due to its impact on the amenity of the adjacent residential property.

The applicant and the Senior Development Management Officer (South) responded to the issues raised. With specific regard to the neighbour's concerns on the height and impact of the boundary wall, the applicant offered to reduce its height by removing two rows of concrete blocks in place of the removal of single row, as previously offered.

RESOLVED that Planning Application E/37292 be granted subject to the submission of amended plans detailing the reduction in height of the boundary wall, as offered by the applicant.

4. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

4.1 RESOLVED that the following planning application be granted subject to the conditions detailed within the report/addendum of the Head of Planning:-

E/37720	Erection of a steel portal framed building, with concrete panel walls and box profile steel sheeting to the eaves for use of a covered manure store, together with all other associated works at Godre Garreg, Llangadog, SA19 9DA
----------------	---

5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

4.1 RESOLVED that the following planning application be granted subject to the conditions detailed within the report/addendum of the Head of Planning:-

W/37444	Proposed Menage at Ysgubor Goch, Llanboidy, Witland, SA34 0EE (Note: further discussions are to be undertaken with the planning ecologist regarding amending condition no. 4 to extend the time for the use of the floodlights from 8.00 p.m. to 9.00 p.m.)
----------------	---

4.2 RESOLVED that consideration of the following planning application be deferred to enable the Committee to undertake a site visit:-

W/37575	<p>Two storey extension to rear of dwelling at 13 Plas Penwern, Johnstown, Carmarthen, SA31 3PN</p> <p>REASON: To enable the Committee to view the site in light of concerns raised on the potential impact on adjacent properties)</p> <p>(NOTE: Councillor K. Lloyd having earlier declared an interest in this application left the Council Chamber during its consideration by the Committee and took no part in its determination)</p>
----------------	---

6. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

4.1 RESOLVED that the following planning application be granted subject to the conditions detailed within the report/addendum of the Head of Planning:-

S/36993	<p>Construction of 103 no. dwelling houses, access road and associated infrastructure at land part of former Goodig Hotel, Pwll Road, Burry Port, Carmarthenshire</p> <p>(Note: Councillor J. James having earlier declared an interest in this application left the Council Chamber during its consideration by the Committee and took no part in its determination)</p>
----------------	--

7. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 4TH SEPTEMBER, 2018

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 4th September, 2018 be signed as a correct record.

CHAIR

DATE