

PLANNING COMMITTEE

Tuesday, 6 August 2019

PRESENT: Councillor A. Lenny (Chair)

Councillors:

S.M. Allen, J.M. Charles, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans, J.K. Howell, J.D. James, D. Jones, H.I. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams

The following Officers were in attendance:

L. Quelch, Head of Planning;
S. Murphy, Senior Solicitor;
J. Thomas, Senior Development Management Officer [South];
J. Owen, Democratic Services Officer;
E. Bryer, Democratic Services Officer.

Chamber, County Hall, Carmarthen: - 2:15pm - 6:00pm

[Note:

- At 2:30pm, the Chair adjourned the meeting for 5 minutes in order to resolve the problems with the technology.
- At 17:15 the Committee's attention was drawn to Council Procedure Rule 9 – Duration of Meeting and, as the meeting had been underway for three hours it was resolved to suspend standing orders to enable the Committee to complete the remaining business on the agenda. The Chair adjourned the meeting at 17:15 and reconvened at 17:25].

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors. C. Jones and S.J.G Gilasbey.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
D. Jones	3.1 - Planning Application number S/37227. The drying and storing of willow crop from the adjoining forestry land. Excavation and removal of unauthorised areas of hardstanding, retaining only that which is the minimum sufficient to provide vehicular access to the building. Improvement to the access on to the public highway, and the implementation of a surface water drainage strategy including the formation of a new attenuation pond and connective drainage runs at land at Grugos Wood, Llannon, Llanelli, SA14 8JH.	Councillor Jones has a prejudicial interest as the Local Member of Llannon Ward.

G.B Thomas	3.1 - Planning Application number S/37227. The drying and storing of willow crop from the adjoining forestry land. Excavation and removal of unauthorised areas of hardstanding, retaining only that which is the minimum sufficient to provide vehicular access to the building. Improvement to the access on to the public highway, and the implementation of a surface water drainage strategy including the formation of a new attenuation pond and connective drainage runs at land at Grugos Wood, Llannon, Llanelli, SA14 8JH	Councillor Thomas has family connections in respect of the application.
G.B Thomas	4 – Planning Application number S/38916. Single storey side extension, including roof lights, as replacement of existing adjoined outbuilding, raised deck area and replacement flat roof at Tre Neddyn, Pontarddulais, Swansea, SA4 0FP	Councillor Thomas has a business interest with an objector.

3. TO CONSIDER THE HEAD OF PLANNING'S REPORTS ON THE FOLLOWING PLANNING APPLICATIONS [WHICH HAD BEEN THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE] AND TO DETERMINE THE APPLICATIONS:-

3.1 S/37227 - THE DRYING AND STORING OF WILLOW CROP FROM THE ADJOINING FORESTRY LAND. EXCAVATION AND REMOVAL OF UNAUTHORISED AREAS OF HARDSTANDING, RETAINING ONLY THAT WHICH IS THE MINIMUM SUFFICIENT TO PROVIDE VEHICULAR ACCESS TO THE BUILDING. IMPROVEMENT TO THE ACCESS ON TO THE PUBLIC HIGHWAY, AND THE IMPLEMENTATION OF A SURFACE WATER DRAINAGE STRATEGY INCLUDING THE FORMATION OF A NEW ATTENUATION POND AND CONNECTIVE DRAINAGE RUNS AT LAND AT GRUGOS WOOD, LLANNON, LLANELLI, SA14 8JH

[Note: Councillors D. Jones and G.B. Thomas, having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof.]

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 4.1 of the Planning Committee meeting held on the 27th June, 2019 refers) the purpose of which was to enable the Committee to view the impact on the environment including the damage to the local peat bogs and also to assess the highway in respect of flooding and surface water. He referred, with the aid of powerpoint slides, to the written report of the Head of Planning and the addendum, 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. He advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

The Senior Development Management Officer (South) informed the Committee that in addition to the 61 concerns and objections received, a further two letters of representation had also been recently received objecting to the application. Whilst, the main concerns and objections raised were set out with in the written report of the Head of Planning, the Committee also considered the additional concerns and objections received which were set out in the addendum.

The Committee received a representation objecting to the application reiterating the objections detailed within the Head of Planning's report, the main areas of concern were in relation to the impact of the development on the drainage of this area and the potential flooding problems. Furthermore, as the area consisted of a peat bog the habitat should be preserved. Additionally, the Chair, recited a written representation objecting to the application on the Local Member's behalf in his absence.

The applicant's agent and the Senior Development Management Officer (South) responded to the issues raised as detailed within the Head of Planning's written report/addendum.

Furthermore, in response to a number of concerns raised over the impact of the scheme on historic pre-existing drainage problems on the highway, the Senior Development Management Officer (South) explained that to alleviate the problem, work had recently been carried out on the highway to improve the flow into an existing surface water culvert. The application included a surface water scheme which consisted of an attenuation pond to ensure that the surface water from the building and the majority of the access track would be attenuated to greenfield rates so there would be no additional rate of water flowing into the surface water drains which crossed the highway. It was proposed that any remaining water from the access track would be diverted to an existing ditch. The scheme was therefore designed to ensure that the water from the access and track would not incur an adverse impact.

Members noted that the County Drainage Engineers and NRW had been consulted on the application and had no objection to the proposal.

RESOLVED that Planning Application S/37227 be granted subject to the conditions detailed within the report/addendum of the Head of Planning.

3.2 S/37727 - CONSTRUCT NEW SINGLE STOREY WAREHOUSING BLOCK ALONG WITH BUILDING A SECOND STOREY EXTENSION ABOVE THE EXISTING OFFICE AREA WITH ASSOCIATED WORKS TO THE CAR PARK AND FACADE AND PERIMETER FENCING (TOTAL PROPOSED AREA - 800 SQ METRES) AT CK'S STORES, EMBANKMENT ROAD, LLANELLI, SA15 2BT

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 4.1 of the Planning Committee held on the 27th June, 2019 refers), the purpose of which was to enable the Committee to view the site in light of concerns raised with regard to visual amenity and potential impact on neighbouring properties. 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 the local and national policies relevant to the assessment of the application.

The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within the written report.

Members raised concerns re-iterating the objections detailed within the Head of Planning's report/addendum with the main emphasis on the noise and vibration impact caused by the lorries and the fact that there was no planting and landscaping scheme in place.

The Senior Development Management Officer (South) responded to the concerns raised.

UNANIMOUSLY RESOLVED that Planning Application S/37727 be granted subject to the conditions detailed within the report of the Head of Planning and the inclusion of an additional condition that the applicant undertakes a landscaping and planting scheme to soften the visual impact of the fencing.

3.2 S/38535 - EXPANSION OF TRAVELLER SITE S/34755 (APPROVED 20.03.2018) TO ALLOW A THIRD PITCH FOR A FAMILY MEMBER, PLUS CHANGES TO THE LANDSCAPING SCHEME AND TO ALLOW THE SITE TO HAVE A PERMANENT CONSENT AT LAND AT HILLSIDE VIEW, HENDY, LLANNON, LLANELLI, SA14 8JX

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 4.2 of the Planning Committee held on the 25th July, 2019 refers), the purpose of which was to enable the Committee to view the site in light of concerns raised relating to non-adherence to conditions attached to previously granted consent. 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 the local and national policies relevant to the assessment of the application.

The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within the written report.

Representations were received objecting to the application re-iterating the objections detailed within the Head of Planning's report, with the main emphasis of the objections on development taking place prior to planning approval, non-adherence to planning conditions (entrance not developed) and the lack of utilities on the site.

The Agent and Senior Development Management Officer (South) responded to the issues raised.

UNANAMOUSLY RESOLVED that Planning Application S/38535 be granted subject to the conditions detailed within the report of the Head of Planning and subject to conditions of application S/34755 being met prior to further development being undertaken.

3.3 S/38787 - CONSTRUCTION OF TWO DETACHED, TWO STOREY HOUSES AT FORMER BOWLS & SOCIAL CLUB, 38 LADY STREET, KIDWELLY, SA17 4UD

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 4.2 of the Planning Committee held on the 25th July, 2019 refers), the purpose of which was to enable the Committee to view the site in the context of amenity and privacy concerns raised. 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 the local and national policies relevant to the assessment of the application.

The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within the written report.

UNANAMOUSLY RESOLVED that Planning Application S/38787 be granted subject to the conditions detailed within the report/addendum of the Head of Planning's written report.

3.4 S/38916 - SINGLE STOREY SIDE EXTENSION, INCLUDING ROOF LIGHTS, AS REPLACEMENT OF EXISTING ADJOINED OUTBUILDING, RAISED DECK AREA AND REPLACEMENT FLAT ROOF AT TRE NEDDYN, PONTARDDULAIS, SWANSEA, SA4 0FP

[NOTE: Cllr. G.B. Thomas having earlier declared an interest in this application left the Council Chamber during its consideration by the Committee and took no part in discussions or its determination thereof].

The Senior Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (minute 4.2 of the Planning Committee held on the 25th July, 2019 refers), the purpose of which was to enable the Committee to view the site in context of the privacy concerns raised.

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 the local and national policies relevant to the assessment of the application. He advised that the Head of Planning was recommending approval of the application for the reasons detailed within the written report.

Members raised concerns re-iterating the objections detailed within the Head of Planning's report/addendum with the main emphasis on the loss of privacy for neighbouring properties, the application was retrospective and that the applicant was subject to separate enforcement investigations.

The Senior Development Management Officer (South) responded to the issues raised by the Committee.

UNANAMOUSLY RESOLVED that Planning Application S/38916 be granted subject to the conditions detailed within the report of the Head of Planning and the inclusion of a condition that privacy screens are positioned on both sides of the property.

4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

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

<p>S/38255</p>	<p>Residential development for 35 dwellings and associated works (resubmission of S/35215) at land off Clos Benallt Fawr, Fforest</p> <p>Representation were received objecting to the proposed development re-iterating the objections detailed within the Head of Planning's report, with the main areas of concern being:</p> <ol style="list-style-type: none"> 1. The development and especially the crib wall negatively impacting on the Special Landscape Area and conflict with policies EQ6 and GP1. 2. Surface water flooding of the site and neighbouring land being in conflict with requirements of TAN15. 3. The proposed spur road serving no purpose with the revised proposal. <p>The Senior Development Management Officer (South) and the applicant responded to the issues raised.</p>
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5. MINUTES OF THE MEETING HELD ON THE:

5.1 27TH JUNE 2019

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 27th June, 2019 be signed as a correct record.

5.2 9TH JULY 2019

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 9th July, 2019 be signed as a correct record.

CHAIR

DATE

[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.]