

# PLANNING COMMITTEE

Tuesday, 1 October 2019

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

**Councillors:**

S.M. Allen, J.M. Charles, 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. Madge, B.D.J. Phillips and J.E. Williams

**Also in attendance:**

Councillor H. Shepardson in respect of planning application S/21597  
Mr G. Morgan, Transport Planner with Atkins Framework

**The following Officers were in attendance:**

J. Edwards, Development & Built Heritage Manager  
J. Thomas, Senior Development Management Officer [South]  
G. Noakes, Senior Development Management Officer [East]  
S. Murphy, Senior Solicitor  
Z.A. Evans, Senior Technician (Planning Liaison)  
B. Kathrens, Flood Defence and Coastal Protection Manager  
C. Greves, Development Management Officer [West]  
E. Bryer, Democratic Services Officer

**Chamber, County Hall, Carmarthen. SA31 1JP. - 11.45 am - 1.20 pm**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor I. W. Davies and G.B. Thomas.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Name	Minute Number	Nature of Interest
Councillor B.D.J. Phillips	4 – Planning Application W/39269- Proposed dwelling at land adjacent to Talar Deg, Llanboidy, Whitland, Carm, SA34 0EL	Applicant is a customer and objector is a family member.

**3. TO CONSIDER THE HEAD OF PLANNING'S REPORT ON THE FOLLOWING PLANNING APPLICATION [WHICH HAD BEEN THE SUBJECT OF EARLIER SITE VISIT BY THE COMMITTEE] AND TO DETERMINE THE APPLICATION**

**3.1. S/21597 - CONSTRUCTION OF 100 DWELLINGS AND ASSOCIATED WORKS AT LAND OFF GARREGLWYD, PEMBREY, CARMARTHENSHIRE**

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 22<sup>nd</sup> August, 2019 refers), the purpose of which was to enable the Committee to view the site in light of concerns raised locally regarding the impact on the highway and local amenities. 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.

Representations were received from the Local Member and residents objecting to the application re-iterating the objections detailed within the Head of Planning's report. The main areas of concern being the potential to flooding and foul drainage, the impact on infrastructure, highway and pedestrian safety, and amenities. The proposal was therefore considered by the objectors to be contrary to Policies TR1, TR3, EQ5, TAN 15, TAN 20 and TAN 24.

The Senior Development Management Officer (South) and the applicant's agent responded to the issues raised by the objectors.

**RESOLVED that Planning Application S/21597 be refused, contrary to the recommendation of the Head of Planning on the following basis:-**

**3.1.1 contrary to Policies TR1 and TR3, traffic congestion and inadequate access to site; contrary to Policy EQ5, the impact on Welsh Language and contrary to TAN 5 ecological impact (dormice).**

**3.1.2 Officers to report back to the Planning Committee regarding the Section 77 (Article 18) call in.**

#### **4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS**

**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:-**

<b>W/39269</b>	<b>Proposed dwelling at land adjacent to Talar Deg, Llanboidy, Whitland, Carms, SA34 0EL</b>  [Councillor B.D.J Phillips, having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof.]
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**CHAIR**

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**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.]*