

# PLANNING COMMITTEE

Thursday, 12 December 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, 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, G.B. Thomas and J.E. Williams

**Also in attendance:**

G. Morgan, Transport Planner with Atkins Framework

**The following Officers were in attendance:**

J. Edwards, Development & Built Heritage Manager  
S. Murphy, Senior Solicitor  
Z.A. Evans, Senior Technician (Planning Liaison)  
J. Thomas, Senior Development Management Officer [South]  
H. Rice, Development Management Officer  
E. Bryer, Democratic Services Officer

**Chamber, County Hall, Carmarthen. SA31 1JP. - 10.05 am - 12.15 pm**

[Note: At 11:10 am the Chair adjourned the meeting for 15 minutes to seek guidance from the Senior Solicitor.]

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Name	Minute Number	Nature of Interest
Councillor Carys Jones	5 – Application W/38933 - Change of use of redundant outbuilding into one residential unit at building at Parc y Cnwc, Old School Road, Llansteffan, Carmarthen, SA33 5HA	Councillor Jones has a personal interest as the applicant is a close friend.

**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:-

<b>E/38716</b>	<b>Reserved matters - Industrial unit, car parking and associated infrastructure works - W/33578 (variation of condition no. 3 of outline planning permission W/23782 approved 29/11/2012</b>
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	<b>(extension of time by 9 years from date of outline permission) at land rear of Continental Leisure, Heol Parc Mawr, Cross Hands, Llanelli, SA14 6RE</b>
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**3.2 UNANIMOUSLY RESOLVED** that the following planning application be approved contrary to the recommendation of the Head of Planning, subject to departure notice and conditions to be drafted by the Head of Planning :-

<b>E/39533</b>	<p><b>An affordable, disability adapted bungalow, with separate agricultural store at land adjacent to Maesylylyn, Salem, Llandeilo, SA19 7NA</b></p> <p>The Local Member read out a statement on behalf of the applicant. During the time the statement was being read out, webcasting of the meeting was paused as the statement included personal information.</p> <p>Following discussions, it was resolved that the application be granted contrary to the Head of Planning's recommendation, on the basis:</p> <ul style="list-style-type: none"> <li>• that the proposed development was in keeping with the style of existing buildings in the vicinity</li> <li>• that granting the application promoted rural life</li> <li>• supported equality and human rights</li> <li>• local need and social circumstances.</li> </ul>
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#### **4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS**

**4.1 UNANAMOUSLY RESOLVED** that the following planning application be deferred to enable the Committee to undertake a site visit:-

<b>S/38285</b>	<p><b>Construction of a residential development of up to 210 units with associated landscaping and infrastructure works at land at, North Dock, Seaside, Llanelli, SA15 2LY</b></p> <p>A representation was received from the Local Member requesting that the Committee undertake a site inspection in order to view the potential impact on the highway and local amenities.</p> <p>REASON: To enable the Committee to view the proposed development to assess the impact on the highway and local amenities.</p>
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**4.2 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:-

<b>S/39456</b>	<p><b>37 residential dwellings (affordable) at land to the North of Tycroes RFC, Penygarn Road, Tycroes, Ammanford, SA18 3NY</b></p> <p>Representation was received from the Llenedi Community Council</p>
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	<p>objecting to the proposed development and re-iterating the objections detailed within the Head of Planning's report, with the main areas of concerns being:</p> <ol style="list-style-type: none"> <li>1. Scale of development</li> <li>2. Development not within the LDP</li> <li>3. Existing flooding /surface water issues</li> <li>4. No demand for affordable housing in Tycroes</li> </ol> <p>The Senior Development Management Officer and the applicant responded to the issues raised.</p>
<b>S/39662</b>	<b>Detached garage at Clos Cae Derw, Llangennech, Carmarthenshire, SA14 8WF</b>

## 5. AREA WEST - 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 and or reported at the meeting:-

<b>W/38933</b>	<p><b>Change of use of redundant outbuilding into one residential unit at building at Parc y Cnwc, Old School Road, Llansteffan, Carmarthen, SA33 5HA.</b></p> <p>[Note – Cllr. C. Jones having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof].</p>
<b>W/39362</b>	<p><b>Retention of extended hard standing adjacent to turbine T6 to be partially regraded, and the creation of minor lay-bys by way of introduction of 7 no. cattle grids at Alltwalis Wind Farm (Statkraft), Coedllwydion Road, Alltwalis, Carmarthen, SA32 7ED</b></p>

## 6. MINUTES OF THE MEETING HELD ON THE 14TH NOVEMBER, 2019

**UNANIMOUSLY RESOLVED** that the minutes of the meeting of the Committee held on the 14<sup>th</sup> November, 2019 be signed as a correct record.

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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.]*