

# PLANNING COMMITTEE

Tuesday, 14 January 2020

**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, D. Jones, H.I. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips and J.E. Williams;

**Also in attendance:**

Councillors D. Cundy and S. Davies in respect of planning application S/39358;  
Mr G. Morgan, Transport Planner with Atkins Framework;

**The following Officers were in attendance:**

J. Edwards, Development & Built Heritage Manager;  
S. Murphy, Senior Solicitor;  
G. Noakes, Senior Development Management Officer [East];  
J. Thomas, Senior Development Management Officer [South];  
Z.A. Evans, Senior Technician (Planning Liaison)  
E. Jones, Development Management Officer  
M.S. Davies, Democratic Services Officer.

**Chamber, County Hall, Carmarthen:11.30 am - 3.00 pm**

(NOTE: At 12.55 p.m, the Committee adjourned for lunch and reconvened at 2.00 p.m.)

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors A.C. Jones and G.B. Thomas.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Name	Minute Number	Nature of Interest
Councillor Dot Jones	5 – Application S/39358 change of use of the property from a class C3 residential dwelling to a class C2 childrens residential home at 2 Erw Las, Llwynhendy, Llanelli, SA14 9SF;	Husband previously affiliated with applicant;
Councillor Dot Jones	6 – Application W/39441 proposed Cross Hands Health and Wellbeing Centre at Unit 1 Parc Maes Yr Eithin, Cross Hands, Llanelli, SA14 6SY;	Has spoken on the matter at local community meetings.
John Thomas (Senior Development Management Officer)	6 – Application W/39822 extension to provide machinery, straw and bedding storage at Nantygelli, Cynwyl Elfed, Carmarthen, SA33 6UT	Applicant is a relative

**3. S/38285 - 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**

The Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 4.1 of the Planning Committee held on the 12<sup>th</sup> December, 2019 refers), the purpose of which had been to enable the Committee to view the proposed development to assess 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.

**RESOLVED** that Planning Application S/38285 be granted subject to the conditions detailed within the report of the Head of Planning and an additional condition that no works shall commence on site until such time as the proposed highway improvements along the A484 at Sandy have been completed.

**4. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS**

**UNANIMOUSLY RESOLVED** that the following planning application be granted subject to the conditions detailed within the Report of the Head of Planning and or reported at the meeting:-

<b>E/39454</b>	<b>Alterations, refurbishments and extension, plus demolition of redundant structures and boundary wall. Change of use of parts of building to class A1 (retail) A3 (restaurants and cafe) B1 (business) and D2 (assembly and leisure, main market hall to have use mixed use (classes A1, B1 and D2) at former market hall, Carmarthen Street, Llandeilo, SA19 6AE</b>
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**5. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS**

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

<b>S/39358</b>	<b>Change of use of the property from a Class C3 Residential dwelling to a Class C2 Childrens Residential Home at 2 Erw Las, Llwynhendy, Llanelli, SA14 9SF</b> [Note – Cllr. D. Jones, having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof].  A representation was received from the Local Member requesting that the Committee undertake a site inspection in order to view the site and local highway.  REASON: To enable the Committee to view the site and to assess the impact on the highway.
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**5.2 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:-

<b>S/39644</b>	<b>Proposed front and rear extension with new dormer windows, lifting of existing ridge line by 350mm and roof pitch change at 43 Pen Llwyn Gwyn Road, Bryn, Llanelli, SA14 9UH;</b>
<b>S/39750</b>	<b>1) New single storey extension to the rear 2) existing garage, utility room and shed to be demolished and replaced with new ground floor extension to provide new kitchen/dining room and utility room. 3) existing side entrance porch to be demolished and replaced with new entrance porch at 37 Oaklands, Llanelli, SA14 8DE</b>

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

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

<b>W/39590</b>	<p><b>Proposed change of use of existing pasture land to a campsite - to include 1 shepherd's hut and 5 tents at Penrhiwsych, Glantren Lane, Llanybydder, SA40 9SA</b></p> <p>REASON: To enable the Committee to view the premises and to assess the impact on the highway.</p> <p>A representation was received objecting to the application which reiterated the points detailed within the Head of Planning's written report included concerns in relation to:</p> <ul style="list-style-type: none"> <li>• Lane leading to the site is narrow with limited passing places;</li> <li>• Lane users frequently use private entrances as passing places and cause obstruction;</li> <li>• Vehicles obstructing lane due to having to wait until electric gates to site open;</li> <li>• Acute access from lane to site;</li> <li>• Security and loss of privacy concerns.</li> </ul> <p>The Development Management Officer and Senior Technician (Highways Planning Liaison) responded to the issues raised.</p>
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**6.2 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>W/37398</b>	<b>Proposed erection of a single new dwelling at land adjacent to, the Glyn, Drefelin, Llandysul, SA44 5XB;</b>
<b>W/39414</b>	<b>Provision of two domestic building plots at land adj to Mwynfan, Heol Brynhaul, Pontyates, Llanelli, SA15 5TD;</b>

<b>W/39441</b>	<b>Proposed Cross Hands Health and Wellbeing Centre at unit 1 Parc Maes Yr Eithin, Cross Hands, Llanelli, SA14 6SY;</b>  [Note – Cllr. D. Jones, having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof].
<b>W/39668</b>	<b>Change of use from housing ewes and lambs to dog kennels at Blaenffrwd, Blaenycloed Road, Trawsmawr, Carmarthen, SA33 6EJ</b>
<b>W/39822</b>	<b>Extension to provide machinery, straw and bedding storage at Nantygelli, Cynwyl Elfed, Carmarthen, SA33 6UT;</b>  [Note – J. Thomas, Senior Development Management Officer [South], having earlier declared an interest in this item, left the Council Chamber prior to the consideration and determination thereof].

## 7. MEETING - 12TH DECEMBER 2019

**UNANIMOUSLY RESOLVED** that the minutes of the meeting of the Committee held on the 12<sup>th</sup> December, 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.]*