

PLANNING COMMITTEE

Thursday, 30 January 2020

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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 and G.B. Thomas

Also in attendance:

Councillor K. Davies in respect of planning application E/39463
Councillor D. Williams in respect of planning application W/36925
Councillor J. Tremlett in respect of planning application W/39678
Mr G. Morgan, Transport Planner with Atkins Framework

The following Officers were in attendance:

T. Boothroyd, Development Management Officer for Minerals and Waste
J. Edwards, Development & Built Heritage Manager
Z.A. Evans, Senior Technician (Planning Liaison)
S. Murphy, Senior Solicitor
G. Noakes, Senior Development Management Officer [East]
H. Rice, Development Management Officer
J. Thomas, Senior Development Management Officer [South]
K. Thomas, Democratic Services Officer

Chamber, County Hall, Carmarthen, SA31 1JP - 10.00 am - 12.50 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S.M. Allen and J.E. Williams

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
G.B. Thomas	4.2 – Application W/39625 - Proposed residential development of 6 no. affordable housing units. The application is also to include, infrastructure, partial hedgerow removal, landscaping improvements, biodiversity mitigation & enhancements; and any ancillary works at Land off, High Street, Abergwili, Carmarthen, SA31 2JA	Knows the Objector

D. Phillips	4.1 – Application W/39586 – Extensions and Alterations at Fronafon, Login, Whitland, SA34 0TN	Knows the owner
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3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

3.1 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:-

E/39097	Variation of condition 2 of planning permission E/18750 to allow for a revised access for Plot 3 at land formerly part of Heddfryn, Llansadwrn, Llanwrda
E/39543	Rural Enterprise dwelling at land at Bryngwyn Uchaf, Golden Grove, Carmarthen SA32 8NB
E/39661	Proposed erection of a single dwelling with small detached garage at plot adjacent to The Gables, (No 10), Saron Road, Saron, Ammanford, SA18 3LG

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

E/39463	<p>Proposed demolition, and erection of two storey rear extension. Replacement of garage roof to a traditional saddle roof with timber kingpost at 29 Cwmfferws Road, Tycroes, Ammanford, SA18 3TU</p> <p>A representation was received from the Local Member requesting that the Committee undertake a site inspection in order to assess the scale of the proposed development in context with the neighbouring properties.</p> <p>REASON: To enable the Committee to assess the scale of the proposed development in context with the neighbouring properties.</p>
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3.3 UNANIMOUSLY RESOLVED that the deferral of the following application to enable the Head of Planning to assess additional information be noted:

E/39091	Agricultural storage unit at land to the south of Grenig Road (West of Pantyffynnon), Glanamman, Ammanford
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4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

4.1 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:-

S/37370	Proposed two number semi-detached dwellings at land adj to 63 Culla Road, Trimsaran, Kidwelly, SA17 4DA
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S/38652	Variation of conditions 1 and 8 on S/19824 (request extension of time allowed for the extraction of minerals) at Pennant Quarry, Herberdeg Road, Pontyates, Llanelli, SA15 5UP
S/39157	Detached dwelling house and double garage at land rear of 45 to 53 Pemberton Road, Pemberton, Llanelli, Carmarthenshire
S/39712	Demolition of existing structures and proposed detached 5 bedroom house, 2 no, garages & associated works at land to the rear of 5,7 and 9 Forest Road, Hendy, Llanelli, SA4 0TN
S/39814	Conversion of existing property into two flats and construction of a 3 bedroom house on adjoining vacant land at 2 Great Western Terrace, Llanelli, SA15 2ND

- 4.2 UNANIMOUSLY RESOLVED** that the following planning application be granted but that the decision notice be not released until after expiration of the relevant 21 day notice period in respect of the revised Certificate B issued to the Local Planning Authority and the requisite notices being served on the relevant party/parties

S/38805	Variation of condition 4 of planning permission S/11960 (to enable sale of food and drink from Unit 2A) at TK MAXX, 2A Parc Trostre Retail Park, Llanelli, SA14 9UY
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5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

- 5.1 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:-

W/39586	<p>Proposed change of use from annex to dwelling at Hafod Hill, Llanboidy, Whitland SA34 0ER</p> <p>(NOTE: Councillor D. Phillips having declared an interest in this item left the Council Chamber during its consideration by the Committee and took no part in its determination)</p>
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W/39678	<p>Construction of dwelling and garage at garden at Swn y Mor, Llansadurnen, Laugharne, SA33 4RJ</p> <p>Representations were received from the Local Member and an objector re-iterating the points detailed within the Head of Planning's written report and included:</p> <ul style="list-style-type: none"> • Impact on the vista from the adjacent residential property and the surrounding landscape • Dismissal by Inspectors of a planning appeal in Newport with similarities to the current application • Dominant position on the landscape and should be re-sited on a lower level • No specific details on the type of dwelling to be erected • Impact on the local highway in terms of increased traffic movement and concerns on the provision of the visibility splay, part of which incorporated the access frontage of the adjoining property • No public sewer • Sustainability impact <p>The Senior Development Management Officer, Senior Technician (Planning Liaison) and the applicant responded to the issues raised.</p>
W/39825	<p>Extensions and alterations at Fronafon, Login, Whitland, SA34 0TN</p>

5.2 UNANIMOUSLY RESOLVED that consideration of the following planning application be deferred to enable the Committee to undertake a site inspection:-

W/39625	<p>Proposed residential development of 6 no. affordable housing units. The application is also to include, infrastructure, partial hedgerow removal, landscaping improvements, biodiversity mitigation & enhancements; and any ancillary works at Land off, High Street, Abergwili, Carmarthen, SA31 2JA</p> <p>Representations were received from the Local Member and an objector re-iterating some of the points of objection within the report and included:</p> <ul style="list-style-type: none"> • A request for the scale of the development to be reduced from 6 to 3 affordable units • Impact on the amenity of local residents • Potential impact on the highway network caused by additional vehicular traffic, particularly through Abergwili High Street which was affected by existing on-street car parking • Road traffic accidents had occurred in the vicinity of the site • The location of the pumping station and the potential for foul odours therefrom to impact on local residents. <p>REASON: to enable the Committee to view the site in relation to the concerns expressed on the density of the proposed development and its potential impact on the local highway network</p> <p>(NOTE: Councillor G.B. Thomas having becoming aware during the meeting that he knew the objector declared an interest and left the meeting. He took no part in the Committee's consideration of the application)</p>
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CHAIR

DATE