

PLANNING COMMITTEE

Thursday, 8th March 2018

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. Lloyd, K. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams.

Also in attendance:

Councillor C. A. Davies who addressed the Committee in respect of planning application W/36448.

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager;
G. Noakes, Senior Development Management Officer [East];
J. Thomas, Senior Development Management Officer [South];
K. James, Assistant Engineer Planning Liaison;
S. Murphy, Senior Solicitor;
J. Owen, Democratic Services Officer.

Chamber, County Hall, Carmarthen - County Hall, Carmarthen – 10:00am - 11:30am

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors I.W. Davies and S. Curry.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

3.1 RESOLVED that consideration of the following planning applications be deferred to enable the Committee to undertake a site visit:-

S/34755	<p>Two static residential caravans together with the erection of a day/utility room, two touring caravans and a stable block (partly retrospective) at land at Hillside View, Hendy, Llannon, SA14 8JX</p> <p>[Note: Councillor G.B. Thomas left the meeting prior to consideration and determination thereof, following advice from the Solicitor that as a local member he would have a predetermined view in respect to this application S/34755.].</p> <p>A request was received for the Committee to undertake a site visit in order to view the access.</p> <p>In accordance with Planning Committee Protocol, the objectors who had requested to speak in relation to this application, opted to make their representations at the meeting following the site visit.</p>
----------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

REASON: To enable the Committee to view the site access, in view of concerns raised regarding the limited visibility on to the B4306 road.

S/36679	<p>Reserved matters relating to access, appearance, landscaping, layout and scale, together with the discharge of Conditions 7, 9 and 11 attached to planning permission S/27346 at land at Maes Y Bryn, Penllywngwyn Road, Bryn, Llanelli, SA14 9RQ</p> <p>A request was received for the Committee to undertake a site visit on the basis that the additional traffic from the development would contribute to the existing traffic and congestion problem and impact on highway safety.</p> <p>REASON: To afford the Committee with the opportunity to view the access of the proposed development in view of concerns raised regarding highway safety.</p>
----------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- 3.2 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:-

S/36707	<p>Construction of 29 no. residential units with associated access, landscaping and infrastructure works at land off Frondeg Terrace, Llanelli, SA15 1QB</p> <p>[Note: A request was received for the Committee to undertake a site visit. The request was duly moved and seconded, however following a vote the request was denied.]</p>
----------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- 3.3 UNANIMOUSLY RESOLVED** that the reasons for refusal drafted by the Head of Planning, as detailed in the report, in relation to the following planning application which was refused planning permission by the Planning Committee on 8th February 2018, contrary to the Head of Planning's recommendation, be endorsed.

S/35645	<p>Residential dwelling and garage at land off Hafod Road, Tycroes, Ammanford, SA18 3GA</p> <p>[Note: Councillor H. I. Jones was not present at the Planning Committee held on the 8th February 2018 and therefore did not participate in the determination or vote on the decision of the application].</p>
----------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

4.1 **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:-

W/36448	Proposed double garage at 9 Trysor, Glenfryn, Porthyrhyd, Carmarthen, SA32 8PP A representation was received from the local member in support of the proposed development and included the following:- <ul style="list-style-type: none">• It was acknowledged that in planning terms no-one has the right to a view.• The planning application is for a private domestic garage and would not be used for commercial use;• The drainage and disposal of surface water was considered adequate.
----------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

4.2 **UNANIMOUSLY RESOLVED** to defer the following application W/36577 due to the applicant's recent service of the required notice upon a third party with an interest in the application site.

W/36577	Variation of Condition 2 of planning permission W/30595 (extension of time in which to submit reserved matters) at land at Cae Glas, St Clears, Carmarthen, SA33 4EY
----------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

4.3 **RESOLVED** that the following planning application be granted contrary to the Head of Planning's recommendation, subject to a Section 106 agreement and relevant conditions;

W/36522	Construction of a detached dwelling (local needs) at plot adjacent to Ael-y-Bryn, Carmarthen, SA33 3EH The Senior Development Management Officer [East] advised the Committee that should this application be granted the applicant would be required to adhere to the conditions of Section 106. REASONS: The Committee were of the view that the application conformed to policies GP1, TAN6, AH3 and that the application meets a genuine local need.
----------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 8TH FEBRUARY 2018

UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 8th February 2018 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