

PLANNING COMMITTEE

Tuesday, 22 September 2020

PRESENT: Councillor A. Lenny (Chair)

Councillors:

S.M. Allen, J.M. Charles, D.M. Cundy (In place of P.M. Edwards), I.W. Davies, J.A. Davies, 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:

Councillor P.M. Hughes and L.M. Stephens

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]
S. Murphy, Senior Solicitor
G. Glenister, Development Management Officer
K Phillips, Development Management Officer
S. Dawson, Valuer
J. Hawker, Digital Support Officer
J. Corner, Technical Officer
M. Evans Thomas, Principal Democratic Services Officer
Z.A. Evans, Senior Technician [Planning Liaison]
G. Jones, Digital Support Engineer
J. Owen, Democratic Services Officer
S. Rees, Simultaneous Translator
E. Evans, Principal Democratic Services Officer
K. Thomas, Democratic Services Officer

Virtual Meeting - . - 10.00 am - 1.30 pm

[Note:

- The Committee adjourned at 12.00 p.m. for a comfort break and reconvened at 12.10 p.m.
- At 1:00 pm the Committee's attention was drawn to Council Procedure Rule (CPR) 9 – Duration of Meeting and, as the meeting had been underway for three hours, it was resolved to suspend standing orders, in accordance with CPR 23.1, to enable the Committee to complete the remaining business on the agenda.]

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor P. Edwards

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
G.B. Thomas	4.1 – Application DNS/00422 – DNS (Development of National Significance) – Proposed Solar	Have family who live in the neighbourhood who can see the application

	Park (DNS 3213164) at land at Penderi, Blaenhiraeth Farm, Llangennech, Llanelli, SA14 8PX	site from their property
D. Jones	4.1 – Application DNS/00422 – DNS (Development of National Significance) – Proposed Solar Park (DNS 3213164) at land at Penderi, Blaenhiraeth Farm, Llangennech, Llanelli, SA14 8PX	Chaired a meeting of the LLannon Community Council when this was discussed but took no part in the discussion.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

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:-

E/39554	<p>Proposed One Planet Development family dwelling at land south east of Caegroes, Penybank, Llandeilo, SA19 7TB</p> <p>Representations were received objecting to the application reiterating the points detailed within the Head of Planning’s report, with the main areas of concern including:</p> <ul style="list-style-type: none"> • The Management Plan lacked completeness and credibility in that it did not demonstrate economic viability to sustain a family of six, the environment footprint analysis was 10 times lower than welsh government assessment and the omission of sewage disposal arrangements • TAN 6 required One Planet Developments to have a light touch and enhance diversity. The current proposal would adversely impact on bio diversity via the loss of 100m of hedgerow to create a new access • Adverse visual impact especially during the autumn and winter months from the loss of tree foliage • Water supply via rain water recovery being insufficient for the enterprise • Traffic movements to and from the site along a narrow access road would increase • TAN 6 required that such developments should not affect the local community. However, the applicant had not consulted with neighbours and objections to the development had been submitted from both the community and the Manordeilo and Salem Community Council. • The Council’s valuation manager had expressed views on various areas of the proposal • The proposal would result in development in the open countryside <p>The applicant, Development Management Officer and the Valuations Officer responded to the issues raised.</p>
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(Note: at the conclusion of this item the Committee took a 10 minute comfort break from 12.00 – 12.10 p.m.)

4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

Planning application DNS/00422 – DNS (Development of National Significance) – Proposed Solar Park (DNS/3213164) at land at Penderi, Blaenhiraeth Farm, Llangennech, Llanelli, SA14 8PX

(NOTE:

- 1. The Chair advised that Councillor G.B. Thomas having earlier declared an interest in this application had left the meeting during the comfort break and would not be participating in its consideration;**
- 2. At 1:00 pm the Committee's attention was drawn to Council Procedure Rule (CPR) 9 – Duration of Meeting and, as the meeting had been underway for three hours, it was resolved to suspend standing orders, in accordance with CPR 23.1, to enable the Committee to complete the remaining business on the agenda.]**

The Committee was advised that following the submission to the Welsh Government of two Developments of National Significance (DNS) for solar renewable energy schemes within Carmarthenshire at Llangennech and near Tycroes, the Council, as a consultee, was required to produce a Local Impact Report (LIR) highlighting potential local impacts that would need to be assessed by the Welsh Government in its consideration of the applications. Whilst the LIR would be completed by the Head of Planning, for which delegated authority was required, the Committee was informed it could make its own observations to the Welsh Government. Those could be noted in the minutes of the meeting and ratified at its meeting to be held on the 8th October 2020 prior to submission to the Government on the 9th October.

It was noted that the current application related to the Llangennech site only and that a report on the Tycroes application would be submitted to a future meeting.

The Committee thereupon received a report and slide presentation, including drone footage of the three locations detailed in application reference DNS/00422 whereby the following observations were made.

- The Committee referred to the issue of potential community benefits which could accrue to the three local community councils from the development and to the without prejudice agreement in place to discuss those benefits. Whilst accepting the issue of community benefits was not a material planning consideration for which it could have regard to views were expressed that every effort should be made to maximise any benefit for those communities.
- Reference was made to the materials and building practices to be used in the construction of the solar park and to what measures would be put in place to ensure it's safe de-commissioning at the end of its 35year life span. For example, would that include a requirement for a bond payment to ensure sufficient funds were available to undertake the work in the event of the developer ceasing to operate during that life span.

The Development Control officer advised that the provision for a de-commissioning plan, together with any bond requirement, would be considered by the planning inspector and could be conditioned as part of any planning consent

- Reference was made to the materials used in the manufacture of the solar panels, which included the use of acids, and views expressed that plans for their decommissioning should have regard to those materials to ensure their safe removal and treatment to prevent any leakage and subsequent ground contamination. That was particularly important in relation to the provisions of the Future Generations Act to protect the land for future generations.

The Committee was advised that production of an end of life decommissioning plan would be considered by the planning inspector and, if required, would be conditioned appropriately which could include the safe removal/treatment of the panels to avoid any potential ground contamination

- In response to a question on background noise from the development, the committee was advised that a noise assessment had been submitted with the application that identified two potential noise sources. The first related to 'buzzing' emitted by the electrical transformers. The second from rain water falling onto the panels. Both those points would be considered by the planning inspector
- In response to a question on any potential electromagnetic field generated by the development impacting on neighbouring properties, it was stated that had not previously been an issue with developments of this type

UNANIMOUSLY RESOLVED

- 4.1 To note the information report on application DNS/00422**
- 4.2 That delegated authority be granted to the Head of Planning to submit a Local Impact Report to the Welsh Government**
- 4.3 That the Committee submit the following representation to the Welsh Government:-**

- 1. That any approval of planning application DNS/00422 should contain a condition for the provision of a detailed de-commissioning plan to incorporate:-**
 - The requirement for payment of a bond to ensure sufficient money was available to undertake the decommissioning works at the end of the 35 year life span in the event of the developer having ceased trading**
 - The safe removal/treatment/disposal of the solar panels to prevent any leakage and subsequent ground contamination to protect the land for future generations.**
- 2. Consideration should be afforded to the issue of the payment of community benefits to the three local community council areas affected by the proposed development”**

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.]