

PLANNING COMMITTEE

Thursday, 8 October 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, C. Jones, D. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips, G.B. Thomas and D.E. Williams (In place of J.E. Williams).

Also in attendance:

Councillor K. Broom who addressed the Committee in respect of planning application S/40172.

The following Officers were in attendance:

L. Quelch, Head of Planning
J. Edwards, Development & Built Heritage Manager
G. Noakes, Senior Development Management Officer [East]
J. Thomas, Senior Development Management Officer [South]
A. Francis, Development Management Officer
E. Jones, Development Management Officer
R. Davies, Development Management Officer [South]
G. Glenister, Development Management Officer
S. Murphy, Senior Solicitor
Z.A. Evans, Senior Technician [Planning Liaison]
S. Rees, Simultaneous Translator
M. Evans Thomas, Principal Democratic Services Officer
J. Corner, Technical Officer
K. Thomas, Democratic Services Officer
E. Bryer, Democratic Services Officer

Virtual Meeting - 10.00 am - 12.35 pm

[Note: The Committee adjourned at 11.45 a.m. to resolve technical issues and reconvened at 12.00 p.m.]

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor H.I. Jones and J.E Williams.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
J.A. Davies	3 – E/40554 - Alterations and single storey extension at Cwmifor Farm, Cwmifor, Llandeilo, SA19 7AW	Application submitted by his son and daughter-in-law.
D. Jones	4. – DNS/00427– DNS (Development of National	Chaired a meeting of the Llannon Community

	Significance) –Proposed Solar Park (DNS/3227364) including proposed cable route at land east of the A48 and land south west of Tycroes, adjacent to Clawdd Ddu Solar Farm, Tycroes, Ammanford, SA18 3RE	Council when this was discussed but took no part in the discussion.
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3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

- 3.1 **RESOLVED** that Planning Application E/40464 be granted subject to the conditions detailed within the report of the Head of Planning and an additional condition that the boundary trees are protected against being felled.

E/40464	New dwelling house at Paddock Plot adj to 100 Colonel Road, Betws, Ammanford, SA18 2HP
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- 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:-

E/40554	<p>Alterations and single storey extension at Cwmifor Farm, Cwmifor, Llandeilo, SA19 7AW</p> <p>[Note - Councillor J.A. Davies having earlier declared an interest in this application left the meeting prior to the consideration and determination thereof]</p>
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4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

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

S/40172	<p>Retrospective application for retention of dwelling house at Plot 4, Cae Linda, Trimsaran, Kidwelly, SA17 4AQ</p> <p>Representation was received from the Local Member re-iterating the points detailed within the Head of Planning's written report and included concerns regarding:</p> <ul style="list-style-type: none"> • dominance/overbearing on neighbouring properties • loss of privacy • the height of the path / patio area <p>The Development Management Officer, responded to the issues raised.</p>
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PL/00194	Proposed demolition and subsequent reconstruction of a three-storey building to provide commercial use at ground floor level and residential at the upper floors with associated parking.
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4.2 Planning application DNS/00427– DNS (Development of National Significance) – Proposed Solar Park (DNS/3227364) including proposed cable route at land east of the A48 and land south west of Tycroes, adjacent to Clawdd Ddu Solar Farm, Tycroes, Ammanford, SA18 3RE

[NOTE: At 11:45 am during consideration of this item, the Committee adjourned for 15 minutes due to technical issues.]

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 would be noted in the minutes of this meeting prior to submission to Welsh Government.

It was noted that the current application related to the Tycroes site only and that the Llangennech site had been considered by the Planning Committee during the meeting held on 22nd September, 2020.

The Committee thereupon received a report and slide presentation, including drone footage of the location detailed in application reference DNS/00427.

UNANIMOUSLY RESOLVED

- 4.2.1 To note the information report on application DNS/00427**
- 4.2.2 That delegated authority be granted to the Head of Planning to submit a Local Impact Report to the Welsh Government**
- 4.2.3 That the Committee submit the following representation to the Welsh Government:-**

- 1. That any approval of planning application DNS/00427 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 40 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 all the local community council areas affected by the proposed development”

5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE

5.1. 10TH SEPTEMBER, 2020

RESOLVED that the minutes of the meeting of the Committee held on the 10th September, 2020, be signed as a correct record.

5.2. 22ND SEPTEMBER, 2020

RESOLVED that the minutes of the meeting of the Committee held on the 22nd September, 2020, 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.]