

# Document Pack



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**WEDNESDAY, 24 MARCH 2021**

**TO: ALL MEMBERS OF THE PLANNING COMMITTEE**

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **PLANNING COMMITTEE** WHICH WILL BE HELD IN THE **VIRTUAL MEETING AT 10.00 AM ON THURSDAY, 1<sup>ST</sup> APRIL, 2021** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA

*Wendy Walters*

**CHIEF EXECUTIVE**

<b>Democratic Officer:</b>	<b>Janine Owen</b>
<b>Telephone (direct line):</b>	<b>01267 224030</b>
<b>E-Mail:</b>	<b>Democraticservices@carmarthenshire.gov.uk</b>

Wendy Walters Prif Weithredwr, *Chief Executive*,  
Neuadd y Sir, Caerfyrddin. SA31 1JP  
*County Hall, Carmarthen. SA31 1JP*

# PLANNING COMMITTEE

20 MEMBERS

## PLAID CYMRU GROUP - 10 MEMBERS

- |     |                                      |  |
|-----|--------------------------------------|--|
| 1.  | <b>Councillor Mansel Charles</b>     | Member of Llanegwad Community Council    |
| 2.  | <b>Councillor Tyssul Evans</b>       | Member of Llangyndeyrn Community Council |
| 3.  | <b>Councillor Jeanette Gilasbey</b>  | Member of Kidwelly Town Council          |
| 4.  | <b>Councillor Ken Howell</b>         |  |
| 5.  | <b>Councillor Carys Jones</b>        |  |
| 6.  | <b>Councillor Alun Lenny (Chair)</b> | Member of Carmarthen Town Council        |
| 7.  | <b>Councillor Jean Lewis</b>         |  |
| 8.  | <b>Councillor Dorian Phillips</b>    |  |
| 9.  | <b>Councillor Gareth Thomas</b>      | Member of Llenedi Community Council      |
| 10. | <b>Councillor Eirwyn Williams</b>    |  |

## LABOUR GROUP - 4 MEMBERS

- |    |                               |  |
|----|-------------------------------|--|
| 1. | <b>Councillor Deryk Cundy</b> |  |
| 2. | <b>Councillor John James</b>  | Member of Pembrey & Burry Port Community Council |
| 3. | <b>Councillor Dot Jones</b>   | Member of Llannon Community Council              |
| 4. | <b>Councillor Kevin Madge</b> | Member of Cwmamman Town Council                  |

## INDEPENDENT GROUP - 4 MEMBERS

- |    |  |                                      |
|----|--|--------------------------------------|
| 1. | <b>Councillor Sue Allen</b>                |                                      |
| 2. | <b>Councillor Ieuan Davies</b>             |                                      |
| 3. | <b>Councillor Joseph Davies</b>            |                                      |
| 4. | <b>Councillor Irfon Jones (Vice-Chair)</b> | Member of Bronwydd Community Council |

## NEW INDEPENDENT GROUP – 2 MEMBERS

1. Vacancy
2. Vacancy

SUBSTITUTES ARE TEMPORARILY ALLOWED UNTIL THE 30<sup>TH</sup> APRIL 2021

# **A G E N D A**

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF PERSONAL INTERESTS**
- 3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS** 5 - 16
- 4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS** 17 - 36
- 5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE:-**
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*Ardal  
Dwyrain/  
Area East*

**ADRODDIAD PENNAETH  
CYNLLUNIO, CYFARWYDDIAETH  
YR AMGYLCHEDD**

**REPORT OF THE HEAD OF  
PLANNING, DIRECTORATE  
OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 01 EBRILL 2021**

**ON 01 APRIL 2021**

**I'W BENDERFYNU/  
FOR DECISION**



**Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.**

**In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>01 APRIL 2021</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

**INDEX - AREA EAST**

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR APPROVAL</b>	<b>PAGE</b>
<b>PL/00739</b>	<b>Construction of detached timber-framed building for outdoor dining with storage area at Old Forest Arms, Brechfa, Carmarthen, SA32 7RA</b>	<b>9</b>

**APPLICATIONS RECOMMENDED FOR APPROVAL**



<b>Application No</b>	<b>PL/00739</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	CONSTRUCTION OF DETACHED TIMBER-FRAMED BUILDING FOR OUTDOOR DINING WITH STORAGE AREA AT OLD FOREST ARMS, BRECHFA, CARMARTHEN, SA32 7RA

<b>Applicant(s)</b>	GEORGE RASHBROOK
<b>Agent</b>	NICK BROWN
<b>Case Officer</b>	Paul Roberts
<b>Ward</b>	Llanegwad
<b>Date registered</b>	15/01/2021

## Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

## Site

The application site consists of the curtilage of the Old Fforest Arms public house in the village of Brechfa. The public house is a traditional stone building that flanks the northern side of the B4310 which runs through the village. It is set in a large curtilage which consists of a hardstanding and parking area immediately to the rear of building and a large grassed area to the side and rear of this. There are a number of wooden benches and tables on these grassed areas close to the public house.

The village hall and neighbouring park are located to the north and east of the site with the hall being close to and extending along the boundary shared with the public house. The hall is set at a lower level than the application site. St Teilo's Church is located on the opposite side of the B4310 to the site and there are a number of residential properties located along the roadway within the vicinity of the public house.

## Proposal

The application seeks full planning permission for the construction of a detached timber framed building on the grassed and hardstanding area to the rear of the public house which is to provide an outdoor dining and seating area for customers as well as an enclosed storage facility. The building is to be rectangular in shape having a low pitched

roof. It will cover a floor area of approximately 15.2 metres by 8 metres having a ridge level of 3.4 metres. The seating and dining area occupy approximately two thirds of the floor area of the structure and will be open sided with some fixed concrete seating around its internal perimeter. The remainder of the building will consist of a storage area that will be clad with stained timber set above a brickwork plinth. The building is to have a grey standing seam metal roof covering. The position of the building immediately to the rear of the public house will allow easy access to the covered seating area from the existing building.

The proposal is to provide a dry outdoor seating area for customers during periods when it is too wet to use the existing outdoor seating and benches on the grassed areas while also providing an all-year outdoor facility for other customers such as walkers and cyclists who visit the public house. The applicant also indicates that the building will be essential to support the business during the social distancing restrictions of the current pandemic whereby it will allow customers to safely sit and dine outside whereas previously, the lack of a dry outdoor seating area has resulted in a loss of revenue with the applicant having to cancel bookings during periods of wet weather.

It should be noted that the original proposal submitted with the application was for a larger building measuring approximately 18.7 metres by 8 metres which was to be sited immediately adjacent to the boundary with the village hall. Following concerns raised by officers regarding both the scale of the building and its proximity to the hall, the applicant has amended the proposal to that described above whereby the building has been reduced in length by 3.5 metres and relocated to a position that is closer to the public house building and a greater distance from the village hall.

## Planning Site History

The following previous applications have been received on the application site:-

E/27555	Change of use of the Forest Arms Public House to single residential use Full planning permission refused Appeal dismissed	09 May 2013 10 October 2013
E/17734	Refurbishments, extension and sub-division of existing to additional 2 units Full planning permission	06 February 2008
P6/3564/77	Conversion of stables to rod room, store and proprietor's bedroom and bathroom Full planning permission	05 January 1978

## Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

- SP1 Sustainable Places and Spaces
- GP1 Sustainability and High Quality Design
- TR3 Highways in Developments – Design Considerations
- EP3 Sustainable Drainage
- SP14 Protection and Enhancement of the Natural Environment.

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

## Summary of Consultation Responses

**Head of Public Protection** – Has raised no objection to the application.

**Llanegwad Community Council** – Has raised no objection to the application. The Council raised the following concerns regarding the original proposal submitted with the application but have since confirmed that they now have no objection to the application following their consideration of the revised scheme.

- The height of the building will cause issues to the neighbouring property.
- Loss of natural light to the windows of the village hall and the solar panels on its roof.
- Potential noise impact upon events held at the hall.
- Concerns regarding the suitability of a soakaway to dispose of surface water.
- Lack of parking.

**Local Member** – County Councillor Mansel Charles is a member of the Planning Committee and has not commented on the application to date.

**Dwr Cymru Welsh Water** – Has raised no objection.

**Natural Resources Wales** – Has raised no objection.

All representations can be viewed in full on our [website](#).

## Summary of Public Representations

The application was publicised with the posting of a site notice to the front of the application property with a further notice subsequently posted in respect of the revised scheme.

Some 33 letters of representation were received in respect of the original proposal submitted with the application with these consisting of 26 letters of support and 7 letters of objection. One further letter of objection has been received in respect of the revised scheme.

The letters of objection raise the following issues of concern:-

- Noise impact of the proposal upon the village hall particularly when it is used for community events.
- Concerns regarding the use of soakaways to dispose of surface water and the impact upon the retaining wall to the side of the village hall.
- Loss of daylight to the hall given the proximity of the building and the impact upon the efficiency of the existing solar panels on the roof of the hall.
- Parking problems – concerns that customers will use the car park of the village hall.
- The building will be too close to the hall.

Conversely, the respondents who support the application have provided the following reasons for doing so:-

- The scale and design of the building will be discrete in its surroundings.
- The public house already has outdoor seating areas in the form of a beer garden and the proposal will serve to improve these facilities and allow their use during wet weather.
- The proposal will allow the business to continue operating during the current pandemic by providing outdoor dining facilities that will follow social distancing guidelines.
- The applicant has refurbished the public house and the proposal represents a further investment that will help support the existing business and the employment and vital community facility it provides. The village has previously lost the school and chapel and the proposal will help support and sustain the business and community facility it provides.
- Support tourism such as walkers, bike and horse riders who visit the area.
- Provide a Covid safe environment for customers.

All representations can be viewed in full on our [website](#).

## Appraisal

The proposal is to be considered against the objectives of Policy GP1 of the LDP which requires that developments should, amongst others, conform with the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevational treatment. Moreover, it requires that they should not have a significant impact upon the amenity of adjacent land uses, properties or residents.

As indicated above, the applicant has amended the design and position of the building from that originally proposed to address concerns raised by officers regarding both its size and proximity to the neighbouring village hall. As a result, the length of the building has been reduced by 3.5 metres and it has also been relocated to a position that is further from the hall. The building was originally sited alongside the village hall approximately 1 metre from boundary separating both properties, however, its relocation means that it will now be sited approximately 8.4 metres from the side of the hall at its southern elevation adjacent to the public house, with this reducing to 4.1 metres at its northern elevation and the closest point to the hall.

The reduction in the size and relocation of the building towards the rear of the public house will mean that it will not appear as an overly dominant feature within the context of the grounds of the public house and surrounding area. Its scale and design with its low pitched roof and open sides will ensure it is subordinate and compatible with the appearance of the public house while the finishes will also respect the character of its surroundings.

The increased separating distance to the side elevation of the hall combined with its low ridge height and open sided design will mean that the new building will not overshadow or dominate the appearance of the hall. It will be set at a higher level and be visible from the windows in the side elevation of the hall, nonetheless the separating distances between both buildings together with the size and design of the new outbuilding will safeguard against any unacceptable harm by way of loss of outlook or natural light to the facing windows of the hall. Similarly, its low pitched roof and modest height will mean that there will be no unacceptable impact upon the solar panels on the roof of the hall by way of the loss of sunlight, as suggested by a number of respondents.

Turning to the concerns regarding the likely noise impact upon the hall, the public house currently has outdoor seating facilities on the grassed area to the side of the hall. Whilst the creation of the covered seating and dining area will clearly improve these existing facilities and encourage customers to sit outside the public house particularly during the summer months, nonetheless, given its modest size and distance from the hall it is not considered that its use by customers for the purposes of having a drink or meal will generate a level of noise that would unacceptably impact upon those using the neighbouring hall. Similarly, neighbouring residential properties are considered to be sufficiently distant of the proposal to prevent any unacceptable noise impact upon existing living conditions with the nearest property being located on the opposite side of the B4310 some 40 metres from the proposed building. The owner of this property has responded to the application wherein she has confirmed her support for the proposal.

It is of note that the Authority's Head of Public Protection has not objected to the application. In the event that the use of the building generates an unacceptable level of noise and disturbance whereby it becomes a statutory nuisance, the Head of Public Protection has powers under separate legislation to address such matters. Notwithstanding this, a suitably worded condition will be imposed on any permission granted precluding the use of the new outdoor seating and dining area after 10pm at night in order to safeguard the living conditions of adjacent occupiers and properties.

The proposal is therefore considered to be in accord with the objectives of Policies GP1 of the LDP in that it will respect the character and appearance of the existing public house and surrounding area while also not adversely affecting the amenity of nearby properties and land uses.

As to the respondents' concerns regarding the lack of parking, whilst the new building will be partly located on the existing grassed and hardstanding area to the side and rear of the public house, it will only occupy a narrow section of the periphery of the hardstanding area and not impact upon the existing level of parking provision. Moreover, given the nature of the proposal whereby it will merely serve to improve the public house's existing outdoor facilities, it is not considered reasonable or necessary to request the provision of additional parking facilities as part of the proposal. The proposal is therefore in compliance with policy TR3 in that it will be served by adequate parking provision and result in no unacceptable highway impacts.

With regard to the surface water concerns raised by the respondents, the size of the proposed building requires that the surface water drainage scheme be approved separately by the Authority's Sustainable Drainage Approval Body (SAB) prior to the commencement of the development. A suitable scheme will therefore need to be submitted to and approved by the SAB team prior to the erection of the building and will serve to ensure that the surface water from the building is drained in a sustainable and controlled manner without causing detriment to neighbouring properties, in accordance with the objectives of policy EP3 of the LDP.

Finally, from an ecological perspective the site is within the River Tywi Special Area of Conservation (SAC) Catchment area. NRW has recently issued guidance relating to the impact of phosphates on riverine SACs, including the Tywi. As a result, all applications that have the potential to create additional wastewater must be assessed to ensure that it would not result in a likely significant effect on riverine SACs through increased levels of phosphates arising from additional wastewater generated by new developments. It is

considered that this development falls under the first criterion of the interim advice whereby it is unlikely to increase phosphates inputs as it relates to the provision of improved outdoor storage and seating facilities while also not providing any new foul drainage connections. The proposal will provide customers with improved outdoor facilities as an alternative to sitting inside the public house while also assisting the business in complying with coronavirus restrictions during the current pandemic. As such, following screening of the application, officers have concluded that the development will not increase the volume or concentration of wastewater and phosphate inputs into the River Towy SAC and it therefore complies with Policy SP14 of the LDP. NRW have confirmed their acceptance of this screening of the proposal and are satisfied that the proposal will have no significant effect upon the riverine SAC.

## **Planning Obligations**

None

## **Well-being of Future Generations (Wales) Act 2015**

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **Conclusion**

After careful consideration of the scheme as submitted, together with the representations received, it is concluded on balance that the proposal is acceptable and in compliance with the policy objectives of the Authority's adopted LDP and national planning policy.

The proposal will improve the public house's existing storage and outside seating facilities allowing the latter to be used during periods of wet weather while also providing an all year round facility for visiting customers such as walkers, cyclists and other tourists visiting the area. Moreover, it will help support the business during the current pandemic whereby customers will be able to safely sit and dine outside the public house when the current coronavirus restrictions are eased. In this regard, it will help sustain the important role the public house plays in the local community and wider rural area both in terms of its economic and social benefits.

There are no amenity, highway or public service objections to the application. Furthermore, NRW have raised no objection to the application from an ecological perspective and are satisfied that it will cause no unacceptable impact upon the River Tywi SAC.

The application is therefore put forward with a favourable recommendation.

## **Recommendation – Approval**

## Conditions and Reasons

### Condition 1

The works hereby granted consent shall be commenced before the expiration of five years from the date of this permission.

*Reason:* Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

### Condition 2

The development shall be carried out in accordance with the following approved plans and documents received on 5 March 2021, unless otherwise stipulated by conditions:-

- Location plan (BP557.1.2C);
- Site plan (BP557.1.3);
- Floor plan, elevations and section (BP557.1.1C).

*Reason:* In the interest of clarity as to the extent of the permission.

### Condition 3

The dining/seating area shown on the floor plan, elevations and section drawing (BP557.1.1C) received on 5 March 2021 shall not be used outside the hours of 08:00 to 22:00 on any one day.

*Reason:* In the interests of safeguarding the amenity of nearby properties.

## Notes/Informatives

### Note 1

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

**Note 2**

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website ([www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk)).



*Ardal Del/  
Area South*

**ADRODDIAD PENNAETH  
CYNLLUNIO, CYFARWYDDIAETH  
YR AMGYLCHEDD**

**REPORT OF THE HEAD OF PLANNING,  
DIRECTORATE  
OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 01 EBRILL 2021**

**ON 01 APRIL 2021**

***I'W BENDERFYNU/*  
FOR DECISION**



**Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.**

**In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>01 APRIL 2021</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

**INDEX - AREA SOUTH**

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR APPROVAL</b>	<b>PAGE</b>
<b>PL/01105</b>	<b>Conversion of three-bedroom bungalow to six bedroom house at Woodland Manor, Pontardulais Road, Llangennech, Llanelli, SA14 8YA</b>	<b>21</b>
<b>PL/01243</b>	<b>Replacement garage with flexible accommodation in the loft to provide home office/ancillary accommodation at 15 King George Avenue, Llanelli, SA15 5LY</b>	<b>31</b>

**APPLICATIONS RECOMMENDED FOR APPROVAL**

<b>Application No</b>	<b>PL/01105</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	CONVERSION OF THREE-BEDROOM BUNGALOW TO SIX BEDROOM HOUSE AT WOODLAND MANOR, PONTARDULAIS ROAD, LLANGENNECH, LLANELLI, SA14 8YA

<b>Applicant(s)</b>	MR SIMON BAIER
<b>Case Officer</b>	Zoe James
<b>Ward</b>	Llangennech
<b>Date registered</b>	09/02/2021

## Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

## Site

The application site comprises the existing dwelling within the large curtilage of Woodland Manor, Llangennech. The site is bordered to the west with Afon Morlais beyond which there is a green wedge of open fields, Park Farm and associated land is to the north with residential estate of Maes Ty Gwyn to the east and south.

The property comprises a detached bungalow sited fairly centrally within the curtilage, with a single storey detached garage adjacent, surrounded by lawned gardens and a number of mature trees, many of which are subject to Tree Preservation Orders (TPO). At the site entrance is a large two storey detached garage. The property is accessed via a single-track roadway which leads off from the vehicular access to Park Farm. The existing dwelling is a three-bedroom bungalow with family lounge, dining room, kitchen, utility room and bathroom. The external appearance of the property is red brick finish.

The application site is located outside, albeit adjacent to development limits as defined in the Adopted Local Development Plan. It is not allocated for any purpose and is outside of the Coal Authority Development High Risk Area.

## Proposal

The application seeks full planning permission for conversion of the existing three-bedroom bungalow at the site to a six bedroom house. The plans involve a front, side and rear elevation and raising the roof. To the front the property is proposed to be extended in line

with the existing porch overhang canopy. To the rear a ground floor extension is proposed of approximately 6.3m length and a further extension to the side is proposed of 22m, the full length of the existing dwelling plus the proposed extension to the rear. The existing roof is proposed to be raised and a first floor created as per the extended downstairs dwelling, with the exception of the 6.3m x 16.3m rear extension which is proposed to include a large, glazed lantern. The proposal would allow for internal reorganisation of the property at ground floor through the creation of an expanded reception/lobby, large open plan family lounge to the front, with an open plan kitchen/breakfast room adjoining the rear extension which will provide a second family lounge with two sets of double bi-folding doors on the rear elevation and double doors on the east elevation. A utility room, bathroom and two bedrooms are to be located in the east part of the existing bungalow. At first floor, four new bedrooms are proposed three of which have en-suites, two also have built in dressing rooms and a separate bathroom. New windows are proposed at the first floor on all elevations.

A new chimney is also proposed to be constructed on the west elevation within the proposed extension. The submitted plans show that the existing external walls of the bungalow and proposed walls of the extension are proposed to be finished in a blue pennant stone finish. The new roof is proposed to be hipped with a ridge height of 10.3m finished with grey/black tiles.

## Planning Site History

The application site has been the subject of the following previous applications:

S/39363	Tree works subject to TPO S1 – Semi mature Sessile Oak Recommendation – To fell	
S/39119	Tree works subject to TPO - S1 Fell 2 Ash due to Ash die-back disease	
S/37050	Works to trees protected by TPO/S1: T1, Holm Oak – Fell to ground level (concern over stability due to evidence of decay); T2, Lawson Cypress - Fell to ground level (concern over size and placement and to aid in the extraction of T1)	
S/34795	Tree works subject to TPO - S1	
S/10583	To retain development of installation of dormer windows to new garage undertaken as an amended scheme to that previously granted planning permission under Ref. LL/02024 dated 19 <sup>th</sup> September 2002 Full planning permission refused Appeal Upheld	20 September 2005 17 May 2006
LL/04920	Proposed 6 bedroom detached house Approved	12 November 2003
LL/02024	Domestic garage Approved	19 September 2002

S/0906 Removal of planning restriction consent  
R3/8737. Removal of agricultural restriction  
Approved

12 November 1997

## Planning Policy

In the context of the Authority's current Development Plan the site is located outside of the defined development limits of Llanelli as contained in the adopted Local Development Plan (LDP). It is not the subject of any designation or allocation in the Plan. Reference is drawn to the following policies of the Plan:-

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces  
SP3 Sustainable Distribution- Settlement Framework  
GP1 Sustainability and High Quality Design  
GP2 Development Limits  
TR3 Highways in Developments  
EQ4 Biodiversity  
EP2 Pollution  
EP3 Sustainable Drainage

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales](#) (PPW) Edition 11, February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

## Summary of Consultation Responses

**Head of Transportation & Highways** - No observations to provide on the application.

**Head of Public Protection** - No observations received to date.

**Llangennech Community Council** - No objections in principle yet need to consider presence of trees protected by TPO on site. Damage to trees should be avoided.

**Local Member(s)** - Councillor Gary Jones advised no planning objections to the application but requests that the applicant liaise with immediate neighbours regarding the scheme and any concerns.

**Local Member(s)** - Councillor Gwyneth Thomas has made no observations on the application.

**Public Rights of Way Officer** - No observations to provide on the application.

**Sustainable Drainage Approval Body** – NRW flood maps indicate no risk of flooding to dwelling in present location, no objection to proposal.

**Conservation – Trees** – No observations received to date.

**Planning Ecology** – No objection, issued bat advisory and require conditions relating to recommendations highlighted in bat survey.

**Natural Resources Wales** – No objection.

**Dwr Cymru/Welsh Water** - No objection subject to imposition of condition.

**Coal Authority** – Proposal is householder development so no requirement to consult Coal Authority. However, request informative note referred on any permission granted.

All representations can be viewed in full on our [website](#).

## Summary of Public Representations

The application was the subject of notification by way of neighbouring letters and a site notice displayed in the vicinity of the site.

Three representations were received, all objecting, the relevant planning matters raised are summarised as follows:

- Loss of privacy and overbearance from proposed enlarged dwelling.
- Previous planning permissions and conditions at site not adhered to.
- Loss of trees at the site, many of which are protected by TPOs.
- Existing trees on site are dangerous and not properly managed.
- Land ownership concerns.
- Application form states neighbours have been consulted by the applicant, but this is not the case.

Representations, where suitable, can be viewed in full on our [website](#).

## Appraisal

### Principle of development, design and impact on character and appearance of area

Although the site is presently located outside of the defined development limits within the Adopted Local Development Plan (LDP) the principle of residential development is already established with the existing dwelling at the site. The application involves substantial extensions and alterations to the existing bungalow at the site, with the submitted plans indicating that the proposed dwelling will appear more akin to a new dwelling with minimal resemblance of the existing bungalow presently on site.

Policies GP1 and GP6 are relevant in the consideration of the proposed development. Whilst it is acknowledged that the proposed development would result in a dwelling not akin to the existing property at the site. Policy GP1 requires development proposals to conform with and enhance the character and appearance of the site. It is noted that the application site comprises a large spacious curtilage and as such, it is considered that the scale and design of the dwelling following the proposed alterations is suitable for the setting. Whilst it would not necessarily be of the same character and appearance to surrounding residential development within Maes Ty Gwyn, the setting of the application site, distance and mature trees and vegetation result in the application site being considered in a different context. Views of the proposed development are also screened to a certain extent via existing vegetation. As a result, the proposed development is considered to be of a suitable scale



and design for the setting and will not have an adverse impact on the character and appearance of the area.

Policy GP6 requires extensions to be subordinate and compatible to the size, type and character of the existing development and not result in overdevelopment or lead to inadequate areas of parking and amenity at the site. It is acknowledged that the proposal is not subordinate to the existing dwelling. However, given the size of the site and substantial grounds, the proposal will not result in overdevelopment and there is sufficient garden and parking space within the site.

It is also worthwhile noting that planning permission has previously been granted for a replacement dwelling at the site to provide a large 6-bedroom detached property. The scale and design of which were similar to the current planning application. As a result, on balance it is considered that the proposal complies with the majority of the necessary criteria within Policies GP1 and GP6 in relation to the principle of development and scale and design and is therefore considered acceptable.

#### Privacy impacts and overbearance

Concerns are raised by neighbouring properties that the proposed development will result in loss of privacy. The proposed development does result in a larger dwelling of substantial size with a ridge height in excess of 10m. There are also a number of new windows proposed at first floor level on each elevation. Given the positioning of the property within the site and the existing boundaries and separation distance to properties to the north and east, loss of privacy or overbearance to these dwellings is not considered relevant.

Properties located to the south east of the site are in closest proximity and directly adjoin the application site. The position of the property is not changing and whilst there is an extension to the front this is conversion of the existing overhang porch canopy into internal floorspace and does not result in the proposed dwelling protruding further forward than its present position. Although new windows are proposed for habitable rooms on the front elevation at first floor, there is a separation distance of approximately 28m from the dwelling to the curtilage of the property and a further 13m to the rear elevation of the nearest residential dwelling no. 61 Maes Ty Gwyn. In addition, it is noted that the existing detached garage at the site is situated between the dwelling and properties to the south east. There are also existing trees and vegetation along the site boundary which are not proposed to be impacted by the proposed development. As a result, the proposal is considered to comply with the requirements of Policies GP1 and GP6 in regard to privacy and amenity of neighbouring properties.

#### Biodiversity impacts

The application has been accompanied by a Bat Survey given the extensive alterations to the existing dwelling and roof replacement. The survey was prepared by I&E Ecological Consulting and confirms that bats were found to be using the surrounding environment for foraging and commuting but no bats were found to be using the existing dwelling. As a result, the submitted report advises an EPS Licence will not be required. Nevertheless, the report makes recommendations for enhancement at the site through the provision of a Schwegler bat box and to utilise suitable external lighting.

Natural Resources Wales have reviewed the submitted survey and confirmed no objection to the planning application. The Authority's Planning Ecologist has advised no objection subject to bat advisory and conditions relating to the recommendations within the submitted bat report. As a result, conditions are proposed in relation to provision of a bat box and lighting scheme.

There are a number of mature trees on site, including those protected by Tree Preservation Orders (TPO). The applicant has confirmed that existing trees on site will not be impacted by the proposed alterations. No comments have been received to date from the Authority's Tree Officer but a condition is proposed to ensure adequate tree protection is in place during development and future retention of trees.

#### Highway impacts

The planning application does not result in any changes to the existing vehicular access to the property and there is adequate space within the site for vehicle parking and turning. The Highway Officer has confirmed no observations on the proposal.

#### Flood risk implications

The site is not located within a Flood Zone as defined on Natural Resources Wales Development Advice Maps. The Authority's Sustainable Drainage Approval Body (SAB) have reviewed the scheme and offer no observations.

#### Other matters

In terms of the concerns raised from neighbours in relation to land ownership, no evidence has been submitted to the Local Planning Authority to suggest that the application site is not under the applicant's ownership, as indicated through the completion of Certificate A. Instead, it appears concerns relate to land beyond that identified in the red line site plan. This is a civil matter and should be addressed between relevant parties.

Comments from neighbours also make reference to previous planning permissions and conditions at the property not being adhered to. There has been previous enforcement action at the site. However, I understand that these cases have now been closed and there are no active enforcement cases at the site.

Reference is also made to the applicant not consulting with neighbours prior to submission of the application. Whilst this is good practice, given the scale of the application there is no requirement for the applicant to carry out formal consultation with neighbours prior to submission. Statutory consultation on the planning application has been carried out by the Local Planning Authority through both neighbour letters and display of site notice.

## **Planning Obligations**

None

## **Well-being of Future Generations (Wales) Act 2015**

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The

decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **Conclusion**

After careful consideration of the scheme as submitted, along with third party comments and the relevant material considerations, it is concluded on balance, that the proposed extensions and alterations are acceptable. The application seeks substantial extensions and alterations to the existing bungalow at the property to provide a 6 bedroomed house.

The site is not located within the development limits of the Adopted LDP but the principle of residential development in this location is established through the existing dwelling on the site. The scale and design of the proposed development is considered acceptable to the site context and character and appearance of its immediate setting and will not result in overdevelopment or loss of amenity space/parking. In terms of impact on neighbouring properties, this has been reviewed and whilst the proposal will result in a larger dwelling, given the position, separation distance and existing screening it is not considered to have a significant adverse impact on amenity. The planning history also demonstrates a dwelling of larger scale and design similar to the current proposal has previously been accepted at the site.

The application has been considered in line with relevant LDP policies and material considerations and the LPA considers that the proposed development satisfies the majority of the necessary criteria outlined above and is therefore recommended for approval subject to conditions.

## **Recommendation – Approval**

### **Conditions and Reasons**

#### **Condition 1**

The development shall begin no later than five years from the date of this decision.

*Reason:* Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

#### **Condition 2**

The development shall be carried out in accordance with the following approved plans and documents:-

- Site Location Plan scale 1:1250 drawing no. GA/01 (i) received 5 February 2021;
- Existing Survey Plan scale 1:200 drawing no. GA/02 received 5 February 2021;
- Proposed Site Plan scale 1:200 drawing no. GA/03 Rev B received 5 February 2021;
- Existing Ground Floor Plan scale 1:75 drawing no. GA/04 received 8 January 2021;
- Existing Front, Side and Rear Elevations scale 1:100 drawing no. GA/05 received 8 January 2021;
- Existing Side Elevation scale 1:100 drawing no. GA/06 received 8 January 2021;

- Proposed Ground Floor Plan scale 1:100 drawing no. GA/07 Rev C received 5 February 2021;
- Proposed First Floor Plan scale 1:100 drawing no. GA/08 Rev A received 8 January 2021;
- Proposed Side and Rear Elevations scale 1:100 drawing no. GA/09 Rev B received 8 January 2021;
- Proposed Front and Side Elevations scale 1:100 drawing no. GA/10 Rev B received 8 January 2021;
- Proposed Section A-A drawing no. GA/12 received 8 January 2021;
- Proposed Section B-B drawing no. GA/12 received 8 January 2021;
- Bat Survey Report prepared by I&E Ecological Consulting received 8 January 2021.

*Reason:* To confirm the extent of the permission and in the interest of visual amenity.

### **Condition 3**

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

*Reason:* To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

### **Condition 4**

Prior to the installation of any lighting a detailed lighting plan, focusing on minimising lighting impacts near to proposed bat roosts and maintaining dark corridors (see Guidance Note 8 Bats and Artificial Lighting/Bat Conservation Trust and the Institution of Lighting Professionals, 2018), shall be submitted to the local planning authority for written approval. (External lighting should utilise key design points to limit any impact including, for example: Low level lighting pointed towards the ground; warm white light LED bulbs less than 3000 Kelvin; light shields and hoods to direct light downwards and prevent vertical and horizontal light spill; use of passive infrared (PIR) motion sensors on timers so that lights only come on when necessary; see Guidance Note 8 Bats and Artificial Lighting/Bat Conservation Trust and the Institution of Lighting Professionals, 2018).

*Reason:* To minimise impact on bat roosts.

### **Condition 5**

Before the development hereby permitted is first brought into use 1 x Schwegler 1WQ (or similar) to be affixed to the side (west) elevation of the property. To be affixed in an elevated position away from artificial light and not directly above any windows or doors and shall be retained thereafter. All works to be carried out in strict accordance with sections 4.2 Recommendations and 5.0 Outline Method Statement of the submitted bat report Woodland Manor Bat Survey, Aug 20.

*Reason:* To ensure adequate provision for foraging bats in the area.

## **Condition 6**

The existing trees and hedgerows within and on the site boundaries shall be maintained for the lifetime of the development, should any feature be removed, die, become diseased, damaged or otherwise defective, replacement shall be provided in the next planting season with replacement of similar size and specification.

*Reason:* To ensure that existing trees and vegetation is maintained on site to enhance the character and appearance and enhance biodiversity.

## **Condition 7**

Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing vegetation on site. The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows:-

- To the perimeter of root protection areas, defined in accordance with BS5837 of all trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
- To 1.5m from the edge extent of above ground growth of all shrub masses, hedges and hedgerows located within or on the site boundary.

Any construction operations and access within the CEZ shall be limited to those undertaken in compliance with the recommendations of BS5837. The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

*Reason:* To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness.

## **Condition 8**

Prior to the construction of the extensions and alterations hereby approved details including visual images of the materials to be used in the construction of the external surfaces of the extensions shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

*Reason:* In the interest of amenity and appearance of the dwelling.

## **Condition 9**

Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority, or until separate SAB approval has been secured. The scheme shall subsequently be implemented in accordance with the approved details prior to the completion of the development and re-occupation of the dwelling.

*Reason:* To ensure an appropriate drainage strategy is implemented at the site.

## Notes/Informatives

### Note 1

Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

### Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk).

- Please see the relevant responses from the Council's Sustainable Drainage Approval Body (SAB), Highway Authority, Planning Ecologist, Coal Authority and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.

<b>Application No</b>	<b>PL/01243</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	REPLACEMENT GARAGE WITH FLEXIBLE ACCOMMODATION IN THE LOFT TO PROVIDE HOME OFFICE/ANCILLARY ACCOMMODATION AT 15 KING GEORGE AVENUE, LLANELLI, SA15 1LY

<b>Applicant(s)</b>	MR GARY GLENISTER
<b>Case Officer</b>	Robert Davies
<b>Ward</b>	Bigyn
<b>Date registered</b>	11/02/2021

## Reason for Committee

This application is being reported to the Planning Committee as the applicant is an employee of the Development Management Service.

## Site

The application site consists of no.15 King George Avenue in Llanelli, which is a two storey, semi-detached dwelling. The property benefits from having a generous rear garden amenity area which extends to approximately 27m in depth. There is currently a detached garage with gated parking area alongside it to the rear most part of the garden accessed via the rear lane, with a detached timber shed to the rear of the garage. The garage is showing signs of structural deterioration, with a number of cracks being visible.

There are a number of garages to the rear of surrounding properties that are accessed via the rear access lane, which is characteristic of many Llanelli town centre properties. These garages vary in scales and designs however the majority are utilitarian in appearance.

## Proposal

The application seeks full planning permission to demolish the existing garage and remove the existing gated entrance and small shed, and construct a new larger garage that will provide a vehicle parking space and bike shed at ground floor and flexible accommodation in the roofspace to provide a home office/ancillary accommodation.

The proposed garage is 8m in depth by 5.5m in width, is 2.9m in height to eaves and 5.8m in height to ridge. The proposed pitched roof construction is to have a smooth render finish

to the walls and concrete tiles to the roof. In addition to the garage door to the lane elevation, the proposal is to have a door and window at ground floor to the side, and one first floor window to the rear elevation facing the garden.

The proposed garage is to be set further back from the lane than the current garage, allowing for a parking space parallel to the lane to be provided to the rear. An additional parking space is to be provided to the side of the garage.

## Planning Site History

There is no relevant planning history on the application site.

## Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

GP1 Sustainability and High Quality Design

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

## Summary of Consultation Responses

**Llanelli Town Council** - No response received to date.

**Local Member(s)** – Councillors J Edmunds and E Morgan have not commented to date.

**Dwr Cymru/Welsh Water** – No objection.

All representations can be viewed in full on our [website](#).

## Summary of Public Representations

The application was the subject of notification by way of 2no. neighbouring letters.

No representations have been received.

All representations can be viewed in full on our [website](#).

## Appraisal

The proposed garage will replace an existing garage that is dated in its appearance and is showing signs of structural failure, and therefore there will be an enhancement in this regard. Whilst the footprint of the proposed garage is not disproportionately larger than the existing garage and shed combined, it is significantly higher than the existing garage, and higher than other garages in the immediate locality. Notwithstanding this, the garage retains a simplistic form and the first floor is accommodated relatively surreptitiously within the roofspace. It is understood that the internal height of the ground floor is dictated by the height



of the applicant's camper van, whilst to ensure that an usable home office is provided at first floor, minimum internal height standards need to be met. The proposed external finishes to the garage are considered to be vernacular to the area. Therefore, the proposal is considered acceptable in size, scale and design terms.

The proposals will not adversely affect the residential amenity of neighbouring properties in the Local Planning Authority's opinion, whilst no letters of concern or objection have been received. Whilst the ridge height of the garage at 5.8m is high, there is a significant separation distance between the proposed garage and surrounding neighbouring properties. For instance, the closest part of the proposal to the closest part of the dwellings at 13 & 17 King George Avenue is approximately 12-13m distant, whilst the rear of residential dwellings to the east along Heol Elli are circa 35m distant. To prevent any overlooking from the rear first floor window it is recommended that a condition is imposed on any planning permission granted to ensure that this window is glazed in obscure glass and thereafter retained as such in perpetuity. A standard condition to ensure that the garage and first floor accommodation element are only used for ancillary domestic purposes, and not for trade or business use should also be imposed on any planning permission granted.

As aforementioned, the application property benefits from having a generous rear garden amenity space, and the majority of this will remain to be the case post development.

## **Planning Obligations**

Not applicable.

## **Well-being of Future Generations (Wales) Act 2015**

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **Conclusion**

After careful consideration of the scheme as submitted it is concluded on balance that the proposed development is acceptable, accords with relevant LDP policies, and is thus put forward with a recommendation for approval.

## **Recommendation – Approval**

## **Conditions and Reasons**

### **Condition 1**

The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

*Reason:* Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

## **Condition 2**

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans received on the 3rd February, 2021:-

- Elevations, floor plans, block and location plan (01) 1:50; 1:100; 1:500; 1:1250 @ A1.

*Reason:* In the interest of visual amenity.

## **Condition 3**

The first floor window in the rear, west facing elevation of the development shall be glazed in obscure glass and thereafter retained as such in perpetuity.

*Reason:* To preserve residential amenity.

## **Condition 4**

The garage and first floor home office/ancillary accommodation hereby approved shall be used for domestic purposes in perpetuity ancillary to 15 King George Avenue, and not for trade or business use.

*Reason:* To prevent any separate use on the site, and to ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

## **Notes/Informatives**

### **Note 1**

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, are available on the Authority's website.

### **Note 2**

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

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## PLANNING COMMITTEE

Thursday, 4 March 2021

**PRESENT:** Councillor A. Lenny (Chair)

**Councillors:**

S.M. Allen, J.M. Charles, 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. Lloyd (In place of P.M. Edwards), K. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams

**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]  
S. Murphy, Senior Solicitor  
Z.M. James, Development Management Officer [South]  
H. Rice, Development Management Officer  
C. Simms, Development Management Officer  
Z.A. Evans, Senior Technician [Planning Liaison]  
E. Evans, Principal Democratic Services Officer  
M. Evans Thomas, Principal Democratic Services Officer  
S. Rees, Simultaneous Translator  
J. Corner, Technical Officer  
E. Bryer, Democratic Services Officer

**Virtual Meeting - 10.00 am - 12.00 pm**

**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
Joseph Davies	5. PL/00778 - Alterations and first floor / roof extension Swn Y Gan, Llangadog, SA19 9HP	Applicant is a relative.

### 3. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

**UNANIMOUSLY RESOLVED** that consideration of the following planning application be deferred:-

<b>S/40505</b>	<b>Retention of change of use of dwelling house to a residential care facility at 7 Pwll Road, Pwll, Llanelli, SA15 4BG</b>  <b>REASON</b> – To afford the local members the opportunity to address the committee on behalf of the local residents.
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**UNANAMOUSLY 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>PL/01002</b>	<b>Proposed single storey rear extension and new decking area at 16 Haulfryn, Bryn, Llanelli, SA148QL</b>
<b>PL/01056</b>	<b>Proposed dormer extension, along with a single storey rear extension and balcony. Demolition of existing single storey kitchen extension at 16 Elkington Road, Burry Port SA16 0AA</b>

### 4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

**RESOLVED** that the following application be refused for the reasons as detailed within the report of the Head of Planning:-

<b>W/39628</b>	<b>Construction of a Rural Enterprise Dwelling at On Yard, Llanybydder, Carmarthenshire, SA40 9RA</b>  A representation was received from the local member in support of the application including that the business was a long established business serving the rural area and also provided full time work for the applicants.  The Development Management Officer responded to the issues raised during consideration of the report.
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### 5. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

[Note: Councillor J.A. Davies having earlier declared an interest in this item left the meeting prior to the consideration and determination thereof].

**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:-

PL/00778	Alterations and first floor/roof extension Swn Y Gan, Llangadog, SA19 9HP
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**6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 4TH FEBRUARY, 2021**

**UNANAMOUSLY RESOLVED** that the minutes of the meeting of the Committee held on the 4th February, 2021 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.]*

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Tuesday, 16 March 2021

**PRESENT:** Councillor A. Lenny (Chair)

**Councillors:**

S.M. Allen, J.M. Charles, D.M. Cundy, 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

**The following Officers were in attendance:**

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

**Virtual Meeting: 10.00 am - 11.30 am**

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
D.M. Cundy	4: PL/01050 - Demolition of no. 8-16 Market Street and redevelopment to provide mixed use arcade development including hotel, retail, office and bar/restaurant units (class A1/A3/B1/C1);	In regular contact with the architect for the scheme and sits on committees which they are both members of;
D. Jones	4: PL/01050 - Demolition of no. 8-16 Market Street and redevelopment to provide mixed use arcade development including hotel, retail, office and bar/restaurant units (class A1/A3/B1/C1);	Sits on committees alongside someone involved in the scheme;
J.D. James	4: PL/01050 - Demolition of no. 8-16 Market Street and redevelopment to provide mixed use arcade development including hotel, retail, office and bar/restaurant units (class A1/A3/B1/C1);	Is a casual acquaintance of a person involved in the scheme;
Eirwyn	3: PL/00725 - Discharge of	electricity poles

Williams	conditions 7, 11, 13 & 22 on W/31728 (details of assigned archaeologist, construction method statement, details of hydrological and ecological clerk of works, tv reception study) land north of Esgairliving Farm, Rhydcymerau, Llandeilo, SA19 7RG	associated with the scheme will cross Cllr. Williams' land.
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**3. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS**

[Note: Councillor J.E. Williams, having earlier declared an interest in this item, left the meeting prior to the consideration and determination thereof].

**UNANAMOUSLY 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/39819 [Not W/39810]	Change of use of land to residential curtilage and barn conversion to an annex of the main dwelling Gelli Drygar, Trawsdre Road, Cefneithin, Llanelli, SA14 7HL;
PL/00725	Discharge of conditions 7, 11, 13 & 22 on W/31728 (details of assigned archaeologist, construction method statement, details of hydrological and ecological clerk of works, tv reception study) land north of Esgairliving Farm, Rhydcymerau, Llandeilo, SA19 7RG

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

[Note: Councillors D.M. Cundy and D. Jones, having earlier declared interests in this item, left the meeting prior to the consideration and determination thereof. Councillor J.D. James, having earlier declared an interest in this item, remained in the meeting.].

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

PL/01050	Demolition of no. 8-16 Market Street and redevelopment to provide mixed use arcade development including hotel, retail, office and bar/restaurant units (Class A1/A3/B1/C1)
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**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.]