

# PLANNING COMMITTEE

Thursday, 9 December 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, H.I. Jones, K. Madge, B.D.J. Phillips and J.E. Williams

**Also in attendance:**

Councillor Elwyn Williams who addressed the Committee in respect of Planning Application number PL/02285  
Councillor P.M. Hughes, Cabinet Member for Public Protection  
Mr G. Morgan, Transport Planner with Atkins Framework

**The following Officers were in attendance:**

I.R. Llewelyn, Forward Planning Manager  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]  
S. Murphy, Senior Solicitor  
Z.A. Evans, Senior Technician [Planning Liaison]  
G. Glenister, Development Management Officer  
C. Greves, Development Management Officer [West]  
E. Jones, Development Management Officer  
M. Evans Thomas, Principal Democratic Services Officer  
K. Evans, Assistant Democratic Services Officer  
E. Bryer, Democratic Services Officer

**[NOTE:**

- 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.
- At 1.00 p.m the Committee adjourned for a lunch break and reconvened at 1.45 p.m.]

**Virtual Meeting - 10.00 am - 3.40 pm**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors M.J.A. Lewis and G.B. Thomas.

## 2. DECLARATIONS OF PERSONAL INTERESTS

Councillor / Officer	Minute Number	Nature of Interest
Cllr. B.D.J. Phillips	3: PL/00799 - One Planet Development at land south of Blaenhiraeth, Henllan Amgoed, Whitland, SA34 0SG	Applicant is a business customer.
Cllr. S.M. Allen	3: PL/02848 - Proposed full planning application for development of residential homes, highways access, parking, landscaping and associated infrastructure works at land south of Erw'r Brenhinoedd, Llandybie, Ammanford, SA18 2TQ	Is a voluntary member of Bro Myrddin Housing Association.
E. Bryer	3: PL/02533 - Removal of Condition 11 on E/27795 (one residential dwelling (local needs)) at Gwenlliw, Dryslwyn, Carmarthen, SA32 8RF	Applicant is a relative.

## 3. DETERMINATION OF PLANNING APPLICATIONS

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

<b>E/38576</b>	<b>Single storey dwelling with habitable roofspace and integral garage at land adjacent to 15 Plas Gwyn Road, Penygroes, Llanelli, SA14 7RY</b>
<b>PL/00799</b>	<p><b>One Planet Development at land south of Blaenhiraeth, Henllan Amgoed, Whitland, SA34 0SG</b></p> <p>(NOTE: Councillor B.D.J. Phillips having earlier declared an interest in this application, re-declared that interest, then left the meeting and took no part in its determination)</p> <p>A representation was received from the local member objecting to the application which re-iterated some of the objection points detailed within the Head of Planning's written report and included specific concerns in relation to the water supply and the management of the chicken flock on site.</p> <p>The Development Management Officer responded to the issues raised during consideration of the report.</p>

PL/02848	<p><b>Proposed full planning application for development of residential homes, highways access, parking, landscaping and associated infrastructure works at land south of Erw'r Brenhinoedd, Llandybie, Ammanford, SA18 2TQ</b></p> <p>(NOTE: Councillor S.M. Allen having earlier declared an interest in this application, re-declared that interest, then left the meeting and took no part in its determination).</p>
PL/02849	<p><b>Approval of all reserved matters in respect to the development of new light industrial and office buildings on Plot 3 including associated ancillary buildings/structures, landscaping and supporting infrastructure at Cross Hands East Strategic Employment Site, Plot 3, Cross Hands</b></p>

**3.2 RESOLVED that the following application be refused for the reasons as detailed within the Report/Addendum of the Head of Planning and or reported at the meeting:-**

S/35028	<p><b>Two storey dwelling at 15A Bryncaerau, Trimsaran, Kidwelly, SA17 4DW</b></p>
PL/02285	<p><b>Demolition of existing (partially built) stable block to be replaced by a residential dwelling (local need) at land opposite Ty Liliwen, Nantycaws, Carmarthen, SA32 8EP</b></p> <p>A representation was received from the local member in support of the application on the basis:</p> <ul style="list-style-type: none"> <li>• That the application was within the confines of the new village settlement.</li> <li>• The applicants would not be able to afford to leave the parental home should the application be refused.</li> <li>• The build adheres to the scale, appearance and landscape of the area.</li> <li>• That the application meets the criteria of affordable housing.</li> </ul> <p>The Development Management Officer responded to the issues raised during consideration of the report.</p>
PL/02533	<p><b>Removal of Condition 11 on E/27795 (one residential dwelling (local needs)) at Gwenlliw, Dryslwyn, Carmarthen, SA32 8RF</b></p> <p>(NOTE: E. Bryer (Democratic Services Officer) having earlier declared an interest in this application, re-declared that interest, then left the meeting during its consideration).</p> <p>A representation was received from the local member in</p>

	<p>support of the application on the basis:</p> <ul style="list-style-type: none"> <li>• That due to personal circumstances and current financial situation the applicant was facing the prospects of losing his home.</li> <li>• The property was located in the middle of a cluster of houses known as Nantarwenlliw and that other properties in the vicinity had not been subject to the affordable housing clause.</li> <li>• Planning should not have been granted under the terms of affordable housing due to the scale and location of the property as this rendered it outside the realms of affordability for local persons.</li> </ul> <p>The Development Management Officer responded to the issues raised during consideration of the report.</p>
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#### **4. PLANNING SERVICE PERFORMANCE - QUARTER 2**

The Committee considered the Planning Service Performance Report for Quarter 2. This report reflected Quarter 2 for the period between 1st July 2021 and 30th September 2021. It also included the comparative quarterly data for Quarter 1 and 2020/21.

It was asked why performance indicators number 14 (Percentage of closed enforcement cases investigated within 84 days) and 15 (Percentage time taken to investigate enforcement cases (in days)) showed a deterioration in Quarter 2 compared to that in Quarter 1.

The Committee was advised that the figures reflected the challenges around enforcement however figures were an interim imbalance which would improve once the revised policy and processes were implemented. It was stated that it was hoped that Quarter 3 and year-end figures would show an improvement. Additionally, long term resourcing issues were being addressed and resources would be channelled to reduce the current enforcement backlog.

**RESOLVED that the report be received.**

#### **5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON:-**

##### **5.1. 11TH NOVEMBER, 2021**

**RESOLVED that the minutes of the meeting of the Committee held on the 11th November, 2021 be signed as a correct record.**

##### **5.2. 23RD NOVEMBER, 2021**

**RESOLVED that the minutes of the meeting of the Committee held on the 23<sup>rd</sup> November, 2021 be signed as a correct record.**

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**CHAIR**

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**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.]*