

# PLANNING COMMITTEE

Thursday, 3 February 2022

**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, J.P. Jenkins, C. 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 Hazel Evans who addressed the Committee in respect of Planning Application number PL/03049.

**The following Officers were in attendance:**

R. Griffiths, Head of Place and Sustainability  
I.R. Llewelyn, Forward Planning Manager  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]  
S. Murphy, Senior Solicitor  
H. Rice, Development Management Officer  
P. Roberts, Development Management Officer  
Z.A. Evans, Senior Technician [Planning Liaison]  
M. Evans Thomas, Principal Democratic Services Officer  
E. Evans, Principal Democratic Services Officer [Webcasting]  
E. Bryer, Democratic Services Officer  
J. Owens, Democratic Services Officer [Note Taker]  
A. Eynon, Principal Translator

**Virtual Meeting - 10.00 am - 12.36 pm**

**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr. J.A. Davies. [Note: Cllr J.A. Davies was present from 11:20hrs].

**2. DECLARATIONS OF PERSONAL INTERESTS**

There were no declarations of personal interests.

**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>PL/01154</b>	<b>Residential development at land off Heol Glyndwr, Pontyates</b>  (Note: consent is also subject to a Section 106 Agreement).
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	<p>A request was made that the contribution emanating from the Section 106 Agreement be put towards to play park adjacent to the fuel station within the village.</p>
<p><b>PL/02213</b></p>	<p><b>Reserved matters application for two dwellings and associated discharge of conditions 5, 9, 10 and 12 of outline planning permission W/32038 (proposed affordable dwellings (exceptions housing) resubmission of W/29836) at land off High Street, Llansteffan, Carmarthen, SA33 5JN.</b></p> <p>(Note: the outline planning permission previously granted is subject to a Section 106 Agreement).</p> <p>In response to a request, the Forward Planning Manager confirmed that the Affordable Housing Scheme would be considered as part of the ongoing review of the provision of training for Community Councils to ensure that members were kept abreast of planning related legislation.</p> <p>A request was made that matters pertaining to the impact of the development from a surface water drainage perspective be fully considered by the Authority.</p>
<p><b>PL/02798</b></p>	<p><b>Alterations and extensions to Pinewood Lodge. Re-submission for PL/01052 previously refused application at Pinewood Lodge, Bronwydd, Carmarthen, SA33 6BE.</b></p>
<p><b>PL/03011</b></p>	<p><b>Extension to dwelling to include demolition of part of previous dwelling (retrospective) at Teifi Castle, Cwmann, Lampeter, SA48 8JN.</b></p>
<p><b>PL/03049</b></p>	<p><b>Proposed erection of new detached building for use in connection with existing rural enterprise storage business which will form additional storage space/units to lower ground floor and office and recreation space to upper ground floor at Dragon Guard Storage, Capel Iwan Road, Newcastle Emlyn, SA38 9LP.</b></p> <p>A representation was received from the local member in support of the application based upon the appraisal detailed within the Head of Planning's written report. In particular, the local member expressed that there would be no detriment to the character and appearance of the area; there would be no drainage requirements and furthermore, the proposal sought to make the best use of the site in order to meet the identified demand, with no adverse impact upon the living conditions of nearby residents.</p> <p>The Development Management Officer responded to the issues raised during consideration of the report.</p>



**4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 6TH JANUARY, 2022.**

**RESOLVED** that the minutes of the meeting of the Committee held on the 6<sup>th</sup> January, 2022 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.]*