

# PLANNING COMMITTEE

Thursday, 31 March 2022

**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, J.P. Jenkins, C. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips and G.B. Thomas;

**The following Officers were in attendance:**

R. Griffiths, Head of Place and Sustainability;  
S. Murphy, Senior Solicitor;  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth];  
Z.A. Evans, Senior Technician [Planning Liaison];  
G. Glenister, Development Management Officer;  
E. Jones, Development Management Officer;  
H. Rice, Senior Development Management Officer;  
M. Evans Thomas, Principal Democratic Services Officer;  
A. Eynon, Principal Translator;  
E. Bryer, Democratic Services Officer;  
M.S. Davies, Democratic Services Officer.

**Virtual Meeting: 10.00 am - 1.20 pm**

[**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.]

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors D.M. Cundy and H.I. Jones.

**2. DECLARATIONS OF PERSONAL INTERESTS**

There were no declarations of personal interest.

**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 Place and Sustainability and or reported at the meeting:-

<b>PL/01280</b>	<p><b>Proposed split level residential dwelling and all associated works at land adjacent to 19 Parc Yr Onnen, Carmarthen, SA31 1ED</b></p> <p>(Note: consent is subject to a Section 106 Agreement to secure a financial contribution towards affordable housing).</p> <p>A representation was received objecting to the application which re-iterated the following points detailed within the Head of Place and Sustainability's written report:-</p>
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	<ul style="list-style-type: none"> <li>Concerns relating to access to the site as permission had not been given to widen the access road;</li> <li>the proposed access would severely affect the amenity of no.19 Parc yr Onnen;</li> <li>Permission had previously been refused partly on grounds of access and the need to widen the road;</li> <li>Loss of privacy;</li> </ul> <p>The applicant, Senior Development Management Officer and the Senior Technician (Highways Planning Liaison) responded to the issues raised.</p>
<b>PL/01438</b>	<b>Proposed replacement dwelling at Rosedale, 29 Cross Hands Road, Gorslas, Llanelli, SA14 6RR</b>
<b>PL/01800</b>	<p><b>Proposed balcony to SW elevation of property to replace balcony previously removed at Llwyn Yr Hebog, Cwm Ifor, Llandeilo, SA19 7AS</b></p> <p>A representation was received objecting to the application which re-iterated the following points detailed within the Head of Place and Sustainability's written report:-</p> <ul style="list-style-type: none"> <li>No previous balcony;</li> <li>Loss of privacy;</li> <li>Materials proposed for the balcony were inappropriate</li> <li>Outdoor lights in the balcony area would impact on bats.</li> </ul> <p>The Senior Development Management Officer responded to the issues raised.</p>
<b>PL/03134</b>	<b>Retention of use of part of dwellinghouse as self-contained holidaylet accommodation at Glanlash, Caerbryn, Ammanford, SA18 3EJ</b>
<b>PL/03205</b>	<p><b>Change of use from A1 to a 1 bedroom residential flat including minor alterations to the external elevations at 62 Carmarthen Road, Cross Hands, SA14 6SU</b></p> <p>(Note: consent is subject to a Section 106 Agreement to secure a financial contribution towards affordable housing. If no legal agreement is signed or no payment of the required contribution is received within 12 months the Head of Place and Sustainability is authorised to refuse the application.).</p>
<b>PL/03550</b>	<b>Retention of reduced scale park and ride facility and associated infrastructure at Nantyci Park and Ride, Llanllwch, Carmarthen, SA33 5DR</b>

**3.2 RESOLVED that the following application be granted contrary to the Head of Place and Sustainability's refusal recommendation:-**

<b>PL/03034</b>	<p><b>Proposed two cabins on wheels and associated facilities for the purposes of tourist accommodation at Llwyndewi, Meidrim, Carmarthen, SA33 5PD</b></p> <p>A representation was received from the local member in support of the application on the basis that it was in line with the strategic</p>
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	<p>objectives of small-scale tourism in the countryside and no objections had been received from neighbours or the Head of Highways and Transport.</p> <p>The Senior Development Management Officer and the Senior Solicitor responded to the issues raised during consideration of the report.</p> <p>Contrary to the Head of Place and Sustainability's refusal recommendation the Committee considered the application was acceptable in the context of Policies TSM1, TSM2 and TSM3 on the basis that</p> <ul style="list-style-type: none"> <li>• The site was appropriate for such a development and would not impact on the landscape;</li> <li>• The land was not suitable for agricultural use and therefore diversification was reasonable;</li> <li>• The proposed use would encourage biodiversity.</li> </ul> <p>The consent is granted subject to:</p> <ol style="list-style-type: none"> <li>1. a condition to ensure the accommodation was for holiday use only;</li> <li>2. the imposition of appropriate highways conditions as detailed within the report;</li> <li>3. the imposition of appropriate conditions which ensure compliance with the biodiversity enhancement and landscape measures detailed within the report.</li> </ol>
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**4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 3RD MARCH 2022**

**RESOLVED** that the minutes of the meeting of the Committee held on the 3<sup>rd</sup> March, 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.]*