

**PLANNING COMMITTEE**  
**THURSDAY, 23 JUNE 2022**

**PRESENT:** Councillor W.T. Evans (Chair) (in person)

**Councillors (In Person):**

E. Skinner                      D.E. Williams

**Councillors (Virtually):**

S.M. Allen	J.M. Charles	T. Davies	M. Donoghue
N. Evans	J.K. Howell	J.D. James	J.P. Jenkins
A.C. Jones	M.J.A. Lewis	D. Owen	B.D.J. Phillips
R. Sparks	G.B. Thomas	M. Thomas	

**Also Present (In Person):**

Councillor S Rees who addressed the Committee in respect of Planning Application number **PL/03872**.

J. Owens, Democratic Services Officer.

**Also Present (Virtually):**

R. Griffiths, Head of Place and Sustainability  
S. Murphy, Senior Solicitor  
I.R. Llewelyn, Forward Planning Manager  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]  
H. Rice, Senior Development Management Officer  
R. Davies, Agency Planning Consultant  
Z. Baxter, Development Management Officer  
Z.A. Evans, Senior Technician [Planning Liaison]  
G. Morgan, Assistant Engineer [Planning Liaison]  
M. Evans Thomas, Principal Democratic Services Officer  
S. Rees, Simultaneous Translator  
K. Thomas, Democratic Services Officer

**Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.28 am - 1.19 pm**

The Committee's attention was drawn to the following Chair's announcements:

- The Chair conveyed sincere condolences to the family of former Councillors, Councillor John Edwards who represented the Saron Ward and was a member of the Planning Committee between 1999 and 2012.
- The Chair conveyed sincere condolences to the family of former Councillor Penny Edwards who represented the Hengoed Ward until the elections in May 2022 and had been a member of the Planning Committee since 2017.

## 1. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. P Cooper.

## 2. DECLARATIONS OF PERSONAL INTERESTS

Councillor / Officer	Minute Number	Nature of Interest
Cllr E. Skinner	3: PL/03872 Approval of Reserved Matters is sought for access, appearance, landscaping, layout and scale for Phase 1 of the Llanelli Wellness and Science Development, now known as Pentre Awel for the development of a Health and Wellness Hub including health, leisure, education, research and business facilities and an energy centre, along with associated public realm, open space, hard and soft landscaping, drainage, pedestrian and cycle links and parking, car parking and supporting infrastructure including mitigation and enhancement measures around the proposed Health and Wellness Hub and the perimeter of the New Dafen River, Delta Lakes at Llanelli Wellness and Life Science Village, Land at Delta Lakes, Llanelli.	Lives in close proximity to the proposed development
Cllr M. Donoghue Cllr N. Evans Cllr J. James Cllr E. Skinner Cllr M. Thomas	3. PL/02652 Demolition of house and build of new house, parking and associated works at Bronllys, Mountain Road, Pembrey, Burry Port, SA16 0AJ.	The agent (David Darkin of Darkin Architects) is a close personal associate.

## 3. DETERMINATION OF PLANNING APPLICATIONS

**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:-

PL/00765	<b>Change of use of former stables building to small scale brewery (retrospective) at Ysgubor, Velindre, Llandysul, SA44 5XS.</b>
PL/02652	<b>Demolition of house and build of new house, parking and associated works at Bronllys, Mountain Road, Pembrey, Burry Port, SA16 0AJ.</b>  [ <b>Note:</b> During consideration of this item, Cllrs. M. Thomas, E. Skinner, J. James, N. Evans and M. Donoghue declared an interest by virtue of the agent, namely David Darkin of Darkin Architects, being a close personal associate. At this point, Cllrs. M. Thomas, E. Skinner, J. James, N. Evans and M. Donoghue left the meeting, and took no further part in the discussion or voting on the application].

PL/02659	Retention of existing chapel living accommodation as a private dwelling house, including the extension and change of use of the existing chapel floor space into residential accommodation associated with the main dwelling (use class D1 to C3(A) dwelling house) at Union Street Chapel, Heol Undeb, Carmarthen.
PL/03777	Proposed swimming pool (domestic) and associated fitness facility at 4 Hendre Road, Llangennech, Llanelli, SA14 8TG.
PL/03872	<p>Approval of Reserved Matters is sought for access, appearance, landscaping, layout and scale for Phase 1 of the Llanelli Wellness and Science Development, now known as Pentre Awel for the development of a Health and Wellness Hub including health, leisure, education, research and business facilities and an energy centre, along with associated public realm, open space, hard and soft landscaping, drainage, pedestrian and cycle links and parking, car parking and supporting infrastructure including mitigation and enhancement measures around the proposed Health and Wellness Hub and the perimeter of the New Dafen River, Delta Lakes at Llanelli Wellness and Life Science Village, Land at Delta Lakes, Llanelli.</p> <p>[Note Cllr E. Skinner, during consideration of this item, sought legal advice on whether he should declare an interest as he lived in close proximity to the proposed development. Following that advice, Cllr E. Skinner declared an interest and left the meeting, taking no further part in the discussion or voting on the application].</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 welcomed the encouragement provided for local firms and suppliers to become involved with the project, which could lead to additional job and training opportunities both during the future construction and operation phases of the project. Furthermore, the local member expressed support for the creation of a new Coastal Bus Service and emphasised that the facilitating infrastructure be provided within phase 1 of the project.</p> <p>The Development Management Officer responded to the issues raised during consideration of the report.</p>

#### **4. PLANNING SERVICE PERFORMANCE - QUARTER 4**

The Committee considered the Quarter 4 Planning Service Performance Report, which included core performance monitoring indicators and reflected the reporting period 01 April 2021 to 31 March 2022. Comparative data in respect of 2020/21 was also provided.

The Committee was advised that the performance against National Performance Indicators 18 and 19 pertaining to the percentage of all planning applications determined and the percentage of planning appeals dismissed had been exceeded for the first time. A marked improvement in performance was also achieved in respect of the Local Performance Indicators.

Reference was made to performance indicators 13-15 pertaining to enforcement, whereby a member queried the impact of matters related to phosphates on performance levels and sought assurance that the Division had sufficient resource to address the number of enforcement related complaints. The Head of Head of Place and Sustainability was pleased to report that Carmarthenshire County Council was the first planning authority in Wales to launch a phosphate calculator to assist developers calculate the impact of their project on local phosphate levels, and this had led to a significant improvement in addressing such matters. Furthermore, it was clarified that the Division had been reconfigured to enable a full complement of Enforcement Officers to manage enforcement cases and that the situation would continue to be monitored. In this regard, the Head of Head of Place and Sustainability reported that Performance Indicator 14 (Percentage of closed enforcement cases investigated within 84 days) showed a near 400% increase in cases closed in the 2021/22 reporting period and the 14% decrease in cases closed "on target" from 50% to 36% was attributable to the focus on resolving historic cases.

In response to a request by the Committee, the Head of Place and Sustainability agreed to facilitate an internal update meeting for Committee Members and Officers to further consider matters pertaining to enforcement, including timescales and the procedure for dealing with enforcement cases.

#### **RESOLVED**

**4.1 That the report be received.**

**4.2 An internal update meeting be arranged for Committee Members and Officers to further consider matters pertaining to enforcement, including timescales and the procedure for dealing with enforcement cases.**

#### **5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 28TH APRIL 2022**

**RESOLVED that the minutes of the meeting of the Committee held on the 28<sup>th</sup> April 2022 be signed as a correct record.**

In closing the meeting, the Chair paid tribute to Cllr A. Lenny for the sterling contribution and leadership provided during his term of office as Chair of the Planning Committee.

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**CHAIR**

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**DATE**