

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:-

PL/03227	Demolition of existing warehouse and office building and redevelopment of the site to provide a showroom, warehouse, and office building for a plumbing and heating business at Sunny Mead, Llanybydder SA40 9RB (NOTE: AT 1.00 p.m. and in accordance with Corporate Procedure Rule 23, the Committee suspended Standing Orders during consideration of this to enable the meeting to continue beyond three hours)
PL/03333	Creation of 10 additional traveller pitches to the west of PL/00775 (Plots 5-14) with alternative layout, ecological and landscape enhancements and extension to approved internal access road (Phase III) at land at Maes y Dderwen, Llangennech, Llanelli, SA14 8UW

3.2 **RESOLVED** that the Committee was minded to approve the following planning application, contrary to the Head of Place and Sustainability's recommendation to refuse for the following reasons:-

- (i) The site was located close to the nearest defined settlement of Glanamman and;
- (ii) the development would help promote walking and cycling and support the principles of Active Travel:-

and that based on its decision:

- The Application be advertised as a Departure to the Carmarthenshire Local Development Plan.
- If, following the expiration of the notice period for the Departure, no objections were received, delegated authority be granted to the Head of Place and Sustainability to issue the Decision Notice subject to appropriate conditions.

PL/04504	We would like to erect 3 number shepherd huts on land adjacent to our dwelling. We intend to rent out the huts as holiday lets (Re-submission of PL/03609 Refused 28.94.22) at Bryngwinau, Llandyfan, Ammanford, SA18 2UD (NOTE: Mr I.R. Llewellyn, Forward Planning Manager, having previously declared an interest in this application, re-iterated
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that interest and left the Chamber during its consideration by the Committee)

A representation was received from the local member in support of the application on the basis it was considered the application fell within Policy TSM2 of the Carmarthenshire Local Development Plan as the proposed huts were similar to touring caravans, were fitted with wheels and were therefore capable of being towed, similar applications had been approved elsewhere within the County, the adjacent hedgerow had been reduced to 2.4m in height, no objections had been received to the proposal, the land in question was unsuitable for farming and lended itself to diversification. If granted, the application would help support the local tourism industry by providing three huts for rent for two thirds of the year and generate £54k into the community

In considering the application references were made by the Committee to the small scale nature of the proposed development. Views were expressed that if, granted the application would not adversely impact on the open countryside, and although the location was isolated, it was within walking distance of the nearest settlement and would promote tourism

The Senior Development Management Officer responded to the issues raised during consideration of the report. He expressly referred to the application being contrary to Local Development Plan Policies TSM1 and TSM3 and to a Welsh Government Planning Inspector's decision, the previous day, on refusing an appeal for a similar development on the basis it was contrary to local planning policies and National Planning Guidance. He advised that should, the Committee be minded to grant planning approval contrary to the Head of Place and Sustainability's recommendation of refusal, the application would be need to be advertised as a Departure to the Carmarthenshire Local Development Plan. He also requested that if no objections had been received following the expiration of the consultation period on the Departure, that delegated authority be granted to the Head of Place and Sustainability to issue the Decision Notice subject to the imposition of appropriate conditions

He further advised that the Committee would need to provide reasons for approving the application.

The Senior Solicitor in endorsing the above points reminded the Committee that in considering the application it must have regard to the policies within its Local Development Plan and that any decision to approve, contrary to that plan, must be based on material planning considerations

The Committee having regard to the two refusal reasons provided by the Head of Place and Sustainability, detailed in his

	<p>written report, was minded to approve the application for the following reasons</p> <ol style="list-style-type: none"> 1. the application site was located close to the nearest defined settlement of Glanamman 2. it was considered the development would help promote walking and cycling and support the principles of Active Travel
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3.3 RESOLVED that the Committee was minded to approve the following planning application, contrary to the Head of Place and Sustainability's recommendation to refuse for the following reasons:-

- (1) The proposed development was temporary in nature for a three year period and;**
- (2) Its retention would enhance the economic development of the area, preserve and enhance the Heritage and Conservation Area and allow the business to function.**

and that based on its decision:

- The Application be advertised as a Departure to the Carmarthenshire Local Development Plan.**
- If, following the expiration of the notice period for the Departure, no objections were received, delegated authority be granted to the Head of Place and Sustainability to issue the Decision Notice subject to appropriate conditions to include approval being for a temporary period of three years and that the marquee should not extend beyond its current footprint.**

<p>PL/04526</p>	<p>Retention of marquee as part of an ancillary external dining area for a temporary period of three years at 6-11 Jacksons Lane, Carmarthen, SA31 1QD</p> <p>A representation was received from a local member in support of the application on the basis the marquee had been erected some two years previously during the Covid pandemic as a means of assisting businesses to recover from the pandemic, and that its retention would also continue to assist the business in the current economic situation. The application sought the retention of the marquee for a temporary period of three years. The Committee was also advised that Regeneration proposals for Carmarthen, including Jacksons Lane were currently being developed and that a planning application for those would be submitted to the Committee when finalised.</p> <p>In considering the application, references were made to the temporary nature of the application, the regeneration proposals</p>
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for the area, support for local business and that the development enhanced the area by providing a 'european' feeling with diners eating outdoors.

The Development Management Officer responded to the issues raised during consideration of the report and advised that should the Committee be minded to grant planning approval, contrary to the Head of Place and Sustainability's recommendation of refusal, the application would need to be advertised as a Departure to the Carmarthenshire Local Development Plan. She also requested that if no objections had been received following the expiration of the consultation period on the Departure, that delegated authority be granted to the Head of Place and Sustainability to issue the Decision Notice subject to the imposition of appropriate conditions

She further advised that the Committee would need to provide reasons for approving the application.

The Committee having regard to the need to provide reasons for approving the application was of the view that the development was temporary in nature, would enhance the economic development of the area, it would preserve and enhance the heritage and conservation area and allow the business to function. A view was also expressed that in addition to the application being conditioned for a temporary period of three years, an additional condition should also be applied to prevent the marquee extending beyond its current footprint.

(NOTE: Cllr Edward Skinner, in accordance with Corporate Procedure Rule 16.6 requested that the minutes record he had voted against the grant of planning consent for this application)

4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 13TH OCTOBER 2022

Reference was made to Planning Application PL/03374 and to the local member being in support of the application. It was requested that the wording be amended to read 'a local member'

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 13th October, 2022 be signed as a correct record subject to the above.

CHAIR

DATE