

PLANNING COMMITTEE

5 JULY 2022

PRESENT: Councillor W.T. Evans (Chair)

Councillors (In Person):

S.M. Allen	P. Cooper	A.C. Jones	B.D.J. Phillips
E. Skinner	G.B. Thomas		

Councillors (Virtually):

J.M. Charles	M. Donoghue	N. Evans	J.K. Howell
J.D. James	M.J.A. Lewis	D. Owen	R. Sparks
D.E. Williams			

The following Officers were in attendance (In Person):

J. Thomas, Senior Development Management Officer [Aman Gwendraeth];
A. Eynon, Principal Translator;
R. Morris, Members Support Officer;
J. Owen, Democratic Services Officer [Minute taker].

The following Officers were in attendance (Virtually):

R. Griffiths, Head of Place and Sustainability;
I.R. Llewelyn, Forward Planning Manager;
H. Rice, Senior Development Management Officer;
S. Murphy, Senior Solicitor;
M. Evans Thomas, Principal Democratic Services Officer.

Chamber, County Hall, Carmarthen, SA31 1JP and remotely:- 10:00am - 12:00pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T. Davies and M. Thomas

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
M.J.A. Lewis	3: PL/03189 – Erection of four dormer bungalows and creation of new access to include the demolition of existing dwelling and associated outbuildings at Bryn Bedw, Rhydargaeau, Carmarthen, SA32 7DT	Two of the objectors are known to her.

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/01654	Detached bungalow and garage at land part of Gwelfor, Heol Llanelli, Trimsaran, Kidwelly, SA17 4AG
PL/02561	Two detached dwellinghouses at land off Trem Y Cwm, Llangynin, Carmarthen, SA33 4JQ A representation was received from the local member who raised concerns regarding how the wider development had progressed over the years and requested that this development secure the affordable housing development contribution (S106). The Development Management Officer and the Forward Planning Manager responded to the issues raised during consideration of the report.
PL/03189	Erection of four dormer bungalows and creation of new access to include the demolition of existing dwelling and associated outbuildings at Bryn Bedw, Rhydargaeau, Carmarthen, SA32 7DT (NOTE: Councillor M.J.A. Lewis having earlier declared an interest in this application left the meeting during its consideration by the Committee). A representation was received objecting to the application which reiterated the objection points detailed within the Head of Planning's written report. Those included concerns that the village was becoming overwhelmed with development, placing more strain on its infrastructure. The impact on the capacity of the nearby primary and nursery schools with no plans to expand the local Welsh medium primary school and nursery is at capacity. The negligible impact upon the Welsh Language within the applicant's statements which were unsupported. Furthermore, the development would add to the already high the volume of traffic on the A485, visibility issues and speeding vehicles and by having more accesses on to the road would exacerbate this existing situation. The applicant's agent and the Development Management Officer responded to the issues raised.

CHAIR

DATE