

PLANNING COMMITTEE

THURSDAY, 2 MARCH 2023

PRESENT: Councillor W.T. Evans (Chair) (In person)

Councillors (In Person):

S.M. Allen	J.M. Charles	P. Cooper	A.C. Jones
M.J.A. Lewis	B.D.J. Phillips	D.E. Williams	

Councillors (Virtually):

T. Davies	M. Donoghue	N. Evans	J.K. Howell
J.P. Jenkins	D. Owen	E. Skinner	R. Sparks
G.B. Thomas	M. Thomas		

Councillors also in attendance (Virtually):

T.A.J. Davies who addressed the Committee in respect of Planning Application number PL/04946

T.M. Higgins who addressed the Committee in respect of Planning Application number PL/05071

Also Present (In Person):

S. Murphy, Senior Solicitor
I.R. Llewelyn, Forward Planning Manager
J. Thomas, Senior Development Management Officer
S. Rees, Simultaneous Translator
M. Runeckles, Members Support Officer
E. Bryer, Democratic Services Officer

Also Present (Virtually):

R. Griffiths, Head of Place and Sustainability
H. Rice, Senior Development Management Officer
Z.A. Evans, Senior Technician [Planning Liaison]
A. Davies, Development Management Assistant
E. Evans, Principal Democratic Services Officer
J. Owens, Democratic Services Officer

Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 2.00 pm

(NOTE: At 10.45 a.m. the Committee broke for short time to seek legal advice. At 12:55 pm the Committee's attention was drawn to Council Procedure Rule 9 – Duration of Meeting and, as the meeting had been underway for almost three hours it was resolved to suspend standing orders to enable the Committee to complete the remaining business on the agenda. The Committee adjourned for a 15 minute comfort break and reconvened at 13:10 pm.)

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. J. D. James.

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:-

PL/05005	Detached Bungalow and Garage at Land part of Gwelfor, Heol Llanelli, Trimsaran, Kidwelly, SA17 4AR
PL/05016	External works including amended and new window and door openings, roof terrace and central courtyard to facilitate the Carmarthen Hwb at Unit A, St Catherines Walk, Carmarthen, SA31 1GA
PL/05071	<p>First floor Extension at Pant Y Dwr Fach, Heol Ty Llwyd, Llanedi, Swansea, SA4 0FJ</p> <p>A representation was received from the local member objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability's written report and included concerns in relation to:-</p> <ul style="list-style-type: none">• potential access issues,• lack of parking facilities,• increase in noise levels• no mains sewage system and• loss of privacy for neighbouring properties. <p>The Senior Development Management Officer responded to the issues raised during consideration of the report.</p>
PL/05085	<p>Outline Planning Permission for 3/4 Bedroom Residential Property at Land Adjacent to 21 Park Howard Avenue, Llanelli, SA15 3LQ</p> <p>The Senior Development Management Officer read out an email received from the local member objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability's written report. Concerns were in relation to:-</p> <ul style="list-style-type: none">• Lack of parking and road safety concerns and• Loss of privacy for neighbouring properties.

	The Senior Development Management Officer responded to the issues raised during consideration of the report.
PL/05112	Construction of three detached dwellings and associated works at Land off Clos Gwyn, Heol Y Neuadd, Tumble, Llanelli, SA14 6AJ

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

PL/04946	<p>Proposed reinstatement of abandoned dwelling to include conversion of adjacent outbuilding into part of the dwelling and all associated works to include a modest side extension to link the two buildings at Blaenaufforest, Ffarmers, Llanwrda, SA19 8QH</p> <p>A representation was received from the local member in support of the application which re-iterated the points detailed within the Head of Place and Sustainability's written report and included:-</p> <ul style="list-style-type: none"> • The proposed dwelling complied with Policy H8. • The structural survey supports that the structure was physically sound. • The development was for a local family who contributed to the local community. <p>The Senior Development Management Officer responded to the points raised.</p> <p>The Committee considered:</p> <ol style="list-style-type: none"> a) That the development was a reinstatement of the former dwelling and in compliance with Policy H8 of the LDP. b) The existing structure was physically sound and only required remedial works. <p>3.2.2 RESOLVED that the application be granted contrary to the Head of Place and Sustainability's refusal recommendation.</p> <p>3.2.3 That the Head of Place and Sustainability report back to the committee detailing the appropriate conditions to be imposed to include Affordable Housing contributions.</p>
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4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE:-

4.1. 2ND FEBRUARY, 2023

RESOLVED that the minutes of the meeting of the Committee held on the 2nd February, 2023 be signed as a correct record.

4.2. 16TH FEBRUARY, 2023

RESOLVED that the minutes of the meeting of the Committee held on the 16th February, 2023 be signed as a correct record.

CHAIR

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.]