

# PLANNING COMMITTEE

THURSDAY 25<sup>TH</sup> MAY 2023

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

**Councillors (In Person):**

J.M. Charles	M. Donoghue	J.K. Howell	A.C. Jones
M.J.A. Lewis	B.D.J. Phillips	E. Skinner	G.B. Thomas
M. Thomas	D.E. Williams		

**Councillors (Virtually):**

S.M. Allen	N. Evans	J.P. Jenkins	R. Sparks
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**Also Present (In Person):**

R. Griffiths, Head of Place and Sustainability  
I.R. Llewelyn, Forward Planning Manager  
S. Murphy, Senior Solicitor  
H. Rice, Senior Development Management Officer  
A. Eynon, Principal Translator  
S. Hendy, Member Support Officer  
E. Bryer, Democratic Services Officer [Minute Taker]

**Also Present (Virtually):**

Z.A. Evans, Senior Technician [Planning Liaison]  
J. Owen, Democratic Services Officer [Minute Taker - Agenda Item 5]  
M. Runeckles, Members Support Officer

**Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 1.50 pm**

[Note - At 10.10a.m. the Committee adjourned to seek legal advice and reconvened at 10:35a.m.

At 11:40a.m the Committee adjourned for a 10 minute comfort break and reconvened at 11:50a.m

At 12:50p.m 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 P. Cooper, T. Davies and D. Owen.

Note: These minutes are subject to confirmation at the next meeting.

## 2. DECLARATIONS OF PERSONAL INTERESTS

Councillor / Officer	Minute Number	Nature of Interest
Cllr. J.K. Howell	3: PL/04739 – Erection of a rural enterprise dwelling and associated works at Treale, Velindre, Llandysul, SA44 5XU	Has written in support of the applicants / application.
Cllr. R. Sparks	3: PL/05366 – Replacement of lawful caravan & decking with dwelling & integral garage (Re-submission following refusal of PL/04327) at The Caravan, Springwells Farm, Llanboidy, Whitland, SA34 0EB	The applicants are known to him.

## 3. DETERMINATION OF PLANNING APPLICATIONS

**3.1 RESOLVED that the following planning application 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/03849</b>	<b>Variation of Condition 3 on W/35339 (erection of gates) at Cartref Cynnes, Peniel, Carmarthen, SA32 7HT</b>
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**3.2 RESOLVED that the following planning application be granted contrary to the Head of Place and Sustainability's refusal recommendation on the basis the Committee considered:**

<b>PL/04739</b>	<p><b>Erection of a rural enterprise dwelling and associated works at Treale, Velindre, Llandysul, SA44 5XU</b></p> <p>[Note- Cllr. J. K. Howell, having earlier declared an interest in this application re-declared that interest and left the meeting during its consideration by the Committee].</p> <p>The Committee considered:</p> <p>a) There was Rural Enterprise Justification for the dwelling based on the overall size of the farm acreage and the existing scale of the farm operations and that the scale of the dwelling was acceptable.</p> <p>b) The application complied with the provisions of Technical Advice Note 6 and the Well-Being of Future Generations (Wales) Act 2015 in relation to the generational continuation of farming.</p> <p>c) That both the existing and proposed dwelling could be tied to</p>
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	<p>the agricultural holding via a section 106 agreement.</p> <p><b>3.2.2 RESOLVED that the application be granted contrary to the Head of Place and Sustainability's refusal recommendation.</b></p> <p><b>3.2.3 That the Head of Place and Sustainability report back to the committee detailing appropriate conditions to be imposed and discussions held with the applicant in relation to any S106 agreements to be entered into.</b></p>
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**3.3 RESOLVED that the following planning application be refused for the reasons detailed within the Report of the Head of Place and Sustainability:**

<b>PL/05366</b>	<p><b>Replacement of lawful caravan &amp; decking with dwelling &amp; integral garage (Re-submission following refusal of PL/04327) at The Caravan, Springwells Farm, Llanboidy, Whitland, SA34 0EB</b></p> <p>[Note - Cllr. R. Sparks, declared an interest during the officer presentation of this application and immediately left the meeting. He was not present during its consideration by the Committee].</p>
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**4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 27TH APRIL, 2023**

**RESOLVED that the minutes of the meeting of the Committee held on the 27<sup>th</sup> April, 2023 be signed as a correct record.**

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

The Committee considered the Planning Service Performance Report, for Quarter 4 for the period 1st January 2022 to 31st March 2023 for the Planning Service and, notably, the Development Management and Enforcement Division. The report included comparative data in respect of 2022/23.

In addition, the report identified an extensive set of core performance monitoring indicators which would form part of the future monitoring of the planning services performance.

It was highlighted that the reports headline performance indicators, reported nationally to Welsh Government, were Indicators 2 and 10 together with a series of local indicators.

In reporting the summary of performance, members noted that at the end of the financial year 2022/2023 annual Planning performance target for Indicator 2 (Welsh Government PAM/018) were exceeded for the first time with 89% percent of all planning applications determined within target date. The local performance

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indicators signified a continued improvement, maintaining and developing on the progress in performance from 2021/22. Furthermore, the report highlighted that in regard to performance indicator 14, enforcement, Quarter 4 identified an 80% return in cases investigated within the 84-day target date meeting the 80% target for the first time.

An expression of gratitude was extended to the Officers in achieving positive improvements in performance. Reference was made to Indicator 11, appeals determined against officer recommendation. In response to a query raised, the Forward Planning Manager explained that there were no figures available due to there being no appeals heard which related to a decision of the Planning Committee. Members were reminded that those instances where the Planning Committee had approved an application contrary to officer recommendation were not included as those decisions would not result in a potential appeal.

**UNANIMOUSLY RESOLVED that the report be received.**

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**CHAIR**

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**DATE**

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