

# PLANNING COMMITTEE

THURSDAY, 14 SEPTEMBER 2023

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

**Councillors (In Person):**

S.M. Allen	J.M. Charles	P. Cooper	T. Davies
M. Donoghue	J.K. Howell	A.C. Jones	B.D.J. Phillips
E. Skinner	R. Sparks	G.B. Thomas	M. Thomas

**Councillors (Virtually):**

J.P. Jenkins	M.J.A. Lewis	A. Leyshon	D. Owen
D.E. Williams			

**Also in attendance:**

Councillors B.A.L. Roberts and S. Rees in respect of planning application PL/05250  
Councillor A. Vaughan Owen in respect of Planning application PL/05354 (Virtual)

**Also Present (In Person):**

I.R. Llewelyn, Forward Planning Manager  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]  
S. Martin, Solicitor  
G. Glenister, Senior Enforcement and Monitoring Officer  
T. Boothroyd, Development Management Officer for Minerals and Waste  
S. Jones, Senior Ecologist  
A. Eynon, Principal Translator  
K. Thomas, Democratic Services Officer

**Also Present (Virtually):**

R. Morris, Members Support Officer

**Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 2.20 pm**

(NOTE:

- At 10.55 a.m. the Committee adjourned for a five minute break
- At 12:55 pm 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.
- At 1.15 p.m. the Committee adjourned for a 10 minute recess, reconvening at 1.25 p.m.)

**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr. N. Evans.

**2. DECLARATIONS OF PERSONAL INTERESTS**

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

<b>Councillor</b>	<b>Minute Number</b>	<b>Nature of Interest</b>
Cllr W.E. Skinner	3: PL/05250 – Proposed change of use from B1 (offices) to D1 use (wellbeing centre) at Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF	Personal and Prejudicial – Lives close to the proposed Development and will make representations on the application but note vote in accordance with part 14(2) of the Council's code of conduct.
Mr I. Llewellyn – Forward Planning Manager	3: E/39917 – Bryn Bach Coal is applying for permission to mine by surface mining operations, 110,000 tonnes of premium quality anthracite from the proposed glan lash extension. The extension covers 10.03 ha of land, to the north of the current Glan Lash Mine site and is centred at e261560, n213900 at Glan Lash Mine, Shands Road, LLandybie, Ammanford, SA18 3ND	Member of Llandybie Community Council

### 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:-

<b>PL/05354</b>	<p><b>Retention of detached dwelling at Pantbach, Heol Treventy, Cross Hands, Llanelli, SA14 6TE</b></p> <p>Representations were received objecting to the application reiterating the points detailed within the Head of Place and Sustainability's report and included:</p> <ul style="list-style-type: none"> <li>• Residents had not been consulted on the initial proposal prior to the house having been built,</li> <li>• The property, being a large detached house and not a bungalow, was overbearing;</li> <li>• The window situated in the eastern elevation of the property overlooking the neighbour's garden was not obscurely glazed,</li> <li>• The septic tank serving the property was not situated 7m away from the property, against current regulations. Concern was raised on the tank's ability to cater for both the development property and the nearby dwelling and on the potential for it to overflow into an adjoining field,</li> </ul>
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	<ul style="list-style-type: none"> <li>• Concern was expressed on the pressure of the water supply to the property and its adequacy to operate the fire sprinkler system and shower on the basis it also served the adjoining bungalow,</li> <li>• Concerns were raised on the electricity supply to the premises, which also came from the neighbouring bungalow.</li> <li>• Impact on the privacy of the adjoining property as the house had not been erected in accordance with the approved site plan.</li> </ul> <p>The Senior Development Management Officer responded to the issues raised.</p>
<p><b>PL/05493</b></p>	<p><b>Three detached dwellings at land near Plas y Fforest Farm, Plas y Fforest, Fforest, Swansea, SA4 0TT</b></p> <p>A representation was received objecting to the application reiterating the points detailed within the Head of Place and Sustainability's report and included:</p> <ul style="list-style-type: none"> <li>• Residents had not been consulted on the proposal with it only becoming apparent when heavy earth moving equipment arrived on site.</li> <li>• The gradient to the site was very steep.</li> <li>• The height and scale of the three dwellings to be erected on the site would overlook properties on the lower elevation resulting in a loss of light.</li> <li>• The proposed development would not be in keeping with neighbouring residential properties,</li> <li>• Extant planning for the site had been granted 25years previously and there was no need for more properties.</li> <li>• Development of the site would adversely impact on the established flora and fauna on the site together with wildlife.</li> </ul> <p>The applicant's agent and Senior Development Management Officer responded to the issues raised.</p>

**3.2 RESOLVED that the following planning application be refused for the reasons detailed within the Report of the Head of Place and Sustainability:**

<p><b>E/39917</b></p>	<p><b>Bryn Bach Coal is applying for permission to mine, by surface mining operations, 110000 tonnes of premium quality anthracite from the proposed glan lash extension. The extension covers 10.03ha of land, to the north of the current Glan Lash Mine site and is centred at e26156,</b></p>
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	<p><b>n213900 at Glan Lash Mine, Shands Road, Llandybie, Ammanford, SA18 3ND</b></p> <p>(Note: Mr I Llewellyn, having earlier declared an interest in this item left the Council Chamber during its consideration)</p> <p>A representation was received objecting to the application reiterating the points detailed within the Head of Place and Sustainability's report and included:</p> <ul style="list-style-type: none"> <li>• All the coal must be kept in the ground. If the application were to be permitted unknown quantities of methane could be released into the atmosphere</li> <li>• Wales has a legally binding target to achieve net zero by 2050, with the aim of achieving that by 2035,</li> <li>• Wales is a signatory to the Paris Agreement to keep global temperature increases to 2% above pre-industrial levels,</li> <li>• It was contended there was no requirement for the coal in light of the Welsh Governments prohibition in 2021 of allowing new mines and extensions to existing mines, except in exceptional circumstances.</li> <li>• Whilst the coal could be used for water filtration there were other means such as sand/gravel or bamboo that could achieve that purpose with less environmental impact in relation to the release of methane</li> <li>• The mine failed the WEC test of national policy with the coal not being required to support industrial uses, not being required in the context of carbon reduction targets nor, contributing to Welsh Prosperity or global responsibility,</li> <li>• There was no control on the end use of the coal produced.</li> <li>• The development, if permitted, would result in bio diversity harm with the removal of trees and potential impact on the marsh fritillary butterfly habitat</li> </ul> <p>The Applicant's agent responded to the issues raised during consideration of the report.</p>
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**3.3 RESOLVED that consideration of the following planning applications be deferred to enable the Committee to undertake site visits:**

<p><b>PL/03083</b></p>	<p><b>Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works at Former Coedmor School. Cwmann, Lampeter, SA48 8ET</b></p> <p><b>REASON – To enable the Committee to view the site in light of</b></p>
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	<p>concerns raised on the potential over-bearance of the development on nearby residential properties.</p> <p>A representation was received objecting to the application re-iterating the points detailed within the Head of Place and Sustainability’s report and included:</p> <ul style="list-style-type: none"> <li>• The ground level for the proposed development was approximately 15 - 20 meters higher than nearby properties and the construction of buildings at that level would result in over-bearance and loss of privacy for residents of those properties.</li> <li>• The steep gradient to the development site when viewed from the lower level where the existing residential properties were situated.</li> <li>• Welsh Government Policy allowed for the provision of affordable housing as a ‘small’ extension to limits. The current application for 20 such homes was not considered to be small and could be classed as major development as it exceeded 9 dwellings.</li> <li>• Concerns were raised on the development’s potential impact on the Welsh Language, lack of space in the local school, no shops or pubs in the village resulting in residents having to travel by car to other areas, lack of public transport.</li> <li>• Concerns were raised on the stability of the ground to be built upon and a geo-technical survey had not been submitted with the application to give certainty the ground was safe.</li> <li>• The proposed development did not comply with Welsh Government Policies and did not give consideration to the placemaking principles in the national 2024 policy.</li> </ul> <p>The applicant’s agent and Senior Development Management Officer responded to the issues raised.</p> <p>Following the above representations, it was proposed and carried that consideration of the application be deferred to enable a site visit to be undertaken to view the site in relation to the objector’s concerns</p>
<p><b>PL/05250</b></p>	<p><b>Proposed change of use from B1 (offices) to D1 use (wellbeing centre) at Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF)</b></p> <p>(Note: Councillor E Skinner, having earlier declared an interest in this item, made representations in accordance with Section 14(2) of the Council’s Code of Conduct and left the Chamber for the vote and did not vote on the application)</p> <p><b>REASON</b> – To enable the Committee to view the site in light of</p>

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concerns raised by the local members.

The Committee considered requests received from the local members to undertake a site visit in view of concerns the application site was situated close to a beach, recreation area, children's play area and two stretches of water and the Council also had a duty of care to attendees at the centre in light of the potential for them to fall into the water.

The Senior Development Management Officer advised the Committee that in considering the site visit request it should have regard to the possibility the applicant could appeal to the Welsh Government on the basis of non-determination. He also outlined the timescales associated with such an appeal and the time available to the Council in which to convene a site visit and to consider the application.

Following the above representations, it was proposed and carried that consideration of the application be deferred to enable a site visit to be undertaken to view the site in light of the concerns raised by the local members.

#### **4. APPEALS REPORT**

The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 4th September, 2023.

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

#### **5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 17TH AUGUST 2023**

**RESOLVED that the minutes of the meeting of the Committee held on the 17<sup>th</sup> August, 2023 be signed as a correct record.**

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**CHAIR**

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**DATE**

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