

# PLANNING COMMITTEE

**TUESDAY, 26 SEPTEMBER 2023**

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

**Councillors (In Person):**

S.M. Allen	T. Davies	M. Donoghue	N. Evans
J.K. Howell	A.C. Jones	M.J.A. Lewis	A. Leyshon
B.D.J. Phillips	E. Skinner	R. Sparks	G.B. Thomas
M. Thomas	D.E. Williams		

**Also in attendance (In Person):**

Councillors B.A.L. Roberts and S. Rees in respect of planning application PL/05250

**Also Present (In Person):**

S. Murphy, Senior Solicitor  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]  
H. Towns, Regional Minerals & Waste Manager  
J. Owens, Democratic Services Officer

**Also Present (Virtually):**

I.R. Llewelyn, Forward Planning Manager  
G. Morgan, Assistant Engineer Planning Liaison  
E. Evans, Principal Democratic Services Officer

**Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 1.30 pm – 15:45**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. J.M. Charles, P. Cooper, J.P. Jenkins and D. Owen.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
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.

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

### 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/04430</b>	<b>Residential Development at Land off Heol Y Parc, Hendy, Swansea, SA4 0XZ</b>
	<p>The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 3.2 of the Planning Committee held on the 2<sup>nd</sup> February, 2023 refers), the purpose of which was to enable the Committee to view the site in relation to the objectors concerns. He referred, with the aid of PowerPoint slides, to the written report of the Head of Place and Sustainability which provided an appraisal of the site together with a description of the proposed development, a summary of consultation responses received and information relating to the local and national policies relevant to the assessment of the application.</p> <p>The Committee was advised that the Head of Place and Sustainability was recommending approval of the application for the reasons detailed within the written report.</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>• Objections received from 75 local residents and the Community Council</li><li>• Road safety and traffic congestion</li><li>• Lack of off-street parking and parking for visitors</li><li>• The LDP had identified the site for 5 houses. The current application was for 7 and the site was not identified for development within the emerging LDP</li><li>• Loss of wildlife habitat and a wildlife corridor</li><li>• Land ownership / boundary issues</li><li>• Loss of privacy for neighboring properties</li></ul> <p>The applicant's agent and Senior Development Management Officer responded to the issues raised.</p>

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

**3.2 RESOLVED that the following application be refused contrary to the recommendation of the Head of Place and Sustainability:-**

<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>The Senior Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (minute 3.3 of the Planning Committee held on the 14<sup>th</sup> September, 2023 refers), the purpose of which was to enable the Committee to view the site in relation to the concerns raised by Local Members.</p> <p>The Senior Development Management Officer referred, with the aid of PowerPoint slides, to the written report of the Head of Place and Sustainability which provided an appraisal of the site together with a summary of the consultation responses received and information relating to the local and national policies relevant to the assessment of the application.</p> <p>The Committee was advised that the Head of Place and Sustainability was recommending approval of the application for the reasons detailed within the written report.</p> <p>Representations were received from the local members objecting to the application re-iterating some of the points detailed within the Head of Place and Sustainability's report. The main areas of concern related to the proposal being in conflict with the objectives of Policy GP1 of the LDP on the basis that:</p> <ul style="list-style-type: none"> <li>• The sensitivity of the location in a residential, recreational, tourist and business area with nearby playgrounds and water-based activities.</li> <li>• The proposal would be out of character with the surrounding area and impact upon the amenity of adjacent land uses, properties, residents and the community.</li> </ul>

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

- Insufficient parking facilities and public transport links for the likely number of service users.
- Safety concerns relating to the proximity of the proposal to the river and dock which could result in possible dangers for the service users.
- Limited consultation undertaken, with no Risk Assessment or Community Impact Assessment.
- A Public Spaces Protection Order came into force for the Llanelli town in October 2020, and following a review in 2023 the boundary was extended to include the North Dock area, which indicated a contradiction to the information submitted by Dyfed Powys Police.

In considering the application, and contrary to the Head of Place and Sustainability's approval recommendation, the Committee considered the application unacceptable in the context of the information provided by the Local Members.

The Senior Development Management Officer responded to the issues raised and stipulated that the proposer and seconder to refuse the application was required to provide material planning reasons and evidence for the refusal of the application to the Head of Place and Sustainability.

Concerns were expressed by the proposer and seconder in respect of the historical evidence of anti-social behaviour and criminal activity associated with the DDAS service users in Llanelli Town Centre which was considered to have an adverse impact on the businesses, residential properties and amenities within the vicinity, including the cycle path and recreational park. The proximity of the proposed site to the river and dock was also a concern as no risk assessment had been undertaken regarding the safety of service users. Reference was also made to insufficient parking and transport links.

The Committee concluded that the application was in contravention of Policy GP1(d) of the LDP

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

---

**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.]*

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