

PLANNING COMMITTEE

THURSDAY, 1 FEBRUARY 2024

PRESENT: Councillor W.T. Evans (Chair)

Councillors (In Person):

S.M. Allen	J.M. Charles	J.K. Howell	A.C. Jones
M.J.A. Lewis	B.D.J. Phillips	E. Skinner	R. Sparks
G.B. Thomas			

Councillors (Virtually):

T. Davies	M. Donoghue	A. Leyshon	D.E. Williams
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Also in attendance:

Councillor T.A.J. Davies who addressed the Committee in respect of Planning Application numbers PL/00895 & PL/006296

Councillor M. Palfreman who addressed the Committee in respect of Planning Application number PL/04244

Mr G. Morgan, Transport Planner with Atkins Framework (Virtual)

Also Present (In Person):

H. Towns, Senior Development and Enforcement Manager

H. Rice, Senior Development Management Officer

J. Thomas, Senior Development Management Officer [Aman Gwendraeth]

S. Murphy, Senior Solicitor

E. Bryer, Democratic Services Officer

S. Rees, Simultaneous Translator

M. Runeckles, Members Support Officer

Also Present (Virtually):

R. Griffiths, Head of Place and Sustainability

Z.A. Evans, Senior Technician [Planning Liaison]

E. Evans, Principal Democratic Services Officer

D. Hall-Jones, Member Support Officer

[NOTE:

- At 11:45am the Committee adjourned for a break and reconvened at 11:55am.
- At 1:00 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 1:30pm the Committee adjourned for a break and reconvened at 2:20pm.

Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 3.25 pm

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

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. D. Owen.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
Cllr. T. Davies	3. PL/05250 – 8 new affordable houses at Land Adjacent to 91 Maes Yr Haf, Pwll, Llanelli, SA15 4AU	Personal and Prejudicial – a client has a connection to the development.
Cllr. T. Davies	3. PL/05187– The erection of new residential dwellings, vehicular access, open space and other associated infrastructure at Land at Cefncaeau, Llanelli	Personal and Prejudicial – Sponsors the Wetland and Wildfowl Centre

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/04244	8 new affordable houses at Land Adjacent to 91 Maes Yr Haf, Pwll, Llanelli, SA15 4AU
	<p>(NOTE: Councillor T. Davies declared an interest in this item and left the meeting during its consideration and voting thereof)</p> <p>Following a presentation by the Senior Development Management Officer, 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 which re-iterated the points detailed within the Head of Place and Sustainability's report and included the points detailed below: A request made for the Committee to undertake a site visit was not granted:-</p> <ul style="list-style-type: none">• The topographical challenges;• The detrimental impact the development would have on local residents and businesses;• Resulting loss of a valued communal area;• Increased traffic pressures on the A484 and exacerbated parking issues;

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	<ul style="list-style-type: none"> Lack of consultation with local residents. <p>Officers responded to the issues raised.</p>
PL/05853	Siting of a neighborhood retail convenience store, including provision for a drive-thru hot food take-away facility at Land opposite Ffos Las, Culla Road, Trimsaran, SA17 4HD.

3.2 RESOLVED that the following application be deferred to enable the applicant to provide further information to address outstanding matters:-

PL/00895	Rural Enterprise Dwelling with associated Agricultural Shed at Land at Derwen Fawr, Crugybar, Llanwrda
	<p>Following a presentation by the Senior Development Management Officer, the Committee was advised that the Head of Place and Sustainability was recommending refusal of the application for the reasons detailed within the written report.</p> <p>A representation was received from the local member expressing support for the application which included:</p> <ul style="list-style-type: none"> The development was modest and in keeping with the landscape; The application supported local needs; The development would reduce travelling to the site and would improve highway safety; The applicant had recently secured a further tenancy of land. <p>The Senior Development Management Officer responded to the points raised.</p>

3.3 RESOLVED that at the request of the local member the following application be deferred to enable further discussions between officers and the applicant.

PL/06643	Proposed two storey side extension and alterations to existing bungalow, together with an extension of its domestic curtilage at Golygfa, Kidwelly, SA17 5AR.
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3.4 RESOLVED that the following planning application be deferred to enable the committee to undertake a site visit if granted by the Head of Place and Sustainability following a risk assessment.

PL/05187	The erection of new residential dwellings, vehicular access, open space and other associated infrastructure at Land at Cefncaeau, Llanelli.
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	<p>(NOTE: Councillor T. Davies declared an interest in this item and left the meeting during its consideration and voting thereof)</p> <p>The local member due to another commitment could not attend the meeting and in her absence, the Senior Development Management Officer read out a written statement requesting a site visit in order to take into consideration the following points:</p> <ul style="list-style-type: none"> • The detrimental impact on the local Wetlands and Wildfowl Centre; • Loss of site for birds, newts, and water voles; • Potential introduction of pollutants into water bodies; • Traffic and highways issues; • Increased frequency of flooding. <p>Officers responded to the points raised.</p>
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3.5 RESOLVED that the following application be refused for the reasons as detailed within the Report/Addendum of the Head of Place and Sustainability and or reported at the meeting:-

PL/06296	<p>Timber store and associated hardstanding (re-submission of Planning Application PL/05564) at Land opposite Gilfach Wen, formerly known as Penroc, Caio, Llanwrda, SA19 8UH</p>
	<p>Following a presentation by the Senior Development Management Officer, the Committee was advised that the Head of Place and Sustainability was recommending refusal of the application for the reasons detailed within the written report.</p> <p>A representation was received from the local member expressing support for the application which included:</p> <ul style="list-style-type: none"> • No objections had been received from consultees; • The scale of the development was appropriate to service the applicants' domestic needs for seasoning logs; • The trees removed were diseased ash trees; <p>The Senior Development Management Officer responded to the points raised.</p>

3.6 RESOLVED that the following planning application be granted subject to completion of a S106 and conditions contrary to the recommendation of the Head of Place and Sustainability to refuse as the proposal was considered to comply with the Well-Being of Future Generations (Wales) Act 2015:-

PL/04027	<p>Proposed Local needs 3/4 bed detached dwelling house, with 3 parking spaces, internal road, upgrading of existing field access and accompanying site works. These</p>
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	proposals will require a change use of agricultural land to C3 Dwelling house at Land opposite Sparrows Nest, Whitland, SA34 0LG
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4. APPEALS REPORT

The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 22nd January, 2024.

UNANIMOUSLY RESOLVED that the report be noted.

5. PLANNING SERVICE PERFORMANCE - QUARTER 3

The Committee considered the Planning Service Performance Report for Quarter 3 for the period October to December, 2023 for the Planning Service and, notably, the Development Management and Enforcement Division. The report included core performance monitoring indicators together with comparative data for previous quarters in 2022/23.

The report identified a set of core performance monitoring indicators which would form part of the future monitoring of the planning services performance. These included both “National Indicators” and those identified by the Council.

The Senior Development and Enforcement Manager advised the committee that there may be a possibility that some areas would see a fall in the target percentages due to lack of resource capacity.

UNANIMOUSLY RESOLVED that the report be received.

6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 19TH DECEMBER, 2023

RESOLVED that the minutes of the meeting of the Committee held on the 19th December, 2023 be signed as a correct record.

CHAIR

DATE

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