

PLANNING COMMITTEE

THURSDAY, 7 NOVEMBER 2024

PRESENT: Councillor W.T. Evans (Chair)

Councillors (In Person):

S.M. Allen	J.M. Charles	P. Cooper	J.K. Howell
M.J.A. Lewis	B.D.J. Phillips	R. Sparks	

Councillors (Virtually):

T. Davies	M. Donoghue	D.E. Williams	S. Williams
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Also Present (In Person):

R. Edgecombe, Legal Services Manager
H. Towns, Senior Development and Enforcement Manager
H. Rice, Senior Development Management Officer
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]
J. Owens, Democratic Services Officer
D. Hall-Jones, Member Support Officer

Also Present (Virtually):

A. Morgan, Environmental Health Practitioner
Z.A. Evans, Assistant Engineer (Planning Liaison)
M. Runeckles, Members Support Officer
A. Eynon, Principal Translator

Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 12.06 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors. J.D. James, D. Owen, G. B. Thomas and M. Thomas.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. DETERMINATION OF PLANNING APPLICATIONS

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/07181	An application for the conversion of an agricultural building into mixed use to include events and wedding venue the erection of two buildings as extensions at Green Grove Farm (Retrospective) [Resubmission of
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Note: These minutes are subject to confirmation at the next meeting.

	<p>PL/05233 Refused on 04/12/2023] at Greengrove, Llangadog, SA19 9AS</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, subject to the conditions, for the reasons detailed within the written report.</p> <p>Representations were received objecting to the application which re-iterated some of the points detailed within the Head of Place and Sustainability's report. The concerns raised related to:</p> <ul style="list-style-type: none"> • The impact of loud noise/music from the events held at the application site upon the living conditions of residents with learning disabilities and special needs at Glasallt Fawr. • The roof of the building was not insulated and this was not accounted for within the Noise Management Plan. • It was considered questionable as to whether guests would adhere to the conditions set out within the Noise Management Plan relating to windows and doors being kept closed and for music to come to an end within the prescribed time limits. <p>The Agent and Senior Development Management Officer responded to the points raised.</p>
<p>PL/07742</p>	<p>Change of use of barn to holiday letting cottage at Gelliednais, Uplands, Carmarthen, SA32 8DZ</p>
<p>PL/08091</p>	<p>Variation of Condition 1 on S/40692 (Proposed construction of up to 202 units with associated landscaping and infrastructure works) to allow a further 5 years for the submission of reserved matters at Cwm Y Nant (Land North of Gors-Fach), Dafen, Llanelli, SA14 8NB</p>
<p>PL/08205</p>	<p>New permanent amenity block to replace existing temporary amenity block at Pembrey Country Park, Factory Road, Pembrey, Burry Port, SA16 0EJ</p>

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

4. APPEALS REPORT

The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 28 October 2024.

The Committee's attention was drawn to PL/05392 set out within Table 3 of the report. The Senior Development and Enforcement Manager reported that the Planning Authority had initially refused the development due to issues pertaining to the provision of Affordable Housing and in this regard had maintained its position in accordance with its Local Development Plan and relevant Supplementary Planning Guidance. The Committee was advised that the appeal had been upheld which would now enable the developer to proceed with no contribution towards Affordable Housing.

It was reported that the Planning Authority had been disappointed to note some of the comments made within the Inspector's Decision Letter which indicated that the Planning Authority had been unhelpful and should have engaged with the developer at an earlier stage. It was noted however, that the developer's refusal to pay the required fee for the engagement in terms of a viability statement, as stipulated within the Authority's policies, was not reflected within the Inspector's decision letter.

The sentiments of disappointment expressed by the Planning Authority were echoed by some members the Committee and it was expressed that written representations be made to the Planning Inspectorate to convey the Authority's disappointment with some elements of the appeal.

RESOLVED that:

4.1 the report be noted.

4.2 Councillor R. Sparks, as the local member, in consultation with the Chair and Legal Services Manager, make written representations to the Planning Inspectorate expressing the Committee's disappointment in terms of the Affordable Housing element of his decision for PL/05392, along with some other comments made.

5. PLANNING SERVICE PERFORMANCE - QUARTER 2

The Committee considered the Planning Service Performance Report for Quarter 2 for the period July to September, 2024 for the Planning Service and, notably, the Development Management and Enforcement Division. The report included core performance monitoring indicators together with comparative data for quarterly and cumulative data for 2023/24.

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.

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

In response to a query raised, the Senior Development and Enforcement Manager provided a brief synopsis of the Authority's Enforcement processes and noted that further information and guidance would be provided to members at the Planning Committee's development session scheduled for 17 December 2024.

UNANIMOUSLY RESOLVED that the report be received.

6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 22ND OCTOBER 2024

A request was made for the apologies submitted by Councillor R. Sparks to be included within the minutes.

RESOLVED that, subject to the above amendment, the minutes of the meeting of the Committee held on the 22nd October 2024 be signed as a correct record.

CHAIR

DATE

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