

PLANNING COMMITTEE

Tuesday, 3 October 2017

PRESENT: Councillor A. Lenny (Chair);

Councillors:

J.E. Williams, J.M. Charles, J.A. Davies, P.M. Edwards, J.K. Howell, J.D. James, G.B. Thomas, S.M. Allen, K. Lloyd, D. Jones, S.J.G. Gilasbey and C. Jones.

Also in attendance:

Councillor P.M. Hughes who addressed the Committee in respect of Planning Application W/35461;

Councillor A. James who addressed the Committee in respect of Planning Application E/33695.

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager;

S. Murphy, Senior Solicitor;

K. James, Assistant Engineer Planning Liaison;

K Phillips, Development Management Officer;

J. Thomas, Senior Development Management Officer [South];

S. Willis, Development Management Officer;

M.S. Davies, Democratic Services Officer.

Chamber, County Hall, Carmarthen - 1.15 pm - 4.30 pm

(NOTE: At 4.15 p.m. the Committee's attention was drawn to Council Procedure Rule 9 – Duration of meeting and, as the meeting had been underway for three hours it was **RESOLVED** to suspend standing orders to enable the Committee to complete the remaining business on the agenda).

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L. Bowen, I.W. Davies, W.T.E. Evans, H.I. Jones, M.J.A. Lewis, K. Madge and B.A.L. Roberts.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
A. James	3 – Planning Application E/33695; Full planning for the erection of a poultry unit on farm to accommodate free range chickens (egg production) together with associated feed bins, internal farm access and associated works at Godre Garreg, Llangadog, SA19 9DA	Sold land to the applicant.
S.M. Allen	4 – Planning Application W/35461; construction of 30 no. residential dwellings and associated site infrastructure works (amended site) at land at the rear of Cae Ffynnon, Bancyfelin, Carmarthen, Carmarthenshire, SA33 5DQ	Appointed as Council observer on Board of Management of Bro Myrddin Housing Association

3. E/33695 - FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA;

The 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 24th August, 2017 refers) the purpose of which had been to enable the Committee to view the access arrangements in view of highway safety concerns. He thereupon referred, with the aid of powerpoint slides, to the written report/addendum of the Head of Planning which provided an appraisal of the site together with a description of the development, a summary of consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

A representation was received reiterating the objections raised at the meeting on the 24th August 2017 and those detailed within the Head of Planning's Report, with the primary areas of concern relating to the location of the unit and proximity to nearby properties and health issues which could arise.

Councillor A. James, the local member, having sought advice on his position from the Head of Administration and Law prior to the meeting, declared an interest in this item, addressed the Committee in support of the planning application and left the meeting).

The applicant's agent and the Development Management Officer responded to the issues raised

RESOLVED that planning application E/33695 be refused contrary to the Head of Planning's recommendation on the basis of concerns relating to Policies EMP 4 and, TR3 and Technical Advice Note 6.

4. W/35461 - CONSTRUCTION OF 30 NO. RESIDENTIAL DWELLINGS AND ASSOCIATED SITE INFRASTRUCTURE WORKS (AMENDED SITE) AT LAND AT THE REAR OF CAE FFYNNON, BANCYFELIN, CARMARTHEN, CARMARTHENSHIRE, SA33 5DQ.

[NOTE: Councillor S. M. Allen declared an interest in this application and left the meeting prior to the consideration and determination thereof.]

The Development Management Officer referred to the private site visit undertaken by the Committee earlier that day (Minute 5.2 of the Planning Committee held on the 21st September, 2017 refers) the purpose of which had been to enable the Committee to view the proposed location of the development and consider the concerns in relation to surface water and flooding in the area, potential impact on the village of Bancyfelin and current parking issues at the village school and highways safety concerns. He thereupon referred, with the aid of powerpoint slides, to the written report/addendum of the Head of Planning which provided an appraisal of the site together with a description of the development, a summary of consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was

advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

Representations were received reiterating the objections raised at the meeting on the 21st September 2017 and those detailed within the Head of Planning's Report, with the primary areas of concerns relating to drainage, flooding and access.

The applicant's agent and the Development Management Officer responded to the issues raised.

RESOLVED that planning application W/35461 be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and or reported at the meeting together with a Section 106 Agreement.

5. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

RESOLVED that the following planning application be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and or reported at the meeting:

S/35996	Extension to existing hardstanding for car parking area (retrospective) at 32 - 34 Beidr Non, Llannon, Llanelli, SA14 6BA
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CHAIR

DATE